

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Ohio
COUNTY:	Franklin
FOR NPS USE ONLY	
ENTRY DATE	MAR 13 1975

**1. NAME**

COMMON: Leveque-Lincoln Tower

AND/OR HISTORIC: American Insurance Union Citadel

**2. LOCATION**

STREET AND NUMBER: 50 West Broad Street

CITY OR TOWN: Columbus CONGRESSIONAL DISTRICT: 15th - Chalmers P. Wylie

STATE: Ohio CODE: 039 COUNTY: Franklin CODE: 049

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

**4. OWNER OF PROPERTY**

OWNER'S NAME: Penn-York Properties, Inc.

STREET AND NUMBER: 50 West Broad Street

CITY OR TOWN: Columbus STATE: Ohio CODE: 039

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Franklin County Courthouse

STREET AND NUMBER: 380 South High Street

CITY OR TOWN: Columbus STATE: Ohio CODE: 039

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

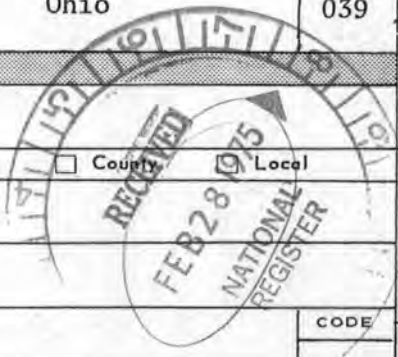
STATE: Ohio

COUNTY: Franklin

ENTRY NUMBER

DATE

FOR NPS USE ONLY



7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The A.I.U. Citadel is a 55 story tower constructed of steel reinforced with concrete with two eighteen story wings on the east and north sides. The tower is 188' square at the base. The exterior walls of the building are white oak bark terra cotta.

Architect C. Howard Crane of Detroit designed the 555.5' tall structure which was called at the time of its construction the most beautiful skyscraper ever built. The foundations for the building are 112' below street level. Ten thousand tons of concrete form the skeleton of the building. It took an average of 650 men on the daily work force to construct it.

The main entrance are massive recessed arches framed by pilasters which are capped by terra cotta eagles with wing spans of 20'. Terra cotta medallions, garlands and crests are arranged in horizontal patterns above the entrance and at intervals on the upper stories. There is a statuary group 495' above street level on each side of the tower, depicting a 26' tall giant embracing two children. The exterior ornamentation was done by Fritz Albert of Chicago from models by Carl H. Keck, a New York sculptor.

The tower becomes more narrow about a third of the way up and continues to decrease in width from that point to the top. This telescoping effect is similar to that of many skyscrapers designed in the Modernistic style in the 1920's. The top section of the building is hexagonal with an observation deck and a commercial radio antenna. The windows are rectangular, with the exception of large round-arched windows at the second story level on the wings and at intervals on the upper stories of the tower.

The east wing housed the Keith-Albee Theatre which seated 4000. The owners of the Deschler-Wallick Hotel agreed before the building was constructed to lease 600 rooms in the wings. An arched bridge (called the "Venetian Bridge") with a lavish lounge room connected the hotel and the A.I.U. Citadel. There were office suited in the tower.

Belgian and Italian marble, bronze and mosaics were used in the interior decoration. A bronze placque with the horoscope of the building and the position of the planets at the time the cornerstone was laid on February 12, 1927, was placed in the lobby floor. On the second floor was a Hall of Mirrors copied from the one at Versailles.

The interior of the building has been altered somewhat for modern use and the windows on the south side have been changed. The bridge to the Deschler Hotel (which has been torn down) was removed. Some of the decorative sculpture has been removed.

SEE INSTRUCTIONS

SEE INSTRUCTIONS

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) begun 1924

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

John J. Lentz of the Columbus law firm of Nash and Lentz was the principal founder of the American Insurance Union, which was incorporated in 1894. Lentz was active in state and local politics and was a leader in the Franklin County Bar Association. He served a term in the U.S. Congress representing the 12th District. The A.I.U. grew quite rapidly and by 1927 had a membership of 175,000 and insurance in force amounting to \$2000,000,000. The A.I.U. became well-known in many other cities but gained fame in Columbus when the company erected the only skyscraper in the city.

Roger J. Waring, resident architectural superintendant, executed C. Howard Crane's plans for the building. John Gill and Sons were contracted to build the structure. Groundbreaking ceremonies were held September 23, 1924. The Citadel took three years to build. In addition to Mr. Lentz those present at the dedication ceremonies on September 21, 1927 included James J. Davis, U.S. Secretary of Labor, U.S. Senator Simeon D. Fess, James J. Thomas, mayor of Columbus, and Harvard Professor Emeritus, Albert Bushnell Hart. The building cost \$7.8 million to construct.

The A.I.U. Citadel was the first Ohio building erected on a caisson foundation. At the time of its construction, it was the tallest building in Ohio. It has been called the "first aerial lighthouse" in the U.S. because it served as a guide to aviators in the area.

Now called the Leveque-Lincoln Tower, the building is still in use although the American Insurance Union is gone. It is the corporate home of the Borden Company and houses offices for many professionals and business firms. Long one of the most well-known architectural landmarks in Columbus, the building is a fine example of the skyscrapers constructed during the 1920's building boom.





9. MAJOR BIBLIOGRAPHICAL REFERENCES

Arter, Bill. Columbus Vignettes, Vol. I & Vol. II. Columbus: Nida Eckstein Printing, 1966 & 1969.  
 Galbreath, Charles B. "Ohio's Tallest Building, the A.I.U. Citadel at Columbus" from Ohio Architectural and Historical Publications, Vol. XXXVII, 1928. Columbus: Fred J. Heer Co., 1929.  
 Moore, Opha. History of Franklin County, Ohio. Topeka and Indianapolis: Historical Publishing Co., 1930.  
 Ohio Guide. Compiled by workers of the Writers Program of the Works Projects Admin., Ohio. New York: Oxford Univ. Press, 1940.

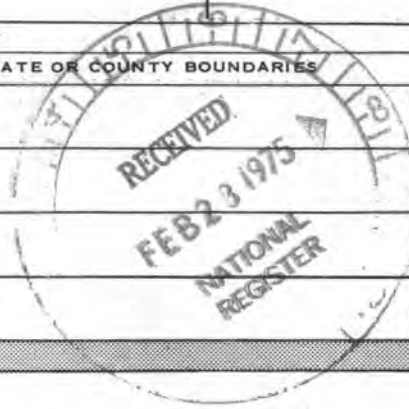
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		°	'	"
NE	° ' "	° ' "		°	'	"
SE	° ' "	° ' "		N 39	57	44
SW	° ' "	° ' "		W 83	0	09

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Riki Arnold  
 ORGANIZATION: Ohio Historical Society  
 DATE: Aug. 1973  
 STREET AND NUMBER: 1982 Velma Ave.  
 CITY OR TOWN: Columbus  
 STATE: Ohio  
 CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Charles C. Lead  
 Title: Retiring State Hist Pres Officer  
 Date: 2/26/75

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

AR Winters  
 Director, Office of Archeology and Historic Preservation

Date: 3/13/75

ATTEST:

3/12/75  
 Keeper of The National Register

Date: 3/12/75







Leveque-Lincoln Tower

Franklin Co. Oh.

South facade entrance

Form No. 10-301a  
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE	Ohio	
COUNTY	Franklin	
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
	MAR 13 1975	

SEE INSTRUCTIONS

5

<b>1. NAME</b>			
COMMON:	Leveque-Lincoln Tower		
AND/OR HISTORIC:	American Insurance Union Citadel		
<b>2. LOCATION</b>			
STREET AND NUMBER:			
50 West Broad Street			
CITY OR TOWN:			
Columbus			
STATE:	CODE	COUNTY:	CODE
Ohio	039	Franklin	049
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Jeff Darbee		
DATE OF PHOTO:	1974		
NEGATIVE FILED AT:	Ohio Historical Society		
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
South facade entrance.			
#1086			



U.S. GOVERNMENT PRINTING OFFICE: 876-167

PROPERTY OF THE NATIONAL REGISTER

#1086





Leveque-Lincoln Tower Columbus, Oh. Franklin Co.  
 Tower, south side

Form No. 10-301a  
 (7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

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COUNTY Franklin	
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ENTRY NUMBER	DATE
	MAR 13 1975

SEE INSTRUCTIONS

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STREET AND NUMBER: 50 West Broad Street			
CITY OR TOWN: Columbus			
STATE:	CODE	COUNTY:	CODE
Ohio	039	Franklin	049
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Jeff Darbee		
DATE OF PHOTO:	1974		
NEGATIVE FILED AT:	Ohio Historical Society		
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC. Tower, south side.			
#286			



U.S. GOVERNMENT PRINTING OFFICE: 876-167

PROPERTY OF THE NATIONAL REGISTER

#286





Leveque - Lincoln Tower Columbus, oh. Franklin Co.  
West facade

Form No. 10-301a  
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

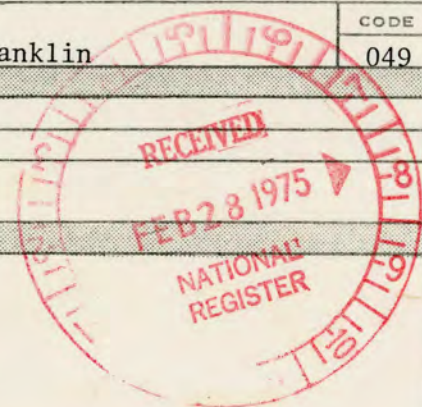
NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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COUNTY	
Franklin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 13 1975

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50 West Broad Street			
CITY OR TOWN:			
Columbus			
STATE:	CODE	COUNTY:	CODE
Ohio	039	Franklin	049
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Jeff Darbee		
DATE OF PHOTO:	1974		
NEGATIVE FILED AT:	Ohio Historical Society		
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
West facade.			
# 3086			



U.S. GOVERNMENT PRINTING OFFICE: 876-167

PROPERTY OF THE NATIONAL REGISTER

#3086





Leveque Lincoln Tower

Columbus oh.

Franklin Co.

Tower from SE

Form No. 10-301a  
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

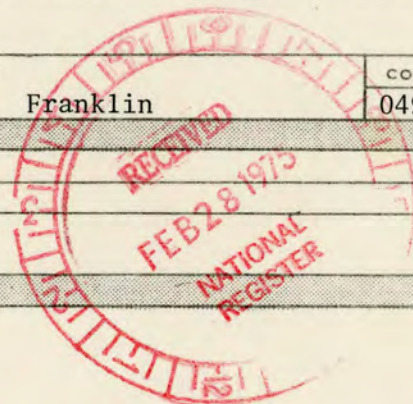
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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COUNTY	Franklin
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAR 13 1975	

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CITY OR TOWN:			
Columbus			
STATE:	CODE	COUNTY:	CODE
Ohio	039	Franklin	049
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Jeff Darbee		
DATE OF PHOTO:	1974		
NEGATIVE FILED AT:	Ohio Historical Society		
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
View of tower from southeast.			
#4086			



U.S. GOVERNMENT PRINTING OFFICE: 876-167

PROPERTY OF THE NATIONAL REGISTER

#4086







Form No. 10-301a  
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

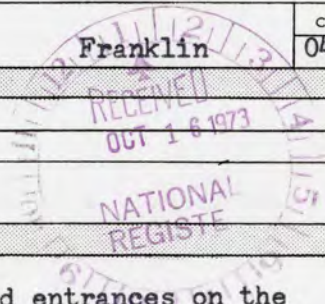
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

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50 West Broad Street			
CITY OR TOWN:			
Columbus			
STATE:	CODE	COUNTY:	CODE
Ohio	039	Franklin	049
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT:	Larry Alan Beers		
DATE OF PHOTO:	January 12, 1973		
NEGATIVE FILED AT:	The Ohio Historical Society Columbus, Ohio		
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
This view shows the massive, arched entrances on the west and south sides of the Leveque-Lincoln Tower.			
# 5036			



INT: 154-72

PROPERTY OF THE NATIONAL REGISTER

8

# 5036





Form No. 10-301a  
(7/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Ohio	
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Columbus			
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Ohio	039	Franklin	049
3. PHOTO REFERENCE			
PHOTO CREDIT:	Larry Alan Beers		
DATE OF PHOTO:	January 12, 1973		
NEGATIVE FILED AT:	The Ohio Historical Society Columbus, Ohio		
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
This view shows the Leveque-Lincoln Tower from the west. The west side of the building is shown.			
#686			

INT: 154-72

PROPERTY OF THE NATIONAL REGISTER

#686

8



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Ohio	
COUNTY	
Franklin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1-8-1975

SEE INSTRUCTIONS

1. NAME

COMMON: Leveque-Lincoln Tower

AND/OR HISTORIC: American Insurance Union Citadel

2. LOCATION

STREET AND NUMBER: 50 West Broad Street

CITY OR TOWN: Columbus

STATE: Ohio	CODE: 039	COUNTY: Franklin	CODE: 049
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3. MAP REFERENCE

SOURCE: USGS 7½' Series, Southwest Columbus Quadrangle

SCALE: 1: 24,000

DATE: 1965

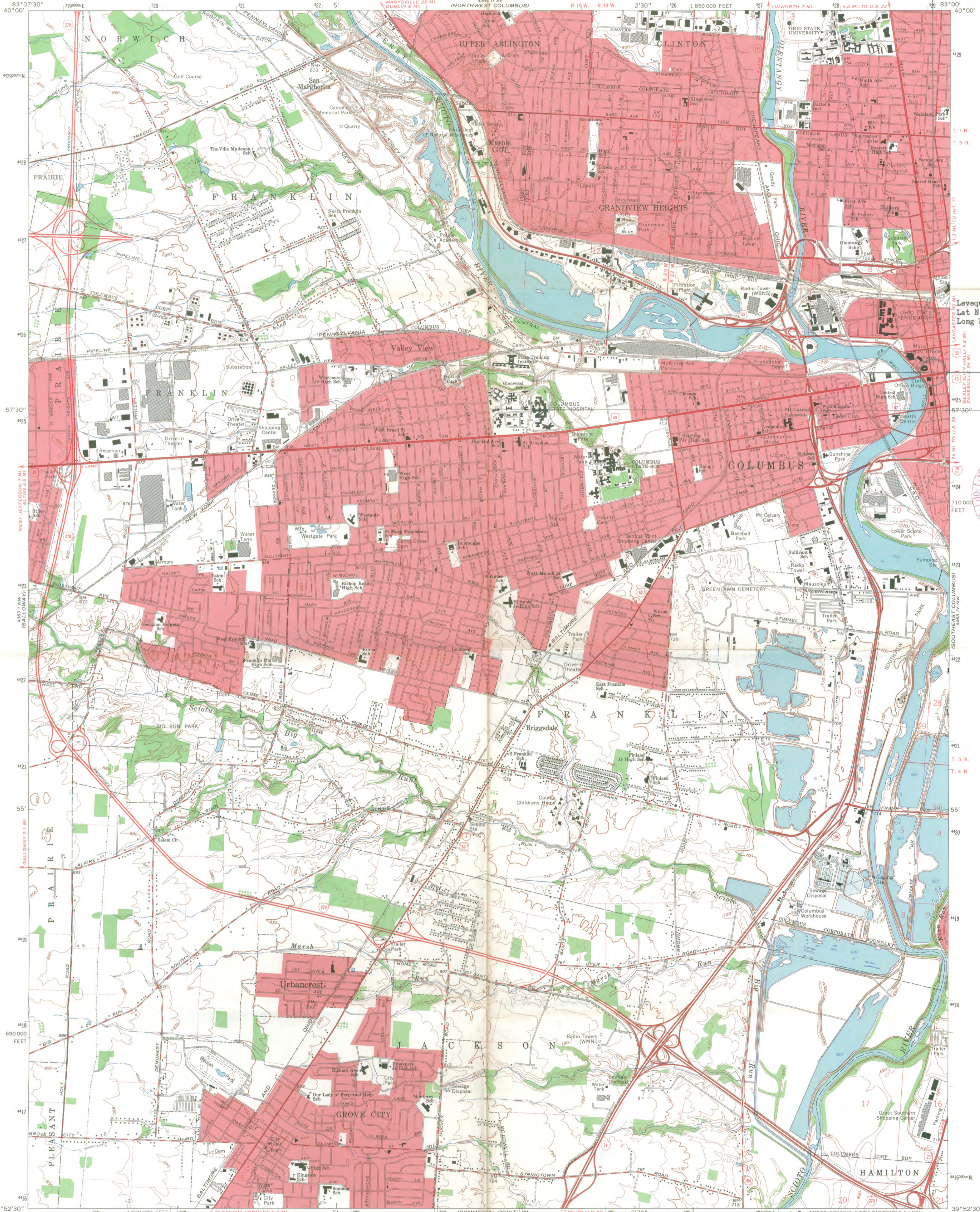
4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

- Property boundaries where required.
- North arrow.
- Latitude and longitude reference.



