

NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018
(Expires 1-31-2009)

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 **Main Exchange Historic District**
other names/site number **N/A**

2. Location

street & number **1 W. Exchange St., 323-337 S. Main St., 12 E. Exchange St., 380-348 S. Main St., 328-326 S. Main St** not for publication **N/A**
city or town **Akron, Ohio** vicinity **N/A**
state **Ohio** code **OH** county **Summit** code **153** zip code **44308 & 44311**

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 nationally statewide **X** locally. (See continuation sheet for additional comments.)

 Dept. Head, Inventory & Registration

Signature of certifying official

Date

Ohio Historical Society, Ohio Historic Preservation Office

State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

~~I, 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): _____

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	Noncontributing	
<u>15</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>15</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register **N/A**

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

. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>business, professional, financial institution, specialty store, department store, restaurant</u>
<u>DOMESTIC</u>	<u>hotel, multiple dwelling</u>
<u>SOCIAL</u>	<u>meeting hall</u>
<u>RECREATION AND CULTURE</u>	<u>theater, music facility</u>
<u>HEALTHCARE</u>	<u>medical business/office</u>

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>business, professional, financial institution, restaurant</u>
<u>GOVERNMENT</u>	<u>government office</u>
<u>RECREATION AND CULTURE</u>	<u>music facility</u>

<input checked="" type="checkbox"/> LANDSCAPE	<input checked="" type="checkbox"/> parking lot, plaza
<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/> pedestrian related
<input type="checkbox"/> VACANT/NOT IN USE	
<input type="checkbox"/> WORK IN PROGRESS	

7. Description

Architectural Classification (Enter categories from instructions)

- Late Victorian - Gothic Revival
- Late 19th Century and 20th Century Revivals - Beaux Arts Classicism, Neo-Classic Revival.
- Late 19th and Early 20th Century American Movements - Commercial Style, Chicago, Skyscraper, Craftsman, Sullivanesque.
- Modern Movement - Modern Minimalist

Materials (Enter categories from instructions)

- Foundation: **STONE: Sandstone. CONCRETE**
- Roof: **METAL: Steel, Copper. ASPHALT. CERAMIC TILE. TERRACOTTA**
- Walls: **BRICK. STONE: Sandstone, Granite, Limestone, Marble**
METAL: Bronze, Steel, Copper. Aluminum. GLASS. WOOD.
- Other: **BRICK. STONE: sandstone. METAL: copper. TERRACOTTA**

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

- COMMERCE
- ARCHITECTURE
- ENTERTAINMENT/RECREATION
- ENGINEERING

Period of Significance 1877-1956

Significant Dates 1880,1884,1888,1894-1902,1912-1920,1956

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder

- W.H.Smith
- Bahl & Derhammer
- Richards,McCarty & Bulford (Columbus, Ohio)
- Firestone & Cassidy
- Boenish, Kraus & Helmkamp
- The Carmichael Construction Company

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

9. Major Bibliographical References

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

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10. Geographical Data
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Acreage of Property 5 Acres

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

Zone	Easting	Northing
<u>17</u>	<u>456125</u>	<u>4547175</u>

 See continuation sheet.

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

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

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11. Form Prepared By
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name/title Yolita E. Rausche, Architectural Historian
Michael Sanbury, Intern Architect (Maps)

date January 29, 2009

organization Chambers, Murphy & Burge, Restoration Architects
street & number 43 E. Market Street telephone 330/434-9300

city or town Akron state Ohio zip code 44308

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**Main-Exchange Historic District
Summit County, Ohio**

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The proposed Main-Exchange District includes approximately three full original city blocks and a small portion of an additional original block plotted in 1825. The original building fabric of this district made of residential and commercial structures of the Canal era and pre-Civil War has been replaced by post-Civil War, Gilded Age era 19th century buildings, as well as the commercial buildings built during the Magic Years of the early 20th to the post-WW-II years of the mid-century. The 19th century commercial scale remains, except for the two tall office buildings built during the second and third decades of the 20th century, a characteristic feature of small American cities.

The predominant architecture of this district is represented by Academic Styles of the turn of the 19th and 20th centuries. They are examples of Neo-Classic Revival, Beaux Arts, Chicago Commercial, Arts and Crafts and International (Modern Minimalist) styles. The remaining architectural structures are from the Gothic Revival Style and Main Street utilitarian commercial blocks, built after the incorporation of Akron as a city in 1865.

1. 380 South Main Street. The Burkhardt Block (1911) (Neo-Classic Revival/Craftsman Style) (Two- Part Commercial Block Type) (ATA Advertising). (Photo 29 & 28) Gustav Burkhardt as an investment built this three-story masonry property in 1911. Gustav Burkhardt was the proprietor of the Burkhardt Realty Co. The Akron Beacon Journal reported in their issue of July 1, 1911; *“The lower floors of the building will be used as store rooms and the upper floors for living rooms”*. The building is on the NW corner of South Main and West Cedar Street facing to the south a building of the former Goodrich Rubber Company Plant complex. It is also located one block east of former Ohio & Erie Canal Lower Basin embankment. The Burkhardt Block, situated on a narrow city block, faces in the rear Orleans Avenue, originally plotted as William Street (**Photo 30**). The two-part commercial block is a traditional commercial form built throughout the nation in the 19th century and the first half of the 20th century. This commercial building form is also called shop-house, because originally the first floor was used as a public space for business and the upper floors for residence. This commercial prototype evolved through time to include also office space and hotel rooms among the new uses. The façade displays the function of a utilitarian building through its simplicity in design. The symmetric building with paired wood doubled-hung windows in the upper floors has continuous terra-cotta sills and a sandstone foundation. The original storefront façade with the single door side entrance leading to the upper levels has been altered. The double parapet is separated by a projecting terra-cotta cornice supported by stylized terra-cotta consoles (tall brackets), similar to the projecting cornice separating the above floors from the store, which is supported with additional terra-cotta pendant brackets and modillions. A stylized fractable gable defines the top parapet coping. The classical architectural elements define a Neo-classical building with an Arts and Crafts influence. Today the building has been adaptively reused as office space for ATA advertising.

2. 378 South Main Street. The Akron Clothing -Eckler Bros. Bicycle/Hardware Store. (1912) (Two-Part Commercial block) (The Diamond Deli). (Photo 28 & 29)

The three-story symmetrical masonry building is a two-part commercial block devoid of ornamentation and architectural style, but it has a sense of order and utilitarianism typical of the beginning of the 20th century. This building is one of the plainest in the district and it faces in the rear Orleans Avenue (**Photo 30**). The parapet of the façade has a plain sandstone coping. The third floor is divided in 4 bays with double-hung rectangular windows one over one sash. The second floor has two bays with paired windows of the same type. A soldier course and the sill define the lintels by a continuous band of sandstone. The first floor reflects the changes of the later use. The recessed store entrance is vaulted and centered with display windows of both sides with a marble base. The name Fred A. Grimm is inlaid on the entrance floor (he owned the store in c.1929). The irregular red brick elevation in the rear opening to Orleans Street has an entrance and a fire escape system leading from the upper floors. The architectural integrity of this building has been overall maintained even if some windows have been replaced. The Akron Clothing-Eckler Bros. Store is a contributing building type to the Main-Exchange Historic District. An OHI Form was submitted in 1999.

3. 376 South Main Street. Carl Hafner Block. 1910 (Two-Part Commercial Block)(Vacant) (Photo 29, 28 & 27) This three story masonry building with a buff brick façade was built in 1910 by Carl Hafner, The Hafner Block is on the west side of S. Main Street,

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part of a narrow city block, where the rear of the building faces Orleans Ave. formerly known as William Street (**Photo 30**). It was in this 19th century commercial district that the largest economic growth, created by the rubber industry, was experienced during the first decades of the 20th century. Therefore, part of this commercial masonry block ensemble on South Main Street in the Historic District was re-built or rehabilitated. The two part commercial block is a traditional commercial form built throughout the nation from mid-19th century and the first half of the 20th century. This commercial building form is also called the shop-house, because the first floor was used as a public space for business and the upper floors for residence. The Hafner building is a good example of this prototype.

The symmetric façade displays the utilitarian building function with minimum architectural ornamentation based on classical forms, stylized fret band defining the third story windows and keystones at the segmental arches of the second floor. The single double-hung windows, three per floor, define the fenestration of the upper floors. Large glass plates, define the tripartite storefront, transom, store and base of the rehabilitated storefront. There is an entrance to the upper floors from Orleans Avenue. The large brick parapet has a terracotta coping that defines the stylized fractable gable. This feature is repeated in the Burkhardt Block to the South. In 1859, there was a two story frame building occupied and used as a cooper shop on this site. By 1886, it housed a carpet weaving business. By 1892 it was a dwelling, which was demolished in 1910 in order to build this 3 story commercial block. Until recently the building continued the early saloon tradition, with Bandito's Pub, a bar, operating on the first floor. The upper floors were last used as apartments. Overall, the building has maintained its architectural integrity.

4. 374 South Main Street. Jacob Burger Saloon- Eugene Halas Restaurant. (1912) (Neo-Classic Revival) (Da Vinci's Pizza). (Photo 27 & 29). The two story symmetrical two bay, brick, structural tile and sandstone building was built in 1912. It replaced a gabled wood shingled two-story frame commercial building already in existence since 1885, as a boarding house and saloon. A symmetrical rear elevation also faces Orleans Avenue of the same beige/yellow brick veneer (**Photo 30**). The flat roof is part of a composite roof system. The Neo-Classic Revival façade has a richly corbelled entablature, which is crowned with a shaped parapet finished with a sandstone coping with the 1912 date as part of a stone arched composition, which is centered on the curved gabled parapet. The corbelling is framing the building façade with two story high brick pilasters. The band of a sandstone course defines the height and the sill of the second floor fenestration. The paired double-hung one over one windows are crowned with prominent sandstone lintels. This two part commercial block has a modernized post WWII aluminum frame storefront defining one store, which updated and incorporated the original two storefronts. A modern sign crowns the storefront and separates it from the second floor. The rear elevation is defined by two pairs of double-hung windows on the second floor above two storefronts with a side door, transom, display windows and base. An original rear door opening framed with a double rowlock segmental arch is centered between the storefronts. The Burger-Halas block is part of the ensemble of new commercial buildings lining up this west side of Main Street. It was built in 1912, during the Magic Years of Akron, when it became the rubber industry capital of the world. The architectural integrity of this building has been overall maintained and is a contributing building type to the Main-Exchange Historic District.

5. 368-366 South Main Street. The First National Bank of Akron-H.J.Cramer Block (1892-1922-1952-1977) (Akron Health Department - Birth & Death Records Office) (Photo 25). This contributing structure has a long history. In reality it is a composite of three buildings (370-368-366 S. Main Street). The 368 S. Main site was originally the location of 2 buildings (370 and 368). The 370 S. Main address was the site of a one-story frame with a gabled roof and wood shingles commercial building outbuilding, which became a Confectionary/Fruit store between 1887 and 1891. Approximately in 1922, it was replaced by a two-story masonry, two-part commercial block with offices on the second floor.

The 368 S. Main address was originally the site of a three-story masonry commercial building built c.1880 by Henry F. Runyeon who operated a dry goods store. The Runeyon Block was replaced in 1952 by a new two story concrete block/brick/marble faced building which incorporated also the replaced 1922 building at 370 S. Main. This combined structure is where the First National Bank of Akron established its branch office. The FNB initials are laid in the tiled entrance floor. In 1977, the bank incorporated the 366 Cramer Block to the North using the same materials and architectural features. The Cramer Block was built in 1892 as a two-story masonry, two-part commercial block where a Hay and Feed store was located on the first floor and residential quarters on the second floor. The Modern

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Minimalist new commercial façade with a garage entrance represents the post WWII modern architecture in Akron. The three metal painted frame windows, on the second floor, of different sizes emphasize the horizontality of the new architectural composition and at the same time contrasts with the exposed aluminum frame fenestration on the first floor. The marble clad façade extending from the second floor tries to convey a sense of symmetry to the asymmetrical architecture and together with the buff brick, unify the architectural composition. The massing, the scale and proportions are compatible with the existing commercial district. The rear view facing Orleans Avenue expresses the origin of the two buildings (**Photo 31 & 32**). The 1952 building was designed by Firestone and Cassidy, with Cassidy designing also the 1977 façade of 366 S. Main when the Bank expanded. (**HP 17 & 18**) The same architectural firm designed the addition to the Evans Savings Building facing West Exchange Street in 1956. The First National Bank Building is considered therefore an architecturally significant and a contributing infill structure to the Main-Exchange district.

6. 362 South Main Street. The Durkin Block. (1914) (Neo-Classic Revival) (Law Offices) (Photo 24 & 23). John Durkin Jr. built this two-story masonry building in 1914 (**HP 15**). The Durkin Building, a symmetric Neo-Classic Revival structure, faces Orleans Avenue with a red brick elevation (**Photo 32**). The front elevation is veneered with buff color brick. The two-part commercial block has four paired windows on the second floor with a soldier course defining the lintels. The large center opening filled with a panel of four windows defines the center of the second floors. The glass transoms on the first floor, part of the former storefronts, together with the upper fenestration seem to have replaced the original windows many decades ago. The glass block fenestration filling the old storefronts is a fairly new architectural element affecting partially the architectural integrity of the Durkin Building. In spite of this intrusion, the structure is a contributing building to the historic district because its scale, materials, color, massing, proportions and type identify it with the rest of the buildings in the district that were built during Akron's Magic Years in the early 20th century.

7. 358-360 South Main Street. Sanford Block-Central Hotel. (1914) (Neo-Classic Revival) (Club Amsterdam-Global Leasing Apartments) (Photo 23 & 26). The three-story masonry building replaced, in 1914, two frame single story structures. They were at one time used as a saloon/billiard/poolroom, harness shop, real estate office, shoemaker, and gospel mission, among others. The new building was an investment property by a prominent Akron Lawyer, Henry C. Sanford. The primary function was the Central Hotel, which occupied the two upper stories. Part of the first floor became offices for the Sanford Law firm. The corbelled cornice is interrupted by a centered extended corbelled parapet where the name of the building carved in sandstone is framed. Sandstone brackets support the extended parapet. The Neo-classic Revival fenestration is defined by rectangular double-hung one over one windows, which seem to be original, but have aluminum storm windows. The former hotel windows have pedimented sandstone lintels and sandstone sills creating the rhythm of the architectural composition. The first floor is separated from the upper floors by a sandstone belt course. The three bays of the first floor define the entrance to the hotel and the storefronts on each side. The original storefronts have been altered through the years. The six bay symmetrical two part commercial block has also a rear elevation facing Orleans Ave punctuated by irregular fenestration (**Photo 32**). The Central Hotel was still in existence in 1955. Today the upper floors provide daily and weekly rentals by Global Leasing Apartment, continuing to provide a residential function. The architectural integrity has been maintained and is contributing to the streetscape façade of the Main-Exchange Historic District.

8. 356 South Main Street. The Upington Block – People's Savings Bank, Sanford Block (Commercial Savings Bank), Sapp Hotel, Byrider Bros. Co. c.1878- 1891-1908-1921(Neo-Classic Revival/Craftsman) (Art Lounge/Trend Design) (Photo 22 & 20). The three story symmetrical beige brick, glass and sandstone building obtained a new stylistic façade when the Byrider Bros. moved in 1921 (**HP 15**). Before it obtained its Neo-classic sense of order with Craftsman architectural features, like the tapestry brick and the band of windows, it was a well-defined four-bay Italianate structure (**HP 6**). It had 2/2 double-hung tall rectangular windows with segmental arches and sandstone sills. It was crowned at the parapet level by a bracketed cornice and the transomed storefront was centered with two recessed entrances on the side. The rear of the building facing Orleans Avenue is four stories high and reflects the 1878 architecture; with the brick double rowlock segmental arch fenestration and the original brick still in place (**Photo 32**). The 1921 façade of the two-part commercial block building type has maintained the same fenestration size but with contemporary windows and changes, a typical occurrence to most structures in the district. The location of the original doors and storefront on the first floor of this

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narrow building is still the same but the material type changed, especially the storefront, which was filled with glass block. The Upington Block has overall maintained its integrity with its scale, massing, color and proportion expressing its transition from the Italianate period during Akron's emergence as a railroad-canal city to its rubber industry prosperity era with Neo-Classic Revival language.

9. 354-348 South Main Street. Glenn Hotel. 1916 (Two-part Commercial Block) (Vacant) (Photo 21 & 20). The three story masonry building replaced in 1916 a two story Italianate structure, called the Kramer Block, built in c.1876 of the same footprint, approximately 66' x 55'. When the new three-story building became the Glenn hotel, the second and third floors provided the hotel rooms and the first floor commercial storefronts, which were occupied in 1919 by a lunchroom, a billiard parlor, a confectionary and a barber (**HP 15**). In 1955 the Glenn Hotel was still in existence.

The architecture of the previous Italianate Kramer Block had a very elaborate cornice and arched windows with arched stone hood moldings over double-hung 2/2 windows defining three bays with keystones. Square pilasters with elaborate stylized capitals defined the first floor stores and second floor entrance (**HP 1**). The new Glenn Hotel represents the utilitarian architecture of the early 20th century with a sense of classical order and unity. It is rhythmically punctuated by fenestration of rectangular windows. The fenestration pattern facing W. Exchange Street is the same as the Italianate predecessor. The separation of storefronts by pilasters was also continued. The building has retained its architectural integrity despite the recent 21st century renovations. The cornice and the very deteriorated lintels and commercial first floor were reinforced with stucco material. The original 1916 brick exterior was not changed except for repointing where needed. The original sandstone sills remain. Through the years, from 1941 to 2005 (according to the city of Akron building department records), the storefronts were changed affecting the architectural integrity of the building. Like any old commercial building, the first floors changed with the changing business. The first floor stores of the Glenn Hotel building represented the typical changing process of renovation done by all the different storeowners. The restoration at the end of the 20th century, involved the removal of the incompatible changes done through the years and the installation of the stucco material, which is compatible in color and texture with the original. The 1916 location, scale, proportions, massing, scale, fenestration and materials remain the same, and therefore a great degree of integrity remains conveying at the same time its historic context and identity. This building represents the commercial tradition of Akron's first significant commercial center, Main and Exchange, from the canal, railroad and rubber industry eras. Today, the Glenn Hotel is vacant with a large for lease sign posted on the exterior envelope after being used as a restaurant and office building.

10. 1 West Exchange Street. The Brodbeck Building – Main Market- Main (State) Theatre- Stanley Dancing Pavilion. (1913) (Neo-Classic Revival) (Bricco Restaurant) (Photo 18 & 19). The two story dark brick building situated between the NW corner of Main and Exchange and NE corner of Exchange and the former Garden Street was built in 1913 (**HP 4**). The Brodbeck building was designed as a multipurpose building with a shopping arcade, a market, a dancing hall and a movie theatre. It was built as a reinforced concrete structure with steel trusses, pilastered walls supporting a wood frame roof and metal lath plaster. The Market was in the basement and the dance hall on the second floor. By 1930, three small skylights were installed on the north section of the Brodbeck building. The principal entrance into the building was on West Exchange Street (**Photo 33**). The Garden Street elevation used to face the Thomas Phillips Paper Factory and the railroad tracks (**Photo 34**). The Neo-Classic Revival structure has a sense of order and simplicity with a utilitarian expression. The architecture is defined by a rhythmic composition of the corner façade using plain pilasters in defining the bays for every two double-hung one over one windows. The corbelling across the corner facades emphasizes the bays in a staccato form. Two bands of sandstone define the cornice area. The storefront openings are still in existence, but the original storefront glass and frame has been updated as well as the windows. The low pediment on West Exchange Street defines the principal entrance. The overall design emphasizes unity and continuity to the diversity of functions inside the building structure. The architectural integrity has been overall maintained. The two part commercial block is a contributing commercial building to the Main and Exchange Historic District.

11. 328 South Main Street. Depositors Saving and Trust Bldg. (1916) (Neo-Classic Revival/Beaux Art) (Vacant) (Photo 17 &

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15). In 1916, a masonry structure built in 1901 as a two and a half story bank building, built by the Security Savings Bank Co. was rehabilitated with a new façade for the Depositors Bank. One can still observe from the side and rear elevations the old fenestration (**Photo 34**). The prominent architectural firm from Columbus, Ohio, Richards, McCarty and Bulford designed the 1916 structure (**HP 11**). The new symmetrical Neo-Classical building with Beaux Art features represented the stability and prestige of the Depositors Savings and Trust Company. It was a construction of steel joists and concrete floors, and a composite roof with plaster ceilings using metal lath. The new façade was of limestone and had a granite base. The roof obtained three wire glass hipped roof skylights, with the largest in the middle. The three bay façade is defined by an elaborate entablature supported by two story monumental fluted Corinthian engaged columns, almost as in-antis, between antae, which are two fluted rectangular pilaster framing the façade at the parallel side walls. The almost one story high entablature has a parapet wall above the very elaborate cornice defined by projecting modillions and rosettes, egg and dart, and dentil mouldings. The wide frieze contains three large panels with shield/cartouche ornamentation relief defining the fenestration below and rhythmically accented by four narrow decorative sunk cast panels with urn relief ornamentation marking the location of the columns and pilasters. The frieze is separated from the cornice and architrave by courses of leaf and dart band. The architrave is a smooth band defined at the end by a relief in line with the pilasters. It served as a background for the bank's name. The second floor is defined by the large metal frame fenestrations with multi-paned glazing.

