NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED
NOV 30 2005

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Security Benefit Association Hospital Building

Other name/site number The SBA, or the Menninger "Tower Building" / 177-5400-1746

2. Location

Street & number 5800 SW 6th; .5 mi. NW on private road ☐ not for publication

City or town Topeka ☐ vicinity

State Kansas Code KS County Shawnee Code 177 Zip code 6650

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

10/12/05

Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Security Benefit Association Hospital
Name of Property

Shawnee County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

HEALTHCARE / hospital

Current Functions
(Enter categories from instructions)

"WORK IN PROGRESS"

COMMERCE / TRADE / business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & TWENTIETH CENTURY REVIVALS:

Colonial Revival

Materials
(Enter categories from instructions)

Foundation: Stone
Walls: Brick

Roof: Asphalt-fiberglass tab shingles

Other: Brick; Stone; Wood; Metal; Glass; Copper

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Security Benefit Association Hospital
Name of Property

Shawnee County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from it original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1925 - 1929

Significant Dates

1925; 1929

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

NA

Architect/Builder

Richard E. Schmidt, Garden & Martin, Architects

Walter E. Glover, Architect

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Menninger Foundation archives and property documents

Security Benefit Association Hospital
Name of Property

Shawnee County, Kansas
County and State

10. Geographical Data

Acreage of Property 2.37

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	261400	4327140
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title William Seale, Ph. D., historian Chris Meinhardt, R. A., local coordinator;

Organization NA Date March 18, 2005

Street & number 1019 Fillmore Telephone 785-234-4464

City or town Topeka State KS Zip code 66604

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name The MenningerFoundation L.L.C., Don Kern, Managing Partner NOTE: subject proerty is under contract for sale to Heritage Preservation Group, Address 1830 SW Cheyenne Rd., Topeka, Kansas 66604

Street & number PO Box 4364 Telephone 785-273-2600

City or town Topeka State KS Zip code 66604--0364

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Narrative Description

Overview

The Security Benefit Association (SBA) Hospital building is on a 2.3-acre tract of land in the proposed Menninger Foundation Subdivision in northwest Topeka, Kansas. The brick and limestone, three-story and attic building shows fine and enduring materials, classic architectural details, methodical composition, and grand proportions in scale with its historic function and open setting. A 140-foot high clock tower placed forward and center is its defining feature.

Designed and completed in two stages in the 1920s, three large blocks –the central and two flanking blocks– form the building footprint along with the tower, rear entry block, and hyphens between the large blocks. The front of the tower, south wall of the central building block, and south gable walls of the large flanking wings compose the primary façade. The east and west facades are the out facing walls of the flanking wings. The rear façade is the north gable ends of the flanking wings and the rear of the central block. The tower is a strong presence in all the façades. The rear entry block is behind the main block and opposite the clock tower. The rear elevation shows service entries and the secondary main entry from the parking lots across the rear drive.

The Colonial Revival style edifice, originally a 250-bed, full service, 1920s state of the art hospital, is rendered in warm-red rectangular brick and light grey limestone. Pitched roofs with gable ends contain the attic story. Low brick parapets with cornices and capstones conceal flat roofs in the rear. Composition tab roofing recalls the color and texture of original slate tiles since removed. White painted wood windows with straight heads pierce the facades in regular bays, except the attic dormer windows have arched upper sashes. The building shows careful articulation of Georgian inspired details characteristic of the Colonial Revival style, including stone quoins, balustrades, keystones, columns and pilasters at main entries, and decorative objects composed in relief.

Site

The original site plan shows the hospital at the apex of two roadways diagonally crossing the park-like setting of the former SBA campus. Interstate 70 and commercial and residential subdivisions occupy the southerly portion of the original campus. The present land tract for the former hospital is in a proposed redevelopment project known as "River Hill Park," incorporating nearly 250 acres vacated in 2002 by the Menninger Foundation. This acreage included SBA buildings since razed and newer buildings by Menninger Foundation that stand. By the 1920s, SBA had acquired much of this acreage

when it was a pasture and regional land feature known by the late 19th century as Martin's Hill, named for John Martin, in 1873 the land's first white owner. The property had been a parcel of the Indian Territory assigned to the Shawnee tribe.

