



OFFICE OF CAMPUS PLANNING & OPERATIONS

December 22nd 2022

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 20 Whittier, Bert and Cathy Clark, in the Neighborhood Suburban District, are coming before the Architectural Review Board with plans proposing the addition of a basement, and a 2nd level bedroom. This project's expansion proposes an increase in the Floor Area Ratio (FAR) and Impermeable Surface Area Ratio (ISR) as well as the ability to construct within the rear yard setback, and a variance to move an existing parking space into a location that will make it a noncompliant parking space. Therefore, this project requires an Architectural Review Board review for the following considerations required for this scope of work.

Variances/Requests being considered:

- 1) Variance for the addition of a basement that crosses the rear yard setback within the current noncompliant Building envelope. (ALU Section 4.7.6)
- 2) Variance to exceed the Neighborhood Suburban district Floor Area Ratio of .59 with a proposed FAR of .70 (ALU Section 4.7.3)
- 3) Variance to exceed the Neighborhood Suburban district Impermeable Surface Area Ratio of .59 with a proposed FAR of .65 (ALU Section 4.7.3)
- 4) Variance to move an existing parking space at 20 Whittier into a noncompliance location off of Wythe Avenue. (ALU section 5.11.4.5)

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/architecture-review-board/news-and-notes)

The Architectural Review Board will meet on February 2nd 2023 **by Zoom Video Conference**, see instructions for attending 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 until 12:00 noon on February 1st 2023

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

Time: Feb 2, 2023 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88502793434?pwd=QjJGSIFUS0ROMU1QdkNmVXRtbERPZz09>

Meeting ID: 885 0279 3434

Passcode: 0202

One tap mobile

+16468769923,,88502793434#,,,,*0202# US (New York)

+16469313860,,88502793434#,,,,*0202# US

Dial by your location

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

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+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

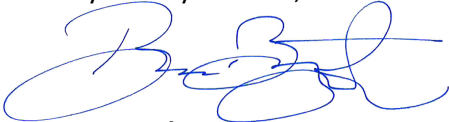
+1 669 900 6833 US (San Jose)

Meeting ID: 885 0279 3434

Passcode: 0202

Find your local number: <https://us02web.zoom.us/j/knyfdkmi3>

Thank you for your time,



Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

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15 December 2022

Proposed Renovations at 20 Whittier Avenue

We are proposing several renovations and additions to the property at 22 Whittier Avenue in the Neighborhood Suburban District of the Chautauqua Institution. The existing footprint of the building will not be enlarged, and new exterior walls will align with the existing building envelope. We are proposing to add a new basement level with two sleeping rooms and a family den, and a new second level bedroom. There are several interior renovations proposed which will re-organize the layout including a new kitchen, laundry and reconfiguration of existing bedrooms and baths on the main floor. Included in the reorganization of spaces, we propose to include a new side porch. There are several roof lines and we plan to streamline the existing roofline with these renovations. The property currently has two parking spaces on gravel on the southeast Whittier corner and we are recommending the relocation of one parking space to the northwest corner on Wythe Avenue. Included in this relocated parking space variance request will be the removal of an existing blue spruce on the northwest corner previously approved.

It should be noted, the existing footprint currently encroaches on the rear yard setback where the new second floor bedroom addition is being proposed. Likewise, the existing intensity of the building development on the site (FAR and ISR) exceeds current Architectural and Land Use Regulations.

List of Variances at 20 Whittier Avenue

4.7.3 Maximum Lot Size, Intensity and IRS

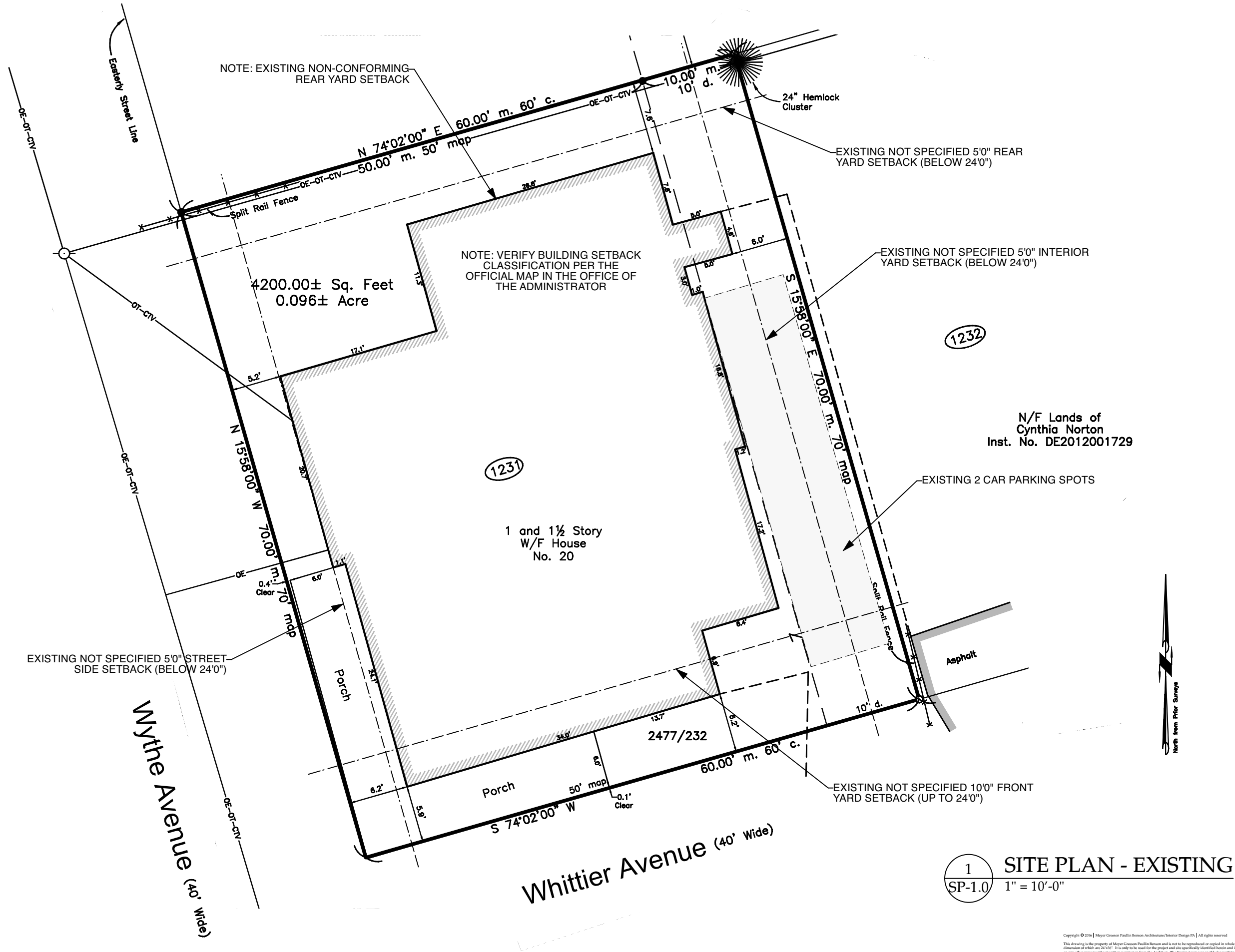
Current structure is in non-compliance with Chautauqua Institution Architectural and Land Use Regulations including Minimum Lot Area (4,200 SF), Maximum FAR (.59), and Maximum ISR (.59). We are requesting a new FAR of .70 and ISR of .65.

