

**United States Department of the Interior
National Park Service**

REFNUM 84003807

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

5-31-84

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Westmont Building

and/or common

2. Location

street & number 22 Rhodes Avenue not for publication

city, town Akron vicinity of

state Ohio code 039 county Summit code 153

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name M and A Investments

street & number P.O. Box 2410

city, town Akron vicinity of state OH 44311

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Summit County, Ohio

street & number 175 South Main Street

city, town Akron state OH 44308

6. Representation in Existing Surveys

title Akron Historic Landmark Survey has this property been determined eligible? yes no

date August 1978 federal state county local

depository for survey records Department of Planning & Urban Development

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Westmont building is a detached four-story, 22-unit, apartment building, rectangular in plan, and situated on a 0.6 acre urban lot. It is of masonry construction with running bond brick exterior walls and a flat built-up roof. The building ornamentation is of the Neo-Tudor style.

The front facade contains an off-center entry surrounded by a stone Tudor arch accented by voluted escutcheon, flanking spiral columns and spire topped octagonal pilasters. Immediately above the entrance, a projected bay window structure with leaded glass and carved wood ornamental panels extends upward for 3 stories, topped by a gabled slate roof with bargeboards and a large shafted finial.

Most of the windows on the front facade and front side wall returns are rectangular with plain stone sills and stone hood molds, with the upper sash being rectangular leaded glass. The exceptions to this are 2 fourth story windows on the front facade, one of which is flanked by stone quoins, with the second window being topped with a decorative tudor hood mold. A bracketed pentroof extends over the center front facade, with the building corners being highlighted with decorative stone embellishments, quoins and parapets. Stone belt courses occur at the second floor level and fourth floor ceiling level.

The side and rear building elevations are not ornamented and consist of brick walls and simple double hung windows with stone sills. At the rear of the building, a steel bridge connects the second floor corridor to the second level of a 2 level covered brick parking garage housing 7 cars on each level. Both the garage and the bridge are non-descript and utilitarian in nature, lacking any architectural significance. The elevated garage floor structure is badly deteriorated with the retaining wall of the garage structure and a retaining wall immediately outside the garage are in need of replacement. Several wood windows have been replaced with aluminum units within the last three years.

The property includes a landscaped front lawn with a curved concrete walk, concrete steps down to the public sidewalk and steel railings. An asphalt driveway is at the side of the building and leads to a paved parking area at the rear of the building. Adjacent to the driveway is a grass lawn extending to the adjacent property.

Notable interior features include a vaulted entrance foyer, oak doors with oak casings into each apartment unit, heavy voluted grip latch hardware on interior doors and fourth floor apartments with vaulted plaster ceilings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1930 **Builder/Architect** Lyman R. Walker - architect

Statement of Significance (in one paragraph) Criterion C

The Westmont Apartment Building is an excellent example of Tudor Revival style architecture interpreted in an exuberant, somewhat fanciful manner by Cleveland architect Lyman R. Walker. It is one of four large prestigious apartment houses, closely situated, all built in then popular revival styles between 1927 and 1930. Originally owned by speculator Dr. Fred M. Capron, the building was acquired by Dr. Norman F. Rodenbaugh in 1934, remaining in that family's ownership for half a century. During that time, the Westmont was remarkably well maintained, with no major alterations being made.

The Westmont Apartments are representative of a period in which refinement and craftsmanship as well as special amenities, were incorporated into the design and construction of quality buildings. The Tudor Revival style is characterized by extensive use of ornamentation. Typical ornamentation for this style present on the Westmont includes embellished masonry work (in the form of stone hood molds and sills at windows, decorative belt courses, quoins, embellished carved stone entrance) and leaded glass, projecting bay windows, carved wood ornamental panels, and sloping roof forms.

In the short space of only three years, four large apartment houses had been built within several blocks of each other, the logical culmination of luxury apartment construction begun somewhat tentatively in the city hardly a decade earlier. These buildings embraced a variety of picturesque revival styles: Neo-Gothic for the Ambassador, Spanish Renaissance for the Seville, Hispano-Moresque for the Alcazar, and Tudor for the Westmont, whose facade is perhaps the most flamboyant, with its Tudor elements freely juxtaposed in an inventively full composition. With their appeal of refined, elegant living in atmospheric settings placed against a background of almost suburban tranquility, these apartments afforded freedom from the cares of maintenance and security; they were considered distinguished, respected addresses by many business, professional, and civic leaders who chose not to maintain private homes.