The Tower Building is centered atop the broad plateau of the hill. On the north, a wooded escarpment drops nearly 200 feet to the floor of the Kansas River valley. The south bank of the river flows easterly a third-mile distant. The Kansas Statehouse is 7 miles east-southeast. Interstate-70 runs parallel a half-mile south. The Pottawatomie Baptist Mission at the Kansas History Center is visible a mile west, Wanamaker Road lies a quarter mile west, and Cedar Crest Park, the official residence of Kansas governors, abuts the River Hill development east boundary.

A rectangular lawn with mature trees and shrubs dotting its perimeter spreads south in front of the tower and central block. This lawn and red brick-paved walks provide a park-like feeling much associated with the original campus. Parallel parking is at the west edge of the lawn along the south drive to the building. Walks lead to the main entry in the base of the tower. The tract is bounded on the south and east by brick buildings painted white that date from 1980. Asphalt roads bound the north and west sides of the tract. The ground falls eight feet from northeast to southwest. The topography is little modified since hospital construction. The 160-acre hilltop portion of the original campus is described as flat in 1917, when SBA received the 260 acre site as a donation.

Building

The building is situated on the north edge of the proposed tract, occupying about one-quarter the size of this tract. The central block is the largest and constructed first, opening in 1925. Quoting from the Preliminary Site information Questionnaire, "Responding to growing medical demands, SBA completed its complex and hospital in 1929-1930. From 1925 to January 1930, when the east and west additions opened, supposedly 10, 000 people from most of the states in the union had been treated in Topeka. The new facility now totaled 72, 000 square feet and counted 250 patient beds. Rooms in the new wings either had a private bath or shared a bath with an adjacent patient room. There were five operating rooms, 15 clinic rooms, two laboratories, an x-ray room, and a physical therapy room—the entire hospital (costing) a total of $800,000."

The Tower Building is disposed symmetrically along perpendicular crossing axes. The primary axis is north to south and through the clock tower. The minor axis is east to west through the central block, with the tower offset to the south of this axis to abut the face of the central block. The total length

is 230 feet and the total width 130 feet. Four-story "hyphens" separate the central block from the large flanking wings placed perpendicular on the east and west sides. These connect interior corridors on the four floors. The smaller rear block is three stories and abuts the central block. The entrance from the north parking lots is located in this rear block through a one-story 1980 addition having a steel framed and glass shed roof. Only the central block has a basement level, used to house utility equipment.

The structure throughout is reinforced concrete except the tower, which is steel frame and concrete floor slab. All walls and partitions are clay tile. The exterior face is English bond red brick. Cornices, first floor coursing, sills, headers, and such architectural details are limestone. Original wood windows remain (with few exceptions), being 6/6 and 4/4 divided-lite sashes. Metal-section storm windows are newer. Steel framed pitched roofs have gable ends, stone balustrades, and original copper leaders and flashings. Multiple red brick chimneystacks are also a distinctive feature. These extend high above the roof in arcades of non-functioning flues. Flat roofed areas are rubber or asphalt overlay.

Limestone trim details at primary entryways distinguish the facades. On the south, the entry is framed by Tuscan order columns flanking each side of a vestigial porch in the center bay of the tower front. An architrave spans these columns and above, the pediment and cornice are curved. This ornamental surround is enhanced by the composition of architectural ornament and play of scale in upper story windows in the center bay. The second floor window is round with rectangular lites framed by garlands and swags tied to a ribbed shell cartouche. At the third floor, the window is rectangular with double hung sashes, an arched header, and keystone. At the fourth floor, a double hung window is square with an architrave above the header. Simple double hung windows are set in the single bays flanking each center bay of the tower walls up through the fourth floor. Capping the fourth floor is an entablature, its projecting cornice supporting a low parapet that appears as a plinth for the first stage of the tower spire. Stone quoins wrap outside corners in the lower four stories, with east and west elevations mirroring the front excepting for the entryway.

The first stage of the tower spire is dominated by a colossal window framed by pilasters with Ionic capitals on raised plinths. A stone balustrade spans the plinths and meets a stone course that caps these elements, wrapping around this stage of the tower otherwise faced in red brick. An architrave spans corner pilasters and continues all around the tower above the colossal window. Above this, raking pediments are set against a limestone and brick parapet topped by urns with finial caps. The second stage of the tower spire is limestone between stone corner piers. An entablature spans these all around,

its cornice supporting a balustrade that is the base for the final stage of the spire before the cupola. The four sides here are white clock faces ten feet in diameter, between stone piers, with Roman numerals and hour and minute hands painted black. The E. Howard Clock Company of Boston, Massachusetts, built the great clock. Reports reveal it was quite a wonder in the region. Edward Howard, whose company (founded in 1857 and still in business today) specialized in marine clocks, also built tower clocks such as this one. The central mechanism survives in place.

