



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2013-0608

Agenda Date:

Version: 0

Status: DRAFT

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Twin Towers Sanctuary Re-Painting - Certificate of Appropriateness

History

QUICKFACTS

Project

Twin Towers Sanctuary Re-Painting - 2013-0608

Petitioner

Bob Wilson

Old Orland Heritage Foundation

Purpose

The purpose of this petition is to maintain the existing façade of the Twin Towers Sanctuary and re-paint the two towers of the sanctuary as well as upper mezzanine of the wall between the towers. In addition, some repair work is needed under the eaves of the upper mezzanine between the towers.

Requested Actions: Certificate of Appropriateness

Project Attributes

Address: 9967 W. 144th Street

P.I.N.(s): 27-09-205-012

Size: N/A

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Land Designation: Community & Institutional

Existing Zoning: OOH Old Orland Historic District

Existing Land Use: Religious/ Institutional

Surrounding Land Use:

North: OOH Old Orland Historic District - (across 144th Street) Single Family Homes

South: OOH Old Orland Historic District - (across RR ROW) Single Family Homes

East: OOH Old Orland Historic District - (across RR ROW) Single Family Homes
West: OOH Old Orland Historic District - (across West Avenue) St. Michael's/ Place of Worship

OVERVIEW AND BACKGROUND

The Old Orland Heritage Foundation is the preservationist society operating and maintaining the Twin Towers Sanctuary by easement. The Hope Covenant Church owns the property on which the Twin Towers stands.

According to the 2008 Residential Area Intensive Survey (RAI), the Twin Towers Sanctuary (c. 1898 by William Arthur Bennett) is a contributing structure to the Old Orland Historic District in the Queen Anne style and is listed in good condition with a high degree of integrity. The building is also an Orland Park Landmark and is listed on the National Register of Historic Places.

PROJECT DESCRIPTION & CONTEXT

The Old Orland Heritage Foundation proposes to re-paint the front facades of the building including all siding, fish-scales, trim work, louvers, and under the eaves. They will paint all of the sides of each of the two towers as well as the front façade's middle portions on the upper mezzanine. The proposed colors will match the existing paint colors that are already on the white and grey/blue building. Much of the paint work will be on the north elevation of the building. Previously, the west, east and south facades were painted in 2008 and 2009.

In addition, some patch work is proposed to fill gaps in the building's carpentry. At the juncture of the middle portions of the upper mezzanine with the west tower, a hole currently exists due to missing trim from the west tower. The group proposes to cut away some trim and create a space so replacement trim can cover the hole and seal it properly. The trim would be painted the same color as the rest of the building's trim.

At the east end of the middle portions of the upper mezzanine's gable another hole exists where there are missing fish-scale shingles. The group proposes to replace the fish scale shingles and cover the hole and seat it. The new shingles would be painted the same color as the rest of the shingles.

Table 6-209.G of the Land Development Code requires routine maintenance for contributing structures to be reviewed administratively. As a result, this project does not require review by the Historic Preservation Review Commission.

The Old Orland Heritage Foundation will apply to the Appearance Improvement Grant for funding assistance to complete the maintenance of the Twin Towers Sanctuary. The group has scheduled maintenance work to commence in Spring 2014.

This petitioner is not requesting any variances or modifications to the Code.

The recommendation motion includes the following conditions:

- 1) Match proposed paint colors to the existing paint colors of the trim, siding and fish scale shingles.

- 2) Provide specification details for the type of paint that will be used prior to applying for the Appearance Improvement Grant.
- 3) Provide material specification for the type of wood that will be used to fix the holes on the north elevation.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Recommended Action/Motion

The Certificate of Appropriateness for the Twin Towers Sanctuary, per the submitted photographs titled "Twin Towers Repainting", prepared by the petitioner, received on October 14, 2013, was administratively approved on October 17, 2013 subject to the following conditions:

- 1) Match proposed paint colors to the existing paint colors of the trim, siding and fish scale shingles.
- 2) Provide specification details for the type of paint that will be used prior to applying for the Appearance Improvement Grant.
- 3) Provide material specification for the type of wood that will be used to fix the holes on the north elevation.