Memorandum

To: Wally Bobkiewicz, City Manager  
    Erika Storlie, Assistant City Manager

From: Evanston Preservation Commission

Subject: Preservation Commission Findings  
          2603 Sheridan Road - Application for Certificate of Appropriateness for the  
          Demolition of the Harley Clarke Mansion and Coach House

Date: November 14, 2018

On October 23, 2018 the Preservation Commission denied the City’s application for certificate of appropriateness to demolish the Harley Clarke mansion and coach house at 2603 Sheridan Road.

On November 13, 2018 the Commission approved its findings in that the application did not meet Ordinance 29-O-18, Section 2-8-9 (D) standards for review of demolition 1-5.

Per Ordinance 29-O-18, Section 2-8-9 (G) Appeals 1. Any applicant, following a denial of a certificate of appropriateness by the Commission, may, within thirty (30) days of the denial apply for appeal to the Planning and Development Committee of the Council. The deadline for submitting the application for appeal is November 21, 2018. (November 22 is Thanksgiving - the actual 30 day).

OTHER OPTIONS:

OPTION ONE
2-8-10 Certificate of Economic Hardship (A) Application: Any applicant, following a final decision of the Commission or the City Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, make an application for certificate of economic hardship on a form prepared by the Commission and submitted to the Commission. Application forms shall be available from the Commission.

2-8-10 (M) Appeals. 1. Any applicant or other interested party, following a denial of a certificate of economic hardship by the Commission, may within thirty (30) days of the denial apply for appeal to the Council or its duly authorized committee.
OPTION TWO

2-8-11 Certificate of Special Merit (A) Application. Any applicant, following a final decision of the Commission or the City Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, make an application for certificate of special merit on a form prepared by the Commission and submitted to the Commission. Application forms shall be available from the Commission.

2-8-11 (K) Denial of Certificate of Special Merit. Denial or grant by the Council of a certificate of special merit is considered a final decision and may be appealed to the Circuit Court of Cook County.

Attachments:
Preservation Commission Findings (11/13/2018)
Documents submitted to the Commission for the October 23, 2018 special meeting
Application for Demolition (8/31/2018)
Application for Appeal
EVANSTON PRESERVATION COMMISSION

FINDINGS ON APPLICATION OF CERTIFICATE OF APPROPRIATENESS
FOR THE DEMOLITION OF THE HARLEY CLARKE MANSION
AND COACH HOUSE AT 2603 SHERIDAN ROAD

November 13, 2018

APPLICANT’S PRESENTATION
On October 23, 2018, Wally Bobkiewicz, City Manager, presented the application for certificate of appropriateness for demolition of the Harley Clarke mansion and coach house at 2603 Sheridan Rd. an Evanston landmark located within the Federal Northeast Evanston Historic District.

City Manager Bobkiewicz provided a brief history of the property:

- 1927 - House built. Harley Clarke lived there.
- 1965-2015 – City purchased the property and leased the mansion to the Evanston Arts Center (EAC).
- 2011 – City Council directed City Staff to identify other uses for the mansion
- 2012-2013 – The City issued an RFP for the use of the property. The City received one response from Tawani to purchase and renovate the property. In 2013 the City Council rejected the proposal.
- 2013-2015 – The Illinois Department of Natural Resources (IDNR) approached the City about relocating state programs to Harley Clarke; change in governorship resulted in request being withdrawn.
- 2015 - Citizens Committee was formed to study uses for the mansion. Report is made to City Council. City Council discontinued any further discussions.
- 2016 - City Council approves proposal for City to keep property and allocate $250,000 for improvements. Those funds were not used for improvements to the mansion but instead were used for repairs to the two Fog Houses adjacent to the Harley Clarke property. Harley Clarke Planning Committee was formed to discuss next steps.
- 2017 - RFPs Issued Seeking Qualified Non-Profit Entity to lease the mansion; One response received from Evanston Lakehouse and Gardens (ELHG)
- 2018 – City Council rejected the lease.
- June – August 2018 - Evanston Lighthouse Dunes (ELD) proposes to fund demolition of the Harley Clarke Mansion and Coach House in an amount not to exceed $400,000. City Council approves a Memo of Understanding (MOU) with ELD and proceeds with filing the Certificate of Appropriateness application required to demolish the mansion.

