Cuyahoga Valley National Recreation Area
Adaptive Use Study
Staff, 1978

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United States Department of the Interior

NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

IN REPLY REFER TO:
H3015 MWR(PPH)

December 12, 1978

Memorandum

To: Associate Regional Director, Planning and Resource Preservation, Midwest Region

Through: Chief, Planning and Development 12/12

From: Regional Historical Architect, Planning and Development

Subject: Blackmoor (HS-402), Cuyahoga Valley National Recreation Area

This is in response to your note for Andy or me to fill you in on the status of our continuing study of the house known as Blackmoor located at Cuyahoga Valley National Recreation Area.

We have determined, based upon the technical study that we had architect Phil Hart conduct, that this building could be economically adaptively restored for use as a visitor facility. Based upon Hart's cost estimates and using the Denver Service Center's standard class C overhead percentages, it would cost approximately $1,149,870 to construct a new facility of the same size as this structure (see Package Costs and Roads attachments) versus $262,887 for adaptively restoring this building. Adding the costs of the removal of existing roads, construction of new roads and parking, and the costs of exhibits, we could complete the entire package for $420,700.

Further, we have determined that this house has some local architectural significance, but because it is less than fifty years old, it does not qualify for the National Register (see National Register Significance attachments). It is currently on the List of Classified Structures.

The task directive that I proposed in August in accordance with Midwest Region Memorandum 78-13 in part calling for a planning team to study whether or not to retain this structure for some adaptive use, and which

has undergone Regional review, has never been formally commented on by the Superintendent (see Task Directive attachments).

Randall J. Biallas
Regional Historical Architect

Enclosures

cc:
Superintendent, Cuyahoga Valley NRA w/enc
MWR- Regional Director w/enc
MWR- Chief, Operations Evaluation w/enc
MWR- Chief, Programs Coordinator w/enc
MWR- Chief, Planning and Development w/enc
MWR- Regional Historian w/enc

ATTACHMENTS

Package Cost Estimate

Visitor Use Technical Study

- Trip Report, Cuyahoga Valley National Recreation Area, August 21-24, Randall J. Biallas and David A. Packard

- Visitor Use Study Design Drawings, 4 Sheets, August 28, 1978

- Memorandum of Telephone Call, Philmore J. Hart to David A. Packard, September 20, 1978

- Blackmoor Preservation and Adaptive Use Study, Philmore J. Hart

Roads

- Memorandum, Regional Director, Midwest Region, to Manager, Denver Service Center, September 22, 1978

- Package Estimating Detail (Form 802), C Class, September 9, 1978

National Register Significance

- Memorandum, Acting Assistant Director, Cultural Resources Management, WASO, to Regional Director, Midwest Region, December 7, 1978

- Memorandum, Keeper of the National Register to Chief, Cultural Resources Management, November 28, 1978

- Memorandum, Federal Representative, National Park Service, to Chief, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, October 26, 1978

- Memorandum, Federal Representative, National Park Service, to Chief, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, October 10, 1978

- Memorandum, Regional Director, Midwest Region, to Acting Assistant Director, Cultural Resources Management, WASO, September 8, 1978

- Memorandum, Superintendent, Cuyahoga Valley National Recreation Area, to Regional Director, Midwest Region, August 15, 1978

- Memorandum, Acting Associate Regional Director, Planning and Resource Preservation, Midwest Region, to Superintendent, Cuyahoga Valley National Recreation Area, August 2, 1978

Task Directive

- Task Directive, Blackmoor (HS-402) Preservation and Adaptive Use Management Study, August 1, 1978

- Memorandum, Programs Coordinator to Associate Regional Director, Planning and Resource Preservation, August 17, 1978

PACKAGE COSTS

PACKAGE COSTS

Blackmoor Adaptive Restoration	New Building of Same Size
$ 34,360 purchase price, fence, technical study	
	$172,000 = $110 sq. ft. x 1570 sq. ft. air conditioned
	$559,600 = $100 sq. ft. x 5596 sq. ft. non air conditioned
$154,150 preservation/adaptive restoration construction	$731,600 construction
	4.5% surveys
	4.5% comprehensive design
.75% utility negotiations	.75% utility negotiations
1.5% archeological research	1.5% archeological research
say 2.25% advance planning	say 11.25% advance planning
15% project planning including exhibits and audio visual	15% project planning including exhibits and audio visual
15% construction supervision	15% construction supervision
16% administrative services	16% administrative services
$ 74,377 48.25% from above	$418,270 57.25% from above
$262,887 B & U cost	$1,149,870 B & U cost
$36.69 square foot	$160.46 square foot
$ 39,433 15% exhibits and furnishings	
$101,000 road removal and construction	
$ 56,813 56.25% R & T planning and supervision	
$157,813 R & T cost	
$420,700 Package Total	

CUVA

United States Department of the Interior

NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

IN REPLY REFER TO:
H3015 MWR (PPH)

August 28, 1978

Memorandum

To: Acting Associate Regional Director, Planning and Resource Preservation, Midwest Region

Through: Chief, Planning and Development JK 8/28

From: Regional Historical Architect and Historical Architect, Planning and Development

Subject: Trip Report, Cuyahoga Valley National Recreation Area, August 21-24

1. Blackmoor

We visited Blackmoor to verify as-built conditions and to take field measurements to complete the visitor use study preliminary design drawings. We discussed with the Superintendent the functions assigned to each room as shown on the preliminary design drawing. For the purpose of the study, he concurred with the assignment of functions. We recommended that in addition to the removal of debris from the house and grounds discussed in previous visits, the field on the south side of the house be mowed to prevent the breaking up of the existing septic field and the masonry steps, walls, and ponds on the outside of the temporary fence be removed.

Randall J. Biallas
Regional Historical Architect

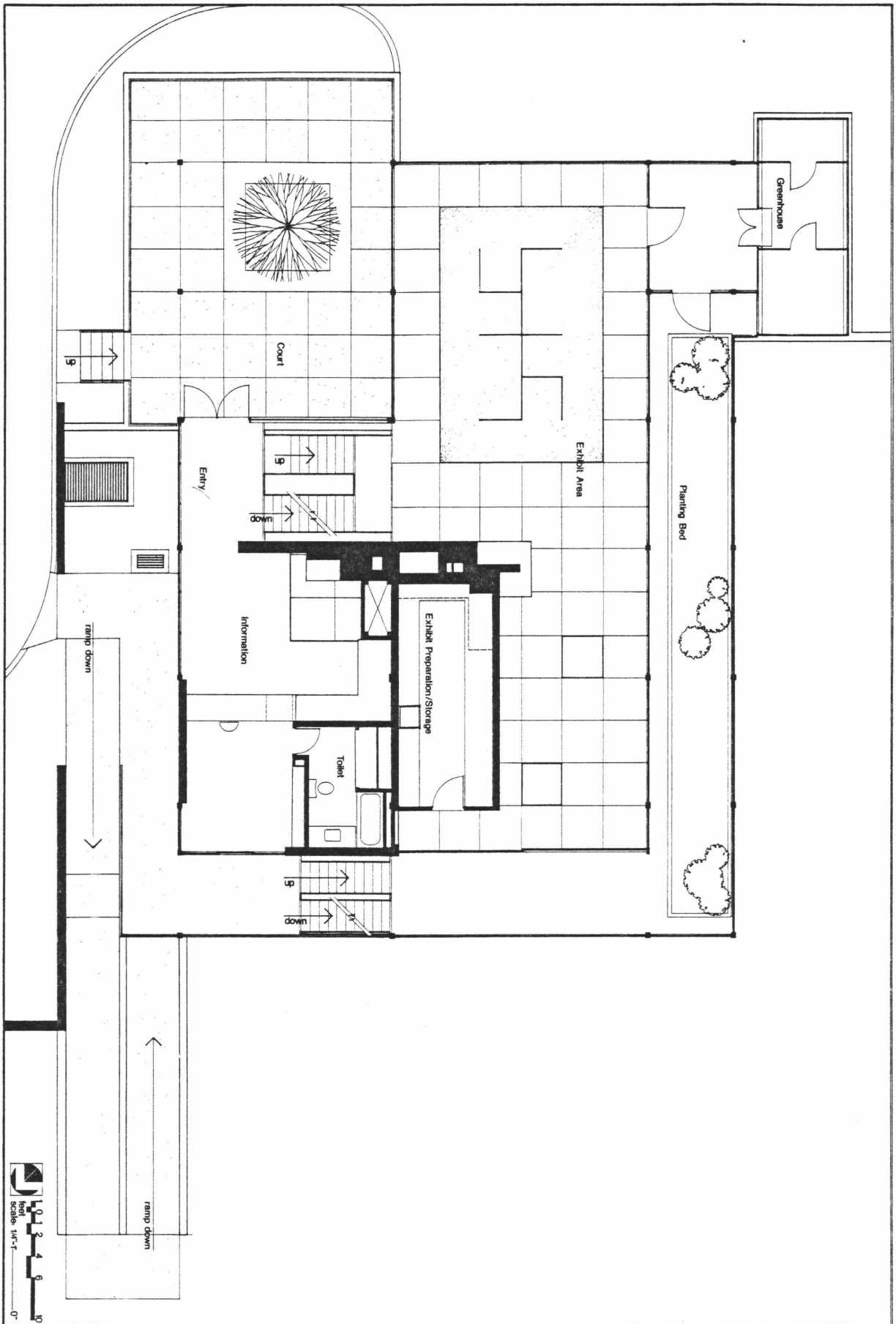
David A. Packard
Historical Architect

cc:
Superintendent, Cuyahoga Valley NRA
MWRO-Programs

BLACKMOOR VISITOR USE STUDY/FURNACE RUN UNIT
CUYAHOGA VALLEY NATIONAL RECREATION AREA

level: tunnel/1/2

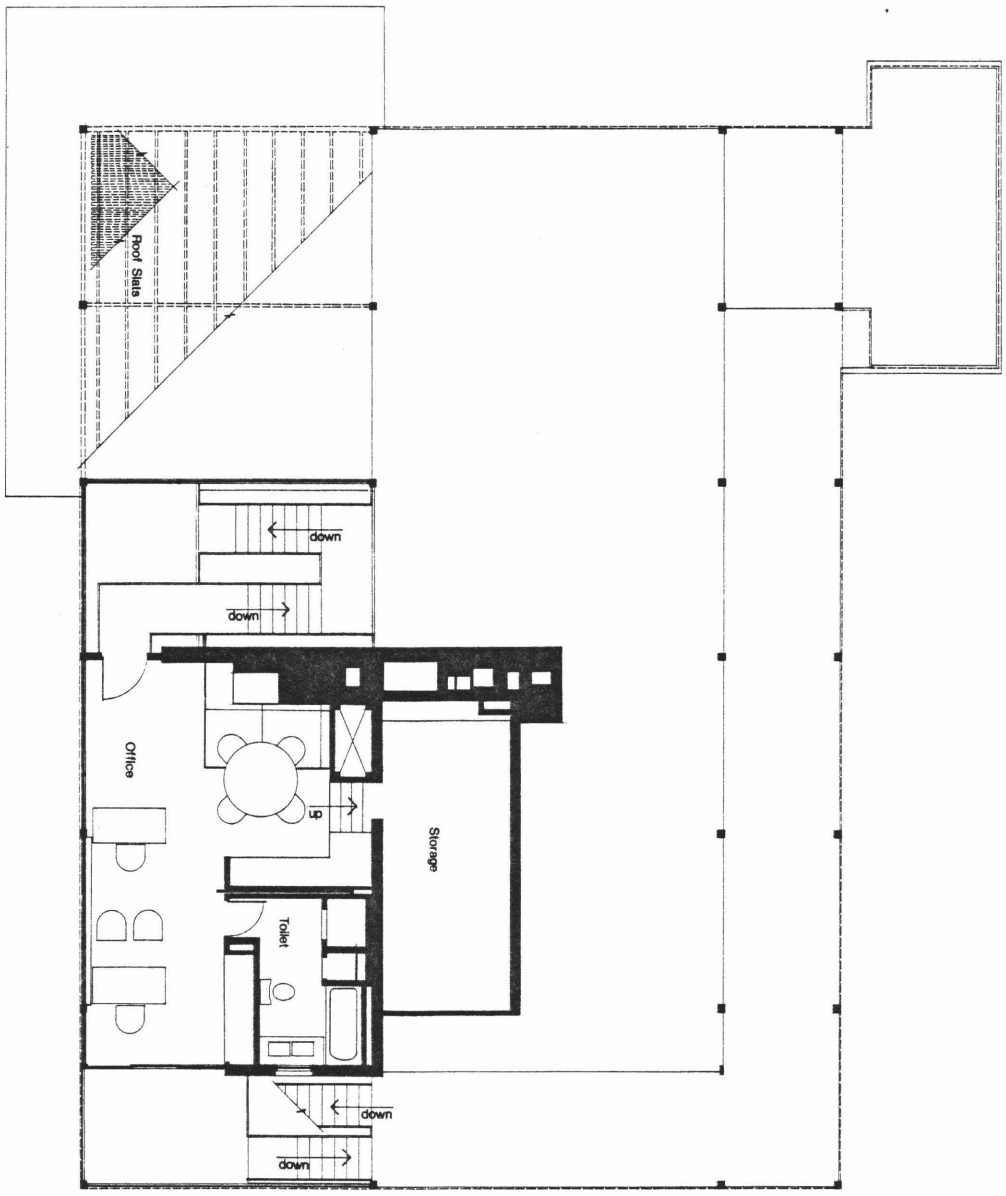
PREPARED	DRAWING NO.
Biallas	644
DESIGNED	80031
Packard	PCIP PKG.
DRAWN	SHEET
Birdsell	1
CHECKED	OF 4
8/28/78	
DATE	



level: 3/4

BLACKMOOR VISITOR USE STUDY/FURNACE RUN UNIT
CUYAHOGA VALLEY NATIONAL RECREATION AREA

PREPARED: Bellas, Dashard, Packard, Brogel
DRAWN:
CHECKED:
DATE: 9/28/78
DRAWING NO: 644 80031
SHEET 2 OF 4



1 0 1 2 4 6 10
feet
scale: 1/4" = 1'—0"

PREPARED	Blaillas
DESIGNED	Packard
DRAWN	Packard
CHECKED	
DATE	8/28/78
DRAWING NO.	644 80003
PCIP PKG	
SHEET	3 of 4

level: 5/6

BLACKMOOR VISITOR USE STUDY/FURNACE RUN UNIT
CUYAHOGA VALLEY NATIONAL RECREATION AREA

BLACKMOOR VISITOR USE STUDY
site plan
PREPARED
Dallas
DESIGNED
Packard
DRAWN
CHECKED
8/28/78
DATE
DRAWING NO.
644
80031
PCJF PKG.
SHEET
4
OF 4
scale: 1/32"=1'-0"
10 0 10 20 40 60 100
feet
Black Road
parking - 40 spaces
bus parking
handicapped parking
reflecting pool
service
entrance
turning lane
through lane
turning lane
through lane
Entrance to new access road to be located 750' to 1000' north of the existing road.
1070
1080
1090
1100

Route To: Acting ~~Associate Regional~~ Director, Planning and Resource Preservation
Chief, Planning and ~~Development~~
~~Chief, Maintenance~~ and Historic Preservation
~~Regional Historical Architect~~
(Last) PRP Files

Memorandum of Telephone Call September 20, 1978

To: Philmore J. Hart, Architect, Cleveland Heights, Ohio

From: Historical Architect, Planning and Development

Subject: Contract No. PX 6000-8-0781, Blackmoor Preservation Study, Cuyahoga Valley National Recreation Area

Yesterday, Phil called to ask our opinion on a few items concerning the subject contract.

First, he suggested the use of a hard surface on the natural gradient to the north of the structure as an alternative to the ramp (proposed by the Government) between the existing retaining walls. The reasons for the alternative are:

1. To eliminate the need for expensive alteration of the structure, since the ramps (as proposed by the Government) will expose the footings of these walls, and;

2. To blend with the site as "landscaping instead of architecture."

In addition to the elimination of the ramps (as proposed by the Government), Phil would like to propose the location of a single unisex restroom for the handicapped (in addition to the restrooms on the lower level) in the storage space adjacent to the project booth and boiler room. The door to the restroom would be located in the wall adjacent to the special exhibit space. The advantages would be those of lower installation costs and the provision of a larger, more practical space for the handicapped. The location of the restroom would also eliminate the need for the handicapped person to leave this level and, by means of an exterior ramp, move to the lower level to use the restroom facilities. A swinging exit door would be installed in the window opening at the northwest end of the southwest wall for access to the special exhibits space from the outside.

Another suggestion from Phil was that we remove the swimming pool and utilize that space as a garden area. Conceptually, the planted area would again be considered "landscaping instead of architecture" and would be more appropriate to the use of the structure. The small lily ponds west of the building would be retained as an extension of the pond on the upper level of the building.

Today, I called Phil to tell him that the estimates for these proposals may be made in addition to the estimates for the plans which we submitted. It is understood that these estimates and proposals will be made at no additional cost to the Government.

David A. Packard.

David A. Packard
Historical Architect

cc:
Superintendent, Cuyahoga Valley NRA

BLACKMOOR (HS-402) PRESERVATION AND ADAPTIVE USE STUDY

FURNACE RUN UNIT

CUYAHOGA VALLEY NATIONAL RECREATION AREA/OHIO

for

United States Department of the Interior

National Park Service

Midwest Regional Office

Mr. Merrill D. Beal

Regional Director

Mr. William Birdsell

Superintendent

Cuyahoga Valley National Recreation Area

by

Philmore J. Hart

Architect

3080 Essex Road

Cleveland, Ohio 44118

(216) 321-3355

"BLACKMOOR" PRESERVATION AND ADAPTION STUDY

This is a Preservation and Adaption Use Study" for the 6,000 square feet, glass and steel building known as "Blackmoor", located at 4370 Black Road, Richfield Township, Summit County, Ohio. The building is located in the Furnace Run Unit of The Cuyahoga Valley National Recreation Area.

