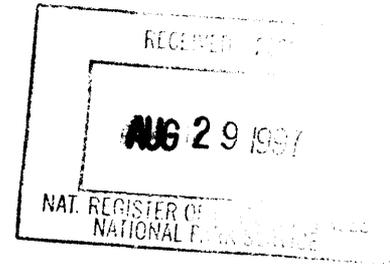


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1180

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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tower Hotel
other names/site number Tower Building 095-015-46025

2. Location

street & number 1109 Jackson Street N/A not for publication
city or town Anderson N/A vicinity
state Indiana code IN county Madison code 095 zip code 46016

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 36CFR 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.)

[Signature] 9/4/97
Signature of certifying official/Title Date
Indiana Department of Natural Resources
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
 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:)

[Signature] 10/10/97
Signature of the Keeper Date of Action

Tower Hotel _____

Name of Property

Madison _____ IN _____

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

VACANT Not in use

COMMERCE/TRADE: Business

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MODERN MOVEMENT: Art Deco
19th & 20th c. REVIVALS: Late Gothic Revival

foundation CONCRETE

walls BRICK; TERRA-COTTA
STONE: Limestone

roof CONCRETE

other STONE: Granite

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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 is 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 its 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.)

9. Major Bibliographic 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 #

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller, Erwin F.

Glaser, A.I., Company

Primary location of additional data:

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

Name of repository:

Tower Hotel
Name of Property

Madison IN
County and State

10. Geographical Data

Acreeage of Property <1

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	6	6	1	2	4	2	0	4	4	4	0	0	2	0
Zone	Easting				Northing									

3

Zone	Easting				Northing									

2

Zone	Easting				Northing									

4

Zone	Easting				Northing									

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 Judith B. Williams
organization Historic Preservation Consultant date 4-29-97
street & number 2237 Cambridge Blvd. telephone 614/481-9444
city or town Columbus state OH zip code 43221

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Tower Senior Apts. Ltd. Development c/o Scioto Development Co.
street & number 604 East Rich Street telephone _____
city or town Columbus state Ohio zip code 43215

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.

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THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

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The Tower Building (originally built as the Tower Hotel) is a 12-story high-rise building constructed in 1930 and located at the corner of Jackson and Eleventh Streets in the heart of downtown Anderson, Indiana. The rectangular-plan building, measuring 72 by 60 feet, is constructed of reinforced concrete and steel with 12" brick curtain walls in a pier and spandrel configuration. The building has a flat roof with added two-story penthouse and a full basement. The upper tier of the building is highly decorative, with molded terra cotta detail and elements of setback that give the building its Art Deco and Late Gothic Revival stylistic character. The architect for the Tower was Erwin F. Miller of Anderson and the contractor was the A. J. Glaser Company of Muncie, Indiana.

The building has two primary facades as a result of its corner location and these have similar treatments. The Jackson Street (east) facade has seven bays on each floor. The first two floors are faced in limestone, with a 3-foot granite base. The ground floor has rectangular openings with aluminum storefronts; the primary building entrance is located in the first bay and consists of recessed aluminum doors with transom. The five central bays are distinguished by the appearance of round-arched windows between piers on the second floor level with rectangular panels below. A repeating circle design is seen in the northern two panels. The second floor window in the first and last bay is a simple rectangular opening with double-hung window.

Above the second floor, the buff-colored brick-faced building rises to the roofline in a pier and spandrel design which terminates in a series of terra cotta-faced pinnacles at the parapet. Windows are set in pairs with the exception of the second and sixth bays which are single window openings flanked by wide piers. Below the 11th floor is a wide band of glazed terra cotta which marks the upper facade. Above this level, windows are multi-paned wood windows; all others are one-over-one wood sash. Piers at the 12th floor are accented with molded terra cotta ornament which continues above the roofline to form the decorative parapet faced in terra cotta. The center five bays of the parapet have Gothic pointed-arch tracery. At the corners of the 12th floor are inset balconies where this tracery is repeated.