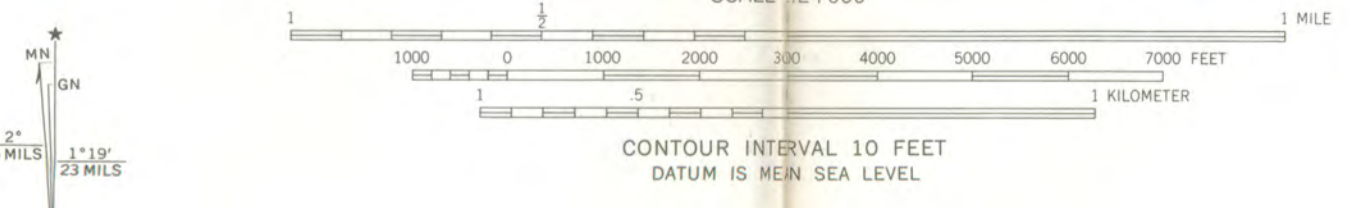




Levege-Lincoln Tower  
Lat N 39 57' 44"  
Long W 83 0 09"



Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS, USC&GS, and City of Columbus  
Topography by photogrammetric methods from aerial photographs  
taken 1953 and 1954. Field checked 1955. Revised 1965  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Ohio coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown  
Area west of the Scioto River lies within the Virginia Military District  
Area north of Base Line lies within the United States Military District  
Land lines based on the Base Line of the United States Military District  
Area south of Base Line lies within Congress Lands east of the Scioto River  
Land lines based on the Scioto River Base



ROAD CLASSIFICATION

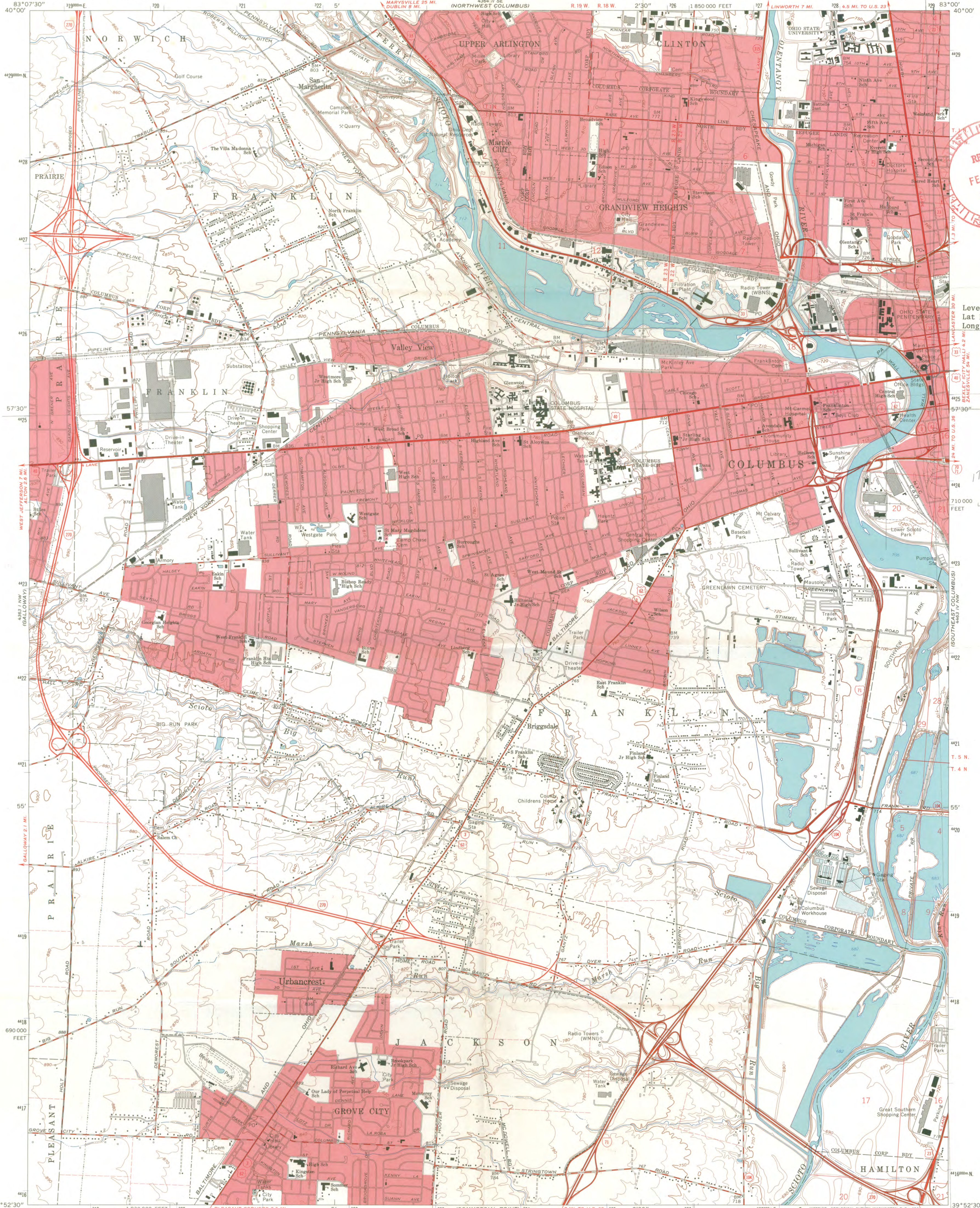
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route



SOUTHWEST COLUMBUS, OHIO  
NE/4 WEST COLUMBUS 15' QUADRANGLE  
N3952.5—W83007.5  
1965  
AMS 4363 1 NE—SERIES V852

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

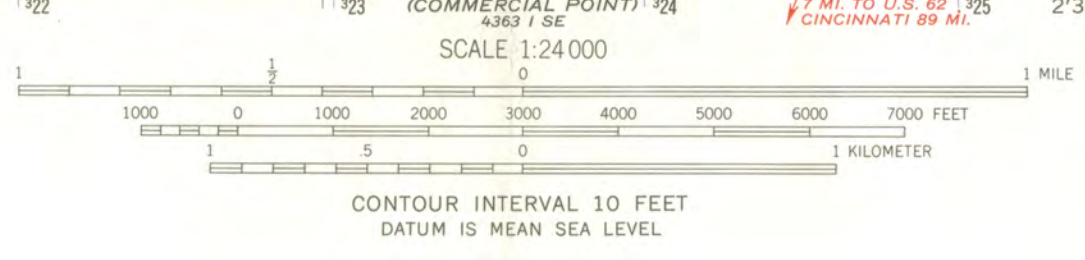




Leveque-Lincoln Tower  
Lat N 39° 57' 44"  
Long W 83° 00' 09"

17/329 000  
4925-280  
CD

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS, USC&GS, and City of Columbus  
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10,000-foot grid based on Ohio coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
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Land lines based on the Base Line of the United States Military District  
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Land lines based on the Scioto River Base



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

SOUTHWEST COLUMBUS, OHIO  
NE/4 WEST COLUMBUS 15' QUADRANGLE  
N3952.5 - W8300/7.5

1965  
AMS 4363 I NE-SERIES V852

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**NATIONAL REGISTER OF HISTORIC PLACES**  
**PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE		Ohio
COUNTY		Franklin
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
244	FEB 28 1975	

SEE INSTRUCTIONS

**1. NAME**

COMMON: Leveque-Lincoln Tower  
AND/OR HISTORIC: American Insurance Union Citadel

**2. LOCATION**

STREET AND NUMBER: 50 West Broad St.  
CITY OR TOWN: Columbus  
STATE: Ohio CODE: 039 COUNTY: Franklin CODE: 049

**3. MAP REFERENCE**

SOURCE: U.S.G.S. 7.5' SW Columbus Quadrangle  
SCALE: 1:24000  
DATE: 1965

**4. REQUIREMENTS**

- TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
  2. North arrow.
  3. Latitude and longitude reference.





# National Register of Historic Places

## Note to the record

Additional Documentation: 2017



# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

### 1. Name of Property

Historic name: American Insurance Union Citadel (Palace Theatre Amendment)

Other names/site number: LeVeque-Lincoln Tower; Keith-Albee Palace Theatre; Palace Theatre

Name of related multiple property listing:

\_\_\_\_\_  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 34 W. Broad Street

City or town: Columbus State: OH County: Franklin

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ x local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ x C \_\_\_ D

Barbara Powers DSHPO Inventory & Registration Feb. 20, 2017  
Signature of certifying official/Title: \_\_\_\_\_ Date  
State Historic Preservation Office, Ohio History Connection  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official: \_\_\_\_\_ ate  
\_\_\_\_\_  
Title : \_\_\_\_\_ State or Federal agency/bureau or Tribal Government



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register

other (explain:) Accept Additional Documentation

Patrick Andrus

Signature of the Keeper

3/23/2017

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register 1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE: Theater  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE: Theater  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY REVIVALS: French Renaissance

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Terra Cotta

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The 1975 National Register of Historic Places nomination for the American Insurance Union (AIU) Citadel (NR #75001398) specifically included the Palace Theatre building. The following documentation provides additional information about that building, originally called the Keith-Albee Palace Theatre. The updated documentation contains a narrative description of the theater, which was not included in the original nomination. Most importantly, this new documentation serves to establish that the AIU Citadel and the Keith-Albee Palace Theatre were, and are, stand-alone buildings by definition, although they had, and have, an integrated architectural design.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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## **Narrative Description**

### Introduction

*Notes on Names:* The LeVeque-Lincoln Tower building has also been known as the Lincoln-LeVeque Tower. Today, it is known simply as the LeVeque Tower. Originally, it was named the American Insurance Union (AIU) Citadel. These names, as well as simply 'the Tower,' will be used interchangeably throughout this document. As stated above, the Keith-Albee Palace Theatre is the historic name of the Palace Theatre. According to City Directory research, the name was officially changed by 1931 to the RKO Palace. Since 1959, the property has been known simply as the Palace Theatre, and today is referred to by that name. These names, as well as simply 'the Theatre,' will be used interchangeably throughout this document.

Viewing the primary W. Broad Street façade from the exterior, the Palace Theatre appears to be contained within the east wing of the LeVeque Tower. However, the LeVeque Tower and Palace Theatre are, in fact, completely separate buildings. The misperception is caused by the fact that the LeVeque Tower's eastern wing is constructed over the Palace Theatre's entrance lobbies. The Tower's wing is constructed in the air rights over the Theatre's lobbies. There were no interior connections between the two buildings, when they were constructed, and there are still no interior connections between the two buildings. The two buildings were separately owned by unrelated parties when they were constructed, and the two buildings are still separately owned by unrelated parties.

The American Insurance Union Citadel and the associated Palace Theatre buildings take up the entire block between W. Broad Street, N. Front Street, W. Lynn Street, and N. Wall Street. Broad Street is the primary east-west street in Columbus, and Front Street, a busy thoroughfare, is one block west of Columbus' primary north-south street, High Street. Lynn and Wall streets are essentially alleys. The AIU Citadel is located in the heart of downtown Columbus's commercial core. It is a block away from the Ohio Statehouse, at Broad and High streets, and the Columbus City Hall is just across N. Front Street. The adjacent streetscape contains office towers ranging in date from the 1897 11-story Wyandotte Building to early 20<sup>th</sup> century civic buildings to mid-20<sup>th</sup> century Modernist buildings.

The AIU Citadel is situated at the intersection of Front and Broad streets. It is an L-shaped building, with a soaring tower at the street corner and two wings extending off of it along Broad and Front streets. The National Register nomination described the Citadel as "a 55 story tower constructed of steel reinforced concrete with two eighteen story wings on the east and north sides. The tower is 188' square at the base. The exterior walls of the building are white oak bark



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

terra cotta.”<sup>1</sup> The Palace Theatre building is also L-shaped, with the entrance lobbies constructed underneath the Citadel’s east wing and the rectangular auditorium located behind the Citadel. See Attachment A – Historic Maps and Plans and Photo 1.

### Exterior

The Palace Theatre’s Broad Street entrance is 42 feet wide. Its façade is the same as the façade of the LeVeque Tower that caps the Theatre’s entrance lobbies. (Photos 1-2) The Theatre’s entrance aligns with a slightly projecting section of the Tower that is four bays wide. The Theatre’s marquee is modern and was replaced in the 1980s. A vertically oriented sign is attached to the corner of the Tower building, above the marquee.<sup>2</sup> The vertical sign matches the marquee in design and also dates to the same time period. The Theatre’s entrance contains a modern store front system of five paired doors. Steps have been added to the western end of the entrance in order to accommodate the change in grade of the sidewalk. The entrance doors are recessed behind the façade. (Photos 3-4) Above the contemporary aluminum doors, the original two-light transom windows are intact. The west wall of the recessed entryway has marble panels and a band of black marble is above the transom windows. A coved, decorative plaster ceiling is within the recessed entryway. (Photo 3) It features dentils, acanthus leaves, and fretwork designs. A single square column is at the eastern corner of the recessed entry. The architect’s name for the LeVeque Tower, C. Howard Crane, is etched into the terra cotta on the column.

At the Broad Street façade and south end of the east elevation, the Palace Theatre is only one story in height. Measuring 16 feet high and corresponding with the Theatre’s outer lobby, the height was mandated in the 1923 perpetual lease for the building.<sup>3</sup> The second floor windows, visible just above the marquee, are windows for office space within the east wing of the LeVeque Tower, which extends up another seventeen floors. (Photo 2) The enclosed bridge on the east elevation, over Wall Street, connects the second floor of the LeVeque Tower to a 1987 office skyscraper, known as One Columbus. (Photos 4-5) The enclosed walkway was likely constructed at the same time as One Columbus and is roughly in the same location as an original elevated bridge that was demolished in 1969. To the north of the enclosed bridge, the Theatre’s east elevation becomes two stories in height. (Photo 5) Measuring 30 feet high and corresponding with the grand staircase lobby, this height was also mandated in the 1923 perpetual lease.<sup>4</sup> Two former door openings are visible on the ground floor underneath the

<sup>1</sup> Arnold, Riki. *Leveque-Lincoln Tower National Register of Historic Places Nomination* (1975), p.2.

<sup>2</sup> American Insurance Union to M.A.L.D. Theatre & Realty Corp’n. *99 Year Lease Renewable Forever*, December 31, 1923. The perpetual lease specifically permitted the vertical signage.

<sup>3</sup> The Theatre’s outer lobby was defined as Parcel No. 3 in the perpetual lease. The Tower building is above the 16 feet height.

<sup>4</sup> The inner Theatre lobby was defined as Parcel No. 2 in the perpetual lease. The Tower building is above the 30 feet height.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

elevated bridge. The openings were infilled, circa 1985: the larger one with blonde brick and the smaller one with painted concrete block. The northernmost 115 feet of the Theatre's east elevation is the auditorium, visible along Wall Street.<sup>5</sup> The Theatre building extends north the remainder of the block, to the intersection with Lynn Alley. See also Attachment A – Maps and Plans: East elevation diagram.

The east elevation of the Theatre's six-story auditorium is brick instead of terracotta. (Photo 6) The Theatre's blond brick is laid in a Flemish bond pattern. There are four emergency exit doors located on the ground floor. These exits have paired doors, are slightly recessed, and feature an arched blind transom over the door opening. The transoms have a decorative basket weave pattern. The arches and door surrounds have a course of header bricks. Three two-over-two metal windows are roughly in the middle of the east elevation. These windows are at the second story level. A stringcourse of soldier and header courses is just below the windows and defines the division of the first and second floor levels. Near the corner of the elevation two window openings have been infilled with brick.

A second stringcourse is located near the top level. It has a band of double header courses with a row of soldier course brick. An infilled window opening is near the juncture of the Theatre and the Tower above the stringcourse. A row of dentils provides decorative relief just below the slightly projecting cornice and stepped parapet wall. The parapet wall is of a smooth concrete or stucco finish. Roughly centered high on the east elevation of the Theatre's auditorium and extending the height of the parapet wall is a protruding block, which contains equipment for the projection booth. The projection booth extension is original to the building. It also has a smooth concrete or stucco finish. A two-over-two metal window is on its north end. A metal cat walk on the exterior provides access to the projection booth from the roof.

The north elevation faces W. Lynn Street (Alley). (Photo 7) It has nine door openings at the ground floor level. The door openings provide direct egress from the auditorium, the stage door entrance, and a pair of doors for storage areas. The eastern portion of the north elevation is a continuation of the building's brick construction. Here, the secondary doors have the same matching decorative blind transom as the east elevation. The stage door entrance has a lighted sign above it. (Photo 8) A series of fire escape stairs are attached to the north elevation, providing emergency egress for the auditorium balconies and the upper floors of the back stage area. The recessed stairwell to the left (east) of the stage door is part of this fire escape system. The recessed stairwell is the ground level end point for the emergency egress stairs. To the right of the stage door (west) is a loading dock entrance, with an overhead door. (Photo 010) An exit into a storage room is to the west of the loading dock. The loading dock and the secondary exit

<sup>5</sup> The Theatre's auditorium was defined as Parcel No. 1 in the perpetual lease. The Tower does not extend over it.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

doors are within the terracotta-faced area of the LeVeque Tower's north wing. The north elevation of the Tower's north wing has an enclosed, elevated bridge, which connects to a parking garage across Lynn Alley. The loading dock and the eight floors above it are within the original footprint of the Theatre, while the one-story storage room was originally within the LeVeque Tower's footprint. This space was acquired by the Theatre c.1985 for additional storage, but does not have any interior connections between the two buildings. See Attachment A – Maps and Plans: 1923 architectural drawing and North elevation diagram.

The Theatre has a small three-story block visible above its main roof line on the north elevation, abutting the LeVeque Tower. (Photo 7) Also faced in blond brick, this section is irregular in shape and was used as dressing rooms and lounges for theatre performers. The roof of the Theatre is accessed from the eighth floor in this vertical section. (Photo 11) Window openings placed on the north elevation are mostly concentrated around the stairwells and dressing room block. The windows are a combination of original metal 2-over-2, original metal 3-over-3 in the dressing room block, and a three-light window that appears to be a c.1960s aluminum awning-style replacement for the 3-over-3 windows. (Photo 9) See Attachment A – Maps and Plans: 1923 architectural drawing and North elevation diagram.

### Interior

On the interior, the Palace Theatre is completely different in style than the exterior of the modernistic AIU Citadel. Employing classical forms throughout the interior, the theater is more aligned with the Second Renaissance Revival style. Its delicate ornamentation also exhibits the extravagant interiors found in the French Beaux-Arts style, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Stylistic elements begin within the recessed entryway on the exterior. Such elements are present on the ceiling, where scrolled brackets and dentils within a coved ceiling are present. A row of coins or fretwork is visible along the fascia.

A ticket lobby vestibule is the first room, upon entering the building. (Photo 12) The black and white marble theme is carried from the exterior to the interior space. A ticket booth is on the east wall. It is a hexagonal shape projecting out from the wall and is constructed with a marble base and a brass upper portion with five windows. The central window is open for ticket sales. Embedded pilasters are present on the east and west walls, all having Corinthian capitals. The ceiling and cornice are plaster. The cornice is decorative with a shell and floral motif. The ceiling is arranged in an oval pattern with a central chandelier. It is framed by acanthus leaves and dentils. The floor is largely carpeted, with large carpet sections set within a marble grid. A set of five paired, bronze doors leads from the vestibule into the main lobby. Roughly 15 feet beyond the doors, the lobby opens up into a double height space.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

The lobby is dominated by the curving grand staircase that leads up to the mezzanine level. (Photos 13-14) The black and white marble theme is carried through from the entrance and vestibule into the lobby, including the staircase. The stairs are also of white marble and have a black and white marble balustrade, with a marble railing. Also continuing through in decorative motif is the use of bronze which is seen on the stair balustrade and hand railings. The newel posts have gold female statues, on grey stone bases, holding gold candelabras. A coved ceiling is above the lobby, and Corinthian fluted columns line the room. (Photo 15) Typical decorative elements are present in the plastered ceiling and on the wall, such as cornucopias, floral motifs, and urns. The arched area with 'Katherine S. LeVeque Lobby' on the wall historically was the location of exits onto Wall Street and corresponds with the bricked-in door opening seen on the east elevation. Doors leading into the auditorium's floor seating are on either side of the grand staircase. Concession stands are to the west of the staircase. A 1990s mural is painted on the south wall of the lobby. (Photo 13)

On the mezzanine level, a grand corridor extends the length of the building south to north. (Photo 16) Access to the mezzanine seating level of the balcony is gained from the corridor. Two stairwells leading to the upper balcony levels are on the east wall. (Photo 17) The corridor is characterized by fluted embedded Corinthian pilasters, arched openings, and ceiling medallions with decorative chandeliers. The balcony stairwells are decorative with black marble risers and white marble stairs and bronze balustrades matching those of the grand staircase. The walls within the stairwells are divided into paneled sections defined by molded frames and have niches with half-shell reliefs.

The auditorium is characterized by its ornate details, including plaster walls and ceiling with decorative detailing such as urns and floral motifs. (Photos 18-20) A large medallion is centered on the ceiling. (Photo 21) It too is decorative and divided into several ornate panels which repeat the circular and arched themes seen throughout the interior of the Theatre. The proscenium wall is characterized by a centered cartouche and the fascia is decorated with a continuous band of floral fretwork. Entryways into the balcony levels are contained within large arched openings. Each archway has a small chandelier hanging from it. Throughout the building, exit signs and fire hose signs are back-lit stained glass windows.

