

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name **The Rhodes and Watters Apartment Buildings**
other names/site number **Nela Manor Apartments**

=====

2. Location

=====

street & number **614 W. Market St. and 608, 610, 612 W. Market St. and 16 Rhodes Ave.**
not for publication N/A

city or town **Akron,** vicinity **N/A**
state **Ohio** code **OH** county **Summit** code **153** zip code **44303**

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register Criteria. I recommend that this _____ property be considered significant _____ nationally _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

statewide ___ locally. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

___ entered in the National Register _____
___ See continuation sheet.

___ determined eligible for the _____
National Register

___ See continuation sheet.
___ determined not eligible for the _____
National Register

___ removed from the National Register _____

___ other (explain): _____

USDI/NPS NRHP Registration Form
The Rhodes
Summit County, Ohio
NPS Form 10-900-a
(8-86)

Page 3
OMB No.10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

Signature of Keeper 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

Number of Resources within Property

Contributing	Non-contributing
<u> 2 </u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u> 2 </u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register **0**

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: **DOMESTIC**

Sub: **Multiple dwelling apartment
building**

Current Functions (Enter categories from instructions)

Cat: **DOMESTIC**

Sub: **Multiple dwelling apartment
building**

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

CRAFTSMAN STYLE

TUDOR REVIVAL STYLE

20th Century Commercial Style

Chicago School Influence

Materials (Enter categories from instructions)

foundation: Unit Masonry

roof: Asphalt Shingles, Flat, Built-Up

walls: Brick with stone accents and Stucco and Wood at Gables

other: Wood Windows

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

(See Continuation Sheets)

=====
8. Statement of Significance
=====

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

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

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

-
- D a cemetery.
 - E a reconstructed building, object, or structure.
 - F a commemorative property.
 - G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT	1910-1938
TRANSPORTATION	1910-1938
SOCIAL HISTORY	1910-1938
ARCHITECTURE	1910-1938

Period of Significance **1910-1938**

Significant Dates **1912 and 1925**

Significant Persons (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder: **Rhodes: UNKNOWN, Watters: Charles Watters (Builder)**

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

(See Continuation Sheets)

=====

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

9. Major Bibliographical References

(See Continuation Sheets)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67)
has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering Record #

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Chambers, Murphy & Burge Restoration Architects

10. Geographical Data

Acreage of Property: **less than one acre**

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

Zone Easting Northing

1. 17 454860 4549067 _____

USDI/NPS NRHP Registration Form
The Rhodes
Summit County, Ohio
NPS Form 10-900-a
(8-86)

Page 9
OMB No.10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

=====
Property Owner
=====

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

name Nela Manor II, LLC

street& number 702 East Market St.

telephone 330/315-5590

city or town Akron

state Ohio zip code 44305

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

Located on the west side of Akron in an area known as the “West Hill,” **the Rhodes and the Watters Apartment** buildings are situated on the south side of West Market Street between Rhodes Avenue and Belvidere Way. The buildings surrounding them have a wide variety of uses including restaurants, commercial and residential. The Rhodes, one of many multifamily structures that occupy this area, stands out among the rest because of its prominent stacked front porches. The Watters, also a multifamily structure, is distinguished by its series of courtyards and 20th Century Commercial Style details.

The Rhodes and Watters have always been apartment buildings. They are referred to as “garden apartments” because they both have front yards, which was a rare feature of an urban multifamily residence of that time. The Rhodes is three stories high, with a basement level opening up to a lower grade on the east and south sides. This gives the appearance of a four story building on these facades. The building is a rectangular form, three bays wide across the front facade, and seven irregular bays across the side. The front consists of two full-height screened porches forming a recessed entry court in between them. The building is constructed of reddish brown brick with red tinted mortar joints.

The Watters is constructed of reddish brown brickwork indicative of the 20th Century Commercial Style. The brick is laid in a common bond and is detailed with occasional stone accents. The structure is three stories tall and increases to four stories with the topography change that occurs on Rhodes Avenue. The first and third floors of the building step back slightly at the level of the window sills. Each corner of the sill line projection is marked by a stone cap. The sill line of the first floor windows has the same detail, giving the building a slight layered appearance and expressing the division of a base, shaft, capital.

The eclectic Rhodes building, built for Edith Hardie in 1912, has distinctive Craftsman and Tudor Revival features. The wide eave overhangs and false beams which appear to extend through the wall to the roof edge are features found in both styles. The roof is a combination of a jerkinhead style gable at the front half and a flat roof at the rear half of the building. The jerkinhead is a variation of the typical roof design sometimes found on Tudor Revivals. This roof covers the front three bays of depth, and extends over the second floor porches and entry court at a lower pitch. The transition to a lower pitch over the porches is a common Craftsman feature.

The screened front porches are constructed of brick masonry at the first two levels, which extend continuously down to the ground without interruption at the porch floors. The third floor porches, with gabled roofs, punch through the main roof gable giving the appearance of dormers; another design feature found in the Craftsman and Tudor Revival styles. The elevations of the Rhodes building are virtually all brick with the exception of stucco and half timbering treatment found at the gable ends and at the gables on the front porches. Typically, buildings of the Craftsman Style are clad with wood clapboard or wood shingles, but brick was often used in the Midwestern states and brick was extensively used on Tudor Revival buildings. The stucco and half timbering treatments borrow from the Tudor Revival style. Wood trim is used throughout at the windows, eave, fascia and at the projecting gables of the third floor porches.

The Watters Apartments, built by Charles Watters in 1925, is in the 20th Century Commercial Style with influences from the Chicago School. Structures of this style and use are typically one to five stories. The roof is flat or slightly pitched and the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 2

exterior is constructed of simple but handsome brick work. The 20th Century Commercial Style features details such as recessed entrances, transoms and parapets. The Chicago School is defined by the window type and massing of the building. The modified Chicago School windows of this structure includes a series of four rectangular casement windows which are ganged together. The structure is divided into base, shaft, and capital.

The building is organized into four distinct blocks (three blocks facing West Market and the fourth facing Rhodes Ave). The blocks are arranged to form courtyards between the units. A flat roof covers each of these blocks. The roof parapet is topped with stone caps on the primary elevations and interlocking clay tile coping at the secondary elevations. The windows are wood casement with the exception of small fixed wood windows at the basement level. Steel lintels span the window and door openings. Horizontal soldier courses run the full width of the primary West Market elevations at the line of the window lintels at the first, second and third floors.

Exterior- The Rhodes Building

The front porches, separated by the central entrance bay, create a symmetrical north elevation. The gable ends of the porches are stucco with vertical half-timbering. There is vertical aluminum skirting along the bottom of the third floor porches. There are stone caps on the low brick walls at the porches at the first and second floors. Beneath these stone caps is a brick soldier course. Visible through the screens, french doors are located at each porch. The first and second floor porches have one 6/1 double hung window on either side of the french doors. The third floor porches have one 4/1 double hung window on either side of the french doors. In the center bay, the front entrance which leads to the stairwell landing beyond, is framed by a brick soldier and rowlock course. Above the rowlock course rests a stone lintel with the name "RHODES" carved into it. At the second floor landing is a single 6/6 double hung window. At the third floor stair landing is a smaller window that has been infilled with a wood panel painted brown. The center bay is topped at the roof level by an eyebrow window with six vertical mullions. Steel lintels are used at the heads of the window, door and porch openings.

The east and west elevations are mirror images of one another, with the east elevation having four stories above grade and the west elevation having only three due to the change in grade. These elevations are seven bays across with the sides of the front porches creating a bay. The low brick walls of the porch wing, like those on the front, have stone sills with brick soldier courses beneath. The masonry openings at the porches are supported by steel lintels. The second bay (adjacent to the front porches) consists of the chimney with a double hung window to the north of the chimney and a single sash window to the south on the right at the first and second floors. The basement level has a double hung window on one side and a door on the other. The third floor has a double hung window on the south side of the chimney only. All of these window and door openings are supported by steel lintels. The chimney masonry steps in as it goes up. A stone transition piece is used at these locations. The top of the chimney has decorative corbeled brick work, a stone belt course and a stone cap. Over the first three bays of the side elevations the gables feature vertical half timbering, and a pair of double hung windows at the attic level.

From north to south, the third, fourth and fifth bays are distinguished by the use of segmental arches to support the window openings. The third and fifth bays have pairs of double hung windows at each floor. The fourth bay has a single double hung

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 3

window at each floor. Bays one, two, three, and four have a water table made up of a soldier course and a rowlock course. The sixth bay, consists of a projecting masonry bay, with a double hung window at each face on each level. The center windows have segmented arches, while the side window openings are supported with steel lintels. The center opening at the basement is a flush door. The seventh bay consists of single double hung windows in segmented arched openings at the first, second and third floors. At the basement level on the east elevation is a louvered opening with a segmented arch. To the left of this louvered opening in the basement is a small hinged metal door (east elevation only). There is also a simple brick chimney with stone cap at this bay (east elevation only). The fifth through seventh bays are topped with a plain parapet with a simple stone coping.

The symmetrical rear elevation has been the most altered over time. The most significant alteration has been the enclosure of the rear stair. This was probably enclosed for code reasons, as code now requires its enclosure. The rear of the building would have been the service entrance to the flats and therefore is very simply detailed. With the wooden stair left open, the reddish brown brick of the rear of the building would have been more prominent. Evidence indicates that there were probably wooden porches along the entire back of the building, at each floor. The open wooden stair would have provided access to these porches and then to the flats themselves. These wooden porches were probably removed as a result of deterioration or for safety reasons at the time the rear stair was enclosed. The centrally located stair has been enclosed with light wood framing and finished with wood vertical siding at the basement level and aluminum siding at the first, second and third floors.

There is a double hung window at the second and third floor landings. The aluminum and wood siding turns the corner onto the brick plane of the rear elevation. There is a double hung window set in aluminum siding on each side of the stair enclosure on each level of the building. Symmetrically located near the far left and far right of the rear elevation and set in segmented arched brick openings is a small casement window on each level. Near the left corner at the basement level is a segmented arched opening covered by a vertical siding insert panel painted brown. There is a brick platform structure that penetrates the stair enclosure. This may be part of the original stair / porch system. A flush steel door allows access to the stairwell at the southeast corner.

