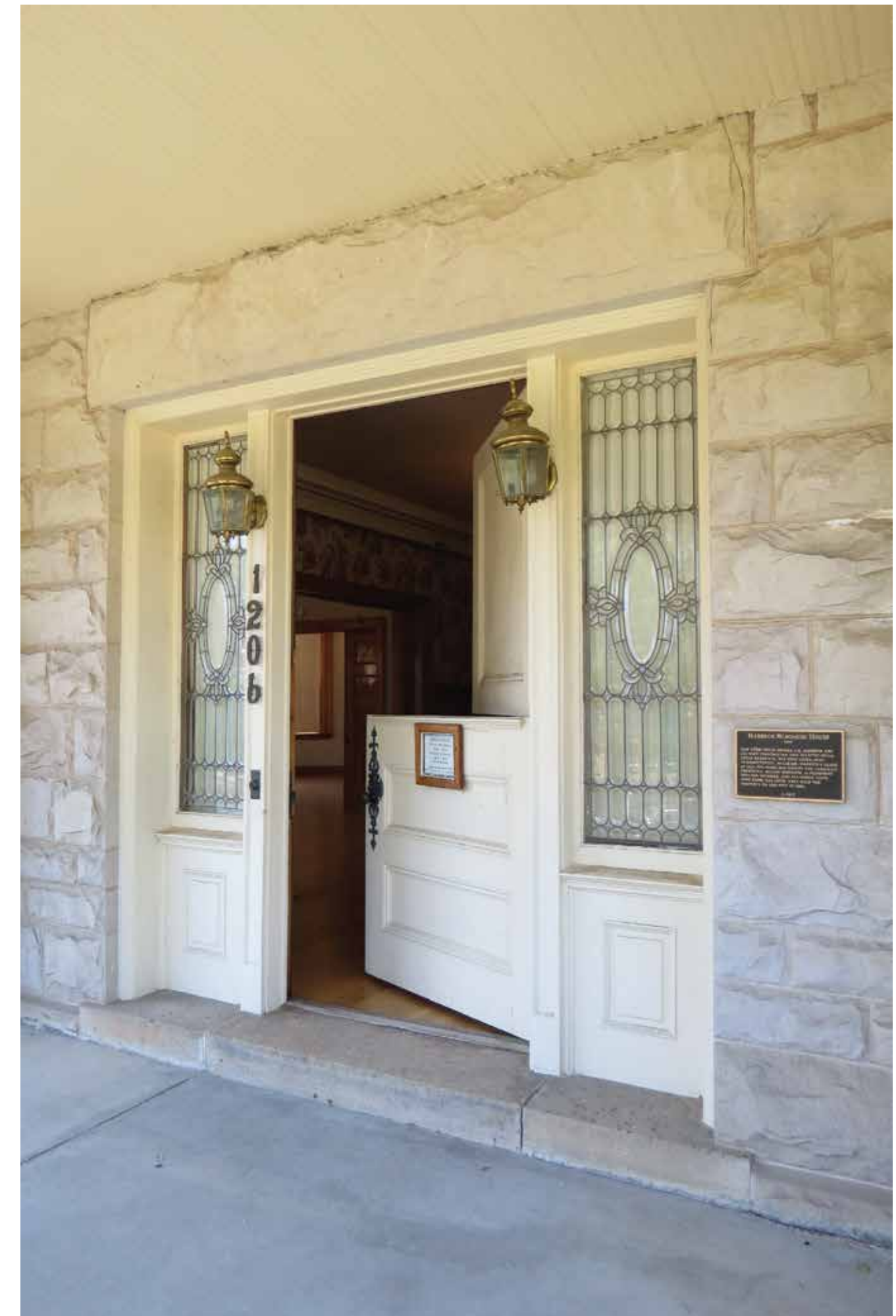




RESEARCH

- Original Deed
- **Historical Timeline and Past Uses**
- Inspection
- **Appraisal**
- Assessment of Interior Character Defining Features
- ADA Report
- Permit and Landmark Alteration History
- Lease Review and Comparison
- Grant History
- **Case Studies**
- U.S. Dept. of the Interior Standards for Rehabilitation
- Tiffany Style Window Correspondence
- Process, Approach and Outcome of Hannah Barker House
- City Processes
 - Long Term Lease / Disposal
 - Easement / Deed Restriction



HISTORICAL TIMELINE - LESSONS LEARNED

1936: A local investor, Leonard Blystad, purchased the property from estate representatives in 1936 and proposed remodeling it as a fraternity or as apartments. **The city turned down these plans, due to zoning restrictions.**

1974: A Facility Use Study Committee was formed because **the original planned use never became reality.** Policies were adopted in 1974.

