



## OFFICE OF CAMPUS PLANNING & OPERATIONS

March 30th, 2022

### ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of the property at 6 Evergreen, Reid and Kierstin Smith, in the Neighborhood Suburban District are coming before the Architectural Review Board with a request to demolish their existing house at 6 Evergreen and construct the proposed design of a 1 ½ story cottage to replace their existing cottage existing due to their failing sewer line under the current Building slab, mold in the walls of the Building, and portions of the foundation collapsing due to mold and rot. Therefore, this project requires an Architectural Review Board review for the following variance required for this scope of work.

Variances/Requests being considered:

- 1) Demolition of their existing home at 6 Evergreen under sections 6.11.2. of the Architectural and Land Use Regulations

You are receiving this notification because your property is approximately within 150' of the proposed project site.

Plans for this project may be reviewed online using the following link:

[Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](https://www.chq.org/ARB/NewsandNotes)

PO Box 28 / Chautauqua, NY 14722-0028  
716.357.6245 / 716.357.9014 (fax)  
[ARB@chq.org](mailto:ARB@chq.org) • [chq.org](https://www.chq.org)

The Architectural Review Board will meet on May 5th 2022 @ Noon **via Zoom conference**. See instructions for joining this conference below. Please submit any comments that you may have in writing for the Architectural Review Board's consideration. E-mails are preferred and may be submitted to the administrator of architectural and land use regulations at [arb@chq.org](mailto:arb@chq.org) until 12:00 noon on May 4th, 2022.

Join Zoom Meeting

<https://us02web.zoom.us/j/87493286509?pwd=enY5dm9XU09Rdk5qVGhVSIRGUXIhUT09>

Meeting ID: 874 9328 6509

Passcode: 0505

One tap mobile

+16468769923,,87493286509#,,,,\*0505# US (New York)

+13126266799,,87493286509#,,,,\*0505# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 874 9328 6509

Passcode: 0505

Find your local number: <https://us02web.zoom.us/j/krZD9GoHy>



**Ryan B. Boughton, Assoc. AIA**

Administrator of Architectural and Land Use Regulations

[rboughton@chq.org](mailto:rboughton@chq.org) | o: 716.357.6245

**Chautauqua Institution**



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**Diane Hendrix Architect -2 East Second Street Lakewood NY 14750**

March 23, 2022

John Shedd AIA, Vice President of Campus Planning and Operations, Chautauqua Institution

Re: Reid and Kierstin Smith Residence Variance Request, 6 Evergreen Avenue, Chautauqua Institution

Dear John,

The owners of 6 Evergreen are requesting a variance for demolition under sections 6.11, 6.11.2.1, 6.11.2.2, 6.11.2.3 and related sections 6.11.2.22 and 6.11.31

The structure at 6 Evergreen is experiencing sewer line failure due to the existence of Orangeburg piping underneath the structural slab of the home. Orangeburg pipe is little more than asphalt-soaked paper and pulp used in the 1940's up until 1972. It was expected to last no more than 30 to 50 years at best. This sewer line is located under 6 Evergreen with the floor structure consisting of concrete slab on grade. The sewer line runs underneath the existing slab well into the main portion of the house.

The Smith's have replaced the Orangeburg with PVC pipe running outside of the home up to the existing slab. The sewer system is failing and the existing home will need to replace the rest of the Orangeburg piping immediately in order to have a functioning sewer line.

The home was a midcentury cottage that has been remodeled several times, most recently in 2006 with the removal of a screen porch, addition of a garage and complete renovation to the existing interior. New windows and siding, as well as the addition of porches and utility areas have also occurred in the last 20 years. I have attached a reference set of plans for the 2006 remodel, provided by the home owner. However, the original framing of the house has never been addressed and the existing foundation is crumbling away from the exterior walls. (see attached photo)

The original exterior walls do not meet current NYS building code and have been damaged by mold. The existing sill plate has been rotting away from the crumbling foundation walls of the original structure.

The Smith's have receipts from the work that has been done over the last few years to address the multiple problems. They have had mold removed, sill plates repaired and Orangeburg plumbing replaced up to the existing foundation. However, the repairs have not addressed the main issues with the framing, water infiltration, failing sewer line and crumbling foundation.