This study is to determine:

1) The existing condition of the building and its life/comfort systems.
2) The work necessary, with estimated costs, for its preservation in order to maintain the building and its systems at a minimum level so that no further damage or deterioration will occur during the next two years.
3) The work necessary, with estimated costs, for its restoration to original condition and its adaption for use as a "Visitor Facility". The work and cost estimates are based on a "Visitor Use Study" plan dated 8/28/78 prepared by Mr. R. Biallas, Regional Historical Architect, and Superintendent William Birdsell of Cuyahoga Valley National Recreation Area and as modified via sketch plans dated 9/21/78 and 9/28/78. The proposed adaption plan and estimates take into consideration the Uniform Building Code, Energy Conservation Guidelines of GSA and ASHRAE, and the Handicapped Barrier Free Guidelines of the State of Ohio.

The study was conducted by a team of professional architects, engineers and contractors. We visited the building and site, called in various tradesmen and experts in the construction field, and consulted with Superintendent Birdsell and Mr. Biallas. The building was designed in 1956 while I was a member of the firm of Hart and Weiss, Architects, so that the original drawings and much background information were available. We were extremely fortunate to have Mr. Nathan Hoffman, Structural Engineer, as a member of our team, as he was the original structural designer for the building and had his design notes and drawings available for use in this study.

+ + +

The team was comprised of the following firms and individuals:

Mr. Nathan Hoffman (Structural Engineer)
Barber and Hoffman
Consulting Engineers

Mr. Joseph Denk (Mechanical Engineer)
Denk-Kish Associates Inc.
Consulting Engineers

Mr. Dale Bacik (Electrical Engineer)
Denk-Kish Associates
Consulting Engineers

Mr. Robert Clark (Civil Engineer)
Contractor
Hauseman & Johnson, Inc.
Contractors

Mr. David Linn (Electrical Superintendent)
Hauseman & Johnson, Inc.
Contractors

Mr. George Hanna (Painting Consultant)
Sherwin-Williams Company

Mr. Brian Stewart
Residence Artists
Painting Contractor

Respectfully submitted,

Philmore J. Hart, Architect /Environmental Consultant

3080 Essex Road

Cleveland, OH 44118

(216) 321-3355

TABLE OF CONTENTS

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BLACKMOOR REPORT

I. STRUCTURE

A. Phase 1

1. Condition of Structure.

Barber, Magee and Hoffman were the original structural engineers for the building. Mr. Nate Hoffman, now of Barber and Hoffman, was the structural engineer in charge of the original design and is the person who checked and reviewed the structure, both in the field and through calculations

The findings of Barber and Hoffman, Structural Engineers, are as follows:

a. The structural steel supporting frame is in almost perfect condition. There is no major damage or major rusting of the structural steel. One column base shows signs of surface rust and the greenhouse supporting Tee posts show evidence of rust.

b. Original Design Live Loads:

1. Floor: 40# / square feet
2. Roof: 30#

c. Actual Capacity, Live Loads

1. 4 1/2" metal Deck: 100# / square foot
2. Beams & Columns: 50#
3. Stairs: 100#

d. Code Requirements for Public and Office Use:

1. Public Floor: 100# / square foot
2. Office Floor: 50#
3. Stairs: 100#

2. Work Necessary for Preservation.

No reworking of the structural system is required for the preservation of Blackmoor. The preservation work required for the structure is included in Exterior Materials and Finishes.

3. Cost of Preservation

Total Cost $ -0-

B. Phase 2

1. Work Necessary for Restoration and Adaption of Structure To "Visitor Usage" with Consideration of the Uniform Building Code.

a. No work is necessary for the restoration of the structure provided that it is treated as recommended under Exterior Finshes and Materials.

b. No structural work is necessary to bring the building up to meet the "Uniform Building Code" standards including stairs, roof, concrete floors and in areas not to be used by the public, except for the following:

1) Third Level "Information" public area

2) Fourth Level "Exhibit" public area.

While the existing metal floor deck checks out at better than the allowable live load of 100# / sq. ft., the existing beams and columns are under that new use standard. In order to meet the public live load requirement, the following must be provided:

Three 14" W.F. beams to support the floor over the Theatre (Second Level) (1)

Two 4" round posts and footers to support floor above the "Special Exhibits" area. (2)

One 4" round post and footer to support floor over the Rest Room Area (3)

2. Cost of Restoration and Adaption

Total Cost $4,750.00

II. EXTERIOR MATERIALS AND FINISHES

A. Phase 1

1. Condition and Work Necessary for Preservation.

a. The major preservation step is to protect the exposed structural steel and metal window frames.

Two methods are suggested:

1) Clean metal free of surface rust; one coat of zinc chromate primer; one coat of S-W "Metalastic" or equal finish coat (white); caulk and seal all joints between steel and adjacent materials.

2) Clean only abraded and rusting spots; spot prime; spot finish.

The most positive method of assuring preservation is method 1) and in the long run, will cost the least. If money is not available for method 1), method 2) will provide sufficient protection for at least one year provided the structure be again checked before winter 1979 and the same procedure followed.

b. The roof appears to be in good general condition. Two leaks have developed, however, which should be found and patched. The connecting edge between the roof surface and the aluminum fascia should be sealed all around the perimeter.

c. The entrance court stone surface has heaved and is presenting some drainage problems. The stone should be carefully removed, numbered and stored on the site. This should prevent water from pocketing against the west corner of the courtyard and prevent further damage to the metal frames of the entry. (This is the only portion of the metal frames that must be replaced in phase 2.)

d. The free-standing garden walls should be temporarily protected from the elements (the stone caps are no longer bonding to the top of the walls) by placing building paper over the walls and nailed into wood nailing strips placed on the sides of the wall.

e. The sash and glazing of the greenhouse should be removed. The sash is rusted, although it could be saved by off-site sandblasting. This will allow better access to the steel supporting members so that all of the surface rust can be removed and a finish properly applied. The greenhouse should be temporarily enclosed with plywood.

f. Other miscellaneous work includes: providing entrance hardware; removing broken glass and replacing with

plywood; patching the crack in the SW terrace deck.

2. Cost of Preservation, Exterior Materials and Finishes

a.	Cost of painting, Method 1:	(Range)	$5,000 to $7,000
b.	Cost of painting, Method 2:	(Range)	850 to 1,000
c.	Cost of A-1-c,d,e :	(Range)	2,000 to 2,250
d.	Total cost of Phase 1:		
	Method 1	(Range)	$7,000 to $10,250
	Method 2	(Range)	$2,850 to $ 3,250

B. Phase 2

1. Work Necessary for Restoration and Adaption of Exterior Materials and Finishes.

a. Site: While this report is not concerned with the Site Development, part of the site is directly connected with the building. The entrance court should be reworked, rebuilding the glazed brick wall surrounding it (the brick is on the site) and resetting the existing stone surface, properly sloped for drainage. The existing free-standing glazed brick walls should be pointed, caulked and the stone cap should be reset in mortar. It is recommended that the existing pool be removed under site development and this area be developed as an extension of the Special Exhibits area of Level 2 and to be used as the "barrier free" approach to the building.

b. If painting method 1) is selected in Phase 1, then very little would be required during Phase 2. Some touch-up and the finishing of the several new metal doors and

frames are required for the Visitor Usage" entrance and exits.

c. If painting Method 2) is selected in Phase 1, then the structure and enclosure must be fully prepared and painted in Phase 2.

d. It is recommended that a new roof surface be installed, flashing inspected and caulked.

e. The copper lining of the "lily pool" should be inspected, tested and sealed if required. The deck parallel to the pool should be replaced and a new surface applied. (This is the only section of the decks that require any extensive work.)

f. Metal doors, frames, sash and glazing restoration:

    1) Replace two metal overhead doors (Level 2, Storage and Ground Maintenance).

    2) Two new metal doors and frames, exit from Theatre, Level 2.

    3) Two glass and metal doors, exit from Special Exhibit, Level 2 and exit from Exhibits, Level 4.

    4) Rework aluminum sliding door, Exhibits, Level 4, to allow for exit door to deck, NW.

    5) Inspect all sliding doors and operating sash; clean, oil, etc.

    6) Replace hollow metal frame at entrance door, Level 3.

7) Hardware on all new and existing doors.

8) Replace all broken window glass.

9) If greenhouse is to be used for growing plants under moist, controlled conditions in the future, it is recommended that the fixed and operating sash be replaced with aluminum. If the greenhouse is to be used without too much moisture, the present sash could be sand-blasted, painted, reglazed and reset into the greenhouse walls.

g. Steel stairs and handrails restoration:

1) Remove existing steel stair to Entry Court; replace with new 6' wide stair with railings based on OSHA standards.

2) Install new steel handrailing along outboard side of northwest deck, Level 4, to serve as an exit from Exhibits.

h. Masonry (enclosure)

1) Glazed brick and concrete block wall, southeast wall, Level 2, enclosure of Theatre; miscellaneous pointing.

i. Miscellaneous

1) Site demo, enclosure demo, hauling, new metal grilles at electrical vault, etc. Paint exterior ceiling over deck.

j. Barrier-free entrance, modified.

1) The recommended barrier-free entrance to the

building is via a natural grade walk from the cul-de-sac level down to Level 2. From there, a direct at grade entrance by the handicapped can be made into "Special Exhibits."

2) A handicapped rest room can be created in the space behind the boiler room, with a level entrance directly off the southeast wall of the "Special Exhibits" space. In this scheme, no work is required on the exterior. See modified plan, Appendix.

2. Cost of Restoration and Adaption.

a. Cost of exterior materials & finishes.

Phase 2 (Range) $23,500 to $26,500

b. If Method 2) of painting is used in Phase 1, a full cleaning and painting job must be done in Phase 2, therefore (Add) 5,000 to 7,000

c. If the greenhouse steel sash can be reused, (Subtract) ($ 1,400)

III. INTERIOR MATERIALS AND FINISHES.

A. Phase 1.

1. Condition and Work Necessary for Preservation.

The interior of Blackmoor is simple, with most surfaces being either glazed brick, glass, steel, or terrazzo, and with metal pan ceilings. After sealing up the enclosure of the building, the only element of potential deterioration is the interior steel including stairs and hollow metal frames.

All exposed metal surfaces should be cleaned free of surface rust, then given one coat of zinc chromate.

2. Cost of preservation, interior materials and finishes:

(Range) $2,150 to $2,475

B. Phase 2.

1. Work Necessary for Restoration and Adaption of Interiors, Including Consideration of:

Preliminary Space Usage Program as modified

Uniform Building Code

OHSA Regulations

Handicapped Code, ANSI

a. The "Blackmoor Visitor Use Study" drawing dated 8/28/78 prepared by The National Park Service as modified by sketch from this office dated 9/78 was used as a guide to function and usage for the function and usage of the proposed visitor center. The materials and finishes assumed for this estimate were chosen as being consistent with the esthetics of Blackmoor and the new, public use of the spaces. The materials and finishes represent a finished interior in each and every space to be used by either the public or the officials of the National Park Service.

b. General work would include the following:

demolition of existing walls; removal of all existing metal ceiling pans; breaking-up floor for plumbing lines; interior concrete work; insulation (6") over

metal pans in ceilings; hollow metal door frames; wood doors; hardware; finish painting of interior metal work; miscellaneous repair.

c. Materials and finishes for each space to include: metal stud walls; plaster board; vinyl fabric surfaces; ceramic tile in restrooms, walls and floors; new metal pan ceilings; carpet in exhibition spaces, stairs, corridors except where terrazzo exists; polishing terrazzo floors; resilient base; metal toilet partitions; refinishing existing wood; shelving; cabinet work; counter tops.

2. Cost of Restoration and Adaptation

Total cost for work described in III-A-1-a through c above: (Range) $26,000 to $30,000

IV. MECHANICAL SYSTEMS

A. Phase 1.

1. Condition of Existing Mechanical Systems.

a. Mr. Joseph F. Denk of Denk-Kish Associates, Inc., Consulting Engineers observed and evaluated the Mechanical Systems. Portions of his report are reproduced in the following sections, the report in full appears in the appendix.

b. Heating System.

1) A 400,000 BTU/hr. combination gas/oil/coal hot water boiler supplies hot water through zone pumps

and three-way valves to a ceiling grid system of black steel and galvanized piping. A metal ceiling attached to the piping grid results in a low temperature airtex radiant ceiling system.

2) Pneumatic thermostats modulate three-way valves to provide five heating zones. The entry is served by a hot water fan coil unit. The garage is served by a unit heater, the greenhouse by three zones of fintube radiation in combination with thermostatically controlled motorized windows.

3) The boiler, pumps, controls, burner and oil tank all appear to need only cleaning and oiling to put them in good working order.

4) The piping system has about half a dozen noticeable breaks. In some other areas, the galvanized tubing has been repaired with copper and minor electrolytic action is apparent. The repairs do not appear extensive.

c. Ventilation System.

1) Flow-through ventilation is provided by high and low operable window vents--all in good working order. This is an excellent, weather-protected method of providing natural cooling and should be retained.

2) Mechanical cooling can be provided in the second floor and lower level areas as required utilizing fan coil units and roof mounted air cooled condensing units.

d. Sewer Systems.

1) Storm sewers are conducted to the ravines from roof leaders and site drains. These systems should be cleaned and retained. They appear in good physical condition.

2) The sanitary sewer is recorded on the plans as a septic system 230 feet from the residence. The ground fall is very adequate to easily conduct the sewage to the indicated location. We see no problems with either retaining the installed system or upgrading it. The loading for its proposed use should be no greater than a residential load.

e. Water Systems.

1) A submersible well pump provides water through a galvanized pressure tank. These are located adjacent to the emergency generator. The pump should be replaced and rewired. The wiring is in poor condition and the pump can be presumed to need replacing because of age and inactivity.

2) There is an existing hot water tank located in Level 1 closet.

f. Storage Systems.

1) The oil storage tank and filler is located near the southeast corner of the building. Its capacity is unknown, but from the pattern of the other

mechanical systems, we assume the capacity to be quite large.

2) A gasoline storage tank and pump is located beyond a free-standing brick garden wall north of the building.

2. Work Necessary for Preservation.

a. Heating System.

1) It is our recommendation that the existing heating system be retained and reactivated in Phase 2.

2) The building during Phase 1 will be unattended. We recommend that there be no WATER system active during this period to guard against any possible freezing. A temporary warm air, oil furnace should be installed in front of the existing boiler and attached to the existing oil tank and breeched to the existing flue. This location will allow warm air to rise up the stair well and generally heat the entire building. The sun will also serve to warm the building through solar gain. The furnace should be equipped with a duct thermostat and a freeze alarm which will flash a light mounted on the building exterior for easy inspection. The oil tank should be cleaned and the furnace wired to an electrical service panel.

b. Ventilating Systems.

No work necessary during Phase 1. The ventilating sash servicing is covered elsewhere in this report.

c. Sewer Systems.

1) Storm sewer: clean and test.

2) Sanitary sewer and septic system: no work necessary.

d. Water Systems.

1) All water should be drained from the domestic water system.

2) All water should be drained from the pool water system.

3) Well water should be tested for pressure and purity.

e. The underground oil storage tank should be cleaned and filled.

f. The underground gasoline storage tank should be deactivated.

3. Cost of Preservation.

a. Heating system, temporary warm air	$1,000
b. Ventilating system	-0-
c. Sewer system	
1) Storm sewer, clean and test	500
2) Sanitary sewer	-0-
d. Water systems	
1) Domestic water, drain;	
2) Pool water, drain;	
3) Well water, test.	500

e. Storage Systems

1) Clean oil tank 300

2) Deactivate gasoline tank -0-

f. Mechanical Systems, Phase 1

TOTAL COST $ 2,300

B. Phase 2

1. Work Necessary for Restoration and Adaption of Mechanical Systems with Consideration of Energy Guidelines.

a. Heating, ventilation and airconditioning. The two energy guidelines considered are:
GSA-PBS "Energy Conservation Guidelines for New Office Buildings." (GSA-PBS "Energy," pps. I-2) and ASHRAE Standard 90-75 "Energy Conservation in New Building Design."
The guidelines sighted are for new buildings and for buildings of a very different nature and purpose. "Blackmoor" can not be "Blackmoor" and still be within the scope of the quoted Guidelines. Still, the Guidelines were designed to be just that, Guidelines. "This set of guidelines can never replace the intelligence required of architects and engineers in evaluating energy savings against costs, human requirements, and aesthetic judgements." (GSA-PBS "Energy," pps. I-2)

The purpose of the visitor center at "Blackmoor" would be to introduce and educate people to the natural

environment of the Cuyahoga Valley. To see and be a part of the natural environment from the vantage point of this building is an inherent part of the function of the visitor center. The direct connection and space flow from inside to outside of "Blackmoor" is one of its essential attractions.

The building does have some real energy saving factors. This fact along with some modifications to the building and its use can minimize energy consumption and operating costs.

1) The building is well shaded by trees, particularly in the southwest where the trees are within feet to the building and where the solar gain and wind problems are the highest. Trees also shield the southeast portion of the building.
2) The southwest is further shielded by an overhang of 8' all across the southwest facade. This overhang further serves as an air film and wind break. The overhang, however, does allow solar gain to occur from November through March.
3) "Flow-through ventilation is provided by high and low operable window vents--all in good working order. This is an excellent, weather-protected method of natural cooling and should be retained." (Denk-Kish report, 9/18/78)

4) "It should also be noted that the low thermal mass of the building and quick pick-up of the radiant panels will allow setting all spaces down to 45° F. at night to further conserve energy." (Denk-Kish report, 9/18/78)

Much of the above conforms to the guidelines, in particular, that the building takes "maximum advantage of natural cooling and heating".