Interior- The Rhodes Building

The main entrance to the Rhodes is located in the front stair landing and is midway between the basement and first floors of the building. This entrance has a half a flight of stairs descending to the basement floor and half a flight ascending to the first floor. There are two doors at the bottom of the stairs at the basement level. The door on the right opens into storage space which spans the full depth of the building with the exception of an electrical room which is located north of this storage space. The door to the left at the bottom of the stairs opens into the hallway of a one-bedroom flat. The living room is situated north (front of the building) of the door and hallway. The hallway extends from the living room and continues down to the south end of the flat. All of the rooms exit into the hallway and are arranged each one next to the other. The sequence of rooms, from north to south, is living room, bedroom, bathroom, dining room, and kitchen. A door at the south end of the hallway opens into a boiler room which contains a storage space within it and a door that connects to the storage space mentioned earlier (accessed from the other door at the bottom of the stairs). Another area for storage is located north of the stairs (in front of the living room) and can only be accessed from outside of the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 4

In addition to the basement flat, the Rhodes building has six more flats arranged two per floor (on the first, second and third floors), each flat spanning the entire length of the building from north to south. At the front stairs there are two doors at each landing, each of these doors opens into a hallway located in two separate flats that are mirror images of one another. The layouts on the second and third floors are identical to the layout on the first floor. All of the flats (except the basement) have the same floor plan, with the exception of minor changes which will be described below. The original (intact in many units) floor plan of a typical flat is linear with a hallway that stretches north to south from the living room to the dining room and kitchen beyond. The original sequence of the rooms, from north to south, is living room, bedroom, bathroom, bedroom, and dining room with kitchen and a small bedroom (probably maid's room) along the back, off of the dining room. In some of the units the hallway has been extended to the kitchen by constructing a new wall along the one end of the dining room. This allows the former dining room to function as a bedroom. In the units where this alteration has been made, an opening in the wall has been created between the kitchen and former maid's room creating an eat-in kitchen arrangement using the space gained from the maids rooms. Little was removed in making these alterations. A door on the south wall (rear of the apartment) of the kitchen leads to the stairwell attached to the rear of the building. At the front of the flat, a pair of french doors (in a three sided bay) on the north wall of the living room open onto a screened-in front porch. Windows on either side of the french doors are as described earlier.

Building Components- The Rhodes Building

The majority of the wood windows are original to the building. All of the windows have stone sills. Many of the doors on the building remain in their original location. The wood frame and sidelights of the front entrance doors are original. The front entrance door has been replaced with a flush steel door painted brown to match the door trim and sidelights. The six pairs of wood french doors leading from the living room to the front porch of each flat are original. Two steel doors on the east elevation at the basement level are located in original door locations. On the east elevation underneath the front porch, the small wood paneled door in an opening the size of a double hung window presumably replaced a double hung window that was originally there. The door to the rear of the east elevation at the stair enclosure, is not original to the building because that stair enclosure was added to the building at a later date.

Most of the doors on the interior of the building are original. The main (front) entrance doors to the individual flats are original. They are wood with a large pane of glass in the upper two thirds of the door. The lower one third has a wood panel insert. Some of the doors are missing their glass, in these locations wood panels have been inserted. Inside the flats, most of the doors are original. These doors are wood two panel doors. Most of the rear entrance doors to the flats are original. They are wood with the upper half being either single lite of multi-lite glass. The bottom half consists of two horizontally oriented wood panels.

Many of the exterior walls in the flats have received furring strips and a nonhistoric gypsum board finish on top of the original plaster wall finish. The installation of the gypsum board in this manner has partially obscured the window casing. The remainder of the original interior walls are plaster. There are modern partition walls added in the kitchen area and in the bedroom adjacent to the kitchen. These walls are stick frame with gypsum board finish. The ceilings are plaster. In the living rooms of the flats, the plaster on the walls transitions to the ceiling plane with a curved convex plaster cornice treatment. This creates an appearance of continuity between the walls and ceiling in this room.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 5

The floors in the flats are hardwood covered with carpet or sheet goods. The front entrance vestibule has original hexagonal and square ceramic tiles. The field tile is off white hexagonal surrounded by four rows of brown square tiles that run around the perimeter of the vestibule area. Just inside the field tile and separated by tile matching the field tile is a border of multicolored (greens and yellow) hexagonal tiles installed in a criss-cross pattern. Inside this border and separated by field tile is a single row of brown square tile. Inside this single row of square tile is the largest area of field tile. The front stairs are painted wood with rubber treads.

There are still two significant features that help illustrate the type of residents the Rhodes Building appealed to. Each of the living rooms has an original brick fireplace flanked by a window and a door in the basement flat and two windows in the remaining flats. The brick would have been left exposed originally, but was painted at some time in the building's history. There are also connections in the entrance and apartment halls for a central vacuum system. This amenity would have allowed for easier cleaning of the building and less bulky equipment than required with a freestanding vacuum. This system is no longer in use, but the visible components have been kept in place.

Exterior-The Watters Building

The front, north facing, (West Market) elevation is symmetrical with two of the four building blocks (608 and 612 West Market) on opposite sides of a courtyard with a third building block (610 West Market) placed to form the rear wall of the courtyard. The two projecting building blocks each have five bays, the center (third) bay at each block has a pair of metal entrance doors providing access to that block. Above these entrance doors are three small stone or stucco panels at each level above the door and at the parapet. Symmetrically located on either side of the entrance (second and fourth bays) is a grouping of four wood casement windows at the basement, first, second and third floors. The first and fifth bays have a pair of wood casements at each floor. The block at the corner of Market and Rhodes (608 West Market) has two apartments in the basement and has casement windows as discussed earlier. The block on the right side (612 West Market) of the front elevation does not have apartments in the basement. It has four small windows that have been covered with wood vertical siding and painted brown.

The center, north facing, block (610 West Market) is three bays wide with a pair of metal entrance doors with transom in the center bay. Above these entrance doors is one pair of wood casement windows each at the second and third floor stair landings. Above these windows are small stone or stucco panels similar to those found above the entrance doors on the 608 and 612 blocks. Near the parapet, above the entrance, is a large central stone panel with the name "WATTERS" carved into it. Above this panel is a stepped parapet with stone coping. On either side of the entrance (first and third bays) are groups of four wood casement windows at the first, second and third floors.

The side elevations of the 608 and 612 blocks which face the center courtyard area, consist of four bays and are a mirror image of one another. The bay closest to Market Street projects forward narrowing the entrance into the courtyard. This bay, along with the adjacent bay has a grouping of four wood casement windows at the first, second and third floors. The third and fourth bays have a pair of wood casement windows at each bay at the first, second and third floors. There are six small windows in the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 6

basement level apartment flat at 608 West Market. There are seven small windows in the basement of the 612 West Market building, these windows have been covered over with vertical wood siding painted brown.

The east (Rhodes Avenue) elevation consists of the side elevation of the 608 West Market building block and the front elevation of the 16 Rhodes Avenue building block. These two building blocks are connected by 610 West Market, a portion of which can be seen from Rhodes Avenue. The front of the four story, 16 Rhodes Avenue building block is similar to the north elevations of 608 and 612, except that there are pairs of wood casements above the entrance doors at the second, third and fourth floor stair landings.

The east side of the 608 West Market building block is made up of five bays and is three stories with a basement. Bay five (closest to Market Street) projects forward slightly and is articulated by a grouping of four wood casement windows at all floors. Bay 1 through 4 are all in the same plane. Bay 4 has the four casement groupings while bays 1, 2 and 3 are articulated with pairs of casement windows at each floor. At bay 3 above the third floor window, at the parapet line, there is a small horizontal stone or stucco panel.

A small portion of the 610 building is visible at this east elevation. It is deeply recessed with 16 Rhodes and 608 West Market on either side. This elevation consists of three bays with three stories and basement. The first bay is articulated by a grouping of four wood casement windows at the first, second and third floors. At the basement level of this bay there are two small windows that have been covered with wood vertical siding painted brown. The second and third bay are more deeply recessed than the first bay. The wall of the very narrow second bay is at an angle and consists of a single wood casement window at the first, second and third floors. The third bay is parallel to the first bay and is quite narrow like the second bay. It consists of a single flush steel door at the basement level and a single wood casement window at the first, second and third floors. There are no brick soldier courses above the windows.

The rear (south) elevation consists of the side elevation of the 16 Rhodes building block and portions of the rear of the 610 and 612 West Market Street building blocks. The side of 16 Rhodes is similar to the side elevations of 608 and 612 with the addition of a bay located between bays 1 and 2, bringing the total bays at this elevation to six. This additional bay consist of single casement window at the second, third, fourth floors and a small fixed window at the first floor. The brick at the projecting sixth bay is the same wire cut brick as that found on the other primary elevations. The remainder of the brick on this elevation, though compatible in color with the wire cut brick, has a smooth finish. This smooth brick is used on all of the secondary rear elevations.

The rear (south) portions of the 610 and 612 West Market buildings consist of the smooth reddish brown brick masonry articulated with wood casement windows. The brick detailing on these secondary elevations is similar to the detail found on the side (south) elevation of the 16 Rhodes building. A long narrow light court is created between the rear of 610 West Market and north side of 16 Rhodes.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 7

The west elevation consists of the sides of the 612 and 610 West Market buildings and the rear of the 16 Rhodes building. The 612 West Market building block is made up of five bays and three stories plus a basement. It is a mirror image of the east elevation of the 608 building with the exception that due to the topography change, the basement level has seven small fixed windows rather than the casements found on the 608 elevation. The basement windows have been covered with wood vertical siding painted brown.

The west (side) elevation of the 610 West Market block consists of three bays with three stories and a basement and is virtually a mirror image of the east (side) elevation of the same building block. The rear of the 16 Rhodes building is symmetrical and consists of three bays with the center bay projecting forward. The center bay consists of a pair of wood casements at the first floor with two small windows above at the second the third floor stair landing. A flush steel door on the south side of this projected area provides access into the stairwell. Bays one and two are mirror images of one another and consist of a pair of wood casements at the second, third and fourth floors. One small window is located at each bay at the first floor level. This window has been covered with wood vertical siding painted brown. There are no brick soldier courses above the windows.

Interior- The Watters Building

The Watters Apartments is composed of 28 apartment flats. The 608, 610, 612 West Market and the 16 Rhodes blocks all have two flats per floor per block. Each apartment contains a living room, kitchen, bathroom, and one or two bedrooms. Some units have dining rooms and front rooms off of the living room. The 608, 612 West Market and the 16 Rhodes blocks are arranged linearly from front to back with each apartments hallway creating a circulation spine that can be entered from the stairwells at the front and rear of each building block.

The 608 and 612 flats (first through third floors) are arranged with the living room and adjacent front room across the front followed by the, dining room, kitchen, and one or two bedrooms. The front entrance of these buildings which is located half way between the basement and first floor, includes a pair of doors which lead into a vestibule area followed by a second pair of doors which then lead into the landing of the front stairwell. The outside flats have two bedrooms while courtyard facing flats have only one. Bathrooms are centrally located across the hall from the other rooms creating a core type arrangement with the stairwells. The basement level of the 608 building has two flats, the flat on the east side of the building has two bedrooms and is arranged like those described above. The flat on the west side of the building has one bedroom and has the following linear arrangement: living room and adjacent front room across the front, eat-in kitchen with entrance door leading into front stairwell, a hallway extends off from the kitchen with one bedroom on the right and a bathroom on the left. Beyond the bedroom, and accessible from the hall is a small storage room. One change that has been made to several of the flats is the removal of the wall between the living room and front room. The original design had a wide opening between the two rooms. Additional changes include the removal of the fireplace in some of the units. The basement level of the 612 building along with the 610 building, house laundry and other common use rooms along with rooms containing mechanical and electrical equipment.