The cupola is eight-sided, its segments defined by columns spanned by arches supporting an entablature on which rests a copper paneled segmented dome. The dome is capped by a lantern shaped finial that is a much reduced scale replica of the cupola, and finally the flag mast. Within the open cupola is the eight-sided enclosure sheathed with copper panels to cover the spiral stair ascending from inside the tower spire. An open-air walk lies between this enclosure and the cupola columns, providing a secure platform for viewing the valley to the north and high plains to the south of the gently meandering Kansas River.

The East and West facades show entryways framed in a vertical composition of limestone trim and ornament. Pilasters and an entablature with tryglyphs frame a single door flanked by sidelights. The second floor window is a Palladian frame with a blind fan window, the panel a face for applied moldings. Each of the entryway compositions continue to the third floor and are capped by an architrave. As colossal overdoors, these compositions seem more Neoclassical than Colonial Revival.

Practicality dictates the interior plan, but stylistic features appearing at the Independence Hall tower in Philadelphia were followed carefully on the exterior. In summary, the building facades are simply detailed in a combination of materials uniquely American, the red brick facing contrasting with the English precedents for stone facing. The tower, in contrast to the simplicity of the rest of the building, is practically an index of Georgian design motifs; columns, balustrades, pilasters with carved capitals, urns, garlands of laurel, arcades surmounted by keystones, and most of all, an episodic rise of the great tower in architectural stages.

Within the richly detailed architectural shell were the modern facilities of the SBA hospital, designed as utilitarian spaces to serve varied medical treatments. Internally the building is a functional arrangement of working rooms, floored in terrazzo (under later-period carpeting), of plaster walls well lighted to serve the work of SBA Hospital at first, then the Menninger Foundation clinic. A four-foot diameter spiral staircase threads the tower spire to the cupola at the top. Larger service stairs are

elsewhere throughout the building. The original elevators no longer exist, their shafts plugged with bathrooms and closets, excepting the upper tower shaftway.

Other distinctive interior spaces are the solariums, formed as the corridor-connecting hyphens between the central block and wings. Essentially wide halls that served as floor lounges, these provide spatial relief and with triple bay double-hung windows, refresh the passage through double loaded central corridors. Numerous bronze door and floor plaques commemorate SBA and Menninger Foundation gifts and history.

Alteration

The original building begun in 1925 is the central main block, to which the hyphens, large flanking wings, the tower, and an enlarged rear block were added by 1930. Few alterations occurred until occupancy by the Menninger Foundation in 1961, which replaced plumbing fixtures and building systems equipment. New interior elevator shafts were added by 1981 as 18 new low-rise buildings for clinical use were placed nearby on the grounds surrounding the former hospital. Approximately 30 percent of the original patient rooms of the tower building were gutted to supply new research and education suites, and new lighting, power, and ventilating systems installed. The Skidmore, Owings, and Merrill firm of architects, Chicago office, designed both the tower building improvements and low-rise buildings.

A vacant building since 2002, the first floor is temporarily sheathed in protective plywood. The exterior is largely unaltered.

Conclusion

Planned with its hilltop setting in mind, the Tower Building today –75 years after its construction– has the open land effect of the original SBA campus, sufficiently preserving that idea. The interior has been modestly altered at intervals over the years. External modifications are few. The building retains integrity of location, design, materials, workmanship, feeling, and association.

Statement of Significance

The Security Benefit Association (SBA) Hospital building, also known as the SBA or Menninger "Tower Building," is an individual property for nomination to the National Register of Historic Places. Characteristic of the more academic detailing in Colonial Revival style architecture, it meets the eligibility requirement for Criterion C.

The building exemplifies the Colonial Revival style as it was applied to institutional buildings in the decades between the two world wars. It deftly combines the bold concept of the skyscraper with the American colonial vernacular, as found in early America's premier landmark, Independence Hall. It expresses nativism and stability, and it proclaims democracy as democracy was first presented to the world in the Declaration of Independence. Developed through a fraternal society, founded in Topeka, Kansas and dedicated to mutual human welfare, there can be no doubt of the SBA Hospital's emblematic relation to American independence.