On the north end of the stage, behind the proscenium wall, are the loading dock, a storage room, a secondary stairwell, a check-in counter for the performing artists and the green room (Photo 23). A short, ramped hallway connects the rear of the stage to the loading dock entrance on W. Lynn Street. As noted previously, the storage room originally was not part of the Theatre's space. The storage room was reconfigured c.1985 to be oriented to the Theatre, with an opening cut into the rear stage wall, and new walls were constructed, which do not permit interior access



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

into the Tower. (Photo 22) The Tower's remaining seventeen floors of the north wing are above the storage room and the new storage room kept intact an original door onto W. Lynn Street.

The secondary stairs extend from the basement up to a ninth floor of the Theatre building. (Photo 24) This area is small in scale and each floor level contains dressing or support rooms for visiting performers. (Photo 25) These prep rooms, from the balcony levels up through the ninth floor, are all contained within the Palace Theatre's original footprint. Historically, the eighth and ninth floors were common areas for the performers. The eighth floor contained a billiards room in the eastern section and a nursery in the room west of the stairs, while the ninth floor had a small kitchen and living room. Access to the roof of the Theatre's auditorium is at the eighth floor. The ninth floor also contains mechanicals for the Theatre. A small elevator connects the dressing rooms from the basement to the eighth floor. A curved marble staircase at the eighth floor provides the only access to the ninth floor. In this northwest corner of the Theatre building, the LeVeque Tower's north wing was constructed over the western third of the dressing room block. Built in the Theatre's air rights, this section of the Tower begins above the Theatre's ninth floor. See Attachment A – Maps and Plans: North elevation diagram.

The basement is accessed via four stairwells, located roughly in each corner of the building. The grand staircase also descends into the basement. A vestibule with a groin-vaulted ceiling is at the bottom of the staircase. (Photo 26) A wood paneled lounge with a marble fireplace is north of the basement vestibule. It was originally the men's lounge outside of the men's restroom. The layout of this area was slightly reconfigured in the 1980s to create a large women's restroom, accessed from the former men's lounge.

The basement also contains a series of corridors and offices, a community room and industrial kitchen, and mechanical rooms, such as the boiler room. The original massive boilers to heat the Theatre are still intact. This heating system for the Palace was located in the Theatre's basement and was completely separate from the LeVeque Tower's heating system. The separateness of the mechanical systems provides further proof that the two buildings were constructed individually and independent of each other although they were part of one integrated master plan.<sup>6</sup> Evidence of the Keith-Albee era of vaudeville entertainment is present in one basement room. A ceramic-tiled room, with remnants of a huge tub where large animals were once hosed down, is still present. It is connected to rear, stage right, by a steep winding ramp. (Photo 27)

An exterior corridor or alleyway, labeled as 'Court' on the 1921 floor plan, is between the south wall of the Theatre's auditorium and the north wall of the LeVeque Tower. (Photos 28-30) The

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<sup>6</sup> Since c.1980s, steam and chilled water is piped in from the Tower. A current project will upgrade and modernize the entire system, all within the footprint of the Palace.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

court, which exits onto N. Front Street, provides emergency egress for the Theatre. It was denoted as Parcel No. 4, in the 1923 perpetual lease. The parcel was defined as an “easement in an alleyway ten (10) feet in width from north to south and running easterly from Front Street one hundred and twenty five (125) feet...”<sup>7</sup> Circa 1985, the Palace was given permission to construct a one-story storage room within the exterior corridor. The ground floor concessions storage is only accessible from the Theatre lobby.

The exterior corridor is a physical separation between the Palace Theatre and the LeVeque Tower. For several yards at the eastern end, the court is open and exposed to the sky (this is represented on the 1950 Sanborn Map by the white rectangle: See Attachment A – Maps and Plans). (Photo 29) The remaining length of the egress court is underneath the north wing of the LeVeque Tower, then becoming a tunnel. A metal fire escape stair is attached to the Theatre’s south auditorium wall. A door at the mezzanine level leads onto the upper landing of the fire escape. The staircase descends along the elevation via a series of stairs and landings, ending in an open area at the Front Street exit. (Photo 30) Within the corridor, the difference in construction technique of the two buildings is visible. The Theatre was built in a Flemish bond pattern, including in this secondary space, while the rear walls of the Citadel are laid in Common bond.

### Spatial Relationship

The 1975 American Insurance Union Citadel National Register of Historic Places nomination only contained one sentence regarding the Palace Theatre: “The east wing housed the Keith Albee Theatre which seated 4000.” This Amendment serves to clarify that the AIU Citadel (LeVeque Tower) and the Palace Theatre are two separate independent buildings, rather than the Theatre being defined as contained within the east wing. The Palace Theatre and the LeVeque Tower are essentially two abutting L-shaped buildings that fit around each other, without any interior connections. They were, and still are, separate buildings in terms of spatial configuration. The Tower’s north and east wings were built around the Theatre’s auditorium, and the east wing was constructed above the lobby spaces, in the Palace Theatre’s air rights. The individual layout of the two buildings can be seen in the AIU Citadel’s first floor plan, which delineates a solid party wall (line) between the two buildings. Additionally, the Theatre’s property line is indicated at the southern auditorium wall, facing the light court. See Attachment A – Maps and Plans: the 1921 plan and easement diagrams show the relationship of the two buildings.

For construction of the Citadel, the American Insurance Union had acquired three city inlots, designated 187, 188, and 189. A 1923 perpetual lease agreement between the American

<sup>7</sup> American Insurance Union, *99 Year Lease Renewable Forever*.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Insurance Union and the Keith-Albee Palace Theatre's owner designated the creation of parcels ascribed to the planned theater. Together, the parcels define the Palace Theatre's footprint, including its height. (See Attachment A – Maps and Plans: the 1937 Plat Map clearly shows the Theatre's parcels against the city inlots) As the AIU was in control of the entire construction site, the company had the power to retain the air rights for some portions of the property that corresponded with the Theatre. For example, retaining air rights, the AIU built the Citadel's east wing over the Palace Theatre's lobbies.

The rectangular Parcel No. 1, outlined in the perpetual lease, measures 157.5 x 115 feet and corresponds with the location of the Theatre's auditorium and stage. The AIU Citadel has no air rights over Parcel No. 1, except for 23.5 feet over the northwest end of Parcel No. 1, which is over part of the Theatre's six-story stage area and the dressing room block.

Parcel No. 2 corresponds with the grand staircase lobby and measures 62.5 wide by 24.7 feet deep. The relationship of Parcel No. 2 and the AIU Citadel's east wing is described in the 1923 lease, as follows: "it being expressly understood and agreed that all space under the plane at the thirty foot level, including sub-surface...shall be considered as part of the premises hereby demised, and that all space above the plane described is hereby expressly reserved to lessor [AIU] herein..."<sup>8</sup>

Slightly narrower, at 42 feet wide by 47.8 feet deep, Parcel No. 3 corresponds to the Theatre's outer lobby (vestibule) and recessed entrance. Here, the vertical space was defined as "all the space under the plane at the sixteen foot level."<sup>9</sup> On the interior, the juncture between the differing heights of Parcel No. 2 and No.3 is at the wall where the mural is located (Photo 13). Behind the mural, and over the vestibule, are office spaces within the second floor of the LeVeque Tower.

In 1923 (before construction commenced the following year), a lot split created separate tax parcels for the two buildings.<sup>10</sup> The LeVeque Tower is now divided into numerous condominium parcels, and the Franklin County Auditor has assigned different tax parcel numbers to those parcels, with an address of 50 W. Broad Street. For the Palace Theatre, the Auditor has assigned a single tax parcel number (010-045271-00), with an address of 34 W. Broad Street, which is separate from the parcels of the Tower.

<sup>8</sup> American Insurance Union, *99 Year Lease Renewable Forever*.

<sup>9</sup> American Insurance Union, *99 Year Lease Renewable Forever*.

<sup>10</sup> Conaway, Franklin B.: *Correspondence with Jeffrey Darbee*, October 18, 2005. Franklin Conaway, J.D., is an attorney specializing in historic preservation.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

In addition to describing the three ground lease parcels, the 1923 perpetual lease, along with an amendment to the lease in 1924, described ancillary space leases of basement areas and the placement of heating and ventilating equipment and coal storage to serve the Theatre. The Palace Theatre's massive chimney, for the equally massive boilers, is visible in the backstage area. (Photo 22) The Keith-Albee Palace Theatre was open and operating a full year before the AIU Citadel was completed. Independent mechanical systems for each building allowed for this to occur and is further evidence of the separateness of the two buildings.

Beyond the physical differences described above, other small details support the distinctiveness of the Citadel and the Palace Theatre, as two separate buildings. For example, the floor levels for the buildings are different. The Theatre's ninth floor is the Tower's seventh floor, and the Theatre's eighth floor is the Tower's sixth floor, and so on. Another example is the windows in the north elevation of the north wing. The Palace's two window bays, which correspond with the western half of the dressing room block, are a combination of original 3-over-3 sash or three-light awning windows. (Photo 09) The Tower's windows, seen in the westernmost bays of the elevation and in the floors above the Theatre's ninth floor, differ with 1-over-1 sash.

Finally, the steel skeleton construction of the two buildings allowed for them to be structurally independent of one another. The AIU Citadel was constructed with a steel grid (this information corrects structural information in original nomination) and the exterior walls are not load bearing. The Citadel tower was constructed to support itself in the areas where it sits over the Palace (front lobbies and stage). In fact, if this was not the case, the Palace could not have been open for a full year before the Tower's construction was complete. Due to the construction technique, the Citadel could be demolished and the Palace would be left standing, or the opposite could occur. Either building could be torn down in its entirety and the other would still be structurally sound. See Attachment C – Architect's Structural Assessment

When viewed from W. Broad Street, the Palace Theatre and the AIU Citadel have an integrated exterior appearance through the use of the same terra cotta facing. Although the two buildings had different architects, it was desired by the American Insurance Union's president, and initiator of the new building scheme, for them to appear unified. A cohesive façade contributed to the monumental visage of this new skyscraper complex. However, they are functionally and physically distinct entities.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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### 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.)

- 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 old or achieving significance within the past 50 years

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Lamb, Thomas  
\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The following documentation provides a narrative history of the Keith-Albee Palace Theatre. Recordation of the Theatre's history was not included in the 1975 National Register of Historic Places nomination for the American Insurance Union (AIU) Citadel, which included the Palace Theatre building. As noted in the Narrative Description, this additional documentation also establishes that the two entities were, and still are, two separate buildings, functioning independently of one another.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Keith-Albee Palace Theatre - History

The Keith-Albee Palace Theatre, more commonly known as the Palace Theatre since 1959, was an integral component and complementary companion to the American Insurance Union's proposed new office tower. By the early 1920s, the AIU, a fraternal insurance company, had outgrown its four-story office building. In fact, at the time, AIU was the largest fraternal insurance company in the world.<sup>11</sup> As the company's leadership began to explore new options, John Lentz, AIU founder and president, was of the mindset to create not just an updated office building, but a modernistic skyscraper that would be a beacon and symbol for Columbus. The AIU Citadel is an early example of 1920s-30s skyscraper complexes, predating more famous ones like Carew Tower or Rockefeller Center.

John Lentz was an attorney, politician, businessman, and promotor of social reforms. He pushed for an aggressive design for the American Insurance Union's new headquarters. Following the devastating 1913 floods and a corresponding desire to clean up slum-like riverfront properties, a civic center was being planned along the Scioto. The AIU's location on W. Broad Street, between High and Front streets, was perfectly positioned to both take advantage of and contribute to the proposed civic center. Lentz began to envision a towering skyscraper, which would reflect the company's lofty goals of social change. The new AIU office citadel would replace its four-story headquarters, all the other extant buildings in the block bounded by W. Broad St., N. Front St., Wall St., and Lynn Alley, and become a commercial anchor to the new civic center. See the 1975 National Register nomination for more information on the AIU Citadel's history.

Coinciding with the American Insurance Union's need for more space, the Deshler Hotel, located at the adjacent prime location of Broad and High streets, was also undergoing a growth spurt. Columbus was becoming a popular convention city, and the hotel, with its 400 rooms, was unable to keep up with increased demand. By the early 1920s, the Deshler's manager, L.C. Wallick, "warned that the town was in danger of becoming 'under-hoteled.'"<sup>12</sup> Lentz approached Wallick to join in his plans for the new AIU building. The Deshler Hotel would be connected to its skyscraper annex by a bridge over Wall Street, at the second story. Dubbed the Venetian Bridge, the enclosed space contained the Pompeian Room, an elaborately themed restaurant. The Deshler Hotel would occupy 600 rooms in the AIU Citadel, from the 2<sup>nd</sup> through 18<sup>th</sup> floors, in both legs of the L-shaped building, thus creating 1,000 rooms for the hotel. Within the tower portion of the building, the 19<sup>th</sup> and 20<sup>th</sup> floors were dedicated to American Insurance

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<sup>11</sup> Perkins, Michael A. *Leveque: The First Complete Story of Columbus' Greatest Skyscraper* (Bloomington, Indiana: AuthorHouse, 2005), p.2.

<sup>12</sup> Perkins, *Leveque: The First Complete Story of Columbus' Greatest Skyscraper*, p.16.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Union employees, while the upper floors were rented to other businesses. The ground level of the tower contained an ornate lobby and several small retail shops.

By the early 1920s, owners of the B.F. Keith Theatre, located on Gay Street, were interested in establishing a replacement facility for its vaudeville enterprise. As with the Deshler Hotel, the timing for a new theater coincided with Lentz's plans for the AIU Citadel. The B.F. Keith Theatre was a local affiliate of the larger Keith-Albee theater chain, and the company entered into an arrangement with Lentz for a new 4,000 seat theater. Established in the late 1880s, the Keith-Albee chain had migrated westward from the East Coast by the early 20<sup>th</sup> century and featured 'clean' vaudeville. Formed by Edward Franklin Albee and Benjamin Keith, two former circus apprentices, the business partners wished to present 'polite' or 'high class' vaudeville that would be appropriate for female or family audiences. They controlled performance quality by utilizing a central booking office that oversaw all of the Keith-Albee theaters, located in large cities across the country. Albee, in particular, was interested in the theaters themselves, commissioning beautiful buildings. "Albee envisioned a vaudeville empire whose glory was the beautiful theatres he built rather than the performers he hired."<sup>13</sup> The timing couldn't have been more perfect for the merger of Albee's and Lentz's grandiose architectural visions.

Groundbreaking for the AIU Citadel and the Keith-Albee Palace Theatre was on September 23, 1924.<sup>14</sup> C. Howard Crane, of Detroit, was the architect for the AIU Citadel. Crane was known for theater designs, but ironically was not the architect for the Keith-Albee Palace Theatre building. Thomas Lamb, also a well-known theater designer, designed the Keith-Albee Palace Theatre. Lamb, a New York architect, is cited as designing over 300 theaters around the world.<sup>15</sup> Locally, he also designed the Ohio Theatre, completed two years after the Palace Theatre.

The Keith-Albee Palace Theatre was completed and opened on Monday, November 8, 1926 (the AIU Citadel was not completed for another year). Built during the motion picture "palace" craze, the Keith-Albee Palace Theatre was constructed to accommodate both feature movies and vaudeville acts, which had been the dominant popular entertainment source of the previous decades. In the days leading up to the grand opening, *The Columbus Dispatch* heavily advertised the new theater, and other local publications also promoted the new theater. For example, *Columbus This Week* featured the theater on its cover two weeks in a row. In the November 7<sup>th</sup> issue, the magazine noted "This week the magnificent new Keith-Albee Palace Theatre is opened to the public. Its magnificence must be seen to be appreciated."<sup>16</sup> The opening day for the venue featured a vaudeville routine and a movie, *The Campus Flirt*. See Attachment B – Historic Images

<sup>13</sup> [http://www.vaudeville.org/profiles\\_A\\_H/index\\_files/Page2655.htm](http://www.vaudeville.org/profiles_A_H/index_files/Page2655.htm)

<sup>14</sup> Perkins, *Leveque: The First Complete Story of Columbus' Greatest Skyscraper*, p.19.

<sup>15</sup> *Rivertown Times*, Volume 1-5, October 8, 1975.

<sup>16</sup> Columbus Chamber of Commerce, *Columbus This Week* (Vol. 3, No.6, November 7, 1926), p.11.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

In November 1929, the 3<sup>rd</sup> anniversary of the theater was being commemorated. The weeklong celebration included performances featuring Carl Randall. Randall, a Columbus native, was a famous Broadway star, musical performer, and choreographer, and the city's residents were eager to see him perform at the Palace Theatre. In an article about the anniversary festivities, the theater's manager listed dozens of stars that had visited the Palace Theatre in just three years, including one name still recognizable today, Rudolph Valentino.<sup>17</sup>

By the time of the anniversary, the Theatre's name had changed to the RKO Palace. In the late 1920s, vaudeville was rapidly being displaced by movies as the more prevalent form of entertainment. In order to keep his company's vaudeville circuit alive, Albee merged it with the popular western Orpheum Circuit in 1927, creating the Keith-Albee-Orpheum Circuit. This merger gave the circuit 700 vaudeville theaters.<sup>18</sup> The following year, Albee sold \$4.5 million in stocks to Joseph P. Kennedy.<sup>19</sup> Kennedy had recently acquired an international film booking company and was looking to create a new business partnership with the owner of Radio Corporation of America (RCA). The 1928 union of the three enterprises resulted in the formation Radio-Keith-Orpheum (RKO) and essentially marked the end of E.F. Albee's tenure as the most renowned vaudeville impresario in the United States.

Many famous early 20<sup>th</sup> century performers stopped at the RKO Palace, such as Bing Crosby, George Burns, Jackie Gleason, and Mae West, who broke attendance records in 1938. The world premiere of *The Male Animal* occurred on March 12, 1942. The film's stars (Henry Fonda, Olivia De Havilland, and Joan Leslie) attended the premiere, along with the author, Columbus native James Thurber.<sup>20</sup> Although musical performances still took place, the vaudeville circuit had largely faded away by the start of World War II. The RKO Palace predominantly became a first-run movie theater and served in that capacity for a number of years, showing films such as Elvis Presley's first movie *Love Me Tender* in 1956. (See Attachment B – Historic Images) The national distribution system for new movies sent them first to the downtown movie palaces before they were released to neighborhood or suburban theaters. This kept the large-scale downtown theaters competitive, but in the mid-1960s, distribution policies began to shift and the downtown advantage on new releases was broken.

With the change in distribution patterns bringing increased competition, downtown movie palaces began to struggle. In order to stay afloat financially, many began to screen adult movies or feature burlesque performances. Other downtown theaters were demolished in the mid and late 1900s. "By the 1970s, the RKO Palace, beneath the LeVeque-Lincoln tower, was a shabby

<sup>17</sup> "Third Birthday of R-K-O Palace Is Being Celebrated This Week," *Ohio State Journal*, November 10, 1929.