The 16 Rhodes Avenue block increases to four stories because of the sloping topography of Rhodes Avenue. The level of the entrance to this block is below the first floor. The pair of entrance doors open into a small vestibule that is open to the stairs. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 8

ascending stairs lead to two doors on the first floor. This floor consists of two mirror image flats. Each door opens into an apartment hallway which runs from east to west, beginning with the living room and adjacent front room across the front, followed by the dining room, kitchen, bedroom, bathroom, and second bedroom. A door at the west end of the hall opens into the rear stairwell. Fireplaces are located in the living room. These have been removed in a few units. The second, third and fourth floors are identical to the first floor.

The entrance to the 610 West Market Street block opens into a small vestibule that is open to the stairs. This entrance is located midway between the basement and first floor. Descending stairs lead to the basement floor, while ascending stairs lead to the first floor. Two doors are located at the top of the stairs. Each door opens to a hallway inside a flat. The two flats per floor are mirror images of one another with hallways running east to west. Each room is entered into from the hall except for the kitchen and front room that are entered from the living room. Rooms are arranged on both sides of the hallway. The rooms on the south side of the hall are arranged as follows beginning at the apartments entrance: bathroom, bedroom and living room (former dining room) and front room. The rooms on the north side of the hall are arranged as follows beginning from the flat entrance door: bedroom (former living room) and kitchen. A door on the north wall of the kitchen allows access to the south stairs of the 608 and 612 blocks respectively. The second and third floors are identical to the first floor. Fireplaces are located in the north bedrooms (former living rooms).

Building Components- The Watters Building

The majority of the wood windows original to the building have recently been replaced by new windows which are exact replicas of the originals. There is a combination of wood fixed and casement windows. There are single, paired and groups of four casement windows. The majority of wood casement sash are divided with the upper half of each sash with four panes of glass, the lower half is one large pane of glass. There are a number of sashes located in windows at the lower level and at stair landings which have two panes of glass in the upper third of the sash while the lower two thirds is one large pane of glass.

Most of the doors on the interior of the building are original. The single panel metal clad entrance doors to the individual apartment units are original (some have been replaced with flush steel doors). Inside the apartment units most of the doors are original. The original doors inside the units are wood with one panel.

Most of the exterior walls in the apartments have received furring strips and a new gypsum board finish on top of the original plaster wall finish. The installation of the gypsum board in this manner has partially obscured the window casing. The remainder of the original interior walls are plaster. The ceilings are plaster with a textured finish.

All of the floors in the apartments are hardwood covered with carpet or sheet goods (the floors at the ground level are concrete). Some of the entrance vestibules have 8"x8" red quarry tile separated by a single row of 1"x 1" white ceramic tile running along all four sides of the quarry tile. The other entrance vestibules have terrazzo (gray tones) flooring which turn up the wall to create a wainscot effect. Set into the terrazzo at the floor is a 1" tile border which defines the perimeter of the vestibule space. The stairs are painted wood with rubber treads. The stair landings are covered with resilient flooring.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 7 Description
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 9

Historic Integrity

The exteriors of both buildings have been little altered over time. The Rhodes has the exceptions of the entrance door that has been replaced and the enclosure of the rear stair. With the exception of the entrance doors that have been replaced, the replacement of the original windows with exact replicas, the Watters looks much as it did when it was built in 1925. Additionally, the interiors have also been little altered with the original flat configurations and substantial interior architectural detailing remaining intact.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 1

The Rhodes and Watters Apartment Buildings
Summit County, Ohio

The Rhodes and the Watters Apartments are nominated for listing under **Criterion A and Criterion C**. The two buildings, which will be referred to collectively as the property, qualify under **Criterion A** because of their importance as a part of community planning and development with regard to early suburbs, apartment structures, and real estate development. They represent the type of structure developed in Akron's most affluent neighborhoods in the boom years of the rubber industry. They also qualify for listing under **Criterion C** for architectural design and construction specific to the period and building type. The Rhodes is a handsome reddish brown brick structure, which incorporates elements of the Craftsman and Tudor Revival styles, along with other early twentieth century styles. Included in such elements are the three story porches which provide exterior space for the units. The Watters Apartments is an example of the aesthetic espoused by the 20th Century Commercial Style. It has detailed brick work ornamenting a simple form.

Community Planning and Development

The significance of the property as part of community planning and development begins with the many periods of expansion and urban growth effecting Akron in the nineteenth and first half of the twentieth centuries. The population of Akron grew rapidly as a result of developments in transportation and industry in the nineteenth and early twentieth century.

Significant developments in transportation began with the creation of the Ohio and Erie Canal. The first section of the canal was completed in 1827 as a link between Akron and Cleveland. The Pennsylvania-Erie Canal then came to Akron in 1840, assisting in the creation of a commercial downtown for the city. By the early 1850s, the first railroad came to Akron, beginning the decline of the Canal Era. The Electric Train came to Akron in 1888, and in 1894, the first Interurban service was created, connecting Akron to nearby Cuyahoga Falls as an attempt to provide employment after the depression of 1893. In 1895 this connection was enhanced by the introduction of the Akron and Cuyahoga Falls Street Railway. Also in 1895, the Akron, Bedford & Cleveland Railroad was established as the "first long distance electric railway in the world." As a result of the increased opportunity for transportation between cities, development began to expand from the central city and suburban development became more accessible.

While developments in transportation made Akron and its surrounding environs more accessible to one another and encouraged growth, new industry in the late nineteenth and early twentieth centuries resulted in an unprecedented growth rate for the city. In 1870, Dr. Benjamin Franklin Goodrich built the first rubber factory west of the Alleghenies in Akron and the city experienced population growth at that time as a result. By the middle of the 1890's, the match industry had moved from Akron to nearby Barberton, the coal industry had died, and the rubber industry was also decreasing. However, in 1896, an important event turned the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 2

**The Rhodes and Watters Apartment Buildings
Summit County, Ohio**

rubber industry back around. Bicycle manufacturer Alexander Winston wrote to Benjamin Franklin Goodrich, asking him to make extra strong bicycle tires for a "horseless carriage". By 1898, the first car was made and sold in the United States and the rubber industry was about to experience a major boom. Also in 1898, F. A. Seiberling began the Goodyear Tire and Rubber Company. By the turn of the century, Firestone Rubber Company and Diamond Rubber Company had also been established in Akron. In 1905, Harvey Firestone was commissioned to supply tires for cars produced by Henry Ford. General Tire then came to Akron in 1915. Between 1910 and 1920, Akron's population had increased by 200 percent. The city known as "the Tip-Top City" in the 1890s became "the City of Opportunity" and "the Rubber Capital of the World" in the 1920s.

A need for housing accompanied the growth in population for each period in Akron's history. Akron's "West Hill," was developed in the late nineteenth century and was known as a desirable place to live because the prevailing westerly winds kept the area free from the smoke of the factories of Akron's center city. Developers advertised the area as "West of the Smoke" and often listed names of prominent area residents in their advertising. Further land speculation in the area occurred at the time of the street car line that ran on West Market Street from the center of the city out to Rose Boulevard. Investors in the street car line also speculated in land development in the area and sold electricity to new owners and tenants. Because of the incredible growth in population during the boom of the rubber industry in Akron, additional housing was essential. The Progressive Era (1900-1917), as it was called, increased pressure for housing and the creation of planned neighborhoods.

At this time, both Firestone and Goodyear rubber companies began construction of planned suburb communities to supply affordable housing for their workers. The housing boom was also taking place in the West Hill area in close proximity to the homes of Firestone and Seiberling. Apartments were more common by this time, particularly for bachelors, and are prominent on the main streets of West Hill while single family dwellings are concentrated on the secondary streets. Nationally apartment living was not seen as appropriate for families and single women unless it was for a limited time. To encourage people to rent instead of own, amenities were offered such as well appointed common room and laundry areas. This helped to distinguish them as quality living space as opposed to the substandard conditions of tenements that were present with every booming population.

Architecture

The property, located in Akron's West Hill Area, is an example of the city's architectural solution for its increasing population. The Rhodes is part of that early twentieth century movement to provide a "respectable" middle class alternative to what was considered tenement housing in America's inner cities.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 3

The Rhodes and Watters Apartment Buildings
Summit County, Ohio

The Rhodes was built in 1912, and the Watters in 1925, in the midst of the rubber industry boom and as part of an important period in the history of architecture. The twentieth century from 1900 to 1940 introduced a style of architecture that would respond to the industrialization of cities and the lifestyles which accompanied this industrialization. During this time architects attempted in their designs to create an architecture that uniquely responded to the rapid growth and expansion of the period combined with the latest innovations in building materials and construction techniques. Multifamily residences are one example of the architecture created to respond to this almost overnight growth in population. The Rhodes, three story apartment building with an additional facade on the basement level, and the Watters, a three to four story building, are prime examples of the architecture of this era, not only because they are multifamily residences but also because they incorporate the relationship between interior and exterior spaces. Along with other apartment complexes in West Hill, including The Ontario, The Alcazar, The Ambassador, The Westmont (listed in the National Register of Historic Places in 1984), and The Seville Apartments, the Rhodes and Watters Apartments are referred to as garden apartments. The term "garden apartment" often referred to structures with lawns in front of them, garden courtyards, and porches. These features offered a stark contrast to the kind of amenities found in urban row house rental properties. The property, along with other such apartments, encouraged a new form of suburban development.

Garden apartments were designed in a variety of architectural styles classified by their form, structure, features, and ornament. The Rhodes and Watters Apartments are significant because each of their architectural styles differ from other garden apartment examples in the area. The examples previously mentioned were designed in the Neo Classical, Hispano-Moresque Revival, Neo-Gothic Revival, Tudor, and Spanish Renaissance Revival styles respectively. While the Westmont Apartments exemplify the Tudor style with a steeply pitched gable, half timbering, and multi-pane glazed windows; the Rhodes is unique because it combines the Tudor Revival style with the Craftsman style portraying that both were popular in the early 20th century. These styles are revealed in the gabled roof forms, wide eave overhangs, false beams, and stucco and timbering ornament.