The Tower Building is striking to see on the rolling landscape surrounding Topeka, state capital of Kansas. Completed by 1930 as a modern surgical hospital, the Colonial-Revival conceit brings to the site both whimsy and an enduring monumentality that arrests the visitor, surprised by its abrupt appearance on the land. Placed at the apex of a campus created for the organized care of sick, orphaned, and aged subscribers to SBA programs, by far the feature of greatest interest is the 140-foot tower that fronts the central block of the hospital. The four sides of the tower show clock faces ten feet in diameter and through seventy years of building, the tower remains the physical feature most associated with the campus. It is a noted architectural monument---one might almost say a wonder---of the Kansas landscape. The SBA Hospital bespeaks in the various architectural languages of past and present the times when it was built, straddling the post war twenties and the Great Depression. Few buildings from that era are more succinctly American.

History

Meeting in a small east Topeka drugstore in December 1891, eleven men began the Security Benefit Life Insurance Company, chartered February 22, 1892. These men formed a plan for the

organization of the Knights and Ladies of Security, a fraternal benefit society. Each man is said to have contributed one dollar to open its treasury. In 1919, when expanding the company as a beneficent organization for the active care of its beneficiaries, the company changed its name to Security Benefit Association. Although the new hospital had closed within thirty-five years, out of its humble beginnings in 1892, in just sixty years SBA had in force more insurance than all life insurance companies and all fraternal societies in existence in the U.S., according to Dean L. Smith's published SBA history. The company is in business today as the Security Benefit Group of Companies. Still a national leader in the field of life insurance and still based in Topeka, it recently occupied a new headquarters building at the southern base of Martin's Hill, on land of the original SBA campus.

A prominent Chicago, Illinois based firm, Richard E. Schmidt, Garden & Martin, Architects, began long-range site planning for the SBA complex in 1920 and designed the hospital building with the architect Walter E. Glover and his Topeka, Kansas firm. SBA built and owned the hospital through an SBA offspring corporation called Security Benefit Home and Hospital Association.

The extraordinary history of SBA, not the focus of this nomination, may be nationally significant in the field of organized healthcare. To continue operating in a fast changing national economy, SBA transformed into a mutual legal reserve life insurance company on January 1, 1950. An effect of this was immediate cessation of hospital privileges except for holders of SBA certificates. In 1954, six elderly persons in residence –the only SBA members yet in managed care– were removed to private rest homes as the hospital doors closed permanently. Throughout its existence, SBA had brought Topeka national attention as a healthcare destination.

In 1961, the world-renowned Menninger Foundation, begun 1925 in Topeka by the famed Menninger family of psychiatrists, purchased the SBA campus. The Foundation occupied the hospital (and all the campus) as a clinic for the treatment and prevention of metal illness, a research facility, and for professional education in the specialty field of psychiatric medicine. This occupancy also brought national attention to Topeka. The Foundation used the Tower Building widely as an image for its facility. A Tower Building photo, taken after the 35 million dollar campus-wide building expansion in 1981, has as its caption "The Tower Building, which resembles Independence Hall, is the

focal point of the new campus." Today the building is in planning for rehabilitation as a multi-use office building.

Architecture

The Tower Building represents the skyscraper age that saw it built and like many others of the skyscraper type; it is rendered in the clothing of historical tradition. Use of colonial Georgian motifs was not new to corporate architecture or hospitals, being one of various manifestations of the nativist sentiment that followed the cataclysmic "internationalism" of World War I. Prior to the war, the skyscraper idea had been used in conjunction with civic architecture but the designs carefully honored architectural tradition. Burnham & Root's Masonic Temple in Chicago (1890-1892), twenty stories high, is an outstanding example, using a Richardsonian sort of detailing. The mighty tower of the Metropolitan Life Insurance Building in New York (1907-1909), by Napoleon LeBrun & Sons, attempts to suggest grand scale, a historical campanile.

McKim, Mead & White's Municipal Building (1908-1910) in New York is an example of a clustered U-shaped skyscraper of twenty-five stories that seemingly rise from the heroic colonnade at street level, crowned by a Christopher Wren sort of conceit that could itself be a separate building. Also in New York is Cass Gilbert's seminal C. Woolworth Building (1910-1913), for twenty years the tallest building in the world, presenting some sixty stories entirely ornamented externally and boldly so in the Perpendicular Gothic style. In Topeka, the SBA Hospital tower had a contemporary, indeed a rival, in the Collegiate Gothic Topeka High School tower, which topped at 165 feet, twenty-five feet higher than the hospital's tower.

