HARLEY CLARKE MANSION
Condition Assessment
2603 Sheridan Road
Evanston, Illinois 60201

Final Report
August 24, 2016
WJE No. 2016.5003

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BACKGROUND

At the request of Landmarks Illinois, Wiss, Janney, Elstner Associates, Inc. (WJE) performed a limited condition assessment of the exterior facade of the Harley Clarke Mansion, located at 2603 Sheridan Road in Evanston, Illinois. The purpose of the assessment was to gain a general sense of the condition of the building facade and to provide prioritized repair and maintenance recommendations.

The Harley Lyman Clarke Mansion is located at 2603 Sheridan Road in Evanston, Illinois, and was designed by architect Richard Powers; the landscaping was designed by landscape architect Jens Jensen. In 1949 the house was sold to Sigma Chi fraternity and in 1966 it was sold to the City of Evanston. The property consists of the mansion located at the east edge of the site and a coach house located at the southwest corner of the site (Figure 1).

The wood frame residence contains exterior multi-wythe bearing walls clad primarily with dolomitic limestone with some areas of oolitic limestone set on a cast-in-place concrete foundation. Stylistically, the building was designed as an English manor house with some French eclectic elements. The steeply pitched roof is covered with Ludowici clay tile and the roof incorporates six large chimneys. Windows are typically divided steel casements with some leaded glass windows and wood frame windows at various locations. The windows are set into punched openings in the masonry and have painted wood surrounds. The original home had sixteen rooms, including an iron and glass roofed conservatory on the south wing that has been subsequently replaced or covered with a copper standing seam roof. Its entranceways are flanked with elaborately carved oolitic limestone flower sheaves with ornate copper scuppers and cisterns. There is also a coach house with a garage that was constructed in 1927 with similar elements. A greenhouse was added to the west facade of the coach house in the 1980s. It was designated for use by the Evanston Nature Center. Schematic floor plans of the mansion are shown in Figure 2 through Figure 5. Schematic floor plans of the coach house are shown in Figure 6 and Figure 7.

OBSERVATIONS

On August 3, 2016, Edward Gerns and Gregory Dowell performed a visual inspection of the buildings from the exterior and accessible portions of the interior. Access to the coach house was not available. Overall views of various areas of the exterior of the mansion and coach house are shown in Figure 8 through Figure 15. The follow conditions were observed:

Exterior- Mansion and Conservatory

1. Localized damage at the entry stairs including cracked concrete, spalled stone and missing mortar (Figure 16).
2. Grape vines are present on the majority of the exterior masonry. Thus only limited areas of the stone were visible (Figure 17).
3. Localized cracking, displacement, and loose limestone units at the wing wall on the north side of the mansion (Figure 18).
4. Areas of cracked mortar in joints between the dolomitic limestone cladding (Figure 19).
5. Areas of biological growth are evident on visible portions of the stone and mortar in the areas of the vine covered facades.
6. Exfoliation of the dolomitic limestone was evident at several locations particularly at water shedding elements of the facade.
7. Limited areas of spalled limestone at the alcove on the west facade (Figure 20).
8. Limited areas of missing mortar and isolated cracks near the tops of the chimneys (Figure 21).
9. Deteriorated glazing putty and perimeter window sealant were noted at most windows.
10. Missing roof tiles were noted at one area on the roof. (Figure 22).
11. Decorative copper gutters and downspout are generally intact with some areas of impact damage. Grape vines are growing in some of the gutters (Figure 23).
12. Delaminated and peeling paint on the fire escape (rails, treads, and platforms) on the south facade. Surface corrosion was identified at the steel elements at areas of missing paint. (Figure 24).
13. A limited number of treads on the fire escape were buckled and displaced.
14. The wood trim of the door to the fire escape exhibited significant rot (Figure 25).