<sup>18</sup> <http://www.filmreference.com/encyclopedia/Independent-Film-Road-Movies/RKO-Radio-Pictures-THE-FORMATION-AND-EARLYDEVELOPMENT-OF-RKO.html>

<sup>19</sup> <http://www.lib.uiowa.edu/scua/msc/tomsc400/msc356/kibler.htm>

<sup>20</sup> Hunter, Bob. *A Historical Guidebook to Old Columbus* (Athens: Ohio University Press, 2012) p.91.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

reminder of bygone grandeur. Like the Great Southern a few blocks to the south, it had been reduced to screening black exploitation B-movies, X-rated sleaze and martial arts marathons.”<sup>21</sup>

In the mid-1970s, RKO terminated its lease, closed the venue, and the Palace Theatre was soon threatened with demolition. The nearby Ohio Theatre had undergone a similar threat, but was saved in 1969. Watching progress at the Ohio Theatre, Katherine S. LeVeque became interested in seeing the Palace Theatre brought back to life. Under her guiding hand, the Palace Theatre was upgraded, restored, and reopened on February 4, 1980, with Donny and Marie Osmond as headliners. Restoration projects continued throughout the decade, and by 1991, ownership of the Palace Theatre was transferred to The Columbus Association for the Performing Arts, also the owner of the Ohio Theatre.

#### “City Within A City” – 1920s’ Urban Skyscraper Complexes

Singular skyscrapers first appeared on the American landscape in the mid-1880s, but the soaring skyscraper with flanking multi-story wings, all with an integrated architectural vocabulary, was an emerging urban form in the mid-1920s. Eventually dubbed a “city within a city,” these complexes contained a variety of functions under one roof, but sometimes were comprised of multiple buildings that shared a single architectural motif. These office tower complexes were paired with small shops, large department stores, hotels, restaurants, parking garages, or theaters. Hotels and theaters, in particular, were very popular components of the new skyscraper megastructure.

Technological advances that allowed for the construction of ever taller buildings, such as improved elevators and evolved construction methods, coupled with land shortages in congested cities brought about the popularity of skyscrapers. By the prosperous 1920s, this also coincided with the concept of the skyscraper as a reflection of the builder’s pride and affluence. “No longer just warehouses for workers, the young century’s towers were extremely personal measures of identity, hedonistic headstones designed to ensure their creators’ immortality... skyscrapers had become monuments to the corporate will or personal power of the men who called them forth, embodiments of their singular visions and agendas.”<sup>22</sup> One such famous example of this concept was the Tribune Tower in Chicago. In 1922, the newspaper company staged an international design competition for its new headquarters. The competition stipulated that the design should create “the most beautiful and eye-catching office building in the world.”

In 1923, as John Lentz was finalizing plans for the construction of the AIU Citadel, he very likely was aware of legacy-defining skyscrapers being constructed in other cities. The president of a national organization, it is conceivable that Lentz would have been aware of Chicago’s

<sup>21</sup> Perkins, *Leveque: The First Complete Story of Columbus’ Greatest Skyscraper*, p.119.

<sup>22</sup> Perkins, *Leveque: The First Complete Story of Columbus’ Greatest Skyscraper*, p.5.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Tribune Tower competition and the lofty goals for it. Closer to home, construction started on Cleveland's new Terminal Tower group in 1923. This new urban complex of seven public and private buildings featured a central core of three buildings facing Cleveland's Public Square. This core contained the 52-story Terminal Tower, flanked by 32-story wings that housed a department store and hotel respectively. Conceptual planning began in 1919 and "the first three buildings are all designed in the same architectural idiom."<sup>23</sup> Sharing an integrated architectural design vocabulary (Beaux-Arts for the three buildings facing Public Square and Modernist/Art Deco for the later buildings behind them), the Terminal Tower Group in Cleveland was listed in the National Register in 1976. Nominated for community planning, the "planned urban business complex" contains multiple buildings and the author notes that the complex is "a grand 'city within a city' plan of the 1920s" with a "distinguished Beaux-Arts design."<sup>24</sup>

Construction of the Fisher Building in Detroit was announced in January 1927, weeks after the Keith-Albee Palace Theatre was into operation and the AIU Citadel's construction well underway. Designed by internationally renowned architect Albert Kahn, it was another city within a city concept, containing offices, shops, restaurants, a parking garage, and the 3,000-seat Fisher Theatre. The L-shaped Fisher Building is the most similar in configuration to the AIU Citadel and Palace Theatre. The Fisher Building features a 28-story tower, centered at a corner, with flanking 11-story wings. The theater has been described as having a novel connection to the host building and street. "In what was a rather new practice at the time, the theater was rather detached from the entrances to the building. This allowed for the Fisher Building's arcade to effectively serve as the foyer for the theater at night and a business passageway by day. It also allowed for the theater to be approached from any of the building's four entrances or the garage."<sup>25</sup> Despite the novelty of the theater's circulation patterns, it is still inter-connected via a common arcade, and the Fisher Building complex is counted as one resource in the National Historic Landmark (NHL) nomination.

In August 1929, a new mixed-use skyscraper complex was announced for downtown Cincinnati. Developed by John J. Emery, of the locally prominent Emery family, the Carew Tower-Netherland Hotel Complex featured a 48-story office tower, a 30-story hotel and a 27-story garage tower. The Art Deco complex, designed by Walter W. Ahlschlager (principal) and Delano and Aldrich (associated architects), was conceived as part of a broader civic reform movement. "Emery's multi-use skyscraper was the epitome of this re-birth of downtown,"<sup>26</sup> which was similar to John Lentz's earlier theory for the AIU Citadel's contribution to Columbus' downtown riverfront resurrection. Carew Tower is defined in the NHL nomination as a "multi-functional complex." Falling within the envelope of a single building, the architect "used an asymmetrical spiral of space in the public rooms and interconnecting corridors in the Carew

<sup>23</sup> Johannesen, Eric. *Terminal Group National Register of Historic Places Nomination*, 1976, p.7-1.

<sup>24</sup> Johannesen, Eric. *Terminal Group National Register of Historic Places Nomination*, 1976, p.8-2.

<sup>25</sup> <http://historicdetroit.org/building/fisher-building/>.

<sup>26</sup> Pitts, Carolyn. *Carew Tower-Netherland Hotel National Historic Landmark Nomination*, 1994, p.14.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Tower Arcade and the Netherland Hotel.”<sup>27</sup> In plan, the hotel and office tower are divided by a sizeable arcade on the first floor, creating at least a visual separation between the two functions. A larger arcade also bisects the building east to west, further defining the separate functions. Despite the visual separation of function, it is a single building.

The most famous American ‘city within a city’ skyscraper complex is Rockefeller Center in New York City. Construction began in May 1930 and continued throughout the remainder of the decade, with a 70-story office tower being completed first. Principal architects for the project were Raymond Hood, Wallace K. Harrison, and Max Abramovitz. Rockefeller Center was large enough in 1939 that “on its own, it would have been the 51st largest city in the U.S.”<sup>28</sup> Like the older Terminal Tower Group, Rockefeller Center is an assemblage of multiple buildings. It is a cohesive, architecturally integrated complex of Art Deco design, comprised of 22 acres and 14 buildings. Containing a wide variety of uses, Rockefeller Center’s collection of buildings served many functions.

The Keith-Albee Palace Theatre was an important piece of a grand vision for a modern urban complex. As one side of the proposed AIU Citadel business “triangle,” the Theatre was integral to John Lentz’s dream.

And so, by August of 1924, John Lentz’s simple search for roomier offices had ballooned into a comprehensive vision for Columbus’ first multi-purpose urban center, a complex intertwining the needs of a commercial business, world-class lodgings, first-rate entertainment, and, in the tradition of the AIU, the ever-present higher purpose. That meant more than stacking up a mere pile of bricks. For the American Insurance Union, the mission, now, was the creation of a legacy.<sup>29</sup>

The new two-building complex was Columbus’ version of an emerging property type in the early 20<sup>th</sup> century, predating some of the more well-known regional or national examples from the late 1920s.

#### Palace Theatre & AIU Citadel – Separate Buildings

While some skyscraper complexes were clearly comprised of multiple buildings, the AIU Citadel with its associated Palace Theatre is unusual in that it appears, from the south elevation, to be a singular building, but is, in actuality, two individually functioning buildings. There is no physical access between the two buildings. Both buildings exist autonomously of the other and either building could ‘disappear’ and the other could continue to exist and function on its own. In addition to the physical division between the two buildings discussed in the Narrative

<sup>27</sup> Pitts, *Carew Tower*, p.12.

<sup>28</sup> <https://www.rockefellercenter.com/art-and-history/history/>

<sup>29</sup> Perkins, *Leveque: The First Complete Story of Columbus’ Greatest Skyscraper*, p.16.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Description, there are other factors, such as ownership and financing, that support their designation as distinct buildings.

The 1923 perpetual lease agreement provides additional clues and justification for the classification of the AIU Citadel and the Palace Theatre as being separate. In summary, the lease stated, "It being understood and agreed that one of the inducements of the granting of this lease, and an indispensable consideration for the same is the agreement of said Lessee [M.A.L.D. Theatre & Realty Co.] to erect on said leased premises within the time herein provided for, a first-class, modern, fireproof theatre building to cost not less than five hundred thousand dollars (\$500,000.00)."<sup>30</sup> Conversely, the Deshler Wallick Hotel leased space within the AIU Citadel, did not have an ownership stake in the building, and was not responsible for construction costs of the hotel rooms.

Ownership for the two buildings was separate from the start. The AIU Citadel was initially owned by the American Insurance Union. The fraternal insurance concern did not survive the early years of the Depression and the AIU Citadel was in foreclosure by 1934. In 1944, a public auction was held for the Tower building. Forming a trust, called 50 West Broad Street, business partners John C. Lincoln and Leslie LeVeque had the winning bid. In early 1946, references to the old American Insurance Union name were removed from the Tower, and the building was rechristened as the LeVeque-Lincoln Tower. In 1977, Katherine S. LeVeque, Frederick LeVeque's widow, acquired sole ownership of the LeVeque Tower. The Tower was sold out of the LeVeque family in the early 2000s.

The Keith-Albee Palace Theatre was initially owned by the M.A.L.D. Theatre & Realty Co., of New York. After the M.A.L.D. Theatre & Realty Corporation, ownership of the building was transferred to Penn-York Properties, Inc. by 1973. Since 1991, the Palace Theatre has been owned by the Columbus Association for the Performing Arts.

Construction for the two independent buildings was financed by the respective owners. The lease agreement for the Keith-Albee Palace Theatre stipulated that the building had to be of such quality as to cost a minimum of \$500,000 and "that Lessee will pay all expense of erecting said theatre...also the cost of decorative or fancy plaster on ceilings and walls and decorating and adapting the said premises to its own use." Separate financing and ownership also meant that the two owners had the freedom to hire the architect of their choosing. John Lentz retained C. Howard Crane to complete the AIU Citadel's design, while Thomas Lamb was "the architect retained by the Keith theatre interests."<sup>31</sup> In the early 1920s, in the New York City boroughs of Brooklyn and the Bronx, Lamb designed a few theaters for the Keith-Albee chain, and for the Palace Theatre, the company continued its working relationship with the architect.

<sup>30</sup> American Insurance Union, *99 Year Lease Renewable Forever*.

<sup>31</sup> Perkins, *Leveque: The First Complete Story of Columbus' Greatest Skyscraper*, p.21.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

Ultimately, the Palace Theatre cost more than twice the minimum amount required in the 1923 perpetual lease. “The AIU’s new home was to top out at \$6,021,284 in cost, while the Keith-Albee Palace was projected for a separate tab of \$1,250,000.”<sup>32</sup> Additionally, the agreement stipulated that the theater developer was responsible for demolition of the extant buildings on their designated parcels and for the removal of debris. Under the 1923 perpetual lease, the M.A.L.D. Theatre & Realty Co. was, as the equitable owner of the Theatre, financially responsible for property taxes, fire insurance, and the repair or replacement of the theatre building if it were to be damaged. The financial separateness of the Theatre and the AIU Citadel is starkly shown by the fact that the 1930s bankruptcy of the owner of the Tower had no effect on the owner of the Theatre. As the Depression continued, many tenants defaulted on their Citadel leases and management struggled to find new renters.<sup>33</sup> When the American Insurance Union ultimately went bankrupt, the Theatre owner simply paid its perpetual rent to the successive lessor. The only relationship between the Tower owner and the Theatre owner was, and is, that the Tower owner was, and is, the lessor of the perpetual lease of the Theatre.

The AIU Citadel and the Keith-Albee Palace Theatre form a two building urban skyscraper complex, reflecting a unified architectural design for two historically separate buildings with separate ownership and separate uses. With distinct addresses, parcel allotments, titles (legal and equitable), financing, architects, and mechanical systems, they are stand-alone buildings by definition. In summary, although they are visually related by the exterior façade treatment, the AIU Citadel and the Keith-Albee Palace Theatre have several distinctive physical, functional, and historical differences, illustrating that they are indeed two separate buildings.

<sup>32</sup> Perkins, *Leveque: The First Complete Story of Columbus' Greatest Skyscraper*, p.66.

<sup>33</sup> Perkins, *Leveque: The First Complete Story of Columbus' Greatest Skyscraper*, p.94.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

### 10. Geographical Data

Acreage of Property \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

**Boundary Justification** (Explain why the boundaries were selected.)



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

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### 11. Form Prepared By

name/title: Nathalie Wright, Historic Preservation Consultant  
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city or town: Columbus state: OH zip code: 43220  
e-mail nwright66@yahoo.com  
telephone: 614-447-8832  
date: February 1, 2017

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

**Photographer:** Nathalie Wright

**Date Photographed:** August 25, 2016 and January 30, 2017

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County and State

**Description of Photograph(s) and number, include description of view  
indicating direction of camera:**

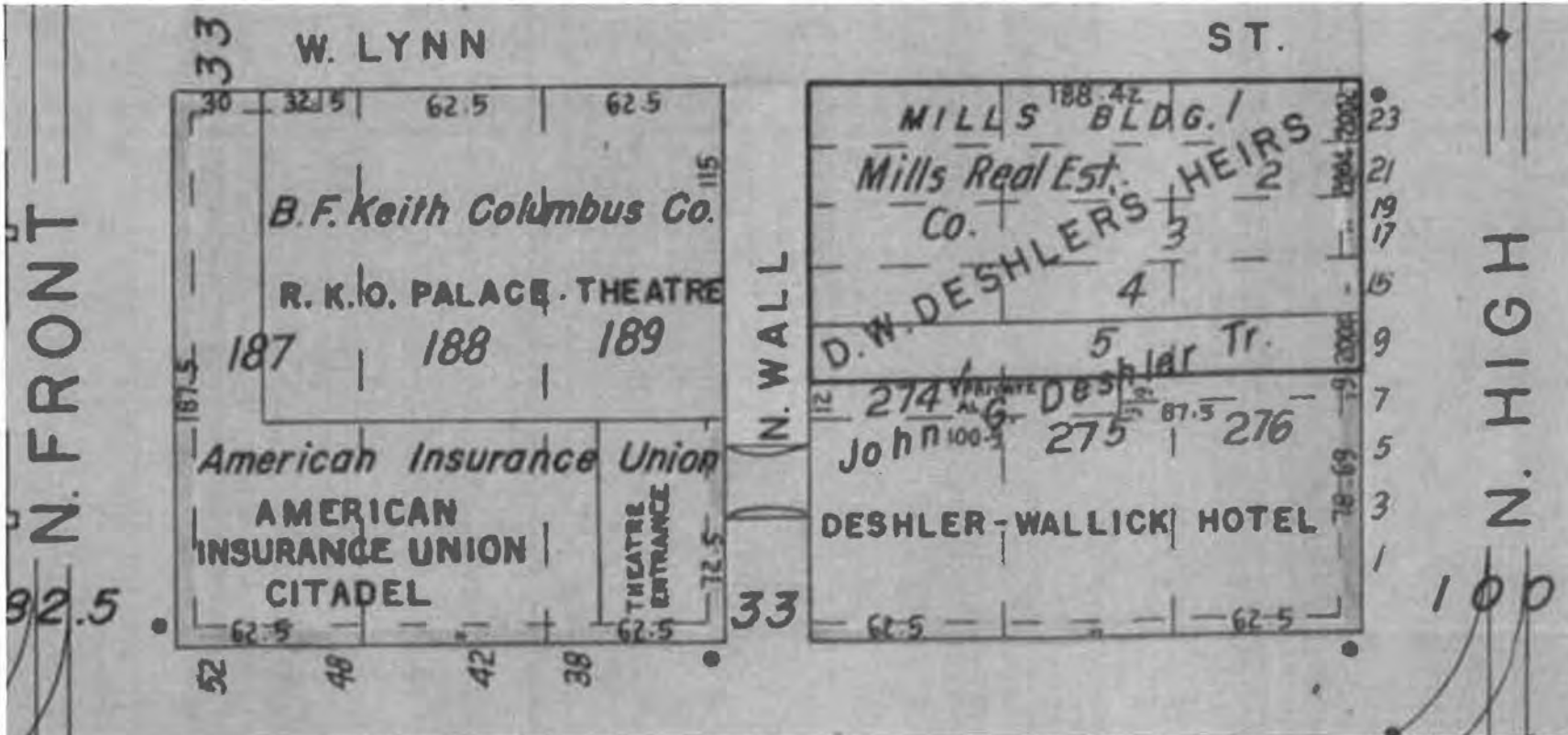
1. AIU Citadel & Palace Theatre, W. Broad Street façade, looking northeast
2. Marquee & recessed entry, looking north
3. Recessed entrance, looking west
4. Marquee & recessed entry, looking northwest
5. East elevation, looking southwest
6. East elevation, looking south
7. North elevation, looking west
8. North elevation, stage door, looking south
9. North elevation, window detail, looking south
10. North elevation, looking east
11. Roof access at 8<sup>th</sup> floor, looking north
12. Vestibule, looking east
13. Lobby, looking southwest
14. Lobby, grand staircase, looking north
15. Lobby, looking northeast
16. Corridor, looking north
17. Corridor, rear stairs, looking southeast
18. Auditorium, looking south
19. Auditorium, looking northwest
20. Auditorium, looking northeast
21. Auditorium, ceiling detail
22. Stage, looking north
23. Green room and performer check-in desk, looking southwest
24. 8<sup>th</sup> floor, secondary stairs for dressing rooms, looking north
25. 9<sup>th</sup> floor, looking east
26. Basement, looking northwest
27. Basement, looking south
28. Exterior court & emergency egress, looking west
29. Exterior court, looking up
30. Exterior court, looking east