Skyscrapers were first the architectural vocabulary of commerce. Made possible by the elevator, necessitated by the increasing density of the hearts of cities and the growing rolls of employees in business, the idea of skyscrapers had popular appeal as uniquely "American." Skyscrapers rose first in Chicago and New York in the last quarter of the 19th century and forcefully in the first decades of the 20th. In 1919, Bertram Goodhue electrified the architectural world with his design for the Nebraska Capitol at Lincoln, demonstrating the dramatic effect a high-rise or skyscraper

form would cast over a boundless, ocean-like American prairie. The Louisiana Capitol followed this in the 1930s, and one nearly built in Delaware in that same decade.

Meanwhile the skyscraper impulse in building spread far and wide. For the compactness of space and convenience it provided, its application to hospitals cannot be surprising. What might be called the "skyscraper hospital," exceeding fifteen stories, began in the twenties with St. Luke's Hospital in Chicago, completed in 1925, followed by Jefferson Hospital in Philadelphia, 1927, and Hahnemann, Philadelphia, 1928, and Presbyterian in New York, 1928. Walter Reed Hospital in Washington, D.C., was a skyscraper hospital, actually devised by President Roosevelt in 1935 with a sketch made on a table napkin.

The Security Benefit hospital building was the contemporary of all of these. While not as tall, it still projected a skyscraper image, although with a sort of "narrative" theme---it symbolized the story of America's founding. Design and development of the hospital began in 1923 with the Chicago architectural firm. Working drawings were in hand in 1925. The distinguished local architect and engineer Walter E. Glover, who was in his middle thirties, had already done work for the sponsoring organization and the Masonic order, was supervising on the scene.

Future research may lead to precise knowledge of the roles of SBA architects and the intentions of SBA executives. These project leaders were obviously aware of the Nebraska Capitol and its modernism, but they were cognizant also of the movement toward nativism in architecture. After World War I, Americans looked to the security of the past. Even Goodhue's capitol was filled with historical and ethnic art, modern as the building itself seemed. In the later twenties, a widespread interest in colonial days reached its most powerful expression in the restoration of Colonial Williamsburg. Two motives thus drove the planners of the SBA Hospital, a regional wish to make a Nebraska-like statement on the land and a determination to evoke the American past, especially its victories of independence.

The latter model was Independence Hall, scene of the signing of the Declaration of Independence in Philadelphia. While the idea was "colonial," William Strickland's 1816 tower was imitated, not the original from the 18th century rotted since the Revolution down the architect. The

adaptation is rather literal except in scale, of which the Tower Building is far larger than that at Independence Hall.

Notwithstanding the greatly enlarged scale, the architectural elements of the Georgian style as it appeared on Independence Hall appear in the design of the former hospital. The tower crown is a cupola, here a belvedere open as a viewing platform and not, as at Independence Hall, enclosed in louvers and used for ventilation. Within the richly detailed architectural shell were the modern facilities of a hospital, designed as utilitarian spaces to serve varied medical services. Of special interest on the interior were the workings of the great clock, which could be observed from below. It is the exterior of the hospital that is ornamental, a gift to the landscape and as memorable and arresting a piece of architecture as might be found anywhere. The Tower Building has the boldness of the skyscraper age, with the charm of a Norman Rockwell painting.

The inspiration to evoke Independence Hall was not unique. Built at the same time was Henry Ford's Edison Institute museum in Dearborn, Michigan, dedicated only months before the SBA hospital. Designed by Robert O. Derrick of Detroit, Ford's building is not sited for a river bluff, as is the Topeka building, but recedes into a village setting. The selection of the design was entirely in the hands of Henry Ford, who placed the building in his private outdoor museum, Greenfield Village. It is, however, a sister building to the SBA Hospital in Topeka. East High School, Denver, Colorado, is somewhat its clone. Completed in 1924, following a vaguely Independence Hall model greatly enriched in Renaissance neoclassical detailing, it boasted a 162 foot tower.