The Watters is unique to the other examples because it is progressive in its architectural style. While the Seville, Alcazar, and Ambassador Apartments (all built within five years of the Watters) were designed in various Revival styles, the Watters was designed in the more contemporary 20th Century Commercial style, which resulted from the rapidly growing automobile industry. Before the automobile, factories were not carefully thought out or designed. The production of the automobile demanded a large space that required better organization. The advantages to creating a healthful and pleasing industrial environment were also realized. This new approach to factory design was exemplified in Albert Kahn's architecture of automobile factories in Detroit. His designs were greatly influenced by the modernist Bauhaus movement that spread

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 4

**The Rhodes and Watters Apartment Buildings
Summit County, Ohio**

from Germany to the United States in the first quarter of the 20th century. Industrial design was streamlined and focused on rational order and restraint. This design of factories spread through urban environments and developed the 20th Century Commercial style, which described the commercial and apartment structures treated in the same manner as the factories of the time. The 20th Century Commercial style is apparent in the Watters by its basic form and simplified exterior treatment. The four-story building is enclosed by a parapetted flat roof and exterior walls faced with simple brickwork with stone accents. The Chicago School influence is revealed through ganged windows made up of a large central window flanked by smaller windows. Also characteristic of the Chicago School is the division of the Watters into the three parts of the classical column. Belt courses between the first and second floors and third and fourth floors separate the building into the base, shaft, and capital. Another significant feature unique to the Watters is the incorporation of a fourth block facing Rhodes Avenue, which creates additional courtyards. The Rhodes and Watters Apartments are significant examples of early 20th century architectural design because their styles are unique and express the great diversity in the design of the garden apartment building type.

History

The history of the property begins with the subdivision of the allotment in which it is located. In 1888, Thomas and Ann Rhodes recorded the plat for a subdivision in what had been previously known as the Ely Lots numbers 11 and 12. The lots include Rhodes Avenue, presumably a new street, which ran from West Market Street to Crosby Street. This development occurs in the same year that the first electrified car of the Akron Street Railway & Heredic Company (later the Northern Ohio Traction & Light Company) is placed into service on West Market Street.

In 1910, Thomas Rhodes (an unmarried man) sells lots 19 & 20 of the allotment to Edith G. Hardie, of Taylor County West Virginia for “one dollar and other good and valid considerations.” In the deed of the land is a restriction against liquor sales on the property. This is significant to the developments on the West Hill. Many of the properties and allotments carry restrictions against liquor sales. Advertisements for housing lots in the area promote the value of these controls. It is clear that an effort was made to control development in what was intended to be a quiet, residential neighborhood. No zoning laws existed at this time, and the use of such deed restrictions were innovative ways to control the values of the properties.

In 1911, Mrs. Hardie builds a residence for herself and her children on lot 19. Her husband remains in West Virginia. By 1912 she has constructed The Rhodes Apartment Block next to her own dwelling on lot 19. It is interesting to note that the Sanborn Insurance Maps of 1916 show four accessory buildings at the back of the property. These are presumed to be garages, indicating that Mrs. Hardie’s tenants were affluent

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 5

**The Rhodes and Watters Apartment Buildings
Summit County, Ohio**

enough to own cars. City directories from the 1920's list of tenants includes a physician. The quality of materials and amenities also indicate a middle to upper middle class clientele.

Also in 1912, Mrs. Hardie sells lot 20 for \$2,500 to John M. Sumner, a prominent citizen in Akron. Along with the restriction against liquor sales, the deed requires that a dwelling house be built on the lot for no less than \$3,000.

By 1915, the pressure of population growth in Akron had prompted the commissioning of a City Plan by John Nolen. The first part of the plan compiled in October of 1916 addressed housing in Akron. The final plan addressing all aspects of planning in Akron was completed by 1919. The plan documents newly established zoning regulations, a city planning commission, and street building setbacks. A setback for this area of Market Street was adopted under the Nolen Plan on April 14, 1919. The plan states "the demand for houses, apartments, and rooms in Akron is now far beyond the supply, and the first step toward an effective relief of the present unfavorable conditions is the increase of the supply of better houses and apartments." In addition to new regulations, a separate investment company, The Akron Home Owners Investment Company, was established in May of 1919 with a capitalization of five million dollars to provide mortgages to lot owners "to erect houses, semi-detached houses and terrace type apartments."

In 1918, Mrs. Hardie signs a land contract on the property with Mrs. Chloe Watters. Mr. Charles Watters, her husband, is listed in the City Directories as a "General Contractor, stone, brick, macadam pavements, sewer work, etc." The contract is subject to the restriction of liquor sales which were agreed upon in the original deed between Thomas Rhodes and Mrs. Hardie. In this land contract, Mrs. Watters agrees to pay a sum of \$67,000, including \$19,500 cash, to Mrs. Hardie. Mrs. Watters agrees to pay all taxes and assessments, and to ensure the building against fire for \$32,000. The land contract between Mrs. Hardie and Mrs. Watters is dated May 9, 1918. By June of 1919, Mrs. Hardie has died and her husband, John, signs a deed agreeing to sell the Rhodes to Mrs. Watters for one dollar if she pays all taxes and special assessments from that day on.

Just over two months later, Chloe Watters sells the portion of lot 19 containing the Rhodes building, which includes a right of way 9 feet wide immediately next to the easterly side of the lot running from West Market Street to the south end of the lot. The deed between Chloe Watters and Charles Esselburn, et al. is once again subject to the restriction of liquor sales from the original deed. Charles Esselburn, et al. agrees to buy the land from Mrs. Watters for one dollar, with an additional agreement which states that he pay the mortgage of \$24,000 in addition to the taxes and assessments associated with it.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 6

**The Rhodes and Watters Apartment Buildings
Summit County, Ohio**

Less than a year later, Charles Esselburn, et al. signs a deed selling the land to Mary Durkin, Anna Durkin and Sarah Durkin, all unmarried. In this deed of 1920, the right of way and restriction of liquor sales are both included. Charles Esselburn, et al. sells his portion of lot 19 to the Durkins for one dollar, although another agreement is included in the deed. This agreement passes responsibility of mortgages from Charles Esselburn et al. to Mary, Anna and Sarah Durkin. The first mortgage is \$24,000 with an interest rate of 7% per annum and an additional mortgage of \$19,350 which has a balance of \$16,527.25, not including taxes.

In 1924, The Rhodes is occupied by a variety of tenants, and 610 Market Street, (presumably Mrs. Hardie's house or The Watters Apartments under construction,) is listed in the city directory as vacant. In the 1925 City Directory, The Watters Apartments is listed. In 1925, Mr. John Hardie, et.al. and Mrs. Chloe Watters sign a "Quit-Claim Deed" releasing any previous grantor's right to reclaim the property if alcohol is sold on the property. Also in 1925, Chloe Watters sells the Watters to Agnes Neilan, Katherine Nelan and Charles Nelan for \$161. Agnes Neilan dies in 1934, and her share of the Watters was transferred to Charles Nelan in 1944. In 1945, Katherine Nelan died, and her share of the Watters was transferred to Mary Agnes Nelan in 1947. Two years later, Charles and Effie Nelan (husband and wife) and Mary Agnes Nelan sell the property to Nela-Manor, Inc., the company that went on to purchase the Rhodes building in 1961 to reunite lot 19.

In 1935, Mary, Anna, and Sarah Durkin sell lot 19 on which the Rhodes is located to George Ross Taylor and his wife Charlotte. This deed again is subject to the restriction of liquor sales and also includes the right of way from the contract between Chloe Watters and Charles Esselburn, et al. The Durkins sell lot 19 to the Taylors for one dollar, but again the transfer of responsibility for the mortgage is agreed upon. This agreement passes responsibility of the first mortgage, a balance of \$22,000.00, from Mary, Anna and Sarah Durkin to George R. Taylor and wife Charlotte.

Less than two weeks before his death in 1949, George R. Taylor wills ownership of his 9 parcels of property to be divided between his widow and four children. When the transfer of real estate is official in 1952, Charlotte receives 1/3 of the land and each child, Joseph, George Ross Jr., John, and Sheila, receives 1/6 of the land. George R. Taylor's daughter Sheila, receives land which included lot 19. The restrictions and reservations in the original deed regarding the sale of liquor are included in the transfer of the land, and the right of way is also included.

Three months after the death of George R. Taylor, Elizabeth T. Baird is declared Guardian of his daughter, Sheila. A Guardian's Deed from 1961 declares that Elizabeth has chosen to sell the portion of lot 19 containing the Rhodes building to Nela Properties, who had purchased the Watters Apartments in 1949. Lot

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 8 Statement of Significance

PAGE 7

**The Rhodes and Watters Apartment Buildings
Summit County, Ohio**

19 has not been split again. In 1981, the whole property is sold to Cuyahoga Properties Ltd. The current owner, Nela Manor II, LLC., purchased the property in 2003. The Nela Manor property includes the land and the two apartment buildings that occupy the site, The Watters and The Rhodes.

Throughout the early decades The property served as housing for Managers, Clerks, and Doctors. The commuter street car lines began to be decommissioned in 1938 at which time buses began taking over the city's transportation needs. Without the streetcar line, West Hill became another suburban neighborhood which had no closer tie to downtown than any other area within the same distance. After World War II the architectural context of West Market Street began to change, with the construction of new office buildings and high rise apartments. The property has been most recently used as low income housing. The desire to live in the city continues to encourage the ongoing revitalization efforts in the West Hill neighborhood.

USDI/NPS NRHP Registration Form
The Rhodes
Summit County, Ohio
NPS Form 10-900-a
(8-86)

Page 1
OMB No.10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 1

=====

9. Major Bibliographical References

=====

Burch, City Directory, 1886-1930.

Blower, James M. and Korach, Robert S. The N.O.T.&L. Story. Central Electric
Railfans' Association, Chicago, 1966

Ferry, W. Hawkins, The Buildings of Detroit, Wayne State University Press, Detroit,
1968.

Gordon, Stephen, How to Complete the Ohio Historic Inventory, Ohio Historical
Society, Columbus, 1992.

Grismer, Karl H., Akron and Summit County, Summit County Historical Society: Akron,
Ohio, c.1954.

<http://www.coloradohistory-oahp.org:5000/guides/architecturestyles/20th.htm>, "A
Guide to Colorado Architecture - 20th Century Commercial".

Jackson, Kenneth T., ed. Schultz, Stanley K., ed., Cities in American History,
Alfred A. Knopf, Inc., New York, 1972.

McAlester, Virginia & Lee, A Field Guide to American Houses, Alfred A. Knopf, Inc.,
New York, 1984.

Rifkind, Carole, A Field Guide to American Architecture, Bonanza Books, New York,
1980.

Nolen, John, City Plan for Akron, Akron Chamber of Commerce, Akron, 1919.

Sanborn Insurance Maps, 1916, 1940.

Summit County Administration Bldg, Deeds.

University of Akron Archives, Tax Maps:, 1910, 1916, 1930

USDI/NPS NRHP Registration Form
The Rhodes
Summit County, Ohio
NPS Form 10-900-a
(8-86)

Page 2
OMB No.10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 9. Major Bibliographic References
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

PAGE 2

Directories, Photography.

West Hill Sketch Book, West Hill Development Company, Akron, Ohio 1901, University
of Akron Archives.

Whiffen, Marcus and Frederick Koeper, American Architecture Volume 2: 1860-1976, The MIT
Press, Cambridge, 1983.

