# HISTORY OF HC MANSION

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>1927</td>
<td>House built</td>
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<tr>
<td>1951-1965</td>
<td>Sigma Chi Fraternity national headquarters</td>
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<td>1965 - 2015</td>
<td>City purchases the property and leases the building to the Evanston Arts Center (EAC)</td>
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<td>2011</td>
<td>City Council directed City Staff to identify other possible uses</td>
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<td>2012 - 2013</td>
<td>City issues RFP; receives one response from Tawani to purchase and renovate the property - Proposal is rejected by City Council</td>
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<tr>
<td>2013 - 2015</td>
<td>Illinois Department of Natural Resources (IDNR) approached City about relocating state programs to HC; change in governorship resulted in request being withdrawn</td>
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## HISTORY OF HC MANSION (Con’t)

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<tr>
<th>Year</th>
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<tr>
<td>2015</td>
<td>Citizens Committee was formed to study uses for the mansion; Report is made to City Council. City Council requested to discontinue proposal discussions</td>
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<tr>
<td>2016</td>
<td>City Council approves proposal for City to keep property and allocate $250,000 for improvements; Harley Clarke Planning Committee was formed to discuss next steps</td>
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<tr>
<td>2017</td>
<td>RFPs Issued Seeking Qualified Non-Profit Entity to Lease the Harley Clarke Mansion; One response received from Evanston Lakehouse and Gardens (ELHG)</td>
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<tr>
<td>April 2018</td>
<td>City Council rejected lease with ELHG</td>
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<td>Jun - Aug 2018</td>
<td>Evanston Lighthouse Dunes (ELD) proposes to fund demolition of the Harley Clarke Mansion and Coach House. City Council approves an MOU with ELD and proceeds with filing the Certificate of Appropriateness application required to demolish the Harley Clarke Mansion</td>
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CERTIFICATE OF APPROPRIATENESS
STANDARDS APPLIED - 1

Application Pursuant to City Code Section 2-8-9(D), “Standards for Review of Demolitions”

(City Code Section 2-8-9(D)(4))

• The Harley Clarke mansion and coach house are not prime examples of one particular architectural style or design

• The design can be reproduced, which is a standard that permits demolition
HC MANSION FROM SHERIDAN RD
COA STANDARDS APPLIED - 2
Application Pursuant to City Code Section 2-8-9(D), “Standards for Review of Demolitions”

(City Code Section 2-8-9(D)(5))

- The buildings require a significant amount of financial expenditures to resolve current property code violations
- Financial hardship must be considered as reason for demolition
DETERIORATING CONDITION

• Evanston Arts Center did not perform the necessary maintenance, repair or renovation work needed to keep the mansion in proper working condition.

• Main house remains vacant, the coach house is in extremely deteriorated condition.

• Current state presents a danger to persons inhabiting or visiting the property.

• A 2012 & 2015 building inspection identified multiple mechanical and plumbing code violations resulting in repair estimates from $430,000 to $600,000. Repairs would only make the house code-compliant as a single family home. Achieving building code compliance for a new stated use would trigger additional repairs/remodeling based on that specified use (ex. bathroom count per floor, accessibility, etc).
Walk through inspection was conducted to assess plumbing and mechanical systems on November 6, 2015. The following violations were identified:

- RPZ backflow preventer is leaking.
- Likely require boiler replacement and new radiator on third floor.
- Second and third floor bathroom remodel to meet ADA requirements.
- Suspected asbestos in basement boiler mains.
ELECTRICAL CODE VIOLATIONS

- Replace all painted and worn lighting switches and receptacle devices
- Open wiring found on all levels of the property, including missing junction box covers, lighting outlets, and Wiremold raceway fittings.
- Provide Ground Fault Circuit Interrupter for all receptacles within 6’ of water.
- Replace incandescent track lighting and fluorescent fixtures with high efficacy luminaires.
- Repair ungrounded receptacles on first and second floors. Need to identify issue for missing ground and fix or risk an electrical fire.
COA STANDARDS APPLIED - 3
Application Pursuant to City Code Section 2-8-9(D), “Standards for Review of Demolitions”

(City Code Section 2-8-9(D)(6))

- The demolition of the buildings will result in open lakefront land which will restore the original condition of the property to its natural state
- Represents the lakeshore in the early days when no buildings were present
PROPERTY CONDITION PRIOR TO HARLEY CLARKE (1873)
PROPOSE TO DEMOLISH BOTH MANSION & COACH HOUSE
DEMOLISH A & B