City Manager Bobkiewicz continued presenting the standards for review of demolition in the City Code Title 2, 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.

And City Code Title 2, Section 2-8-9 (D)
- The buildings require a significant amount of financial expenditures to resolve current property code violations.
- Financial hardship must be considered as reason for demolition.

City Manager Bobkiewicz listed the building's physical deteriorating condition and building code deficiencies as follows:

**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.)

**MECHANICAL AND PLUMBING CODE VIOLATIONS**
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.

City Manager Bobkiewicz concluded his presentation citing 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.

Per the City's application Section B (1):
"Further, the buildings in their current state present a danger to persons inhabiting or visiting the property. There are multiple property code violations that require a significant amount of financial expenditure to resolve. This financial burden and hardship must be considered with the demolition proposal as set forth in City Code 2-8-9 (D) (5). For your review, this application also submits correspondence which highlights a series of property issues, although the items listed are not exhaustive of all building code issues. To reiterate, remediating or repairing these requires great difficulty and expense."

PUBLIC COMMENT
The Commission heard the comments of 37 people who spoke against the demolition of the mansion and the coach house and the comment of one person in favor of the demolition.

Chair Williams acknowledged receipt of written communications in favor of retaining the mansion and/or denial of the certificate of appropriateness for demolition from: Aaron Packman (Professor of Civil Engineering at Northwestern); Beth Lange; Allison Toonen-Talamo and Sebastian Koprowski; Paul Janicki; Sara Schastok; Bonnie McDonald (Landmarks Illinois); Alan Leder, Former Executive Director of the Evanston Arts Center; Anne Sullivan, Program Chair in Historic Preservation of the Art Institute; Preservation League of Evanston (Mary Brugliera, Paul Janicki, Emily Guthrie and Sheryl Connelly); Neal Vogel from Restoric; Brad White; Charles Birnbaum (Cultural Landscape Foundation); Jack Weiss (Design Evanston); Jennifer Sandy (National Trust for Historic Preservation); Mario Machnicki (US Heritage Group); Mark Sloan (Central Street Neighbors Association); Peter DeMuth (Southeast Evanston Association); Michelangelo Sabatino (Dean of the IIT College of Architecture); and Peter Babaian (Simpson Gumpertz & Heger).

The public comments included presentations by representatives of Landmarks Illinois detailing the significance of the Harley Clarke mansion and the physical conditions of the building. Additional comments were provided by architects, engineers, landscape architects, and preservation historians with familiar with the building as consultants to the City or as representatives of groups other than Landmarks Illinois. These professionals as well as local residents of the Harley Clarke area or other parts of Evanston highlighted the history and architectural features of the building and the surrounding gardens, and notable aspects of Mr. Harley Clarke’s career and importance. A summary of these comments follows:

• Bonnie McDonald, President and CEO of Landmarks Illinois. Her organization has assisted Evanston residents for four years to save the Harley Clarke mansion and develop a re-use plan. They urge the Commission to deny the
City’s request the COA to demolish the mansion. The Mansion is an Evanston designated landmark for which the City is charged with protecting. It is listed in the National Register of Historic Places. The City’s application is flawed and erroneously presenting that the buildings are a danger to persons and repairing it requires great difficulty or expense. There is no evidence to support this. The application describes the building in good working order and needing minor inexpensive repairs. An updated examination by appropriate experts is necessitated. A request to access the building with experts, architects, engineers, and contractors to examine the mansion’s interior and exterior condition was denied by City Council. Many experts will demonstrate this evening that the mansion continues to meet the Evanston landmark criteria and there is no cause to award a certificate of appropriateness (COA) for its demolition. Asked the Commission to vote to deny the demolition application

- Anthony Borich, Partner at Jenner & Block and an attorney representing Landmarks Illinois stated that access to the mansion and coach house should be provided to Landmarks Illinois experts, as had been noted by Bonnie McDonald and as denied by the City Council. objected to the proceeding; requested findings of the EPC, in writing, resulting from inspections by Commissioners conducted on October 20, 2018; do not believe assertions by CMO were supported.