4.7.6 Building Setbacks

Current structure is in non-compliance with Chautauqua Institution Architectural and Land Use Regulations including the rear yard setback.

5.11.4.5 Neighborhood Suburban District Parking

The property currently has two off-street existing and conforming parking spaces. We propose to split the existing double stacking space into two separate spaces. One space would remain in its current location and be accessed from Whittier Avenue. The proposed new location of the second parking space would be accessed from Wythe Avenue. The new parking space on Wythe Avenue will extend beyond the side plane of the building. We are asking for a variance in order to comply with the 18" minimum separation between building and parking space (see Section 5.11.3.2 of the Chautauqua Institution Architectural and Land Use Regulations) and the extension beyond the side plane of the building.



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Additions and Renovations
The Clark Cottage
Chautauqua, New York

N/F Lands of
Cynthia Norton
Inst. No. DE2012001729



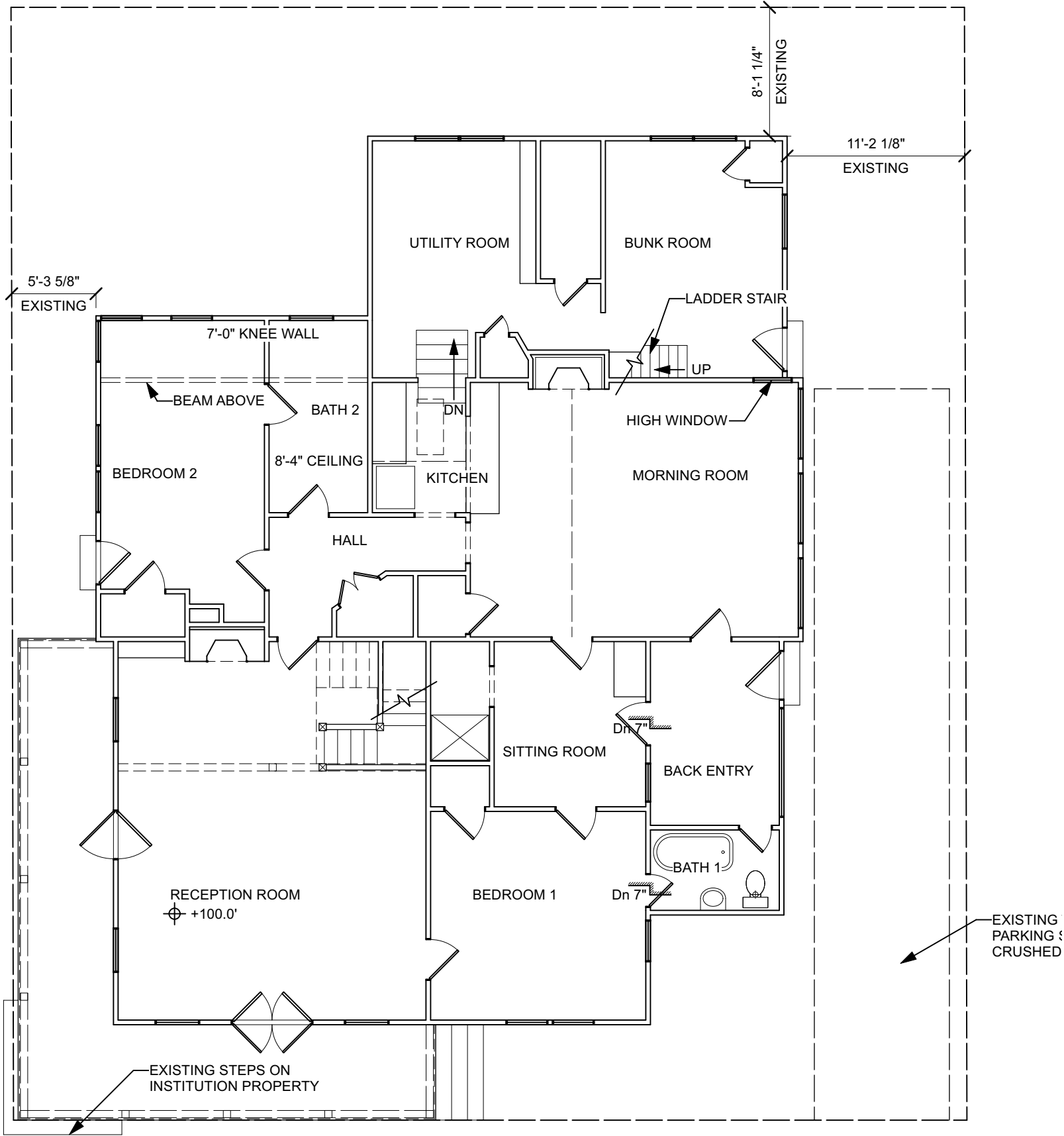
FOR ARB REVIEW

11x17 ARB Submittal	Revisions:
12/7/22	EX-SP
JAB/ PMW	
20048	

1 SITE PLAN - EXISTING
SP-1.0 1" = 10'-0"

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dimensions of which are 20'x20". It is only to be used for the project and site specifically identified herein and is not to be used
on any other project without written permission from the Architect. The Contractor is responsible for verifying all field
measurements, quantities, dimensions, and related field construction criteria.