**Interior- Mansion and Conservatory**

15. Surface corrosion on the steel sash and frames of the windows throughout the house (Figure 26).
16. Non-original wood frame storm windows have been installed at many of the windows throughout the house (Figure 27 and Figure 28). Storm windows at leaded windows are shown in Figure 29.
17. Peeling paint on areas of the wood frames and sills as well as some localized damage (Figure 30).
18. Limited areas of cracked plaster exist at various locations throughout the basement, first, second and third floor.
19. Indication of previous water leakage, at localized areas, was evident in the visible portions of the roof framing in the attic (Figure 31).
20. Limited areas of surface checks in various structural wood frame members (Figure 32).
21. Limited areas of water damaged plaster were noted at various locations throughout the mansion but primarily identified in the basement (Figure 33).
22. Limited exfoliated limestone and missing mortar on the west facade of the conservatory (Figure 34).
23. An overall view of the interior of the conservatory is shown in Figure 35.
24. Peeling paint and areas of rot on the lower portion of the jambs and sills in the conservatory (Figure 36).
25. Limited areas of exfoliation of stone at the lower portions of the conservatory walls (Figure 37).

**Exterior- Coach House**

26. Grape vines are present on limited areas of the exterior masonry.
27. Isolated areas of cracked, debonded or missing mortar in joints between the dolomitic limestone cladding.
28. Exfoliation of the dolomitic limestone was evident at several locations particularly at water shedding elements of the facade.
29. Peeling paint on the exterior surface of the wood window surrounds primarily on the lower portions of the jambs and sills (Figure 38).
30. Decorative copper gutters and downspout are generally intact with some areas of impact damage on the leading edge of the gutter as shown in Figure 39. A view of the conductor and downspout is shown in Figure 40.
31. Windows appear to be replacement aluminum or aluminum clad casement units set in the original wood window surround (Figure 41).
32. A few displaced roof tiles were noted.
CONCLUSIONS AND DISCUSSION

Generally the Harley Clarke Mansion is in serviceable condition. There are limited indications of previous water infiltration on the interior of the mansion, most notably in limited areas of the basement as well as at various windows and at the roof framing. No active leakage was noted. Deterioration identified in the stone cladding consists of missing mortar, debonded mortar, and cracked mortar joints. Limited areas of stone are deteriorated likely due to freeze-thaw and limited recent maintenance. These conditions are limited and can be incorporated into a maintenance plan for the Mansion and Coach House. Vines on the exterior walls have the potential to reduce the rate of drying of the stone. This could increase deterioration related to freeze-thaw cycles. The vines, however are attached on the surface of the wall and are not damaging the stone or mortar.

Corrosion of the steel frames and sash are not unexpected for windows of this vintage with limited maintenance. Corrosion generally is limited to surface corrosion resulting in peeling and cracked paint but no significant loss of cross sectional areas of the window components. The wood window components exhibit more deterioration with areas of cracked and peeling coatings as well as rot. Glazing putty and deteriorated sealant at the window perimeters is indicative of deferred maintenance.

REPAIR RECOMMENDATIONS - PRIORITIZATION

The repair recommendations provided below have been developed from a visual inspection of the building components only. Priority 1 repairs are those that need to be addressed within the next year or two to manage potentially hazardous conditions. Priority 2 repairs are those needing to be addressed in the next three to five years to limit further deterioration and maintain the integrity of the structure. Priority 3 repairs should be anticipated with the next ten years and are generally considered maintenance items. As with all repair projections, these time frames are based on the development and execution of an ongoing facade maintenance program that includes performing some unanticipated repairs on an as-needed basis. Alternatively, more aggressive repair and maintenance programs could be developed to lengthen the time between repair and maintenance work on the building.

Based on our review of the facades at the Harley Clarke Mansion and Coach House, we offer the following repair recommendations for both the mansion and coach house:

**Priority 1: $0**

1. None were observed.
   - Estimated cost: NA

**Priority 2: $200,000 to $250,000**

2. Repair concrete and stone at main entrance.
   - Estimated cost: $10,000

3. Repoint deteriorated mortar in the stone and areas, including the chimneys.
   - Estimated cost: $50,000 allowance

4. Rebuild areas of displaced stone at wing wall.
   - Estimated cost: $2,000 allowance

5. Scrape and paint the existing steel windows frames and sash. Replace aged glazing putty as glass lites are replaced. Evaluate the leaded glass and perform in-situ repairs when possible.
6. Scrape and paint the existing wood windows frames and sash in conservatory. Replace aged glazing putty as glass lites are replaced. Install wood Dutchman as necessary at sills and lower portions of jambs.
   - Estimated cost: $30,000 allowance