With immediate access to the constantly improved and expanding trolley lines, no longer was it necessary to live close to town or to be totally dependent on the motor car. However, the Westmont offered a two-level parking garage for private autos. The non-ornamented garage's upper level was accessible from an alley, with the lower level being reached from the apartment building site. The second level of the garage is connected to the apartment building via a bridge at the rear of the building.

Due mainly to single ownership over the last fifty years, the essential character and quality of the Westmont has been preserved, thus providing a fine surviving example of a vanished aesthetic response to a specialized mode of living. This building can serve as an important stabilizing influence on its neighborhood in terms of visual enhancement, at the same time continuing to provide quality housing.

The Westmont is a strong representation of this phase of apartment construction in Akron. The Westmont offers the most exuberant use of materials and interpretation of the Revival styles of the early twentieth century, in this case the Tudor Revival, as compared to other similar building types.

9. Major Bibliographical References

Akron Historic Landmark Survey
(Ohio Historic Inventory August 1978)
Number Sum-312-11 (David Moore)
Interview with Josephine Tholl, daughter of Dr. Norman F. Rodenbaugh

Blueprint copies of original working drawings
Lyman R. Walker, Architect,
(Cleveland) Commission #216
January 24, 1929

10. Geographical Data

Acreeage of nominated property ~~1.7~~ less than one

Quadrangle name Akron West, Ohio

Quadrangle scale 1:24,000

UTM References

A

1	7
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 Zone

4	5	4
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 Easting

8	4	0
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 Northing

B

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 Zone

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 Easting

--	--	--

 Northing

C

--	--

 Zone

--	--	--

 Easting

--	--	--

 Northing

D

--	--

 Zone

--	--	--

 Easting

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 Northing

E

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 Zone

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 Easting

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 Northing

F

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 Zone

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 Easting

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 Northing

G

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 Zone

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 Easting

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 Northing

H

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 Zone

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 Easting

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 Northing

Verbal boundary description and justification

Lot Number 20 and 21 in the Rhodes Allotment as recorded in Plat Book 5
Page 45, Summit County Records of Plats, and Lot Number 10 in the Ely Allotment
recorded in Plat Book 1, Page 26, Recorder's Office of Summit County, Ohio

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Harold Rasmussen, Architect

organization Curtis and Rasmussen, Inc.

date July 20, 1983 (rev. 9-29-83)

