



Legislation Text

File #: 2013-0645, **Version:** 1

Title/Name/Summary

Twin Towers Sanctuary - Appearance Improvement Grant

History

QUICKFACTS

Project

Twin Towers Sanctuary - 2013-0645

Petitioner

Bob Wilson
Old Orland Heritage Foundation

Purpose

The purpose of this application is to obtain \$2,772.50 in funding assistance to re-paint the two towers of the historic landmark building and the upper mezzanine of the wall between the towers, as well as repair woodwork under the eaves and upper mezzanine on the north façade.

Requested Actions: Appearance Improvement Grant

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 Land Designation: Community & Institutional

Existing Zoning: OOH Old Orland Historic District

Proposed Zoning: N/A

Existing Land Use: Religious/ Institutional

Proposed Land Use: N/A

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: R-3 Residential District - (across West Avenue) St. Michael's/ Place of Worship

Preliminary Engineering: N/A.

OVERVIEW AND BACKGROUND

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.

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 is applying to the Appearance Improvement Grant for \$2,772.50 to repair the Twin Towers Sanctuary. The Appearance Improvement Grant program was written to financially assist both commercial properties in the Village and also landmark properties.

The administratively reviewed Certificate of Appropriateness staff report is attached for further reference with its exhibits.

PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant the proposed improvements fit under the Historic Restoration category for "Restoration of Historic Doors, Windows and other Architectural Features". In addition, the proposed improvements meet the guidelines for eligible projects.

Additionally, the petitioner has provided two bids as required by the grant program. The two bids are from Scaccia Decorating Co. (\$5,550) and Pop's Painting and Maintenance Inc. (\$5,545). Each bid is described below.

Scaccia Decorating Co. (\$5,550)

Scaccia is proposing to do the following:

- Scrape and sand all loose and peeling paint
- Repair or replace missing or damaged cedar shingles or trim as needed
- Brush clean all surfaces
- Caulk all areas where needed
- Spot prime all exposed wood
- Apply 2 coats of exterior latex paint to match existing paint

Additional unspecified but similar work would be done to the lower portions of the north façade.

Pop's Painting and Maintenance Inc. (\$5,545)

Pop's Painting is proposing to do the following:

- Scrape and peel all loose paint
- Repair or replace missing or damaged cedar shingles or trim as needed
- Caulk all areas as needed
- Spot prime all exposed wood areas
- Cover all surfaces
- Apply 2 coats of exterior latex paint to match existing paint

Additional scraping, caulking and painting will occur in the areas between the two steeples where necessary.

Both bids are attached for review.

Bid Selection

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. In this case, both bids are similar in scope and price. However, Pop's Painting is the low bid (by \$5), therefore it was selected.

The petitioner has also expressed his support to select the Pop's Painting bid to ensure proper painting methodology and service that is appropriate to the historic character of the building.

The Appearance Improvement Grant funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, the grant will provide \$2,772.50 to the Old Orland Heritage Foundation for the continued restoration of the National Register and local landmark structure.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On November 18, 2013, the Development Services and Planning Committee moved 3-0 to recommend to the Village Board to approve the Appearance Improvement Grant application for \$2,772.50 from account 010-2003-484930 for the Twin Towers Sanctuary, an Orland Park Landmark at 9967 W. 144th Street;

And

Moved 3-0 to recommend to the Village Board to approve the Pop's Painting and Maintenance Inc. bid for \$5,545 as the lowest bid for the Old Orland Heritage Foundation to use subject to the following conditions:

1. Obtain the necessary building permits for repairing any woodwork on the building.
2. Sign an Appearance Improvement Grant Agreement before beginning any work.

Financial Impact

The financial impact to the Village of Orland Park will be \$2,772.50 from the following account number:

010-2003-484930

The Appearance Improvement Grant currently has \$50,000. After this project, the grant fund will have \$47,227.50 remaining.

To date, two additional projects will apply to the grant program to use that remainder in full. Those reports will reflect this grant application in the total available grant funding.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the Appearance Improvement Grant application for \$2,772.50 to repaint and repair the north elevation of the Twin Towers Sanctuary, an Orland Park Landmark as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the Appearance Improvement Grant application for \$2,772.50 from account 010-2003-484930 for the Twin Towers Sanctuary, an Orland Park Landmark at 9967 W. 144th Street;

And

I move to approve the Pop's Painting and Maintenance Inc. bid for \$5,545 as the lowest bid for the Old Orland Heritage Foundation to use subject to the following conditions:

1. Obtain the necessary building permits for repairing any woodwork on the building.
2. Sign an Appearance Improvement Grant Agreement before beginning any work.