7. Replace the sealant at all steel and wood window perimeters at the Mansion and Coach House.
   - Estimated cost: $25,000 allowance

8. Repair cracked plaster and water damaged plaster on the interior.
   - Estimated cost: $5,000 allowance

9. Monitor the attic framing and interior plaster for signs of water infiltration and cracking. Perform additional evaluation if these conditions are observed.
   - Estimated cost: $2,000 allowance

10. Inspect the tile roof and perform repairs as needed to include resetting or replacing tile.
    - Estimated cost: $1,000 annually

11. Scrape, clean, and paint the fire escape. Replace buckled treads.
    - Estimated cost: $10,000

**Priority 3: $100,000 to $150,000**

12. Repoint deteriorated mortar.
    - Estimated cost: $100,000 allowance

13. Inspect the tile roof and perform repairs as needed to include resetting or replacing tile.
    - Estimated cost: $1,000 annually

14. Repair damaged gutters and downspout.
    - Estimated cost: $10,000

**LIMITATIONS**

Because of the limitations in detecting concealed internal distress in many components, this investigation may not find unsafe and imminently hazardous conditions that are not readily visible. WJE shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded. Likewise, WJE must rely on the information provided by you in regards to past water/air leakage issues, past repairs, and recorded documentation and/or testimony. WJE has interviewed the building personnel made available to us in order to ascertain the past history. However, WJE has performed this inspection and prepared this report in accordance with the applicable standard of care for architects and engineers performing such services.
FIGURES
Figure 1. Aerial view of mansion and coach house.
Figure 2. Mansion third floor plan\(^1\)

\(^1\)http://www.cityofevanston.org/arts-culture/harley-clarke-mansion/
Figure 3. Mansion second floor plan

http://www.cityofevanston.org/arts-culture/harley-clarke-mansion/
Figure 4. Mansion first floor plan³

³http://www.cityofevanston.org/arts-culture/harley-clarke-mansion/
Figure 5. Mansion basement plan

http://www.cityofevanston.org/arts-culture/harley-clarke-mansion/
Figure 6. Coach house first floor plan

Figure 7. Coach house second floor plan

http://www.cityofevanston.org/arts-culture/harley-clarke-mansion/
Figure 8. West facade

Figure 9. Portion of west facade
Figure 10. East facade

Figure 11. Southeast corner of mansion
Figure 12. Portion of east facade with conservatory visible

Figure 13. South facade of conservatory
Figure 14. Roof of mansion

Figure 15. South facade and greenhouse at coach house
Figure 16. Front entry steps

Figure 17. View of grape vines on limestone
Figure 18. Deterioration of wing wall at northwest corner of mansion

Figure 19. View of area of stone without vines
Figure 20. Example of spalling limestone

Figure 21. Isolated cracking in chimney
Figure 22. An area of missing roof tiles

Figure 23. Grape vines growing in the gutter
Figure 24. Peeling paint and surface corrosion on the fire escape

Figure 25. Rot at wood door trim at fire escape
Figure 26. Corrosion on steel window mullions

Figure 27. Interior view of steel windows with storm windows installed on interior
Figure 28. View of interior storm window

Figure 29. Leaded windows
Figure 30. View of deterioration wood sill in basement

Figure 31. Water staining on wood framing members
Figure 32. Surface checks in wood framing members
Figure 33. View of basement space

Figure 34. West facade of conservatory
Figure 35. Interior view of conservatory

Figure 36. Deteriorated window sill and jamb in conservatory
Figure 37. View of deterioration of stone on interior of conservatory

Figure 38. View of window on coach house
Figure 39. View of gutter on coach house

Figure 40. View of downspout on coach house
Figure 41. View of second floor window on south facade of coach house. Windows appear to be replacement aluminum or aluminum clad casement units set in the original wood window surround.