

Harley Clarke Mansion Fact Sheet

The League of Women Voters of Evanston (LWVE) neither supports nor opposes the Harley Clarke referendum that will be on the Evanston ballot on November 6, 2018. As a service to voters, LWVE compiled some key dates relating to deliberations about the mansion, as well as estimated costs associated with various proposals that have been put forward since 2013.

Abbreviated timeline of events related to the Harley Clarke Mansion

1927	Mansion built as private residence
1965	Purchased by City of Evanston from Sigma Chi Fraternity
1965-2015	City leases property to Evanston Arts Center
2011	City Council directs City staff to identify other possible uses
2013	City Council rejects Tawani hotel proposal (sole proposal submitted to City)
2013-2014	City negotiates with Illinois Department of Natural Resources; no agreement reached
2016	City Council directs City to keep property and make limited improvements
2017 Nov.	Evanston Lakehouse & Gardens proposal approved by City Council; staff directed negotiate for a lease
2018 April	Proposed Evanston Lakehouse & Gardens lease rejected by City Council 7-2
2018 June	City Council authorizes City Manager to negotiate with Evanston Lighthouse Dunes to provide financial support to restore dunes, demolish mansion, and restore elements of garden
2018 July	Council approves execution of funding agreement with Evanston Lighthouse Dunes
2018 July	Petitions submitted to place advisory referendum calling for preservation of Harley Clarke mansion “at minimal or no cost to Evanston taxpayers” on the November 2018 ballot
2018 August	Memorandum of Understanding signed with Evanston Lighthouse Dunes
2018 August	Objections to referendum overruled by Evanston Electoral Board; referendum proceeds

Note: The information in this table is drawn from public documents, primarily the more detailed timeline on the City’s website at <https://www.cityofevanston.org/about-evanston/arts-and-culture/harley-clarke-mansion>.

Cost Estimates for Actions Considered for Harley Clarke Mansion

RENOVATE AND REPAIR		
Year	Group	Estimate
2013	Tawani estimate to bring property to code and restore	\$5,000,000
2016	WEI Engineers and Architects recommendation for façade repairs made for Landmark Illinois Required in 3-5 years Needed in next 10 years	\$200-250,000 <u>\$100-150,000</u> \$300-400,000
2016 December	Evanston Lakehouse and Gardens initial project overview Main House Coach house Gardens Design and soft costs	\$2,800,000 \$750,000 \$55,000 <u>\$800,000</u> \$4,415,000
2017 October	Evanston Lakehouse and Gardens Restoration Phase 1: Bring to code for initial demonstration operations Phase 2: Full interior and exterior restoration	\$1,000,000 <u>\$3,800,000</u> \$4,800,000
DEMOLITION		
2012	Estimates submitted to City*	\$80,000 \$100-125,000
2018	Estimates submitted to City* Cost to demolish coach house and mansion: With no grading - OR - Including grading and filling Additional costs: Procurement costs for demolition Tree trimming, removing invasive species, management	\$244,000 \$298,672 \$73,350 \$16,245
2018	Evanston Lighthouse Dunes proposed contribution in Memorandum Of Understanding for demolition	\$400,000
2018	Estimate for deconstruction; preserves reusable materials*	\$450,000
STEADY STATE MAINTENANCE COSTS		
2018	Evanston City staff estimate of annual cost to maintain Harley Clarke, assuming no further damage or break-downs; includes basic heating, security, limited maintenance.	\$15,000

*Estimates by private contractors

Note: The estimates listed in this table are intended as examples of the range of proposals for the Harley Clarke property that have been discussed. LWVE has not evaluated the accuracy or completeness of these estimates. The estimates reflect varying scopes of work. There may be other cost estimates that LWVE has not obtained. The information in this table comes from public documents, many of which are available at <https://www.cityofevanston.org/about-evanston/arts-and-culture/harley-clarke-mansion>.