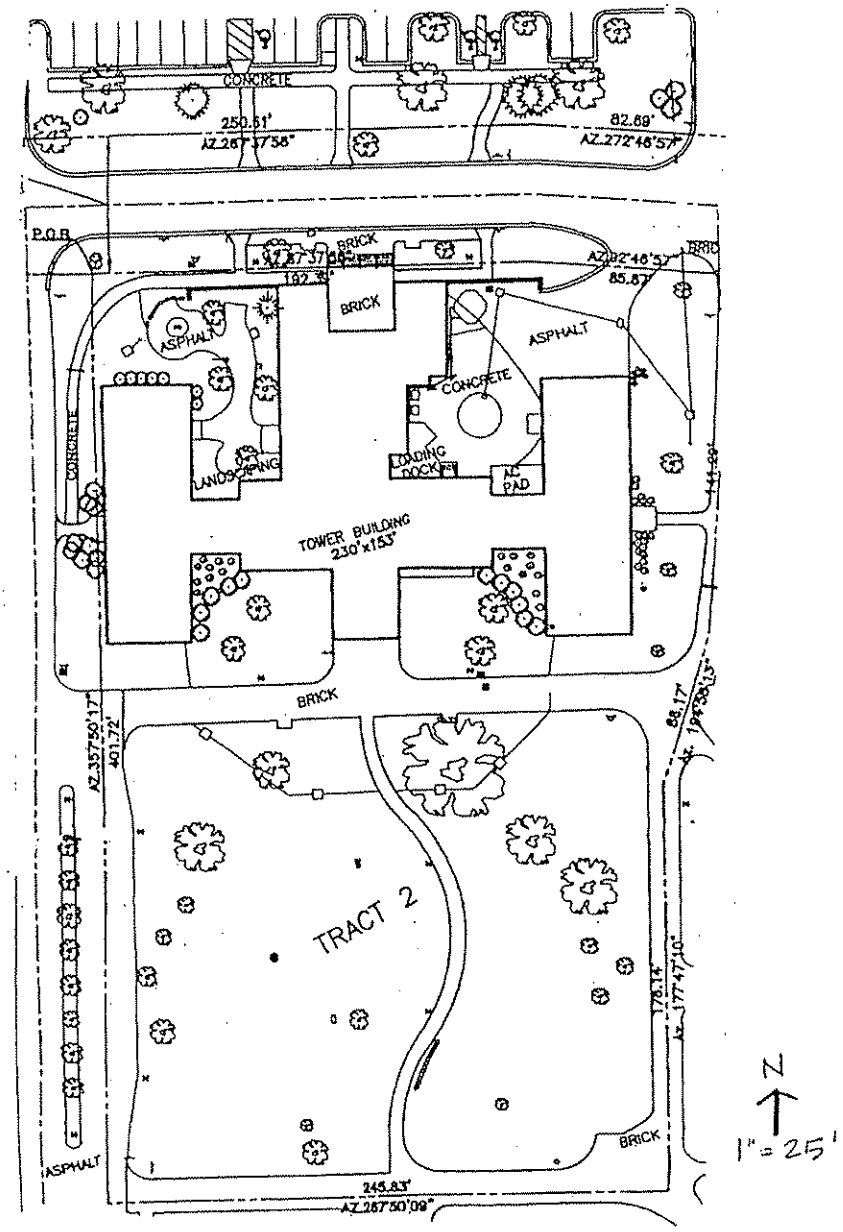
As institutional architecture, the SBA Hospital speaks of its era, as much as does Williamsburg or the patriotic monuments in all the states that are contemporaries of that important restoration. Nomination for listing in the National Register of Historic Places anticipates official recognition of a fine structure and confirmation of the preservation project yet to come.

VERBAL BOUNDARY DESCRIPTION

The Security Benefit Association Hospital property is Tract 2, Block "A" in the proposed Menninger Foundation Subdivision, City of Topeka, Shawnee County, Kansas. This tract is situated in the Southwest quarter of Section 28, Township 11 south, Range 15 east of the sixth principal meridian, Shawnee County, Kansas. The tract boundary is shown by dotted lines on the accompanying map entitled "Tract 2, Block "A," Menninger Foundation Subdivision.

BOUNDARY JUSTIFICATION

The boundary includes the Tower Building and landscaped grounds immediately adjacent that have historically been associated with the building and that maintain historic integrity. The additional acreage of the original SBA campus is excluded because this land is much changed physically and not presently associated with the Tower Building.



Tract 2, Block "A," Proposed Menninger Foundation Subdivision

The subject property is bounded inside the dotted line.