"We recommend the reactivation of (the existing heating system) in Phase 2 as the best answer for the structure. The heating system generally serves spaces that are 12 feet high with glass walls. This type of space is most comfortable with a radiant type heating system because stratification of hot air is not a problem, zoning is effective and human comfort can be achieved at lower ambient temperature resulting in lower operating cost." (Denk-Kis Report) If the system were to be designed today, we could not design a more effective one. The existing zoning (5 zones) conform exactly to the use zones set in the usage program. The following are our recommendations for HEATING, VENTILATION, AND AIR CONDITIONING, Phase 2:

1) Repair piping leaks and replace copper tubing in grid heating system; repair and start zone pumps; clean, oil and start boiler; replace thermostats and repair pneumatic control system; replace entry fan coil.
2) Provide mechanical cooling (air conditioning) for Theatre, Level 2 and offices, Level 5. The new system would also utilize fan coil units that would both heat and cool the Theatre and again be zoned for its use.
3) All restrooms, both existing and new to have forced exhaust ventilation as per code. All other areas of the building have natural ventilation.
4) The heating system is zoned radiant. Areas not in use can be kept at minimum temperatures at 45° F. Areas in use can be comfortably occupied by people coming and going from outdoors at 55° F. This is because the radiant heat impacts directly on the occupants and the floor. This method of heat minimizes the radiant cold effect of the glass.
5) An alternative to be considered is the installation of a second layer of glass--a storm window--on the inside of the existing glass panels. The

payback on this, using oil at $.60 per gallon and glass at $6.00 / square feet would be 14 years.

6) Consideration should be given to the installation of thermal draperies and/or interior moveable blinds that would both reduce solar gain and heat loss, and be consistent with the aesthetics of "Blackmoor" and its new use.

7) We recommend that an in-depth cost-benefit study be undertaken to determine the most appropriate energy savings approach for the visitor facility at "Blackmoor".

b. Plumbing and sewer systems.

1) Storm sewer: Cleaning and testing is covered in Phase 1.

2) Sanitary Sewer: Install 10 new fixtures. The plumbing stacks and water lines are existing in Level 1 for easy conversion to the required rest-rooms. A new stack and horizontal connections to the existing sanitary sewer is required for the handicapped restroom, Level 2. The sanitary septic system does not appear to pose any problem. It should be checked and cleaned and its capacity established.

c. Water systems.

1) Test water from well; rewire and replace well pump; repair piping (minor); test entire system.

2) Hot water: install a new electric 30 gallon hot water tank. Complete water line connections to fixtures.

3) Pool water: disconnect, remove, salvage.

2. Cost of Restoration and Adaption of Mechanical Systems:

a)	Cost of HVAC	$11,500
b)	Cost of plumbing & sewer systems	13,000
c)	Cost of water systems	2,000
d)	Mechanical Systems	
	TOTAL COST	$26,500

V. ELECTRICAL SYSTEMS

A. Phase 1.

1. Condition and Capacity of Existing Electrical Systems and Service.

a) The power is supplied by Ohio Edison. It is a primary underground service to a transformer vault adjacent to the building. The secondary system originates in a circuit breaker board and distributes in a normal manner. The primary voltage is 12,500. The secondary voltage is 240/120.

Ohio Edison is now on strike so that detailed records and transformer capacity are not available at the time of this writing. This information will be forthcoming and will be sent as soon as it is available. As the transformer is physically large, it would appear to be capable of handling a large capacity of wattage. The main service panel is in working condition although the metal wireway is rusted away.

b) The interior wiring appears in compliance with current codes and in good condition. It will have to be tested but we anticipate no major problems.

There is a gasoline-powered emergency generator, transfer switch and panel located in the Level 1 tunnel. The size of the generator appears adequate to handle all the power. The condition of the generator will have to be tested.

2. Work Necessary for Preservation.

Activate service, set meter, wire furnace, repair existing panelboards as required, provide minimum lighting from existing panel and lights.

3. Cost of Preservation $1,000

B. Phase 2.

1. Work Necessary for Restoration and Adaption to Visitor Usage with Consideration of Use Study as Modified.

a) Rewire well pump, replace miscellaneous corroded wiring, replace cable tray and main service, replace some insulation in main distribution panel, reconnect miscellaneous wiring, test entire system, provide new panels and service to air conditioning units. The existing underground feeder appears capable of handling the anticipated 400 amp electrical service needs of the proposed visitor facility.

b) The emergency generator should be completely eliminated and new 12 volt battery packs should be installed for emergency lighting.

c) A lighting design based on the usage drawings was created on a preliminary basis. Each room was studied for its fixture and outlet needs. In some areas existing outlets, circuits, and fixture outlets can be reused. In other spaces, new outlets and fixtures need to be installed. The metal ceiling pans will be removed (under another section) and allow access for conduits above the ceilings at all levels. In general, the exhibition lighting was designed with moveable track fixtures, and in the office areas the design was based on current energy standards.

2. Cost of Restoration and Adaption of Electrical Systems to Visitor Usage

a)	Cost of 5, B, 1, a) and b) (service and panels)	$5,000
b)	Cost of 5, B, 1, c) (lighting and outlets)	8,000
c)	TOTAL COST of electrical work, Phase 2	$13,000

VI. CONCLUSION

A. Phase 1.

1. The building and its life comfort systems are in relatively good condition having withstood the test of time and mistreatment over approximately twenty years. The basic steps for preservation are quite straightforward and for the best results should be effected before winter, 1978.

   a) Activate electrical service and a service panel.

   b) Repair roof.

   c) Remove greenhouse sash and broken glass; board up all openings in building.

   d. Paint exterior

   e. Install temporary heating system.

   f. Paint interior.

2. COST ESTIMATE,[1] PHASE 1

Structural	-0-		-0-	
Exterior Finish	$ 7,000	-	$10,250	
Interior Finish	2,150	-	2,500	
Mechanical Systems	2,300	-	2,300	
Electrical Systems	1,000	-	1,000	
Sub-Total				$12,450 - $16,050
Overhead & Profit	2,500	-	3,200	
Fees	1,500	-	1,900	
Contingency	1,500	-	1,900	
TOTAL RANGE[2]				$17,950 - $23,050

---

[1] Estimate is based on Fall, 1978 prices.

[2] See text for alternatives.

B. Phase 2.

1. From a design/use viewpoint, "Blackmoor" was never intended to be a home; it was to be a showplace set in nature; a retreat protected by space from the vicissitudes of urban life. It was neither lived in nor completed. It has been standing there, surrounded by a beautiful countryside and near a magnificent old oak tree, seemingly waiting for a use and users. It appears, in our opinion, to have found its perfect use; that of a visitor facility for the Cuyahoga Valley National Recreation Area. The approach, its interior spaces, the views from within, its relationship to the natural environment and the buildings' pristine quality all blend together to create a special place for people to study and appreciate the beauty of the Cuyahoga Valley.

The building was designed with construction methods, materials, finishes and life comfort systems usually found in institutional buildings. Its conversion to public/ exhibition use is natural and requires only two areas of alteration: the garage to be adapted into a theatre and some utility spaces to be made into public restrooms. All of the other spaces need only the restoration of finishes and the addition of furniture and lighting to be ready for visitor use. Minor revisions must be made to the structural members on the 3d and 4th Levels to allow for public use floor loading. A few changes must be made in exit ways as sliding doors do not constitute a safe exit.

The exterior enclosure needs a good cleaning and painting. In spite of the fact that the building was designed in 1956, the radiant heating system is still the best energy conservator for this architectural type and the natural cooling system was designed to take advantage of the prevailing breezes. The total cost of adaption is significantly below the cost of a new facility, extremely below the cost of duplication of "Blackmoor" at today's prices ($600,000) and the spaces, materials and general architectural character are appropriate for use as a visitor facility.

2. COST ESTIMATE[1], PHASE 2.

Structure	$ 4,750	-	$ 5,000		
Exterior Finishes	23,500	-	26,500		
Interior Finishes	26,000	-	30,000		
Mechanical Systems	26,500	-	26,500		
Electrical Systems	13,000	-	13,000		
Sub-Total				$93,750	- $101,000
Overhead & Profit	18,750	-	20,200		
Fees	11,250	-	12,000		
Contingency	11,250		12,000		
TOTAL RANGE[2]				$135,000	- $145,000

---

1 Based on Fall, 1978 costs.

2 See text for alternatives.

BLACKMOOR

SQUARE FOOT CALCULATIONS

LEVEL 1	820 sq. ft.
LEVEL 2	1885
deck (at 1/2)	320
LEVEL 3	820
deck	80
LEVEL 4	1885
deck	336
court (at 1/4)	120
LEVEL 5	820
deck	80
TOTAL SQUARE FEET	7166

COST PER SQUARE FOOT CALCULATION, PHASE 1

Range $ 17,950 ÷ 7,166 sq. ft. = $ 2.50 / sq. ft.

23,050 ÷ 7,166 sq. ft. = $ 3.22 / sq. ft.

COST PER SQUARE FOOT CALCULATION, PHASE 2

Range $135,000 ÷ 7,166 sq. ft. = $18.84 / sq. ft.

145,000 ÷ 7,166 sq. ft. = $20.24 / sq. ft.