Additions and Renovations
The Clark Cottage
Chautauqua, New York



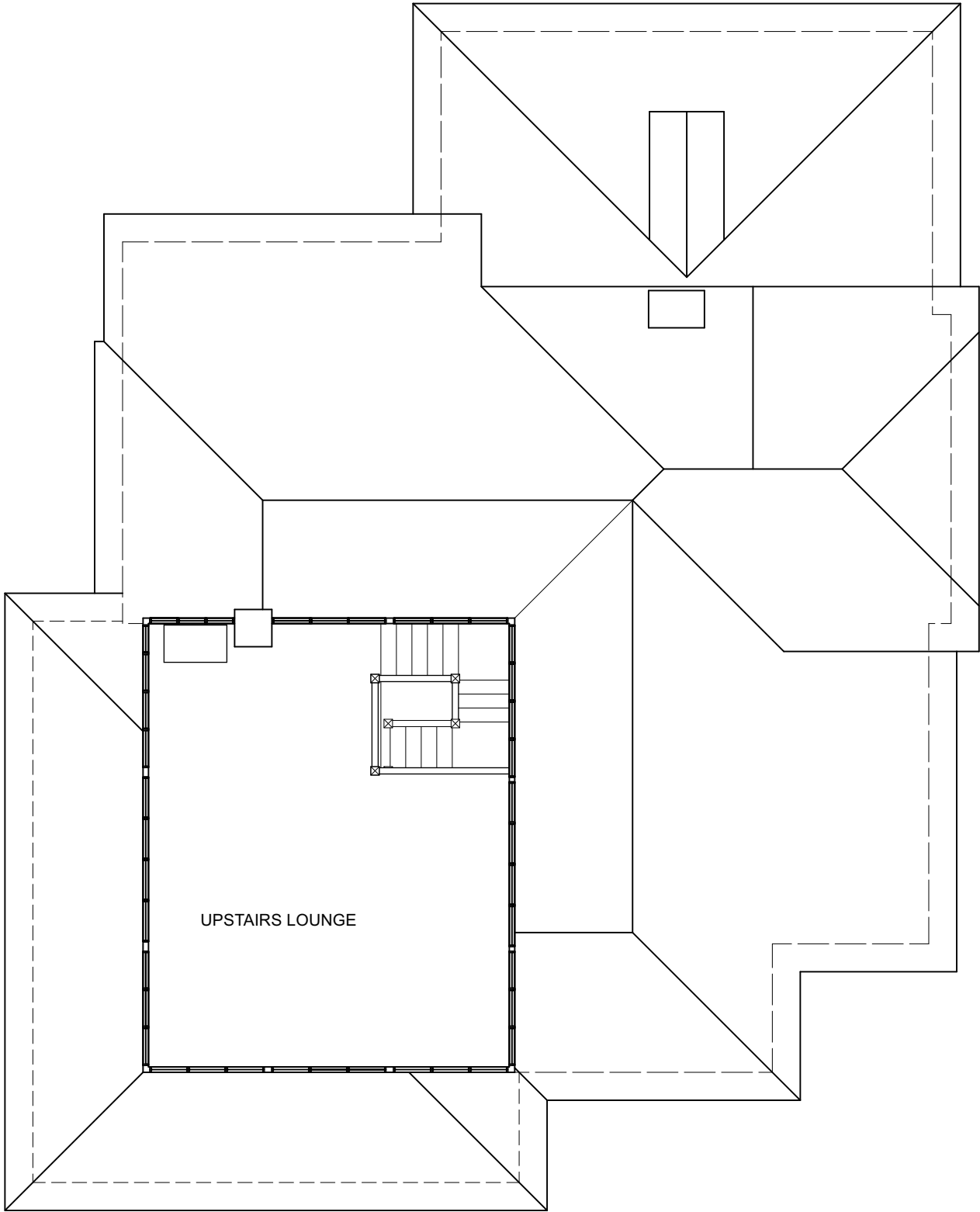
1
EX-1.0

EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"

FOR ARB REVIEW

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	EX-1.0

Additions and Renovations
The Clark Cottage
Chautauqua, New York



1
EX-1.1

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

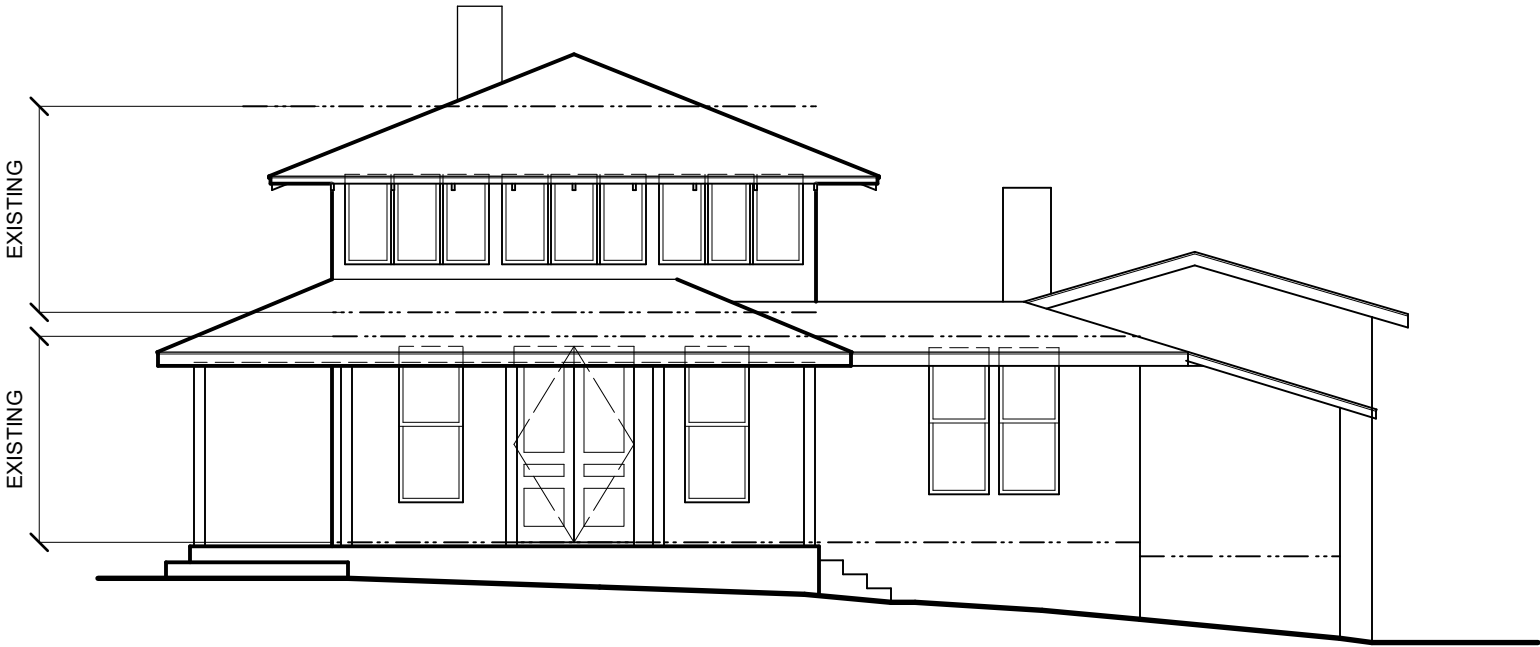
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	EX-1.1