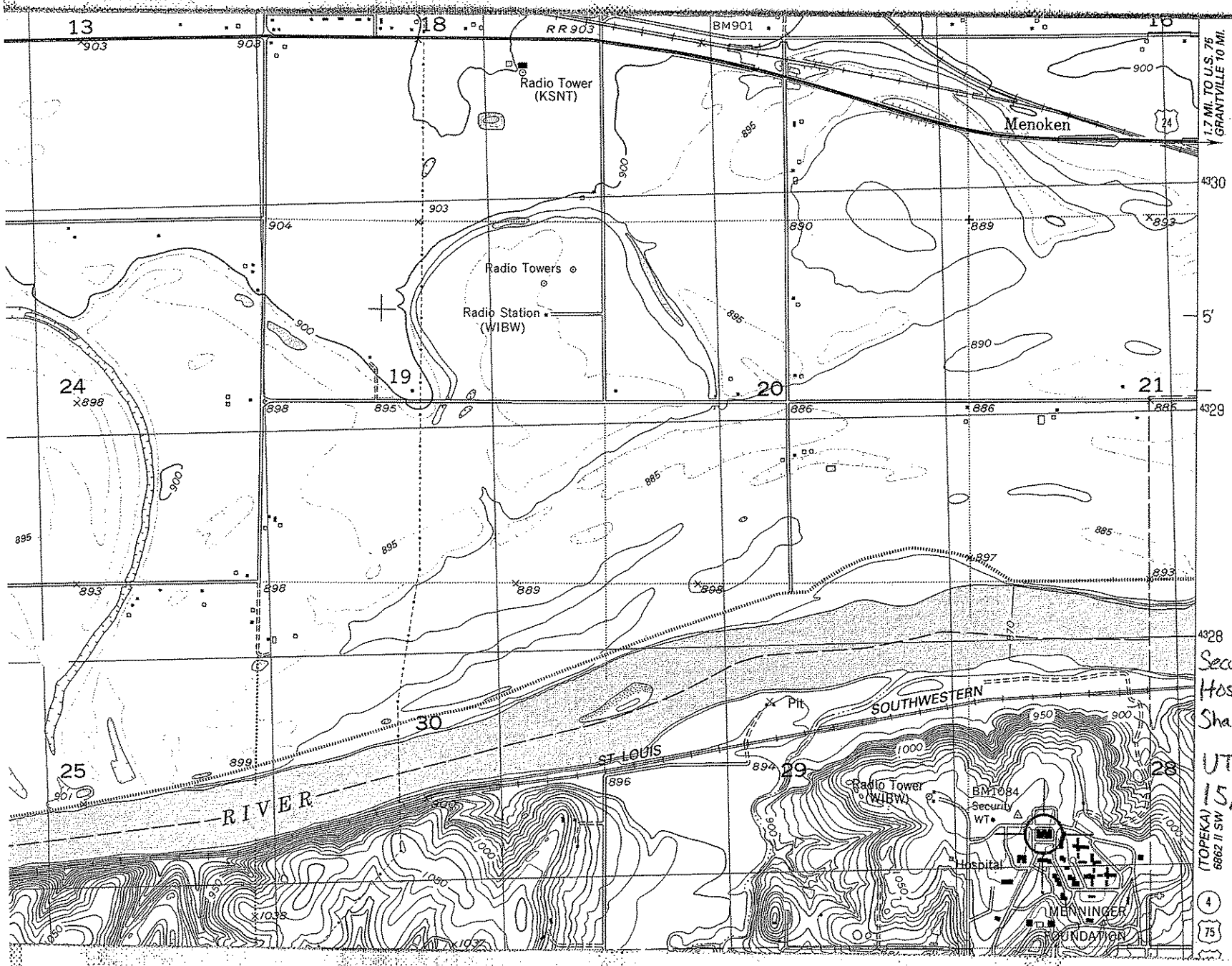
PHOTOGRAPHY

The following information is consistent for all photographs:

1. Security Benefit Association Hospital
2. Shawnee Co., Kansas
3. Photograph by Patrick Zollner
4. May 10, 2004
5. Negative on file at KSHS

The following information is specific to each photograph:

Photo #	Description of View
1.	View from the south
2.	View of tower from the southwest
3.	View of tower entrance from the south
4.	View from the southeast
5.	View from the east
6.	View from the northeast
7.	View from the north/northeast
8.	View from the north
9.	View from the northwest