Wright, Gwendolyn, Building the Dream A Social History of Housing in America, Pantheon Books,
New York, 1981.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SECTION 10. Geographical Data
The Rhodes and Watters Apartment Buildings
Summit County, Ohio

Page 1

Verbal Boundary Description

The property consists of all of Lot 19 of the Rhodes Allotment, located within the City of Akron, Summit County, Ohio. Lot 19 is bordered to the north by West Market Street, and to the east by Rhodes Avenue. The south property line sits 198' from West Market Street. The west property line shows dimensions of 174.56' along West Market Street and 174.52' along the south side property line, making the shape of the lot slightly trapezoidal. Lot 19 is made up of three parcels; parcel no. 6814462, parcel no. 6814463, and parcel no. 6814464. The Rhodes occupies parcel no. 6814463 and is located on the west side of Lot 19. The Watters occupies parcel no. 6814462 and is located on the northeast corner of lot 19. A parking area serving the property occupies parcel no. 6814464 and is located along the south side of lot 19.

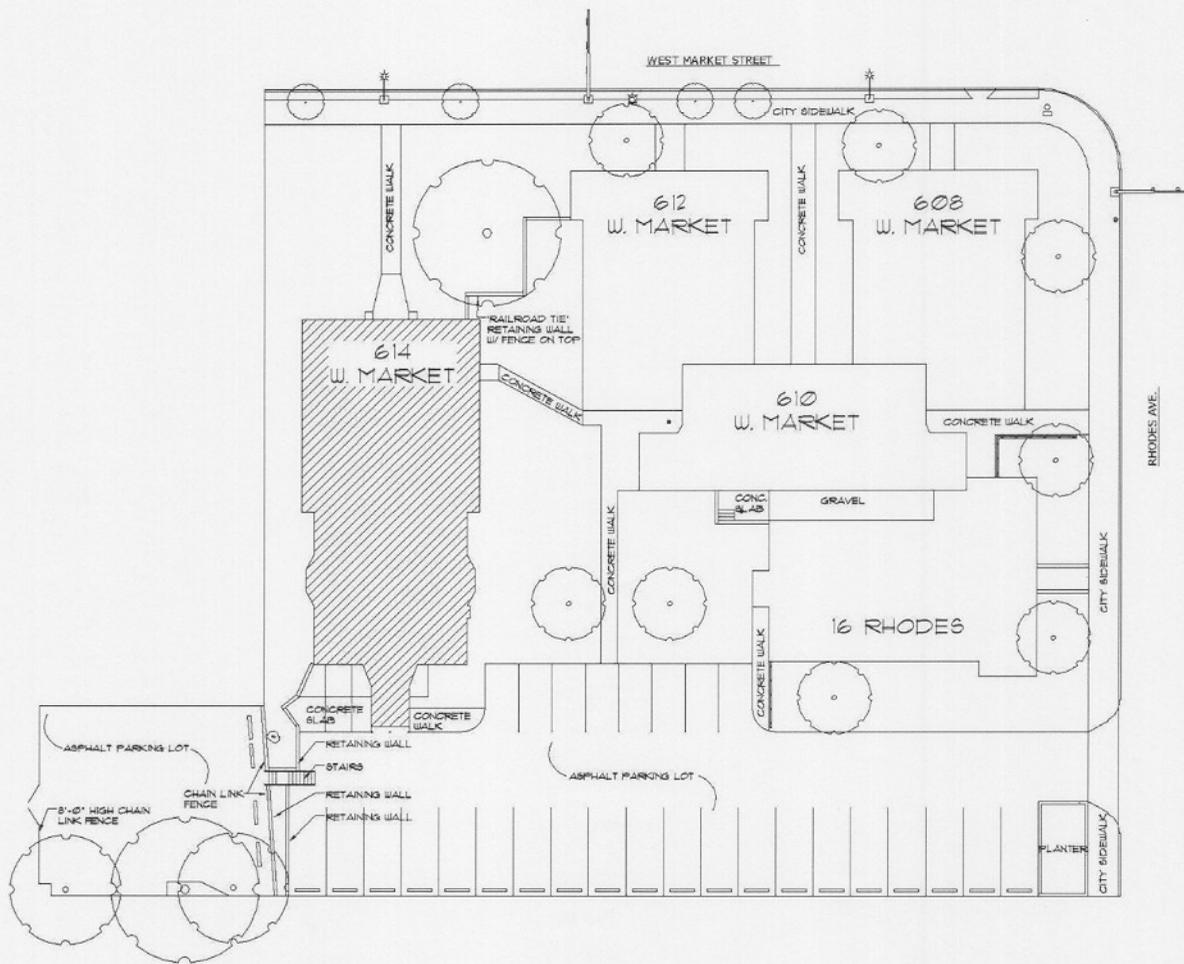
Parcel no. 6814463 contains 0.182 acres. Parcel no. 6814462 contains 0.482 acres. Lot 19 contains 0.8 acres.

Verbal Boundary Justification

The nominated property includes all of Lot 19 of the Rhodes Allotment which the Rhodes and Watters have always occupied.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SITE PLAN
The Rhodes
Summit County, Ohio

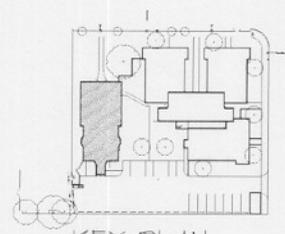
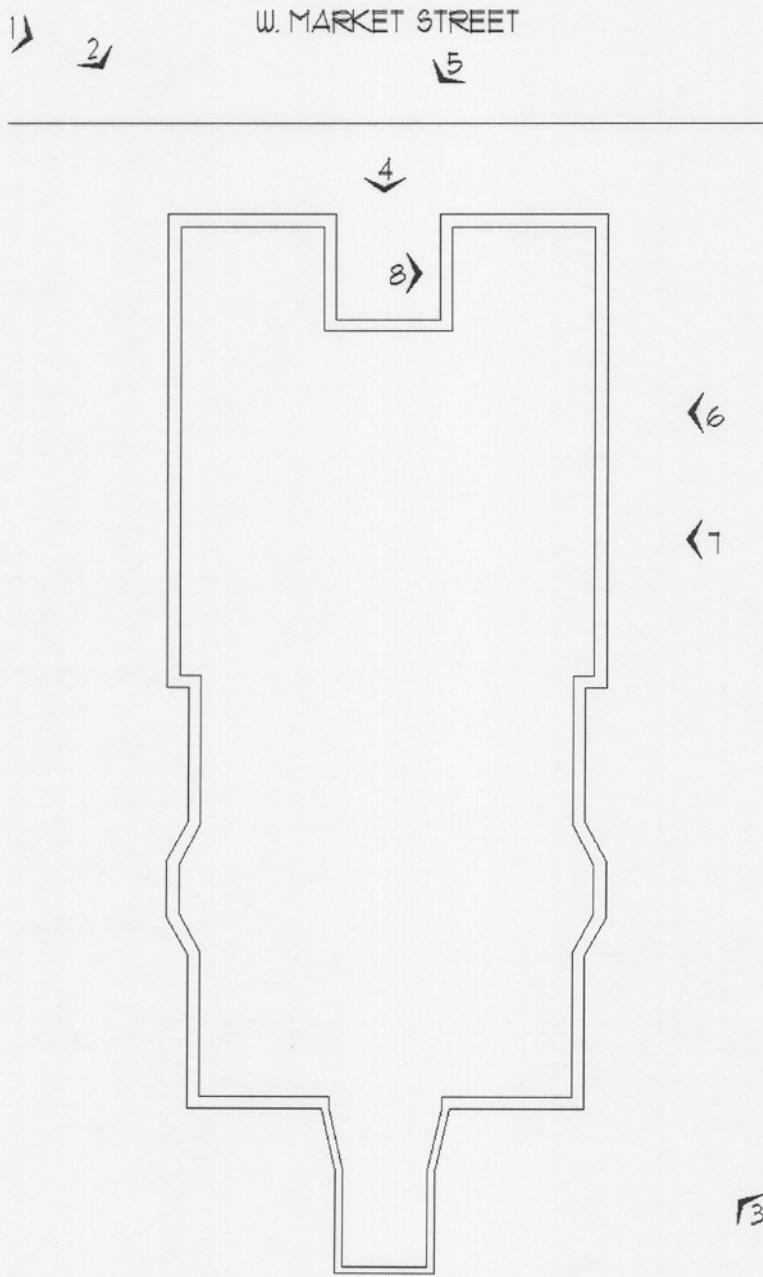


SITE PLAN
THE RHODES

0' 10' 20' 40' 80'

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

PHOTO KEY PLANS
The Rhodes
Summit County, Ohio

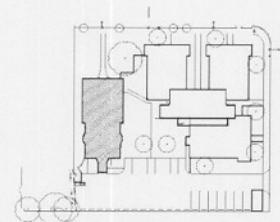
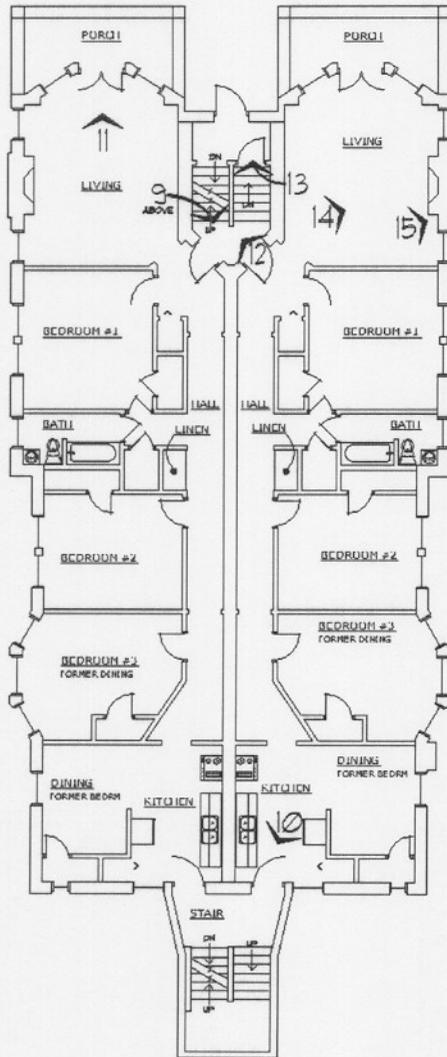