Additions and Renovations

The Clark Cottage

Chautauqua, New York

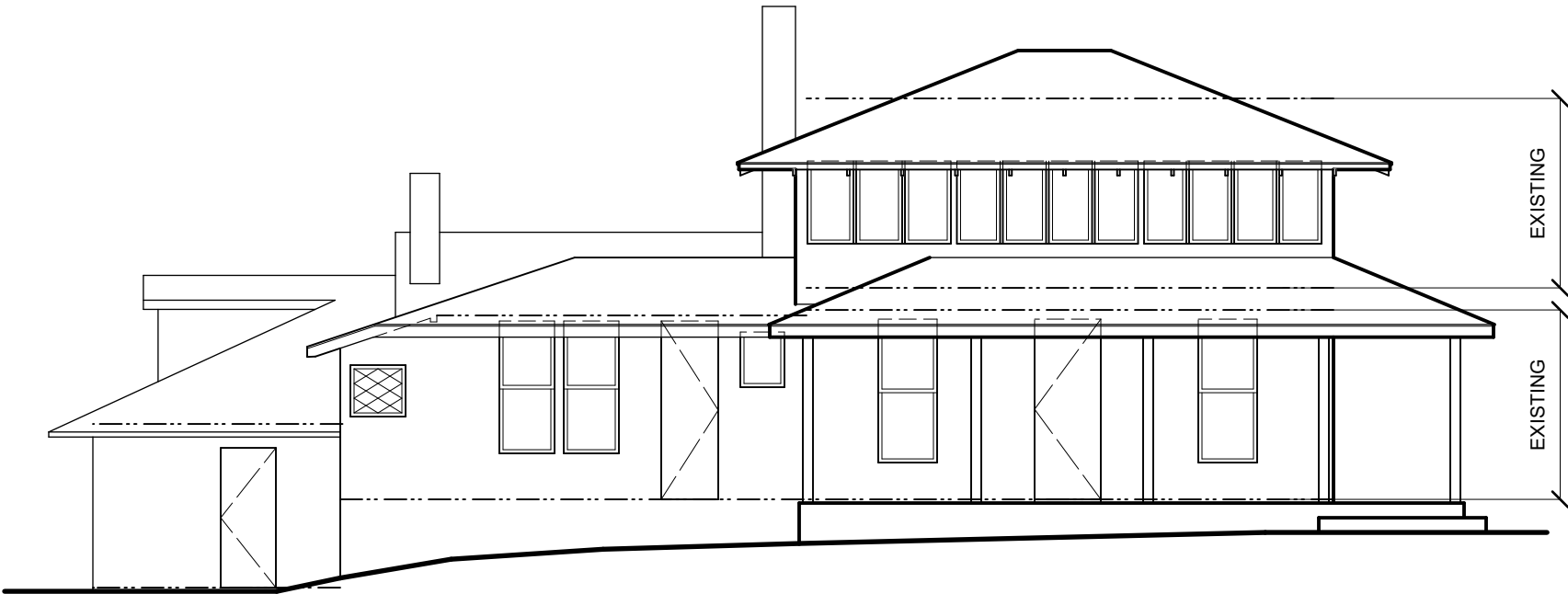


1

EX-1.2

EXISTING FRONT ELEVATION - WHITTIER AVENUE

1/8" = 1'-0"



1

EX-1.3

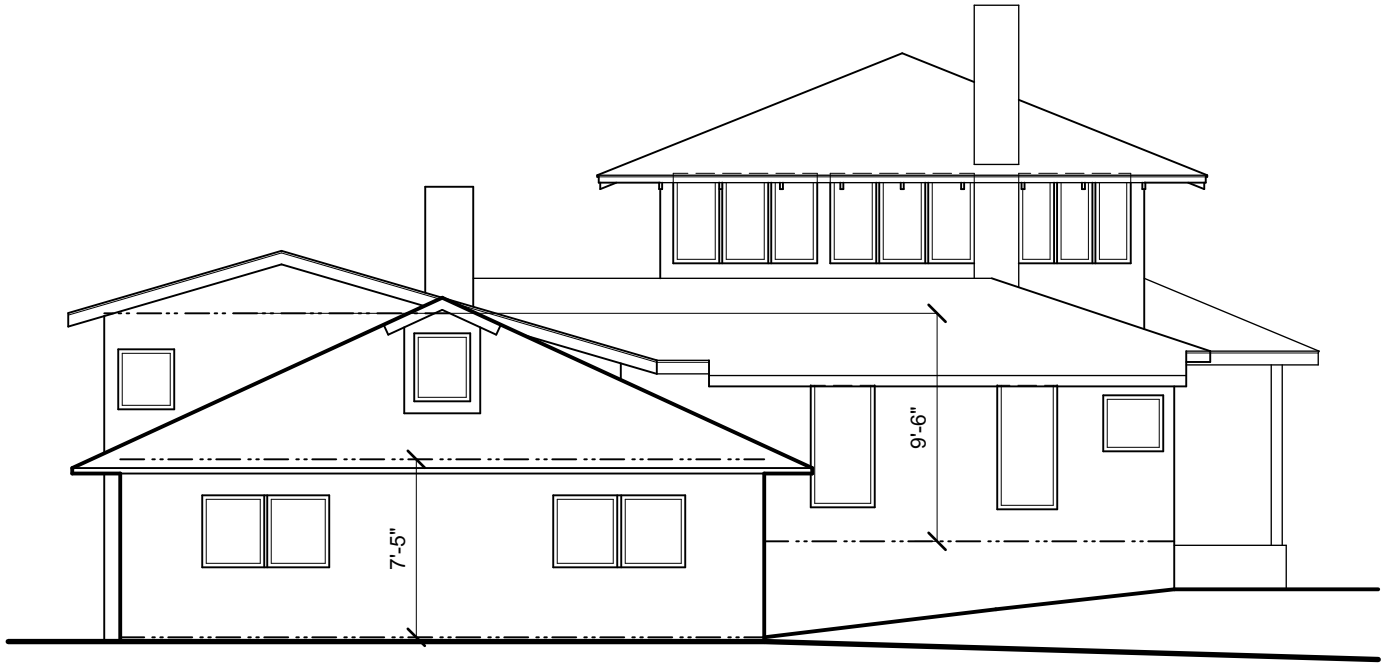
EXISTING LEFT SIDE ELEVATION - WYTHE AVENUE

1/8" = 1'-0"

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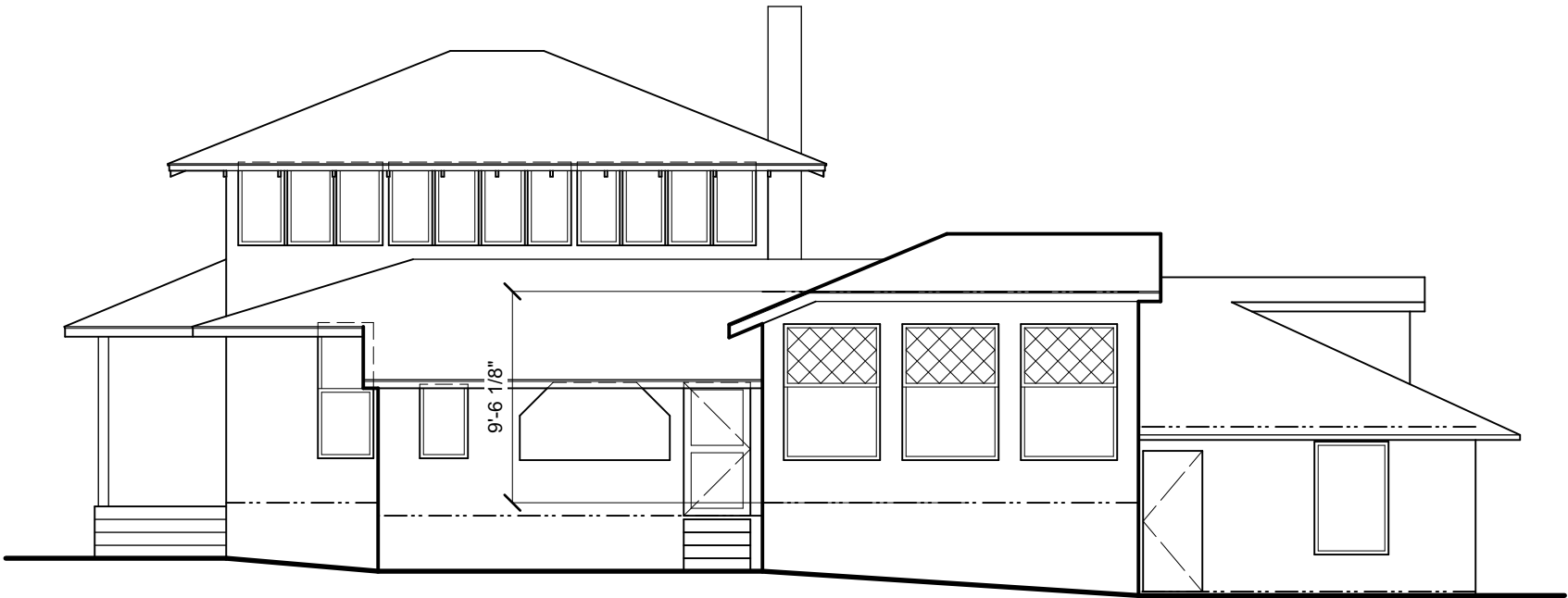
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	EX-1.2