The replaced entrance door and signs announce the use of the last tenant, the Whisky Ranch Saloon Concerts. Overall the former bank building has maintained its architectural integrity and is one of the most significant stylistic contributors to the Main-Exchange Historic District. An OHI form was submitted in 1978.

12. 326 South Main Street. First Federal Savings Building. 1949-1954 (Modern Minimalist) (Vacant) (Photo 16 & 15). The Modern Minimalist structure has a smooth limestone and polished pink/black marble facing with four stories of yellow/beige brick clad elevation in the rear with balconies facing former Garden Street (**Photo 34**). This post WWII fireproof structure of steel joist and concrete construction is part of a two-story masonry structure built in 1902. A major remodeling occurred in 1949 and 1954 when a three story addition was added with only the infrastructure of the bank remaining with its vaults on the main floor and in the basement according to the 2000 news release by the city of Akron when the former Bank was restored. The four bay façade has a rhythmic pattern of limestone and glass and at the same time creates a vertical thrust to the architectural composition. The First Federal Savings Building is a good example of a period when Ohio architects expressed themselves in the functional Modern Minimalist style, leaving behind the revival styles of the pre-WWII. The designers expressed the modern language of architecture without upsetting, out staging or intruding in to the predominant classic architecture of the surrounding earlier buildings. The irregular marble clad commercial first floor with a side entrance and large glass plate windows part of an aluminum frame system is sheltered by a large aluminum marquise supported by four rods anchored into the limestone façade above. This marquise has an Art Deco interpretation. The 1999 rehabilitation replaced the windows and created new balconies in the rear. The architectural integrity has been partially affected, but it has not significantly altered the building's physical appearance, allowing the retention of its historic context. The First Federal Savings Building is a contributing commercial structure to the Main-Exchange district in scale, proportions and massing as a commercial two-part vertical block type.

13. 323 South Main Street. Kaiser Block. (1877) (Gothic Revival) (Vacant) (Photo 13 & 14). The three story commercial masonry building 75' x 65' is an example of the Gothic Revival style and the only one in the Main-Exchange Historic District. There is a sister building built at the same time, by the same architect in the Main-Market Historic District called Castle Hall. Joseph Kaiser in 1877 replaced his tin shop with this new two-part commercial block, which provided space for three stores on the first floor, tin shop on the second floor and on the third floor, an open hall of 48' x 63' with a stage to be used as a dancing hall and concert hall of the Harmonie Society, a German Singing Society (**HP 3**). The elaborated pressed brick façade trimmed with sandstone represents the architecture of the Gothic Revival commercial interpretation rich in architectural details. Two roof types enclose the building, one flat (smaller) to the north and a larger hipped to the south where large free spans were needed to accommodate the public for large gatherings. The cornice is supported and defined by a row of brackets defining the areas of the two different roofs and separated by a fractable parapet where

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the date and the name of the building are carved in stone. The elevation is divided by an irregular fenestration expressing the interior function. The third floor has three tall rectangular windows to the north of the entrance bay and two bays of triple double-hung windows divided by stone Ionic Columns to the south and each bay separated by a shorter window/door which originally opened into a 7' wide wrought iron balcony. The second floor to the north has double windows divided by an Ionic column flanked by two single windows on each side. All the composition is centered on the windows above. The south side of the second floor has two sets of double windows separated by the above-mentioned columns centered on the above fenestration. All the windows have sandstone hood moldings pedimented or arched. The original windows have been replaced with improper non-fitting windows. The old elaborate storefronts with recessed doors and stone facing piers and lintels have been removed (**HP 13 & 14**). The architectural integrity has been partially compromised. But the Kaiser Block is still a contributing building to the commercial Main-Exchange Historic District in scale, massing, proportions, material, color and type. There is an OHI form for this building prepared in 1978.

14. 333-337 South Main Street. The People's Savings & Trust – Evans Savings Building. (1916-1956) Neo-Classic Revival/Modern Minimalist (Evans Building) (Photo 14, 3, 7, 9, 10 & 12). This is a property defined by three buildings built at different times, but connected to each other at the time of construction. This corner building faces South Main Street, East Exchange Street and South Maiden Lane Alley. Part of the 19th century buildings in this site were demolished in 1904 when the People's Savings & Trust built a two story masonry building (**HP 8**). This structure was later demolished in 1916 together with the Parisette Block in order for the Trust to build its seven story tower. The new People's Savings & Trust building was built together with the two stories Foreign Exchange Bank at 331 S. Main Street. In 1956 a two story Modern Minimalist building was added on East Exchange Street with a drive-thru banking feature approached from the parking lot on Maiden Lane Alley.

337 South Main Street. The People's Savings & Trust. 1916 (Neo-Classic Revival/Chicago Style Commercial building) (Evans Building) (Photo 10). This seven story commercial masonry tall building was the first "high rise" building built in the Main-Exchange District in 1916, during Akron's first building boom at the beginning of the 20th century during WWI. Its exterior façade is limestone, brick and granite (**HP 10**). The most prominent corner of historic old Akron Main and Exchange streets saw the construction of this Neo-Classic Revival/Chicago Style Commercial building with its tripartite Classical expression, base, shaft and capital. This corner building has a rectangular footprint of approximately 60' x 69'. The South Main side has five structural bays and the East Exchange side has six structural bays. The first two stories, the "base" of the building, are covered with a smooth ashlar limestone and granite base. Plain pilasters divide each bay of the "base". An interior entablature, with its row of dentil moldings at the cornice, separates the base from the upper four stories, which is the shaft of the building. These upper stories, from the 3rd to the 6th floors, are buff brick veneered and the windows have limestone sills. A simple molded limestone belt caps the "shaft" and separates from the more elaborate upper floor. The top story, the 7th floor, representing the "capital" of the building is sided with the same buff color brick. Vertical cast stone panels define the bays of the upper story with floral ornamentation matching the window height. The tall entablature of cast stone has simple moldings except for wreath ornamentation at the frieze defining the bays below, creating a rhythmical composition (**Photo 11**). The cornice also defines the bays by simple panels capped by defined moldings as part of the parapet coping. The rhythmically placed paired window openings have a metal frame and sash. These windows seem to replace the original ones. The second floor fixed windows and the store windows of the first floor have also been changed through the years. These share a single masonry opening and are separated by a metal spandrel. There are two recessed entrances to the Peoples' building, both on S. Main Street. The main entry to the bank offices has the 337 S. Main address and has an elaborate cast stone labeled entablature. The secondary entrance, to the office floors at 333 S. Main shares the spandrel with the window above. The People's Building is approximately 80' in height. It was the tallest building in 1916 in the Main-Exchange district and one of the first high rise buildings. This structure was built on the site of the first three story People's Savings masonry Building built in 1903, which was demolished for this high-rise replacement. The People's Building was built as a thoroughly fireproof building of steel and reinforced concrete with tile and concrete floors and roof. This structure is one of the most significant buildings of the Main-Exchange District defining the emerging skyline of a 20th century historic commercial district of Akron. There was an OHI form prepared in 1978.

333 (331) South Main Street. Foreign Exchange Bank, (1916) (Neo-Classic Revival) (Evans building) (Photo 12 & 14). This two-

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story limestone clad Neo-Classic Revival building's façade was created in 1916 when the People's Savings and Trust was built. It was the home of another bank, the Foreign Exchange Bank. The very narrow building is on the site of the north half of the Parisette Block, built in 1878, which was demolished in 1916 together with the south half and the two story People's Bank built in 1904 to make room for the new seven story replacement of the People's Savings & Trust. An applied pediment defines the high parapet, which is the continuation of a dentiled cornice of the interior entablature of the People's Bank. The pediment is crowned by an antefix. The very narrow building has tripartite windows on the second floor separated by Tuscan Pilasters with centered large volutes above acting like keystones to the trabeated lintel. The deep recessed side door has the 331 number above, (former address). A large multi-paned window, taller than the door, defines the first floor fenestration. The Foreign Exchange Bank is an architecturally significant building contributing to the integrity and history of the Main-Exchange District. It acts as a link between the seven-story Neo-Classical Revival high rise to the south and the three stories Gothic Revival building to the north. It gave the opportunity for a windowed-sided north elevation of the high-rise building.

On East Exchange Street. The Evans Savings Building Addition. (1956) (Modern Minimalist) (Photo 7& 3) The three-story masonry building was built in 1956 with a pedestrian entrance on East Exchange Street, as well as one for car driving individuals in the rear addressing a parking area. Also at the rear of the building there is an auto-teller window **(Photo 8)**. The Modern Minimalist structure of International Style influence has a buff brick, limestone and marble façade. This post WWII fireproof structure of steel and concrete construction represents the recent past of the Main-Exchange district. It replaced a row of two stories commercial buildings built in 1902 on the site of the dwelling of prominent Akron citizen, Charles Parisette. The asymmetrical façade's floors are defined by a horizontal band of windows framed and separated by mullions of the same material. The third floor has a system of aluminum awnings and fixed windows. The second floor has newly replaced double-hung windows and the first floor has sliding windows at sidewalk level following the downward slope of the street. The street has the typical double door, transom and sidelight aluminum framed entrance. A vertical panel reaching the lintel of the third floor fenestration defines the location of the entrance. It is a modular and functional composition characterized by the emerging modern architecture. The building curved in the rear capped by an aluminum streamlined coping, has an Art Moderne interpretation. The curve leads the drive-thru customers smoothly to the exit alley. The architectural firm of Firestone and Cassidy designed it **(HP 19 & 20)**. This building has maintained its architectural integrity and is contributing to the architecture and historic context of the Main-Exchange historic district.

15. 12 East Exchange Street. The Herberich Building-A.C. & Y Building. (1919-1920) (Neo-Classic Revival) (12 East Exchange Building) (Photo 1 & 2). Charles Herberich, an Akron businessman, investor in the rubber industry, construction, real estate and land development, built the eight-story commercial masonry tall building in 1919. The Herberich buff brick faced building with elaborate Neo-Classical Revival architectural details of terracotta was situated on the corner of East Exchange Street and Maiden Lane. The base, shaft and capital, a tripartite Classical expression seen in the Chicago Style Commercial buildings define the massing. The very elaborate ornamentation of the upper floor has a Sullivanesque influence with its intricate decorative detail of wood, brick and brightly colored terracotta of predominantly bright blue and red colors **(Photo 5)**. The projecting pressed metal cornice is expressed with the corresponding classical moldings and dentils. The frieze has a rhythmical band of terracotta bellflowers ornament and stylized tryglyphs. It is followed by a wide architrave, which also surrounds the windows of the 8th floor in a basket weave brick pattern with blue terracotta medallions at intersections. The capital is separated from the shaft by a band of terracotta Vitruvian scroll ornamental molding with a centered cartouche with six Fleurs-de-lis on the East Exchange elevation. The shaft, which includes the 4th, 5th, 6th and 7th floors, has a smooth surface of buff brick construction. The 3rd floor is separated by belt molding courses and the windows are separated by four colored terracotta cartouches each displaying one number of the date of construction and three fleurs-de-lis **(Photo 6)**. A fret, cyma recta and a bead and reel band colored terracotta band and a rosette defining the corners form the ornamental molding separating the shaft from the base. The second and first floors on the street elevation are clad in terracotta with raised framed spandrels of leaf and dart moldings and bead and reel moldings and bellflowers at each end. The main entrance has an elaborate door surround with a keystone entablature, egg and dart and dentil moldings. It is followed by a frame surround with leaf and dart molding in the exterior and rope molding on the interior, all in colored terracotta **(Photo 4)**.

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The windows on the top floor are of the Chicago Style, the windows on the shaft are paired in three bays, the second floor repeats the top floor type and the first floor has the commercial glass plate storefront windows with a base and transom. The recessed entrance double glass door has a large transom with the number 12. The windows have been replaced sometime after WWII, but the openings have remained in the same shape and size affecting only slightly the architectural integrity of the building. As mentioned previously this type of change has affected all the Main-Exchange District as well as other historic districts of Akron like the Main-Market historic district to the north and the South Main district bordering Canal Park to the north.

The architectural firm of Boenish, Kraus and Helmkamp designed the Herberich Building. It is a building of fireproof construction with steel frame and concrete and tile floors and roof. It is one of the most significant buildings of the Main-Exchange District, which has maintained its architectural integrity and defined, in conjunction with the earlier People's Savings & Trust-Evans Building, for the first time the skyline of the booming city of Akron.

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The Main-Exchange District is being nominated under **Criterion A** for significance in the areas of **commerce and entertainment/recreation**. It is also nominated under **Criterion C** for its significance in **architecture and engineering**.

The Main-Exchange Historic District is significant under **Criterion A**, in the area of **commerce**, because it makes a significant contribution to the broad patterns of the commercial history in Akron. The district played an important role in the development of the commercial area of South Akron through the canal era, through the railroad era and automobile era, which lead to the development of the city of Akron as the rubber city of the world. The buildings today in the district represent the rise and the sunset of the rubber industry.

The Main-Exchange district planned as the commercial center in the original town plat by the founder of the city of Akron in the summer of 1825. It was Akron's first important business district, until the establishment of the Cascade Village in 1833, called North Akron, with its Main-Market business section. From then on, the Main-Exchange became known as the commercial center of South Akron competing with the more important Main-Market of North Akron. The commercial role of the district continued with the arrival of the railroad in 1852, Akron's incorporation as a city in 1865 after it reached a population of 5,066 inhabitants and the establishment of the most important post-Civil War industries. Some of these industries established themselves along the canal in the 1870's and two of the most significant ones, located immediately to the south of the Main-Exchange commercial district. These industries were the Goodrich, Tew and Company, the first rubber industry in Akron, and the Barber Match Company founded by O.C. Barber (the founder of Barberton). At the turn of the century, the Main-Exchange district evolved into the new commercial center of South Akron serving the demands of the successful rubber industry and its workers. Those were the Magic Years of Akron and the commercial buildings still extant represent the legacy of that period. The Main-Exchange district therefore is significant, because it represents the advances and transition of Akron from an industrial town through the years of exponential growth into a city of world presence in manufacturing.

The commercial Main-Exchange District is significant in the area of commerce. It is the place of the establishment of the early banks, financial institutions and real estate development serving the growing economy and population fostered by the rubber and related industries, like Goodrich, Goodyear, Firestone and General Tire, together with 20 others of smaller scale, producing approximately 40,000 tires per day in 1916 and employing 38,000 employees. **The People's Savings & Trust, the Security Savings Bank, the Commercial Savings Bank, the Depositor's Savings and Trust, Security Savings, Foreign Exchange Bank, Evans Savings, First National Bank of Akron, Bank of Akron and First Federal Savings** were the monetary institutions represented in this district during its period of significance in the 20th century. Some of these early banks became the largest banks in Akron through mergers and therefore relocating to larger buildings built north on Main Street. One of the most visible buildings today defining the skyline of the city of Akron is the 28th story skyscraper built in 1931, which resulted from the merger of the Depositor's Savings and Trust in the Main-Exchange District with the Central Savings and Trust Co. established in 1897 and with offices near the Main- Market District.

The Main-Exchange District was affected by the evolutions of different transportation modes from the canal, railroad, bicycle, streetcar and interurban era in the 19th century to the automobile, trolley bus and bus era of the 20th century. The Ohio & Erie Canal locks before the Civil War provided important stops for captains; farmers and passengers for patronizing the businesses of the Main-Exchange district situated a block away towards the East. The nearby railroad freight lines and stations in the late 19th and early 20th century framing the east and west boundaries of the district served the abutting industries. These industries contributed to the development of the automobile through the production of tires, like by the Goodrich Rubber Company situated to the south, across Cedar Street. Another significant contribution to transportation of the Main-Exchange District was the establishment in the mid-1920's, of the Akron, Youngstown and Canton Railroad administration offices in the Herberich Building reinforcing their commitment to transportation in the area and its importance. This is the tallest building in the Main-Exchange commercial district, built by Charles Herberich in 1919 as offices for his real estate empire. Herberich was one of the most prominent real estate developers, banker, investor and financiers in Akron and Ohio. Also, the Main Exchange District was one of the most important intersections of public transportation, the streetcar and later the trolley bus, which served the city of Akron and the region.

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The Main-Exchange District is significant in the area of **entertainment/ recreation** with the establishment in 1913 of the **Main Theatre**, a movie house at the NW corner of Main and Exchange as part of a shopping complex in the new Brodbeck building, built on the site of the former Clarendon Hotel, which burned in 1912. In 1915, it added a **Dance Hall** on the second floor, called the **Stanley Dancing Pavilion**, and it was considered the “Finest Dancing Floor in the State” accommodating 350 couples at one time. It was the first dance hall in the city of Akron. This was the time of consumerism and the Progressive Era. The entrepreneurs were providing new forms of public entertainment to the growing population of Akron due to the new economic prosperity. Dancing Halls were meeting the needs of the growing working classes who found release from the grueling routine work at the factories. Today, the Lux Night Club Ultra Lounge occupies the former dancing place performing “modern versions of the turkey trot, bunny hug and hesitation waltz”. The movie theatre and the dance hall represented the emerging commercial mass entertainment for all segments of the population where some form of cultural unity was provided among a growing plurality from race to gender.

The Main-Exchange Historic District is also significant in **architecture** under **Criterion C**, because it includes many significant buildings designed by prominent architects, who were important on the local, regional, and state level. The architecture of the Main-Exchange district is also significant in **engineering**, because it represents the advances in 20th century engineering technology in the construction of fireproof buildings using the emerging reinforced concrete technology, structural tile and terra cotta.

The Main-Exchange Commercial district buildings represent mostly the architecture of the early 20th century, which replaced the canal era and early railroad frame and brick buildings. Its significance is expressed in the evolution of its architecture expressing the physical and economic growth created by the establishment of the rubber industry during the Reconstruction Era and its growth at the end of the 19th century with the arrival of the bicycle and the horseless carriage, the automobile. This new transportation mode established itself during the first decades of the 20th century. The population growth paralleling the rubber industry increased the demand for housing, commercial services like banking, office space and entertainment. Therefore, new fireproof buildings were built of concrete and steel. The first tall office buildings, “skyscrapers”, appeared in growing American cities, in their commercial districts, like the Main-Exchange in Akron, replacing the original commercial structures of the original city.

A variety of significant architectural styles from the end of the 19th century, beginning and mid-20th century are represented in the Main-Exchange District, with most of them of Classical influence. The building styles include the Gothic Revival Kaiser Building, the Beaux Art Depositors’ Savings and Trust, and the prominent high-rise Neo-Classic Revival examples of the People’s Savings and Trust and the Herberich buildings, complemented by Modern Minimalist bank architecture designed by the local prominent architects Firestone & Cassidy. As the more important Main-Market district of North Akron, the South Main District at Bowery and S. Main, and the Main- Exchange district of South Akron have a large concentration of Classic Revival buildings.

Also new building types emerged created by the new demands of the growing economy spurred by new transportation modes. These were the **tall buildings**, like the People’s Savings and Trust Company and the Herberich Building, providing much needed office space for the expanding insurance companies, real estate enterprises and professional health services for the growing population, as well as the needs of the developing banking and financing industry.

New recreation and entertainment modes serving the expanding working force of the rubber and other related industries in Akron, created new building types housing the Movie Theatre and the Dancing Hall in the Brodbeck building. These were large public assembly places, which replaced the smaller private ones, like the 19th century dancing hall of the Harmonie Society on the 3rd floor of the Kaiser Block.

At the end of the period of significance, in 1956, one of the first auto teller banking facilities in the Modern Minimalist style was built as an addition to the Neo- Classic Revival Evans Savings Bldg. (formerly the People’s Trust) on East Exchange Street designed by local Akron architects Firestone & Cassidy.

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SIGNIFICANCE AND INTEGRITY OF THE MAIN-EXCHANGE DISTRICT. HISTORIC DEVELOPMENT AND BUILDING HISTORY.