- Lisa DiChiera, Director of Advocacy for Landmarks Illinois, citing Standards #1 and #2, indicated that demolition of Harley Clarke will result in a loss of heritage, architecture, and landscape and would set a poor precedent for historic preservation. Preservation of the mansion relates to jobs, economic investment and the environment

- Anne McGuire, AIA, Evanston architect with McGuire Igleski & Associates concurred with other comments. She testified that her firm had been hired in 2012 by the City of Evanston to assess the Harley Clarke property and evaluate code compliance. No major deficiencies were found and, in conclusion, she felt that the mansion is safe and repairable

- Stuart Cohen, FAIA, Evanston architect with Cohen & Hacker Architects LLC, architectural historian and Professor Emeritus of Architecture at UIC, read a statement from Susan Benjamin, noted North Shore architectural historian, in opposition to the proposed demolition. Harley Clarke is one of 42 properties included in the book “North Shore Chicago: Houses of the Lake Front Suburbs”, which include an essay devoted to the Harley Clarke house

- Julia Bachrach, historian and preservation planner, stated that demolition should be denied based on 4 standards, Furthermore, that the Jens Jensen’s landscape is among one the most important historic landscapes resources that remain today

- Audrey Niffenegger, former student and instructor at the Evanston Art Center, stated that Harley Clarke is an important cultural and history place for artists

- Tom Hodgman, Board President of Evanston Lake House and Gardens (ELHG) spoke of the cultural significance and future of the mansion. That his group had 1500 supporters, over 140 donations to re-use the mansion, and that 2000
individuals signed a petition asking the City Council to not demolished the building

- Michelangelo Sabatino, Dean of the College of Architecture, Illinois Institute of Technology, testified that demolition will attract negative attention and that standards 1, 2, 3 are relevant when arguing against demolition. Furthermore, that demolition deprives us of an important part of their collective memory; that the Harley Clarke mansion is part of the shoreline; and demolition undermines the preservation ordinance

- Neil Vogel, historic preservation expert with Restoric, LLC, indicated that the cost estimate to repair the steel windows has been overstated and that the detailing on the Harley Clarke structures is special and better than any other landmark

- Paul Janicki, Evanston architect with Paul Janicki Architects, discussed Standard #1 and the architectural significance of the mansion as the entry to Evanston from North and, in relation to Standard #4 that there are few examples left in region of this architectural style and construction and that it cannot be cannot be easily reproduced

- Edward Gerns, Principal and Preservation Architect at Wiss Janney Elsner stated that the building is in good condition

- Peter Babaian, restoration structural engineer and Partner at Simpson Gumpertz & Heger, indicated that he had inspected the exterior of the buildings and found no structural damage and there was no evidence of imminent danger

- Brad White, Evanston resident and former author of Preservation Ordinance testified that he was embarrassed by the City’s presentation, that it shows a lack of respect for the Preservation Commission and for this process. Furthermore the City had not addressed the Standards #6 as to any plan for future

- Emily Barton of the City of Chicago for the Historic Preservation Division stated that she had written SAIC master’s thesis in preservation on the Harley Clarke mansion. Having been in the building previously, she found the required repairs and restoration is no different from what is typically needed. She cited adaptive reuse for the mansion as it was done with historic buildings in Chicago

- Mary McWilliams, former member of Evanston Preservation Commission reiterated that, in 1981, the Harley Clarke mansion was designated a landmark under three criteria: high quality of design; exemplify the work of a prominent architect; and exhibited distinctive design. Furthermore, she indicated that demolishing the building will be detrimental to the public interest; and that Susan Benjamin, Architectural historian and author, had declared the Harley Clarke house to be the grandest French eclectic style house in the Northeast Evanston historic district

- Virginia Beatty, local historian and radio personality indicated that the Harley Clarke structure sits on five acres that were part of 1,280 acres given to a local native-American woman in 1829. Beatty stated: “Think about history, what’s been there and what would this history be if the Harley Clarke is torn down? Could it be a monument to women who have built Evanston?”