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment A – Maps and Plans**

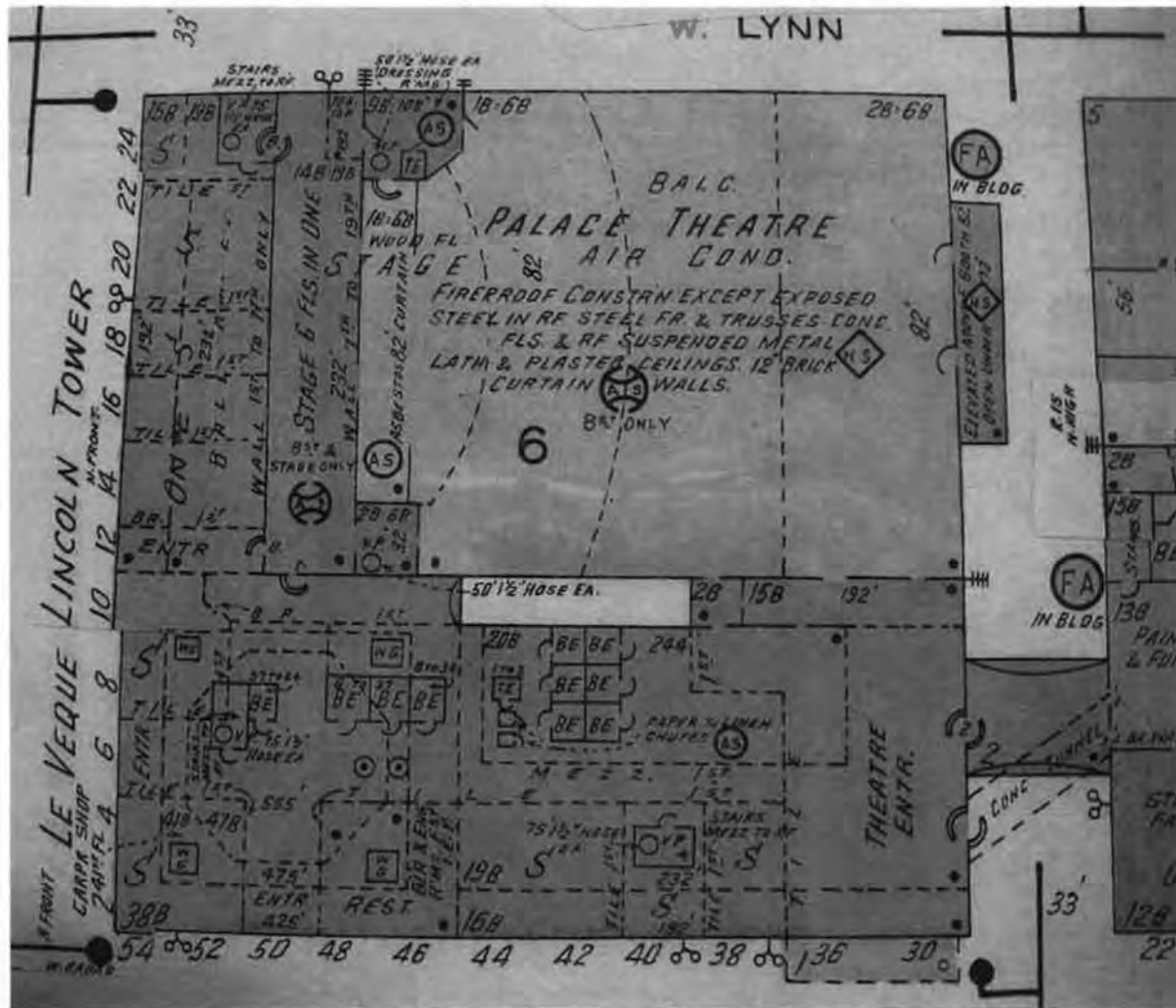


1937 Plat Book, showing city inlot numbers and the L-shaped parcels of the theatre.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment A – Maps and Plans**



1950 Sanborn Map



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment A – Maps and Plans**

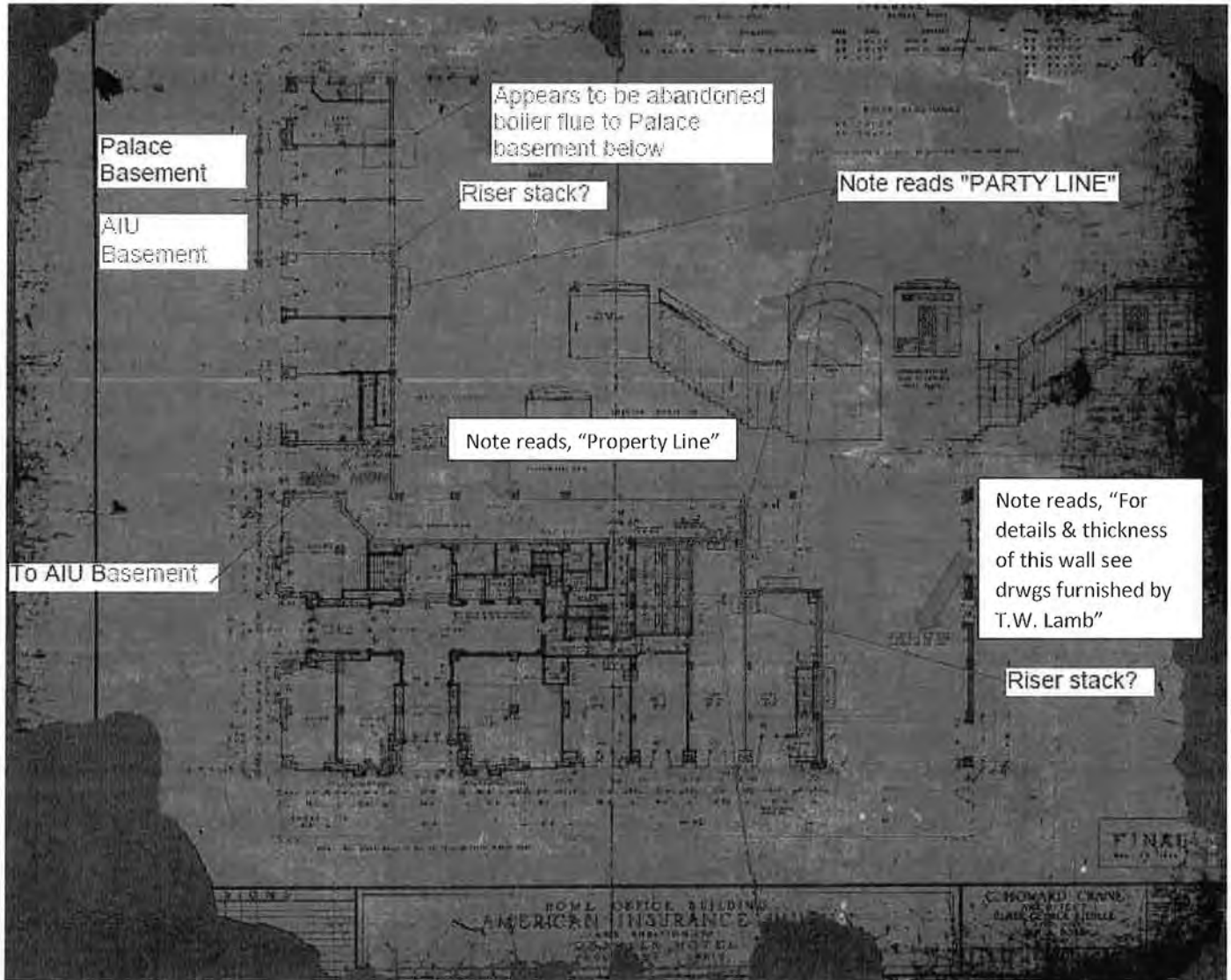


**Franklin County Auditor Parcel Map, 2016.**

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment A -- Maps and Plans



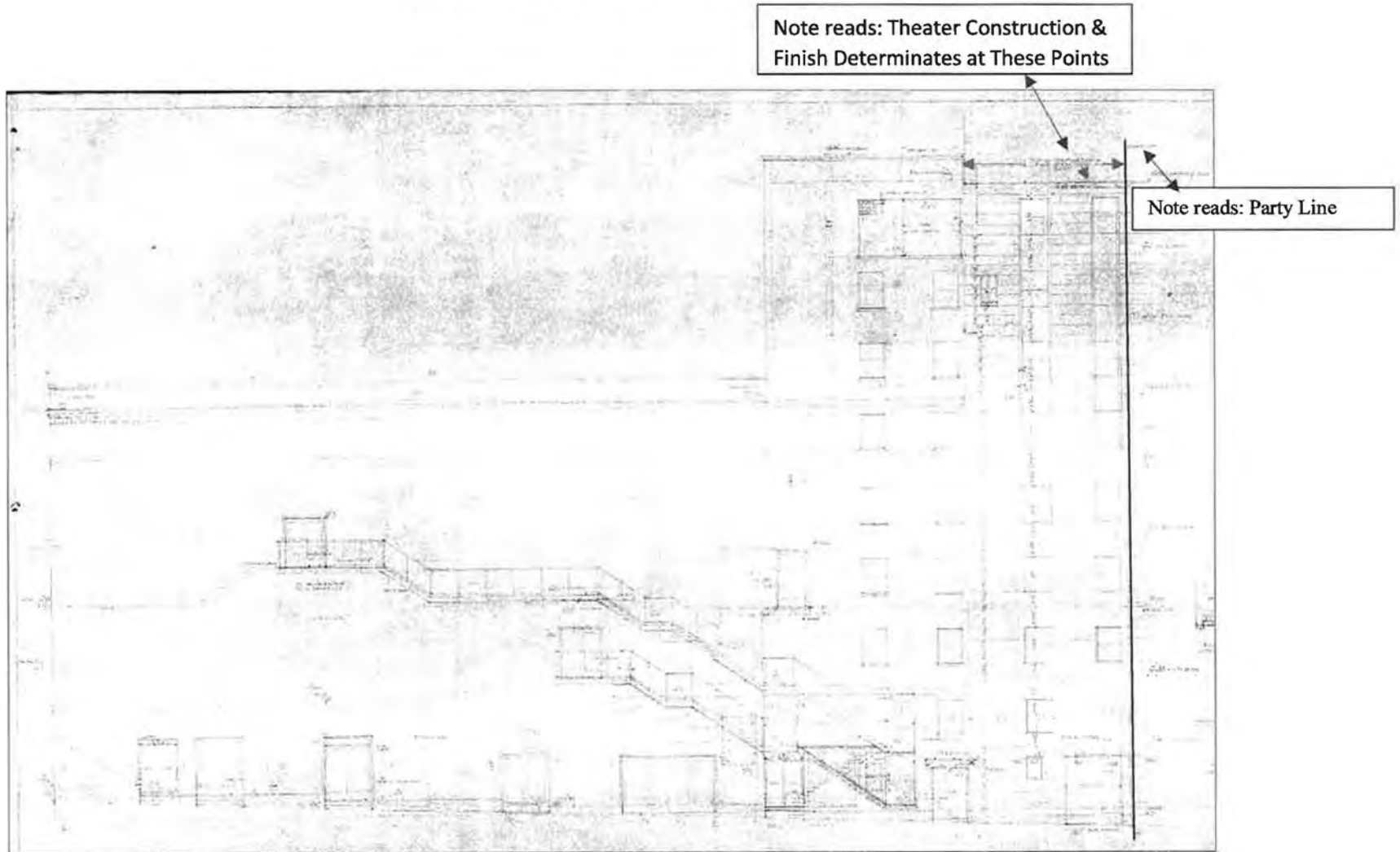
1926 1<sup>st</sup> floor plan showing separation of AIU Citadel and Palace Theatre via party walls. Image courtesy Schooley Caldwell Associates.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment A – Maps and Plans

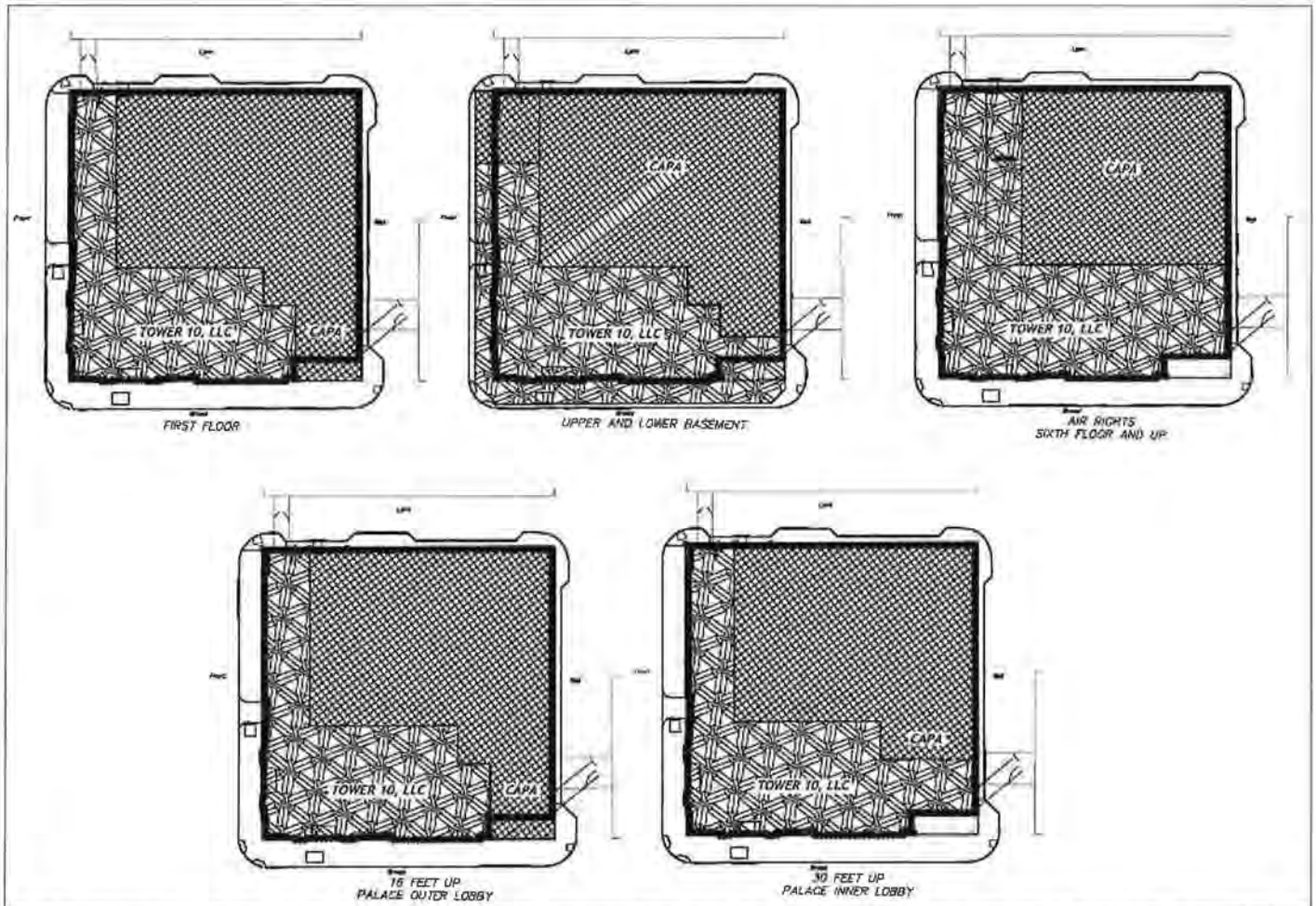


1923 north elevation – Thomas Lamb architectural plans. Image courtesy Schooley Caldwell Associates.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment A – Maps and Plans



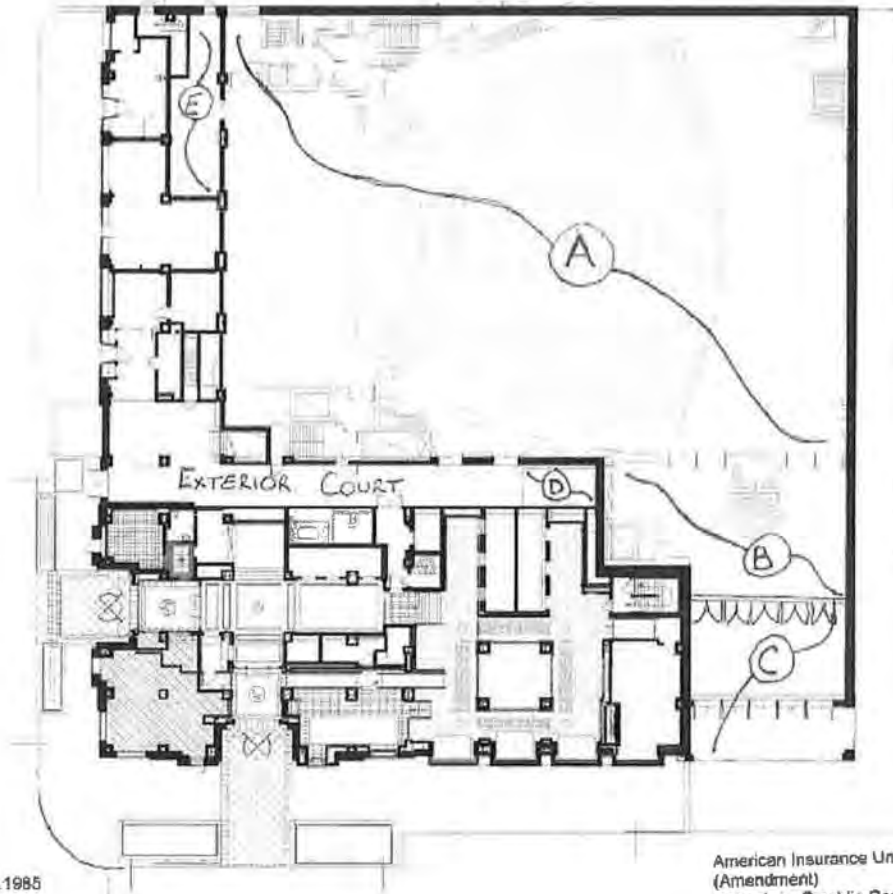
**Easement diagrams showing spatial relationship between the AIU Citadel and the Palace Theatre. Courtesy Schooley Caldwell.**




American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment A – Maps and Plans



- A. Parcel No. 1
- B. Parcel No. 2
- C. Parcel No. 3
- D. Concessions addition, c.1985
- E. Stage storage, c.1985

American Insurance Union Citadel  
(Amendment)  
Columbus, Franklin County, Ohio  
12<sup>th</sup> FLOOR - PARCEL DIAGRAM 

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment A – Maps and Plans**



East elevation showing the configuration between the AIU Citadel and the Palace Theatre. Note: Lines drawn are for visual understanding only and not to scale.



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment A – Maps and Plans**



North elevation showing the configuration between the AIU Citadel and the Palace Theatre. Note: Lines drawn are for visual understanding only and not to scale.

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

Attachment B – Historic Images

Build Your Hopes High When You Come For

YOUR FIRST LOOK  
At The  
**NEW KEITH-ALBEE  
PALACE  
THEATRE**  
BROAD ST. WEST OF HIGH

You Will Not Be Disappointed In A Single Instance  
—For Never Was There Such A Theater Anywhere  
In The World.

IT WILL AWE YOU—  
THRILL YOU—AMAZE  
AND STARTLE YOU WITH  
ITS MAGNIFICENCE AND  
MAGNIFICENCE!!!

The OPENING IS MONDAY  
NOV. 8th. AT 1 P. M.