APPENDIX

I. PLAN Level 1 & 2

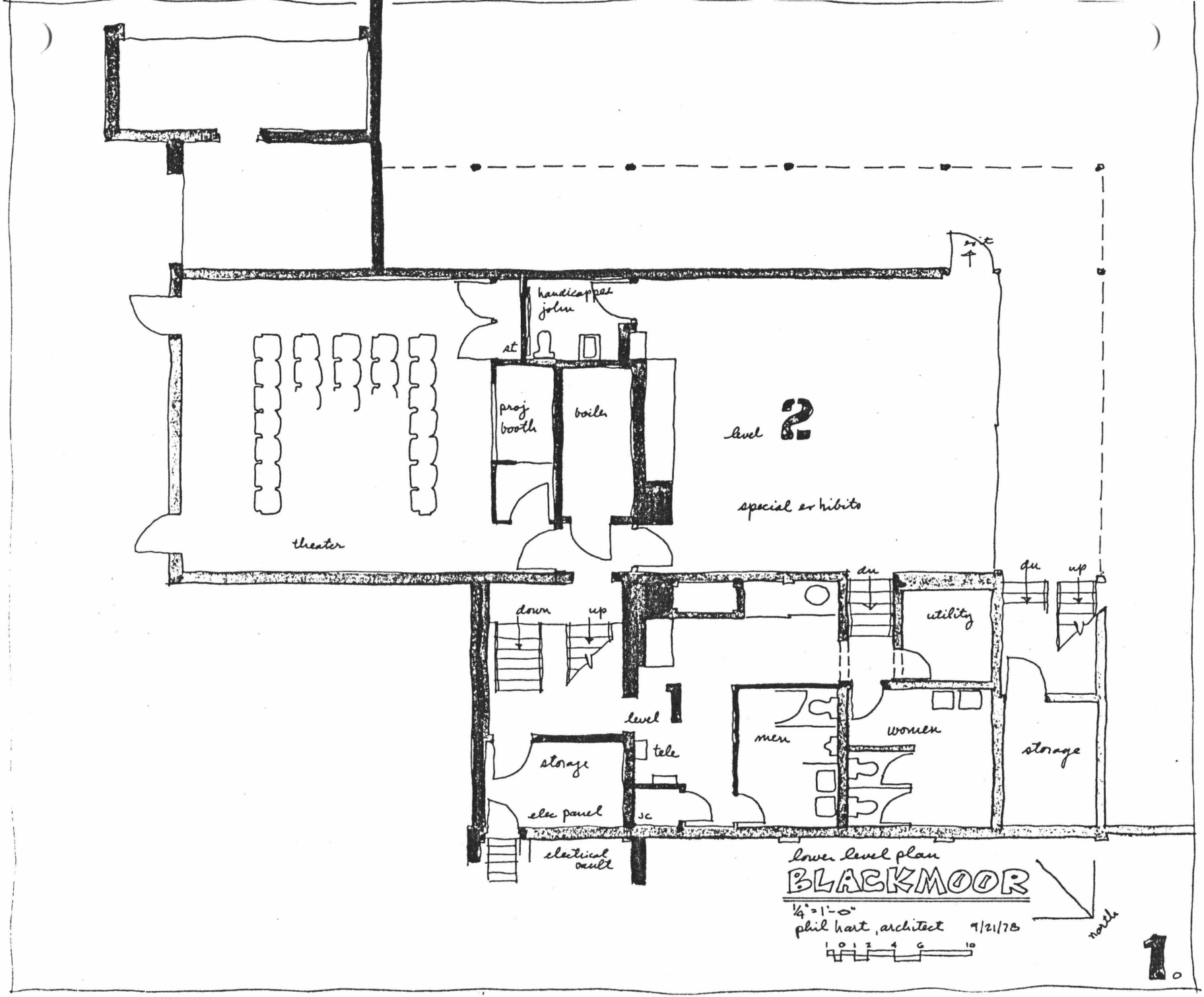
II. PLAN Level 3 & 4

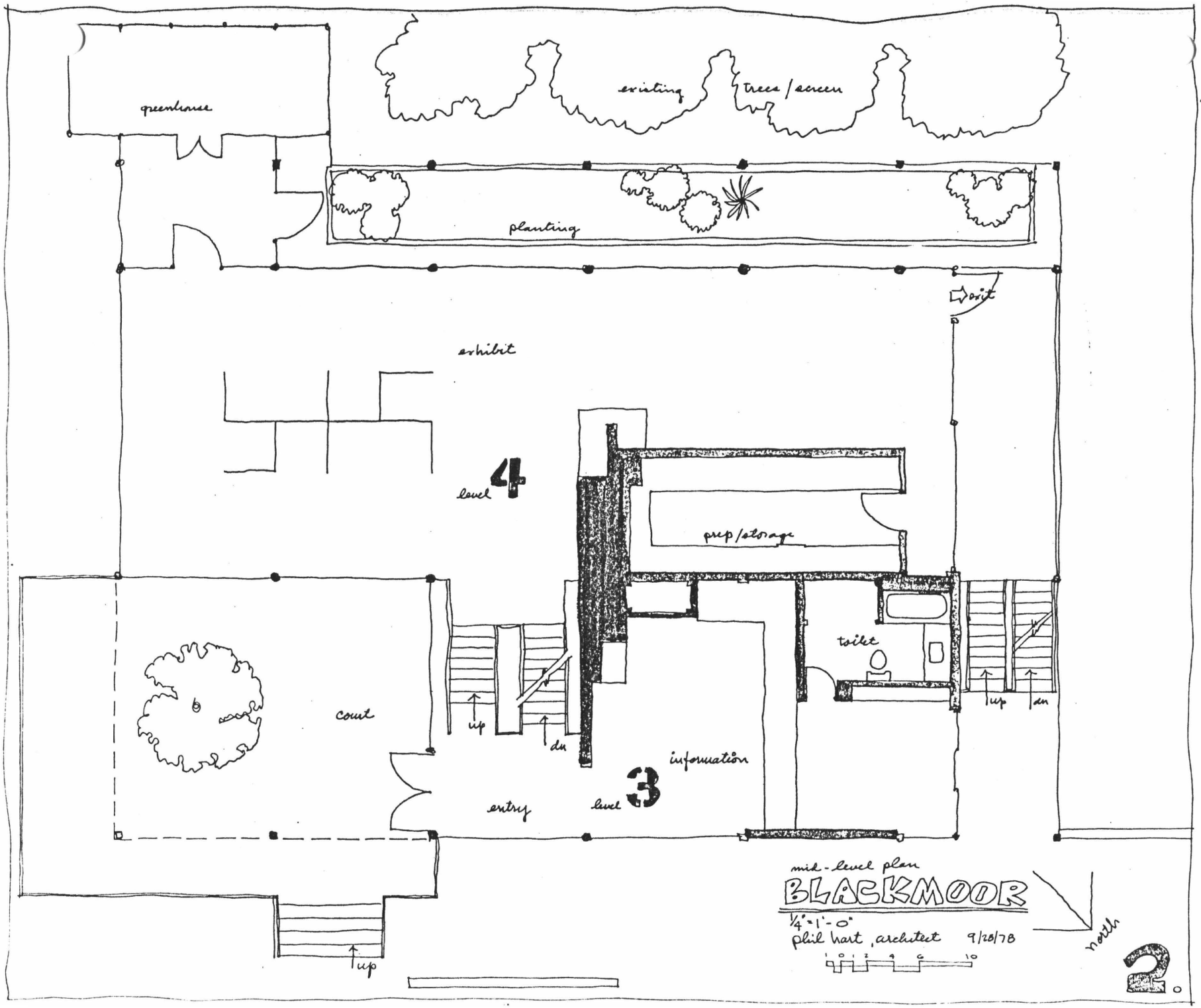
III. PLAN Plot

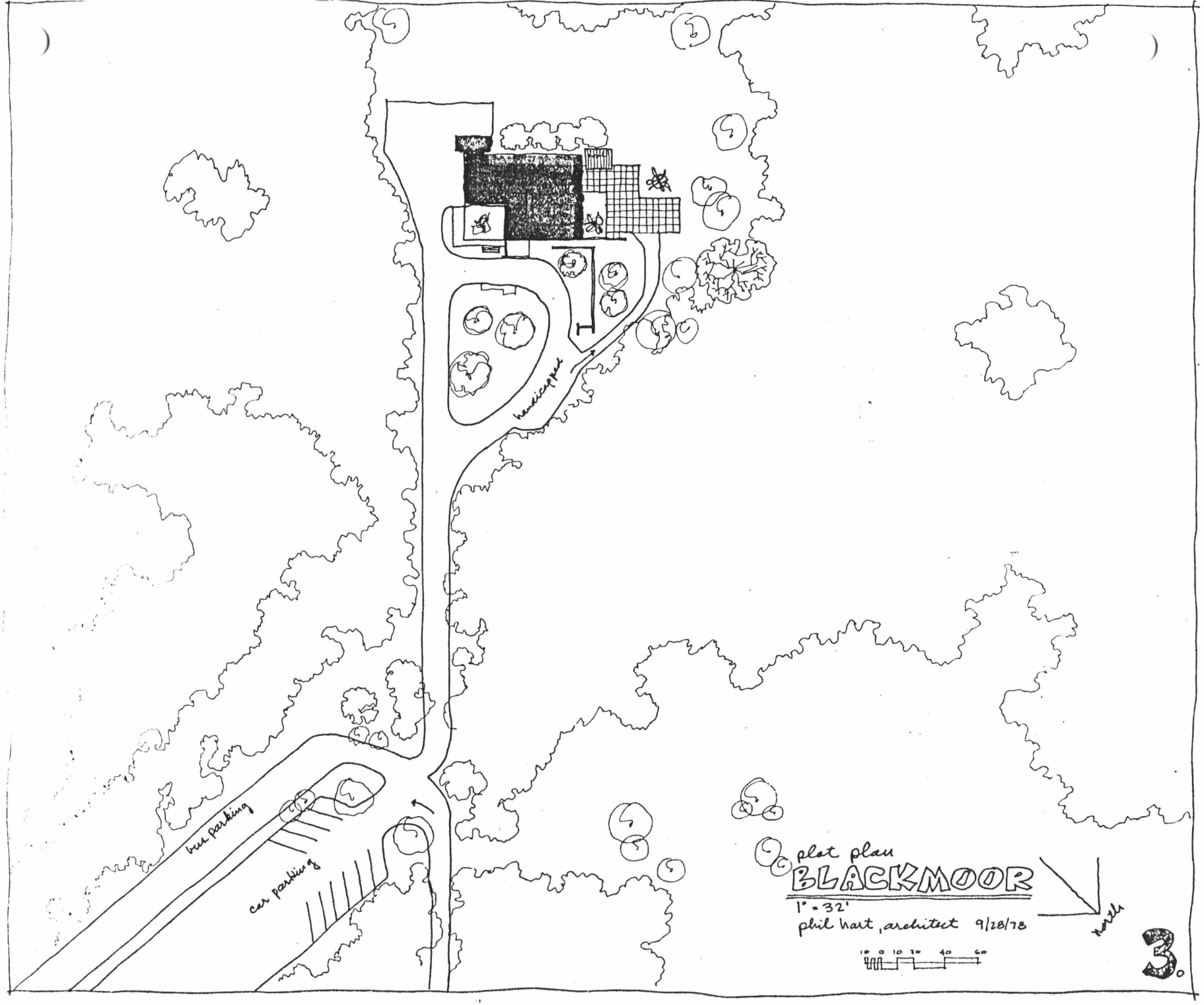
IV. BARBER & HOFFMAN Letter

V. DENK-KISH ASSOCIATES Letter

VI. RESIDENCE ARTISTS Informal Bid


handicapped john
st
proj booth
boiler
level 2
special exhibits
theater
dn
dn
up
utility
down
up
level 1
tele
storage
men
women
storage
elec panel
jc
electrical vault
lower level plan
BLACKMOOR
1/4"=1'-0"
phil hart, architect 9/21/78
north
1.0


greenhouse
existing trees / screen
planting
exit
exhibit
level 4
prep/storage
toilet
up
dn
court
up
dn
information
entry
level 3
up
mid-level plan
BLACKMOOR
1/4"=1'-0"
phil hart, architect 9/28/78
north
2.0


handicapped
bus parking
car parking
plot plan
BLACKMOOR
1" = 32'
phil hart, architect 9/28/78
north
10 0 10 20 40 60
3.

BARBER & HOFFMAN, INC. CONSULTING ENGINEERS
3101 EUCLID AVENUE / CLEVELAND, OHIO 44115 / (216) 361-1400

Nathan N. Hoffman
Donald W. Stenzel
Regis I . Campbell
William C. Grossman

Harry G. Anderson
C. K. Lalwani
Robert L. Murdoch

Alan P. Amos
Karoly J. Karpati, Jr.
Alfonso F. Meketarian
Michael V. Phillips
Preston S. Riggenbach
Fricis A. Rungis

C. Merrill Barber
Emeritus

September 28, 1978

Mr. Philmore J. Hart, Architect
3080 Essex Road
Cleveland Heights, Ohio 44118

Re: Blackmoor Visitor Usage Study
Furnace Run Unit
Cuyahoga Valley National Recreational Area
Ref: United States Department of the Interior
National Park Service
Letter dated June 22, 1978

Dear Mr. Hart:

At your request, and in accordance with the referenced letter, we have visited the site and reviewed the original structural drawings in order to respond to as many of the items listed in the referenced letter as possible.

In our review, we limited ourselves to those areas addressed in Items 1, 5, and 6 of the referenced letter. Our findings are as follows:

Item 1: The physical condition of the structure appears to be excellent. The structure was originally designed for a 30 psf roof load and a 40 psf floor live load. The original design used a $4\frac{1}{2}$" metal deck in most areas. In some areas a concrete topping was used and in other areas sleepers and wood flooring were used. In either case, the $4\frac{1}{2}$" metal deck was capable of supporting an allowable live load of 100 psf. A cursory review and analysis of typical framing members has indicated that in some areas additional steel beams will need to be installed; in other areas, additional pipe columns and footings will be required in order to upgrade the existing framing system to accommodate a 100 psf live load in all public areas. In private offices and other non-public spaces the existing structure is adequate to support the required lesser loads.

Item 5: In our opinion, without a detailed review of the Uniform Building Code, particularly with respect to life safety requirements, this structure, with some modification, is completely adaptable for public visitor usage. The design load requirements have been discussed in Item 1 and there would undoubtedly be additional requirements for providing additional fire protection. In the final analysis a complete review of the code will be necessary for compliance.

We have checked the capacity of the existing stairs and found them to be capable of supporting the required 100 psf live load.

In accordance with our earlier conversations, we have not made any attempt to place anticipated costs on any portion of the work which we feel is required. It was agreed that you would obtain these costs from the local contractor with whom you have been working for estimates on other areas of upgrading and remodeling.

Very truly yours,

BARBER & HOFFMAN, INC.

Harry G. Anderson

Harry G. Anderson, P.E.

HGA:bh

H3015 MWR(PPH)

SEP 2 2 1978

Memorandum

To: Manager, Denver Service Center
Attention: Chief, Professional Support Division

From: Regional Director, Midwest Region

Subject: Blackmoor Visitor Use Study, Cuyahoga Valley National Recreation Area

This Office is currently studying the potential adaptive reuse for a visitor function of a large International Style house that we have acquired as part of our land acquisition program for Cuyahoga Valley National Recreation Area. To help management in making a decision on the retention of this structure we request your assistance in supplying us with the following cost information.

1. What do you estimate would be the current per square foot construction cost of an average visitor center type structure at Cuyahoga Valley?

2. What do you estimate would be the cost of the following road-related work?

a. Removal of an existing 675-foot single land gravel road as shown on the attached drawing and photographs L and S.

b. Removal of two culvert drainage structures as shown on the attached photographs L, M, N, O, P, Q, R, S, T, and V.

c. Asphalt paving of the existing 500-foot turn around loop and service drive at the house as shown on the attached drawing.

d. Construction of a 1600-foot new single lane asphalt paved access road as shown on the attached drawing.

e. Construction of a 40-car parking lot with adjacent bus parking as shown on the attached drawing.

We recognize that the information we are providing is quite sketchy, but request approximate cost estimates based on this available data.

(Sgd) Randall R. Pope

Acting
Regional Director

Enclosures

cc:
Superintendent, Cuyahoga Valley NRA
MWR-Programs

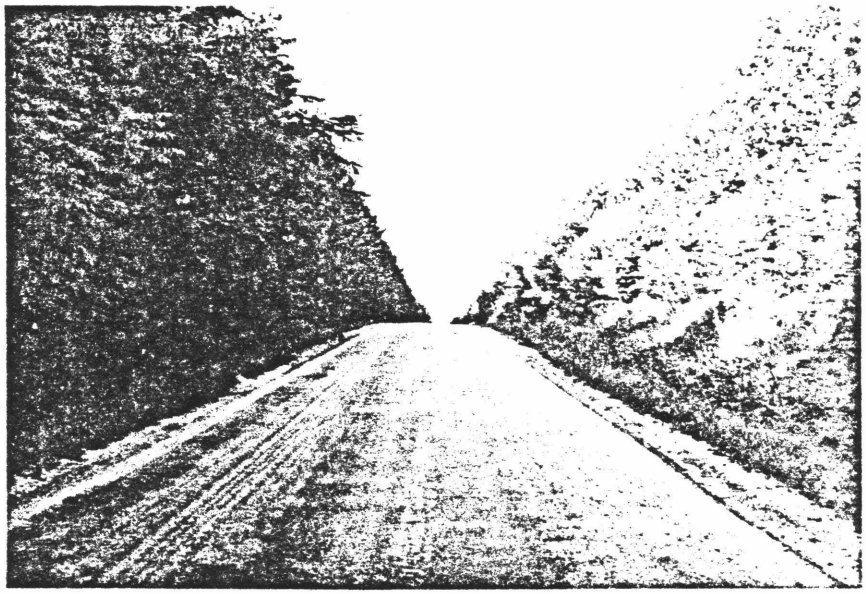
RJBiallas:fw:ak:9/19/78

NEW PARKING
parking - 40 spaces
bus parking
NEW ROAD
EXISTING ROAD
REMOVE
handicapped parking
service
entrance
Black Road
Turning bay
Through bay
Turning bay
Through bay
Entrance to new access road to be located 750 to 1000 north of the existing road.
1070
site plan
BLACKMOOR VISITOR USE STUDY



