



## OFFICE OF CAMPUS PLANNING & OPERATIONS

### ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

May 25<sup>th</sup> 2026

Dear Chautauquan,

The owners of 14 Wiley Betsy and William Goodell are requesting to come before the Architectural Review Board for the scope of work for the demolition of the building on their property at 14 Wiley. The Goodells are proposing this demolition due to damage sustained from chronic water runoff directly against the foundation and into the basement which has accelerated the deterioration of the building, despite considerable effort and resources to preserve and maintain the house. They also note that this property no longer contributes meaningfully to the architectural vernacular of the street, and lacks distinguishing features that would typically warrant preservation. The house has vinyl siding and windows, does not have a welcoming front porch, as well as being poorly sited on two building lots. They plan to propose two building lots after this demolition that could allow for positive contribution to the future of Wiley Avenue. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variations/Requests being considered:

Request for complete demolition (ALU 6.11.2).

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

[www.chq.org/ARB](http://www.chq.org/ARB)

The Architectural Review Board will meet on **June 25th 2026 at 12:00pm Noon in 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](mailto:arb@chq.org) until 12:00pm noon the day before on June 24th 2026 at 12:00pm Noon. Thank you for your time!

Respectfully,

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

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

Administrator of Architectural and Land Use Regulations

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

P.O Box 1191  
Chautauqua, NY 14722  
May 18, 2026

Architectural Review Board  
Chautauqua Institution  
Chautauqua, NY 14722

RE: Application for Demolition of 14 Wiley Avenue

Dear Members of the Architectural Review Board,

Bill Goodell and I own the house at 14 Wiley Avenue. I have reviewed the Chautauqua Institution Architectural and Land Use Regulations, including Article 6. We are writing today to respectfully request approval to demolish the residence.

My family purchased the property in 2000. At that time, the house had spent many years in the rental market and was in poor condition. One significant contributing factor was chronic water runoff from uphill properties, which continuously directed water against the foundation and into the basement and accelerated deterioration over time.

Even then, however, we saw potential in the property because it sat across the street from our extended family and included two adjacent rear building lots. Our long-term plan was to build on those lots for future family use, while maintaining the existing house at 14 Wiley for use as a guest house or future home for our children.

Over the years, we invested considerable effort and resources to preserve and maintain the house. We completed roof repairs, installed a B-Dry basement waterproofing system and sump pump to combat persistent water intrusion, repaired and repainted the interiors repeatedly to combat mildew, replaced kitchen and bathroom flooring, painted the floors, decorated, replaced shutters, stained the deck, and regularly cleaned and maintained the exterior. We lived in the house ourselves for three years while planning and constructing our current home. Some of our family's happiest and funniest memories were made at 14 Wiley, which makes this request emotionally difficult. For many years thereafter, we opened the house to family, friends, and others at no cost—in many cases providing the Chautauqua experience to those otherwise would not be able to visit Chautauqua.

Unfortunately, despite our continued efforts, the cumulative cost of ongoing repairs eventually outpaced our ability to remediate the persistent underlying issues. Unforeseen events in our family life delayed and ultimately prevented further restoration and the plans we had long envisioned. Over the years, we have engaged a number of contractors to evaluate the house, e.g., roofers, exterminators, builders, mold assessors, and mold remediators. (Please see attached report from Chris Keefe Builders.) Their preliminary conclusions indicate that the

original construction and materials have exceeded their expected life and dictate to us that the dwelling and its integrity present very little to justify remediation.

We fully appreciate the responsibility the ARB carries in preserving the architectural and cultural character of Chautauqua. It is with that respect in mind that we note that 14 Wiley, in our opinion, no longer contributes meaningfully to the architectural vernacular of the street. The house has vinyl siding and windows, no welcoming front porch, and lacks distinguishing features that would typically warrant preservation. Poor siting on two building lots limits its functional viability.

By contrast, redevelopment of the site presents an opportunity to create two thoughtfully designed homes that would better complement the surrounding neighborhood and contribute positively to the future of Wiley Avenue and the Institution as a whole. At a time when opportunities for appropriately scaled new housing within the Institution are increasingly limited, we believe this proposal represents a responsible and forward-looking use of the property.

We make this request with genuine respect for the Institution and the work of the ARB. We are grateful for your consideration and welcome the opportunity to answer questions or provide any additional information that may assist in your review.

Sincerely,

Betsy Callicott Goodell



5977 Magnolia Stedman Rd.  
Mayville, NY 14757  
716-789-2066  
[chris@chriskeefebuilders.com](mailto:chris@chriskeefebuilders.com)

May 18, 2026

**14 Wiley Avenue, Chautauqua NY**

To whom it may concern:

The photos attached will show this home in major disrepair. The vinyl siding has trapped moisture and the structure beneath is likely hiding significant rot. Opening it up, however, increases the travel of nuisance animals that can easily get in through the holes in the floor joist system to the exterior. The roof is in terrible condition, with much of it being covered in moss. In the basement, vertical steel beams were installed floor to ceiling to support the foundation walls. The blocking that the beams are supposed to sit level to are bowed approximately 4 inches. A "Be-Dry" system was installed against the walls to prevent moisture and has instead created a channel for moisture to the exterior walls. The "Be-Dry" walls have a belly of approximately 6 inches. Asbestos was also discovered in the basement. There is substantial black mold throughout the first and second floor.

It is the opinion of Chris Keefe Builders that the given condition is beyond salvageable. We would suggest the home be demolished for new construction. This home is hazardous in the mold and rot, as well as pest control. The condition of the home does not reflect kindly on the beautiful Chautauqua Institution neighborhood as its surroundings do. It is not a quality reflection of the time stamp it was built.

Respectfully,

Chris Keefe Builders, Inc.













































