Under sections 6.11.22 and 6.11.23, it is not feasible to lift a home that is framed on a slab to replace a concrete slab on grade. The replacement of the sewer line will require demolition of the slab and demolition of the home to replace the sewer line and the slab. Also, the slab and foundation cannot be repaired without demolition of much of the exterior

walls along the Evergreen side of the house and along the entire lakeside of the original home. The failing sewer line, black mold, along with the collapsing foundation does create a dangerous situation for the occupants of this home. The purpose for requesting the variance is to provide the homeowners with a safe , energy efficient and well constructed home that will blend with the neighborhood. A home they can occupy as year round residents of Chautauqua where they hope to retire, and where they hope their four daughters will spend time as well.

If the board would like to see receipts from the subcontractors who have attempted these repairs, the owner's would be happy to submit the receipts to the Office of Operations.

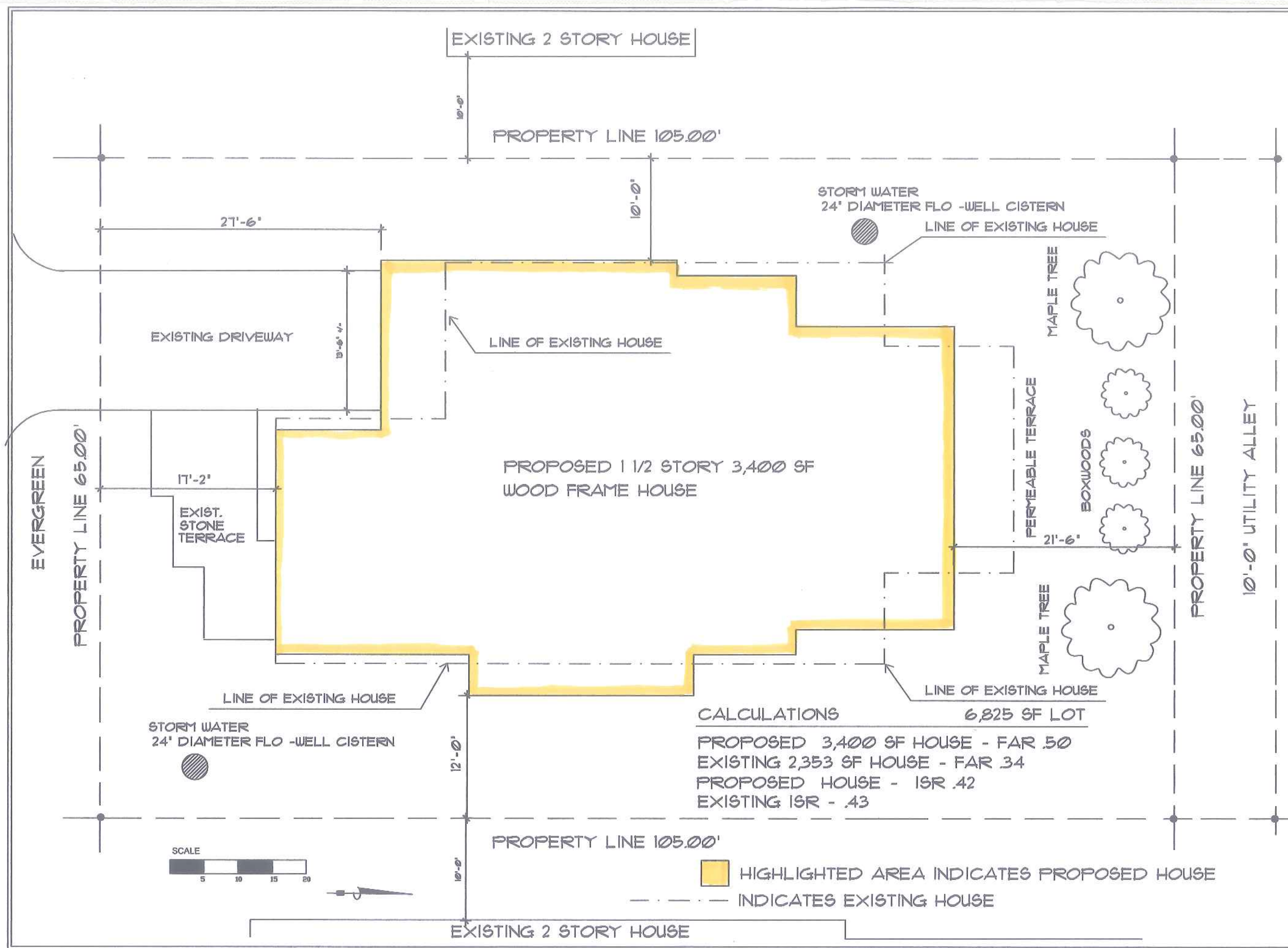
Also, submitted with this request for variance, under section 6.11.2.11 and 6.11.31, we are submitting a proposed design of a 1 ½ story cottage to replace the existing cottage. The proposed cottage would meet all regulations for this district, have a new foundation, plumbing and heating, a proper drainage system, meet or exceed NYS energy and building codes, maintain a similar footprint to the existing building, retain the existing drive way and fit into the fabric of Evergreen. The existing property is in between two story homes on the north and south sides. The 1 ½ story proposed cottage would be in keeping with the scale and character of the neighborhood along Evergreen, Pratt, Oak and Maple Avenue.