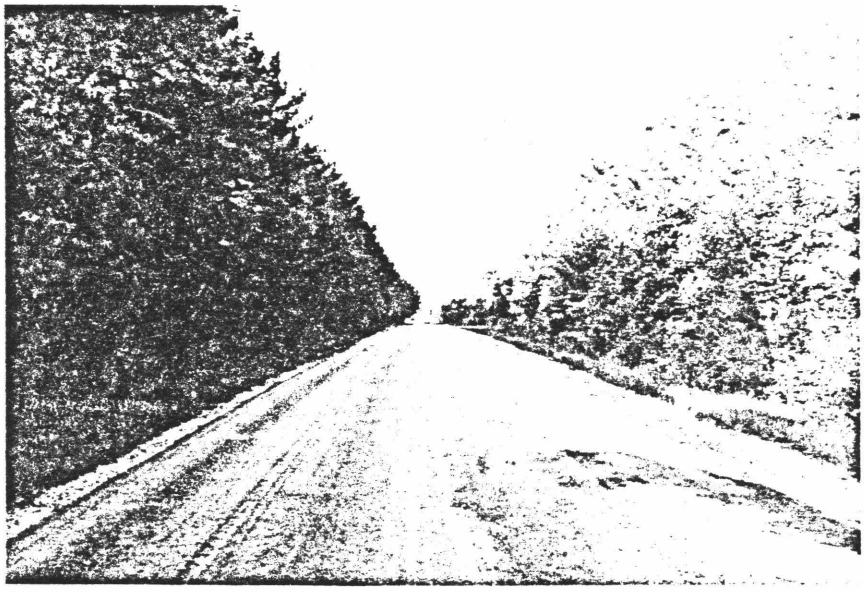
A

BACK ROAD AT EXISTING ENTRANCE ROAD NORTH



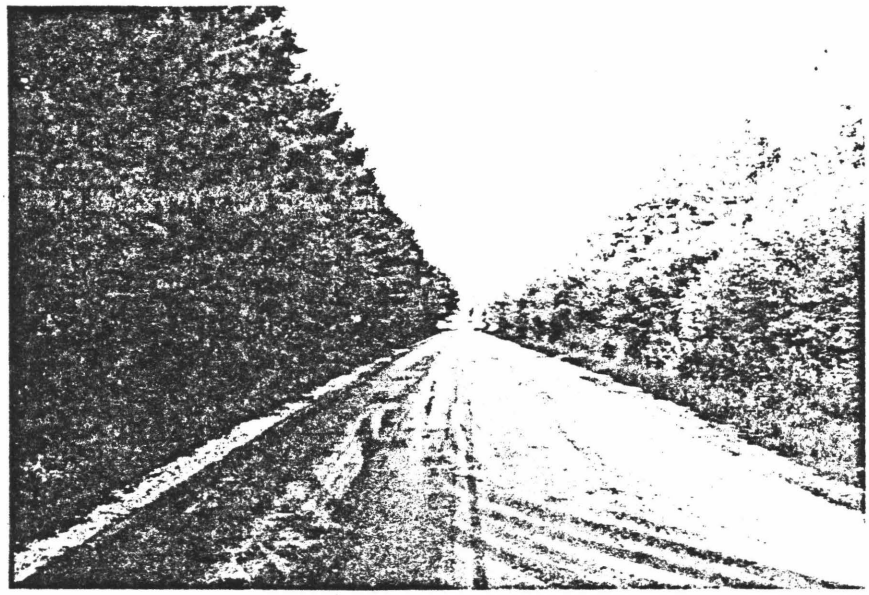
B

250' NORTH OF ENTRANCE ROAD

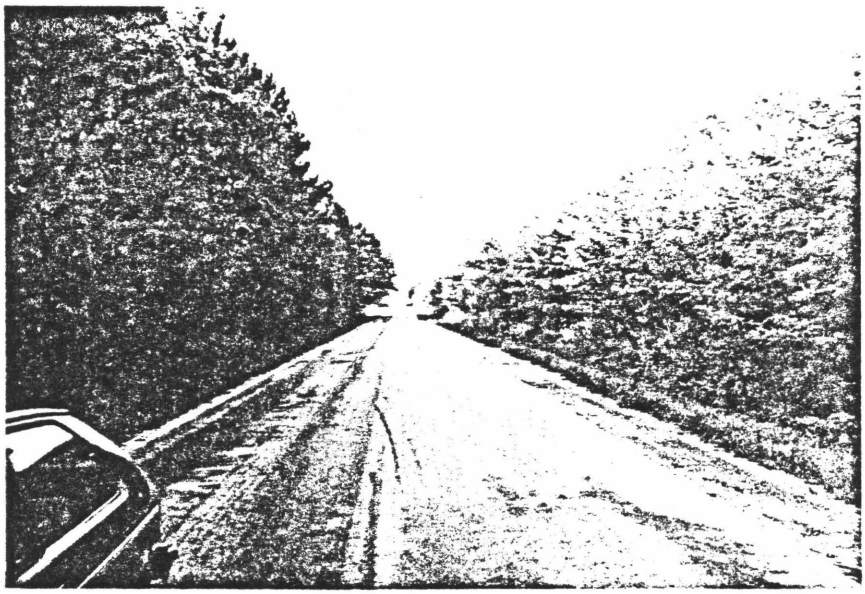


C

500' NORTH



D — 750' NORTH



E — 1000' NORTH



F — 1000' SOUTH



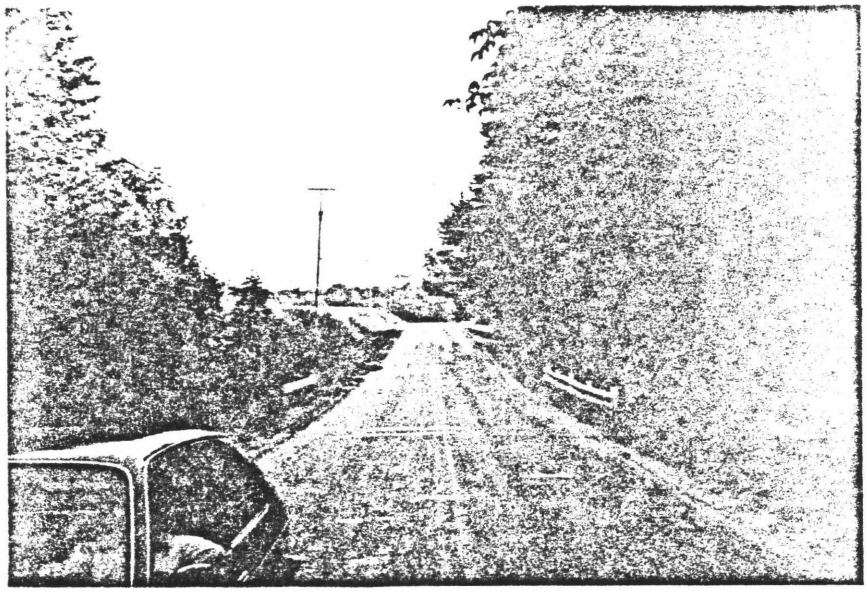
G

750' SOUTH



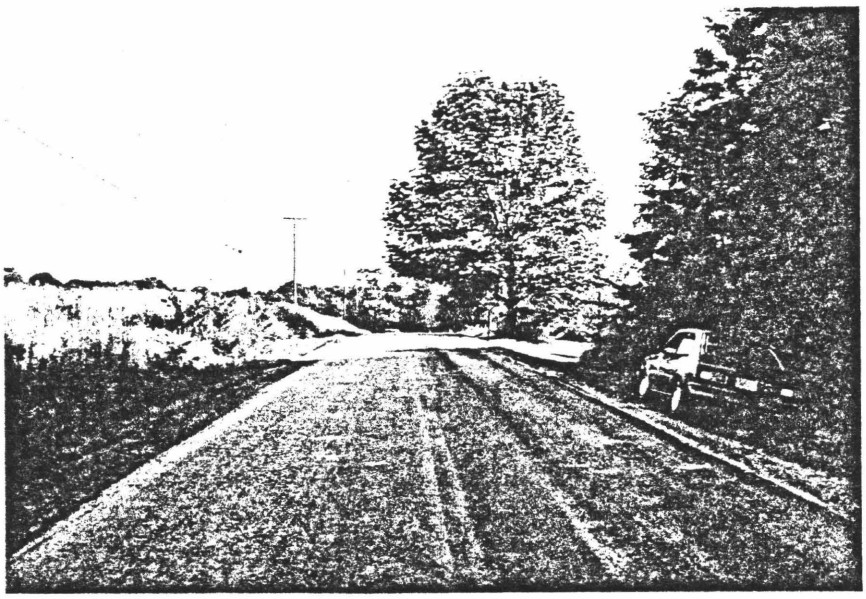
H

500' SOUTH



I

250' SOUTH



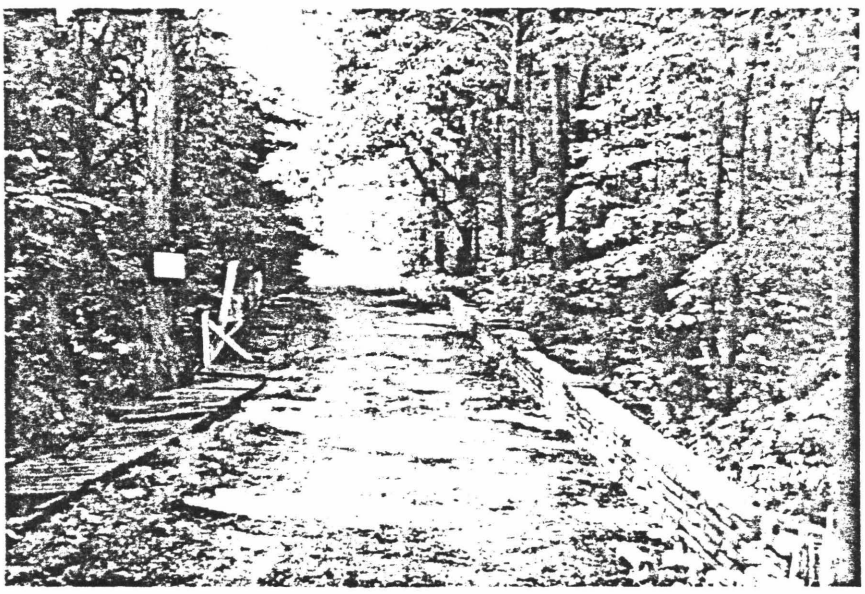
J

AT EXISTING ENTRANCE ROAD SOUTH

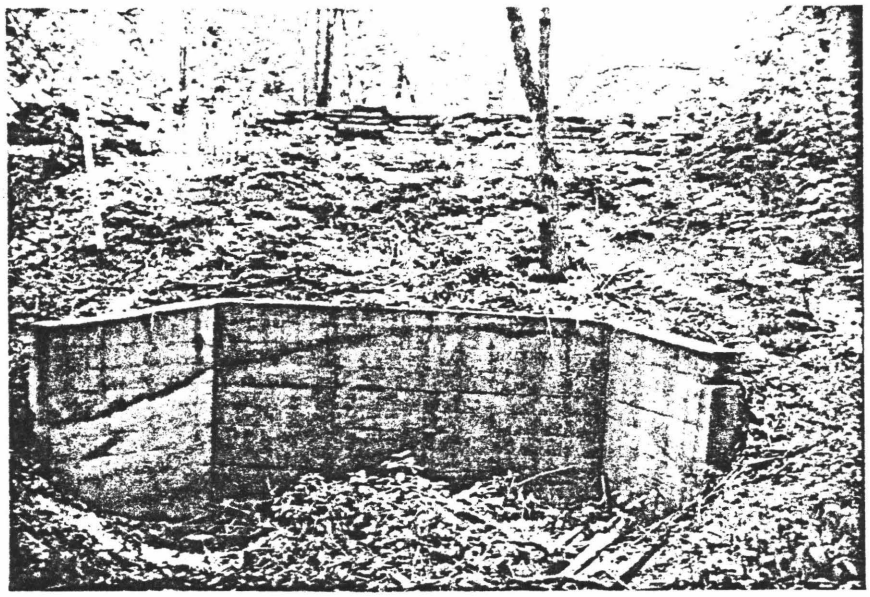


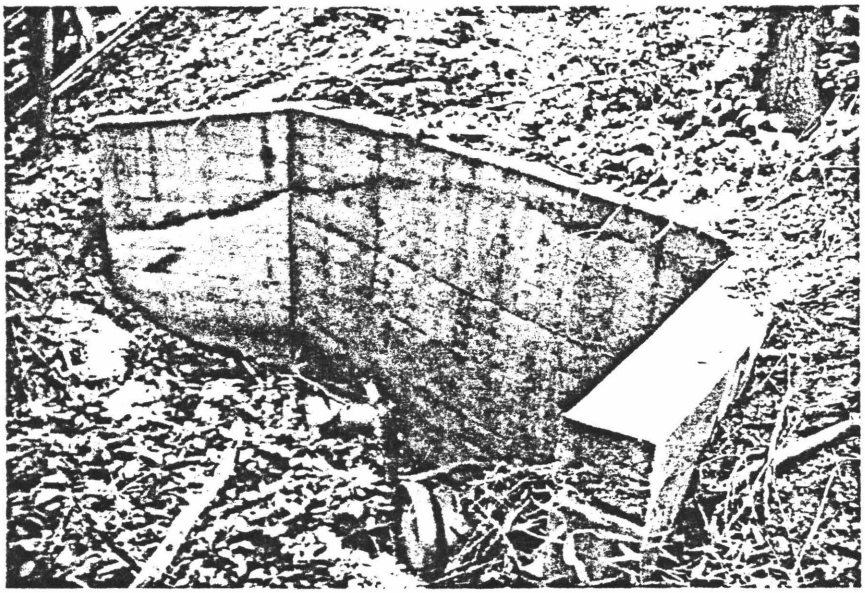
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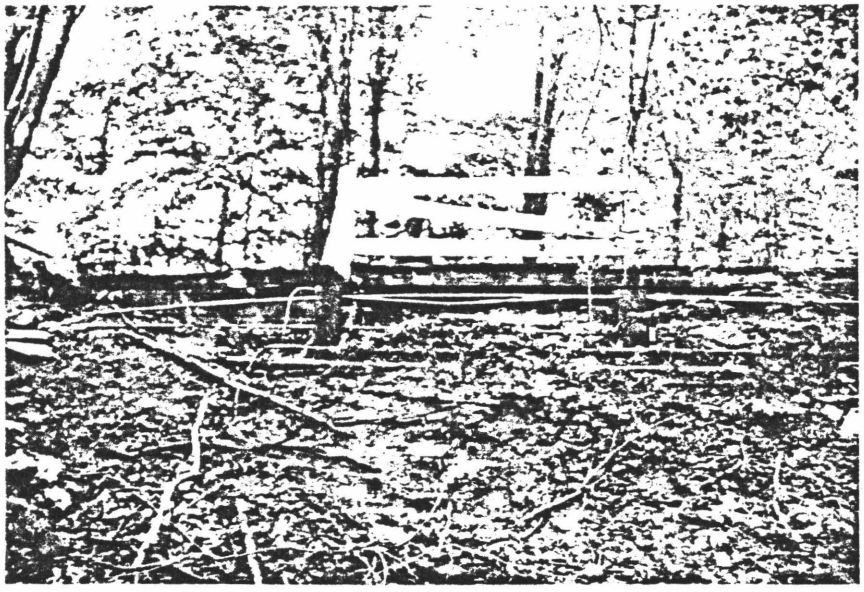
EXISTING ENTRANCE ROAD WEST

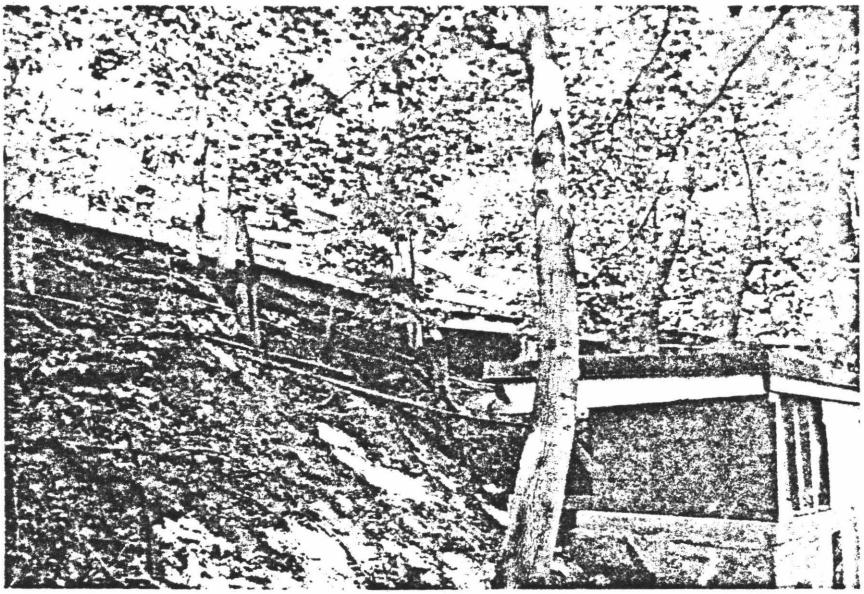


L

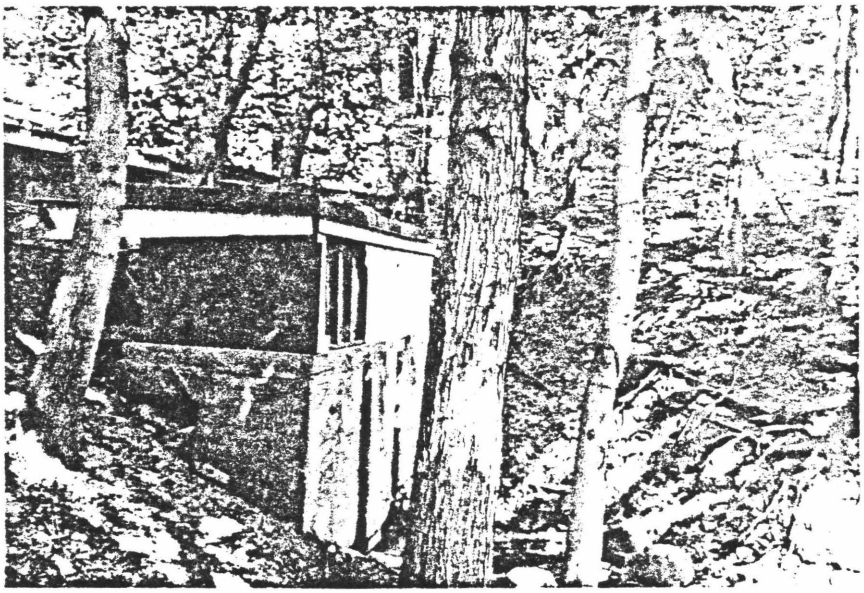




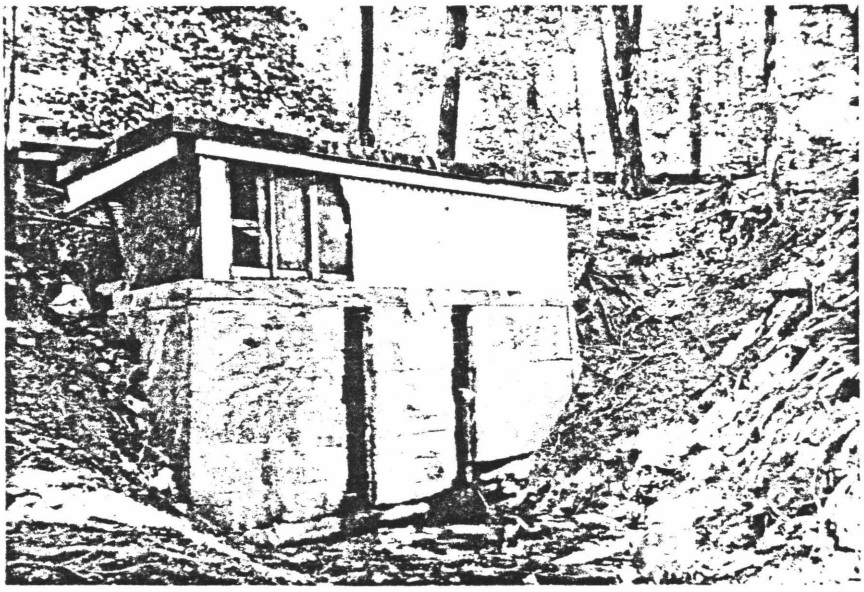




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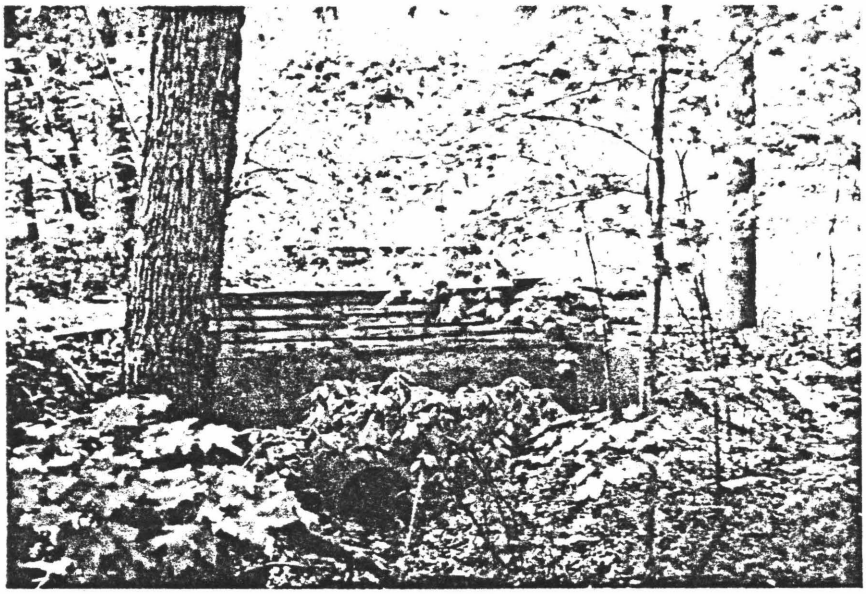
Q



R



S



T



U

DSC-HFC
Form 802

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PACKAGE ESTIMATING DETAIL

REGION	PARK
MIDWEST	CUYAHOGA VALLEY NRA - BLACKMOOR
PACKAGE NUMBER	**PACKAGE TITLE**
(no 10-238)	Blackmoor Visitor Use Study

(If more space is needed, use plain paper and attach)

ITEM	QUANTITY	COST
BUILDINGS & UTILITIES		
1. Visitor Center	?	$ 110 Sq. Ft.
ROADS & TRAILS		
1. Remove gravel road	675 L.F.	3,000
2. Remove drainage structure	2 each	3,000
3. Pave existing road	500 L.F.	9,000
4. Construct single lane asphalt paved road	1,600 L.F.	35,000
5. Parking area	(?) 60 spaces	60,000 ~~22,000~~
6. Miscellaneous material & service	~~x~~ Lump Sum	11,000
TOTAL R & T		$121,000 ~~101,000~~
Note: This estimate is good until October 1982.		
Professional Services not estimated at this time.		

SUMMARY OF CONSTRUCTION ESTIMATES		CLASS OF ESTIMATE A ☐ Working Drawings	B ☐ Preliminary Plans	C ☒ Similar Facilities
Proj. Type			**Totals from Above B & U**	**R & T**
52	Museum Exhibits			XXXXX
55	Wayside Exhibits			XXXXX
62	Audio-Visual			XXXXX
89	Ruins Stabilization			XXXXX
91	Construction		~~101,000~~	$121,000
92	Utility Contracts			XXXXX

ESTIMATES APPROVED (Signature)	(title)	(date)
R Shelby	Assistant Manager Midwest/Rocky Mtn. Team, DSC	9/29/78

POST PROFESSIONAL SERVICES ESTIMATES AND SCHEDULING ON BACK OF FORM

NATIONAL REGISTER SIGNIFICANCE

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

DEC 7 1978

IN REPLY REFER TO:
H32(565)

MIDWEST REGIONAL OFFICE

Regional Director	
Secretary	
Deputy Reg. Director	
Administration	
Operations	
Plng. & Resource Pres.	
External Affairs	
Public Affairs	
Operations Evaluation	
EEC Office	
Action taken & date	

Memorandum

To: Regional Director, Midwest Region

From: Acting Assistant Director, Cultural Resources

Subject: "Blackmoor" Nomination

Enclosed is a memorandum from the Keeper of the National Register concerning the "Blackmoor" nomination from Cuyahoga Valley National Recreation Area. The nomination is being returned as it does not meet the necessary criteria for inclusion in the National Register of Historic Places. The reasons for its ineligibility are discussed in the memorandum.

Even though the National Register does not feel Blackmoor meets the criteria for nomination, I hope the park will consider adapting this building to a modern park use rather than construct a new building. Adaptive use would undoubtedly be less expensive than new construction.

F. Ross Holland, Jr.

F. Ross Holland, Jr.

Enclosures

United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:
H32-NR

NOV 22 1978

Memorandum

To: Chief, Cultural Resource Management

From: Keeper of the National Register

Subject: "Blackmoor" Nomination

After careful consideration, we are returning your nomination for "Blackmoor" as the house does not appear to meet the criteria for inclusion in the National Register of Historic Places. As you know, properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register unless they are of exceptional significance. While "Blackmoor" is a visually interesting building, we do not feel that it is of sufficient architectural significance to warrant making an exception to the National Register criteria. The house was never finished and subsequently never occupied, thereby making it difficult to properly assess the impact of the architectural design.

Should you have any questions, please do not hesitate to call on us.