- Carl Klein, Evanston resident, referred to the City’s 2000 Comprehensive Plan, cited and relied on by the Illinois Appellate Court in 2015 as a codified plan,
wherein “…Evanston should seek to preserve the structures and environments which have given the community much of its physical appeal and special visual character…”

- Lori Keenan, with Save Harley Clarke, indicated, as a representative of those in support of saving building, that citizens have volunteered to pay $15K annual maintenance, working to reuse with state officials to re-use Harley Clarke
- Sarah Schastok, PhD, art historian and Evanston resident, fundraising consultant to ELHG, also former President & CEO of the Evanston Community Foundation, spoke of the distinctive features of house, fine architecture provides spaces that go beyond mere shelter, they house our spirits while encouraging them to roam and to soar, and this is what happens at Harley Clarke as a public building, and offers such experiences to our community
- Allison Toonen-Talamo, architect with the restoration structural engineering firm of Klein Hoffman, assessed the structural foundation and landscape. She indicated that, at a community in the same situation, they developed a history and support system for their property that is now is thriving and generating more business than anticipated. Harley Clarke should be treated as a gem and rarity.
- Gregory Dowell, architect with Wiss Janney Elstner and co-author of WJE Harley Clarke report prepared for Landmarks Illinois, stated that the condition of Harley Clarke does not meet standard 5, i.e., that it is unsafe or imminently hazardous, and that the building can be restored. It should mothballed if can’t be reuse now
- Nicole Kustok, representing the Lighthouse Dunes Group (LDG) testified that, by removing both structures at 2603 Sheridan Road, we would be preserving the lakefront and spotlighting the Grosse Pointe lighthouse, a National Historic Landmark that she claims is obstructed from the public view by the Harley Clarke home and coach house. There are three options to fund operation costs: taxes, philanthropy, or commercialization. No one wants raise taxes to support the house. Removing Harley Clarke results in parkland, freely accessible and equitable for all of Evanston
- Evy Russell, local resident of the area, maintained that views of the Lighthouse are not obstructed by Harley Clarke, that taxes are not affected because of funds to maintain it, maintenance cost are $150,000 and $200,000 has been raised. The house is not a danger
- Mario Machnicki, President of US Heritage Group and Restorations by Marion, stone mason, stated that he has travelled the world and found unusual details in this building not seen elsewhere. His work today is training masons. Unfortunately, there are no masons that could build such a beautiful building. The materials used at Harley Clarke ranging from mortar to the brick and stone use, as well as the style or technique of setting these materials are very unusual. The building is a sanctuary to learn about the traits of the past and craftsmanship
- Tom Riley stated that he and his wife chose to live in Evanston because its reputation as “preservation city”. He believes are better alternatives than tearing down the building
- Barb Riley had attended Open House Chicago and viewed other repurposed buildings. She and her husband own a building older than Harley Clarke and feel that they are held to higher standards than City is regarding preservation
Allie Harned with Save Harley Clarke (SHC), formed in July 2018, stated that her organization gathered over 3,300 signatures of support in just 10 days. They received donations from as far as Oregon, New York, and Pennsylvania. The building is not a teardown. Harley Clarke could become an economic engine for a thriving community.

Jen Shadur, with SHC, testified that Harley Clarke was a self-made man, philanthropist for the arts, educational pioneer for film in education. In 1918 Mr. Clarke started the Society for Visual Education and funded a study in Evanston schools, including Foster School. This study proved the worth of motion pictures in education and its curriculum influenced educational methodologies nationwide.

Ray Friedman, agreed with all other speakers except for Ms. Kustok. The residents want to save the mansion and use the mansion. It would not cost anything extra to the City because it is privately funded.

