Notice of Appeal from Evanston Preservation Commission’s Decision

1. Street address of subject property: 2603 Sheridan Rd. Evanston/IL

2. Parcel’s Identification Number (lot of record): 05-35-408-018-0000

3. Appellant/Property Owner’s name(s): City of Evanston
   Mailing Address: Number: 2100 Street Name: Ridge Ave
   City: Evanston Zip Code: 60201
   Phone Number: 847-866-2936 Email: citymanagersoffice@cityofevanston.org

4. Appellants interest in subject property (owner, contract purchaser, etc.) if any: Owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes ☑, No ☐

7. Is the property in a Historic District? Yes ☑, No ☐

8. If Yes: Lakeshore ☐ Ridge ☐ Suburban Apartment Building ☐
   Northeast Evanston ☑
   Local District ☐ National Register ☐

9. Legal description of the subject property:
   See attached exhibit titled, “ALTA/ACSM Land Title Survey.”

10. A copy of any letters denying the request or proposal from which you wish to appeal should be attached.
11. What aspect(s) of the Preservation Commission’s decision are you appealing?


☐ Determination of the facts.

☐ Other

Please explain: (include attachments when necessary)

Please see attached

12. If you are appealing an interpretation of the Historic Preservation Ordinance, what provision(s) is/are in question? (include attachments when necessary)

Section:  Paragraph:  Number:  Subparagraph:  Number:

Not applicable
13. What do you contend?

☐ The proper interpretation of the Historic Preservation Ordinance.

☒ The proper interpretation of the facts.

☐ Other.

Please explain:
The facts as applied to the standards are not in line with the intent of the Historic Preservation Ordinance. While the Owner acknowledges that the property has been a long standing building within the Northeast Evanston Historic District, it is not reflective of any one type of significant architectural style within the bounds of the district.

14. In what way are you aggrieved (harmed) by the interpretation and/or determination of the Evanston Preservation Commission?
The Owner cannot move forward with its proposal to demolish the Harley Clarke mansion with the current interpretation and determination of the Evanston Preservation Commission. The Owner must maintain the Subject Property at an exorbitant cost that is financially burdensome on the City.

I (We) certify that all of the above statements are true to the best of my (our) knowledge and belief. (If there are joint appellants, all must sign)

[Signatures and dates]

Name of Appellant (print)  Signature  Date

Name of Appellant (print)  Signature  Date

Name of Appellant (print)  Signature  Date

IMPORTANT REMINDER: This appeal application must be submitted within thirty (30) days of the Commission's denial. Submit to the Preservation Coordinator, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8687; cruiz@cityofevanston.org
The Owner contends that the Preservation Commission's decision to unanimously deny the certificate of appropriateness ("COA") for the demolition of the property located at 2603 Sheridan Road, Evanston, IL (commonly referred to as "Harley Clarke" or the "Subject Property"), was incorrect due to the Preservation Commission's interpretation of the Standards for Review of Applications for Certificate of Appropriateness. More specifically, the Preservation Commission misinterpreted City Code Section 2-8-9(D)(1), which states: "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." The Harley Clarke mansion and coach house are not a prime example of one particular architectural style or design. The architectural design of the mansion/coach house can be reproduced and are not unique; the Owner believes that the structure as it stands does not raise to the standard required by the City Code.

Additionally, the Owner believes that the Preservation Commission misinterpreted City Code Section 2-8-9(D)(2), which states: "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." The Owner believes that the Northeast Evanston Historic District would not be harmed with the demolition of the Harley Clarke mansion.

Furthermore, the current physical condition of the Subject Property imposes a financial burden on the Owner to update the physical assets to standards required by building, plumbing, and electrical codes for safety reasons and can be deemed to create a hazardous condition to individuals on the Subject Property. These issues speak to the misinterpretation of City Code Section 2-8-9(D)(5), which states: "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."
EXHIBIT A:

ALTA/ACSM Land Title Survey
EXHIBIT B:

Responsive to Question 10, please see attached link with the 2623 Sheridan Findings Approved on 11/13/2018:

https://www.cityofevanston.org/home/showdocument?id=45104