Lounges—Furnished  
Lobbies—Rest Rooms  
Crestle Rooms—  
Smoking Salons—  
Private Telephone  
Booths

4000 SEATS AT  
POPULAR PRICES

The Finest Home Of  
**KEITH-ALBEE  
VAUDEVILLE**  
Unsurpassed  
UNEQUALLED  
UNEXCELLED—  
Screen Plays The  
With  
The Most Popular  
BIG STARS

Columbus Dispatch, November 5, 1926, p.44

The Theater Dedicated to the People  
of Columbus by Mr. G. F. Albee, Which  
Gives to Ohio's Capital One of the  
World's Most Beautiful Playhouses

**OPENS  
TOMORROW**  
AFTERNOON AT 1-O'CLOCK  
VAUDEVILLE & PHOTOPAYS  
A COMPLETE CHANGE  
of PROGRAM TWICE  
CONTINUOUS WEEKLY ~ SUNDAYS &  
1 to 11 P. M. THURSDAYS

AN ENTIRE NEW SHOW THIS MONTH  
THE OPENING BILL BEING FOR  
MONDAY, TUESDAY & WEDNESDAY ONLY

4000 SEATS

AFTERNOONS 1 to 5 o'clock BOXES 50c-1.00 BALCONY 35c LOWER FLOOR 50c	35c 50c
---	------------

THE INAUGURAL 3 DAYS MONDAY, TUESDAY  
PROGRAM ONLY & WEDNESDAY  
**KEITH-ALBEE VAUDEVILLE**  
WILL MAHONEY "WHY BE  
SERIOUS"  
4 ACES & A QUEEN "A GARDEN OF JOY"  
& FREDERICK KING BURTON "THE HARRINGTON SISTERS  
EMMA HAIG & OLIN HOWLAND  
BUDDY SHEPHERD'S ORCHESTRA  
CLIFFORD & MARION "MURPHY, McNEECE & RIDGE  
"JUST DUMB" "WAGS & STEDS"  
A PARAMOUNT PHOTOPLAY  
**BEBE DANIELS**  
The **CAMPUS FLIRT**  
ALL ABOUT  
A CAPTIVATING  
COLLEGE CO-ED  
WITH CURTAINOUS EYES

NEW PROGRAM, CONYER & GLASS  
"SQUARING THE CIRCLE"  
THURSDAY  
"SCOTT & FOLD JOAK" "JEAN HEDDOLT"

**PALACE**

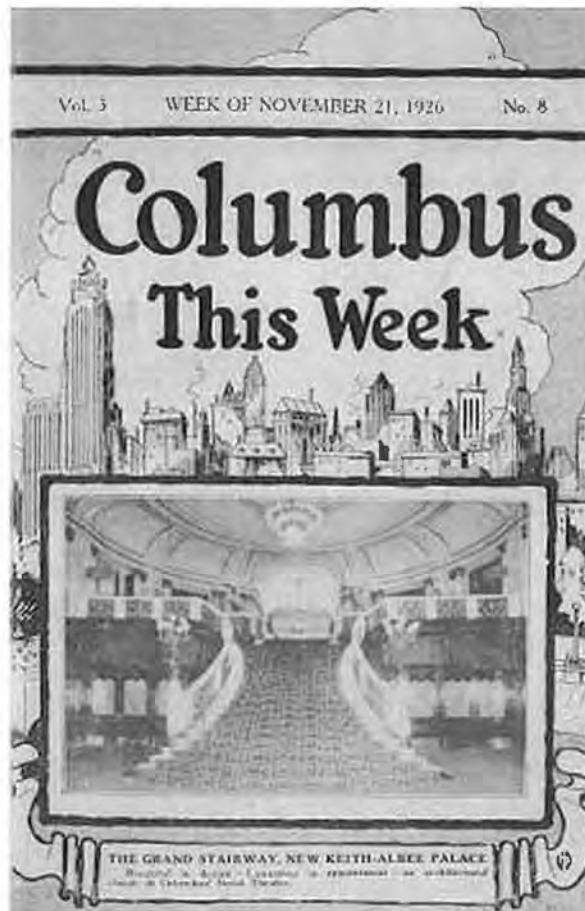
Columbus Dispatch, November 7, 1926, p.10



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

**Attachment B – Historic Images**



*Columbus This Week*. Cover page November 14, 1926 (left) and November 21, 1926 (right)

American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment B – Historic Images



c.1930, from Columbus Memory Online Archive.



Marquee, 1939. From <http://cinematreaasures.org/theaters/210>



American Insurance Union Citadel (Amendment)  
Name of Property

Franklin, Ohio  
County, State

### Attachment B – Historic Images

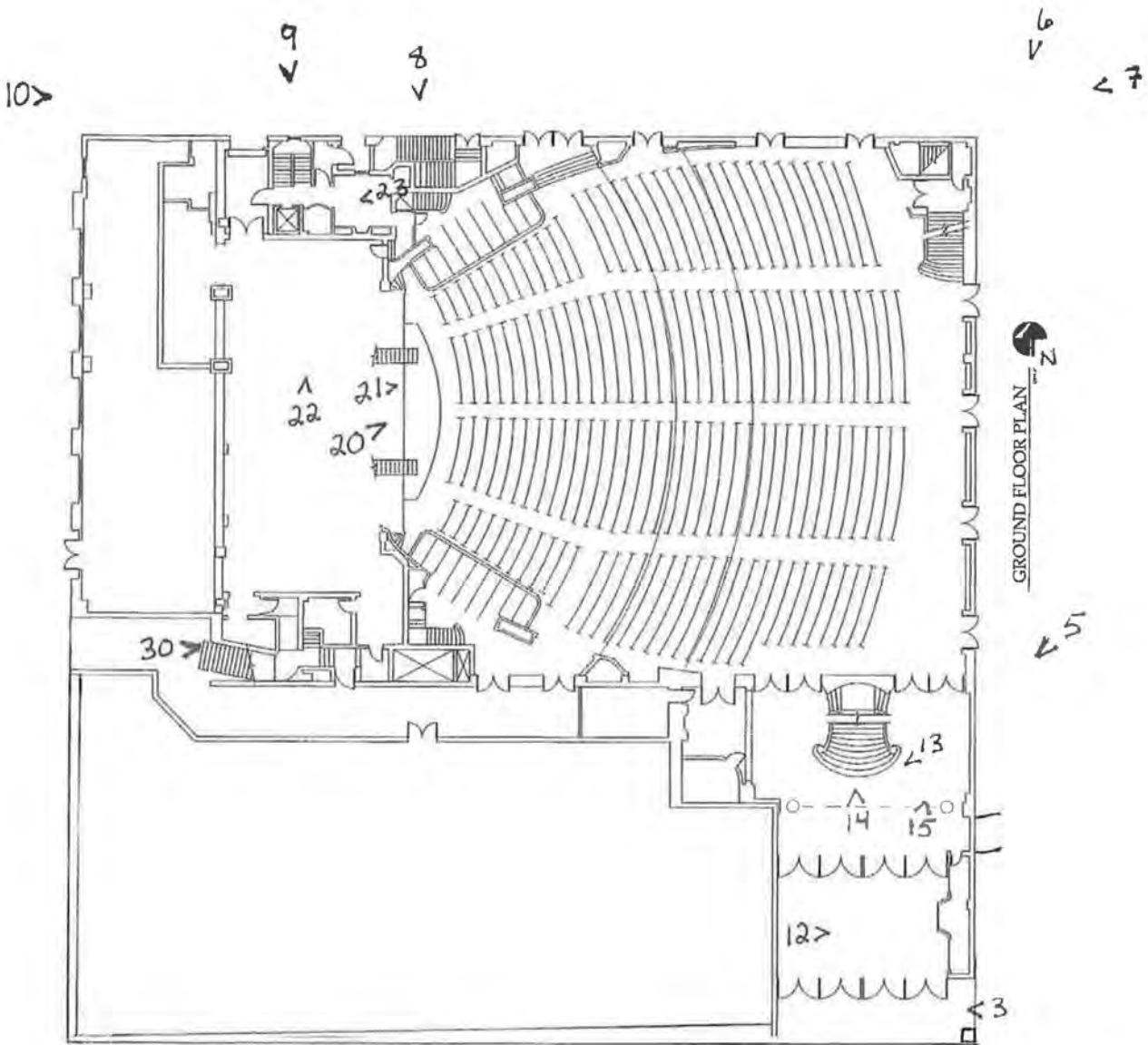


Postcard, c.1940. From <http://cinematreasures.org/theaters/210>



Columbus Dispatch, 12/5/1956

American Insurance Union Citadel  
(Amendment)  
Columbus, Franklin County, Ohio  
PHOTO KEY - 1<sup>ST</sup> FLOOR

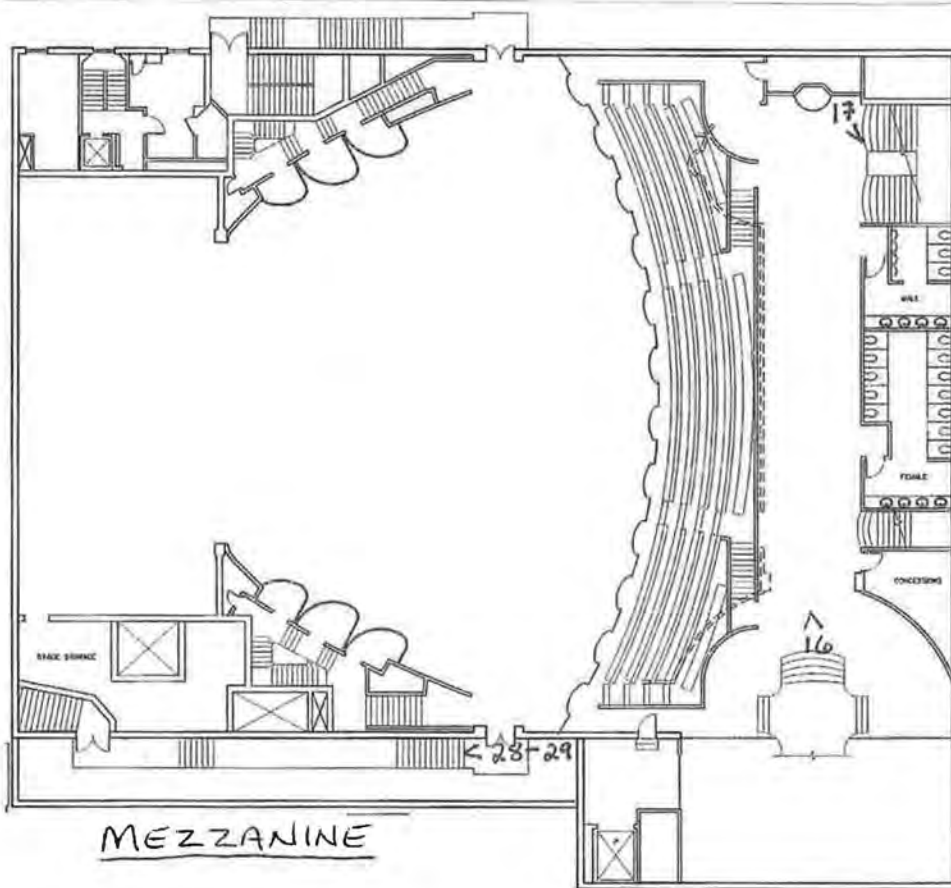


W. BROAD STREET

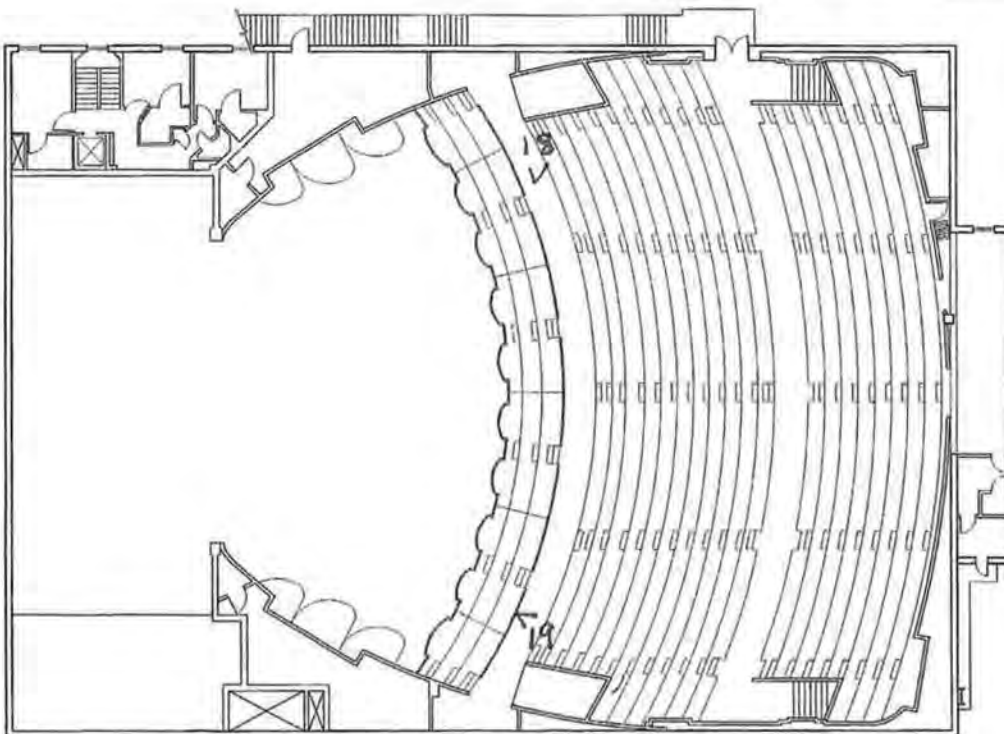
17

2



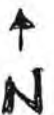


MEZZANINE



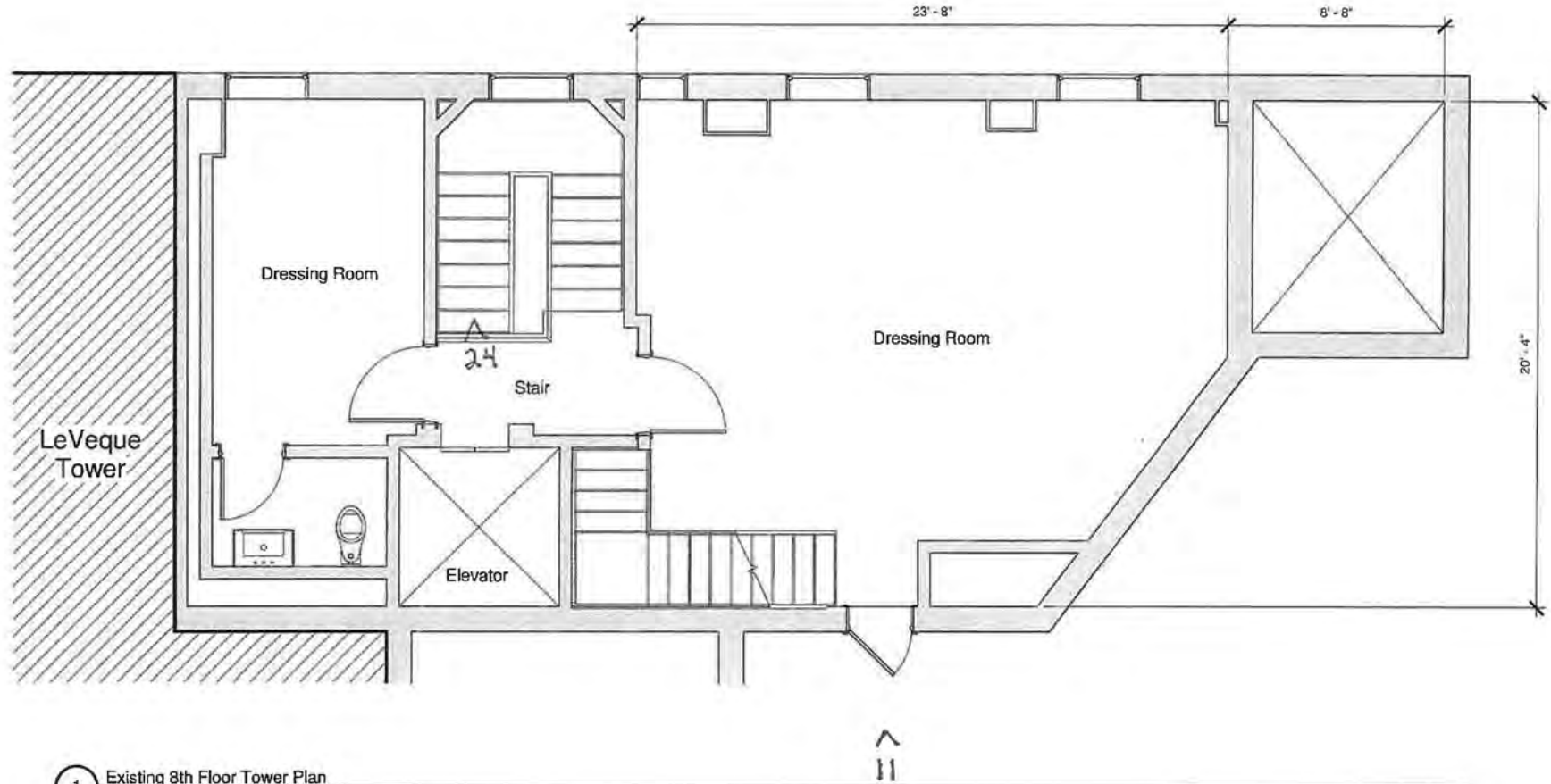
BALCONY

American Insurance Union Citadel  
 (Amendment)  
 Columbus, Franklin County, Ohio  
 PHOTO KEY



**SCHOOLEY  
CALDWELL**

American Insurance Union Citadel  
(Amendment)  
Columbus, Franklin County, Ohio  
PHOTO KEY - 8<sup>TH</sup> FLOOR



335 Mason's Scaleward  
Columbus, Ohio 43215  
T 614.828.0300  
F 614.828.0311  
schooley.caldwell.com

CAPA Palace Theatre  
Drawing Name | Existing 8th Floor Tower Plan  
Issued With |

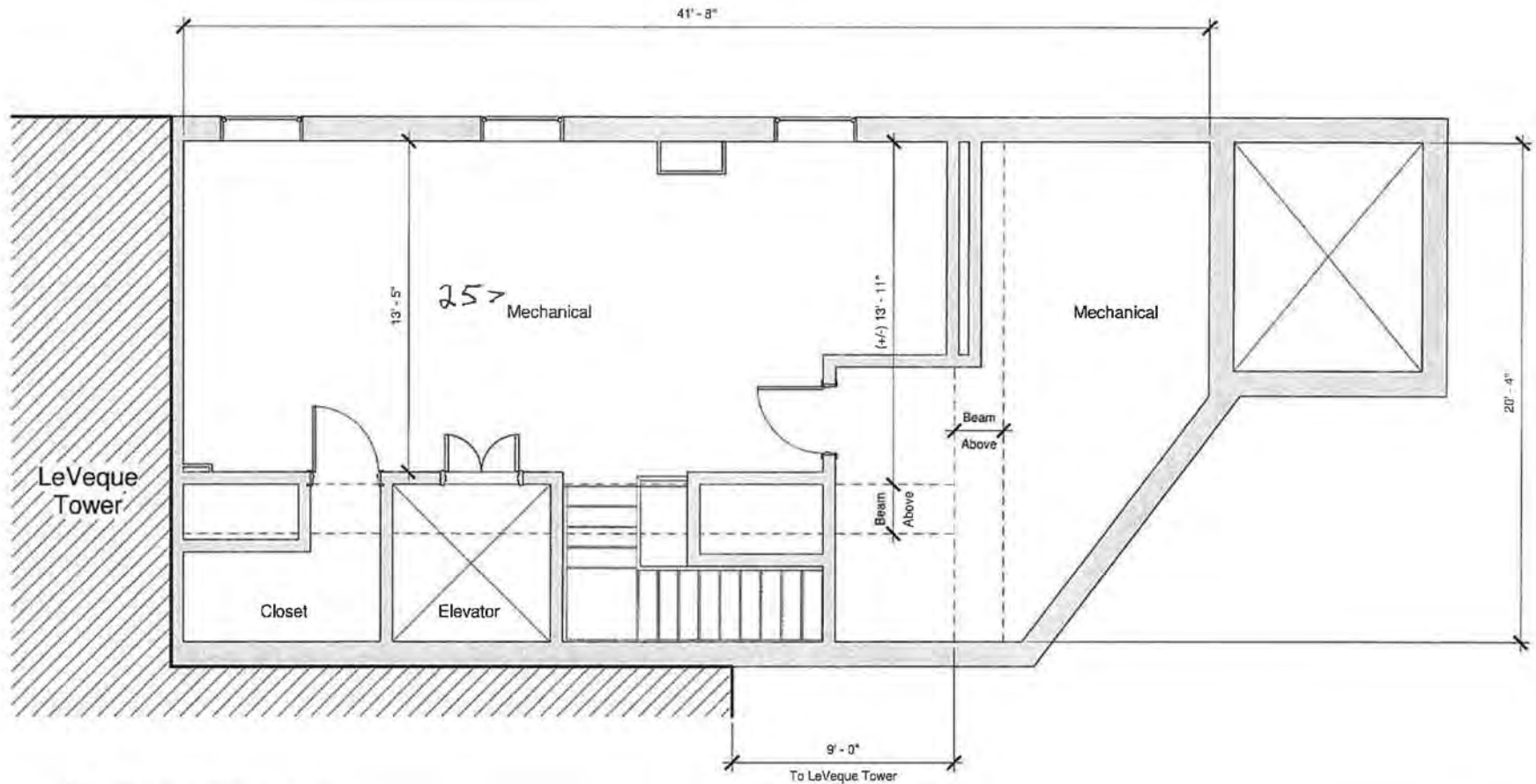
Date | 12/09/16  
Job # | 16350.00  
Drawing # | AB0