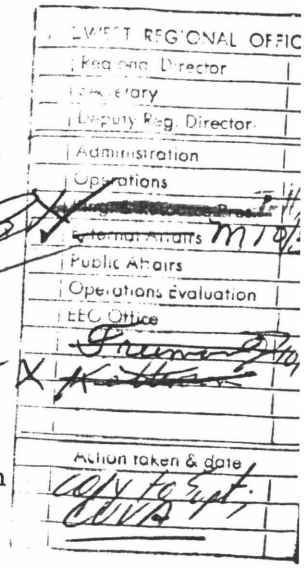
Enclosure

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:
~~H3017~~(565)
H32

OCT 26 1978



Memorandum

To: Chief, Office of Archeology and Historic Preservation
Heritage Conservation and Recreation Service
Attention: Ms. Noreen Frost

From: Federal Representative, National Park Service

Subject: Nomination of Blackmoor to the National Register of Historic Places

In order to expedite the processing of the nomination "Blackmoor," from Cuyahoga Valley National Recreation Area, Midwest Region of the National Park Service, we are requesting that the nomination be processed for determination of eligibility in case there is a delay in its acceptance for inclusion in the National Register of Historic Places. The Midwest Region expressed an urgency in this matter due to the time element and appreciates your attention in this matter.

(SGD.) HENRY A. JUDD

F. Ross Holland, Jr.

cc: Regional Director, Midwest Region

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO: H32
H3017(565)

OCT 10 1978

MIDWEST REGIONAL OFFICE
Regional Director
Secretary
Deputy Reg. Director
Administration
Operations
✓ Plng. & Resource Pres. 10/11
External Affairs
Public Affairs
Operations Evaluation
EEO Office
Action taken & date
cc: Supt. CUVA & Nat'l Reg. file 10/24

10/16
10/25

Memorandum

To: Chief, Office of Archeology and Historic Preservation
Heritage Conservation and Recreation Service

From: Federal Representative, National Park Service

Subject: Nominations to the National Register of Historic Places

Enclosed are the nominations of the "Edmund Gleason House/Edwin Carey House" and "Blackmoor," from Cuyahoga Valley National Recreation Area, Midwest Region of the National Park Service, submitted for inclusion in the National Register of Historic Places, in compliance with Executive Order No. 11593.

F. Ross Holland, Jr.

F. Ross Holland, Jr.

Enclosures

cc: Regional Director, Midwest Region

H32

842-HWR(FPH)

SEP 8 1978

Memorandum

To: Acting Assistant Director, Cultural Resources, WASO

From: Regional Director, Midwest Region

Subject: National Register Nominations

Enclosed you will find National Register of Historic Places Inventory/Nomination Forms for the following properties at Cuyahoga Valley National Recreation Area:

Edmund Gleason House
Jonas Coonrad House
Blackmoor

These nominations were prepared under contract through the Ohio Historical Society. The Ohio Historic Site Preservation Advisory Board has reviewed them and the State Historic Preservation Officer has signed them. Please note the State Historic Preservation Officer recommended the inclusion on the register of the Gleason and Coonrad houses, but made no recommendation for Blackmoor. Because some current planning and budgeting decisions will be affected by Blackmoor's National Register status, we would appreciate expedited treatment for the Blackmoor nomination.

(SGD) MERRILL D. BEAL

Regional Director

Enclosure

cc:
Manager, Denver Service Center
Attention: Assistant Manager, Midwest/Rocky Mountain Team w/cy enc
Manager, Denver Service Center
Attention: Compliance w/cy enc
Chief, Midwest Archeological Center w/cy enc
Superintendent, Cuyahoga Valley NRA

FAKettersonJr:fw 8/30/78

United States Department of the Interior

NATIONAL PARK SERVICE
CUYAHOGA VALLEY NATIONAL RECREATION AREA
POST OFFICE BOX 158
PENINSULA, OHIO 44264

IN REPLY REFER TO:

~~H42~~ MWR (PPH)
H32 CUVA

August 15, 1978

MIDWEST REGIONAL OFFICE
Regional Director
Secretary
Deputy Reg. Director
Administration
Operations
Planning & Resource Preservation
External Affairs
Public Affairs
Operations Evaluation
EEO Office
Action taken & date
NOMINATIONS FORWARDED TO WASO 8/30 typed

Memorandum

To: Regional Director, Midwest Region

From: Superintendent, Cuyahoga Valley

Subject: National Register Nominations for Coonrad House, Gleason House, and Blackmoor properties
Reply Due: August 18, 1978

As requested in your memorandum of August 2, 1978, we have reviewed the *National Register of Historic Places* Nomination Forms for the above properties and agree with the Ohio Historic Preservation Office that the Coonrad and the Gleason Houses should be included in the *National Register of Historic Places*.

The Cuyahoga Valley National Recreation Area staff recommends that the Blackmoor property be evaluated by the Office of Archeology and Historic Preservation to determine if it has sufficient architectural significance for inclusion in the *National Register of Historic Places*. If it is determined that the structure qualifies for inclusion, we will support the Ohio Historic Preservation Office's nomination of the Blackmoor property to the *National Register of Historic Places*.

William C. Birdsell

William C. Birdsell

KETTERSON 8/
X
Park 8/2
Beattie 8/

R32

~~H62~~ MWR(PPH)

AUG 2 1978

Memorandum

To: Superintendent, Cuyahoga Valley National Recreation Area

From: Acting Associate Regional Director, Planning and Resource Preservation, Midwest Region

Subject: National Register Nominations for Coonrad House, Gleason House, and Blackmoor, Cuyahoga Valley National Recreation Area
Reply Due: August 18, 1978

Please review the enclosed National Register Nominations

and let us have your comments by August 18, 1978.

(Sgd) Hugh P. Beattie

Acting Associate Regional Director,
Planning and Resource Preservation

Enclosure

FAKettersonJr:fw 8/1/78

TASK DIRECTIVE

TASK DIRECTIVE

BLACKMOOR (HS-402) PRESERVATION AND ADAPTIVE USE MANAGEMENT STUDY

FURNACE RUN UNIT
CUYAHOGA VALLEY NATIONAL
RECREATION AREA/OHIO

RECOMMENDED: _____

Superintendent, Cuyahoga Valley National Recreation Area

_____

Acting Associate Regional Director, Planning and Resource Preservation, Midwest Regional Office

APPROVED: _____

Regional Director, Midwest Region

United State Department of the Interior
National Park Service
Midwest Regional Office

August 1, 1978

BACKGROUND:

On September 27, 1977, Superintendent William Birdsell of Cuyahoga Valley National Recreation Area wrote a memorandum (see Appendix II) to the Regional Director, Midwest Region, to make him aware and ask his advice "regarding planning for use or disposition" of two houses on an estate which had been acquired as part of the land acquisition program for Cuyahoga Valley. The Superintendent further stated:

> "We believe that the main structure may have some value by being adaptively used as a visitor facility. However, to do so will be expensive! The location (as shown on the enclosed map) does lend itself to such use, even though this has not been considered as a part of our General Management Plan. There is good reason why the Plan does not include it, for at the time our planning team was here to our knowledge they did not even know that this building existed. Even if they had, we doubt that they would have readily recognized any value, architecturally, for retention and possible use of this building."

The Superintendent's request was the result of discussions he had with the officers of the Cleveland Chapter of the American Institute of Architects (see Appendix III) and with Historical Architect Frank Mottola (see Appendix I) who expressed the opinion that the large main house on the property had some architectural worth and adaptive use.

In response to the Superintendent's call for assistance, Regional Historian Andy Ketterson, Regional Historical Architect Randy Biallas, and Historical Architect Frank Mottola visited

the Area in mid-December (see Appendix IV) to evaluate the two houses. They found the front small house "not historically or architecturally significant" and the rear large house "an excellent example of the 'International Style' that qualified for inclusion on the List of Classified Structures."

Further they recommended:

1. Adaptive restoration of this structure for the western Area visitor information/orientation center rather than the construction of a new structure on the proposed Major Road site, or as a year-round or seasonal Furnace Run contact station.

2. A Special Study to determine the condition of the structure -- work necessary for stabilization with costs and work necessary for adaptive use with costs.

3. The General Management Plan Team should consider an addendum to the draft plan that discusses this structure.

Based upon the Regional historic preservation professionals' opinion, the large house, which has been called Blackmoor, was added to the List of Classified Structures as HS-402 on March 10, 1978 (see Appendix V).

On June 22 we solicited from the original architect of the large house, Philmore J. Hart, a proposal (see Appendix VI) to conduct a technical study of the house to determine its condition and costs for preservation and restoration for an assumed visitor use. Further, on July 14 the Superintendent, Chief of Planning and Development Fred Kaas, and Randy Biallas met with Mr. Hart and his consultants at Blackmoor to respond to any questions that he might have regarding our proposed request (see Appendix VII).

LAWS, POLICIES, PLANS:

Executive Order 11593 Protection and Enhancement of the Cultural Environment requires all Federal agencies "with the advice of the Secretary of the Interior, and in cooperation with the liaison officer for historic preservation for the State or territory involved, locate, inventory, and nominate to the Secretary of the Interior all sites, buildings, districts, and objects under their jurisdiction or control that appear to qualify for listing on the National Register of Historic Places." The National Park Service Management Policies states:

> "The cultural resources of every park shall be located, inventoried, and evaluated for significance in accordance with the requirements of Executive Order 11593. The resulting evaluative inventory will provide the substantive data needed to formulate historic preservation and resources management proposals; to guide planning, development, interpretation, and maintenance activities; and to comply with legal requirements. The cultural resources

> inventory is an essential part of the park's Information Base. As a basic resources management tool, it shall be periodically reviewed and updated in a progressive effort toward completion."

Further, the Act that established Cuyahoga Valley National Recreation Area (P.L. 93-555) states:

> "The Secretary, in consultation with the Governor of the State of Ohio, shall inventory and evaluate all sites and structures within the recreation area having present and potential historical, cultural, or architectural significance and shall provide for appropriate programs for the preservation, restoration, interpretation, and utilization of them."

In compliance with the above mentioned laws and policies we contracted with the Ohio Historical Society in June of 1975 to inventory the historic structures within and immediately adjacent to the original boundaries of the Area, and to prepare National Register forms for properties that appear to qualify for the National Register. The Society has prepared a form for Blackmoor (see Appendix VIII).

The approved General Management Plan for Cuyahoga Valley National Recreation Area states:

> "In order to minimize the need for extensive development of new facilities and at the same time ensure the preservation of important cultural resources, adaptive use of selected historic structures with the potential for accommodating interpretive,

> educational, or administrative functions is proposed. Many buildings in the valley appear well suited for this dual purpose of communicating Cuyahoga's history and supporting recreational use, and these structures will be evaluated to determine present condition, capacity, and suitability."

and;

> "Programs and specific actions for cultural resources management will focus on the preservation, partial restoration, and/or adaptive use of known historic structures and the identification of additional resources that require preservation."

PROPOSAL:

In order to respond to the Superintendent's request for planning assistance in consistency with the General Management Plan, policy and law, we will consult with the Ohio State Historic Preservation Officer and the Keeper of the National Register to determine if Blackmoor is eligible for the National Register of Historic Places and its significance.

In order to determine the present condition and the cost to preserve and adaptively use this structure, we will contract with the original architect, Philmore J. Hart, for a technical study as outlined in his proposal (see Appendix IX).

In order to make the architect's technical study meaningful, we will assume that this structure could best be reused for

some visitor use which will be defined by the Superintendent working with the Regional Historical Architect.

In order to evaluate the pertinent historical, technical, and functional data and to make recommendations, a planning team will be formed to carry out the following scope of work.

SCOPE OF WORK:

Evaluations

The team will objectively evaluate the architectural importance of this structure as an academic example of the design philosophy and idiom of the architect Ludwig Mies van der Rohe, taking into consideration the opinions of the Regional historic preservation professionals, the Ohio State Historic Preservation Officer, the Keeper of the National Register of Historic Places, and the Secretary of the Interior.

The team will objectively evaluate the technical findings of the architect and his consultants on the condition and cost necessary to stabilize, adaptively reuse, and operate this structure for the assumed visitor use which formed a basis for the architect's evaluation, and other possible uses.

The team will objectively evaluate the functional suitability of the structure and its location for the assumed visitor use and other possible uses.

Recommendations

The team will recommend to Regional and park management whether the structure should be retained and adapted for the assumed visitor use or some other use, or demolished. If the team recommends retention of this structure, they shall specify potential uses, and other necessary management actions such as a addendum to the General Management Plan or a change in the Area boundaries.

PLANNING TEAM MEMBERS:

- William C. Birdsell; Superintendent, Cuyahoga Valley National Recreation Area
- Hugh P. Beattie; Acting Associate Regional Director, Planning and Resource Preservation and Chief, Operations Evaluation; Midwest Regional Office
- Edward F. Kaas; Chief, Planning and Development; Midwest Regional Office
- Francis A. Ketterson, Jr., Regional Historian, Midwest Regional Office
- Randall J. Biallas, Regional Historical Architect, Midwest Regional Office

OUTSIDE LIAISON/CONSULTANTS

- Carol Poh Miller, Contract Historian, Ohio Historical Society
- Ohio Historic Site Preservation Advisory Board
- Dr. Thomas H. Smith, Ohio State Historic Preservation Officer
- F. Ross Holland, Jr.; Chief, Cultural Resources Management; Washington
- Dr. William J. Murtagh; Keeper, National Register of Historic Places
- Philmore J. Hart, Architect
- Nathan N. Hoffman, Consulting Engineer
- Construction Cost Consultant

FUNDING:

The necessary historical research and preparation of the National Register form has been completed under purchase order PX 6000-5-0653 dated June 16, 1975, to the Ohio Historical Society. The consulting architect's technical study which will cost $5,000 will be funded from the fiscal year 1978 Historic Resources Preservation Program. The team members time and incidential expenses will be charged to their respective operating accounts.

ESTIMATED WORK SCHEDULE:

Draft Task Directive	August 1, 1978
Task Directive Review	August 15, 1978
Task Directive Approval	August 18, 1978
National Register Eligibility Determination	September 29, 1978
Technical Evaluation Report	September 29, 1978
Team Recommendations	October 13, 1978

BASIC DATA:

National Park Service. Final General Management Plan, Cuyahoga Valley National Recreation Area, Ohio, Government Printing Office, July 1977.

National Park Service. Statement for Management, Cuyahoga Valley National Recreation Area, Ohio, Government Printing Office, July 1977.

APPENDIXES:

I Trip Report, Cuyahoga Valley National Recreation Area, September 14-16, 1977, Frank J. Mottola, Jr.

II Memorandum, Superintendent, Cuyahoga Valley National Recration Area to Regional Director, Midwest Region, September 27, 1977

III Letter, Charles H. Dickson, AIA, and Robert C. Gaede, AIA, to Superintendent, Cuyahoga Valley National Recreation Area, September 23, 1977

IV Trip Report, Cuyahoga Valley National Recreation Area, December 12-16, 1977, F. A. Ketterson, Jr., Randall J. Biallas, and Frank J. Mottola, Jr.

V Classified Structure Field Inventory Report, HS-402, March 10, 1978

VI Letter, Regional Director, Midwest Region to Philmore J. Hart, June 22, 1978

VII Trip Report, Cuyahoga Valley National Recreation Area, July 12-14, 1978, Randall J. Biallas

VIII National Register of Historic Places Inventory-Nomination Form, prepared by Carol Poh Miller, June 27, 1978

IX Letter, Philmore J. Hart to Regional Director, July 25, 1978

Cuya Randy Bi 2/5/10/2

United States Department of the Interior

NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

IN REPLY REFER TO:
H30 MWR(PPH)

Memorandum

To: Associate Regional Director, Planning and Resource Preservation, Midwest Region

Through: Chief, Planning and Development

From: Historical Architect, Planning and Development

Subject: Trip Report, Cuyahoga Valley National Recreation Area, September 14, 15, and 16

Finally that morning, I was taken to the Prusak Residence because of the question that had recently arisen over its value as a cultural resource. It had been brought to Superintendent Birdsell's attention that this mid-1950s estate (known as Blackmoor) designed in the International style of architecture, may be valuable to retain. The grounds and structures, although extensive in planning detail and size, are in major disrepair. The main structure, the residence, has an open plan contained by large expanses of glass in painted steel frames. The remaining exterior consists of masonry and stucco. The interior, which I only looked at from outside, was thoroughly cluttered with trash and someone's personal belongings. The interior finishes seemed to be filthy and deteriorated. I noticed a dog and couple of cats inside the house. Although they were not there at the time of my inspection, I was told two men were living in the house illegally. From a quick inspection, it appears that a considerable amount of money would have to be spent to restore the residence and the grounds for any type of use. The mechanical systems and their cost performance will require careful study as will any move to utilize Blackmoor.

At his request, I assured Superintendent Birdsell I would make arrangements to return for an in-depth study of Blackmoor, the old schoolhouse, the Cofall House, the Juyrovate House, and any other prospective cultural resources.

Frank J. Matthews Jr.
Historical Architect

cc:
Superintendent, Cuyahoga Valley NRA

United States Department of the Interior

NATIONAL PARK SERVICE
CUYAHOGA VALLEY NATIONAL RECREATION AREA
POST OFFICE BOX 158
PENINSULA, OHIO 44264

IN REPLY REFER TO:
H30
xL14
CUVA

September 27, 1977

MIDWEST REGIONAL OFFICE
Regional Director
Secretary
Deputy Reg. Director
Administration
Operations
Plng. & Resource Prot.
External Affairs
Public Affairs
Operations Evaluation
EEO Office
Action taken & date

Memorandum

To: Regional Director, Midwest Region

From: Superintendent, Cuyahoga Valley

Subject: An architectural resource (?) called "Blackmoor"

As a part of our land acquisition a tract located in Richfield Township, at 4370 Black Road, was acquired October 19, 1976. This property was purchased from the former owner, Edward W. Prusak, as an opportunity purchase, and is identified on our segment maps as Tract No. 108-01.

