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Staff Report to the Board of Trustees

9830 144th Place John Humphrey House

Prepared: 07/28/2025 by Andrew Gardiner

Title/Name/Summary

Certificate of Appropriateness for Accessibility and other Improvements to a Landmark Structure - John Humphrey House - 9830 W. 144th Place

Project: Humphrey House accessibility, waterproofing, and maintenance improvements.

Case Number: 2025-0553

Petitioner: Greg Bruggeman – Parks and Recreation; Jimmy Hirsch – Krause Construction

Project Representative: Greg Bruggeman

Purpose: The Petitioner proposes to improve accessibility by widening the main entrance and widening the existing walkway, provide parking lot striping, and add HVAC to the property.

Address: 9830 144th Place

P.I.N.: 27-09-212-007-0000; 27-09-212-008-0000; 27-09-212-009-0000; 27-09-212-010-0000; 27-09-212-011-0000; 27-09-212-012-0000; 27-09-212-013-0000

Parcel Size: ~ 1 acre

BACKGROUND

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Community and Institutional

ZONING DISTRICT

Existing	OOH Old Orland Historic District
Proposed	OOH Old Orland Historic District

ADJACENT PROPERTIES

	Zoning District	Land Use
North	OOH Old Orland Historic District	Single Family Residential
East	OOH Old Orland Historic District	Single Family Residential
	OS Open Space	Civic & Institutional
South	OOH Old Orland Historic District	Single Family Residential
West	OOH Old Orland Historic District	Single Family Residential

PLANNING DISCUSSION

The Parks and Recreation Department proposes a series of minor work items on the Humphrey House. The east vestibule expansion, the main entry door widenings on the eastern façade, HVAC installation, and the walkway expansion and replacement connecting the parking lot along Beacon Avenue to the main entrance for ADA compliance, require a Certificate of Appropriateness approval and are the focus of this report.

The proposal is to remove the existing door, salvage it and return it to the Parks and Recreation Department. Once removed, the door's casing is to be carefully removed and repaired as needed to be reused on the replacement. The door dimension is proposed to enlarge from 2'-6" to 3' in width for ADA compliance. The replacement door will be painted to match existing and the door's detailing will also be replicated to match existing. The hardware for the door is to be transferred to the new door. Once widened, the top and side casings for the doorway will re-installed using the existing casings wherever possible and using salvaged wood for an authentic like-for-like replacement as needed.

The external walkway is proposed to be constructed on concrete and is to widen from its current width of 2'-4" to an ADA-compliant 4'. The walkway's route is to match existing. ADA access will be ensured through the use of a deployable ramp over the walkway to the eastern porch.

Additionally, the parking lot is currently unstriped. The Petitioner proposes to re-stripe the lot establishing the southernmost space as handicap accessible. The handicap accessible space will measure 11' x 18' and provide a 5' wide access lane along the southern edge directly connected to the walkway. Other spaces will measure 9' x 18'.

The proposed HVAC system will require a condensing unit to be placed outside the structure. The Petitioner proposes to locate this condensing unit on the northern façade of the building to minimize visibility from the right-of-way and lessen any impact to the structure's visible facades.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 Commissioners in person and members of staff. Discussion covered project details and the scope of work. Plan Commissioners voiced reservations about parking stall dimensions which were shown as undersized on the plan at the time of the meeting. Those dimensions were determined at the meeting to be incorrect on the plan, and have since been revised on the plan to meet the standard parking stall dimensions required per Village Code.

Plan Commissioners also expressed interest in a permanent ramp being installed instead of the deployable ramp. The Parks Department agreed to investigate the option and have since determined that the deployable ramp remains their proposal. As both the permanent and deployable ramps satisfy the ADA requirements, the Parks Department opines that the deployable ramp will minimize physical and visual impact on the historic property, providing necessary accessibility without introducing irreversible alterations to the structure or landscape. Furthermore, the Parks Department finds this approach not only preserves the historic appearance but also allows the Village to remain flexible in

their use of the site in the future.

Plan Commissioners unanimously recommended approval of the Certificate of Appropriateness.

BOARD OF TRUSTEES RECOMMENDED ACTION/MOTION

I move to approve the Plan Commission recommended action for case number 2025-0553, also known as the John Humphrey House Accessibility Improvements to a Landmark Structure at 9830 144th Place;

AND

I move to approve a Certificate of Appropriateness.