Betty Ester, first learned about the building when she moved to Evanston 26 years ago. The photo of Harley Clarke was used promoting affordable house as a ‘dream house,’ but then the message would say, ‘but this is the house one could afford with the program.’

Madeline Gelis, Emeritus Board Member of Landmarks Illinois quoted Albert Einstein “In the middle of difficulty lies opportunity.” She asked whether Einstein would have been in favor of demolishing a mansion for the opportunity of more lawn given that he stated: “It’s not that I am so smart, it’s just that I stay with problem longer.” She appealed to Evanston elected officials to allow citizens of Evanston stay with this problem longer and help them solve it.

Patrick Donnelly, ELHG and film producer asked what the Preservation Commission do when overruled, He also stated that the building is not unsafe, that money is available for other projects, and that money could have been raised during the last three years for the building.

Jeff Smith, Evanston attorney, speaking to Standard 5, indicated the building is not only usable, but it has been used for many events from 2009-2015. Furthermore, it is not unsafe. The building was in good condition when the Department of Natural Resources (DNR) made an offer to buy the property building. DNR believes in conservation. The building is sound and original.

Bennett Johnson, past President of the Evanston NAACP chapter, spoke to the intent by Lighthouse Dunes Group of returning the property to its natural state. He recalled having lived on Milburn St. as child. In a photograph with his sisters and cousins facing the water, there was no beach. He believes the idea to returning to its natural state is a fallacy. Regarding demolition, there was a cost limit on City expenditure (for demolition, cleanup, site remediation, construction, and restoration) suggested and passed by City Council to demand that the LDG pay for all the cost. However, this limit was not included in the memorandum of understanding and, as a result, there is no limit. The cost may eventually be held by the City for the demolition. Restoring the building will create an economic engine, not only jobs but income and activity that will bring money into the City and people. If the building is saved it will have public access to all the people.

Ben Gasbarra, documentarian, indicated that demolition shouldn’t be considered when adaptive reuse is a possibility, it is unique building for small group
programming. He read a letter from One Community Museum a group interested in the property. Their mission is to build a national network of community-based facilities museums which offer the public equitable opportunities for experiential learning

COMMISSION’S DISCUSSION

Commissioner Dudnik asked the City Manager as to what maintenance had been performed on the exterior of the building by the City under the terms of the City’s lease with the Evanston Art Center. City Manager Bobkiewicz said the maintenance was mostly on window issues and moisture entering the building, although no evidence of such maintenance was presented. Commissioner Dudnik indicated that he has trained building inspectors for municipalities including the City of Chicago and that he found no instances of hazardous conditions in either the mansion or the coach house. Furthermore, many of the failings or violations listed in the City’s application are recommendations and are not code violations, are trivial, and are neither “dangerous nor hazardous”. City Manager Bobkiewicz said the City stands by the 2012 and 2015 reports.

Chair Williams said after her visit to the building on October 20th and reading the City’s report, she did not find any issues associated with the physical condition that would necessitate its demolition. The features in the interior of the building are quite extraordinary as is the exterior. Looking at it as a historic resource, it does not meet Standards of Demolition #1, 2, 4 and 5 at all. The application did not address those factors.

Commissioner Schmitt referred to the 2012 McGuire Igleski report (pages 5-9), and Demolition Standard #5, i.e., repairs and the presence of hazardous conditions. He did not find anything in the Report to support that City’s position in their application. Specifically, on page 8 of the McGuire Igleski Report, it starts with “No major structural deficiencies were observed in the EAC. The conditions observed are generally a result of deferred maintenance and material degradation.” Furthermore, the report adds that the interior of the house appears to be in good structural condition. There is no mention, in the report, of anything that speaks of public hazard.

Commissioner Schmitt also indicated that the price estimate of $430,000 on page 331 of the meeting packet, represented a preliminary budget for code compliance based upon the Evanston Art Center (EAC) remaining in the building, i.e., it is a cost for “minimum code upgrades if there is no change in use.” Other costs cited include improving the kiln room and the basement for extra ventilation and fire compliance if the EAC stays in the mansion. The report also cited what budget would be required for providing other potential business uses or occupancies, and it is $265,000. So it seems to be some discrepancies in the application and what is referenced in terms of economic hardship.
Chair Williams said standard #1 gets to the issue of what the Commission does and its statement of purpose is in terms of preserving, protecting, enhancing and encouraging rehabilitation of buildings.