The Eleventh Street (north) facade is very similar to the east elevation in design, but with only five bays instead of seven. Like the east facade, the first two floors are limestone and granite, with rectangular storefront openings on the first floor and round-arched windows on the second. Rectangular panels below these three windows have the repeated circle motif which is also found on the east elevation. The first and last bays have simple

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MADISON COUNTY, INDIANA

rectangular window openings on the second floor, as on the east elevation. The Eleventh Street entrance is located in the last bay and contains an aluminum door system with transom. The upper facade is similar to the east elevation, terminating in the terra cotta-faced parapet with Gothic tracery at the roofline. The only difference between the east and north facades is that the five bays on the north facade are equally spaced, with paired window openings between wide piers. Again, the 11th and 12th floors have multi-paned double-hung windows; all others are one-over-one sash. Inset balconies occupy both corners on the 12th floor and help to create the setback that is typical of skyscrapers of this period.

The south and west elevations on the building are secondary and plainly detailed. The south elevation continues the use of the same buff-colored brick that appears on the main facades. This side of the building abuts the three-story building to the south. Window fenestration is lacking, except for two small window openings on the 12th floor. The terra cotta detail of the upper facade continues around the southeast corner, including the wide band below the 11th floor and the treatment at the 12th floor balcony. The remainder of this side of the building is brick with the concrete frame exposed.

The west (rear) elevation is faced in common red brick and contains the building's fire escape and exterior brick chimney. The northern most section of this elevation continues the use of buff-colored brick from the north facade and also has the terra cotta band below the 11th floor. The remainder of this side of the building has exposed concrete frame and two-over-two windows with wire glass.

Visible at the rooftop of the Tower Building is a frame mansard-roofed penthouse that was added to the building in the early 1970s. Rising above the parapet of the original building, this incompatible feature is planned for removal in an upcoming rehabilitation of the building. Also visible at the southwest corner of the building is the stair and elevator penthouse, an original feature faced in brick.

The interior of the Tower Building was not completed until 1949-1950 when the building was finished as residential apartments. The finishes from this date are purely functional, standing in contrast to the ornate and distinctive treatment which was afforded the 1930 exterior. The 1949 plans introduced a lobby and storerooms on the first floor, offices on the second floor, seven efficiency apartments on each of floors three through 11, and five apartments on the 12th floor. The building is organized with a pair of elevators and a

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THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

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narrow winding interior stair at the southwest corner of the building. At the first floor, the Jackson Street entry contains a simple vestibule with mailboxes along the south wall and an elevator lobby with curving walls and terrazzo flooring. The 11th Street entry leads to a hallway with modern open stair with wrought iron railing leading to the second floor space. The first floor is partitioned into commercial spaces of different configurations; it has terrazzo flooring in most areas. The second floor, originally intended to be a large open space for dining and banquet facilities, was never finished as such and today contains dropped ceilings and office partitions added over the years. The building's elevators do not make a connection with this floor.

The upper floors of the building are organized with a U-shaped hallway leading from the stair and elevators to the fire escape exit. Third through 11th floors have stacked floor plans, with five efficiency and two one-bedroom apartments. The 12th floor has one efficiency unit and four one-bedroom units. Three of these units have exterior access to the open corner balconies. Interior finishes on the upper floors are utilitarian and plain; halls and apartments have metal door frames and no other distinguishing trim. The building has been vacant since a fire caused extensive damage in 1987 and significant deterioration of the interior has occurred since that time.

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THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

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The Tower Building is significant under National Register Criterion C because of its design and character as the city of Anderson's premier example of high-rise "skyscraper" architecture of the early 20th century. This 12-story building, with its decorative terra cotta ornamentation, illustrates important trends in building construction and design in 1930, the year that it was built. With its base, shaft and capital delineated in different materials, the Tower Building is representative of the trend toward three-part design for tall buildings of the late 19th and early 20th centuries. Stylistically, the building has elements of both the Art Deco and Late Gothic Revival styles, as they were applied to a tall building of the period. The decorative terra cotta detail at the parapet is particularly noteworthy, with its use of pinnacles and Gothic pointed-arch tracery. The Art Deco influence may be best represented by the terra cotta banding and stepped-back effect that is created at the balconied corners of the parapet.

Within the context of the city of Anderson, the Tower Building is a significant representation of early 20th century design, a period when some of the city's most significant buildings were erected. Several, such as the adjacent Auto Hotel garage (1926), the Anderson Bank Building (1928, NR) and the Paramount Theater (1925), make use of the same type of glazed yellow brick and terra cotta as the Tower Building. The Tower is distinguished among these buildings, however, by its 12-story height and classic skyscraper design, and remains today a major landmark in Anderson. Originally intended to be a luxury hotel, the Tower's size may be considered unusual for its appearance in this medium-sized community of some 35,000 in 1930. It is the only remaining example of the city's early 20th century hotel construction, which included the eight-story Hotel Anderson that was built in 1930 and demolished in 1981.