Thank you for your consideration..

Sincerely,

Diane Hendrix R.A.

[hendrix2@stny.rr.com](mailto:hendrix2@stny.rr.com) (716)378-4017

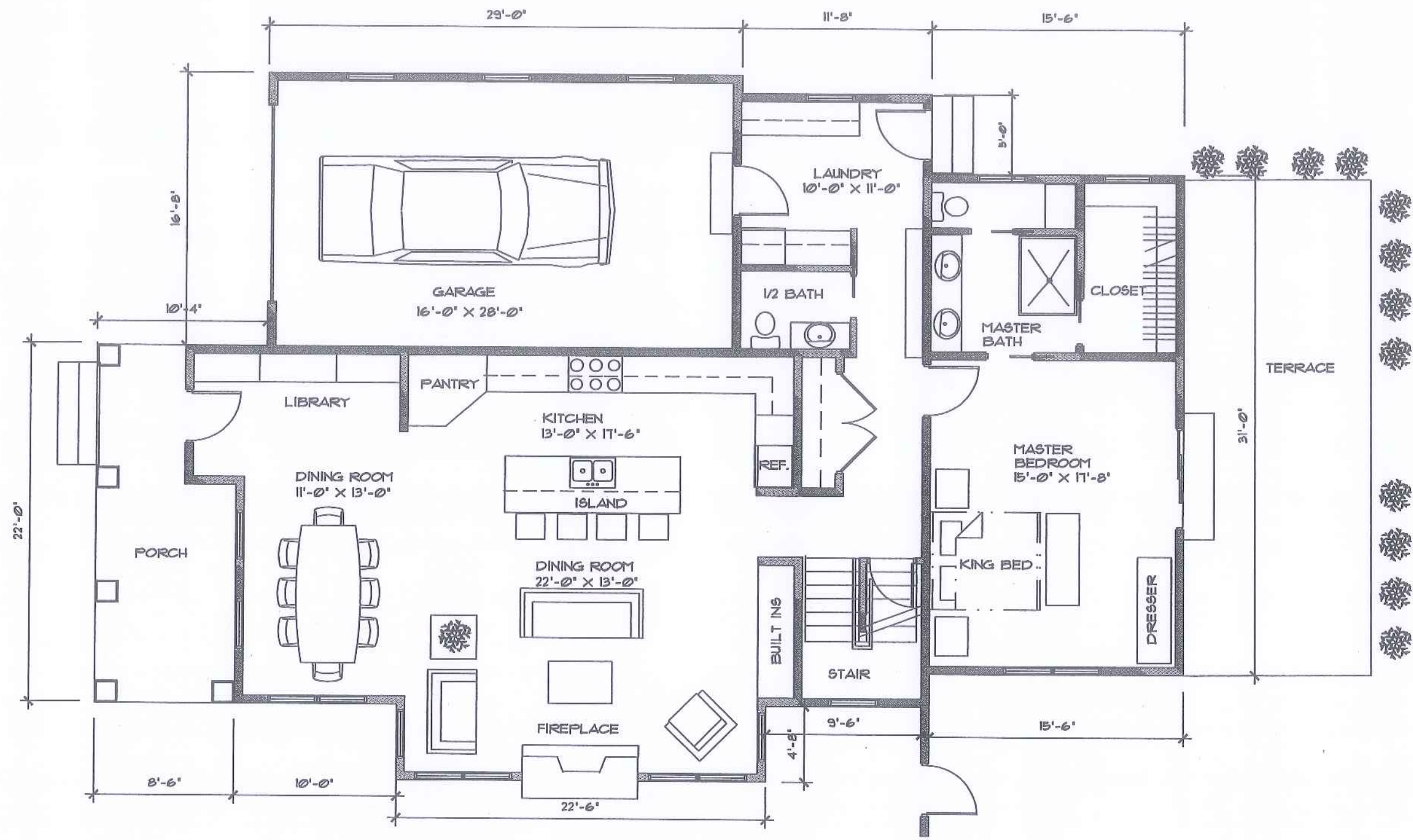


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PROPOSED SMITH RESIDENCE  
6 EVERGREEN AVENUE  
CHAUTAUQUA, NEW YORK  
MARCH 18, 2022