Commissioner Dudnik said the Wiss Janney report also indicates that the condition of the mansion is good or better than described in the 2012 McGuire Igleski report. He also cited Mary McWilliams’ written statement that was included in the meeting packet since it very effectively addresses each applicable standard.

Commissioner Morris said in addition to standards 1, 2, 4, and 5, her interpretation of standard 3 is that tearing down something that’s designated locally as a local landmark, is contrary to the objectives of historic preservation.

Commissioner Vogel said that it is critical that people see the inside of the house. He said the interior of the house is incredible. He said the City’s proposal does not meet any of the standards.

Commissioner Bady said that he visited the Harley Clarke mansion last Saturday for the first time, it was breath taking. He was struck by the building. Regarding standard #5, he did not see where the building was structurally unsound.

Commissioner Riessen Hunt said that she evaluates buildings for site, structure and interiors, doing property condition assessments as a professional architect. She was in the building on Saturday, and saw very little, if any, structural damage.

Commissioner Hacker said that she was very concerned that the building is not being maintained in any way. Continued delay on just its maintenance, will continue the building’s deterioration.

Commissioner Itle said that he saw nothing that was presented to justify the demolition under any of these five standards. The first four all relate to its significance, architectural character and uniqueness. It is very clear that it’s a significant building and piece of architecture and it’s a unique design. It would be great loss to the City if it were demolished. Under standard #5, he agreed with many of the other experts and that it’s in surprisingly sound condition and could very easily be protected and mothballed for five or even ten years, while figuring out what the right permanent use and the right permanent organization to use the building would be, and come up with that renovation plan. It is unfortunate that the last 50 years the City hasn’t done what they should have to probably maintain it as well as it could have easily been, but it still is very salvageable and very repairable.

Chair Williams agreed with Commissioner Itle on the issue of mothballing the building. She did not see where there is a real imperative or need to demolish the structure at this point. Examples of mothballing buildings for years have been mentioned, and have ultimately found their use, as long as that use isn’t dictated. It needs to fundamentally
be market based. She said in terms of the findings of fact, the Commission found that
the City's application does not meet any of the standards.

COMMISSION'S FINDINGS
Commissioners received the application for Certificate of Appropriateness for demolition
of the Harley Clarke mansion and coach house at 2603 Sheridan Road, and over 20
documents/reports with information on the physical condition of the structures, the
historic and architectural significance of the mansion.

In addition, on October 20, 2018, all eleven Commissioners visited the Harley Clarke
Mansion (no more than two at the time), between 7:30 am and 1 pm. Six
Commissioners are professional architects, one is a realtor, one is an attorney, one is a
planning and historic preservation consultant and two others are also professionals.

Commissioners, in their deliberations referred to the City’s application for demolition, the
documents they had received, their visit to the site, and the testimony of the thirty-seven
(37) people at the Public Hearing. They concluded the following:

The City’s response and supplemental information does not adequately support the
claim above. The City's own application on page 4 regarding, "Mechanical & Plumbing
Code Violations" states "the building is overall in pretty good working order." A
subsequent electrical inspection report itemizes required electrical repairs needed for
safe occupancy including or reducing operating costs by changing lighting fixtures

These are the only two reports provided by the City regarding code violations or
dangerous and hazardous conditions. Neither report includes any mention of structural
deficiencies, potential failures, or danger to persons or property.

Furthermore, older reports provided to the Commission, including both the July 7, 2012
MaRous & Company Appraisal Report and the June 25, 2012 McGuire Igleski &
Associates, Inc. Condition Report, reach similar conclusions, i.e., that while there exists
expected deferred maintenance remediation, no major structural concerns exist in either
exterior and internal elements of the mansion.