Additions and Renovations
The Clark Cottage
Chautauqua, New York



1
EX-1.3

EXISTING REAR ELEVATION
1/8" = 1'-0"



1
EX-1.3

EXISTING RIGHT SIDE ELEVATION - INTERIOR YARD
1/8" = 1'-0"

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	EX-1.3



1 WHITTIER AVENUE
EX-1.4 1/8" = 1'-0"



2 REAR YARD
EX-1.4 1/8" = 1'-0"



3 SIDE YARD
EX-1.4 1/8" = 1'-0"

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	EX-1.4



3 WINDOW DETAIL
EX-1.5 1/8" = 1'-0"



2 PORCH POST AND BRACKET DETAIL
EX-1.5 1/8" = 1'-0"



1 CORNER OF WHITTIER AND WYTHE
EX-1.5 1/8" = 1'-0"

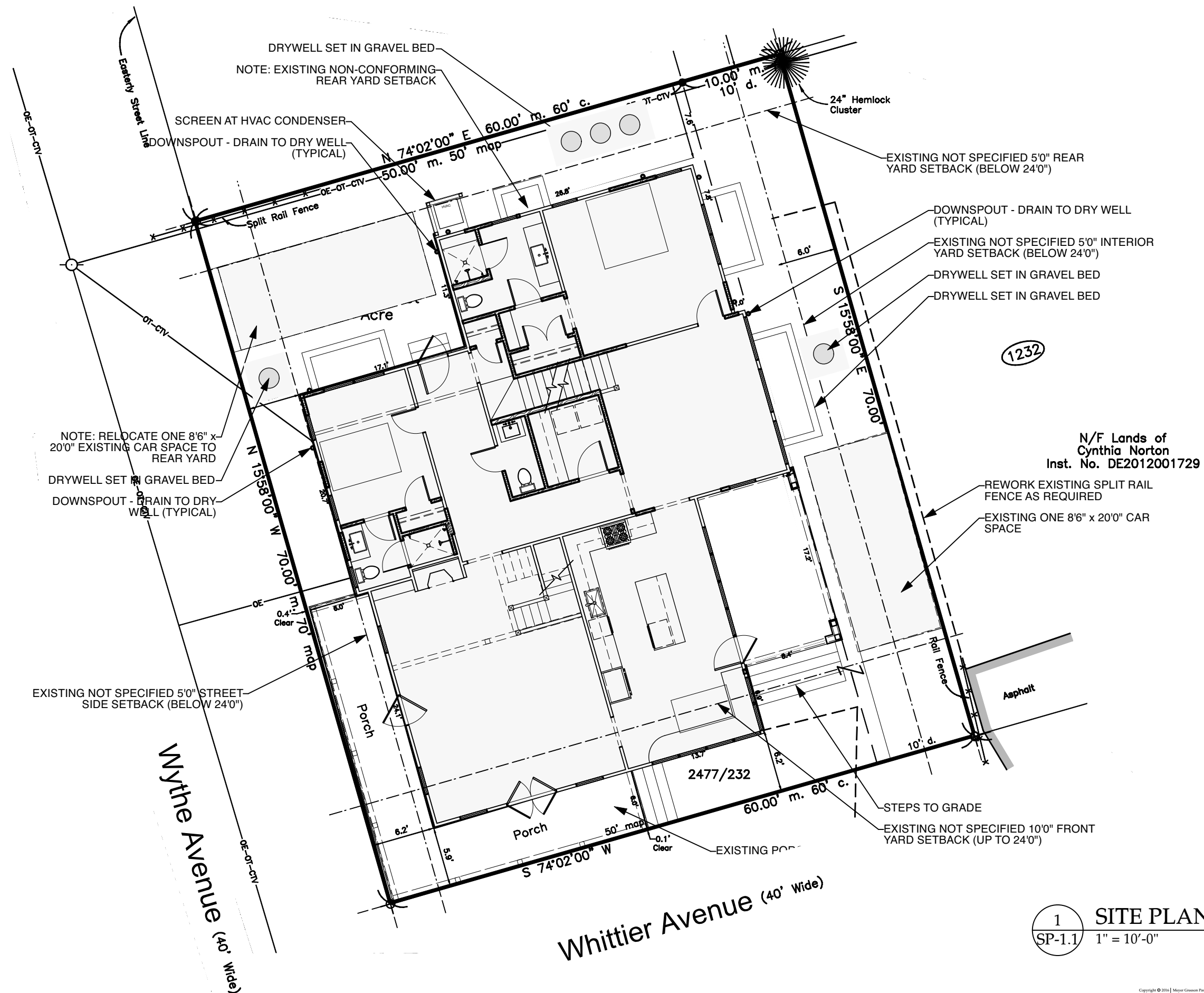
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	EX-1.5

