



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

March 27th 2026

Dear Chautauquan,

The owners of 48 Cookman, Michele and Andrew Sokolski, are requesting to come before the Architectural Review Board for the scope of work to fully demolish the Building on this property within the Neighborhood Traditional District due to structural concerns with the foundation and structure of the building. The property owners would then have a new home built with similar architectural features such as the rafter tails, fenestration including windows, doors, siding, and roof, replicating the style of the existing home. The scope of work proposes full demolition, the removal of the historic fenestration, as well as the removal of a Maple Tree between this property and the street. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variances/Requests being considered:

1. Request for complete demolition of the Building. (ALU Section 6.11)
2. Variance for the removal of historic windows (ALU Section 4.2.2.3)
3. Variance for the removal of a tree from Chautauqua Institution Property (ALU 5.13.7)

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project's scope of work may be viewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

www.chq.org/ARB

PO Box 28 • Chautauqua, NY 14722
716.357.6245 • 716.357.9014 (fax)
ARB@chq.org • chq.org

The Architectural Review Board will meet on [April 30th 2026 at 12:00pm NOON](#) at the [Turner Community Center Conference Room](#). 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 12:00pm noon the day before on April 29th 2026.

Thank you for your time and consideration!

Respectfully,

A handwritten signature in blue ink, appearing to read 'RB Boughton', written in a cursive style.

Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

Rock Hill Engineering, LLC

6948 Kings Corners Rd
Panama, NY 14767
(716)782-2206

March 18, 2026

Chris Cooke
Chris Cooke Architecture
25 South Main St.
Cassadaga, NY 14718

Re: 48 Cookman Ave. foundation condition

On March 17, 2026 I performed a site visit to inspect the existing foundation for the house located at the above address in Chautauqua Institution. The inspection was made to determine the condition of the foundation and whether repairs or strengthening of the supporting structures are needed.

The exterior is of CMU construction that is deteriorated. I was not able to access the crawl space under the house, but based on similar homes it is most likely supported on piers of various types with rough cut lumber beams. There is some sagging/settling under the interior bearing walls on the first floor which would result from settling of the piers, deterioration of the piers, tipping of the piers, frost heave, undersized beams, deteriorated beams, or a combination of these items.

It is my recommendation that due to the planned extensive renovations to the house that the existing foundation and support beams be replaced in their entirety with properly sized beams, piers, and foundations.

If you have any questions or need further assistance please call me.

Sincerely,



Peter J Radka, PE