The Main-Exchange Historic District is significant because represents the evolution and changes of the first commercial and trading center, from its establishment during the Ohio & Erie Canal, one of the most important commercial centers serving the rubber industry from its beginnings in the 19th century until its decline in the 20th century. The Canal Era Main Exchange District continued to evolve with the arrival of the railroad in 1852, which brought gradually a change of use of the canal, from a transportation source in the development of a market economy to a water source for industrial development. Main-Exchange served the needs of the citizens at different periods of economic growth: first the needs of the farmers who brought their goods to be delivered, and later to the industrial workers of the surrounding mills and factories during the railroad and rubber industry eras.

In the Main Exchange district, the first established businesses served the basic needs of a pioneering canal town community, providing food, clothing, household and transportation goods through grocery stores, bakeries, butchers and dry good stores, shoe makers, as well as saddle and harness makers. After Akron incorporated as a city in 1865 at the end of the civil war, followed by the expansion of the railroad and the establishment of major industries like the Goodrich Rubber Manufacturing Co., the commercial center, expanded with saloons, restaurants, billiard rooms, drugstores, hardware stores and doctor offices.

During the first decades of the 20th century, Akron experienced its most important economic, industrial and population growth in its history called the "Magic Years". Main-Exchange responded to the growth accordingly with new high-rise buildings, providing office space, banking and hotels, as well as a movie theater and the first dancing hall in Akron, the emerging entertainment mode for the growing working class population. The second floors of the two-part commercial buildings were also providing space for housing as well as offices.

The most significant architectural styles occurred before the beginning of the decline of the rubber tire industry in Akron, which took place after WWII. This contributed to the gradual decline of this commercial district and the rest of Akron's CBD. The construction of the interstate highway system and the urban renewal policies accelerated this decline.

The period of significance commences with the construction of the Kaiser building on South Main Street in 1877, which was the decade that the first rubber industry established itself in Akron. The period of significance of the Main-Exchange district ends in 1956, with the construction of the Modern Minimalist bank addition on East Exchange Street to the Evans Savings Building complex. This was the last building built in the district at the time when the symptoms and causes of the decline of the rubber industry's presence in Akron began to take place. Rubber was king in Akron for almost a century before the causes of the decline surfaced. The causes were the radial technology, and other factors like complacent management, the high unit cost of production, aging inefficient multistory factory buildings, foreign imports and competition, restrictive union work rules and labor unrest with triennial strikes, six-hour shifts and declining employment. These causes made it easier and desirable for the rubber industry to start shutting down the plants and establish new factories in regions of the country without unions, like the south. Also new advances in technology in the 1950's accelerated the expansion into more modern and efficient plants outside Akron. Jerry O'Neil, the son of the founder of General Tire, after assuming the presidency in 1960 said during his speech that the key factors they consider in choosing a plant site are proximity to markets, freight lines, labor costs, and **labor climate**: "*If there has been a history of Labor unrest. You don't want to go there*". By 1970, almost all tire manufacturing had moved elsewhere, like Tennessee, Texas, South Carolina, North Carolina and overseas. The 1950's rubber industry events in Akron reflected the impending slide from its position as Rubber Capital of the World. Akron had its share of labor unrest in the 1950's and the south offered a less militant labor climate.

Goodrich was the first rubber company to establish itself in Akron and the first rubber company to leave Akron, as well as the rubber business. This affected the Main-Exchange district and its neighbors. Today, most of the rubber companies that lead Akron's

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economy for almost a century are under foreign ownership and based outside Akron. Many buildings have been demolished, some are abandoned, but others, like the former site of the Goodrich rubber empire with 60 buildings in 75 acres, abutting the Main-Exchange Historic, have been successfully adaptively re-used and are part of the well known Canal Place complex (some buildings have been demolished). The 70 years old brick Goodrich Building 41 at the corner of S. Main and Cedar St. is the headquarters of Advance Elastomer Systems. The new use of the building represents the historic legacy of the rubber industry. The Main and Exchange Historic District, is serving a new generation of offices and a new industrial technology, polymers.

Introduction. Founding of the Village of Akron (South Akron) 1825

The Main-Exchange Historic District represents the commercial center of the original town plan that the founder of the City of Akron created in the summer of 1825. General Simon Perkins with Paul Williams purchased over 1,000 acres to establish a canal town from where the Ohio & Erie Canal was established and developed. For almost 8 years, the Main-Exchange Commercial District was the most important business district in the newly founded Village of Akron. When another town plat was developed to the north in 1833, originally called the Cascade Village or North Akron, the Main-Exchange District became known as the town center of South Akron and had to compete with a new commercial center.

Joshua Henshaw platted the town of South Akron. It contained 172.2 acres, approximately half-mile square. This original town is defined by a grid of square blocks, subdivided by streets, alleys and 300 rectangular lots with a typical New England Town Square at the western side of the canal, later named Perkins Square. Main Street was 100' wide, and Exchange St., 99' wide. These streets needed to be wide because they led to the canal to facilitate the arrival and delivery of merchandise and materials. High Street was a secondary or collector street of 66' wide as it was Williams St. (Orleans Ave.) The alleys, Spring Alley and Maiden lane, were 20' wide. The blocks framed by these streets, not facing the canal, were almost square, ranging in size from 140' by 170' and the ones towards the canal were rectangular in shape, ranging from 54' by 330'. Lot sizes varied from 54' to 70' deep by 66' wide. Today the same street layout remains.

South Akron was plotted perpendicular to the future canal. Summit Lake, the highest point of the canal, at 395' above Lake Erie was part of the south end of this new town. The canal engineers needed 41 locks between the Summit and Lake Erie, and 17 locks would be built along 2-miles. South Akron had two locks, with lock no. 1 being one block away from the Main-Exchange intersection and part of 12 acres dedicated to the Lower and Upper Basins of the Canal. Lock 1 on Exchange Street would be the place where boat captains, suppliers and passengers would meet to obtain supplies and attend the local taverns at the Main-Exchange commercial center. The Town of South Akron also provided residences and accommodations for the engineers, supervisors, contractors and the workforce involved in the construction of the canal. This was the vision of Simon Perkins and it became a reality at that time.

The Main-Exchange District was also the site of the ending of the second canal, the Pennsylvania & Ohio established in 1840. It was the decade of the creation of Summit County and the visit of President Quincy Adams to the dedication ceremony of its first courthouse.

South Main Street was the north-south axis of this district, running parallel to the canal, within the district from State Street in the north to Chestnut Street in the south. Main Street intersected Exchange Street which was the east-west axis leading to Medina to the west and the original settlement of Middlebury to the east. Main Street also connected South Akron with North Akron after the two towns, decided to join forces and create the town of Akron in 1836 with a total population of 1,343 inhabitants. South Akron was the site where the imports, sales and shipment of merchandise occurred and North Akron with its 12 locks became the manufacturing center and a new competing important mercantile center.

The intersection of Main and Exchange Streets became the heart of the original Village. This business section was built along the banks of a valley, while the residential neighborhoods developed over the hills on either side. The first commercial buildings erected

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were a tavern, a general store, two grocery stores and freight warehouses facing the canal. A few years later, a hotel was added where the proprietor was also Akron's postmaster. During those early years the buildings were all one to two story and a half frame buildings. Half a block away from the intersection, on E. Exchange Street, Richard Howe, the Ohio & Erie Canal engineer built in 1830 the first brick house in the Federal Style.

The new Village of Akron did not develop any industrial base at the beginning, because it lacked the concentration of locks, which provided the necessary waterpower, like the future Village of Cascade in North Akron established in 1832. The 1825 South Akron Village did not progress economically beyond the regular canal traffic activity. Most farmers would deliver their grain to towns more conveniently located in relationship to their farms, like the town of Clinton to the South. Therefore, the commercial district of Main and Exchange served mainly the needs of the immediate community with agricultural roots. It did not grow exponentially as the Village of Cascade with an initially strong industrial base and later a larger commercial center. Only the arrival of the railroad and the new industries initiated the renewal of the Main-Exchange Commercial District.

Railroad arrival in 1852. City of Akron. Reconstruction. Decline and re-use of the canal. Arrival of the Rubber Industry. Renewal of Main-Exchange. (1871)

Akron was booming with the establishment of the two canals, but not for long. In 1852, the railroad arrived, and as a new mode of transportation provided faster and therefore more economical services, it slowly began to replace the canal. However, the attraction of water as an industrial resource brought new industries and kept Akron alive prompting the renewal of the Main and Exchange district, which began to provide co. The Ohio & Erie Canal continued to be used for the transportation of coal mined from Summit County, which provided energy to the locomotives and industries (The Pennsylvania & Ohio canal was abandoned in 1884 and the flood of 1913 destroyed the Ohio & Erie Canal). Akron survived the Civil War years by providing special food for the troops, oatmeal, created by a German immigrant, Ferdinand Schumacher, later known as the founder of Quaker Oats. The railroad also brought the establishment of new industries: a stoneware factory, rolling mills and grain mills. The new industries replaced the canal warehouses and early mills, institutions and some housing around the canal and its basins. This economic stability, growth and opportunities due to the railroad and civil war brought a significant increase in population. Therefore, in 1865, Akron incorporated as a city with 5,066 inhabitants.

By 1870, Akron's population had increased to 10,000 inhabitants and new industries were being built near the basins, canal and rail lines, and South Akron began to change after the Civil War. Among the most significant industries built near the Main-Exchange district were the Rubber Factory, the Chain Factory and the Barber Match Company. These new industries replaced the boat building industry of the canal era and joined the strong industry of agricultural implements, the mowers and reapers established in the 1860's. Among them was the Buckeye Reaper and Mower Company founded by J.F. Seiberling, the future founder of a rubber industry giant, Goodyear at the end of the 19th century.

Another significant event that reflected economic prosperity, cultural and physical growth in Akron was the establishment of Buchtel College (today University of Akron) in 1871 and in 1872, the original town of Middlebury, predecessor to Akron was annexed into the city as the Sixth Ward.

The Rubber factory established by Dr. Benjamin Franklin Goodrich in 1871, marked the beginning of what the future of Akron in the 20th century would be and what role of that future would the Main-Exchange district play. Goodrich was looking for a place that would have low land, labor and coal costs, availability of a site with water, and a rail line that would bring the raw material, rubber from Brazil. The transportation advantages and the backing of Akron industrialists also attracted Goodrich. This was the first rubber company established west of the Allegheny. After a shaky start in 1871, the company was incorporated in 1880 with the help of local investors. Akron industrialists decided to increase Akron's manufacturing base and were eager to help new business enterprises get established. During the 1880's Goodrich embarked into land acquisition and building construction setting the foundations for the

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rubber industry in Akron.

When the B.F. Goodrich Rubber Company established itself in South Akron on the east side of the Canal, the Main-Exchange commercial district was able to provide services to the local population. There were hardware and grocery stores, meat markets, wine and liquors store, a milliner and barbershop, a broom and chain maker, a saddle and harness store, flour and feed store, restaurants, a physician office, a druggist, saloons and a hotel. The district was surrounded and encroached by different manufacturing enterprises, like beef and pork packers, furniture manufacturer, coal dealers, flouring mills, sawmill, and lime and rubber manufacturing. A billiard hall on W. Exchange Street provided entertainment in addition to the saloons.

A new construction era began on Main and Exchange Street where enterprising citizens became involved. Among them, P. Uppington, the saddle and harness owner who built himself a two-story masonry building on Main Street, renovating it in 1891 for the People's Savings & Trust, and later the Commercial Bank in 1908. This building obtained a new façade with the Byrider Bros., a clothing store in the 1920's. The original Mammoth store, next door, became the site of an Italianate masonry building (demolished in 1916) selling dry goods on W. Exchange Street. However, Joseph Kaiser built the most significant building at that time in 1877, being today the oldest building in the district and CBD.

The Kaiser Block (1877)

Joseph Kaiser was an enterprising artisan, a tinner, who arrived to Akron as a young man from Baden, Germany and purchased this property in 1855. He replaced his building, where he was conducting his tinware business with this three story elaborate Gothic Revival masonry structure. Kaiser was a very well established citizen at that time, having started as a locksmith and expanding his business to include hardware, stoves, tin, copper and sheet ironwares. He was also active within the large German community of Akron and provided space on the third floor for a stage and hall for the singing performances and entertainment activities of the Harmonie and Orpheus Society. The third floor was called Harmonie Hall. These societies were part of the social/cultural development of German musical societies across the country, where German immigrants were able to fulfill their needs of cultural expression. These local singing societies had their beginning in Akron in 1859 and Joseph Kaiser was one of its members.

A local prominent Canadian architect William H. Smith, born in New Brunswick, designed the building. He was also designing at the same time Castle Hall on East Market Street for Martin Crumrine, a stonemason who owned a Granite and Marble Works on North High Street. The Kaiser Block and Castle Hall were designed in the same style and built with the same materials (Castle Hall today is on the National Register of Historic Places as part of the Main-Market Historic District). Joseph Kaiser's hardware store occupied the first floor, together with a hats and caps/boots and shoes store, as well as a drugstore. The second floor had the tin shop and a loan and real estate agent office. The brick and stone work was done by Schroeder, Lutz & Co. and the remainder of the work by Bahl and Derhammer. The Kaiser Block was inaugurated in November 7, 1877 with an orchestra and a dancing event. The Summit County and Beacon newspaper reported: *This block...is a tangible and substantial evidence of the **prosperity and business energy** which have always characterized our city".*

The Kaiser Block provided commercial and cultural services to the surrounding enterprises. It is the only remaining building of the Main-Exchange district representing the era of the beginning of the growth of the rubber industry in the 19th century. The Goodrich rubber factory was only two blocks away and the Kaiser block was providing commercial services for their management and workers who also lived in the surrounding area. Today, the Kaiser Block is empty and boarded up. The upper floors have maintained a high degree of integrity but the first floor went through storefront changes as many other historic storefronts in Akron's Historic Commercial Districts.

Growth of the Rubber Industry at the turn of the century. Interurban. Bicycles. Arrival of the Horseless Carriage. First Banks 1891-1913. Building Code and Building Boom.

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After a shaky start, B. F. Goodrich Co. incorporated in 1880 with a capital of \$100,000 with the help of industrialist George W. Crouse, friend of Colonel Perkins who had invested in the rubber factory. Perkins was the son of the founder of the city of Akron, General Simon Perkins. At that time, the city grew to 16,600 inhabitants and new lands were incorporated into the city, such as Old Forge and territories located in the Northwest and Southwest of Akron. These annexations were related to the introduction and expansion of the electric streetcar system.

During the economic depression of 1893, when bankruptcy occurred, factories closed and unemployment rose dramatically, the only industry that survived those hard economic times was the rubber industry. In 1891 Goodrich became one of the first companies in the country to manufacture single tube tires for bicycles, which replaced the solid rubber tires. The 1890's were the time of expansion of the rubber industry due to the demand for tires for the popular bicycle, which gave the rubber industry the greatest push. Then came the automobile in 1896, with Goodrich also providing pneumatic tires for the first American automobile manufactured by Alexander Winton in Cleveland.

The era of competition in the rubber industry began in 1892 with the establishment of the Miller Rubber Co. and the Diamond Rubber Co. in 1895, followed by the Goodyear Tire & Rubber Company in 1898 founded F.A. and Charles Seiberling and the Firestone Rubber Co. founded in 1900 by Harvey Firestone. Akron's rubber industries during the opening years of the century were building new factories as fast as they could. The Diamond Match Company moved to the newly founded city of Barberton and Goodrich expanded their operations on their site. The arrival of the automobile resulted in great and unexpected prosperity for Akron. It was the only city in the country equipped to supply the always-increasing demand for automobile tires. The city grew to unexpected heights in every quarter with the help of the streetcar and interurban system. At the same time, the turn of the century brought new growth to the Main-Exchange District, spearheaded by the growth of the rubber industry, due to the development and emergence of new transportation modes, the bicycle and the automobile. Akron found itself with a population of 42,000 and the city limits continued to be extended. The rubber industry finally replaced the industry of the mowers and reapers.

The first banks began to establish themselves in the Main-Exchange district, due to the growth of the Goodrich tire company. The growing banking organizations were the result of employers encouraging their workers to save and assistance given to them for home purchase. The People's Savings Bank established themselves in 1891 at 356 South Main Street, in the Upington Block starting a banking tradition in the first commercial-mercantile center of the city of Akron. It was the first bank built on Main Street in the CBD district (the Pennsylvania and Ohio Canal run through Main Street until it was buried in 1884). In 1891, there were two banks on Howard Street, two on East Market Street and one on Mill Street. This bank remained in the district, building new buildings as it expanded, with the first tall building at the intersection of Main and Exchange defining it, as a new financial center of the rubber city at the turn of the 20th century. By 1910, four more banks established themselves on S. Main Street in the CBD; three of them were in the Main-Exchange District, the Security Savings Bank Co., the Commercial Savings Bank Co. and the Depositors Savings Bank Co.

The Main-Exchange commercial district, with its selection of bars and grills and restaurants, provided eating facilities for the workers of the Goodrich rubber company. It also fulfilled the needs of an acute housing shortage since the industrial expansion of the rubber industry started, by building new masonry buildings where the 2nd and 3rd floors were used as apartments, boarding rooms or hotels. Some of these workers were William Baumgartner of 376 S. Main Street who worked for Goodrich; Walter J. Breth of 380 S. Main Street who was inspector at Goodrich; Arnold Phillip and George Kosier of 378 S. Main who worked for Goodrich; Gust Rafales of 378 S. Main Street who worked for Goodyear; George Philios of 376 S. Main Street who worked for Goodyear; Charles Burris of 378 S. Main Street who worked for Miller Rubber Co.; Ralph Fleck of 374 S. Main who worked for Goodrich; Charles Leading of 362 S. Main who worked for Goodrich and William E. Meyers of 362 S. Main Street who worked for Buckeye Rubber Co. .

At the same time, the building boom, the earthquake in San Francisco and the Collinwood High School fire created a building code movement in the city of Akron and new construction technologies and materials were adopted, especially the new fireproof buildings being built in the Main-Exchange District and the rest of the CBD.

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By 1910, Akron's population increased to 70,000. The year of 1913 saw the largest building boom in Akron, new factories, additions and new housing. Building Inspector Goodwin predicted in 1913 that by 1914, Akron would have 100,000 inhabitants.

The Carl Hafner Block (1910)

Carl Hafner, a barber, born in Austria, built this three-story masonry building. The Hafner building replaced a two-story frame dwelling, which was built in the 19th century, and at sometime, it had a carpet weaving business. When Hafner purchased the property, Morris and Sam Presser used it as a residence and barbershop. Hafner built this three-story masonry building with the financial help of the State Savings Bank of Canal Dover, the Dauntless Plumbing Co. and the D. Herberich Company. The contractors for the building were Shepard and Tidrick, local builders. The first stores on the first floor were Hafner's barbershop and Jacob Burger's Saloon. Both families had their residences on the upper floors. Hafner had two barbershops in Akron, one on Howard Street and the other in this new building. A couple of years later Burger moved next door to a new masonry building. Clarence Crow opened a Cigar Store and Barbaris and Krutky became the new barbers. William Baumgartner, who worked for Goodrich established residence on the upper floors with his family, as well as Mrs. Mary English. This building reflects the investment by the new immigrants into property and businesses in the Main-Exchange district serving the workforce of the booming rubber industry. It also provided much needed housing to the arriving workforce. The Hafner building is also another property in the district that the Herberich Company provided financing resources. Until recently, the first floor was occupied by Bandito's bar and apartments occupied the upper floors.

The Burkhardt Block (1911)

In 1911, building inspector H. A. Brooker issued a building permit to Burkhardt Realty to build a three story brick building at the NW corner of S. Main and Cedar streets. The lower floors were planned as store rooms and the upper floors as residences. The total estimated cost was \$10,000. It replaced an existing two-story commercial frame structure with wood shingles built between 1887 and 1891, which was used as a saloon operated by James Edwards. Gustav Burkhardt owner of the realty company was also president of the famous Burkhardt brewery. The company built and opened taverns throughout Akron and began to sell the Akron beer across the state. James Edwards continued to operate his saloon in the building built by Burkhardt while promoting their beer to the citizens who worked at the surrounding rubber factories and other industries. Edwards and his family lived in the upper floors, as well as his brother Frank who worked as a bartender in the saloon. In 1915, it advertised a buffet, sales of choice wines, liquors and cigars. In 1919, Walter Breth, an inspector for the Goodrich Rubber Co. had his residence on the upper floor after Edwards moved to Coventry Twp and became owner of an hotel. Today, ATA Advertising occupies the building, which is owned by ATA Realty Company.