Security Benefit Association
Hospital
Shawnee Co., Kansas

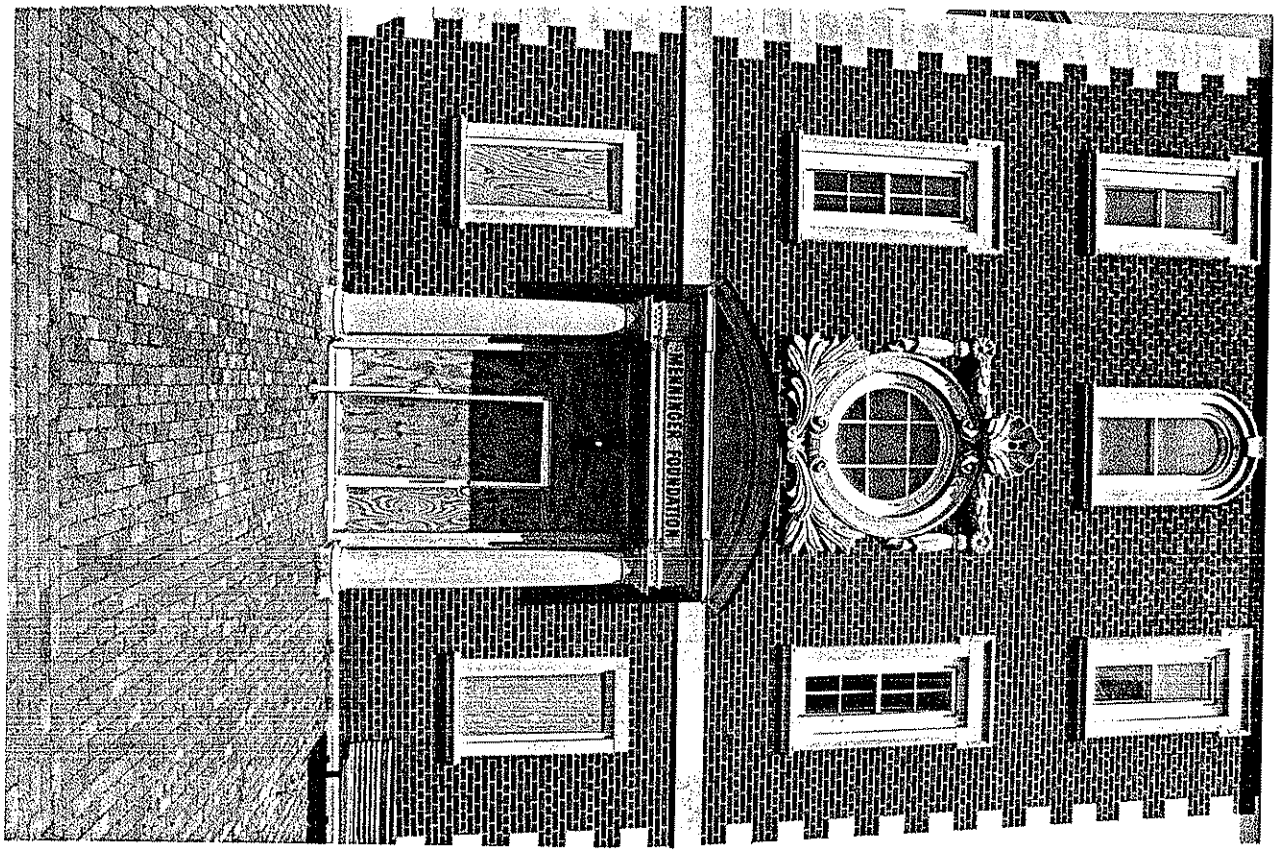
UTM Coordinates:
15/261400/4327140

Security Benefit Association Hospital
Shawnee Co., Kansas

1

Security Benefit Association Hospital
Shawnee Co., Kansas

2



Security Benefit Association Hospital
Shawnee Co., Kansas

3

Security Benefit Association Hospital
Shawnee Co., Kansas

4

Security Benefit Association Hospital
Shawnee Co., Kansas

5

Security Benefit Association Hospital
Shawnee Co., Kansas

6

Security Benefit Association Hospital
Shawnee Co., Kansas

7

Security Benefit Association Hospital
Shawnee Co., Kansas

8

Security Benefit Association Hospital
Shawnee Co., Kansas