1990-1992: Negotiations for City funding for the museum operating budget and **relief of house maintenance responsibility.**

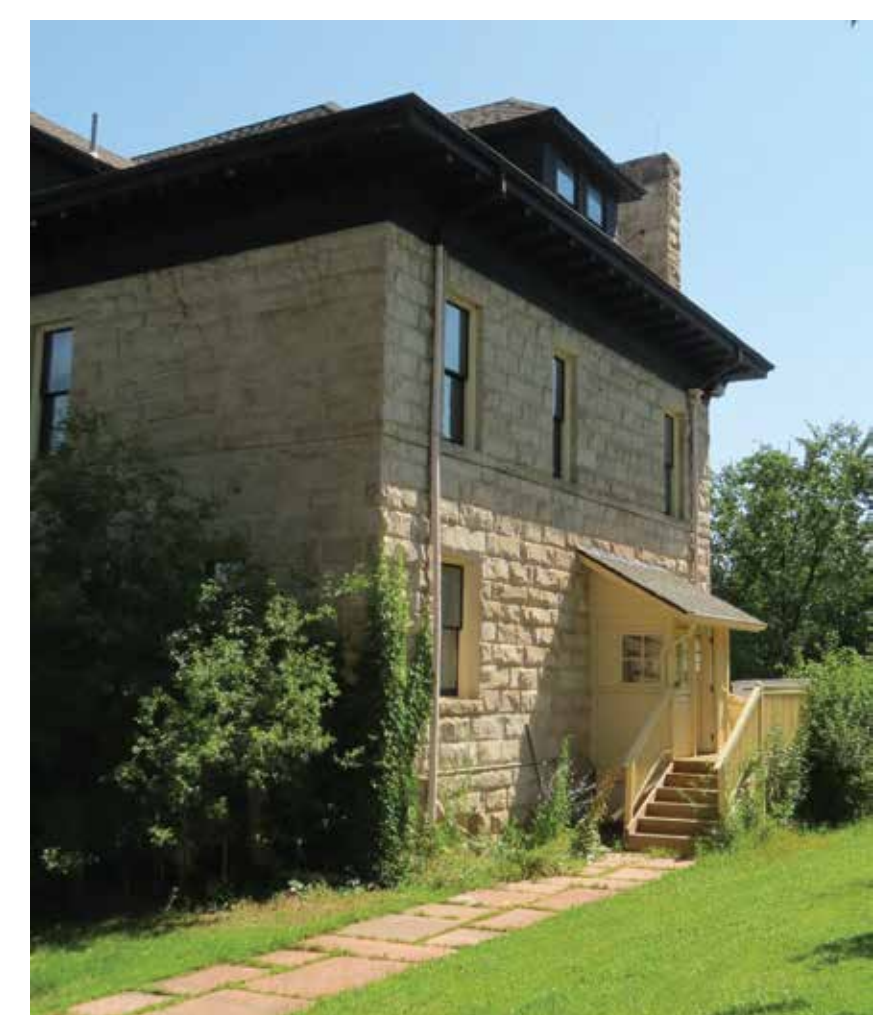
CASE STUDIES



Sale
Beattie House
Upton Mansion
Compton-Bateman House
Hannah Barker House*

Retain for City Use
Callahan House
Coulby Mansion

Retain and Lease
Hatfield House
Fleming Mansion
Pleasant Home
Glen Fern Livezey House



EVALUATION OF APPRAISAL

Final Reconciled Value: \$3,066,000

Value Range is approximately \$2,830,000 to \$3,520,000

Insurable Value (IV): \$1,045,000

Replacement Cost New

Operations and Maintenance (O&M): \$20,900/yr

(industry standard is 2% of IV)

Repair and Replacement (R&R): \$26,125/yr

(industry standard is 2.5% of IV)

Market Rent Conclusions:

'As Is'

Single Family Residential	\$ 39,600/yr
Office Space*	\$ 81,929/yr

'If Renovated'

Single Family Residential	\$ 54,000/yr
Office Space*	\$125,545/yr

Estimated Renovations Cost:

Window Renovations	\$ 20,000
Residential Renovations	\$468,336
Office Space Renovations	\$441,416