The Akron Clothing Co.-Eckler Bros. Block (1912)

J. Weinberger, proprietor of the Akron Clothing Co. built this commercial building. The new masonry building replaced a two-story frame dwelling with a wood shingle roof built in the 19th century. Arnold Philip who worked for the Goodrich Co. occupied this frame dwelling before its demolition. The Akron Clothing Co. occupied the first floor and the upper floors become residences for Harry Bleyer who had a grocery store three doors down and James Martin, a cement worker. By 1915, the Eckler brothers established a bicycle shop and Albert Eckler became the manager of the store. New residents established themselves at that time, like the large family of George Kosier who worked for the Goodrich Co. and the family of Arthur McElroy, a machinist. The entrance to the store was rehabilitated c.1929 and a new mosaic ceramic tile floor was installed with the name of the new occupant, Fred A. Grimm (extant), who was a jeweler. Today, a food establishment, Diamond Deli, occupies the store.

The Jacob Burger Saloon – Eugene Halas Restaurant. (1912).

This two-story masonry building was built in 1912. It replaced a two-story frame building with a wood shingle roof used as a boarding house and a saloon in 1886 and as restaurant and cigar store in 1892. Among the first business to occupy the new masonry building was again a restaurant managed by Eugene Halas and also a saloon managed by Jacob Burger, who came from Hungary, and moved his business from the Hafner building, next door. Halas had his residence on the second floor with his wife Mary. Max Desure and his wife Sarah occupied the second apartment on the same floor. By 1919, there were new tenants in the building: Hyman Aronson who

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opened a tailor shop, and the residential second floor was occupied by Ralph Fleck, who worked for the Goodrich Rubber Co., Burt Hull, a driver and Ernest Blondheim, a cook. The store and apartments provided services and much needed housing. Today, a food establishment, DaVinci's Pizza, occupies the store and it continues to provide food services to the new work force surrounding the Main-Exchange district.

Magic Years. Construction boom. WWI transportation economy. Tall Office buildings in emerging American cities. 1913 – 1920.

WWI brought economic prosperity and the greatest boom in the city of Akron. Smoke rose through the new and old smokestacks day and night, new land was annexed where new neighborhoods were built as fast as labor and capital could facilitate it. By 1916 Akron had a population of 126,000 and was considered the "Rubber Capital of the World". It had by that time 24-rubber companies producing rubber tires. Besides the three major companies, there were other enterprising rubber companies, among them the Kelly-Springfield Tire Co., the Mohawk Rubber Co., the Swinehart Tire & Rubber Co., the Star Rubber Co. They all were involved in producing other rubber products, like clothing, boots and shoes, hose, belting, surgical and pharmacist goods and many other soft and hard rubber articles. In 1916, the General Tire and Rubber Co. was founded. Being a latecomer during the economic boom of Akron did not stop them in becoming one of the four giants after WWII. General Tire was founded by a group of enterprising Akron businessmen. One of them was one of the most important realtors, bankers and developer in the Main-Exchange District. He was Charles Herberich who also was appointed secretary of the emerging rubber company. Herberich built the tallest office building at the Main - Exchange District at 12 East Exchange Street. The eight story high Herberich Building was considered by author Karl H. Grismer a "semi-skyscraper" in his book *Akron & Summit County*. Charles Herberich was a German immigrant leader who contributed to the economic success of Akron with his initiative, efficiency and aggressiveness in developing Akron resources in cooperation with other industrial and civic leaders.

During the Magic Years, the decade between 1910 and 1920, Akron begun to change its skyline, especially in the CBD. The eleven story Howe Hotel (demolished) built in the Main Market district in 1915 was the tallest built during that period. Other tall buildings were built along Main street in the CBD during that period: the six stories high Metropolitan in 1918 in the Main-Market District, the eight story Ohio Building in 1916 and the 7 story First-Second National Bank (adding 3 stories in 1919) in 1912 at Bower and South Main (in the South Main District) and the seven story People's Savings and Trust Co. in 1916 (announced in the local newspaper as "*Bank to Build Skyscraper at Main-Exchange*"), followed by another "skyscraper", the 8th story Herberich Building, both in he Main-Exchange District. The skyline of the CBD changed, as well as Akron's.

By 1920, Akron had expanded into a city of 200,000 inhabitants. The manufacturing industry also included cereal and clay products, machinery, tools, stoves and furnaces and many others, but they were all subordinated to the predominant rubber industry. The demand for rubber goods was still greater than the supply and therefore by 1920, the city had tripled its population since 1910, with additional inhabitants arriving daily to the city with almost 2,500 per month. Akron by 1915 ranked no. 7 in population in Ohio after Youngstown. Cleveland and Cincinnati ranked no.1 and 2 in all categories in the 1914 Census. Akron ranked no. 6 in number of industrial establishment, ranked no. 3 in number of employees, value of products and wages and salaries and no.4 in capital investment. At the National level in 1920, Akron was considered a mid-Size city with 208,435 inhabitants according to a 2000 data study by Overman and Ioannides in their paper of *Cross Sectional Evolution of the US City Size Distribution*. In the 1910 Listing of the U.S Census Bureau of population of the 100 largest Urban Places, Akron was listed number 81, the smallest in Ohio industrial towns, but in the 1920 listing Akron jumped ahead to number 32, ahead of ahead of Dayton, Youngstown and Canton.

The Main-Exchange District continued to provide financial, commercial, entertainment and residential services, especially increasing affordable hotel room space to workers when the housing facilities in the city were inadequate and the rentals had become sky high.

The Brodbeck Building (Main Market – Main (State) Theatre – Stanley Dancing Pavilion) (1913)

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Francis Brodbeck Jr. built the 2-story masonry building as a multipurpose commercial and entertainment center for the growing population of Akron. Brodbeck was a real estate investor living in Cuyahoga Falls. He also was involved in business ventures with a vision like the Union Fireproof Storage Company. The Brodbeck building built in one of the most prominent corners of the city of Akron replaced the famous 19th century four-story masonry, Clarendon Hotel. It was one of the Temperance Hotels owned by oatmeal king, Ferdinand Schumacher. Originally built in 1836, and known as May Block, it was remodeled into a Queen Anne/Eastlake building style in 1880 by Schumacher. The hotel was destroyed by fire in November 1912. **(HP 2)**

The first tenants to move in the Brodbeck building were the Exchange Market (later called the Main Market) located in the basement; the Main Theatre (later called State Theatre), a movie theatre on the first floor, performing "the latest photo plays and motion pictures", a drugstore in the corner, a candy store or confectionary serving the audience attending the theatre, also a shop selling fruits, cigars and tobacco and a shoe shine shop. The movie theatre represented a new temple of culture for the emerging middle class. A year later, a Dance Hall was added on the second floor when Edward Stanley purchased the Movie Theatre. It was the first one of its kind in Akron. It was called the Stanley Dancing Pavilion and named as "*the largest, finest and most complete dancing pavilion in the country.*" It was still a time of Victorian moral standards where a "private detective" would control admittance and patrons were ejected if they danced the turkey trot, bunny hug or hesitation waltz and the tango was not even mentioned. The Dance Hall could have 350 couples dancing at one time. It became so popular that in a year a similar dance hall opened on East Market Street. Dancing was not considered anymore a "dangerous activity", during this progressive era, it was considered more by the middle class as part of a healthy and active life. It was also a social event providing a setting for a new venue, for an opportunity of social interaction among the large influx of new population from Europe and other States. **(HP 9)**

Today, it continues the tradition as the Lux Night Club Ultra Lounge. The first floor has become a space for two restaurants, Bricco and Whiskey Dicks Night Restaurant.

The Durkin Block (1914)

In 1914, John Durkin Jr., born in England and police chief of the city of Akron built this commercial masonry building as an investment property. Durkin was Akron's chief of police for 3 decades and lived in the historic Richard Howe House, the resident engineer of the Ohio Erie Canal, formerly situated on 30 E. Exchange Street, a block away. The Durkin Bldg. was built as a fire resistant building, replacing a 19th century two story frame building with a wood shingle roof, which was used as a residence and a carpet weaver shop at one time. Charles Leading working for Goodrich and William Myers working for the Buckeye Rubber Co. lived there before its demolition in 1913. The Durkin Bldg became a multipurpose commercial building serving the needs of the surrounding community. In 1914, the Pure Food Bakery, owned by baker Gottfried Hausch, was the first store to move in. The second floors were occupied by Jacob Green a pant maker, the offices of the Akron Hungarian Journal, the Akron Construction Co. owned by architect J.E. Palmer and builder J.C. Beeman (they might have designed and built this Neo-Classic Revival building). There was also a Laundry shop owned by Gum Louie. Today, the Durkin Building is owned by the Durkin Building Corporation and still used for office space, but this time as Law offices.

The Sanford Block-Central Hotel (1914)

Building Inspector Goodwin from the city of Akron issued a permit "*for a \$12,000 brick business block... to be erected at 358 South Main St., by Col. H. C. Sanford.*" as reported by the Akron Beacon Journal on June 12, 1914. This was originally an office building, which would provide space also for the law offices of Hon. Henry Sanford, an Attorney at Law, and his son William H. Sanford, who was also an attorney, as well as a real estate dealer. Col. Sanford was born in Portland, Maine. He came to Ohio and worked in the railroad becoming an engineer. At later date, he became an attorney and continued working for the railroad until he came to Akron in 1870. Sanford became a prosecuting attorney, a city solicitor and an Ohio State Representative.

The Sanfords had office space in the masonry building next door at 356 S. Main St. This new building replaced two one-story frame buildings (360 & 358 S. Main St.) built at the end of the 19th century and used as a harness shop and real estate office, respectively. In

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1913, Gum Louie operated a laundry store at 360 S. Main, and moved later to the Durkin Building next door. The Pure Food Bakery owned by Gottfried Hausch occupied 358 S. Main St. before demolition.

The Sanfords were also investors and saw the urgent need for housing in the growing city; therefore, the two upper floors were leased for the establishment of the Central Hotel. These types of hotels provided not only temporary shelter, but also served as boarding houses with weekly and monthly rentals. The Central Hotel was still in existence in 1955. Today the Sanford building has the Amsterdam Club/Bar and the Tear E-Z Club/Bar on the first floor and Global Leasing Apartments on the upper floors continuing its original residential use offering daily and weekly affordable rentals.

The Glenn Hotel (1916)

In 1916, a new three-story masonry commercial building was built. This building replaced a very significant two-story masonry Italianate structure built during c.1876, the former Kramer Block. The Kramer block in turn had replaced two, two story frame commercial structures built during the Canal years of Akron. Those frame buildings were known as the "Mammoth Store" and were of the two-part commercial block type. The c.1876 Italianate corner store had many commercial uses in the 19th century and early 20th century, before the site became the Glenn Hotel. The corner storefront uses of the Kramer Block ranged from grocery stores and cigar manufacturing to dry goods, drugstore and restaurant. The second storefront next to it, to the west, was in 1886, a billiard, pool and sample room. Later on, a saloon and restaurant were added. In 1905, it provided room for the Democratic Headquarters. The second story of the c.1876 structure was used for physicians and dentist offices. Both storefronts faced W. Exchange Street, which led to the Ohio & Erie Canal Lock. The 1916 building faced S. Main Street, which became more significant with the arrival of the streetcar and the expansion of the Goodrich rubber plant. In 1917, the Glenn Hotel was established on the 2nd and 3rd floors, providing much needed additional housing for the fast growing population of Akron. As the previous hotel types established in the neighboring structures, daily and weekly shelter was provided to the workers. The Glenn Hotel was owned and managed by John R. Baker and John E. Lathrop, owners of the Summit Real Estate and Business Exchange Co. Lathrop had his residence in the hotel. The first floor had Plymouth Lunch, Benie Strapp's Billiard Parlor, a barbershop, a confectionary, a jeweler and music store. The second floor had hotel rooms and two physicians' offices. The Main-Exchange district attracted small businesses with their affordable rents, as an ad published by the Edfred Music Co. "*out of the high rent district*" which must have meant the business district of North Akron, like on Howard Street. The new buildings did not have space for saloons, because of the beginning of the Prohibition Era. Other forms of entertainment like confectionaries and billiard rooms replaced the saloons. The Glenn Hotel was still in existence in 1955. Today, it stands vacant after the last tenant, the Fuel Restaurant on the first floor, closed.

The Depositors Saving and Trust Building (1916)

In 1916, the founders of the bank, Dietz (formerly secretary and cashier of the Security and Savings Bank), Mallison and Charles Herberich, built a new bank building representing the new prosperity and growth since its founding in 1907. This prosperity grew parallel with the city of Akron, which was brought by the development of the rubber industry. The new building replaced a former masonry Richardsonian Romanesque structure built in 1901 for the Security Savings Bank Co., which was founded that year. In 1907, the Depositors Savings Bank was established and moved into the former space of the Security Savings Bank Co. By 1915, a fireproof concrete garage structure was added in the rear extending all the way to Garden Street, to serve customers arriving with their new transportation mode, the automobile.

Charles Herberich, a business leader involved in the development of the Main-Exchange business district, banking, real estate and insurance business, and as vice president of the bank was the leading figure in this venture. Charles Herberich, born in Essen, Germany, was also one of the founders in 1916 of the General Tire & Rubber Company, which became one of the fourth largest tire companies in the nation. The prominent architectural firm of Richards, McCarty and Bulford from Columbus, Ohio designed this Neo-Classical Revival/ Beaux Art building. The cost of construction was \$107,000.

The other tenants of the three-story building were, the D. Herberich Co., the Herberich Realty Co., the Summer Realty Co., the Main

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and Exchange Co.(Herberich was the Vice-President) and the Herberich B & S. This building became the headquarters of the Herberich business empire in Akron during the Magic Years of Akron.

In the new building, the bank grew in two years to more than 40% in earnings. By 1929, its assets were over \$11,000,000. That year it merged with the Central Depositors Bank & Trust Company, which built the only skyscraper in the city of Akron of 28 stories in 1931 when it became the First Central Trust Co. In 1955, the Bank of Akron occupied this structure. Today, the former bank building is vacant. The last tenant was the Whisky Ranch Saloon Concerts, which was part of the most renowned entertainment district of Akron.

The People's Savings and Trust Co. (1916)

The seven-story corner building was built on the site of the first tavern-inn in Akron, known as the Henry Clark Tavern, built in c.1825, during the construction of the Ohio & Erie. It was later known as the Clark Hotel. It was also the site of the first post office in Akron, the Parisette Block and the Charles Parisette House. The new People's Savings and Trust building replaced the original two-story masonry People's Bank built on the same site in 1904.

The seven-story masonry building is the first tall office building built in the Main-Exchange District during the most important decade of growth in the history of Akron, providing financial services to the rubber industry in Akron's birthplace. At that time, the tall buildings in mid-size municipalities, like Akron, were called "skyscrapers" and were the first high rise office buildings. The local newspaper announced the construction of the People's Trust with the title "*BANK TO BUILD SKYSCRAPER AT MAIN-EXCHANGE*". The Carmichael Construction Company of Akron, which built most of the important buildings in the city in the 20th century, built it. Realty companies, doctor's offices, telephone companies, construction companies, title companies, railroad companies, advertising agencies and others occupied the People's Bank Building. The bank used the main floor. In 1923, the First-Second National merged with the People's Bank and changed its name to the First Trust and Savings Bank. In 1929, before the crash, it adopted the name of First City Trust & Savings Bank and after the crash, it became known as the First Central Trust Company when it merged with the Central Depositors Bank and Trust Co. (this bank had merged with the Depositor's Savings). In 1932, the offices of the First Central moved to the newest high rise building in Akron on Mill and Main Street. The 28-story building was erected in 1931.

Evans Savings Building Addition-(1956)

In 1936, the Evans Building and Loan Association, founded in 1891, moved into the People's Bldg., which maintained its name until 1942, when it became known as the Evans Building. In 1947, the bank changed to a new name, the Evans Savings Association. This new location promoted a new growth for the bank, and in 1956 a two story Modern Minimalist addition facing E. Exchange Street was built, with an auto-teller in the rear parking a lot, a new feature in the banking business serving the citizens who did not live anymore nearby.

Today, the Evans Building continues to be used as a place for offices for professionals, doctors, lawyers and others. The first floor bank space has been adaptively reused for educational purposes by the Akron Public School system. It houses the Akron Digital Academy for students who cannot attend traditional classrooms settings.

The People's Savings and Trust Co. Foreign Exchange Bank. (1916)

The two-story masonry structure replaced part of the Italianate Parisette Block in 1916, when the People's Savings built their seven-story tall building because they needed what was left of the Parisette Block property. This small scale high style Neo-Classic Revival building contributes to the expansion of the financial establishment in the Main-Exchange district, serving the large immigrant population arriving daily from overseas to work in the ever growing rubber industry of Akron, as well as many other secondary industries. Joseph Ivory, the founder of the Foreign Exchange Bank, was also a steamship agency providing "*tickets of all classes to and from Europe and all parts of the World*". In 1920, the People's Savings and Trust Co. took over Ivory's Bank and made him the manager of that new division.

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The building today is connected to the rest of the former bank building through the entrance hallway and is occupied by a franchise of Boxes Plus offering printing, package and shipping services to the surrounding business community.

The Herberich Building-A.C. & Y Building. (1919-1920)

The Akron Beacon Journal announced in its June 30, 1919 issue, "*Ground has been broken for an eight story office building on E. Exchange St. near S. Main St., to be built by the D. Herberich Realty Co. The first floor is to be occupied by the Herberich Company and the balance of the building is to be devoted to offices. The site upon which the new office building is being built is 50 by 60 feet and the structure will cost approximately \$125,000.*"

The tallest building in South Akron in 1919 was built on the former site of the wood frame two-story former carriage manufacturing and blacksmith shop complex owned by T.J. Santom's who established it around 1880.

This was the second tall building being built in the Main-Exchange District, culminating the end of the decade of the Magic Years in Akron, before the early 1920's economic woes that forced many rubber industry enterprises to fold, sell and reorganize. The tall office building in a mid-size city was a new phenomenon in America. Usually, competing financial institutions built them and used them primarily as general offices. Common types of leaseholders were professionals and insurance companies. Banks and independent investors were usually the skyscrapers builders.

In April of 1920, the Herberich-Hall-Harter Co. announced that they moved from their offices on 328 S. Main Street, home of the Depositor's Savings and Trust Bank Building due to their growth and desire to provide improved services to their customers. The Insurance and Real Estate Departments were transferred to this building. The Herberich Co., founded by the father of Charles Herberich, became under the leadership of Charles, one of the largest real estate institutions in the State of Ohio. The company had a staff of over 100 people. This company was the Herberich family, where David Herberich, father was the President, Alfred Herberich, Vice-president, Charles Herberich, Vice-president and Walter Herberich the Secretary, with additional non-family board members. Akron architects Boenish, Kraus and Helmkamp designed this building.

Offices of doctors, construction companies, insurance companies, as well as non-profits like the American Legion occupied the upper floors. In addition, one of the rubber industries had its offices there, the General Tire Co. of which Charles Herberich was one of its founders. In 1923, the general offices of the Akron, Canton and Youngstown Railroad (AC&Y) moved to this building.

In 1926, the Herberich building became the AC&Y Building. F.B Seiberling, the founder of Goodyear, and H.B. Stewart, founded the Akron Canton & Youngstown Railroad in 1912. In 1920, they absorbed and consolidated the west section of the existing railroad lines. They had a total of 171 miles between Mogadore and Delphos, Ohio. This growth created the need for space for headquarters and in 1924, they rented the whole 6th floor and some space in the seventh floor of the Herberich Building. In 1925, they occupied also the fourth and fifth floor, and the following year they leased the whole building from Herberich and it became known in 1926 as the AC&Y Building where the company established its headquarters. The AC&Y Railway Co. and the Northern Ohio Railway Co. occupied seven floors and the 8th floor was still occupied by the law firm of Albert Herberich, Herberich Burroughs & Bailey and the Metropolitan Securities Co. providing automobile financing. In 1941, AC&Y purchased the Herberich Building. The railroads in Akron were providing freight and passengers services and were crucial to the economic development of the rubber industry. The AC&Y offices were located in the heart of the city. The AC&Y occupied the building until 1982 when the company dissolved.

The Herberich real estate and insurance offices moved to the Brodbeck building on the NW corner of S. Main and W. Exchange after they leased the building to AC&Y. They remained in the district in which they had invested and helped develop during the Magic Years of the rubber industry.

The 1920's National Economic downturn. 1930's Depression years. WWII and the Decline of the Rubber Industry in Akron.

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Labor unrest. Exodus to the South. Urban Blight. City Planning Department.

Akron's post WWI period started slowly due to economic woes produced at the national level by labor strikes and the price collapse of agricultural products. Akron's rubber industry was deeply affected with the loss of 50,000 jobs. The biggest casualty was Goodyear, which was at that time the number two rubber company, and Frank Seiberling had to sell out to New York bankers in order to save the industry from bankruptcy. On the other hand, Firestone was able to survive by adopting price, advertisement and personnel cuts. Goodrich was able to survive through its good New York financial connections and creative financing measures. However, some of the smaller rubber companies failed, diminishing the competitive field.