KEY PLAN

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

PHOTO KEY PLANS
The Rhodes
Summit County, Ohio

W. MARKET STREET

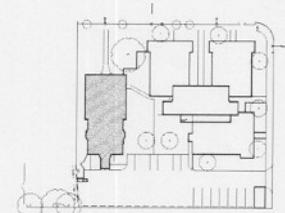
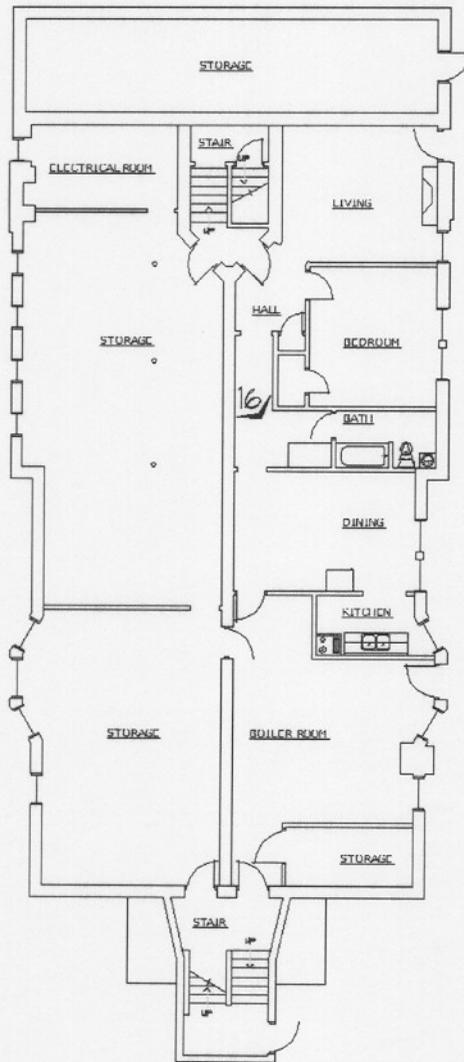


KEY PLAN

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

PHOTO KEY PLANS
The Rhodes
Summit County, Ohio

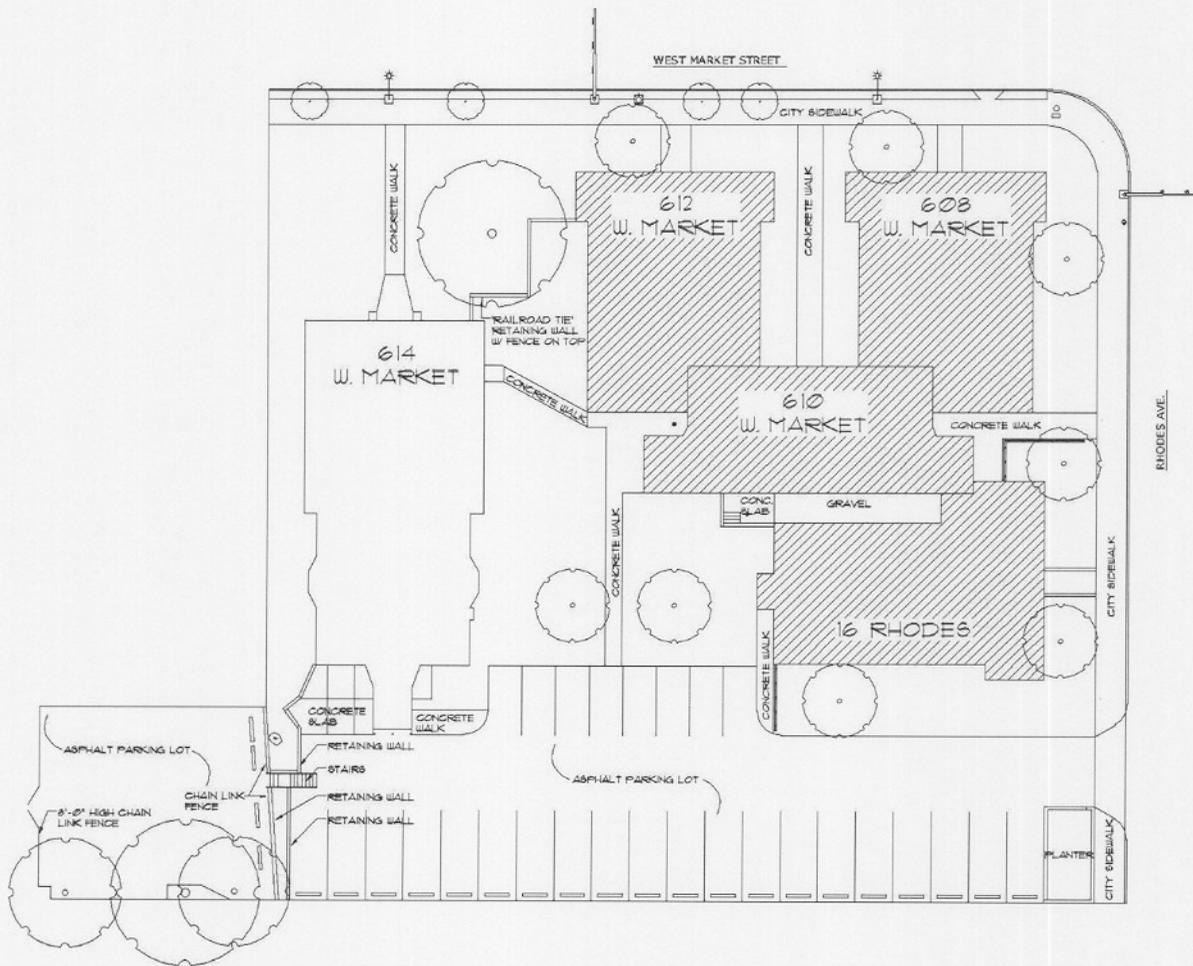
W. MARKET STREET



KEY PLAN

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

PLANS
Watters Apartments
Summit County, Ohio

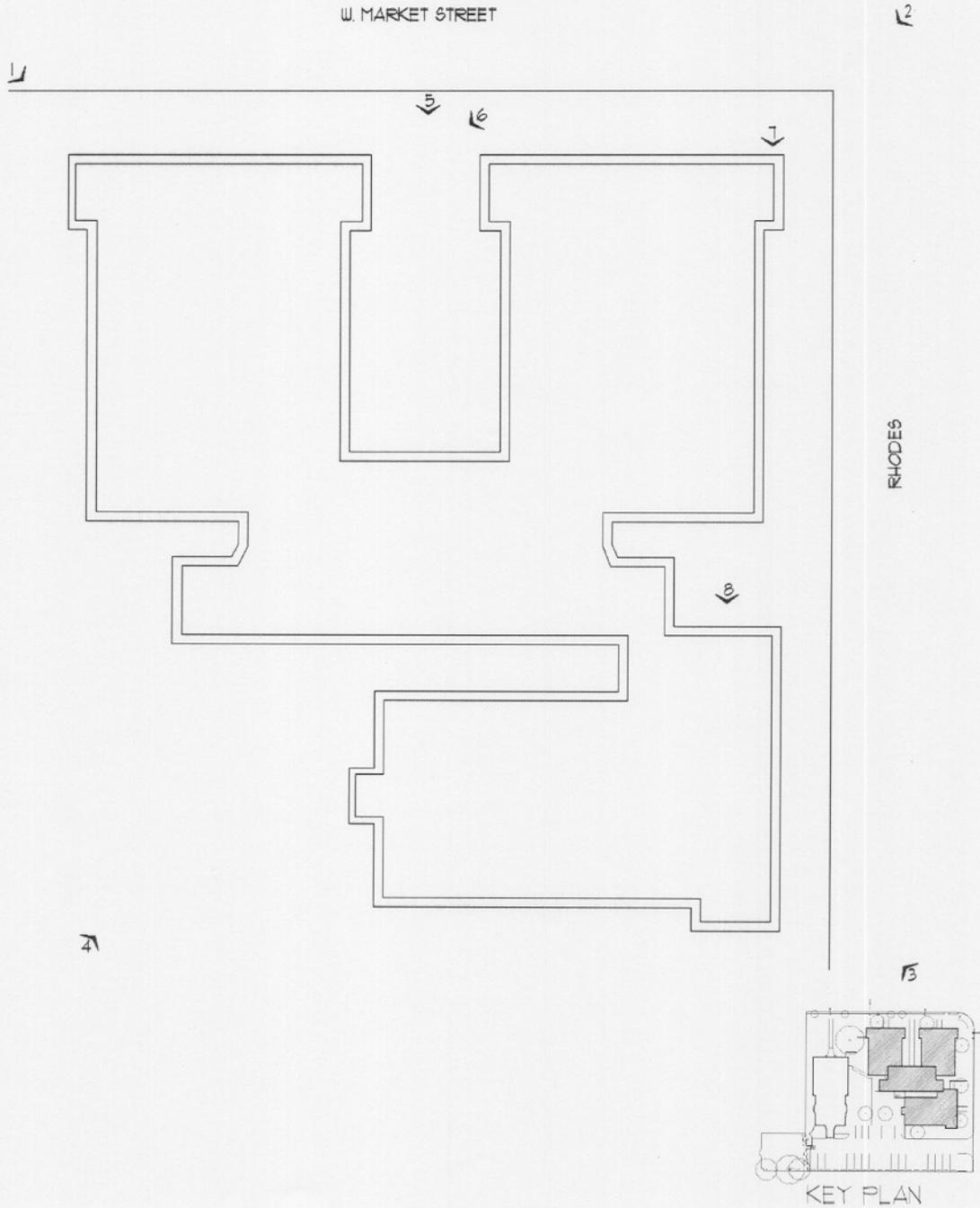


SITE PLAN
WATTERS APARTMENTS

A north arrow is located to the left of the scale bar. The scale bar is marked with 0', 10', 20', 40', and 80'.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

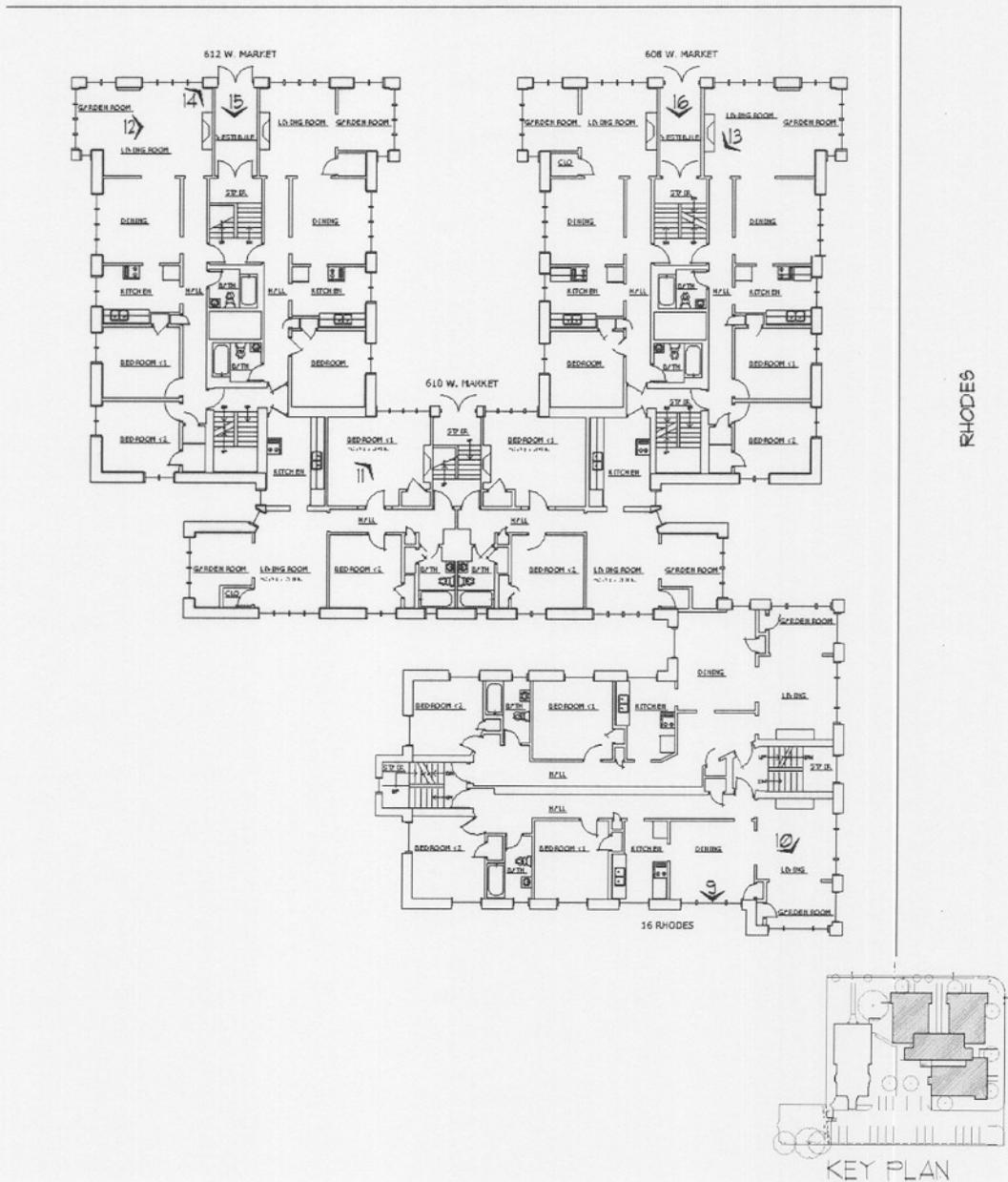
PHOTO KEY PLANS
Watters Apartments
Summit County, Ohio