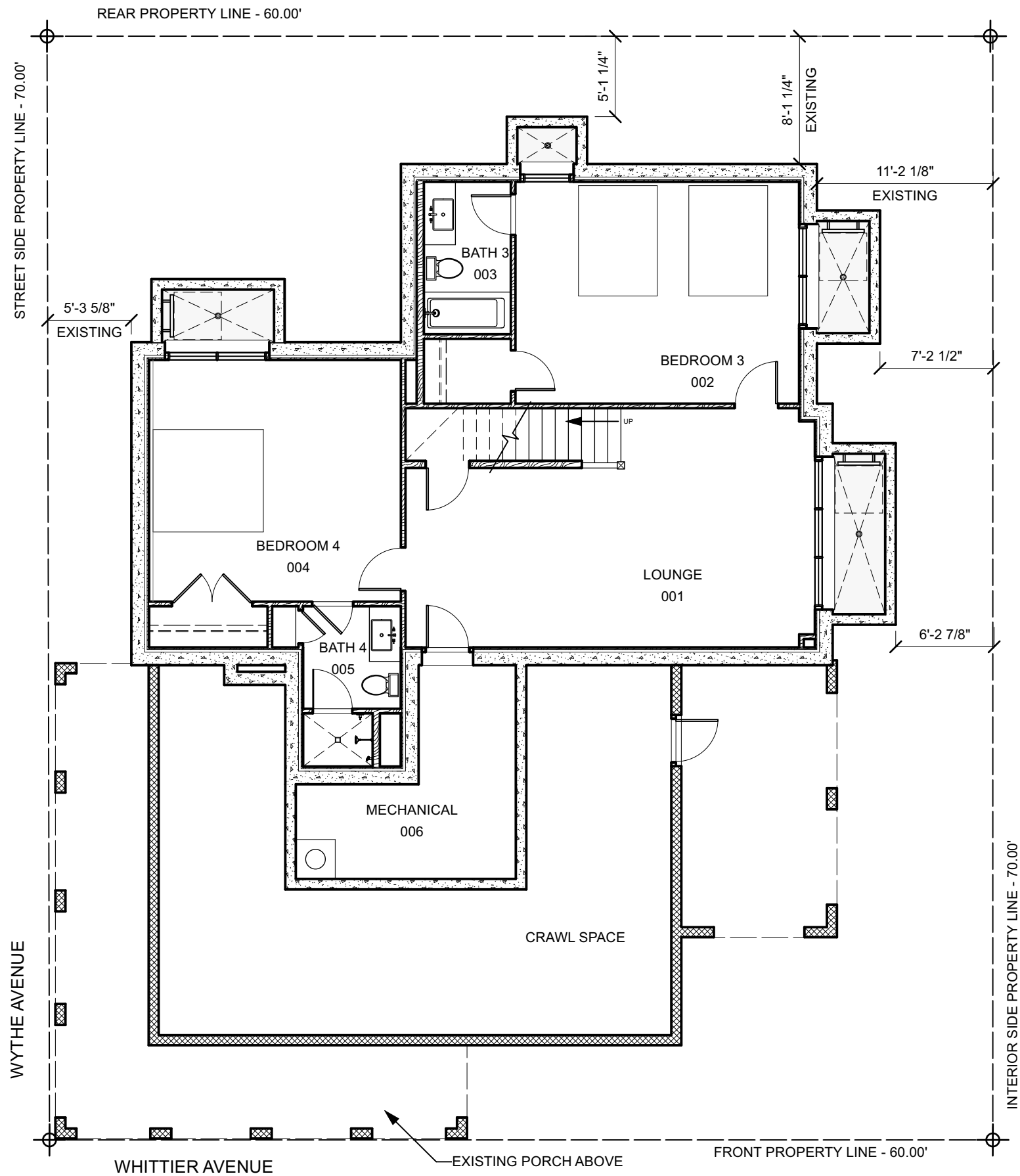
Additions and Renovations

The Clark Cottage

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	SP-1.0



1
A-1.0

PROPOSED BASEMENT PLAN

1/8" = 1'-0"

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VARIANCE 1 PER SECTIONS
5.11.3.2 (18" PLANTING STRIP) AND
5.11.4.5 (BEHIND SIDE PLANE OF
THE BUILDING AT REAR YARD)

EGRESS WELL WITH METAL
GRATE
DRYWELL SET IN GRAVEL BED

NEW LANDSCAPE
STEPS TO GRADE

DRYWELL SET IN
GRAVEL BED

NEW PAIR OF WINDOWS
TO MATCH EXISTING

EGRESS WELL WITH
METAL GRATE

EGRESS WELL WITH
METAL GRATE

DRYWELL SET IN
GRAVEL BED

EXISTING ONE 20'0" X
8'6" CAR PARKING
SPACE TO REMAIN IN
THIS LOCATION

WYTHE AVENUE

WHITTIER AVENUE

1
A-1.1

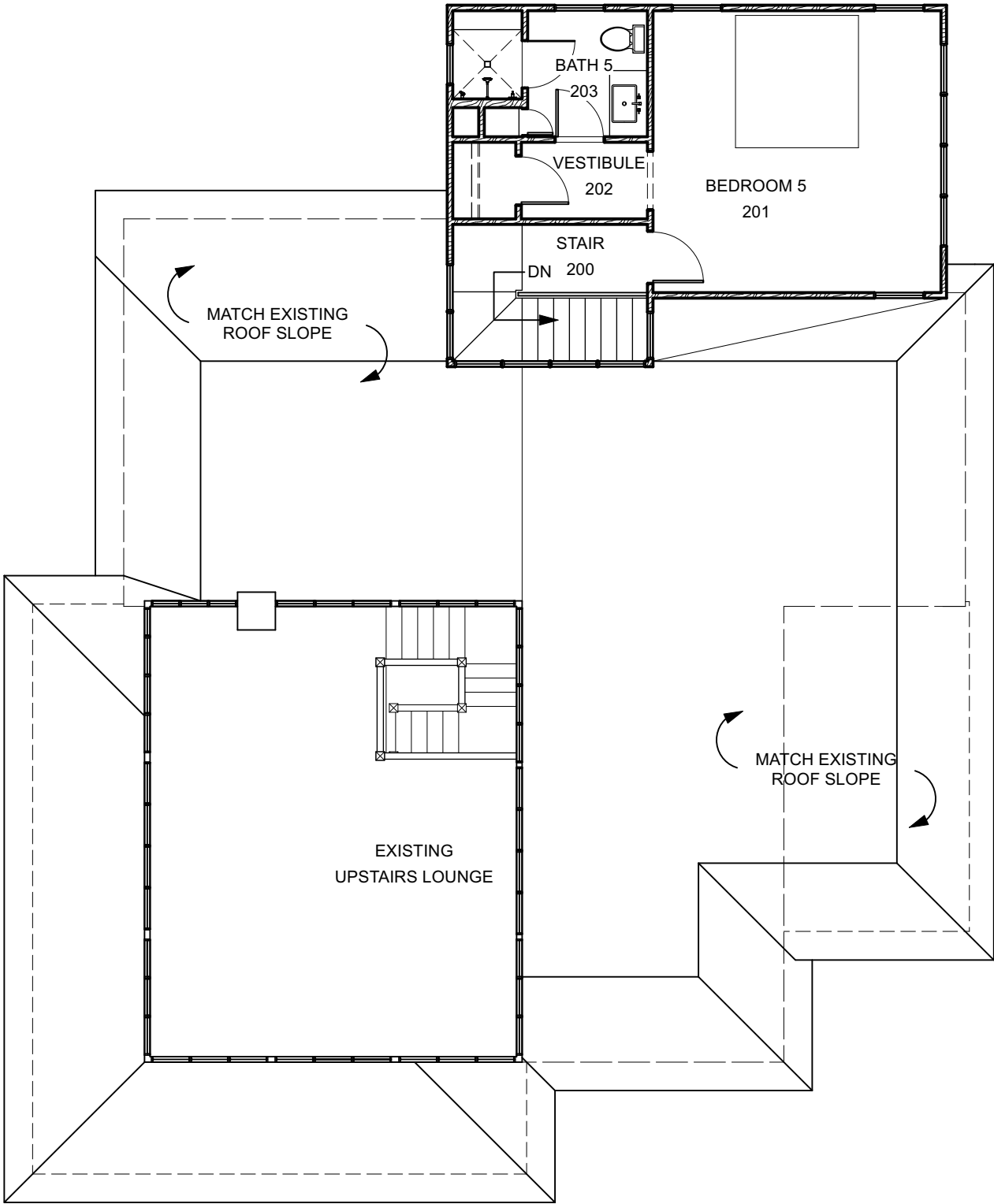
PROPOSED MAIN FLOOR PLAN

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Additions and Renovations
The Clark Cottage
Chautauqua, New York