In regard to the Preservation Ordinance 29-O-18, Section 2-8-9 (D) Standards for
review of demolition:

1. Whether the property, structure or object is of such historic, cultural, architectural
or archaeological significance that its demolition would be detrimental to the public
interest and contrary to the general welfare of the people of the City and the State.

FINDING: Built in 1927 by Harley Clarke. The building and coach house are designated
landmarks, listed in the National Register of Historic Places and located within the
Northeast Evanston Historic District. The buildings are in the French Eclectic Style, and
exhibit unique architectural details and high quality building materials such as brick and
stone. Their demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.

**FINDING:** The Harley Clarke mansion and coach house are an important visual feature to the Northeast Evanston Historic District, and contribute to its distinctive character. The buildings should be preserved for the benefit of the people of the City and the State.

3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

**FINDING:** The Preservation Ordinance 29-O-18. Section 2-8-1 Statement of Purpose, states: “The purpose of this Chapter is to promote the education, cultural, economic and general welfare of the City by: (A) Identifying, preserving, protecting, enhancing and encouraging the continued utilization and the rehabilitation of such districts, sites, buildings, structure, and objects having a special historical, community, architectural or aesthetic interest.” The Harley Clarke mansion and coach house have special, community, architectural and aesthetic interest. When restored they could become a valuable cultural asset and of economic benefit to the City of Evanston.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

**FINDING:** The Harley Clarke mansion and coach house are distinctive structures which contribute to the character of the historic district as a whole; preservation is consistent with the purpose and intent to preserve buildings with historical and architectural value to the City; the mansion and coach house are historic structures with unusual and distinctive design and materials that could not be readily produced.

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

**FINDING:** The City application relied on City inspections that showed documentation of code violations such as plumbing, mechanical, and electrical. The City’s application did not present evidence of danger and imminent hazard condition to persons or property either.
6. Except in cases where the owner has no plans for a period of up to five (5) years to replace an existing landmark or property, structure or object in a district, no certificate of appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

FINDING: Standard 6 does not apply.

SUMMARY
1. Demolition would be contrary to Standards for Demolition 1, 2, 3 and 4. The Harley Clarke mansion (Evanston landmark listed in the National Register of Historic Places) and coach house are distinctive structures which contribute to the character of the historic district as a whole; preservation is consistent with the purpose and intent to preserve buildings with historical and architectural value to the City; the mansion is a historic structure with unusual and distinctive design and materials that could not be readily produced. Public comment included extensive presentations as to the historic and architectural significance of the house and gardens. Evidence to the contrary was not presented at the meeting.

2. It was not demonstrated that there is a current danger to persons or property (Demolition Standard 5). The City made its request in reliance on Standard 5, that the “property… is of such physical condition that it represents a danger and imminent hazard condition to person or property …” However, the report summarized in the City’s presentation concluded that no major structural concerns exist in either the Harley Clarke mansion or coach house. Furthermore, the Commission found that the City did not present evidence that the physical conditions at Harley Clarke constituted a danger and imminent hazard condition - the test which the Commission is required to apply under Standard 5, and therefore found standard 5 for demolition was not met.

CONCLUSIONS
Based on the City’s application for certificate of appropriateness for the demolition of the Harley Clarke mansion and coach house, the comments received from the public, the site visit eleven Commissioners conducted on October 20, 2018, and the Commission’s discussion at the special meeting on October 23, 2018, the Commission finds that:

The City’s application did not demonstrate that Section 2-8-9 (D) 1-5 standards for demolition have been met (standard 6 does not apply). On the contrary, the Harley Clarke mansion and coach house are a cultural, architectural asset to the City of Evanston and citizens. Their current physical condition does not constitute a danger or imminent hazard condition as required by the Ordinance.

On October 23, 2018, the Commission unanimously passed a motion to deny the certificate of appropriateness for the demolition of the Harley Clarke mansion and coach house, in that standards for demolition 1-5 apply and none have been met by the application. Vote: 10-0.

Respectfully submitted:

Mark Simon, Acting Chair

Date: November 13, 2018