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

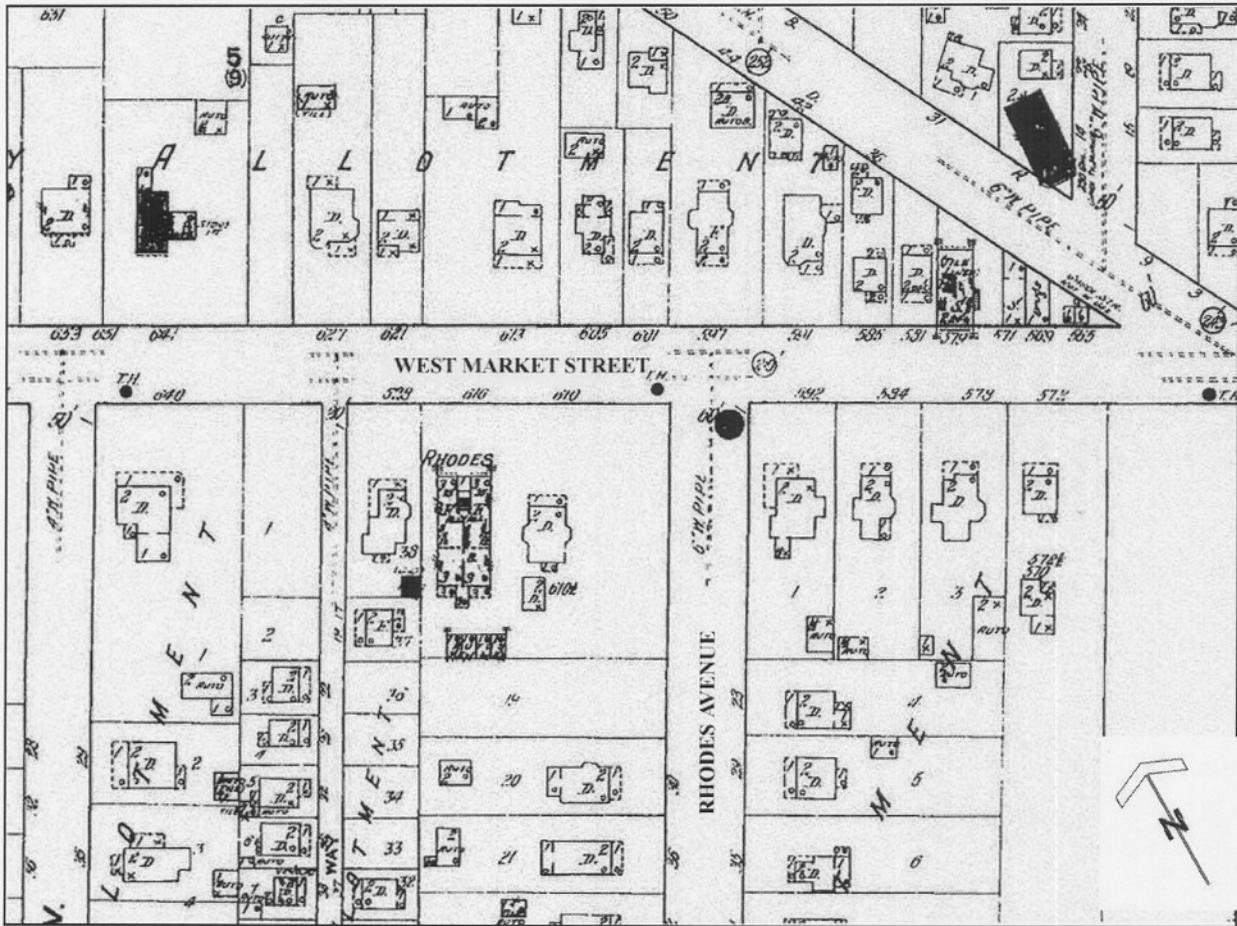
PHOTO KEY PLANS
Watters Apartments
Summit County, Ohio

W. MARKET STREET



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

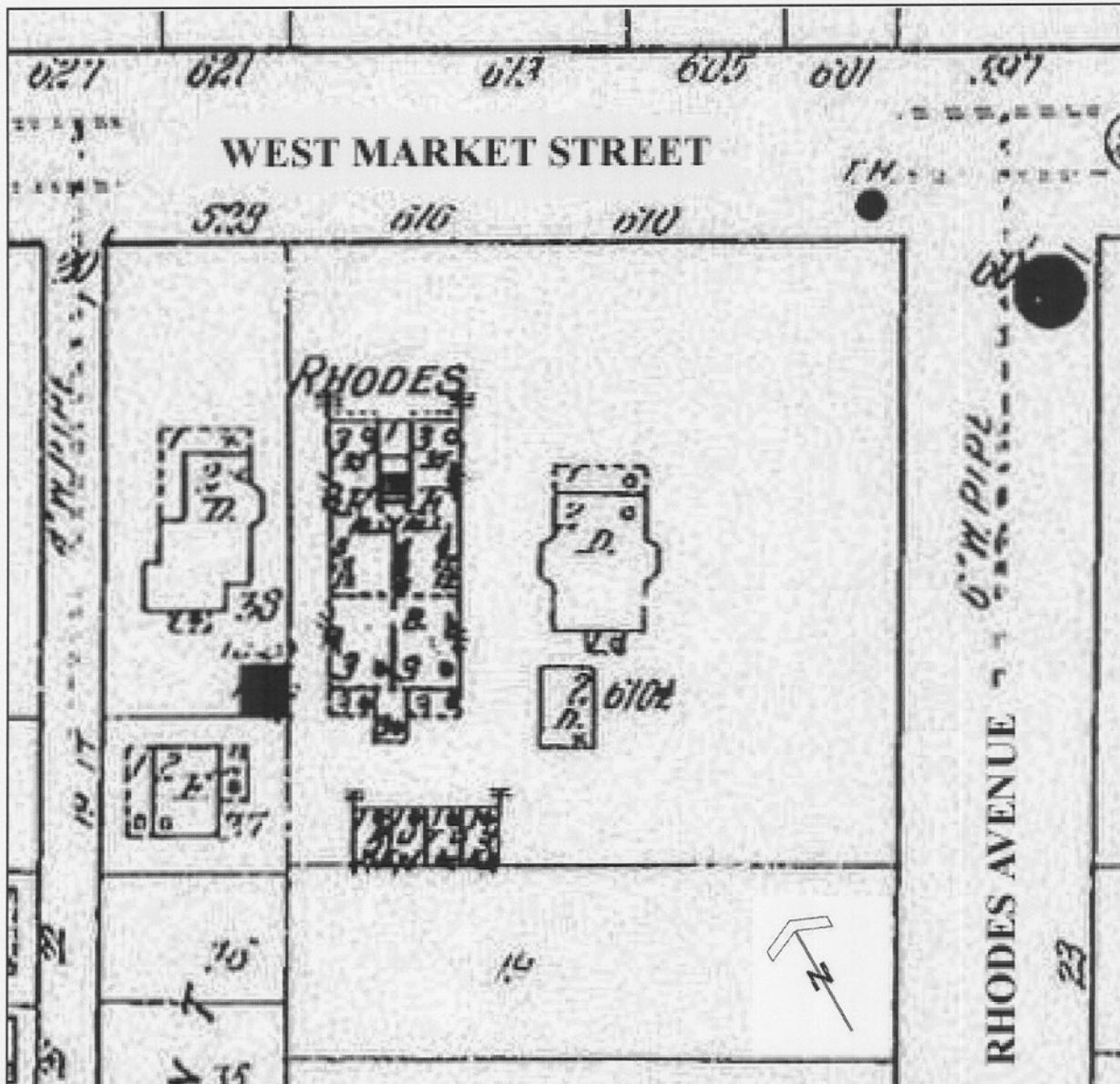
MAPS
The Rhodes Building / *Watters Bldg.*
Summit County, Ohio



