

CHAUTAQUA INSTITUTION  
**Architectural Review Board**  
Minutes of Meeting  
August 21, 2014  
Turner Community Center – 9:30 am

The Architectural Review Board met at 9:30 AM on Thursday, August 21, 2014, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, DAVID ROSEN, CHRISTINE BRUESCHKE, TIM RENJILIAN and RON KILPATRICK**. Staff members present were: **JOHN SHEDD** and **JENNIFER MAJEWSKI**. Others present were: **SAMUEL PRICE JR.**

**1.) 14-05 ECUMENICAL COMMUNITY 25 Roberts**

Bill Laubscher, architect, is requesting approval for plans to construct new steel fire egress stairs on the northwest corner of their building on Roberts; replace the existing 5 story porches attached to the existing Bird-Werner structure along Roberts and remodel/enclose the existing porch between the Bird-Werner structure and the Shaw structure. Mr. Laubscher began by providing drawings of the previously approved and current drawings. He spoke on the history for the ECOC project that has gone back six years since last viewed before the Architectural Review Board. The only work planned for 2014 is the utilities and footer work.

**NEIGHBOR COMMENTS:**

**Dennis Sandstorm** – present – concerned with the looks of the stairs (fire escape)

**Linda Turey** – present – would like to see it be a wood fire escape

**Diane Hess** – present – will they get an easement

After discussion: **THE REQUEST FOR AN ENCROACHMENT ON THE NORTHWEST CORNER WAS APPROVED 5-0.**

After discussion: **ARB RECOMMENDS TO THE PRESIDENT OF THE INSTITUTION THE APPROVAL OF AN EASEMENT TO BUILD ON INSTITUTION PROPERTY ALONG ROBERTS AVENUE PER PLANS SUBMITTED AND A LICENSE AGREEMENT TO LANDSCAPE ON INSTITUTION PROPERTY TOWARDS ROBERTS AVENUE WITH THE ADMINISTRATOR'S REVIEW AND APPROVAL OF DESIGN AND MATERIALS WITHIN THE RULES AND REGS. THIS RECOMMENDATION WAS APPROVED BY ALL ARB MEMBERS.**

After discussion: **THE REQUEST TO CROSS A PROPERTY LINE IN COMMON OWNERSHIP WAS APPROVED 5-0.**

**2.) 14-04 JANE HAWTHORNE 20-22 Peck**

The Summer House – Jane Hawthorne, owner, is requesting approval for a partial demolition certificate to remove an existing structure that connects the two existing houses. Removing this structure will allow her to sell the two properties separately. There are currently no prospective buyers.

**NEIGHBOR COMMENTS:**

**Skip & Luanne Lind** – letter - approve

**Mr. Westfall** – present – questioned the process of the meeting

After discussion: **THE REQUEST FOR A PARTIAL DEMOLITION WAS APPROVED 5-0.**

**3.) 14-03 DICK & SUSAN LUEHRS 9 Roberts/10-12 S Terrace**

Joseph Greenberg (CHQ W&M Holdings LLC), prospective buyer, began with an overview of the previous ARB meeting in July 18, 2014 where he provided a history why he and his family are interested in purchasing the Cambridge. Dick Luers, owner, discussed his history of the property. Emmet Tenpas, architect, was

present with plans to request to demolish a majority of the three existing structures while preserving some aspects of the facade. The site plan requests the removal of two 4" cedar trees along S. Terrace and the addition of two new deciduous trees along Roberts Avenue. Mr. Tenpas stated proposed site plan significantly reduces the amount of impervious surfaces and requested additional variances to exceed the floor-area ratio limitations. The new FAR will be 1.428. The maximum allowed by the Regulations is 1.37. He also requests a variance to construct the single structure across four property lines in common ownership. The existing stairway crosses onto CI property and the proposed new stair entrances are also being requested to cross onto Institution property. John Benanzack, engineer, spoke on behalf of the property. There will be a storm water management plan provided prior to construction. The arborist's plans are to be submitted to the Administrator for approval before construction.

**NEIGHBOR COMMENTS:**

**Nancy Wilcox** – present – concerned with line of site and with the a/c units

**Fran Roberts** – present – approve

**Jennifer McCowell** – present – approve

**Susan O'Conner-Beard** – present – approve

**Julie Ponkow** – present – approve

**Susan Luehrs** – present – says this is a wonderful plan

**George Batesman** – present & letter – approve

**Ellis Cowan** – letter – concerned with the unloading space

After discussion: **THE REQUEST FOR SUBSTANTIAL DEMOLITION WAS APPROVED 3-2.**

After discussion: **THE REQUEST FOR AN ENCROACHMENT OF 175 sq ft ON ROBERTS AVENUE WAS APPROVED 3-2.**

After discussion: **THE REQUEST TO CROSS A PROPERTY LINE IN COMMON OWNERSHIP WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR EXISTING STAIRS CROSSING INSTITUTION PROPERTY WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR A VARIANCE FOR THE FLOOR AREA RATIO WAS DENIED 5-0.**

After discussion: **THE REQUEST FOR A VARIANCE TO ALLOW 23% IMPERVIOUS SURFACE RATIO (ISR) INSTEAD OF THE REQUIRED 30% GREEN SPACE WAS DENIED 3-2.**

Minutes of July 18, 2014 was approved  
There being no further business, the meeting was adjourned.

Respectfully submitted,  
**Jennifer Majewski**