In reviewing this acquisition our initial impression was that the two structures, a large house which was obviously built at considerable expense and a second "gate-keepers house" which was much more modest, but still showed some expense in construction, were in generally poor repair, and we were inclined to plan for demolition and removal of these structures. Such a plan would be acceptable under our *General Management Plan.*

However, at a recent meeting with an architect from Akron we learned that there might be some value to the larger house on this tract. Later, while having lunch with the officers of the Cleveland chapter of The American Institute of Architects we inquired about this building, relating to them that we understood that it was an excellent example of the "International Style" of architecture. Fortunately the current president of the local AIA Chapter was familiar with the house in question. Pursuing this we arranged for a visit to inspect this property on September 19, accompanied by two close Park friends, Mr. Charles H. Dickson, AIA President, and Mr. Robert C. Gaede, AIA Chairman, Historic Resources Committee. We asked them to report their thinking following this visit, and enclosed is a letter from them which is self-explanatory.

We discussed this property with Frank Mattola from MWRO, and we had hoped to have him join the above mentioned inspection team. Unfortunately his schedule did not allow this. We are most anxious for him to return to CUVA, so that we may show him this structure as well as several other historic structures which we must program into our plans.

The "Blackmoor" property has been occupied by young men who can best be described as "hippies", who have been "existing" in these houses at no cost. Following a foul-up by the Corps of Engineers in notifying these tenants at the time of acquisition (a story too long to repeat here) we have had to pursue the eviction of these residents through legal channels. This following their payment of rental charges to the Park with checks which "bounced". So, hopefully we will have this property secure - or relatively so - later this fall.

We believe that the main structure may have some value by being adaptively used as a visitor facility. However, to do so will be expensive! The location (as shown on the enclosed map) does lend itself to such use, even though this has not been considered as a part of our *General Management Plan.* There is good reason why the Plan does not include it, for at the time our planning team was here to our knowledge they did not even know that this building existed. Even if they had, we doubt that they would have readily recognized any value, architecturally, for retention and possible use of this building.

The purpose of this memorandum is to make you aware of this property, and to ask your advice regarding the planning for use or disposition of these buildings.

We suggest that it would be worthwhile for Frank Mattola to pay another visit to CUVA, to expand upon the report which we have from the AIA, and when Fred Kaas and Mike Donnelly are here in November we plan to ask them to visit this property to gain their thoughts regarding adaptive use of this building. With this information in hand, then perhaps we can make a better judgement regarding the future of "Blackmoor".

Your assistance in making Frank Mattola available to further advise us regarding this matter will be greatly appreciated. If this can be arranged, we request that this visit be in November or December and that he plan several days at CUVA, for we have other historic structure matters to discuss with him. Thank you.

William C. Birdsell

Enclosures

ia cleveland

he Arcade Cleveland Ohio 44114

RECEIVED
1977 SEP 26 AM 10:35
CUYAHOGA VALLEY
NATIONAL RECREATION AREA

216/77

September 23, 1977

Mr. William C. Birdsell, Superintendent
Cuyahoga Valley National Recreation Area
P.O. Box 158
Peninsula, Ohio 44264

Dear Mr. Birdsell:

This letter records the meeting you, Mr. Charles Dickson and Mr. Robert Goede held on Monday morning, 19 September 1977 wherein we visited the property on Black Rood which features two structures of architectural interest and a particularly attractive site.

Mr. Philmore Hart, the original architect of the larger house, was contacted by us and he commented as follows:

1. The large house was designed and built about 1956 to 1958 for Mr. & Mrs. Lawrence Higgins, who lived previously in the smaller house near the entrance to the site. The smaller house dates from just after World War II.

2. The owners like to call the estate "Blackmoor". They did not reside in it due to a separation about the time it was finished.

3. The contractors were Doerer and Beutell of Cleveland.

4. Since Mr. Higgins had founded Dramaturgy, a Cleveland exhibit design studio, there are numerous dramatic touches to the house and site.

We earnestly feel the large house and site, and to a lesser degree, the small house, are of such importance that they deserve preservation and adaptation to a new use suitable for the Recreation Area.

The large house is appropriately labeled "International Style" and is one of a relatively few built in our region. Because it is so large and so soundly constructed, it deserves all consideration for continued use. Its large expanse of glass might restrict usage to a six-seven month part of the year. The existing radiant heat coils in the ceiling might prove to be useable with necessary repairs. The house plan, with its large open spaces and balconies, would adapt to group usage. The immediate grounds also suggest a splendid site for outdoor events.

We appreciated the entire arrangement of the site with a gate house for control, a long drive to the visually remote house, room for parking, for trails and outdoor activity, etc. The gate house needs considerable work reducing heat loss from its outer walls, but appears to be sound for further occupancy by, perhaps, a custodian. The large house has smaller spaces which could have office uses in support of the main areas. The whole complex might become

a park interpretive center, a group meeting place or other. Blockmoor might take on a function not unlike the famous Gwinn alongside Lake Erie.

We urge you to meet with Mr. Hart to consider what next steps might be taken. Speaking for the Cleveland Chapter of the American Institute of Architects, we earnestly urge you to save Blockmoor and a notable example of the modern movement in architecture as well as a great opportunity to provide a special service to the future users of the Recreation Area.

We trust this letter will help you in your decision making.

Yours sincerely,

Charles H. Dickson, AIA
President

Robert C. Goede, AIA
Chairman, Historic Resources Committee

RCG/rmd

"Blackmoor"
An example of the International Style of architecture. Tract No. 108-01
NORTHFIELD
CENTER
BOSTON
HEIGHTS
PENINSULA
RICHFIELD
RESERVATION
OHIO
TURNPIKE
CUYAHOGA CO.
Girl Scouts of America
Boy Scouts of America

Cuya

United States Department of the Interior

NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

IN REPLY REFER TO:
H3015 MWR(PPH)

January 11, 1978

Memorandum

To: Associate Regional Director, Planning and Resource Preservation, Midwest Region

Through: Chief, Planning and Development

From: Regional Historian, Regional Historical Architect, and Historical Architect, Planning and Development

Subject: Trip Report, Cuyahoga Valley National Recreation Area, December 12-16, 1977

Blackmoor, 4370-4390 Black Road, Tract No. 108-01

As requested in the Superintendent's memorandum of September 27, 1977, we visited an estate totaling 34.34 acres called Blackmoor to assess the historical and architectural significance of the two houses on the property. This property was acquired by the Government on October 19, 1976, for $145,000 including approximately $25,000 for the rear (4370) house. The rear house has not been occupied by the NPS because of problems with evicting a tenant which, hopefully, was accomplished the week after our visit.

The front house (4390) of wood frame construction, constructed approximately 30 years ago, has problems of deferred maintenance. It is not historically or architecturally significant. Retention of the structure for quarters or its removal is mostly dependent on what usage and access is decided for the rear dwelling (4370).

The rear house (4370) of steel, concrete, and glazed brick construction with a large usage of glass, constructed approximately 20 years ago, also has problems of deferred maintenance and lack of usage since its construction. This structure was never used by its original owners because it was only 80 to 90 percent completed even though the construction cost was $350,000 in 1957 dollars. The replacement value of this structure in current dollars would be in excess of $1,000,000.

This structure is an excellent example of the "International Style" in this area and it qualifies for inclusion on the List of Classified Structures based upon its architectural value. The architect of this structure, Philmore T. Hart, who we interviewed in Cleveland, studied under the world renowned architect Mies Van der Rohe at the Illinois Institute of Technology in Chicago.

We have the following recommendations with regard to this rear house:

1. Adaptive restoration for the western Area visitor information/orientation center rather than the construction of a new structure on the proposed Major Road site, or as a year-round or seasonal Furnace Run contact station.

2. A special study to determine structural condition including design and current allowable floor live loading, condition of the exterior finishes, condition of the interior finishes, condition of the existing mechanical systems (heating, plumbing, and cooling, if it exists), and adaptability to visitor center usage considering a visitor use program, UBC, ANSI A117.1 - R1971 (handicapped code), OHSA, and GSA/PBS "Energy Conservation Design Guidelines for New Office Buildings." We might contract with the original architect for this study since he has the original construction documents, he is familiar with the building, and he probably would give us a more economical and thorough study. The study should also make recommendations for stabilization until development funds can be obtained. All recommendations should be priced.

3. At the time the master plan study was done, the planners were unaware of the existence of the structure. As a result, Blackmoor is not mentioned in the master plan. While the building needs study from the structural and mechanical angle, the floor space and apparent structural strength would make the building an excellent interpretive center.

The building could serve as an outstanding environmental education center. This building is a resource too important to be ignored in the general management planning process and we recommend that the team consider an addendum to the draft plan that treats Blackmoor.

F. A. Ketterson, Jr.
Regional Historian

Randall J. Biallas
Regional Historical Architect

Frank J. Mottola, Jr.
Historical Architect

cc:
Superintendent, Cuyahoga Valley NRA

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4"x5" B&W Photo)

REGION Midwest PARK/AREA NAME Cuyahoga Valley NRA NPS ORGANIZATION CODE NO. 6160

STRUCTURE NAME Blackmoor STRUCTURE NO. HS-402

ORDER OF SIGNIFICANCE: National [ ] State [ ] Local [X]

TREATMENT RECOMMENDED:

Est. Cost of Treatment Recommended: $ 200,000.00

- [ ] Preservation
- [ ] Restoration
- [ ] Reconstruction
- [ ] Partial Reconstruction
- [X] Adaptive Restoration

Date of this Estimate: March 1 1978

Est. Interim Cost (other than routine maintenence) pending completion of Recommended Treatment: $ 40,000.00

LOCATION OF STRUCTURE: 4370 Black Road, Richfield, Ohio

UTM REFERENCE:
A | 17 | 441760 | 4565980 |
Zone Easting Northing

CLASS VI LAND ACREAGE (if not part of a complex or district: 34.34 acres.

STUDIES REQUIRED:

		KEY:
N	Historical Studies Plan	N - not needed
N	Historic Resource Study	P - programmed
R	Historic Structure Report	C - completed
N	Historic Furnishing Study	U - underway
R	Historic Structure Preservation Guide	R - required, but not yet scheduled

STRUCTURE: Type of, and composition: Building, residence, steel, concrete, and glazed brick construction with a large usage of glass.

Physical Description: 5 levels with full basement, flat roof, 75'0" x 90'0", 8 fireplaces, swimming pool, hot water heat, air conditioned.

Stabilization: Reroof, paint exposed exterior structural steel, reglaze, masonry repairs.

Treatment: Interior renovation for visitor use.

Built 1956-1957, Philmore J. Hart was the Architect. Hart studied under Mies Van der Rohe at Illinois Institute of Technology in Chicago. Good local example of International Style. Replacement value of structure in current dollars would be in excess of $1,000,000.

(continue on reverse if necessary)

PRESENT CONDITION: Excellent [ ] Good [ ] Fair [X] Deteriorated [ ]
Ruins [ ] Unaltered [X] Altered [ ] Original Site [X] Moved [ ]

Report prepared by:

Signature
Regional Historical Architect

March 10 1978
Date

INT: 5323-75



Curra

H3015 MWR(PPR)

JUN 2 2 1978

Mr. Philmore J. Hart
3080 Essex Road
Cleveland Heights, Ohio 44118

Dear Mr. Hart:

As you are aware, the National Park Service has acquired a house called "Blackmoor" located at 4370 Black Road in Richfield Township, Summit County, Ohio as part of our land acquisition program for Cuyahoga Valley National Recreation Area. This property has been added to our internal list of historic structures (HS-402) and is currently being evaluated by the Ohio Historical Society for possible inclusion in the National Register of Historic Places.

You, as the architect of this house, are in a unique position to prepare for us an interim "Historic Structure Preservation Guide" to be used to preserve this structure until such time as we have completed our evaluation of its architectural significance, have decided upon an adaptive use, and have the funds to perform the necessary, construction work. Our "Historic Structure Preservation Guides" generally prescribe preservation procedures, treatments, materials, schedules, and costs.

The preservation guide that we wish prepared for "Blackmoor" should address specifically the following in terms of the above:

1. Condition of the structure including design and current allowable floor loading. Work necessary for preservation with costs. Work necessary for restoration with costs.

2. Condition of the exterior finishes. Work necessary for preservation with costs. Work necessary for restoration with costs.

3. Condition of the interior finishes. Work necessary for preservation with costs. Work necessary for restoration with costs.

4. Condition of the existing mechanical systems (heating, plumbing, and cooling, if it exists). Work necessary for preservation with costs. Work necessary for restoration with costs. We would require you to hire a mechanical engineer to perform this work.

5. Adaptability of structure for a visitor usage, considering the Uniform Building Code, with costs for possible work.

6. Adaptability of structure for a visitor usage, considering OHSA regulations, with costs for possible work.

7. Adaptability of structure for a visitor usage, considering the handicapped code ANSI A117.1-R1971, with costs for possible work.

8. Adaptability of structure for a visitor usage, considering the GSA-PBS "Energy Conservation Design Guidelines for New Office Buildings" and the ASHRAE Standard 90-75 "Energy Conservation in New Building Design," with costs for possible work.

9. Reproducible copies of the original construction documents including drawings and specifications.

If you are interested in preparing this preservation guide for us, we would appreciate receiving a lump sum proposal from you for the work listed above. Because we have limited funds available for this work we would appreciate it if you would break down your lump sum proposal so that we can fit the scope of the work to the funds available.

Superintendent Bill Birdsell of Cuyahoga Valley National Recreation Area and our Regional Historical Architect, Randy Biallas, are available to meet with you at "Blackmoor" to discuss with you this work. We would appreciate it if you would call Superintendent Birdsell (216-653-3313) to arrange a mutually convenient time for this meeting.

Sincerely yours,

(SGD) MERRILL D. BEAL

Merrill D. Beal
Regional Director

cc:
Superintendent, Cuyahoga Valley NRA

cc:
MWR-Chief, Contracting and Property Management

RJBiallas:fw 6/19/78

CUYA

United States Department of the Interior

NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

IN REPLY REFER TO:
H3015 MWR PPH

July 21, 1978

Memorandum

To: Acting Associate Regional Director, Planning and Resource Preservation, Midwest Region

Through: Acting Chief, Planning and Development

From: Regional Historical Architect, Planning and Development

Subject: Trip Report, Cuyahoga Valley National Recreation Area, July 12-14

4. Blackmoor (HS-402): We met with Architect Phil Hart and his consultants at Blackmoor. Hart had some questions about our stabilization study proposal request. The Superintendent and I agreed that we would furnish him with a potential use for each space based on an overall visitor useage to make his proposal and the proposed study more meaningful. He promised to give us his proposal within the next few weeks.

Randall J. Biallas
Regional Historical Architect

cc:
Superintendent, Cuyahoga Valley NRA

Form No. 10-306 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: "Blackmoor" (Lawrence Higgins House)

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 4370 Black Road

__NOT FOR PUBLICATION

CITY, TOWN: Richfield Twp. x VICINITY OF Peninsula

CONGRESSIONAL DISTRICT: 22

STATE: Ohio | CODE: 039 | COUNTY: Summit | CODE: 153

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	__PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	x OTHER: vacant

4 AGENCY

REGIONAL HEADQUARTERS: *(If applicable)* U. S. Department of the Interior, National Park Service, Midwest Region

STREET & NUMBER: 1709 Jackson Street

CITY, TOWN: Omaha ___ VICINITY OF | STATE: Nebraska

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Summit County Building Annex

STREET & NUMBER: 72 S. High Street

CITY, TOWN: Akron | STATE: Ohio

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Ohio Historic Inventory

DATE: 5/78 __FEDERAL x __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Ohio Historic Preservation Office, Ohio Historical Center

CITY, TOWN: Columbus | STATE: Ohio

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

"Blackmoor" is a large house designed in the manner of Mies van der Rohe. The house is rectangular in shape and is of steel skeletal construction. The frame is filled in with glass and green glazed brick panels. The foundation is of concrete. The house has a built-up, flat roof. A large central brick chimney accommodates the flues for the six fireplaces in the house. The main entrance is located off a two-story recessed porch in the northeast corner of the house. Recessed porches also are found on the west and south sides of the house.

"Blackmoor" consists of five levels, each rising a half-level above the previous one. On the lowest level is the cellar, the "prep room" (intended for use as a butcher shop), and a wine cellar. The "prep room" has a fireplace. There are also two lavatories, a storage room, and a dumbwaiter. Several steps down from this level is a service tunnel and electric vault. One half-level up from the cellar is the garage, the boiler room, a storage room, and the recreation room. The recreation room has a fireplace and sliding glass doors that open to the pool outside. On Level 3 there is a den with fireplace and a bath. On Level 4 is the living room and dining room, both with fireplaces, and the kitchen. This level also contains an entrance to the greenhouse, located at the southwest corner of the house, and to the lily ponds outside to the west. On the top, or fifth, level there is a sitting room with fireplace, a sleeping room (the only bedroom in the house), and a bath.

The ceilings are 7'6" high, except for the living room, which has a 12' ceiling. The interior walls around the service core are made of the same green glazed brick as that used on the outside walls. The fireplaces, also of green brick, are designed so that the logs burn vertically and, presumably, more efficiently. The floors and steps are made of terrazzo marble. The stairways feature treads suspended from steel beams and pipe railings. The house features sliding glass, fixed glass, and awning transom lights, all with metal frames.

There is a low brick wall at the front of the house. A brick alcove contains a gasoline pump. On the west side of the house there is a rectangular built-in swimming pool. South of the pool there is a series of stepped lily ponds; these are trimmed with dark wood and rocks and suggest a Japanese garden.

"Blackmoor" was never finished. The steel trim, both inside and out, is not painted and has rusted badly. The architect intended the outside metal to be painted white. The house also has suffered from vandalism.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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"Blackmoor" is located in a rural area at the end of a long, unpaved drive. There is a small house on the drive near the road, which is not included with this nomination. "Blackmoor" is situated in a clearing and is surrounded on all sides by woods.