1
A-1.2

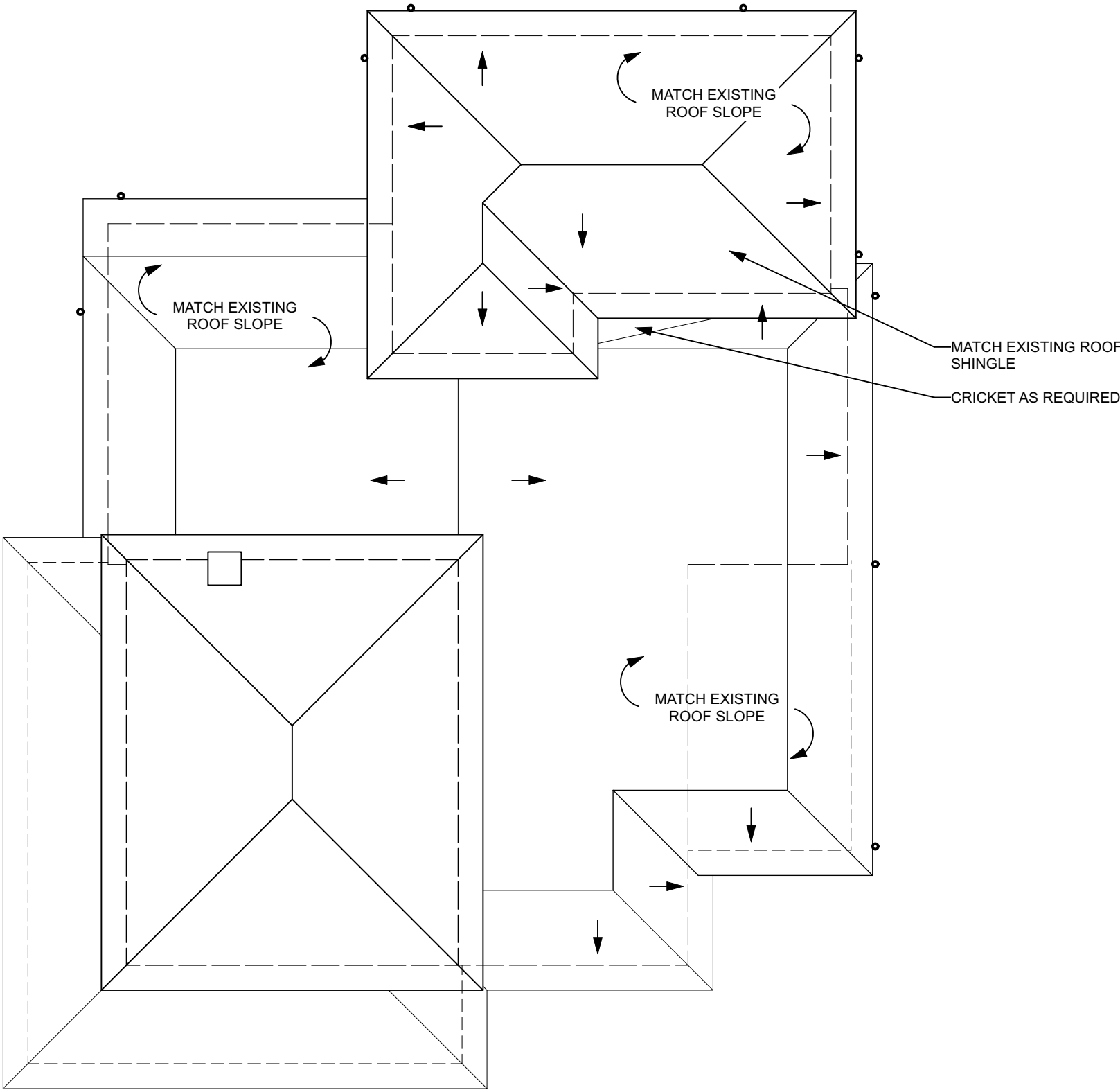
PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

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	A-1.2

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1
A-1.4

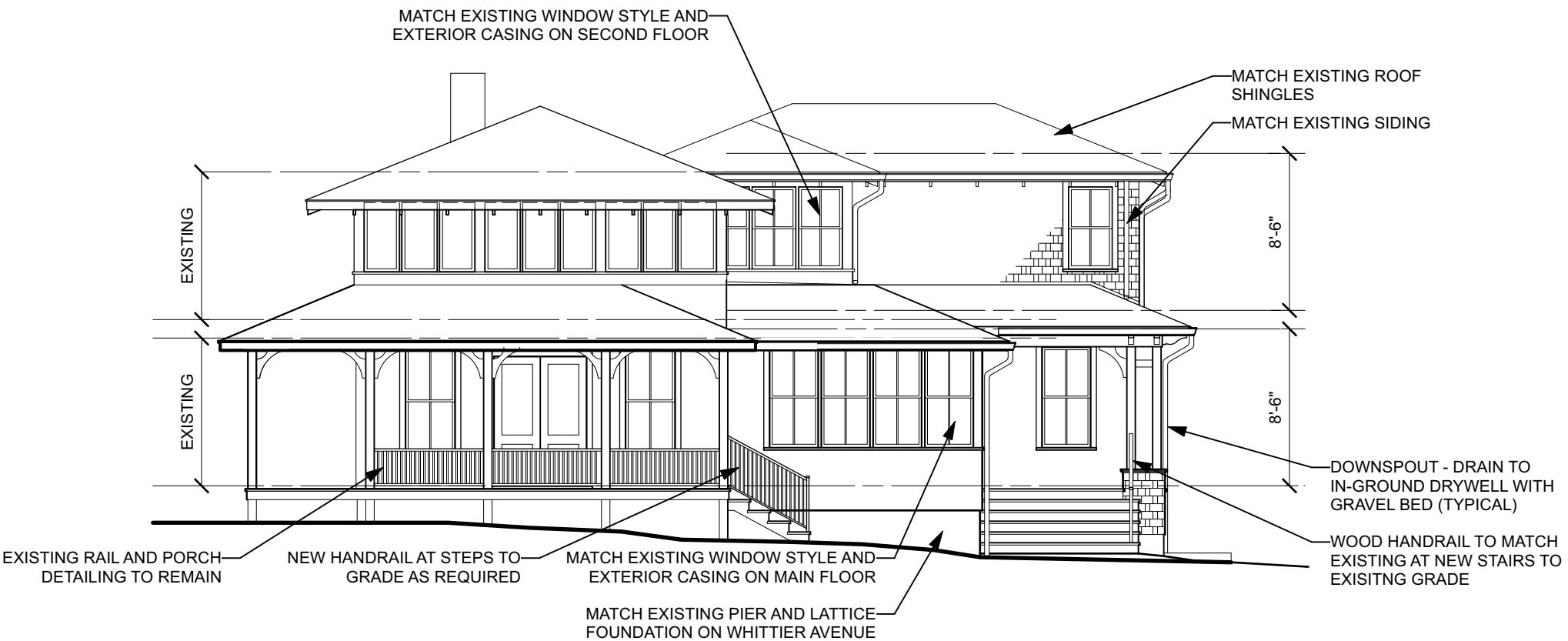
PROPOSED ROOF PLAN

1/8" = 1'-0"