SP-1





PROPOSED SMITH RESIDENCE  
6 EVERGREEN  
CHAUTAUQUA, NEW YORK  
MARCH 18, 2022

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A-1

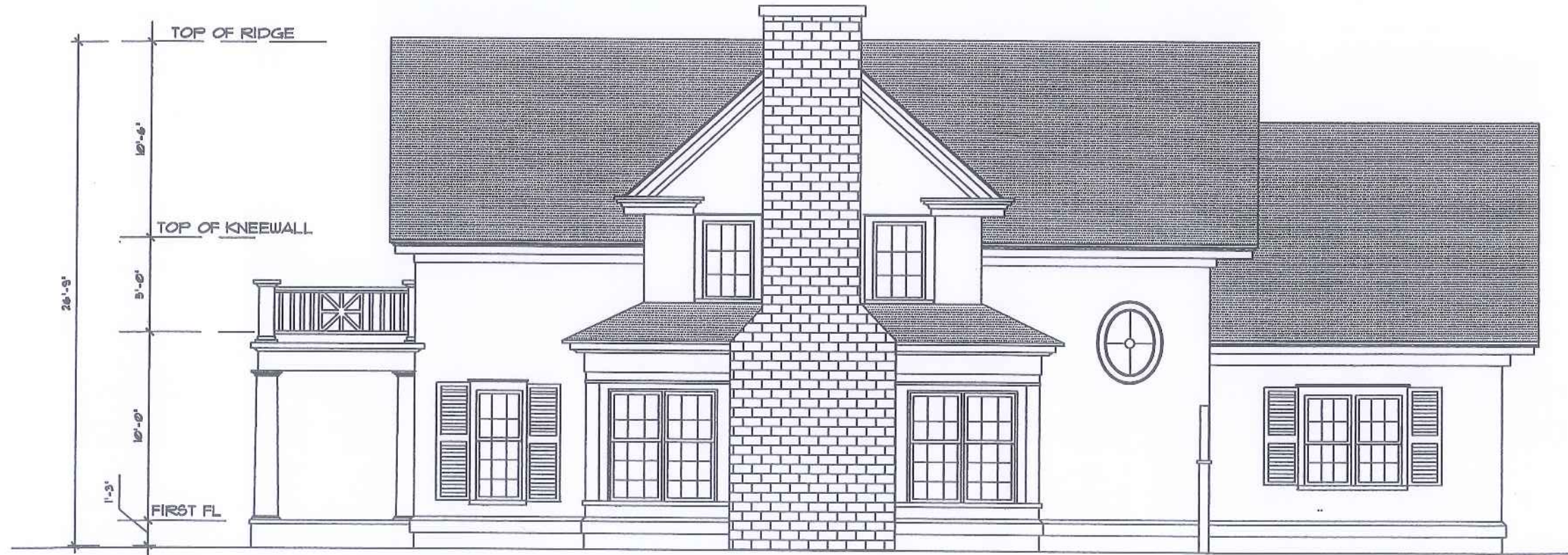






EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

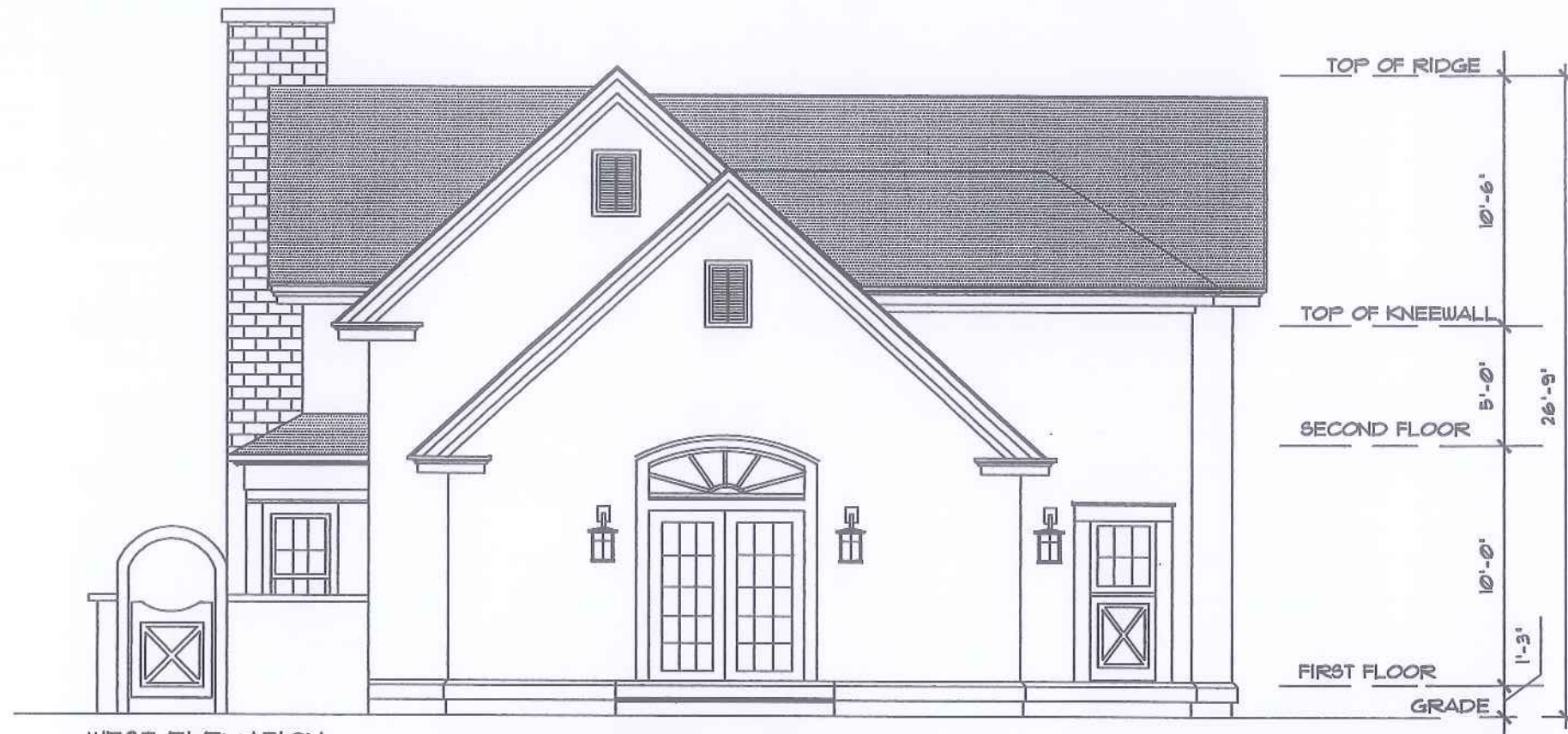
1. SIDING TO BE MAIBEC CEDAR SHAKE SIDING WITH SOLID STAIN
2. WINDOWS TO BE MARVIN ELEVATE SERIES -SIMULATED TRUE DIVIDED LIGHT
3. ROOF SHINGLES TO BE TIMBER TECH UND ASPHALT SHINGLES
4. ALL EXTERIOR TRIM TO BE VERSTAX TRADITIONAL GILLS, CROWNCASINGS
5. CHIMNEY TO BE BELDEN BRICK WITH LESTONE CAP
6. SHUTTERS TO BE TIMBERLANE COMPOSITE CLASSIC LOUVER WITH HOLD BACKS
7. COLUMNS TO BE TURNCRUST 10" ROUND COLUMNS WITH TUSCAN BASE AND CAP

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PROPOSED SMITH RESIDENCE  
6 EVERGREEN  
CHAUTAUQUA, NEW YORK  
MARCH 18, 2022

A-4





WEST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

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PROPOSED SMITH RESIDENCE  
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CHAUTAUQUA, NEW YORK  
MARCH 18, 2022

A-5