The architect for the Tower Building was Erwin F. Miller (1887-1953), a noted Anderson architect who designed several important buildings in the community during the 1920s, 1930s and 1940s. Born in Onaga, Kansas, Miller received his architectural training at the University of Illinois and served the U.S Army in WWI before coming to Anderson in 1920. In addition to the Tower Building, Miller was the architect of the adjacent Auto Hotel (1926), Delaware Court Apartments (1927), the Anderson Herald Building (1930), and at least three of the city's early 20th century school buildings (Shadeland, Washington and Franklin schools). His designs reflected the stylistic trends of the period, ranging from the Colonial Revival Delaware Court Apartments, to the Classical Revival elements of the schools and the Auto Hotel, to the streamlined building he created for the Anderson

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THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

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Herald. The Tower Building may have been his largest commission. The contractor selected to build the new skyscraper in 1930 was A. J. Glaser, of Muncie, Indiana.

The exterior of the Tower was completed in 1930, but the interior of the building was not finished nor the building opened until nearly 20 years later, in 1949-1950, when it was finished as residential apartments. The building marked a transition from a period of optimism and growth, during which plans for its design and construction as a luxury hotel were being made, to a time when the Great Depression was taking hold of the community's fortunes and the building could not be completed.

The original hotel building was developed by a company headed by J. Everett Jones (1893-1950), a local businessman who was associated with the Anderson Oil Company in the early 1920s. Jones had developed the Auto Hotel in 1926, the building directly south of the Tower Building. Perhaps based upon the success of this venture, he formed the Tower Hotel Corporation to develop a new hotel in downtown Anderson on the lot to the north. Financing was in place for the building by April, 1930, and work began on May 27 of that year. Expectations, according to newspaper articles of the time, were that the building would be under roof by early fall and ready for opening on January 1, 1931.

As the designs for the building were announced, the Anderson *Herald* noted that "The Tower Hotel will be the first modern building in Anderson to rise above the courthouse dome." According to a June 22, 1930, *Herald* article, "No expense is being spared to make the hotel one of the most beautifully finished in Indiana. The guest rooms will be given special care as to comfort and finish while the public parts of the building are to be finished in a highly attractive fashion." The basement was to include a bakery, barber shop and kitchen, along with the building's machinery. The first floor was planned to have a storeroom at the corner, a large lobby, coffee shop, ladies room and office. On the second floor would be a private dining room and banquet hall, the latter "free of posts, the largest room of its kind in the city." The upper floors were intended to have 13 rooms each, for a total of 130 rooms.

The development of such a large-scale hotel in Anderson was undoubtedly driven by the city's prosperity as a county seat and industrial center during the early years of the 20th century. Founded in 1823, the city of Anderson had experienced moderate but steady growth up until the 1890s. The city's natural gas boom of this period precipitated a great period of development and growth in the community, with new industries attracted by the

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THE TOWER HOTEL (TOWER BUILDING)
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promise of free fuel. As the supply of natural gas declined after the turn of the century, the automobile industry helped to pick up some of the slack until WWI. A mainstay of the Anderson economy was established in the Remy Electric Company, which had become the world's largest manufacturer of automotive electrical equipment by 1923. This company merged with Dayton Engineering Laboratories Company (or Delco) to create the Delco-Remy Corporation in 1928. With the automotive industry on the upswing, the stage was set for Anderson to continue to grow.

Both hotels and apartments were being built in Anderson at this time. At the same time that the Tower Hotel was being constructed in 1930, the finishing touches were being put on the Hotel Anderson, a new eight-story, 150-room hotel located at Meridian and Ninth Streets in downtown which opened in June of that year. The fact that two large-scale hotels were to come on the market in Anderson at nearly the same time is somewhat remarkable, given the city's size. The Hotel Anderson had the backing of the Albert Pick interests from Chicago, developers of numerous luxury hotels, and was an apparent success in the community. In addition to the guest rooms, the hotel had a second floor lounge, dining room and banquet hall and a basement with coffee shop and bakery. Other hotels still operating in the community at the time included the Grand Hotel, remodeled in 1924, with 100 guest rooms and a large banquet room, and the Stilwell Hotel, with 80 rooms, updated in 1925. In addition, five new apartment buildings were added to the community between 1927 and 1930, including Delaware Court (40 units) and Beverly Terrace Apartments (39 units).