street & number 122 Broad Boulevard

telephone (216) 929-2638

city or town Cuyahoga Falls

state Ohio 44221

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature

W. Ray Force

title

SHPO

date

4/19/84

For NPS use only

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

date

Keeper of the National Register

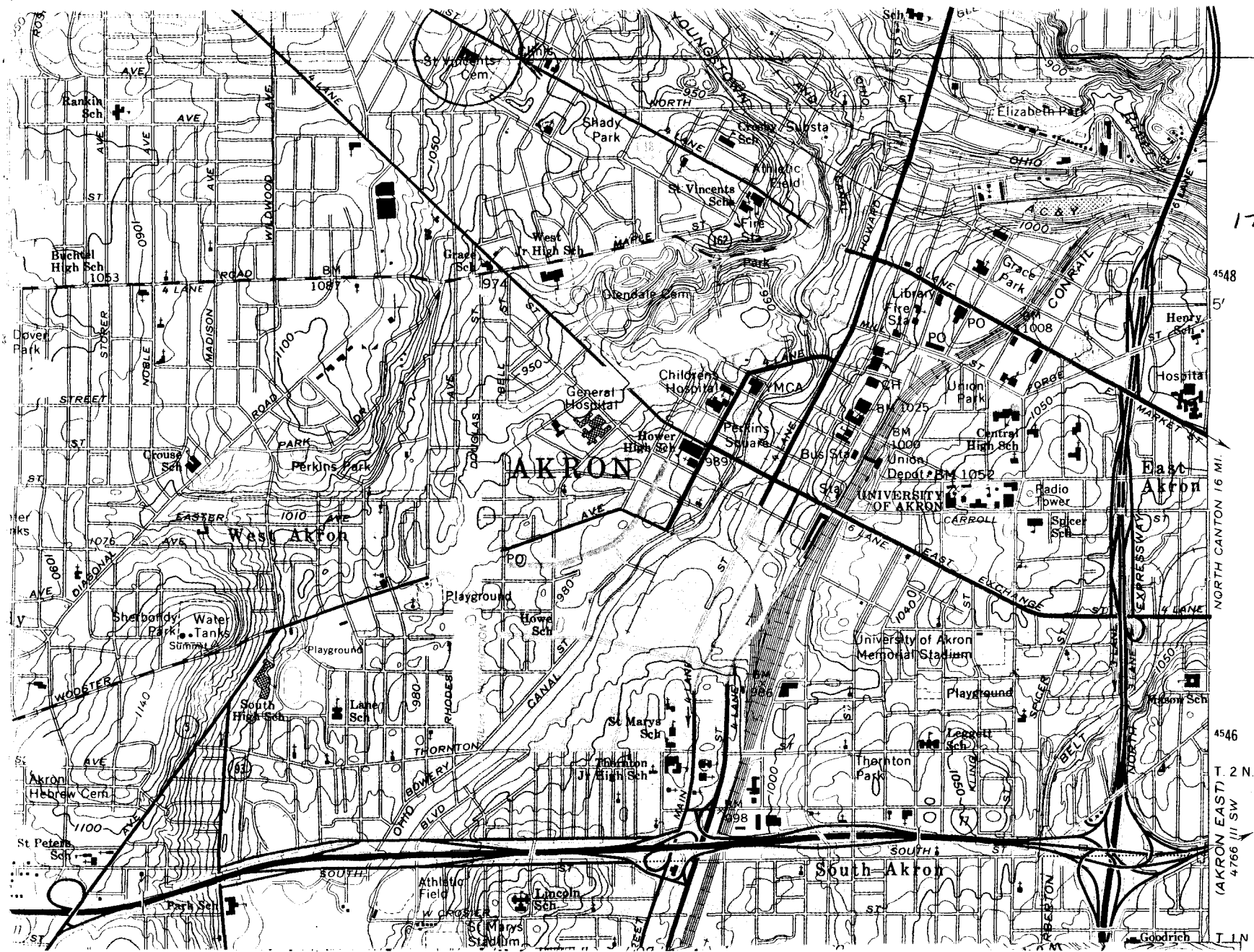
Attest:

date

Chief of Registration

THE WESTMONT
BUILDING
22 KHOLES AVE.
AKRON, OHIO
(SUMMIT COUNTY)

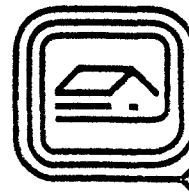
17/454840/4549000



4548
5'
NORTH CANTON 16 MI.
4546
T 2 N
(AKRON EAST) 4766 III SW
YOUNGSTOWN 40 MI.

Ohio Historic Preservation Office

1985 Verma Avenue
Columbus, Ohio 43211
614-466-1500



OHIO
HISTORICAL
SOCIETY
SINCE 1885

June 12, 1984

M and A Investments
P.O. Box 2410
Akron, OH 44311

Dear Sirs:

This is to inform you that the Westmont Building has been entered in the National Register of Historic Places by the National Park Service, United States Department of the Interior.

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966. All nominations are approved by the Ohio Historic Site Preservation Advisory Board.

Enclosed is information explaining the purposes and goals of the National Register of Historic Places.

Sincerely,

W. Ray Luce
State Historic Preservation Officer

WRL:rs
enclosure

X.c: Mayor of Akron
Senator Oliver Ocasek
Jeff Brown, RCO
Representative Cliff Skeen
NEFCO

Ohio Historic Preservation Office

National Register of Historic Places File Checklist

The following materials are contained in this file of the National Register form for:

Name: Westmont Building

County: Summit

Original National Register of Historic Places nomination form

Multiple Property Nomination form

Photograph(s)

Photograph(s) (copies)

USGS map(s)

USGS map(s) (copies)

Sketch map(s)/figure(s)/exhibit(s)

Correspondence

Other _____