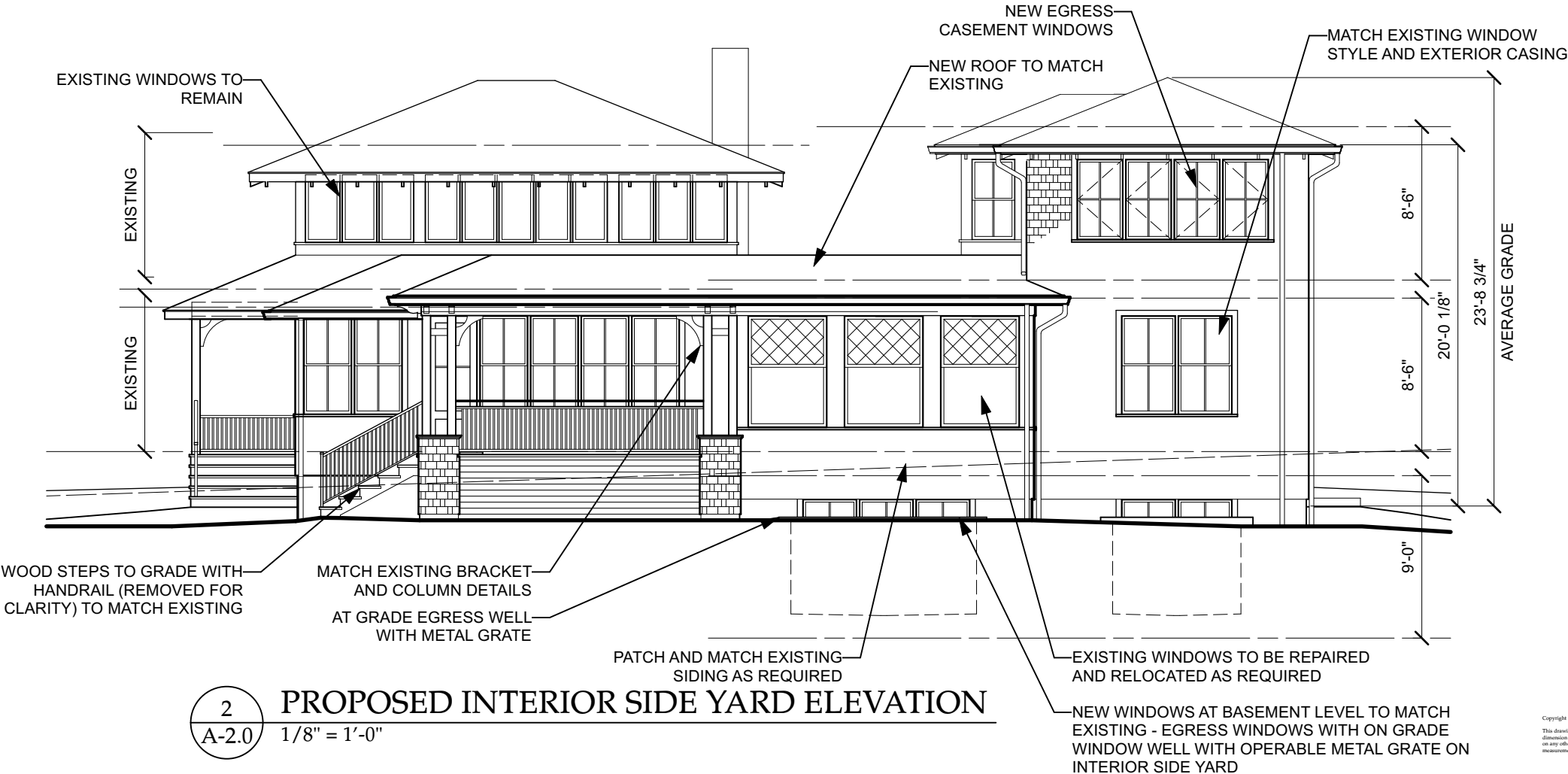
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	A-1.3

Additions and Renovations
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1
A-2.0
PROPOSED FRONT ELEVATION - WHITTIER AVENUE
1/8" = 1'-0"

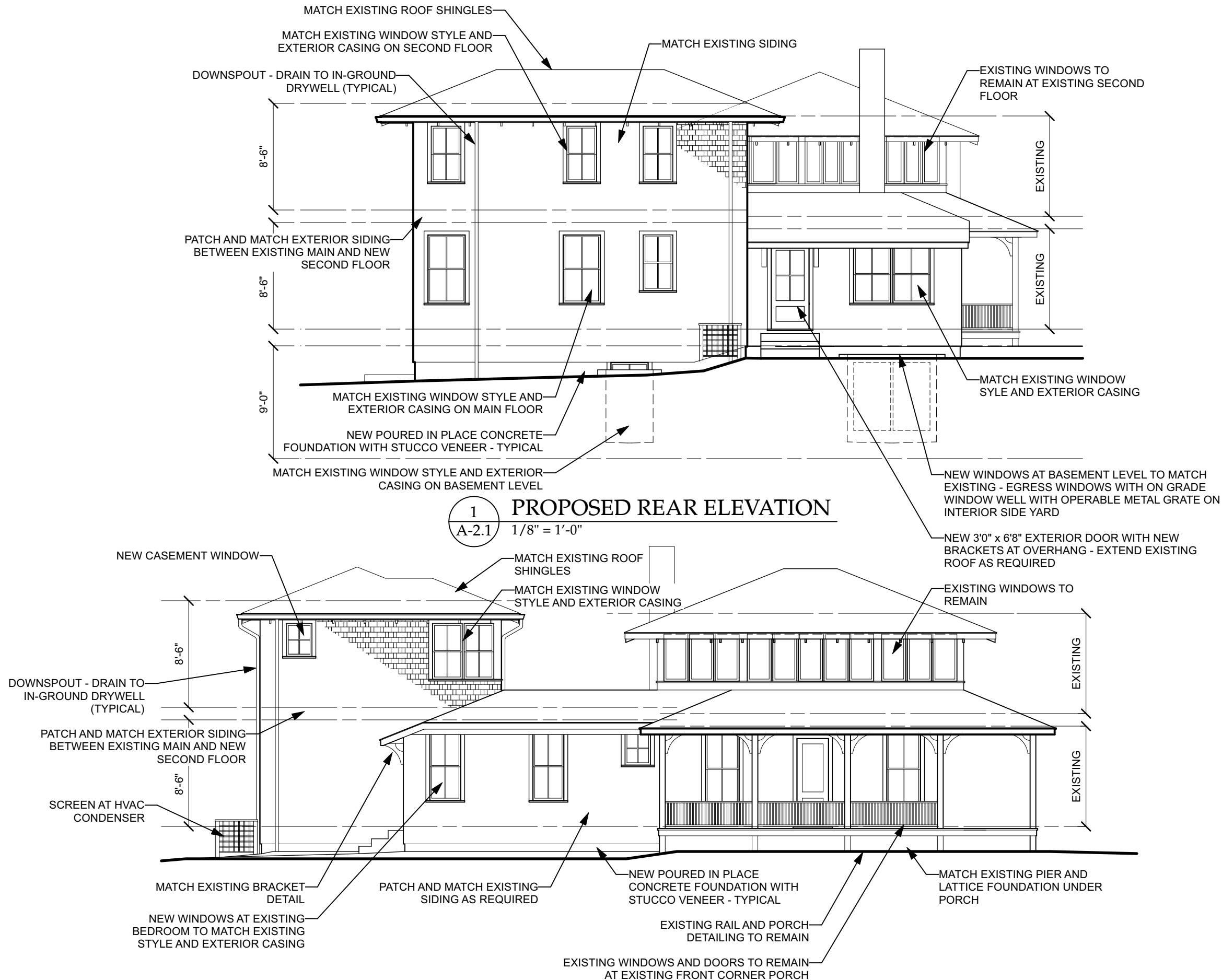


2
A-2.0
PROPOSED INTERIOR SIDE YARD ELEVATION
1/8" = 1'-0"

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	A-2.0

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