The Tower Hotel, although ambitiously built in 1930, was in financial crisis by the end of the year and the Tower Hotel Corporation went into bankruptcy. The deep financial crisis of the Depression, as well as the competition presented by the 150-room Hotel Anderson, caused the company's plans to open the hotel to be shelved. According to J. Arnold Jones, son of developer J. Everett Jones, the building was leased to the Albert Pick group in an effort to finish the project. However, since this company was operating the Hotel Anderson, it was more profitable for them to keep the Tower Hotel closed.

During the mid 1940s, the building was owned for a time by the Church of God, and was finally sold to the Pick Hotels Corporation in 1948. In 1949, the *Anderson Herald* reported that "progress is being made in the plans of the Pick Hotels Corporation to convert the Tower Hotel into a 12-story apartment building." Interior plans were drawn by the Indianapolis architectural firm of Allen and Kelley, and work was again begun on

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the building. The Tower Apartments were ready for occupancy in 1950, with rates starting at \$69. By 1951, 46 of the 68 apartments were occupied. The first floor was still partially vacant but contained a retail shop and an office, and the second floor had four office tenants, including a local radio station and the Anderson Chamber of Commerce, who moved here in 1950. In addition to the interior finishes, it also appears that the aluminum storefronts date from the 1949-1950 occupancy of the building.

A more recent modification occurred in the early 1970s with the construction of the rooftop penthouse above the 12th floor for the private use of new building owners. The Tower continued to be used as an apartment building, with offices and retail uses on lower floors, until 1987 when fires on three floors rendered the building uninhabitable and it was closed. In the ten years that it has been vacant, the building has suffered extensive water damage on the interior.

The Tower Building remains today as a significant example of high-rise architecture as it appeared in the city of Anderson in 1930. The optimism and great expectations that the building represented at the beginning of that year had changed to misfortune by the end of the year. Yet, the Tower was built to last, with the result that it has remained standing for generations as a local landmark.

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Section number 9 Page 8 THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

MAJOR BIBLIOGRAPHICAL REFERENCES

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Netterville, J. J. Centennial History of Madison County, Indiana. Historian's Association Publishers, Anderson, Indiana: 1925.

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MADISON COUNTY, INDIANA

VERBAL BOUNDARY DESCRIPTION

Beginning at the Northeast corner of Lot numbered 50 in R. N. Williams Second Addition in the Southwest Square of the City of Anderson, Indiana, the plat of which is recorded in Plat Book 1, Page 3 in the Office of the Recorder of Madison County, Indiana, and running thence South 00 degrees and 00 minutes 72 feet along the East line of said lot, thence South 89 degrees and 51 minutes West 60 feet, thence North 00 degrees and 00 minutes 72 feet to the North end of said lot, thence North 89 degrees and 51 minutes East 60 feet to the place of beginning.

Being a part of Lot numbered 50 in R. N. Williams Second Addition in the Southwest Square of the City of Anderson, Indiana.

BOUNDARY JUSTIFICATION

The nominated property includes only the lot which is occupied by the building, 72 feet by 60 feet in dimension, as described in the legal property description.

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Section number PHOTOS Page 10 THE TOWER HOTEL (TOWER BUILDING)
MADISON COUNTY, INDIANA

PHOTOGRAPHS:

The following information is the same for all photographs:

The Tower Building
Madison County, Indiana
Photograph by Judy Williams
April 18, 1997
Negatives at Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology

Photo #	View
1.	East and north elevations, looking southwest
2.	East and south elevations, looking northwest
3.	West and north elevations, looking southeast
4.	East and north elevations, looking southwest
5.	11th Street storefronts, looking southeast
6.	Jackson Street storefronts, looking west
7.	East elevation, upper facade, looking west
8.	Main entrance lobby, looking west
9.	First floor elevators, looking southwest
10.	Jackson Street entrance, looking east
11.	Second floor windows, looking northeast
12.	Typical upper floor elevators, looking southwest
13.	Typical upper floor corridor, looking north
14.	Typical upper floor apartment, looking north