Item Number 8 -- continued

was a student of Mies van der Rohe. In Cleveland, Hart had recently begun architectural practice in partnership with Jerry F. Weiss. Hart won the commission for the Higgins' house and began his designs late in 1956.

Hart and Higgins worked in tandem on the project. While credit for the overall design belongs to Hart, Higgins had his own ideas. He insisted on the materials of steel, glass, and brick. It was his idea to design the six fireplaces so that the logs would burn vertically (hence more efficiently). Higgins was concerned about security, and so Hart incorporated a progressive lighting system keyed to the driveway entrance. Higgins also envisioned the "floating" lily ponds at the rear of the house.

According to Philmore Hart, Lawrence Higgins wanted to promote "Blackmoor" (as he liked to call the house) as the house of the future, and in a sense the house was conceived partly as a stage setting. Higgins hoped to make contractual agreements with various suppliers to install their products in the house in exchange for advertising privileges.

Higgins was anxious for the house to be completed quickly. The contractor, Doerer and Beutell of Cleveland, was at work on the house even as Philmore Hart was completing the drawings. By the summer of 1957 the Higgins' house was 90% complete. Then Higgins failed to meet his payments to the architect and contractor. Work was eventually halted. The Higgins' marriage broke up, and Lawrence Higgins left the country.

Hart estimates that the total cost of the house, 90% completed, was about $250,000. Higgins never had the house finished and "Blackmoor" was never occupied. Mrs. Higgins stayed on for a time in the small

frame house near the road, and house-sitters were later hired to guard the vacant property.

"Blackmoor" has suffered severely from neglect and, in recent months, vandalism. The National Park Service, which now owns the property, has erected a barbed wire fence around the house to protect it from further damage. "Blackmoor," now part of the Cuyahoga Valley National Recreation Area, may be restored as a visitors' center or for some other park purpose.

Philmore Hart continued with the firm of Hart & Weiss until 1962, when he went into practice by himself. Between 1956 and 1968, he was associated with Western Reserve University (now Case Western Reserve University), first as a lecturer, then as assistant and associate professor in the Department of Architecture. Between 1968 and 1972, Hart served as Chairman of the department. Hart's subsequent architectural practice has included designs for individual homes, multi-family housing, office and industrial buildings, and schools. Perhaps his best known design is that of the Beachwood Middle School, which incorporates an open, flexible environment; it was built in 1968. None of Hart's designs after "Blackmoor," however, was so academically Miesian.

Architecturally, "Blackmoor" is interesting as an academic example of Mies's style--almost a school design problem[2]--by one of his recently graduated pupils. The controversy over how to assess Ludwig Mies van der Rohe, however, has only started and it is therefore difficult to assess "Blackmoor" from a historical perspective. Aside from its interest as a modern ruin, it can be said that "Blackmoor" is the most prominent Miesian house in the northeast Ohio region.

---

[2]See Werner Blaser, After Mies: Mies van der Rohe--Teaching and Principles (New York: Van Nostrand Reinhold, 1977).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
X 1900-	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES 1956-1957 BUILDER/ARCHITECT Philmore J. Hart

STATEMENT OF SIGNIFICANCE

"Blackmoor," designed and built between 1956 and 1957, is significant as an example of the Miesian idiom. The house was designed by Philmore Hart, then a recent graduate of the Illinois Institute of Technology. Hart had been a student of Mies van der Rohe, and "Blackmoor" embodies many of the master's principles. The house was commissioned by Lawrence Higgins, a Cleveland-area theatre and stage designer, who envisioned "Blackmoor" as the house of the future; the house incorporates many of his own ideas. Curiously, "Blackmoor" was never completed and was never occupied. Today it stands as a modern ruin within the boundaries of the new Cuyahoga Valley National Recreation Area.

History

In 1956, Lawrence Higgins commissioned a young Cleveland architect named Philmore Hart to design a house for him and his wife.[1] Higgins was a theatre and stage designer who worked at Cleveland's Hanna Theatre. He had also founded "Dramaturgy," a design studio that planned stages for area schools and theatres. Higgins, who then was living in a small frame house on Black Road in Richfield Township, wanted a glass and steel house built in a secluded spot at the rear of his Black Road property. Higgins had seen the General Motors Technical Center at Warren, Michigan (Eero Saarinen, 1948-1956), and was impressed with this structure. He wanted a house modeled after it, a house of the future--"The House of 197X," as Lawrence Higgins liked to call it.

Higgins contacted the Cleveland engineering firm of Barber, Magee and Hoffman, who in turn recommended Philmore Hart. Hart, who had received his B.A. degree in architecture from Western Reserve University, was then a recent graduate of the Master's program in architecture at the Illinois Institute of Technology. At I.I.T. he

[1]Interview with Philmore J. Hart, Architect/Environmental Consultant, Cleveland Heights, Ohio, 7 April 1978. The history of "Blackmoor" is based on this interview, since there is no written documentation for the house.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hart, Philmore J. Architect/Environmental Consultant, Cleveland Heights, Ohio. Interview, 7 April 1978.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	448760	4565980
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

The nominated property at UTM Reference 17/448760/4565980 is located at the center of a square two hundred (200) feet on each side.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Carol Poh Miller, Historic Preservation Consultant

ORGANIZATION: under contract with the Ohio Historic Preservation Office, Ohio Historical Society

DATE: 27 June 1978

STREET & NUMBER: 1260 Granger Avenue

TELEPHONE: 216/226-8236

CITY OR TOWN: Cleveland

STATE: Ohio

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES____ NO____ NONE✓

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593. I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ____National ____State ____Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE DATE

FOR NPS USE ONLY

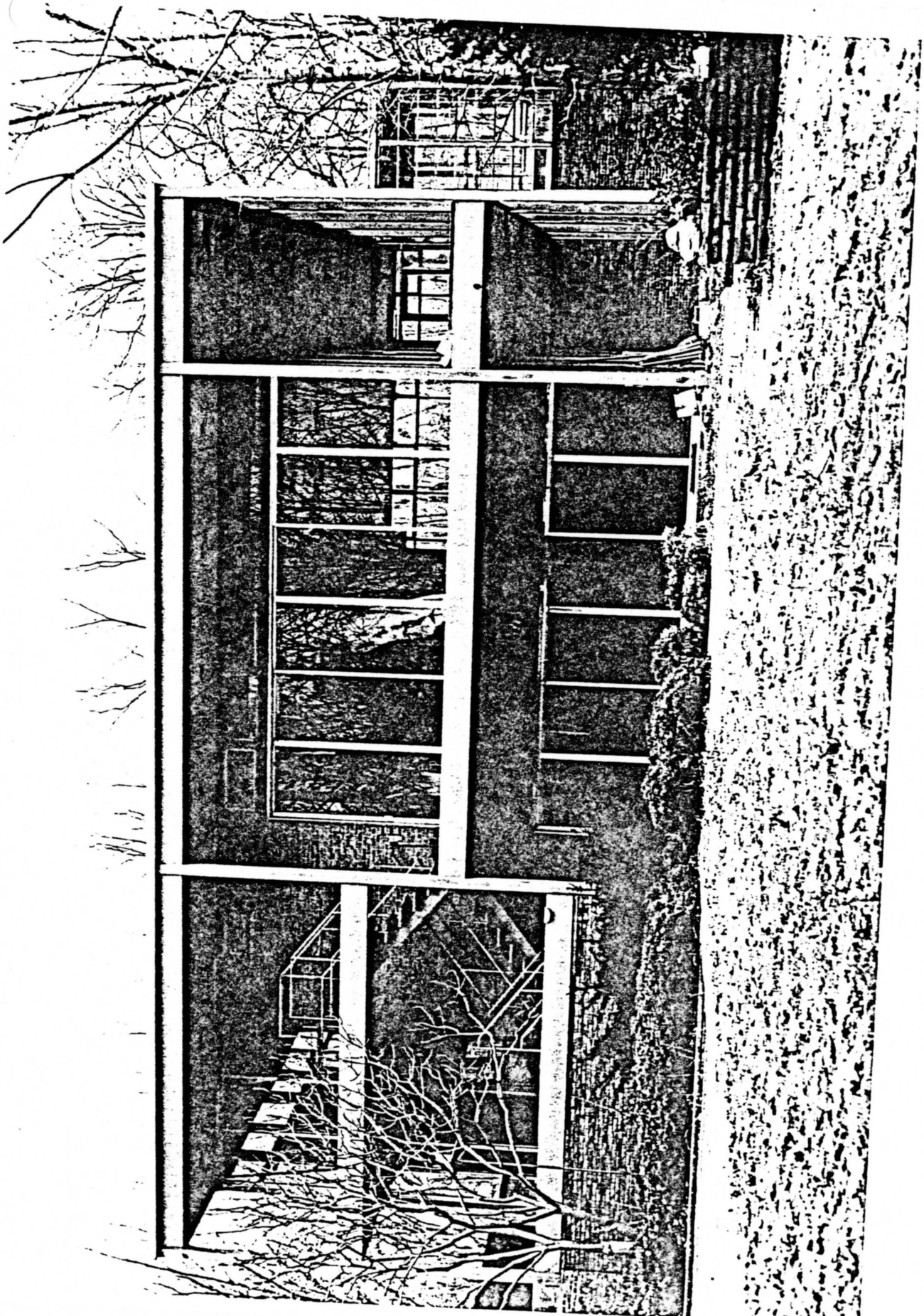
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

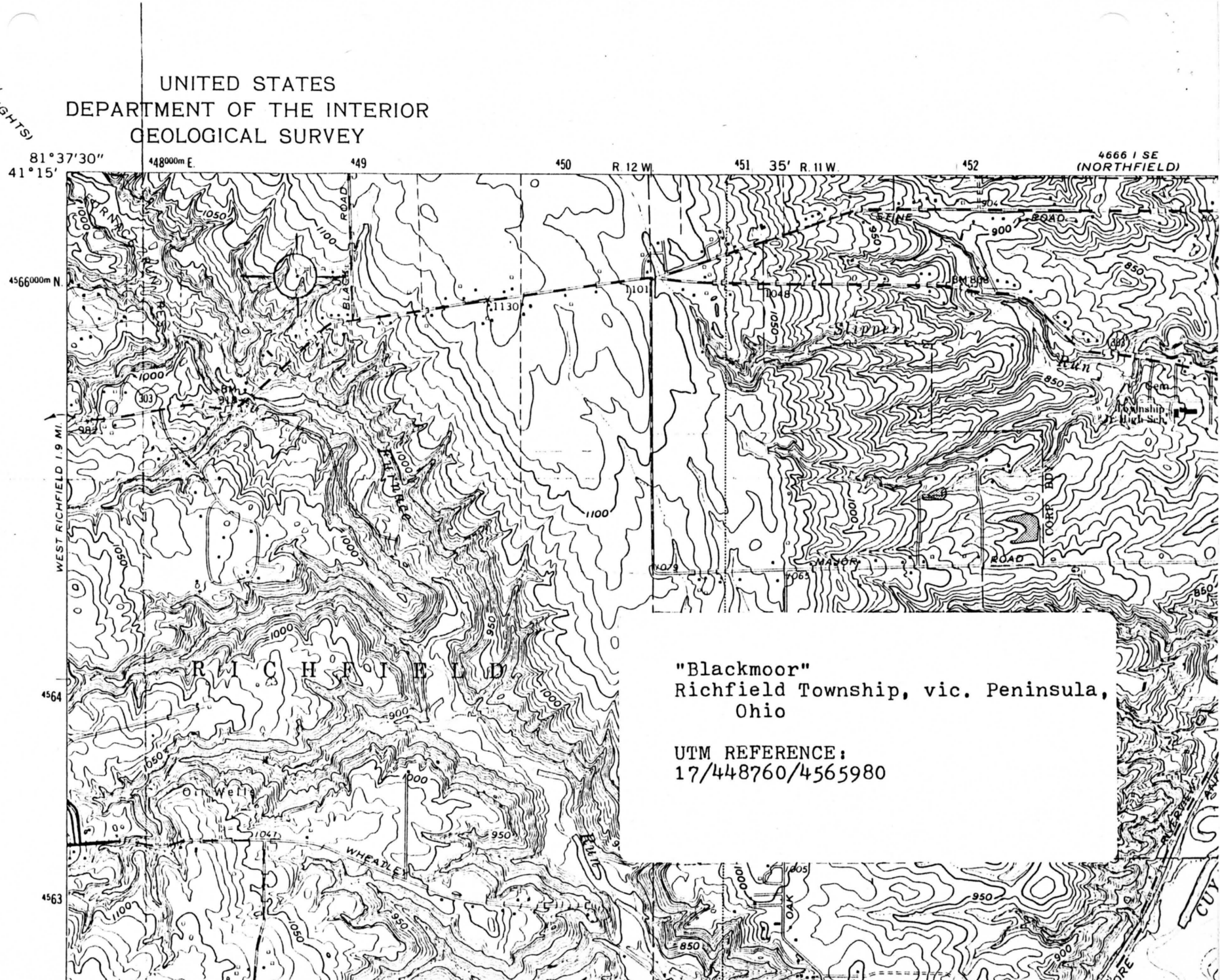
DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER





"Blackmoor"
Richfield Township, vic. Peninsula,
Ohio

UTM REFERENCE:
17/448760/4565980

APPENDIX VIII-10

PHILMORE J. HART ARCHITECT • ENVIRONMENTAL CONSULTANT

3080 Essex Road
Cleveland Heights, Ohio 44118
216/321-3355

Ohio Reg. 1866

Mr. Merrill D. Beal
Regional Director
National Park Service
Midwest Region
1709 Jackson Street
Omaha, Nebraska 68102

25 July, 1978

TOD 7/31

Re: H3015 MWR(PPH)

Dear Mr. Beal:

In accordance with your letter of 22 June, 1978, I herein propose to prepare a "preservation report" based on the following:

Preservation Report for "Blackmoor"
4370 Black Road
Richfield Township, Summit County
Ohio

1. Condition of the structure including design and current allowable floor loading. Work necessary for preservation with costs. Work necessary for restoration with costs.
Report Cost $ 550.00

2. Condition of exterior finishes. Work necessary for preservation with costs. Work necessary for restoration with costs.
Report Cost $ 250.00

3. Condition of interior finishes. Work necessary for preservation with costs. Work necessary for restoration with costs.
Report Cost $ 250.00

4. Condition of existing mechanical systems (heating, plumbing, and cooling, if it exists). Work necessary for preservation with costs. Work necessary for restoration with costs. A mechanical engineer will be hired to perform this work.
Report Cost $ 750.00

5. Adaptability of structure for a visitor usage, considering the Uniform Building Code, with costs for possible work.
Report Cost $ 500.00

6. Adaptability of structure for visitor usage, considering OHSA regulations, with costs for possible work.
Report Cost $ 500.00

7. Adaptability of structure for visitor usage, considering the handicapped code ANSI A117.1-R1971, with costs for possible work.

Report Cost $ 500.00

8. Adaptability of structure for a visitor usage, considering the GSA-PBS "Energy Conservation Design Guidelines for new Office Buildings" and the ASHRAE Standard 90-75 "Energy Conservation in New Building Design," with costs for possible work.

Report Cost $ 500.00

9. Reproducible copies of the original construction documents including drawings and specifications. Reproductions will be Ozalid Transparencies.

Report Cost $ 100.00

10. Condition of the existing electrical systems (wires, conduits, service panels and capacity). Work necessary for preservation with costs. Work necessary for restoration with costs.

Report Cost $ 600.00

11. Condition of the existing well, septic system and oil tank. Work necessary for preservation with costs. Work necessary for restoration with costs.

Report Cost $ 500.00

Preservation Report, TOTAL COST $ 5,000.00

Please note that items 10 & 11 have been included as per my telephone conversation with Mr. Randy Biallas on 21 July, 1978. The time frame for preparing the Preservation Report is 1 (one) month. We will require a 1 (one) week lead time in order to make necessary arrangements. We therefore estimate the Report shall be complete 5 (five) weeks after receiving your approval. In addition, in order to make reasonable estimates of costs for visitor usage, we will require a "Preliminary Space Usage Program" before we can begin the report.

I am indeed delighted to have "Blackmoor" under consideration both as a visitor center and for inclusion in the National Register of Historic Places. Please let me know if there is anything more I can do to be of service to you and the Park Service.

Sincerely yours,

Philmore J. Hart

UNITED STATES GOVERNMENT

memorandum

DATE: August 17, 1978

REPLY TO ATTN OF: Program Coordinator, Midwest Region

SUBJECT: Task Directive, Blackmoor (HS-402) Preservation and Adaptive Use Management Study, Cuyahoga Valley National Recreation Area

TO: Associate Regional Director, Planning & Resource Preservation, Midwest Region

The subjective directive was placed on regional review, as per your request, from August 1 through August 15. We received the following comments from the Midwest Archeological Center:

> "It is unlikely that archeological resources will be adversely affected by preservation and/or adaptive use of Blackmoor. We therefore have no comment."

Jim Hooyboer, of this office, discussed the review with Superintendent Birdsell who had some reservations concerning the need to contract with an architect/engineer for the technical evaluation report. After discussing this further with you, Messrs. Kaas and Biallas of your office, he advised Superintendent Birdsell that it was the general consensus that the evaluation report should be done so that a thorough analysis and evaluation of the structure can be done. He concurred with this recommendation and advised us, on the 16th of August, that he endorses the study.

We will forward his memorandum of approval upon its receipt in this office.

No other comments were received.

Catherine A. Damon
Acting Program Coordinator

cc:
Superintendent, Cuyahoga Valley National Recreation Area

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OPTIONAL FORM NO. 10
(REV. 7-76)
GSA FPMR (41 CFR) 101-11.6
5010-112