The Rhodes. Akron. Sanborn Map 1916

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

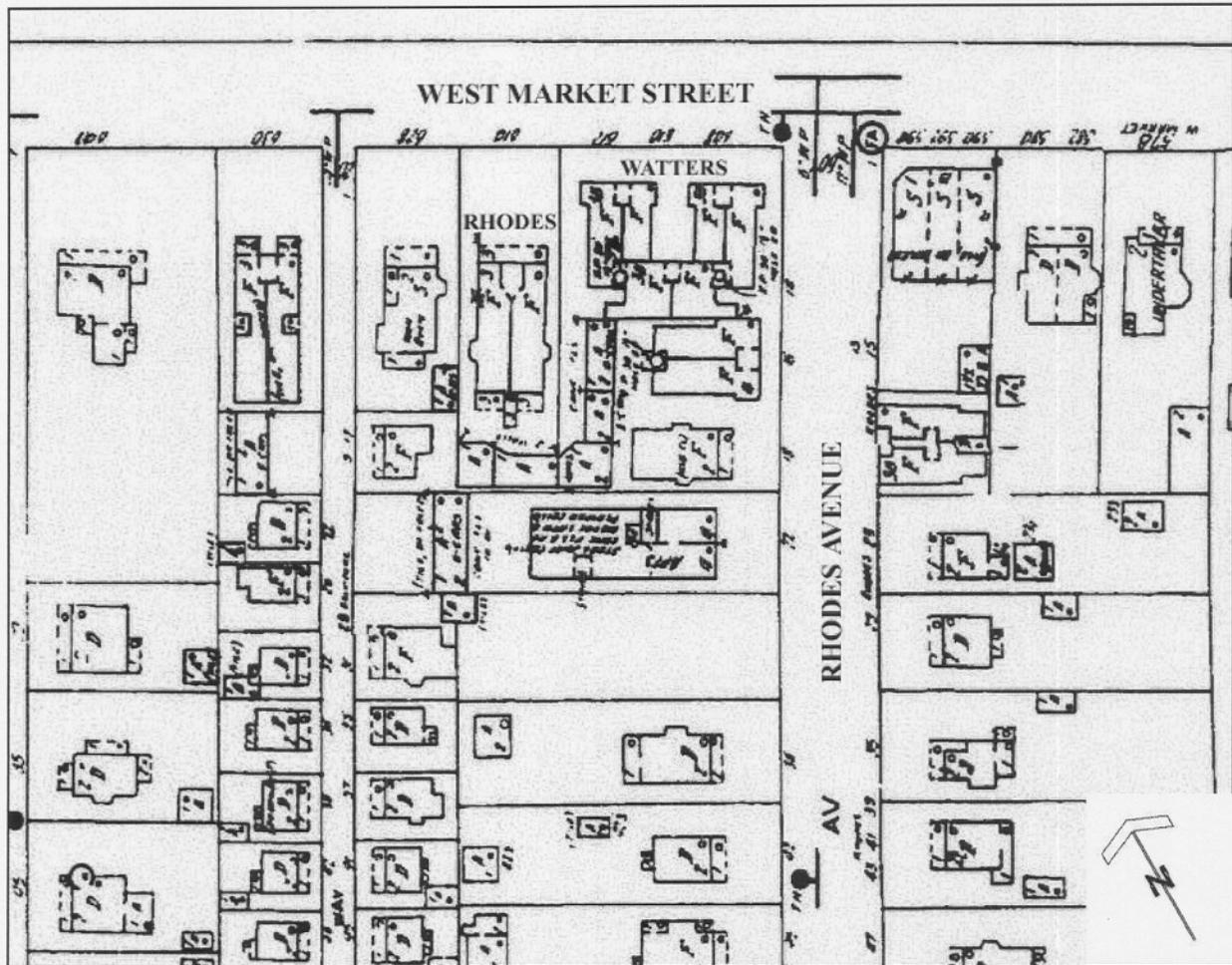
MAPS
The Rhodes Building / *Watters Bldg.*
Summit County, Ohio



The Rhodes Building Akron, Sanborn Map 1916

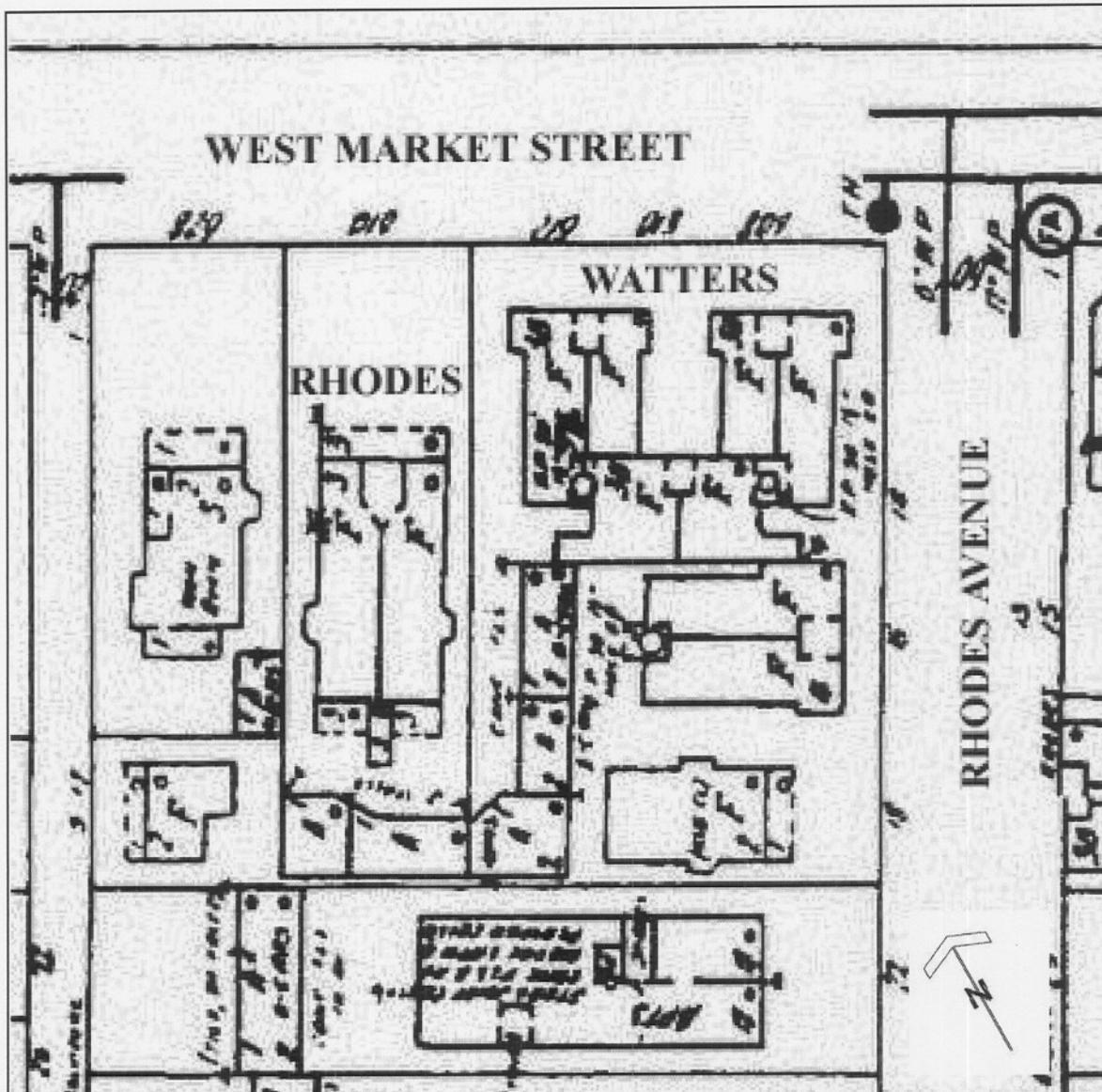
United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MAPS
The Rhodes Building / *Watters Bldg.*
Summit County, Ohio



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

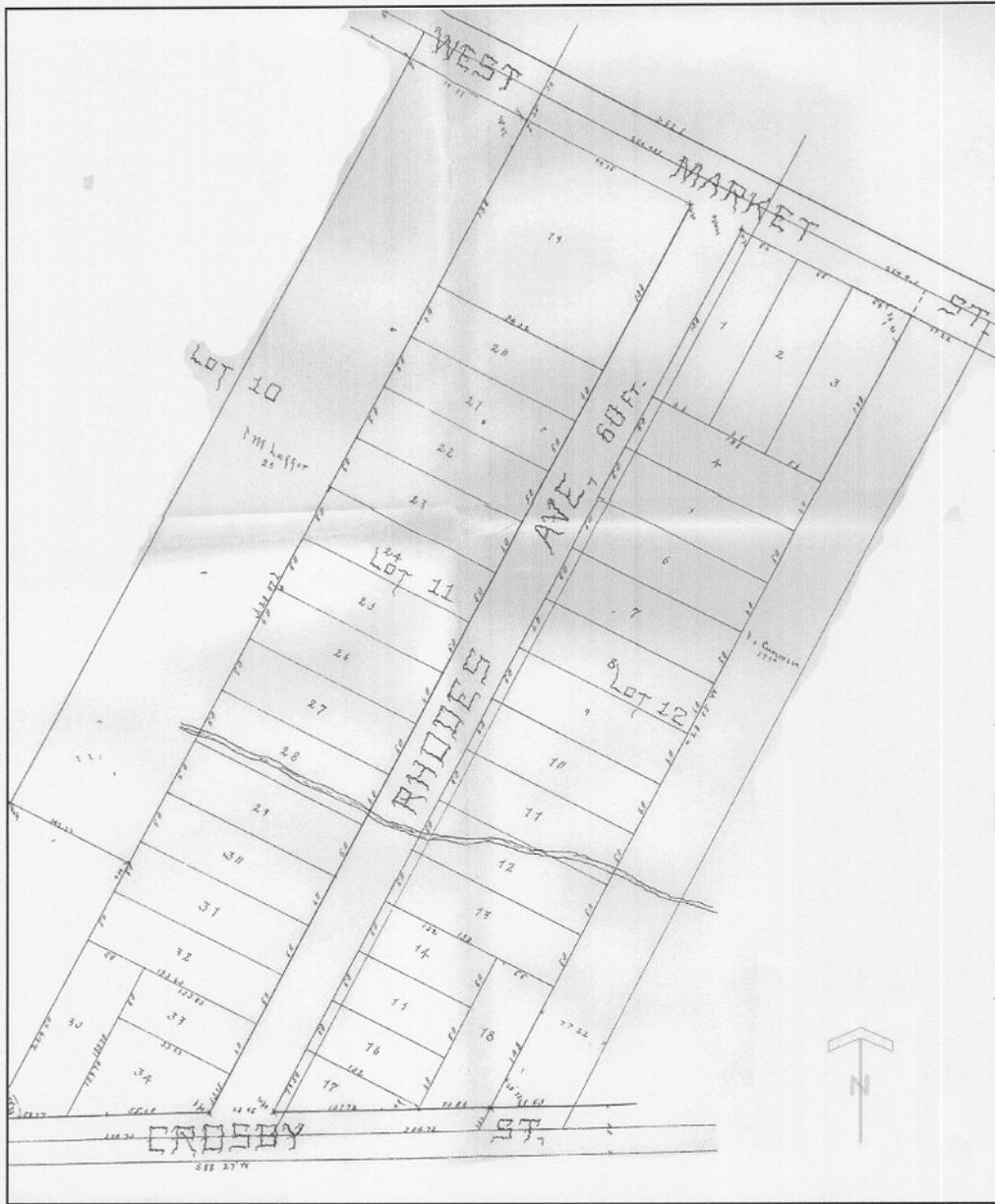
MAPS
The Rhodes Building / *Watters Bldg.*
Summit County, Ohio



Akron. Sanborn Map 1930-1940

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MAPS
The Rhodes Building / *Watters Bldg*
Summit County, Ohio



Thomas and Ann Rhodes Allotment. Akron. Plat Book 5, Page 45, Plat Map 1888

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MAPS

The Rhodes Building / *Watters Bldg.*
Summit County, Ohio