The last of the tallest office building, the Herberich building on 12 East Exchange Street, was built during 1919-1920 in the Main-Exchange district, before the economic downturn was felt. The Herberich building symbolizes the end of the fastest growing era in the city of Akron generated by one of their most important industries, which gave Akron its identity in the 20th century.

By mid-1920's Akron slowly recovered and by 1930 was able to reach a population of over 250,000 inhabitants, which was a more modest growth than during the Magic Years. By that time, it was the second most important city in Ohio in manufacturing. It had 195 factories, was the center of lighter-than-air craft production (infant air-space industry), four trunk railroads, a brand new airport and expanding neighborhoods. The rubber industry used 50% of the crude rubber imported into the United States, approximately 30% of the world's production. The only growth occurring at that time in the Main Exchange district were the establishment of new banks through mergers and also of upscale specialty stores for men. (HP 12)

In the 1930's, also we see the rubber industry starting to diversify, when Goodyear purchased the Zeppelin rights and became the center of dirigible airship construction. During the 1930's, the Main-Exchange commercial district provided space for WPA projects. During WWII, the demand for tires moved Akron's economic engines again.

The economic conditions in the 1950's, after the end of the Korean War in 1953, created the beginning of the exodus of the rubber industry from Akron to the sunnier and friendlier south. As mentioned before among the factors that prompted the rubber industry to move from Akron was the complacency towards the advancement of tire technology, ignoring the existence of the radial tire (developed by the French, Pierre Bourdin in 1946) and its future as the more efficient tire. The automakers did not jump at the opportunity to produce the new tires, because it involved the total revamp of their production lines and the encouragement of Detroit. When the decision to enter the manufacturing of the radial tire arrived, due to the public demand, the downward spiral of rubber production in Akron had already started. The American rubber industry was not equipped to reinvent the wheel. (HP 16)

It was the decade when the Main-Exchange district saw the construction of its last bank buildings taking place, the 1956 two story addition to the seven story Neo-Classic 1916 People's Savings Bank Bldg/Evan's Savings Assoc. on E. Exchange St., the new branch of the First National Bank of Akron and the First Federal Savings Building on South Main St. They all represented the Modern Minimalist architectural expressions of the 1950's.

B.F. Goodrich ceased manufacturing operations in Akron in 1987 and their buildings were scheduled for demolition on 1988. The city of Akron intervened and Canal Place was born at the edge of the historic town center of Main and Exchange.

356 S. Main St. Byrider Building: Upington Block. People's Savings Bank. Sanford Block-Commercial Savings Bank, Sapp Hotel, Byrider Bros. Co. (1878-1891-1908-1921)

This three-story masonry building has a long evolutionary history. Its history dates back to the beginning years of the Goodrich Rubber Co. in the 1870's. It has its origins in the transportation business, when Phillip Upington, a harness maker, born in Ireland, established his saddle and harness manufacturing business on S. Main Street. In 1878, he replaced the frame buildings with a three story Italianate structure and established his residence on the second floor. The 3rd floor became a Meeting Hall. In 1891, when other companies

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started to enter the rubber industry, and Goodrich production of rubber products increased dramatically, a group of citizens saw the need of the growth of the banking services paralleling the growth of Akron's industry. Therefore in 1891, the People's Savings Bank, established themselves in the vacated Upington Block at 356 S. Main Street with a capital of \$100,000. Jacob Kohler (a lawyer, real estate investor and former State Legislator) was President, Charles Parisette (grocer, manufacturer) born in Prussia, Germany, was vice-president, J.M Laffer (Druggist) was Treasurer and Claude Clark (a bank teller) was Cashier. By 1904, this bank had grown with the rubber industry and built a two-story masonry building across the street on the NE corner of S. Main and E. Exchange Streets, replacing a two-story frame building occupied by a grocery store.

The Sanfords, prominent lawyers purchased the building and established the Commercial Savings Bank in 1908, with a capital of \$100,000 doing general banking business. H.C. Sanford was a member of the Board of Directors. The third floor became a Lodge Room and the 2nd floor Law offices. By 1917, it changed its name to the Commercial Savings and Trust Co. and the upper floors became the Sapp Hotel, providing daily and weekly rentals to its boarders. That same year the Commercial Bank moved to its new quarters, a block to the north, on 316-318 S. Main Street. They had expanded to three additional branches. The city was growing rapidly and so was the banking industry.

Between 1917 and 1929, the Sanford Building, was renovated at the time when the Byrider Bros. Co. moved in. They were the headquarters for upscale men's furnishing goods, trunks, bags, robes and furs. The second floor obtained an interior/mezzanine balcony overlooking the first floor. Akron's middle class was growing and the demands for goods increased accordingly.

The Depression years produced the closure of many businesses, and the upscale stores were some of them besides the banks. Edfred's Music Store, which sold musical instruments and provided repairs, and Harry Maddox, a violinmaker, occupied the Byrider Building in 1932. The WPA funded many artistic projects and one of them was the WPA Symphony Orchestra with offices in this building until 1942.

Today, Hookah and Art Lounge on the first floor and Trendesign, an advertising agency, on the second floor occupy the Byrider building where two significant banks in the financing history of Akron got their start during the growth of the rubber industry.

The First National Bank of Akron – H.J. Cramer Block (1892-1922-1952-1977)

This two story masonry building from the recent past is a significant representative of the architecture of a very prominent and prolific architectural firm in Akron which was very active in the 1950's designing buildings in the Main-Exchange District. They were the firm of Firestone and Cassidy, who also designed in 1956 a very similar Modern Minimalist style addition to the Evans Savings Building on the NE corner of Main and Exchange. In reality, the First National occupies the site of three buildings, two of them demolished to make room for the 1952 Modern Minimalist bank building (368 S. Main St) and the third is the Cramer Block built in 1892, which was included into the overall 1952 bank building renovation in 1977 by the same architectural firm of Firestone and Cassidy. The architecture of this historic building has maintained its integrity, scale and compatibility with the surrounding historic structures.

This was a branch building of the First National Bank of Akron, which was the largest bank of Akron. It had its origins in 1855 as the Bates & Co., a private bank that became in 1863, the Second National Bank. In 1890, the People's Savings Bank Company was incorporated and its first headquarters were in this same street block at 356 S. Main Street, a three-story masonry building. In 1911, the Second National, merged with the First National (established) in 1863, and formed the First-Second National (at that time they built a 7 story building on 153 S. Main St. at the corner of Bowery Street (designed by New York architect George B. Post) now in the South Main Historic District listed on the National Register of Historic Places. In 1913, the bank acquired the stock of the People's Bank and reorganized it as the Peoples Savings and Trust Company (in 1916 the Peoples Bank built the first high rise, seven story building on the NE corner of Main and Exchange). In 1923, the First-Second absorbed completely the Peoples Bank and changed again its name to First Trust and Savings Bank. In 1929, before the crash, it changed its name again to The First City Trust & Savings Bank and a

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===== couple of years later, in 1931, it became known as the First Central Trust Company (they built the Art Deco 28 story skyscraper in 1931). In 1947, it adopted the name of the First National Bank of Akron.

Today, the Akron Health Department uses this former bank building as the Birth & Death Records Office. The Main-Exchange district was still the site of expanding banking business serving the post WWII rubber industry evolving economy. In a way, this bank came full circle back to its original site. The banks of Akron were still optimistic of a great future for the rubber industry after its success and expansion during the Korean War years.

The First Federal Savings Building (1902-1949-1954)

This Modern Minimalist three-story masonry building was built for the First Federal Savings and Loan Association. It was the first Savings and Loans Association in Akron to be granted a federal charter in 1936. After the crash of 1929, the federal government issued very few charters, but this was the first charter authorized by Congress to federal savings and loan associations with federal help and supervision "providing new safeguards for depositors". The First Federal was founded as the Society Savings and Loan in 1921 and its headquarters were first located on the second floor of the Exchange Realty in the People Savings and Trust Bldg at Main and Exchange.

The newly chartered First Federal located itself across the street in a 2-story masonry building built in 1902, at 326 South Main Street. The 1902 building was called the Moore Block, which provided first floor space for a Central Market at 324 S. Main St. and John Moore's men furnishing goods at 326 S. Main St. This last store included the sale of fine cigars and high-grade tobaccos. Previously, in the 19th century, a meat processing plant, the Brodt & Schott's Pork Packaging Co., occupied the site. The former Moore store was occupied by the City Loan and Savings Co. in 1930 which the First Federal "completely remodeled" when they moved in 1936. In 1949, First Federal obtained the building next door, 324 S. Main, and completed a "major remodeling" adding a third floor and creating a Modern Minimalist building facade, followed in 1954 by a three story addition for office space in the rear with a basement. The GI Bill and the returning GIs increased the demand for housing and the Savings and Loans institutions became part of that growth.

In 1994, the city of Akron purchased the building from Charter One Bank as part of the Canal Park project, and entered into a partnership with a developer to establish a restaurant and offices. After a million dollar renovation and grand opening in 2000, the restaurant closed the following year. This building is part of the Main Exchange district northern boundary and abuts the Canal Park baseball Stadium.

The Evans Savings Association Building Addition (1956)

The three-story masonry Modern Minimalist building was built as an addition to the expanding bank in order to serve the car driving customers better with an auto-teller system. Firestone and Cassidy were the prominent local architects who designed the building. A few years before, in 1952, they also designed a branch for the First National Bank of Akron at 368 S. Main Street using the same style and materials.

SIGNIFICANT ARCHITECTS

The Main-Exchange District reflects the work of architects from Akron and Columbus, Ohio.

W.H.Smith. William H. Smith designed the most significant Eastlake/Queen Anne buildings in the newly designated city of Akron during the time of the Second Industrial Revolution, brought by the establishment of the rubber industry, the manufacturing of agricultural implements and the expansion of the railroad system. Smith arrived in 1870, from New Brunswick, Canada. In 1877, Joseph Kaiser gave him the commission to design the multipurpose building, the Kaiser Block in South Akron. At the same time, Smith was designing a sister building on E. Market Street, Castle Hall for Martin H. Crumrine a stonemason, the owner of the Akron Granite & Marble Works on N. High Street, in North Akron. Smith left Akron in 1880. Further examples of his work are not known.

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Richards, McCarty and Bulford. They were one of the most prominent firms in Ohio with offices in Columbus. They designed the high style Neo-Classic Revival/Beaux Art bank building for the Depositors, Savings & Trust Co., founded by the Herberich family, who were instrumental in the renaissance of the Main & Exchange Commercial district of Akron.

Richards, McCarty and Bulford were architects practicing at the end of the 19th century and beginning 20th century. Most of their work was institutional, civic, educational, and commercial expressed in the Neo-Classic Revival, Renaissance Revival and Beaux Art architectural styles. Their work is not only represented in Ohio, but also in Kentucky, Kansas, Indiana, Iowa, Texas and Tennessee.

Clarence E. Richards was born in 1865 in Jackson, Michigan. He moved to Kansas and was educated in El Dorado, Kansas. He taught in Butler County, Kansas and was appointed Assistant Engineer for the Missouri Railroad supervising the construction of bridges and railroad stations. Four years later, he went to Cincinnati where he worked for the architectural office of Edward Anderson. Later he moved to Newark Ohio, where he established his own office, the Richards Brothers. In 1893, he moved to Columbus, Ohio and became Superintendent for Construction in the architectural firm of Yost & Packard. A few years later, in 1899, he formed a partnership with George E. Bullard, who also worked for Packard, and J.E.McCarty with whom he worked until he died in 1921.

George H. Bulford, an Englishman, was born in Worcester, England in 1870 and came to Columbus, Ohio in 1886. Bulford joined the firm of Yost & Packard as an architectural intern. In 1899, he entered into partnership with Richards and McCarty, with whom he worked until his death in 1942. In 1904, he took an European study tour to expand his architectural knowledge as the chief designer and renderer (watercolor) of his firm. He also was involved with the building of Columbus City Hall and Municipal Building as founder and president of the former Allied Architects Association. His son, a graduate from Ohio State University followed his footsteps into his firm.

Some of the most important works of the firm were:

Burton Hall, Denison University, Granville, Ohio (1888) Queen Anne Style
King Hall, Women Dormitory, Shepardson College (1891) Georgian Revival
Doane Administration Building, Denison University, Granville, Ohio (1895) Romanesque Revival
Hardin County Courthouse, Kenton, Ohio (1900) Neo-Classic Revival
Kenton Public Library Kenton, Ohio.
Eaton Courthouse, Eaton, Ohio.
Grant County Jail and Sheriff's Residence, Marion, Indiana (1900) Tudor Revival
Marting Hotel, Ironton, Ohio (1900)
Portsmouth Carnegie Main Library. Portsmouth, Ohio. (1902)Renaissance Revival
Hardin County District Library (1902) Kenton, Ohio
Park Avenue Apartments, Columbus, Ohio. (1903)
US Post Office and Courthouse, Columbus, Ohio
Methodist Church, Bexley, Ohio
Anderson Carnegie Public Library, Anderson, Indiana (1905) Neo-Classic Revival
Lexington City National Bank Bldg. (1903) Commercial Neo-Classic Revival/Chicago Style
Phoenix Hotel, Lexington, Kentucky.
Union Building, Columbus, Ohio (1907)
Lawrence County Courthouse, Ironton, Ohio (1907) Neoclassic Revival.
Burwell Building, Knoxville, Tennessee (1907) Second Renaissance Revival
Ohio National Bank, Columbus, Ohio (1910)
Citizens Trust & Savings Bank, Columbus, Ohio
Burwell Building, Columbus, Ohio (1911)
One Main Place, Columbus, Ohio (1911)

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Hartman Theatre and Office Building, Columbus, Ohio (1913)
American Education Press, Columbus, Ohio
Children's Hospital, Columbus, Ohio
Ohio State School for the Deaf. Columbus, Ohio
Motorist Mutual Insurance Company Building, Columbus, Ohio
Broad Street Presbyterian Church. Columbus, Ohio. Rehabilitation.
White Hanes Building (1916)
Athletic Club, Columbus, Ohio (1917)
51 North High Street Columbus (1919)
Market Centre Building (1921)
State Penitentiary, London, Ohio. The largest facility of its kind in the country.
South High School, Columbus, Ohio (1924)
F&R Lazarus Company South Building (1925)
Court Square Building (1927)
Columbus Museum of Art, Columbus, Ohio (1931) Second Renaissance Revival
Beaton Hall, Columbus College of Art and Design, Columbus, Ohio
American Education Press Building (1932)
Marconi Avenue Post Office, Columbus, Ohio (c.1934)
Lassen Hotel, Wichita, Kansas (Neo-Classic Revival)
Wichita Hotel, Whichita, Kansas.
Beacon Building, Wichita, Kansas
Wesley Hospital, Wichita, Kansas
First National Bank. Wichita, Kansas
Kemp Hotel, Wichita Falls, Texas

Boenish Kraus & Helmkamp. This architectural firm built the tallest building in the Main-Exchange Commercial District of Akron, the Herberich Building, for the most prominent developers and investors in Akron, the Herberichs. They formed a partnership in 1916, at the height of the Magic Years of Akron, when the economy, construction and population were booming. The partnership dissolved in 1921 at the time of the first economic crisis in Akron when many rubber industries closed and New York investors purchased Goodyear. In 1923, Kraus & Helmkamp entered into another partnership, which lasted until Helmkamp's death in 1953. Robert J. Kraus continued his practice alone until his death in 1972. They were involved also in the design of hospitals, churches and educational institutions in Akron, as well as in the state of Ohio, like in the city of Logan in Hocking County and Granville in Licking County.

Julius Boenish came to the United States from the region of Bohemia in Germany in 1905. He was a German architect who opened his firm in the Ohio Building in 1914. In 1916, he entered into partnership with Akron architects Robert J. Kraus and William B. Helmkamp. The team designed the decorative Herberich building and the Eagle's Temple on East Market Street in Akron. The partnership dissolved in 1921, and Boenish went to work for the prominent Akron firm of Good & Wagoner in the Mohawk Building.

Robert J. Kraus was born in Akron in 1887. He interned as an architectural draftsman with the prominent firm of Fichter and Brooker, before he opened his own firm in 1914. In 1916, he entered in partnership with Boenish and Helmkamp and designed in 1919, the Herberich building. From 1923 until 1953, he was in partnership with Helmkamp, designing together buildings in Akron, and across Ohio from their office in the Metropolitan Building. Kraus was a charter member of the American Institute of Architects and his son, Robert M., who became also an architect, joined his firm.

William B. Helmkamp was born at Fort Jennings, Ohio in 1886. After finishing High School in Jennings, he was accepted to the

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University of Notre Dame in Indiana where he graduated in architecture in 1911. Upon graduation, he moved to Akron and joined the prominent architectural firm of Harpster and Bliss. After working in other architectural firms, in 1916 he created a partnership with architects Boenish and Kraus. The firm was dissolved in 1921, and in 1923, it became known as Kraus and Helmkamp until his death in 1953.

The architectural idiom used by Boenish, Kraus & Helmkamp ranged from the prominent Classic Revival Styles, High Gothic Revival, and Chicago Commercial to Arts and Crafts and Modern Minimalist considered as part of the Recent Past Heritage. Their body of work represents a whole range of institutional buildings in Akron and in the State of Ohio, from schools, public and commercial buildings.

Among known examples of their work during their first partnership, include the Eagles Temple (demolished) on East Market Street and the Herberich Building. The second partnership of Kraus & Helmkamp produced the following work in Akron, Ohio, the late gothic revival of St. John the Evangelist Catholic Church (1924) in Logan, Ohio; St. Augustine School in Barberton, Ohio, Catholic School in Elyria, Ohio and a School in Granville, Ohio. St. Sebastian Church, St. Hilary Church, St. Peters Church, St. Nicholas Byzantine Catholic Church, Memorial, Ayer Hall, Knight Hall, St. Thomas Hospital, the Old Library and the Physical Education Building for the University of Akron, St. Sebastian Educational Center, and South High School., all in the Akron and surrounding region.

Firestone and Cassidy was a prominent architectural firm that introduced the architecture of the Modern Movement in the Main-Exchange Commercial district. Their Modern Minimalist architecture and use of materials for financial institutions was distinctively reflected in their post-WWII commercial architecture. They were known for having designed the Akron Memorial Hall, as a cultural center in 1945 to commemorate Akron's WWII heroes. This cultural center of multipurpose use comprised of an auditorium, an art institute and a theatre was never built.

Roy G. Firestone, one of the most prominent residential designers during the 1920's was born in 1898 in Stark County, Ohio. He started his architectural practice in 1919 with the Krumroy Construction Co. in Akron. In 1935, he established his own architectural firm. During the 1920's he designed Colonial Revival and Tudor Revival houses in the new Akron neighborhoods. Some of his examples are on 901 Merriman Road and 137 East Fairlawn Boulevard. In 1945, after WWII, he entered into partnership with Cassidy where he embraced Contemporary architecture. Firestone died in 1970.

Harold S. Cassidy was born in Canton, Stark County, Ohio in 1914. He attended the College of Architecture at the University of Michigan in the 1930's. At the invitation of Dean Lorch, Eliel Saarinen taught at the School a few years before Cassidy attended. Cassidy studied architecture at the time when the International style was beginning to be accepted in the United States, with the construction of the PSFS building in 1932 in Philadelphia and the exhibit on the International Style prepared by Phillip Johnson and Henry Russell Hitchcock at the Museum of Modern Art in New York in 1932. Cassidy died in 1990.

The firm of Firestone & Cassidy designed three buildings in the Main-Exchange districts where they applied the modern architecture language. They are the First National Bank of Akron in 1952 and its sensitive subsequent later addition done by Cassidy alone in 1977, as well as the two-story addition to the Evans Association on E. Exchange Street in 1956. Firestone & Cassidy's work represents the importance of the architecture of the Recent Past in the Main-Exchange District and Akron.

CONCLUSION

Through the period of significance, the architecture of the Canal era and scale of the proposed Main-Exchange Historic District has been totally replaced, by masonry buildings serving the needs of the emerging rubber industry at the end of the 19th century and its growth during its Magic Years, the first decades of the 20th century. The new buildings, provided space to commercial, financial, entertainment and housing needs of the industry and the arriving workforce in Akron.