American Insurance Union Citadel  
(Amendment)  
Columbus, Franklin County, Ohio  
PHOTO KEY - 9<sup>TH</sup> FLOOR



1 Existing 9th Floor Tower Plan  
1/4" = 1'-0"

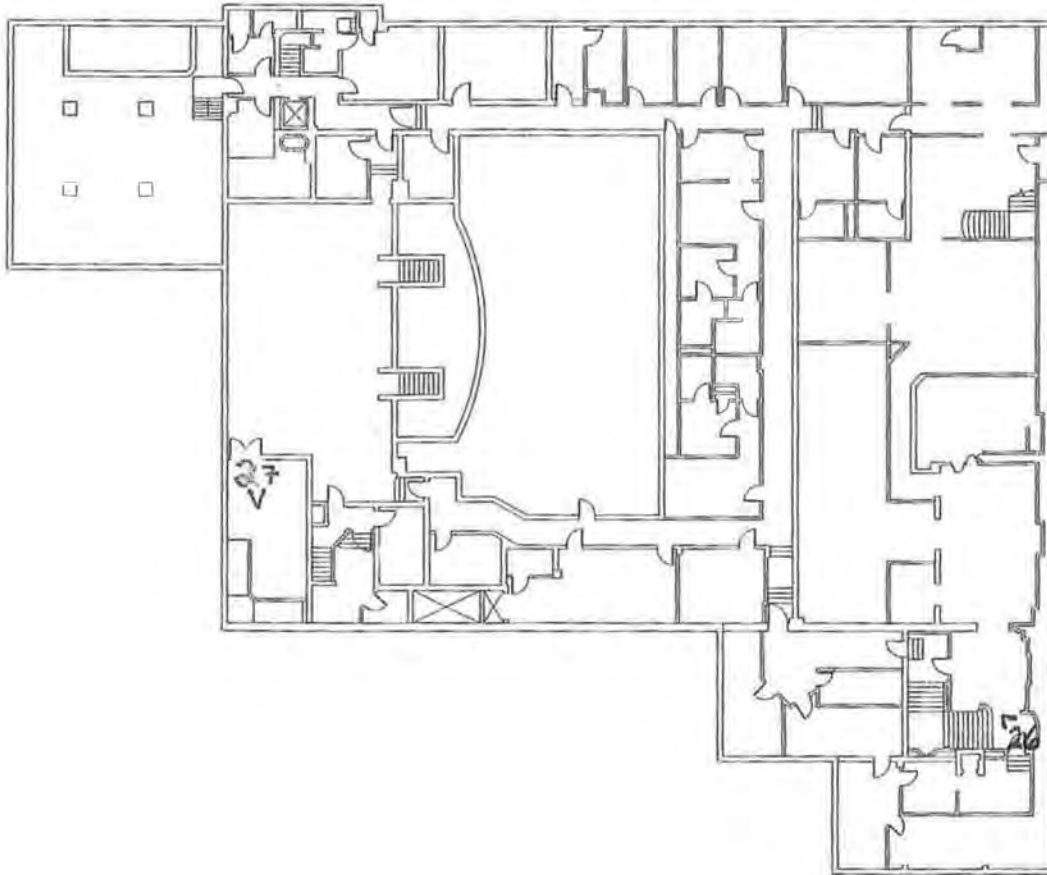
333 Marconi Boulevard  
Columbus, Ohio 43215  
T 614.328.6395  
F 614.328.6311  
schooley@csdwell.com

CAPA Palace Theatre  
Drawing Name | Existing 9th Floor Tower Plan  
Issued With |

Date | 12/09/16  
Job # | 16350.00  
Drawing # | A90



American Insurance Union Citadel  
(Amendment)  
Columbus, Franklin County, Ohio  
PHOTO KEY - BASEMENT



BASMENT PLAN  
N





ARCHITECTURE. INSPIRED.

Robert D. Loversidge, FAIA  
President & CEO

February 20, 2017

Nathalie Wright  
Historic Preservation Consultant  
1535B Lafayette Drive  
Columbus, Ohio 43220  
614-447-8832

Subject: Structural Separation of the American Insurance Union Citadel and the Palace Theatre

Dear Nathalie:

As requested, we are providing this letter to help express and illustrate the separation of the American Insurance Union Citadel Tower and the Palace Theatre. Without question, the function or use of each building is wholly separate from the other, and it is my understanding that this has been appropriately conveyed to date. In question, as I understand it, is the degree of structural separation between the two buildings. With respect to this topic, I can offer the following information.

The Citadel was originally designed as a separate building by architect Howard Crane, whereas the Palace was designed by Thomas W. Lamb. The drawings for the Citadel are separate drawings with no constructible information about the Palace. You can see in attached structural drawings (S-8 and S-16) for the Citadel that the Palace structural information is absent from the tower plans. In fact, the Palace opened a year prior to completing the Citadel.

Both buildings are steel framed structures and are not load bearing wall structures. The hypothetical removal of the Palace building fabric (walls, floors, roofs, etc.) from beneath the Citadel would not alter the structural system that allows the tower to stand independently above. Furthermore, the steel structural systems required to support either building could remain in place while allowing the removal of structural systems of the other building. In other words, the Citadel could be selectively demolished and the Palace would be left standing, or the opposite could occur.

Where the Citadel bridges the Palace, the structural framing above the Palace is exactly that— a bridge that allows the Palace to occupy, change, or eliminate the spaces below. Even traffic bridges, for instance, have support columns that extend to the ground, allowing the conditions below to change without affecting the bridge's integrity. The same is true of these two buildings.

300 Marconi Boulevard  
Columbus, Ohio 43215

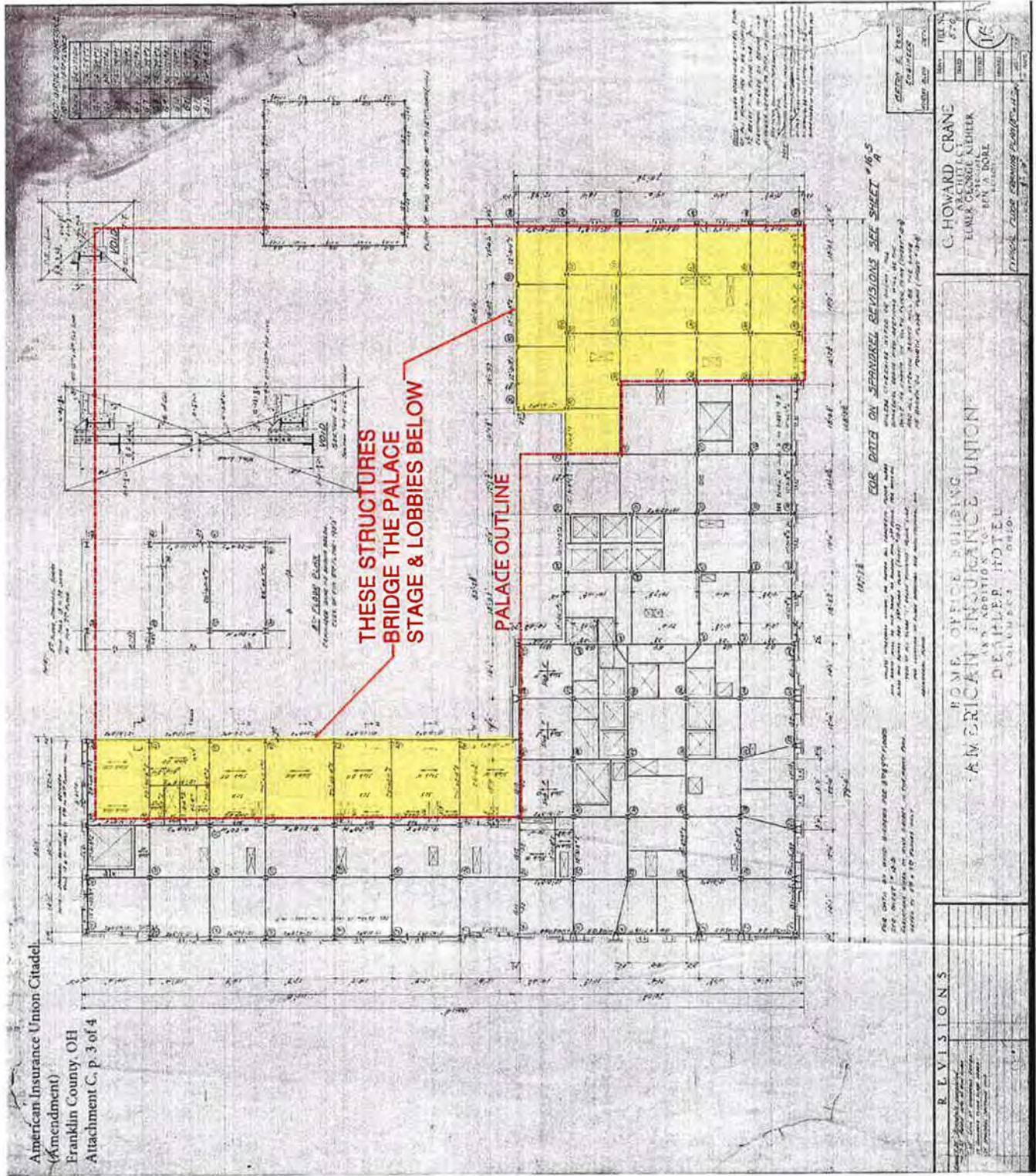
T 614 628.0300  
F 614 628.0311

[schooleycaldwell.com](http://schooleycaldwell.com)





American Insurance Union Citadel (Amendment)  
 Franklin Co, OH  
 Attachment C, p. 3 of 4  
 (color copies)



American Insurance Union Citadel  
 (Amendment)  
 Franklin County, OH  
 Attachment C, p. 3 of 4

THESE STRUCTURES  
 BRIDGE THE PALACE  
 STAGE & LOBBIES BELOW

PALACE OUTLINE

SEE DATA ON SPANREL REVISIONS SEE SHEET #16.5

REVISIONS

HOMP OFFICE BUILDING  
 AMERICAN INSURANCE UNION  
 DELEER HOTEL

C. HOWARD CRANE  
 ENGINEER  
 101 N. BROAD ST.  
 COLUMBUS, OHIO

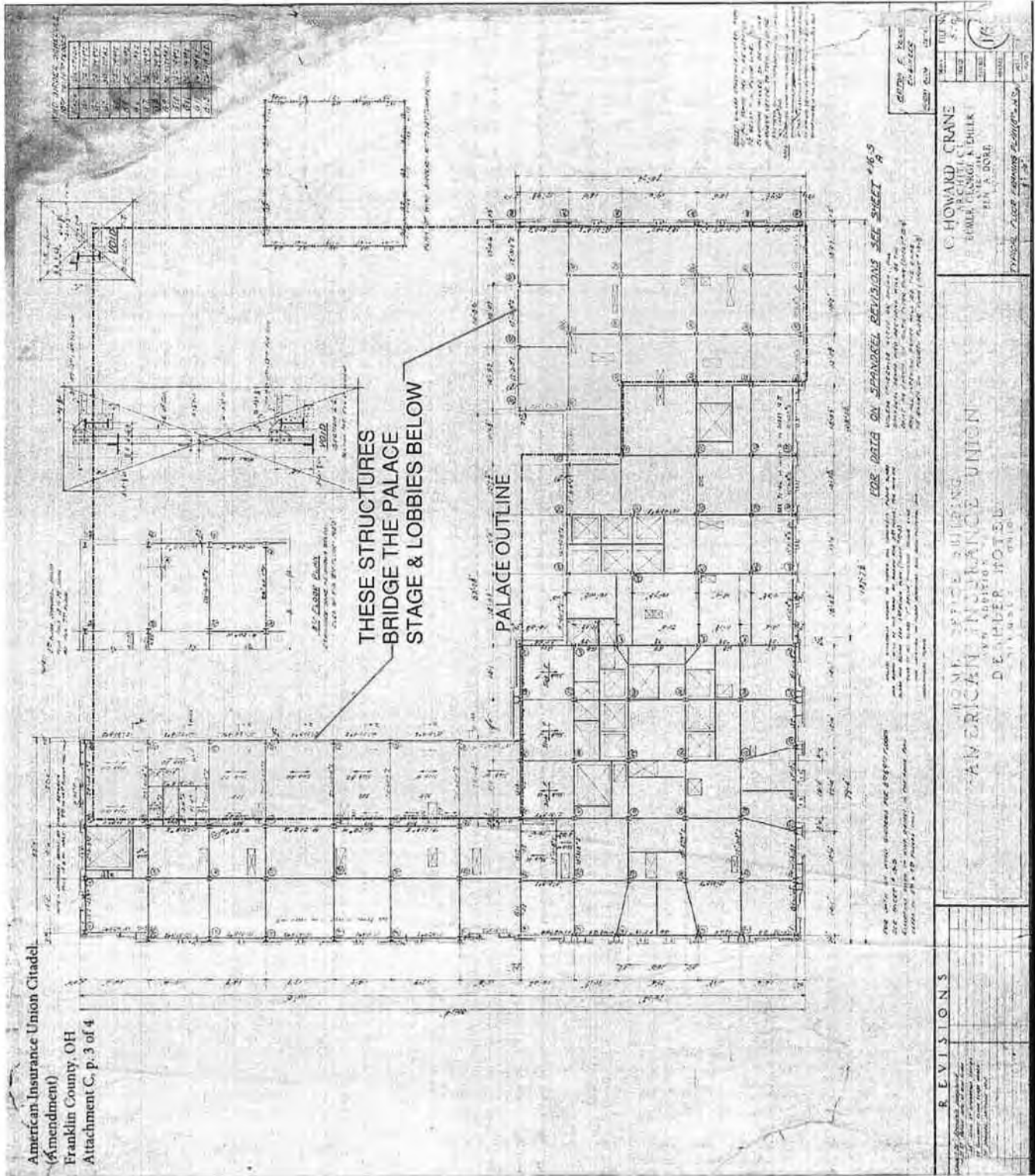
NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			



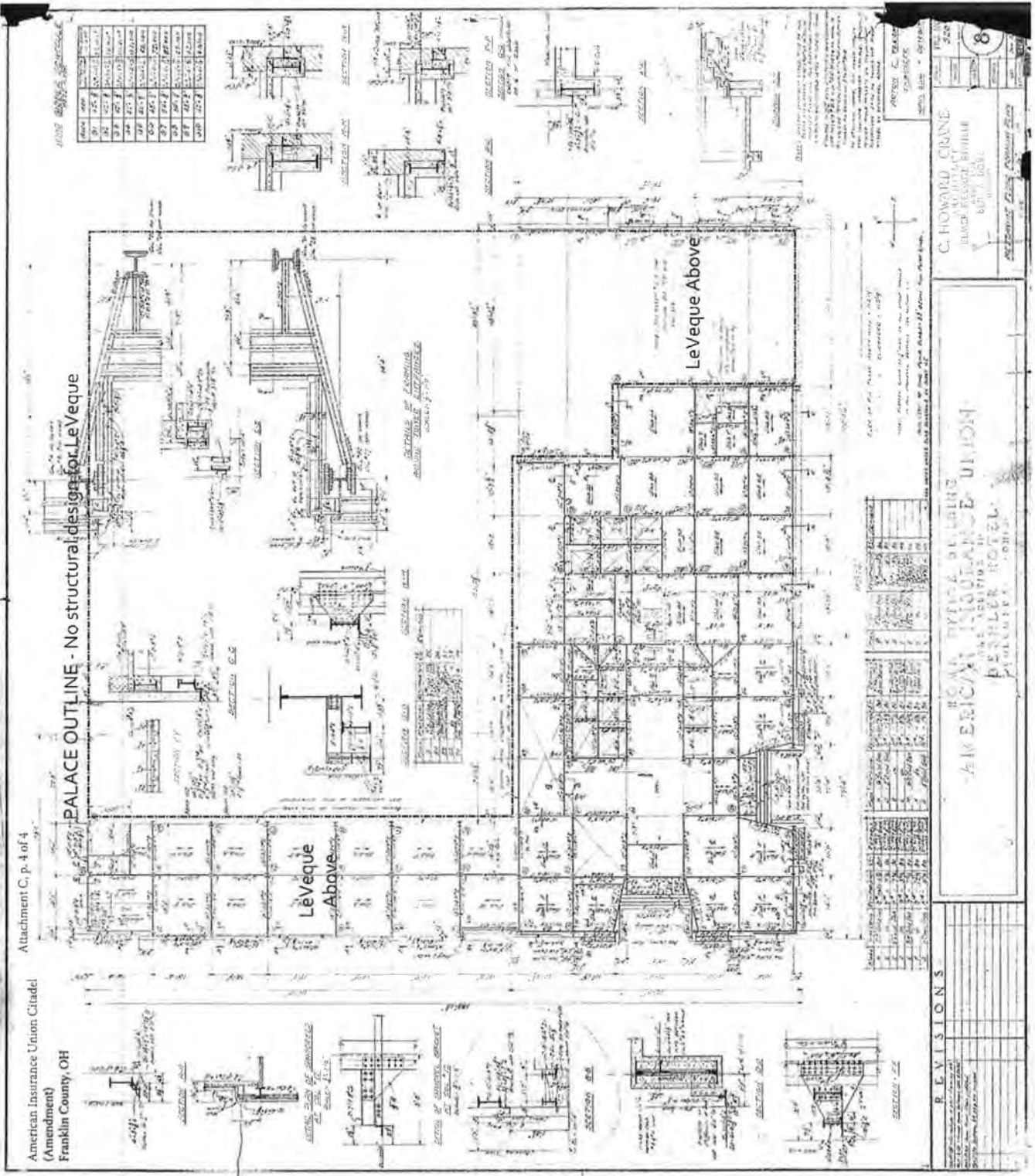




American Insurance Union Citadel (Amendment)  
 Franklin Co, OH  
 Attachment C, p. 3 of 4  
 (Black/White Copies)



American Insurance Union Citadel (Amendment)  
 Franklin Co., OH  
 Attachment C (Black/White copies) p. 4 of 4











COLUMBUS **PALACE** THEATRE  
CAPA WELCOMES YOU!





