



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2016-0671

Agenda Date: 10/6/2016

Version: 0

Status: PLACED ON FILE

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Twin Towers Chapel Painting - Certificate of Appropriateness

History

QUICKFACTS

Project

Twin Towers Chapel Painting - 2016-0671

Petitioner

Robert Wilson - Old Orland Heritage Foundation

Purpose

The purpose of this petition is to re-paint the south and west elevations of the Twin Towers Sanctuary and maintain the existing façade. In addition, some minor maintenance work and the repair or replacement of damaged trim and siding will be completed as needed.

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.

The Old Orland Heritage Foundation has incrementally rehabilitated, painted, and maintained the Twin Towers Chapel over the past years. A Certificate of Appropriateness (2013-0608) was administratively approved on October 17, 2013 for the Old Orland Heritage Foundation to re-paint the two towers of the sanctuary as well as upper mezzanine of the north elevation's wall between the towers and to repair woodwork under the eaves on that upper mezzanine. Additionally, the Village Board approved an Appearance Improvement Grant (2013-0645) of \$2,772.50 to assist with the repair costs. On October 22, 2015, a Certificate of Appropriateness was approved to re-paint the front doors, porch and steps of the Twin Towers Sanctuary and complete some minor caulking and repair work on the stairwells and foundation (2015-0668).

The Old Orland Heritage Foundation is petitioning to continue the previous efforts and repaint a portion of the building.

PROJECT DESCRIPTION & CONTEXT

The Old Orland Heritage Foundation proposes to re-paint the south (rear) and west (side) elevations of the building. Additionally, minor repair and maintenance work will be completed as needed. The project will entail:

- Scraping and sanding the siding and trim to remove all loose and peeling paint
- Repairing or replacing any missing or damaging trim or siding
- Caulking all areas as needed
- Priming all exposed wood
- Painting siding and trim with two (2) coats of exterior paint

The proposed colors will match the existing paint colors that are already on the white and grey/blue building.

Section 6-209.G of the Land Development Code classifies re-painting and repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property as routine maintenance, which may be reviewed administratively.

The Old Orland Heritage Foundation will apply to the Appearance Improvement Grant

for funding assistance to complete the painting of the Twin Towers Sanctuary. Painting and maintenance is scheduled to commence in Spring / Summer 2017.

Future Maintenance

Several areas on the building towers, including trim work, fish-scale shingles, roofing, are starting to show signs of weathering and peeling paint. Although not considered as part of this project, the petitioner should consider addressing these areas in the future.

The recommendation motion includes the following conditions:

- 1) Obtain a building permit and meet all Building Code related items.
- 2) Match the proposed paint colors to the existing paint colors of the siding and trim.
- 3) Provide specification details for the type of paint that will be used prior to applying for the Appearance Improvement Grant.

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, 9967 W. 144th Street, per the submitted photographs and application prepared by the petitioner, received on September 19, 2016, was administratively approved on October 6, 2016 subject to the following conditions:

- 1) Obtain a building permit and meet all Building Code related items.
- 2) Match the proposed paint colors to the existing paint colors of the siding and trim.
- 3) Provide specification details for the type of paint that will be used prior to applying for the Appearance Improvement Grant.