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The 19th century birthplace of Akron continued to evolve in the 20th century as a commercial district transformed by the introduction of new transportation modes, first the bicycle and then the automobile, which were instrumental to the success of the rubber industry. These new transportation modes were the result of technological advances of the Second Industrial Revolution. The development of different transportation systems in Akron supported successive wave of economic development. Akron evolved from grain mills to agricultural implements and ceramics, and into rubber industry production. These economic developments created different periods of building booms, and the ones developed during the rubber industry era are reflected in the historic styles of the proposed Historic District. The majority of the styles represent the decade of the most intensive economic and demographic growth, which was Akron's Magic Era during the Progressive period. Today, the Main-Exchange district maintains its early 20th century historic integrity by reflecting its continuity as a mercantile center since its origins in 1825. It also maintains its architectural integrity, which evolved during its period of significance, the rubber industry era.

The Main Exchange district served also as a place for a new type of entertainment center in the 20th century, with the establishment of a Movie Theatre, and an upcoming mode of entertainment, the Dance hall, meeting the needs of the working class who sought release from the daily grinding factory routine and as a new socializing venue. The Stanley Dancing Pavilion, the first one of its kind in the city of Akron, located in the Broadbeck Building, fulfilled that need. Today this building is part of the new entertainment provided by nightclubs and restaurants in the 21st Century serving the student population of the University of Akron, as well as the young population of the city of Akron. In the Stanley Dancing Pavilion, they danced to the turkey trot, bunny hug or hesitation waltz among others and today in the Nite Club, they dance to the Hip Hop, lindy hop, West Coast swing, Night Club two-step, hustle, collegiate shag or salsa among many other dance forms.

The scale of the proposed district has evolved from a successful canal town of one to three story frame buildings in the first half of the 19th century, to two and three story masonry buildings after the arrival of the railroad during the Reconstruction period. New methods of construction, materials and the elevator allowed the gradual change of the skyline of the Main-Exchange District and the rest of Akron. During the first decades of the 20th century, fireproof concrete and steel high-rise buildings became the "skyscrapers", like the seven-story People's Savings and Trust Company and the eight-story Herberich Building. This scale has not changed in the Main-Exchange district since the 1920s.

Only one commercial building remains with significant integrity from the 19th century built during the infancy of the rubber industry in Akron. It is the Gothic Revival Kaiser Building, which still reflects the scale and massing of the commercial buildings that existed along South Main Street during the Reconstruction and Railroad expansion eras. There are also two masonry buildings from the 19th century that were renovated into Neo-Classic Revival/Arts and Crafts and Modern Minimalist buildings, the First National Bank of Akron/Cramer Block and the Upington/People's Savings Bank/Commercial Savings Bank/Sanford/Byrider Block. Both buildings maintain the scale and proportions of the rest of the Main Street block.

The new Main-Exchange District identifies South Akron as the birthplace of the city of Akron and will complete and complement the significant historic districts in Akron's CBD, the Main-Market Historic District in the North and the South Main District at the junction (the gore) of North and South Akron. The new commercial district represents in its urban pattern and architecture the evolution of Akron's first commercial mercantile past from a canal town to a rubber city downtown. Its original urban grid defined by streets, alleys and blocks is still in place, as well as the concentration of commercial architecture of two-part commercial blocks surrounding two high style "skyscrapers" office buildings. They were built in South Akron during a period of explosive growth at the turn of the 20th century, when it became the rubber-manufacturing center of the world. These examples of predominantly Neo-Classic Revival architecture, mixed with Gothic Revival, Beaux Art, Arts and Crafts and Modern Minimalist styles, express the transformation of a small mixed-use neighborhood of the 19th century into being part of new 20th century CBD with a new skyline of an emerging city.

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The Main-Exchange District Achieved the present context during the early 20th century, when Akron grew exponentially to the growth of the rubber industry, which was represented by 24 factories during the Magic Years.

Main Street obtained its name in 1836 when North and South Akron were incorporated, becoming the town of Akron. Gradually, Main & Market in North Akron slowly became the most important mercantile center of the new town. However, all the stores were facing Market Street, as they were on Exchange Street in the south, because Main Streets was used as the bed for the Pennsylvania and Ohio Canal established in 1840. Only after its closure in 1884, Main Street started to switch from an industrial use to a mercantile use.

By 1900 Main and Market was the most important commercial center of Akron. But with the rapid growth of the rubber industry, South Main Street CBD started developing towards the south reaching its peak during the Magic Years. The CBD boundaries in the Sanborn Map of 1916 were defined from Federal Street on the North to Center Street in the south as the Principal Mercantile District. By 1919, the *City Plan of Akron* prepared by John Nolen, nationally known city planner from Harvard Square, Cambridge, Massachusetts, defined the "Business Section" from Furnace Street on the north to Cedar Street in the south along Main Street. The Main-Exchange District became part of the CBD of Akron. Nolen points out in his 1919 report "justifying the proposal of the new Downtown site, towards the Main and Exchange District in point 1: "*The growth of business in Akron is toward the South along Mains Street. Illustration of this can be had in such new buildings as the First-Second national Bank (South Main District), the Ohio Building (South Main District) and the People's Savings and Trust Company (Main-Exchange District), and other new buildings*"/ In point 6 Nolen states: "*One of the principal merits of the proposal is unquestionably the accessibility of the site to two of the main thoroughfares of the City, namely Main Street and Exchange Street. It is but two short blocks from Main Street, the great business and traffic thoroughfare of the city running north and south, and has direct frontage on Exchange Street, the central east and west artery*" The pendulum swung back to Main - Exchange and as important commercial center and node in the CBD of Akron.

ARCHITECTURAL COHESIVENESS

The Main-Exchange Historic District conveys a great sense of historic architectural cohesiveness through its design in the predominant Neo-Classic Revival Style. The unifying construction materials are masonry, represented by brick veneer, limestone, sandstone and marble veneer and terra-cotta, which was widely used during the first decades of the 20th century as a decorative element with fireproof qualities. In general, the method of construction is reinforced concrete and structural clay tiles, used as fireproof construction materials. The earthquake of San Francisco in 1906 and the Collinwood School fire of 1908, changed methods of construction and materials and accelerated the development of building codes.

DISTRICT QUALITIES AND SURROUNDINGS

The Main-Exchange Historic District is represented by a tight row of two-part commercial block of the early 20th century, with no voids. The two "skyscrapers" create a vertical thrust of office space, the cathedrals of the 20th century, contrasting with the horizontal commercial structures. The People's Savings and Trust, and the Herberich buildings are the nodes of the district, as well as the landmarks. They give the district physical identity and reference to the birthplace of Akron and its first commercial center. The Neo-Classic Revival Style unifies architecturally the whole district. The still existing residential floors on the 2nd and 3rd floors together with similar mercantile uses on the first floor as during the Magic Years, convey the feeling of that era while walking down the street on its wide sidewalks or driving by. What is missing is the streetcar.

The streetcar ran up and down East Exchange Street and South Main with the establishment in 1890 of the famous "Loop Line" by the Akron Street Railway Co. This line started at Mill and South Main, to College Street east, then south to Buchtel, then east to Spicer, south to East Exchange, west to South Main and north back to Mill. By 1920, the trolley line, now part of the NOT& L system (Northern Ohio Traction & Light Company) had expanded in all directions. The line extended south to Kenmore along South Main Street and West on West Exchange Street to Rhodes on Copley Road. The Main-Exchange Historic District became an important and busy streetcar intersection. It was second to the Mill Street and South Main Station (See Maps 12 and 13). In 1920, there were 9 streetcar lines crossing the Main-Exchange Historic District. The West Exchange St Line had line 24, the East Exchange Line had Line 4- Blue Pond wye and Line 5-Brittain wye and the South Main Street Line had line 8-Lakeside, line 9-Miller Car barn, line 10-

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Kenmore Car barn, line 11-Kenmore Loop (Stop 97), line 12-Barberton Loop and line 13-Wadsworth wye. (Map 14 and 15) The automobile and the bus brought the end to the streetcar era. In 1931, the West and East Exchange lines had their last run. Trolley buses replaced gradually the streetcars and they run until 1960.(HP 16). By 1948, the South Main Lines were discontinued. The ending of the streetcar lines which made the Main-Exchange District so vibrant and important in its development are also a factor to the beginning of the end of its period of significance.

Today's Akron CBD artery, Main Street is defined by two historic commercial districts listed on the National Register of Historic Places and one being proposed. (Map 4). The three historic districts have suffered some issues of integrity due to the urban renewal plans since the 1950's. The Main-Market District boundaries on Main Street only include only one side, the east side of the curb, because the west side has new architecture, voids and parking lots. The South Main District has a vacuum (hole) on the west side where the new Lock 3 Park is. The proposed Main-Exchange District boundaries include both sides of Main Street, but only to the north of the intersection with Exchange. The Main-Exchange boundaries towards the south of Main only include the west side of the curb.

These three surviving historic districts in the CBD of Akron still have significant historic and architectural integrity to convey the history context of the city of Akron developed during the rubber industry era in the 20th century.

DISTRICT RESTORATION AND PRESERVATION

At present, limited significant rehabilitation, activities are taking place in the Main-Exchange district. The most important ones are the rehabilitation of the Herberich/ACY office building using federal and state rehabilitation tax credits, as well as the Kaiser building. Many buildings went through some rehabilitation process in the 1990's and early 2000's, but they have maintained their scale, proportions and materials. As typical, some received new energy efficient windows, installed within the same framework. These rehabilitations continue to maintain the significance of the Main-Exchange Historic District as the commercial center of South Akron serving the Canal Place offices, formerly the Goodrich Rubber Co. site. It continues to be the entertainment center of the CBD of Akron, which fulfills the plans of the City Planning Department. The tall buildings continue their use as office space for small businesses and professionals. The former Central Hotel continues to offer rental residence on daily and weekly basis.

The strong tradition of the district as the birthplace of some of the banking and financing centers is gone. In its place, public agencies have moved in, such as the Akron Health Department and the Akron Digital Academy from the Akron Public School System.

Out of the fifteen structures that make the Main-Exchange Historic district, five of them remain vacant. The Main-Exchange District is in transition. However, the most significant feature affecting the district is the new construction on the east side of S. Main Street, between E. Exchange and E. Cedar Streets (outside of the district boundaries). The retail-residential masonry infill is being built within scale, proportion and the spirit of the existing neighboring historic district. The site was formerly occupied by a two-part commercial building built during the Magic Years of Akron and a corner parking lot on E. Exchange and S. Main Streets. The project is under construction, but it seems to be compatible infill with the surrounding historic district across the street.

Today, the Main-Exchange Historic District is also part of the Ohio & Erie Canal National Heritage Corridor. This designation approved by Congress in June 2000, has been instrumental in starting to generate rehabilitation projects in the district.

This district played an important role in the development of the commercial area of South Akron; first as a planned commercial center during the Canal Era; second as a new mercantile commercial center after the Civil War (when Akron became a city during the era of railroad expansion) and last, and now most visibly, as the new banking, financing center serving the rubber industry and its labor force during the most incredible growth in the city of Akron, the first decades of the 20th century.

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Verbal Boundary Description

The general site of this district is the intersection of South Main and Exchange Streets in the City of Akron, Ohio.

The Main-Exchange Historic District Boundary starts at the intersection of the north curb line of W. Cedar Street and the extension of the west curb line of Orleans Ave. **(Point A)**. From there on, the boundary continues along such west curb line towards the north until it intersects with the south curb of W. Exchange Street **(Point B)**. From there west along the before mentioned curb until it intersects the westerly right of way of former Garden Street (east property line of PPN 6752442) **(Point C)**. Continue west along such property line until it intersects the northerly extension of the north property line of PPN 6760929 **(Point D)**. Then continue east along such property line until it reaches the SE corner of Spring Alley and Maiden Lane Alley **(Point E)**. At that point, continue south along the easterly right of way of Maiden Lane Alley, crossing East Exchange Street and now along the east property line of the Herberich Building, (PPN 6841013), until it intersects with the south property line of the same property **(Point F)**. Continue west along the south property line, 56 feet until in intersects the west property line of the Herberich Building **(Point G)**. Continue north along said west property line until it intersects the south curb line of East Exchange Street **(Point H)**. Then, continue west along the same curb line until in intersects with the South Main Street east curb line at the SE corner of South Main and East Exchange Streets **(Point I)**. Continue south on the east curb line of South Main Street, until it reaches the NE corner of the intersecting curb lines of E. Cedar Street and South Main Street. **(Point J)**. Continue west across South Main Street and along the north curb of West Cedar Street until intersects the point of origin **(Point A)**.

Boundary Justification

The boundaries of the Main-Exchange Historic District of the city of Akron were determined on the basis of being the most cohesive commercial area still existing on the original site of the first commercial center of the original town plat of 1825, created by Akron's founder Simon Perkins. It continued to evolve after Akron became a city in 1865 and became a very important commercial center serving the needs of the rubber industry in the 20th century as evidenced by the current historic district.

The **North boundary** to the west is former Spring Alley separating the district from Canal Park, the new baseball field of Akron Aeros built in a compatible scale, proportions and building materials with the surrounding buildings. Spring Alley to the east separates the district from a parking lot. The Modern Minimalist First Federal Savings Building and the Gothic Revival Kaiser building anchor the North boundary.

The **boundary to the East** is defined by the 1956 Modern Minimalist bank addition of the Evans Savings and the tallest building in the district, the Herberich/AC&Y building, a landmark and anchor. Both buildings are situated along Maiden Lane Alley, which divides them from the surrounding parking lots. The commercial blocks facing South Main Street are part of the east boundary and are facing a new compatible block infill under construction across South Main Street.

The **boundary to the South**, towards Canal Place, the former Goodrich Industry site, is defined by the three story Burkhardt Block that is separated from the adaptively re-used Goodrich Building #41, now occupied by Advanced Elastomer systems, by West Cedar Street. Also the landmark Herberich building is part of the south boundary separated by a parking lot from the new compatible block infill under construction.

The **boundary to the West** faces the lower elevation of the Canal Towpath Trail and Lock 1, the site of the lower pond where canals ended and begun (Ohio Erie Canal and the Ohio & Pennsylvania Canal). Orleans Avenue and the former Garden Avenue are the boundaries facing all the rear elevations of the commercial blocks on South Main Street. The former canal towpath trail, later used by the railroad, is below street level. On the approach to the underpass at West Exchange Street, the trail is defined by a tunnel of sandstone blocks . Today this pedestrian trail connects the remaining Ohio-Erie Canal locks throughout the downtown of the city of Akron as part of their park system which includes the newly listed South Main Historic District at Lock No. 3.

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The Main-Exchange District is very compact and is the smallest of the existing National Register Districts in the CBD of Akron, but it is the oldest and the only one abutting on of the first rubber industry sites in Akron, the Goodrich Rubber Co.

Surroundings

The surroundings of the Main-Exchange Historic District have evolved significantly since the Canal era, with the most significant changes reflected on the west and north boundaries. Both canals have disappeared. The remains of the Ohio & Erie Canal are reflected in the remaining lock 1 and the towpath which today is part of Canal Park in downtown Akron together with the former Rail line spurs that served the former local industries, Goodrich and the Thomas Phillips Paper Co. abutting the west side of the historic district. The P&O canal is buried under Canal Park. A couple of blocks to the north is the newly established Lock 3 Park in the South Main Historic District (NR), between the 2 story Whitelaw building (NR)(1902) to the south and the 1920 four story building at 184-186 S. Main and Lowe's Theatre (NR) (1929) to the north.

Another recent significant change to the district surroundings is the new infill block construction on the east side of South Main Street, south of E. Exchange. At the moment new commercial masonry construction is rising, after demolition of buildings built in the early 20th century, which had the first floors significantly altered in the recent decade. These new buildings are being built within the same existing scale and proportions of the abutting historic district. Part of the architectural integrity of the district has been affected by this development, but the most significant architecture and the historic context remains with the proposed historic Main-Exchange district.

Canal Park is the most significant change to the north of the district and serves as a link, buffer between the Main-Exchange District and South Main District to the north of Canal Park which had its greatest period of growth and landmark architecture during the 1920's and 1930's. South Main Historic District is located at the site called historically the Gore, the topographical site that divided North and South Akron. This was considered neutral ground for the rival towns and it was also the site where the first churches were built. This neutral ground, the South Main District became the center of Akron in the early 20th century with a collection of significant architecture, unifying north and south Akron.

The parking lots to the east of the historic district are the result of the urban renewal actions of the 1950's and 1960's.

Canal Place, the former site of the Goodrich Rubber Co. is a center providing office space for new industries. Today, the Main-Exchange district provides food service facilities for Canal Place as it did over 50 years ago for the workers of the rubber industry.

The proposed Main-Exchange Historic District is part of the original town plat of 1825, when Simon Perkins founded Akron. The center of the historic district is the intersection of Main and Exchange. The boundaries include an area of extant structures that are the most significant to this prime area of commerce in Akron during the stated period of significance.

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0031. Rear Elevation of 368 S. Main St on Orleans Ave.

Photo taken by Yolita Rausche on February 1, 2009.

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0032. Streetscape Orleans Ave. Rearview of 348-368 S. Main Looking NE.

Photo taken by Yolita Rausche on February 1, 2009.

Main-Exchange Historic District Akron, Summit County, Ohio

0033. W. Exchange & Orleans - Brodbeck Bldg 1 W. Exchange - Looking North From Orleans.

Photo taken by Yolita Rausche on February 1, 2009.

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0034. Rearview of 1 W. Exchange 328,326 S. Main from Canal Park to Former Garden Street.

Photo taken by Yolita Rausche on February 1, 2009.

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0035. View of Main-Exchange District From Canal Park Lock 1 Looking East.

Photo taken by Yolita Rausche on February 1, 2009.

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0036. Rear Elevation of 366 S. Main St. on Orleans.

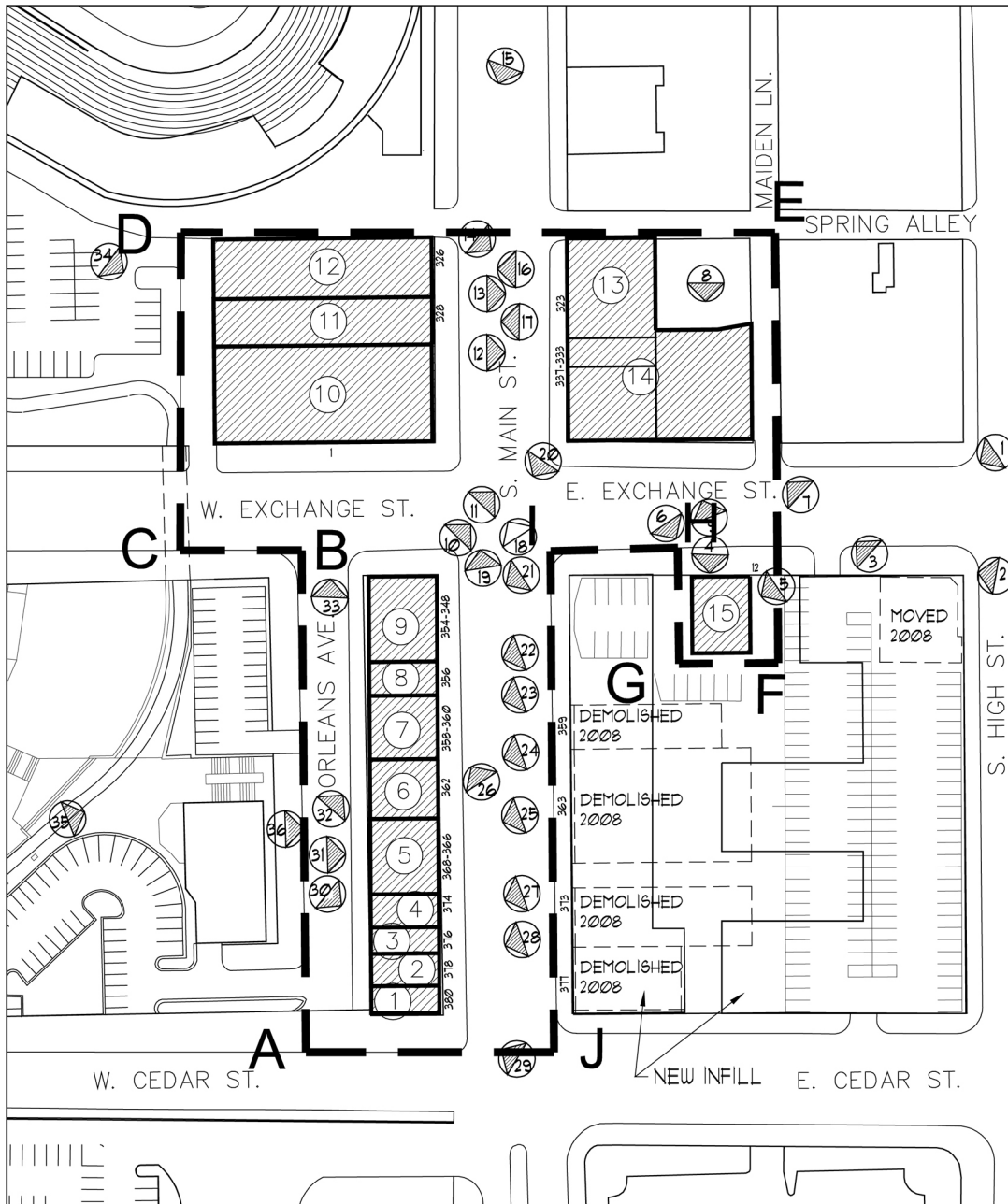
Photo taken by Yolita Rausche on February 1, 2009.

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CURRENT PHOTO KEY
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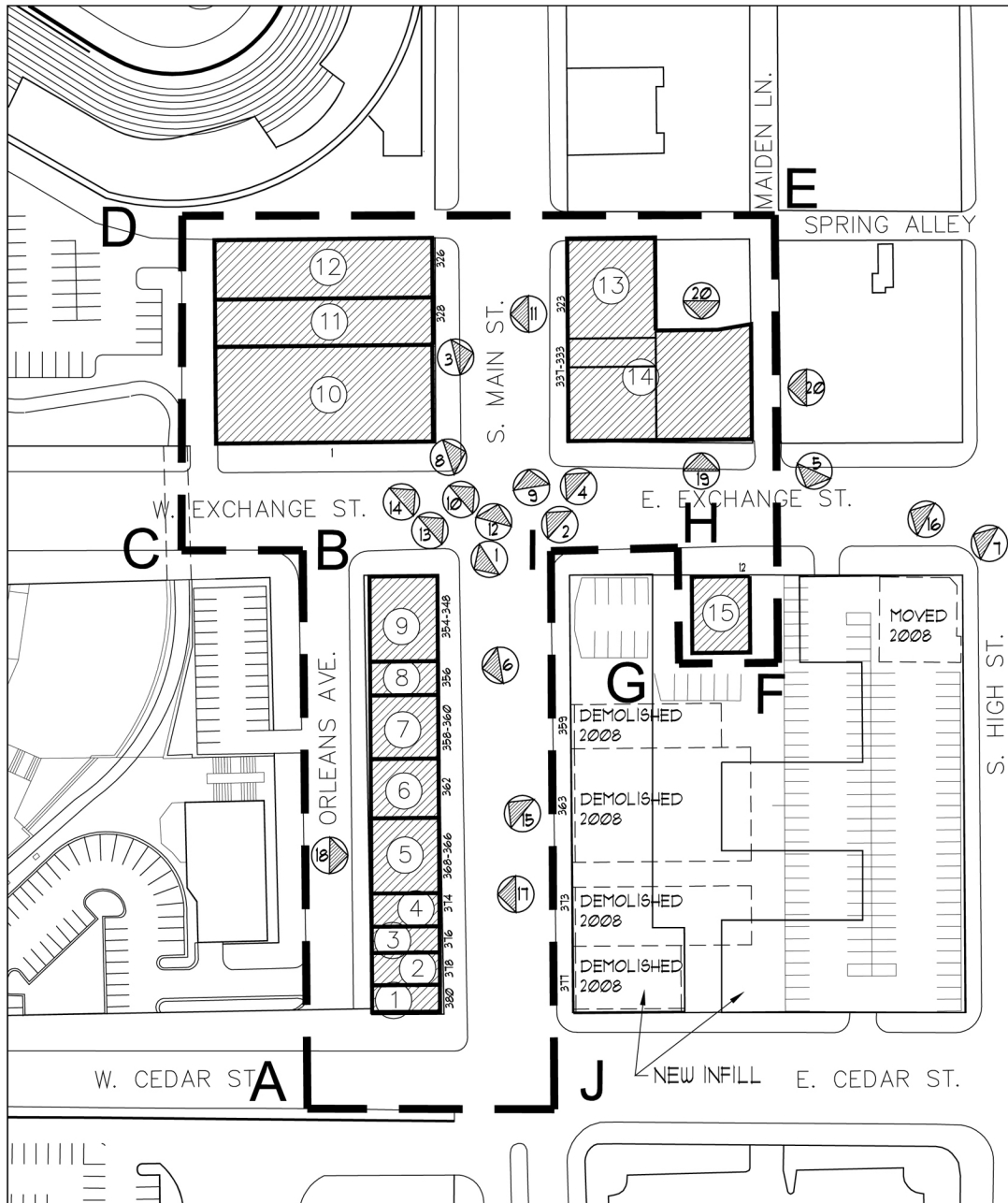
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HISTORIC PHOTO KEY
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Not to Scale
Historic Photo Key
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- 1. Kramer Block 102-104 W. Exchange St. (now 348 S. Main St. at the corner of S. Main St. C. 1876**
Image from Yesterday's Akron by Kenneth Nichols
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 - 2. Clarendon Hotel. 334 S. Main St. at the corner of W. Exchange St.**
Image from Fifty years and over of Akron and Summit County by Samuel Lane 1892.
Main-Exchange Historic District Akron, Summit County, Ohio
 - 3. Kaiser Block at 323 S. Main St. C. 1904**
Image from Yesterday's Akron by Kenneth Nichols
Main-Exchange Historic District Akron, Summit County, Ohio
 - 4. Brodbeck Building 1 West Exchange St. C. 1916**
Summit County Historical Society - Akron-Summit County Public Library Special Collections
Main-Exchange Historic District Akron, Summit County, Ohio
 - 5. Herberich Building 12 West Exchange St.**
Akron Beacon Journal Photograph C. 1970
Main-Exchange Historic District Akron, Summit County, Ohio
 - 6. Upington Block, People's Savings Bank, Commercial Savings Bank, Sanford Building. 356 South Main St.**
Atlas 1910
Main-Exchange Historic District Akron, Summit County, Ohio
 - 7. Exchange St. looking North West at the Clarendon Hotel & the Peoples' Savings Bank on the corners. 1915**
Ruth Wright Clinefelter Postcard Collection, Akron Public Library
Main-Exchange Historic District Akron, Summit County, Ohio
 - 8. People's Savings and Trust at 337 S. Main St. and Parisette Block at 331 S. Main St. C. 1915**
Image from Yesterday's Akron by Kenneth Nichols.
Main-Exchange Historic District Akron, Summit County, Ohio
 - 9. Main St. looking North from Exchange - Brodbeck Building & People's Savings Bank on Corners C. 1915**
Photo C. 1915
Main-Exchange Historic District Akron, Summit County, Ohio
 - 10. People's Savings and Trust Company Building, Foreign Exchange Bank 331 South Main St.**
Photograph C. 1916
Main-Exchange Historic District Akron, Summit County, Ohio

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

**National Register of Historic Places
Continuation Sheet**

**HISTORIC PHOTO LIST
Main-Exchange Historic District
Summit County, Ohio**

Page 3

11. Depositor's Savings & Trust Company 1917

Image from Akron: The City of Opportunity
Main-Exchange Historic District Akron, Summit County, Ohio

12. Postcard of S. Main St. looking North from Exchange St. C. 1926

Image from Greetings from Akron - Celebrating Akron's History in Postcards by the Summit County Historical Society.
Main-Exchange Historic District Akron, Summit County, Ohio

13. S. Main St. looking Northeast from W. Exchange St. to the Kaiser Building and People's Savings and Trust Company. C.

1930 Image from Enlarging Arts, Akron, Ohio.
Main-Exchange Historic District Akron, Summit County, Ohio

14. Kaiser Building 323 South Main St. - People's Savings & Trust Building 331-337 South Main St.

Photograph C. 1935
Main-Exchange Historic District Akron, Summit County, Ohio

15. Durkin Block 362 South Main St. Stanford Block 360-358 South Main St. Upington Block 356 South Main St. Glenn Hotel 354-348 South Main St.

Photograph C. 1947
Main-Exchange Historic District Akron, Summit County, Ohio

16. E. Exchange St. Looking Northwest from S. High St. C.1952

Image from Akron: City at the Summit. by George W. Knepper
Main-Exchange Historic District Akron, Summit County, Ohio

17. 368 Main St. East Elevation

First National Bank 1952
Main-Exchange Historic District Akron, Summit County, Ohio

18. 368 Main St. West Elevation – Orleans Ave.

First National Bank 1952
Main-Exchange Historic District Akron, Summit County, Ohio

19. South Elevation – East Exchange St.

People's Savings & Trust / Evans Building 1956 Addition
Main-Exchange Historic District Akron, Summit County, Ohio

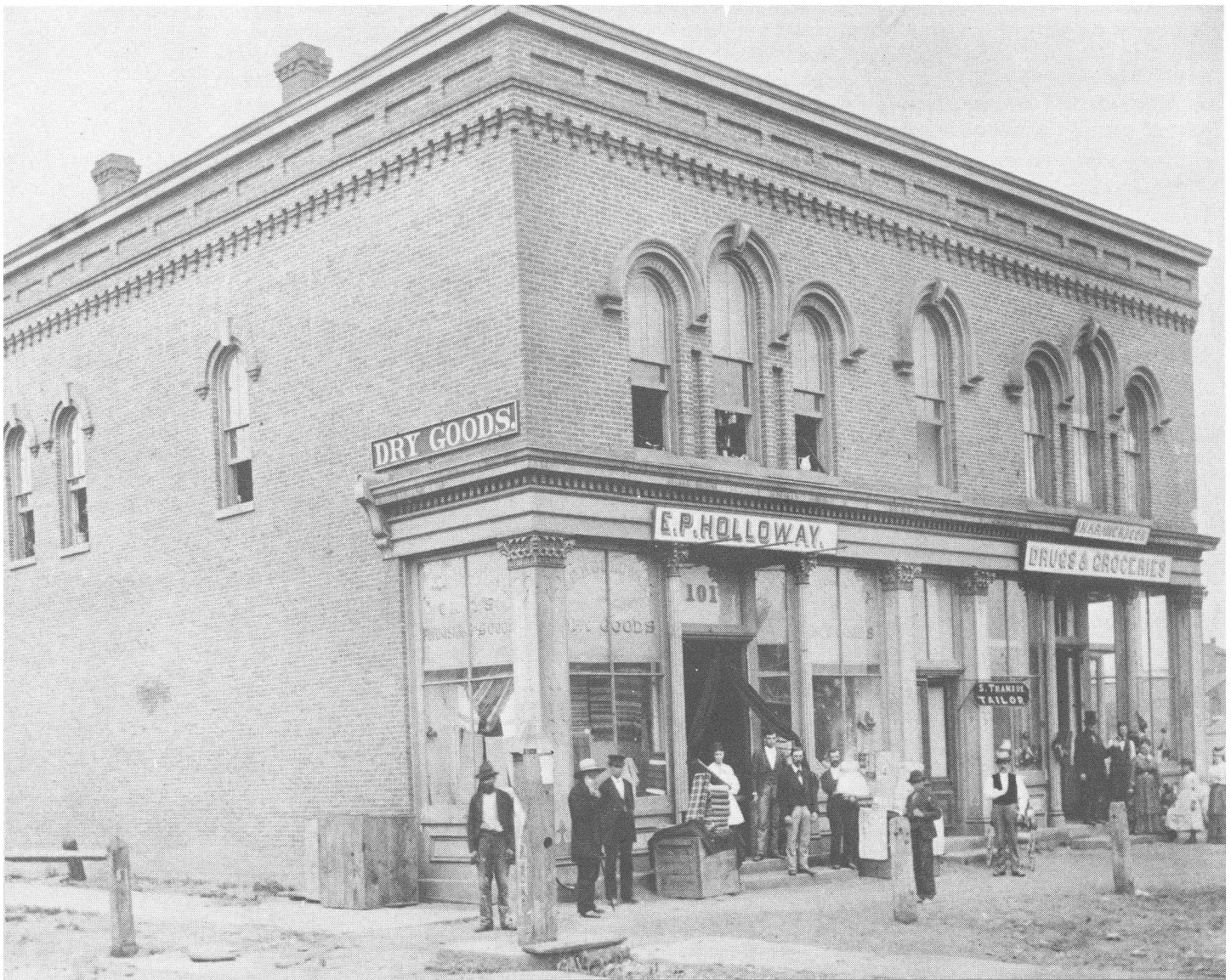
20. North & East Elevations

People's Savings & Trust / Evans Building 1956 Addition
Main-Exchange Historic District Akron, Summit County, Ohio

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



1. Kramer Block 102-104 W. Exchange St. (now 348 S. Main St. at the corner of S. Main St. C. 1876
Image from *Yesterday's Akron* by **Kenneth Nichols**
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



2. Clarendon Hotel. 334 S. Main St. at the corner of W. Exchange St.
Image from *Fifty years and over of Akron and Summit County* by Samuel Lane 1892.
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
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3. Kaiser Block at 323 S. Main St. C. 1904

Image from *Yesterday's Akron* by Kenneth Nichols
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
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4. Brodbeck Building 1 West Exchange St. C.1316

Summit County Historical Society - Akron-Summit county Public Library Special Collections
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
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5. Herberich Building 12 West Exchange St.
Akron Beacon Journal Photograph C. 1970
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



6. Upington Block, People's Savings Bank, Commercial Savings Bank, Sanford Building, 356 South Main St.
Atlas 1910
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
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7. Exchange St. looking North West at the Clarendon Hotel & the Peoples' Savings Bank on the corners. 1915
Ruth Wright Clinefelter Postcard Collection, Akron Public Library
Main-Exchange Historic District Akron, Summit County, Ohio

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National Register of Historic Places Continuation Sheet

Historic Photographs
Main-Exchange Historic District
Summit County, Ohio

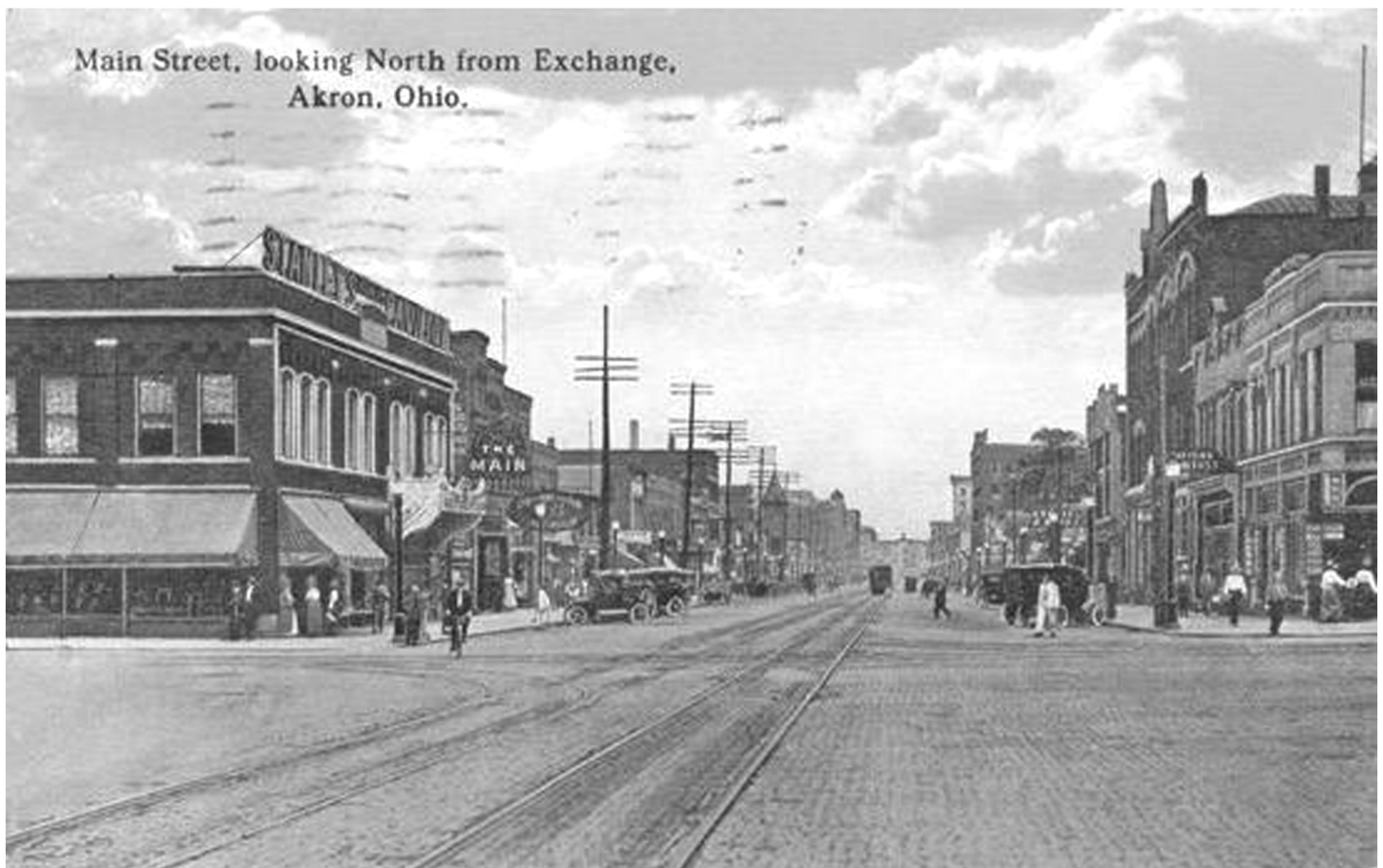


8. People's Savings and Trust at 337 S. Main St. and Parisette Block at 331 S. Main St. C. 1915
Image from *Yesterday's Akron* by Kenneth Nichols.
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
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9. Main St. looking North from Exchange - Brodbeck Building & People's Savings Bank on Corners
Photograph C. 1915
Main-Exchange Historic District Akron, Summit County, Ohio

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Main-Exchange Historic District
Summit County, Ohio



10. People's Savings and Trust Company Building, Foreign Exchange Bank 331 South Main St.
Photograph C. 1916
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



11. Depositor's Savings & Trust Company. 1917

Image from *Akron: The City of Opportunity*.

Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



MAIN STREET, LOOKING NORTH FROM EXCHANGE STREET, AKRON, OHIO.

104823

12. Postcard of S. Main St. looking North from Exchange St. C. 1926

Image from *Greetings From Akron - Celebrating Akron's History in Postcards* by the Summit County Historical Society.
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



13. S. Main St. looking Northeast from W. Exchange St. to the Kaiser Building and People's Savings and Trust Company. C. 1930

Image from **Enlarging Arts, Akron, Ohio.**

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Historic Photographs
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14. Kaiser Building 323 South Main St. - People's Savings & Trust Building 331-337 South Main St.
Photograph C. 1935
Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio



15. Durkin Block 362 South Main St. Stanford Block 360-358 South Main St. Upington Block 356 South Main St. Glenn Hotel 354-348 South Main St.

Photograph C. 1947

Main-Exchange Historic District Akron, Summit County, Ohio

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Historic Photographs
Main-Exchange Historic District
Summit County, Ohio

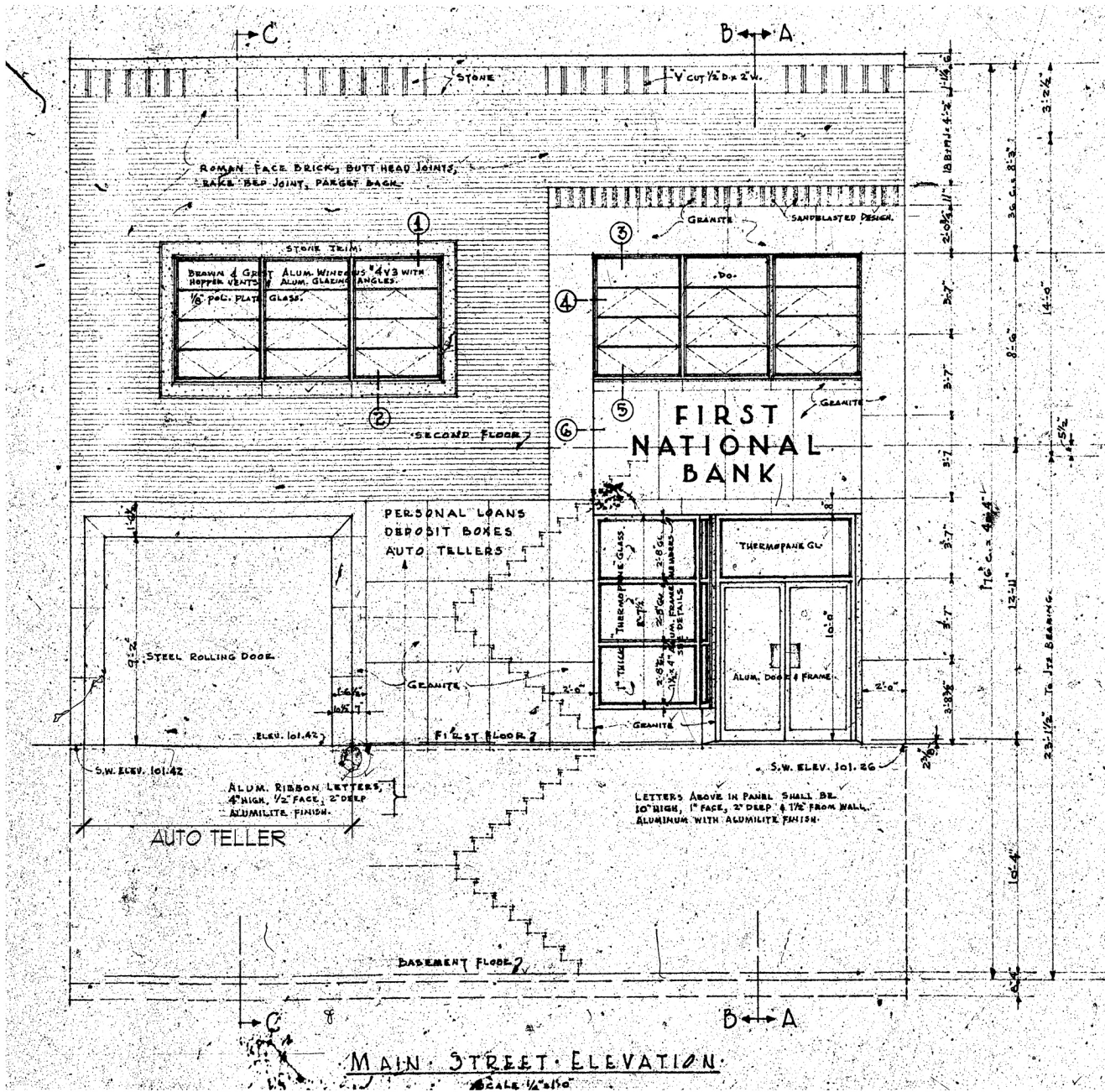


16. E. Exchange St. Looking Northwest from S. High St. C.1952
Image from *Akron: City at the Summit.* by George W. Knepper
Main-Exchange Historic District Akron, Summit County, Ohio

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HISTORIC PLANS & ELEVATIONS
Main-Exchange Historic District
Summit County, Ohio

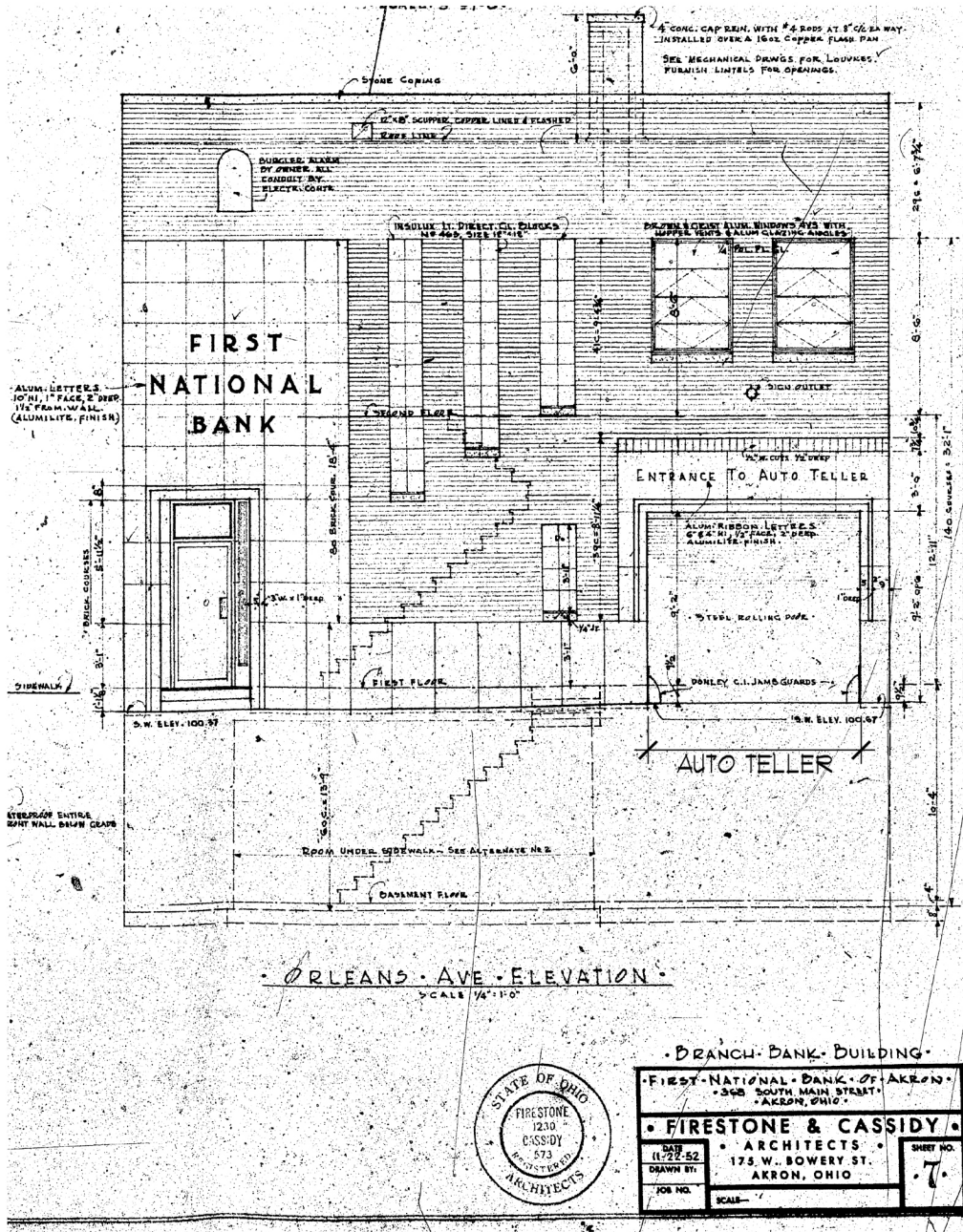


17. East Elevation - Main St.
First National Bank 1952
Main-Exchange Historic District Akron, Summit County, Ohio

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HISTORIC PLANS & ELEVATIONS
Main-Exchange Historic District
Summit County, Ohio

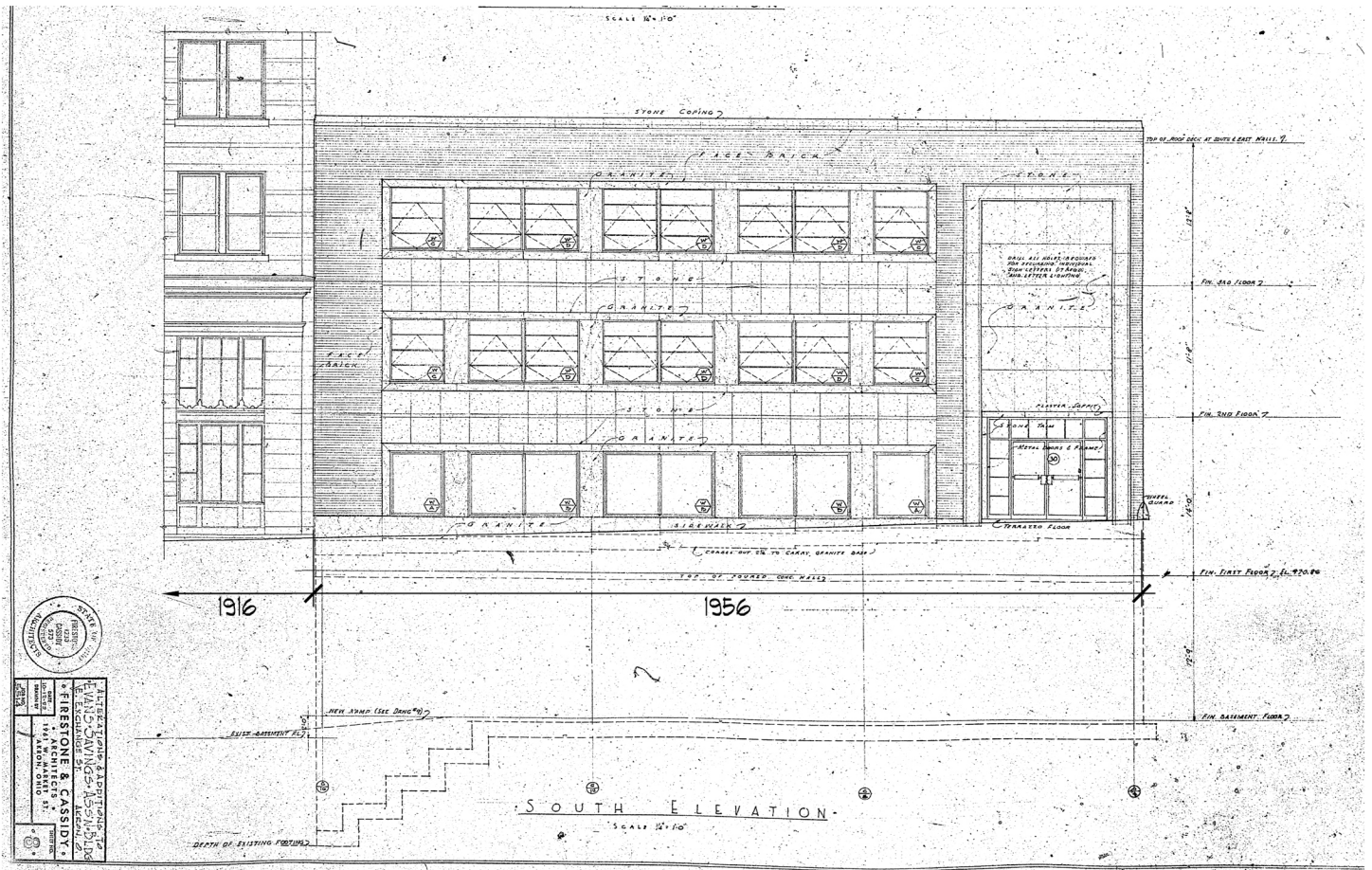


18. 368 Main St. West Elevation - Orleans Ave
First National Bank 1952
Main-Exchange Historic District Akron, Summit County, Ohio

United States Department of the Interior
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HISTORIC PLANS & ELEVATIONS
Main-Exchange Historic District
Summit County, Ohio

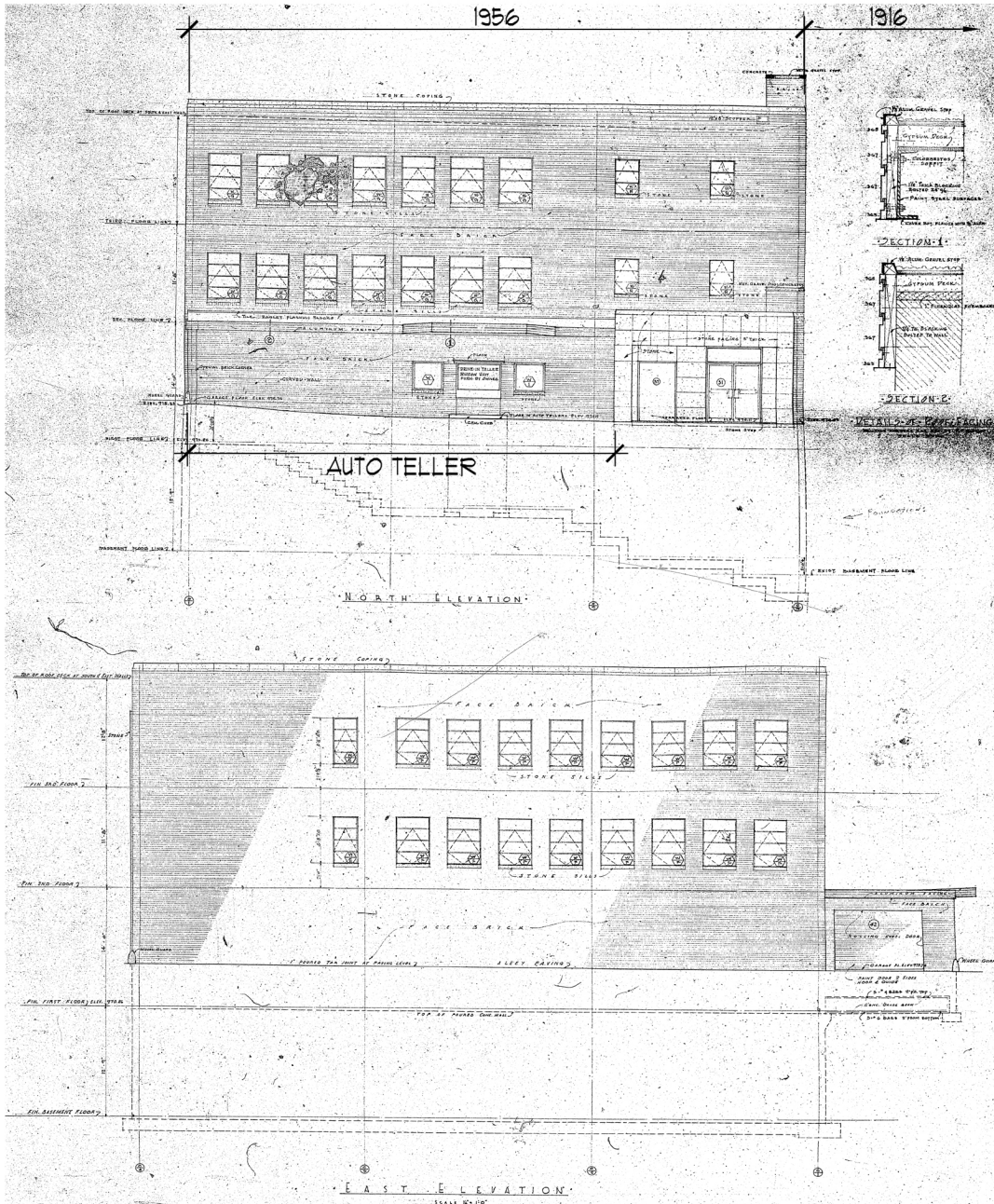


19. South Elevation - East Exchange St.
People's Savings & Trust / Evans Building 1956 Addition
Main-Exchange Historic District Akron, Summit County, Ohio

United States Department of the Interior
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HISTORIC PLANS & ELEVATIONS
Main-Exchange Historic District
Summit County, Ohio



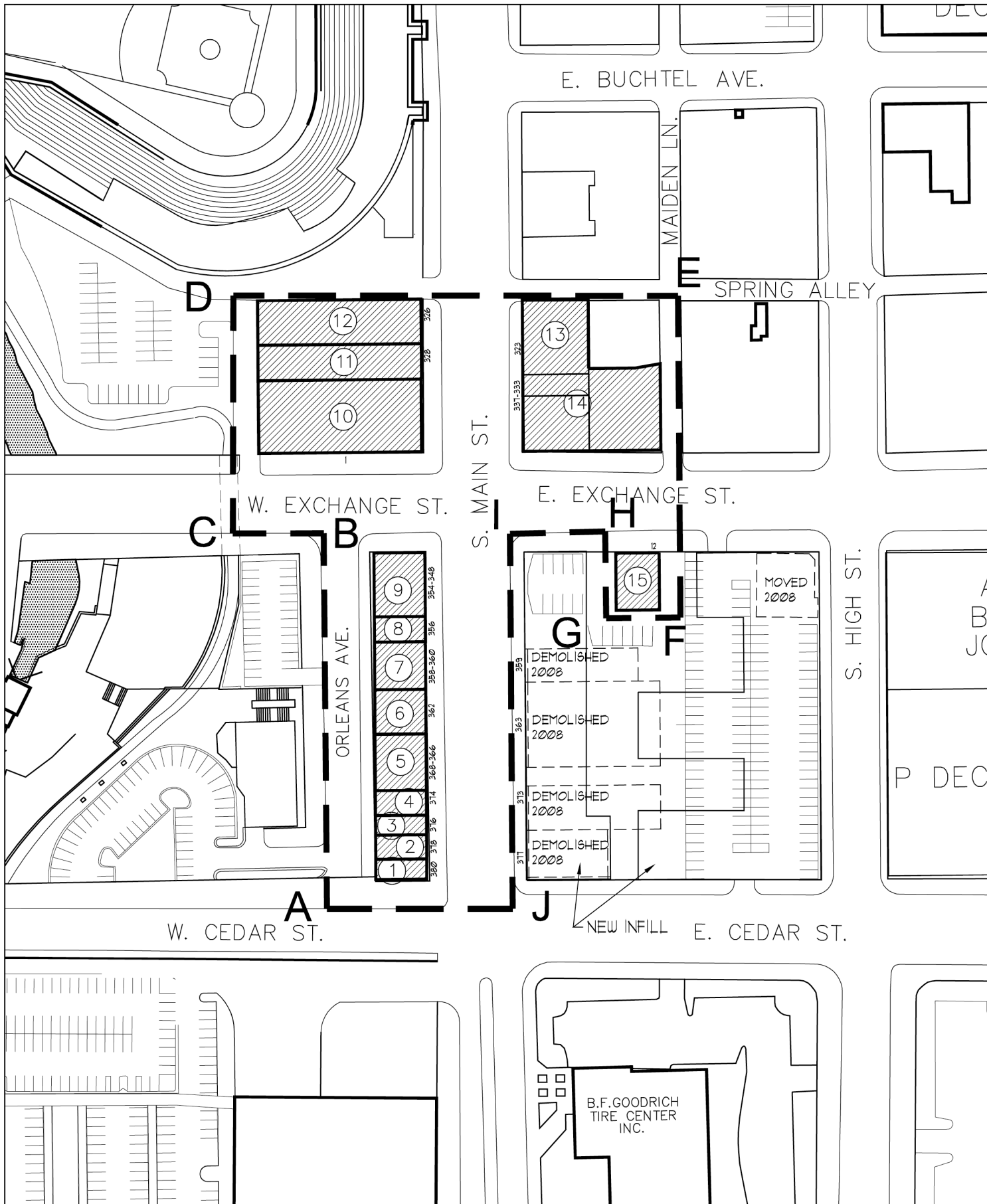
20. North & East Elevations

People's Savings & Trust / Evans Building 1956 Addition
Main-Exchange Historic District Akron, Summit County, Ohio

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MAPS
Main-Exchange Historic District
Summit County, Ohio



CONTRIBUTING BUILDINGS

NO.	CURRENT NAME	HISTORIC NAME	ADDRESS	CONST. DATE
1	ATA ADVERTISING	BURKHARDT BLOCK	380 S. MAIN ST.	1911
2	DIAMOND DELI	AKRON CLOTHING-ECKLER BROS.	378 S. MAIN ST.	1912
3	VACANT	CARL HAFNER BLOCK	376 S. MAIN ST.	1910
4	DA VINCIN'S PIZZA	BURGER SALOON-HALAS REST.	374 S. MAIN ST.	1912
5	AKRON HEALTH DEPT.	FIRST NAT. BANK-H.J. CRAMER	368-366 S. MAIN ST.	1892, 1922, 1952, 1977
6	LAW OFFICES	DURKIN BLOCK	362 S. MAIN ST.	1914
7	CLUB AMSTERDAM-GLOBAL LEAS.	SANFORD BLOCK-CENTRAL HOTEL	358-360 S. MAIN ST.	1914
8	ART LOUNGE-TREND DESIGN	BYRIDER BUILDING	356 S. MAIN ST.	1878, 1891, 1908, 1921
9	VACANT	GLENN HOTEL	354-348 S. MAIN ST.	1916
10	BRICCO RESTAURANT	BRODBECK BUILDING	1 W. EXCHANGE ST.	1913
11	VACANT	DEPOSITORS SAVINGS & TRUST BLDG.	328 S. MAIN ST.	1916
12	VACANT	FIRST FEDERAL SAVINGS BUILDING	326 S. MAIN ST.	1949, 1954
13	VACANT	KAISER BLOCK	323 S. MAIN ST.	1877
14	EVANS BUILDING	FOREGN EX.	331 S. MAIN ST.	1916
14	EVANS BUILDING	PEOPLE'S SAVINGS & TRUST-EVANS	336-337 S. MAIN ST.	1916
14	EVANS BUILDING	EVANS SAVING BUILDING ADDITION	ON E. EXCHANGE ST.	1956
15	12 E. EXCHANGE ST.	HERBERICH BUILIDNG-A C & Y	12 E. EXCHANGE ST.	1919-1920

Proposed District Boundaries & Contributing Buildings
Main - Exchange Historic District Akron, Summit County, Ohio.



MAIN EXCHANGE HISTORIC DISTRICT - AKRON, OHIO

SCALE: NOT TO SCALE