Looking for Tickets?









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use









NO STOPPING  
ANY TIME

STAGE  
DOOR









STAGE  
DOOR

NO  
SMOKING  
NO  
OPEN  
FLAMES

NO  
SMOKING  
NO  
OPEN  
FLAMES









NO SMOKING  
OR ALCOHOL  
CONSUMPTION

CLOSED

CLOSED

THE  
PALACE  
THEATRE





T33

EXIT 34

EXIT 35


EXIT 36





KATHE



The image shows a grand, ornate lobby with a high ceiling. The ceiling is decorated with a red and white floral pattern in the upper left corner and blue and white floral patterns in the other sections. The walls are light-colored with gold trim. A balcony with a dark wood railing is visible on the upper level. The floor is covered in a red and white patterned carpet. A silver metal cart is in the foreground on the right. A fire extinguisher is visible on the left wall.

KATHERINE S. LEVEQUE LOBBY









© 2010 The Metropolitan Museum of Art. All rights reserved. This image is part of a collection of images from the Metropolitan Museum of Art's website. For more information, please visit [www.metmuseum.org](http://www.metmuseum.org).















































BEVEQUE LINCOLN TOWER  
DELIVERIES



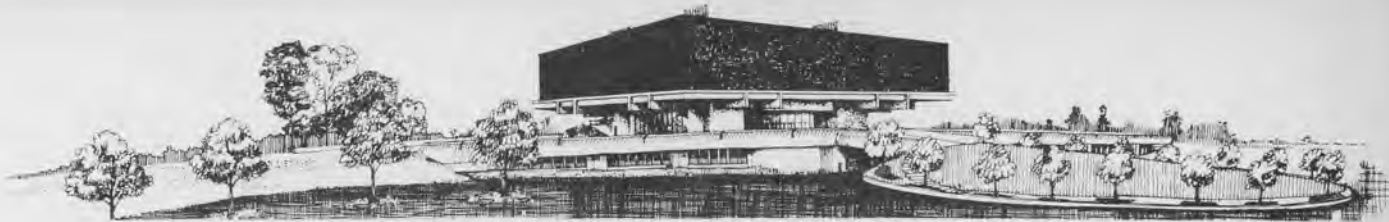


National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.



Interstate 71 and 17th Avenue

8727

the ohio historical society / ohio historical center / columbus, ohio 43211 / telephone (614) 466-4868

February 26, 1975

Dr. William Murtagh, Keeper  
National Register of Historic Places  
Department of the Interior  
National Park Service  
18th & C Streets, N.W.  
Washington, D.C. 20240



Dear Dr. Murtagh:

Transmitted herewith are eighteen (18) completed National Register forms. All have been approved by the Ohio Historic Site Preservation Advisory Board and owners of subject properties have been informed of our intent to register.

RE-SUBMISSIONS:

- ✓ MITCHELL-TURNER ARCHITECTURAL GROUP, Erie Co. (Formerly Mitchell Historic District), returned to us for corrections.
- ✓ WATER STREET COMMERCIAL DISTRICT, Erie Co., returned to us for further information.
- ✓ THE TRANSIT BUILDING, Hamilton Co., first submitted in 1972, returned to us for more information.
- ✓ LEVEQUE-LINCOLN TOWER, Franklin Co., first submitted in Oct. 1973 and the form was apparently lost in Washington.

NEW SUBMISSIONS:

- LOOKER, OTHNIEL, HOUSE, Hamilton Co.
- TOWN HALL, Wood Co.
- BOHEMIAN NATIONAL HALL, Cuyahoga Co.
- NELA PARK, Cuyahoga Co.
- McCOLLY COVERED BRIDGE, Logan Co.
- UNITED STATES POST OFFICE & FEDERAL BUILDING, Montgomery Co.
- BROWN, CHARLES, GOTHIC COTTAGE, Trumbull Co.
- VAUGHAN, JOHN, HOUSE, Butler Co.
- BEDFORD HISTORICAL SOCIETY MUSEUM, Cuyahoga Co.
- INCINERATOR SITE, Montgomery Co.
- ASHTABULA HARBOUR COMMERCIAL DISTRICT, Ashtabula Co.
- JOHN BRIGHT COVERED BRIDGE, Fairfield Co.
- LANGDON MOUNDS I & II, Warren Co.
- McKINLEY MEMORIAL, Trumbull Co.

Sincerely,

Charles C. Pratt, Acting Director  
Acting State Historic Preservation Officer

CP/glk enclosures



ENTRIES IN THE NATIONAL REGISTER

STATE OHIO

Date Entered MAR 13 1975

Name

Location

Mitchell Historic District

Milan  
Erie County

Milan Historic District

Milan  
Erie County

*American Legion  
Union Citadel*  
~~Loveque-Lincoln Tower~~

Columbus  
Franklin County

*change name*

Also Notified

Hon. John H. Glenn, Jr.  
Hon. Robert Taft, Jr.  
Hon. Charles A. Mosher  
Regional Director, Midwest Region

PR MMott 3/14/75

State Historic Preservation Officer  
Mr. Charles C. Pratt  
Acting Director  
The Ohio Historical Society  
Interstate 71 at 17th Avenue  
Columbus, Ohio 43211

Hon. Chalmers P. Wylie

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Ohio
COUNTY:	Franklin
FOR NPS USE ONLY	
ENTRY DATE	3-12-75

1. NAME

COMMON: Leveque-Lincoln Tower

AND/OR HISTORIC: American Insurance Union Citadel *Use*

2. LOCATION

STREET AND NUMBER: 50 West Broad Street

CITY OR TOWN: Columbus CONGRESSIONAL DISTRICT: 15  
Chalmers P. Wylie

STATE: Ohio CODE: 039 COUNTY: Franklin CODE: 049

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME: Penn-York Properties, Inc.

STREET AND NUMBER: 50 West Broad Street

CITY OR TOWN: Columbus STATE: Ohio CODE: 039

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Franklin County Courthouse

STREET AND NUMBER: 380 South High Street

CITY OR TOWN: Columbus STATE: Ohio CODE: 039

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: Ohio  
COUNTY: Franklin  
ENTRY NUMBER:  
DATE:



FOR NPS USE ONLY



## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The A. I. U. Citadel is a 55 story tower constructed of steel reinforced with concrete with two eighteen story wings on the east and north sides. The tower is 188' square at the base. The exterior walls of the building are white oak bark terra cotta.

Architect C. Howard Crane of Detroit designed the 555.5' tall structure which was called at the time of its construction the most beautiful skyscraper ever built. The foundations for the building are 112' below street level. Ten thousand tons of concrete form the skeleton of the building. It took an average of 650 men on the daily work force to construct it.

The main entrances are massive recessed arches framed by pilasters which are capped by terra cotta eagles with wing spans of 20'. Terra cotta medallions, garlands and crests are arranged in horizontal patterns above the entrance and at intervals on the upper stories. There is a statuary group 495' above street level on each side of the tower, depicting a 26' tall giant embracing two children. The exterior ornamentation was done by Fritz Albert of Chicago from models by Carl H. Keck, a New York sculptor.

The tower becomes more narrow about a third of the way up and continues to decrease in width from that point to the top. This telescoping effect is similar to that of many skyscrapers designed in the Modernistic style in the 1920's. The top section of the building is hexagonal with an observation deck and a commercial radio antenna. The windows are rectangular, with the exception of large round-arched windows at the second story level on the wings and at intervals on the upper stories of the tower.

The east wing housed the Keith-Albee Theatre which seated 4000. The owners of the Deshler-Wallick Hotel agreed before the building was constructed to lease 600 rooms in the wings. An arched bridge (called the "Venetian Bridge") with a lavish lounge room connected the hotel and the A. I. U. Citadel. There were office suites in the tower.

Belgian and Italian marble, bronze and mosaics were used in the interior decoration. A bronze plaque with the horoscope of the building and the position of the planets at the time the cornerstone was laid on February 12, 1927, was placed in the lobby floor. On the second floor was a Hall of Mirrors copied from the one at Versailles.

The interior of the building has been altered somewhat for modern use and the windows on the south side have been changed. The bridge to the Deshler Hotel (which has been torn down) was removed. Some of the decorative sculpture has been removed.

SEE INSTRUCTIONS

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |                                       |  |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century |  |

SPECIFIC DATE(S) (If Applicable and Known) begun 1924

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

STATEMENT OF SIGNIFICANCE

John J. Lentz of the Columbus law firm of Nash and Lentz was the principal founder of the American Insurance Union, which was incorporated in 1894. Lentz was active in state and local politics and was a leader in the Franklin County Bar Association. He served a term in the U.S. Congress representing the 12th District. The A. I. U. grew quite rapidly and by 1927 has a membership of 175,000 and insurance in force amounting to \$200,000,000. The A. I. U. became well-known in many other cities but gained fame in Columbus when the company erected the only skyscraper in the city.

Roger J. Waring, resident architectural superintendant, executed C. Howard Crane's plans for the building. John Gill and Sons were contracted to build the structure. Groundbreaking ceremonies were held September 23, 1924. The Citadel took three years to build. In addition to Mr. Lentz, those present at the dedication ceremonies on September 21, 1927, included James J. Davis, U.S. Secretary of Labor, U.S. Senator Simeon D. Fess, James J. Thomas, mayor of Columbus, and Harvard Professor Emeritus, Albert Bushnell Hart. The building cost \$7.8 million to construct.

The A.I.U. Citadel was the first Ohio building erected on a caisson foundation. At the time of its construction, it was the tallest building in Ohio. It has been called the "first aerial lighthouse" in the U.S. because it served as a guide to aviators in the area.

Now called the Leveque-Lincoln Tower, the building is still in use although the American Insurance Union is gone. It is the corporate home of the Borden Company and houses offices for many professionals and small business firms. Long one of the most well-known architectural landmarks in Columbus, the building is a fine example of the skyscrapers constructed during the 1920's building boom.

SEE INSTRUCTIONS





9. MAJOR BIBLIOGRAPHICAL REFERENCES

Arter, Bill. Columbus Vignettes, Vol. I & Vol. III. Columbus: Nida Eckstein Printing, 1966 and 1969.  
 Galbreath, Charles B. "Ohio's Tallest Building, The A.I.U. Citadel at Columbus" from Ohio Architectural and Historical Publications, Vol. XXXVII, 1928. Columbus: Fred J. Heer Co., 1929.  
 Moore, Opha. History of Franklin County, Ohio. Topeka and Indianapolis: Historical Publishing Co., 1930.  
Ohio Guide. Compiled by workers of the Writers Program of the Works Projects Admin., Ohio. New York: Oxford Univ. Press, 1940.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 ' "	0 ' "		0 ' "	0 ' "	
NE	0 ' "	0 ' "		0 ' "	0 ' "	
SE	0 ' "	0 ' "		0 ' "	0 ' "	
SW	0 ' "	0 ' "		0 ' "	0 ' "	
				N 39 57 44	W 83 0 09	

17/329000  
4425280  
CO

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Riki Arnold

ORGANIZATION: Ohio Historical Society DATE: August 1973

STREET AND NUMBER: 1982 Velma Avenue

CITY OR TOWN: Columbus STATE: Ohio CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Daniel R. Porter

Title Ohio Historic Preserv. Off.

Date 9 October 1973

I hereby certify that this property is included in the National Register.

A. R. Mortensen  
 Director, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST: [Signature]  
 Keeper of The National Register

Date 3-12-75

# NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: American Insurance Union Citadel  
 2 OTHER NAMES: *see* Leveque-Lincoln Tower  
 3 date of entry: 3-21-75  
 4 county code: 049

5 LOCATION street & number: 50 W. Broad St.  
 city / town: Columbus  
 vicinity of: \_\_\_\_\_  
 state: OH  
 county: Franklin  
 6 NPS REGION: Midwest

7 OWNER  PRIVATE  STATE  MUNICIPAL  COUNTY  MULTIPLE  FEDERAL (agency name)  
 8 ADMINISTRATOR: \_\_\_\_\_

9 EXISTING SURVEYS  MABS  HAER  NHL  
 10 FUNDED?  YES  NO  
 11 CONGRESS. DISTRICT: 15  
 12 SOURCE OF NOMINATION  STATE  FEDERAL  
 if state who prepared form? Ohio Hist. Soc.  
 LOCAL  PRIVATE ORGANIZATION

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT?  YES, NAME: \_\_\_\_\_  
 14 WITHIN NATIONAL HISTORIC LANDMARK?  YES, NAME: \_\_\_\_\_  
 15 ACREAGE: 0.5

16 CONDITION  deteriorated  altered  original site  
 excellent  ruins  unaltered  moved  
 good  unexposed  reconstructed  unknown  
 fair  unexcavated  excavated  
 17 features:  SUBSTANTIALLY INTACT-1  SUBSTANTIALLY INTACT-2  SUBSTANTIALLY INTACT-3  
 NOT INTACT-0  NOT INTACT-0  
 UNKNOWN-4  UNKNOWN-5  UNKNOWN-6  
 NOT APPLICABLE-7  NOT APPLICABLE-8  NOT APPLICABLE-9

18 ACCESS  YES - Restricted  YES - Unrestricted  No Access  Unknown  
 19 ADAPTIVE USE  YES  NO  
 20 SAVED?  YES  NO  
 21 IS PROPERTY A HISTORIC DISTRICT?  yes  no

21 AREAS OF SIGNIFICANCE:  
 ARCHAEOLOGY - prehistoric-2  COMMERCE-6  ENTERTAINMENT-26  
 ARCHAEOLOGY - historic-1  COMMUNICATIONS-7  EXPLORATION-12  
 AGRICULTURE-3  CONSERVATION-8  HEALTH-27  
 ARCHITECTURE-4  ECONOMICS-9  INDUSTRY-13  
 ART-5  EDUCATION-10  INVENTION-14  
 ENGINEERING-11  LANDSCAPE ARCH.-15  POLITICS / GOVT.-21  
 LAW-16  RELIGION-22  RECREATION-28  
 LITERATURE-17  SCIENCE-23  SETTLEMENT-29  
 MILITARY-18  SOCIAL / HUMANITARIAN-24  URBAN PLANNING-31  
 MUSIC-19  SOCIAL / CULTURAL-30  OTHER (SPECIFY)  
 PHILOSOPHY-20  TRANSPORTATION-25  
 22 CLAIMS: explain  
 'first'  *1st in Ohio erected on caisson foundation*  
 'oldest'   
 'only'

23 functions WHEN HISTORICALLY SIGNIFICANT: Commercial  
 CURRENTLY: "  
 24 dates of initial construction: 1924; 1927  
 major alterations:  
 historic events:  
 25 ETHNIC GROUP ASSOCIATION

26 architectural style(s):  
 27 architect: C. Howard Crane  
 28 master builder: JOHN BICE & SONS  
 29 engineer:

30 landscape architect / garden designer:  
 31 interior decorator:  
 32 artist: Carl H. Kech  
 33 artisan: F. WITZ ALBERT  
 34 builder / contractor: Roger J. Waring

35 NAMES give role & date  
 PERSONAL: John J. Lentz - principal founder of American Insurance Union (Inc. 1894), U.S. Congressman  
 EVENTS:  
 INSTITUTIONAL:

36 NATIONAL REGISTER WRITE-UP  
 Ferro-concrete, terra-cotta siding; 18-story block with 55-story corner tower, rectangular, flat roof sections; Corner entrance tower with twin 3-story round-arched entrance portals articulated by elaborate terra-cotta relief work, decorative spandrels, chamfered set-backs, <sup>octagonal observation deck</sup> ~~elaborate~~ <sup>sculpted</sup> eagles, ~~old~~ <sup>sculpted</sup> eagle, and wheat sheaves; ~~each~~ <sup>each</sup> wing with houses 4000-seat theater and hotel rooms; lavish interiors, with marble, bronze, and mosaic detailing; 2nd floor floor of murals; minor exterior alterations. Exemplified →



1  
20

10

1

1

1

1

1

1

1

1

1934-1937

Commercial

John Rice + Sons

11

3a) Early American Modernistic Architecture; a <sup>state's</sup> first building erected on caisson foundation.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: American Insurance Union Citadel (Palace Theatre Amendment)

Multiple Name:

State & County: OHIO, Franklin

Date Received: 2/24/2017      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 4/10/2017      Date of Weekly List:

Reference number: AD75001398

Nominator: State

Reason For Review:

Accept       Return       Reject      3/23/2017 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria      The American Insurance Union Citadel in Columbus, Ohio, was listed in the National Register of Historic Places in 1975. At the time of listing it was classified as one building. Additional Documentation has established that it consists of two buildings, the tower and the theater. The theater has the following indicators that it is a separate building from the tower: historically they have been two separate tax parcels, have separate street address, separate entrances, no interconnections between the buildings, they had separate mechanical systems, separate ownership, were designed and built by different architects, their construction was financed separately, each owner independently paid taxes, insurance repair costs, etc. for their building, they operated independently, and the theater was built and operated for a year before the tower was completed.

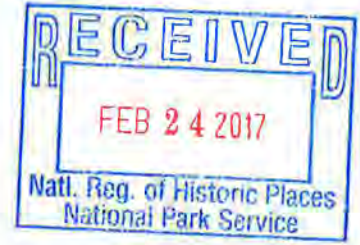
Reviewer      Patrick Andrus      Patrick Andrus      Discipline      Historian

Telephone      (202)354-2218      Date      3/23/2017

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





February 20, 2017

J. Paul Loether, Deputy Keeper and Chief, National Register  
and National Historic Landmark Programs  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl. (2280)  
Washington D.C. 20005

Re: American Insurance Union Citadel (Palace Theatre Amendment), Franklin County,  
Ohio

Dear Mr. Loether:

Enclosed is information amending one (1) National Register nomination. The American Insurance Union Citadel nomination in Columbus, Franklin County, Ohio has been amended to add historic and architectural information about the Palace Theatre (Keith-Albee Palace) and to present information clarifying that the nomination includes two buildings, the AIU Citadel and the Palace Theatre. A new nomination with attachments is enclosed. The new nomination includes the historic information about the theatre's construction and early history and information explaining that the AIU Citadel and Palace Theatre are two buildings. The boundary for the nomination is not changing. The American Insurance Union Citadel was listed in the National Register in 1975.

The State Historic Preservation Office is requesting a substantive review of the nomination amendment. The State Historic Preservation Office is requesting that the National Register nomination amendment be accepted by March 31, 2017.

Please contact Barbara Powers at (614) 298-2000 or [bpowers@ohiohistory.org](mailto:bpowers@ohiohistory.org) if you have any questions regarding this information.

Sincerely,  
  
for Burt Logan  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures