How to Recognize a Historic Structure

THE UNOFFICIAL APPROACH
National Register Criteria = National History & Significance:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.
1. Virtually no federal funds available to registered properties

2. Highest designation value – honorific, high bar

3. Opens the door for state or federal investment tax credits for incoming producing properties

4. System in place to discourage/prevent use of federal funds to negatively impact listed resources (mostly properties)
1. Get your community a good landmarks ordinance, commission, professional approach.

2. Landmarks are important to your community! Make it your own.

3. A good program protects the community good, involves knowledgeable parties to assist in option.

4. Go ahead and use the Cleveland ordinance!
Your best advisors -- not so commonly available:

✓ Architects with specialization in historic structures *(education and practice)*

✓ Architectural and/or art historians *(often academics, good at describing, putting into context)*

✓ Historic preservation degreed professionals *(good at landmark recognition, knowledge of designation process, not necessarily good at brick & mortar matters)*

✓ Construction specialists *(understand methods, materials, craft required, access to specialized labor)*
Knowledgeable, usually not highly expert

Willing to help, enthusiastic

FREE

Commonly available:

✓ Local historians
✓ Local historical societies, property or properties
✓ Local preservation organizations
✓ Local or county planners with a developed interest
How to See Potential

THE UNOFFICIAL APPROACH
Age of structure is 50 years +

1968 & earlier

Get beyond deterioration

- cosmetic problems - flaking paint
- structural concerns - foundation, falling off porches

Try to see beyond alterations, “re-muddling”

Look for the quality of materials

- old growth lumber (dense, hard)
- natural stone
- old-style bricks
- slate, terracotta tiles (roof)

Investigate the style

- Decorative features – expressions
Mid-century Modern house
High level of deterioration
Slate roof
Decorative stonework
Incredible mature tree canopy
House healers: East Cleveland couple saves and restores historic home back to its original shine
HERITAGE HOME AWARD

16237 FOREST HILLS BOULEVARD, CLEVELAND HEIGHTS
Streetcar suburb or Urban storefront building
Re-muddled
Glazed orange brick
Sandstone trim
STOREFRONT RENOVATION AWARD

THE VERONIKA, LAKEWOOD
Industrial building
High level of deterioration
Brick, decorative flourishes
Chimney
Huge windows for natural light
Original wooden door for deliveries
L.N. GROSS COMPANY BUILDING, KENT

EXCELLENCE IN DESIGN AWARD
Look for a house-proud owner:

People who use their extra time and money to fuss over their “castle”
AWARD OF MERIT
NEIGHBORHOOD IMPACT

10113 SOUTH BOULEVARD,
CLEVELAND
PLIGHT OF THE SCOFIELD MANSION
PLIGHT OF THE SCOFIELD MANSION

Candidate for blight removal
Stone Mansion
Top of hill with remarkable city views
Architectural flourishes
Highly deteriorated
CLEVELAND RESTORATION SOCIETY

- We already knew of the property
- Found existing research, did more
- Convened small group of experts to assess condition
Built in 1898 as a single family home
Sandstone house, magnificent siting, huge front porch
Conveyed to Catholic nuns for convent
Nuns opened a nursing home
Conveyed to nursing home operator
Abandoned approximately 1997
Could the Scofield be restored?
Structurally sound?
Become a positive catalyst?
Inspection of Building

Exterior stone walls largely stable

Walls remarkably plumb

Horizontal beams old wood hard as steel

Original slate roof intact, functioning
Inspection of Building

Unusual double gutter system highly deteriorated

Downspouts gone

Windows gone

Interior walls crumbling, plaster falling

Debris throughout
PLIGHT OF THE SCOFIELD MANSION

✓ Good timing!
✓ Connect the Dots on Scofield
✓ PR the “availability” of property
✓ OK – it was a stretch!
Scofield Family Homestead
The DiGeronimo Family
CRS established a Task Force

- Tony and Joe DiGeronimo **Precision Environmental**
- Ron O’Leary, Mike McBride, Ayonna Donald **City of Cleveland**
- Steve Coon, Jim McCue and Zach Via **Coon Restoration & Sealants**
- Justin Fleming from **Cleveland Neighborhood Progress**
- Heather Best, Brian Potasiewicz, **SecureView** Clearboarding
- Doug Hoffman from **Weber, Murphy, Fox Architects**
- Tom Truelson, Ian Fess **First Choice Roofing Company**
- Jay Westbrook from **Thriving Communities Institute**
- Elwin Robison from **Kent State School of Architecture**
LEVI SCOFIELD

SOLDIER
ARTIST
ARCHITECT

- Volunteered at Critical Point during Civil War
- 103rd Regiment of the Ohio Volunteer Infantry (1862-1865)
- Lieutenant to Captain
- Engineering corps (advance work)
These Are My Jewels c. 1893
A Monument to men from Ohio who served as leaders during the Civil War
Statehouse Grounds
Columbus, OH

Cuyahoga County Soldier’s and Sailor’s Civil War Monument 1894
Dedicated to Veterans of Civil War
Public Square, Cleveland
LEVI SCOFIELD
SOLDIER ARTIST ARCHITECT
THE OHIO STATE REFORMATORY

Designed by architect Levi T. Scofield, the Ohio State Reformatory opened its doors in 1904 as a facility to rehabilitate young male offenders through hard work and education. A self-sufficient institution with its own power plant and working farm, the reformatory produced goods in its workshops for other state institutions and provided opportunities for inmates to learn trades. As social attitudes towards crime hardened in the mid-twentieth century, it became a maximum-security facility. The six-tier East Cell Block is the largest known structure of its kind. Considered outdated by the 1970s, The Ohio State Reformatory closed in 1990. It has served since as a setting for several major motion pictures. This Mansfield landmark was added to the National Register of Historic Places in 1993.

THE OHIO BICENTENNIAL COMMISSION THE LONGBERGER COMPANY
THE MANSFIELD REFORMATORY PRESERVATION SOCIETY
THE OHIO HISTORICAL SOCIETY 2001

hope is a good thing maybe the best of good things and no good thing ever dies
1.6 Acres
Two buildings:
1. Scofield Mansion (on the hill)
2. Nursing home 1968 (bottom the hill)
Pledged Donations

**Coon Restoration** – Project management, wall stabilization, stone repair, installation of SecureView material

**Precision Environmental** – Removal of debris, check for asbestos, removal of hazardous materials, exterior clean-up

**SecureView** – Polycarbonate window material

**1st Choice Roofing** – Roof & gutter patching

Value = **$180,000**
Get Site Control

Without Site Control -- any stabilization work would be:

1. Trespassing
2. Inure to the benefit of Ms. Lyons

Two paths to site control:
• Voluntary transfer from Ms. Lyons
• Receivership
Owner was Rosaline D. Lyons

✓ Purchased property in 2012 for $1,400 at a State forfeiture auction

✓ Intended to use the Nursing Home building as a school or pre-school

✓ Didn’t realized Scofield Mansion was part of purchase
Rosaline D. Lyons

- Did not pay any taxes – owed $57,751
- Housing Court fined her $132,000
Legal Troubles

Cleveland Housing Court Action relating to Code Violations:

- Ms. Lyons pled no contest on August 11th
- Ms. Lyons was fined $132,000 on September 15th
- Follow-up hearing October 20th
- Ms. Lyons told the Court she would sell the property for $200,000
Scenario 1 -- Voluntary Transfer

1. Ms. Lyons conveys to Land Bank
2. Ms. Lyons avoids jail, continuing problems
3. Indebtedness cleared from title
4. Agreement between Land Bank and Cleveland Neighborhood Progress for 18-24 month holding period
5. Stabilization occurs immediately
Scenario 2 – Receivership Action

1. CRS file Housing Receivership action
2. CRS appointed Receiver
3. CRS carries out approved stabilization plan
4. CRS forecloses on Receiver’s Lien
5. Property conveyed to CRS
6. CRS conveys to CNP or markets for resale with preservation covenant
Resolution

- Ms. Lyons agreed to transfer property to Land Bank
- Land Bank agreed to accept property for up to 24 months
- Cleveland Neighborhood Progress has agreed to take property after 24 months
- Stabilization can begin!
Kathleen H. Crowther
President
Cleveland Restoration Society