



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

May 22nd 2024

Dear Chautauquan,

The owner of 1 Pratt Avenue, The St Elmo Condominium Board of Managers, Inc., is coming before the Architectural Review Board with designs requesting a replacement of the existing deteriorating vinyl siding and trim at the St. Elmo with new vinyl siding and trim. Therefore, this requires an Architectural Review Board review for the request made as part of this proposal.

Variations/Requests being considered:

- 1) Variance to replace vinyl siding and trim with vinyl siding and trim (ALU Section 4.2.2).

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-news-and-notes)

The Architectural Review Board will meet on **June 27th 2023 in the Turner Conference Room at 12:00pm Noon**. 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 until 12:00pm noon on June 26th 2023.

Thank you for your time,

Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

May 16, 2024

Architectural Review Board
Chautauqua Institution
1 Ames Plaza
Chautauqua, New York 14722

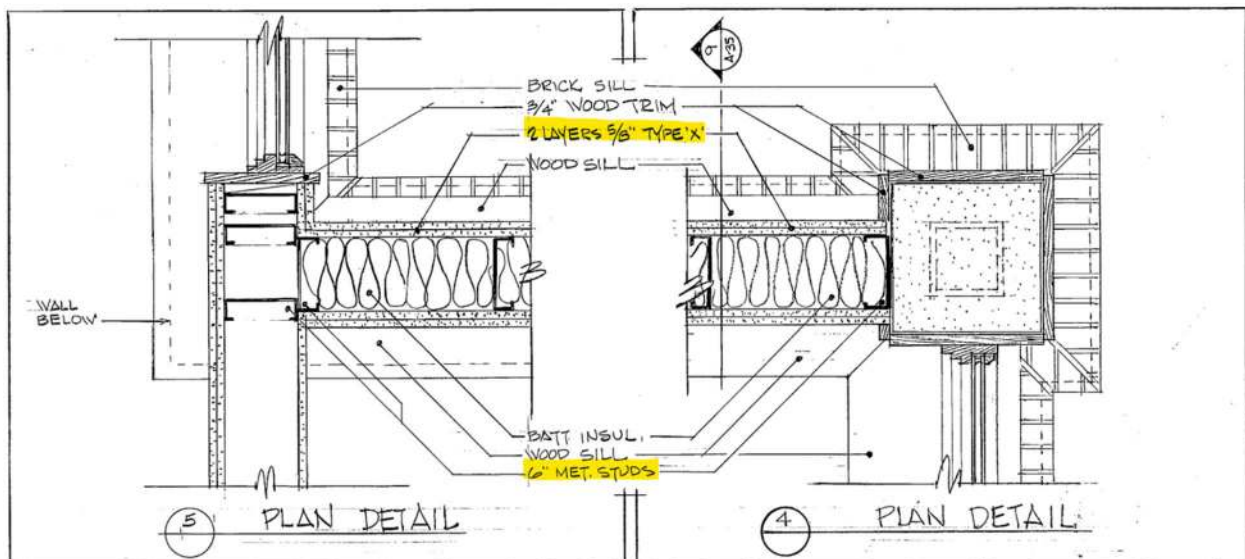
RE: Variance Request for Vinyl Siding
St. Elmo Condominium Board of Managers, Inc.

Dear ARB Members:

The St. Elmo Condominium Board of Managers is seeking a Variance to use vinyl siding for a comprehensive re-siding project on its building. We initially presented this appeal at the November 2nd ARB and were advised that research of additional siding products would need to be conducted before vinyl siding could be considered. (At that hearing we had shared our findings for both fiber cement siding and poly-ash siding.)

For the purposes of review, construction of The St. Elmo commenced in 1987 and included vinyl siding and trim, the original design concept of the architect, as the accompanying elevation drawings illustrate.

The St. Elmo is unique in its construction compared to other buildings at the Institution. With a height of five stories, it is comprised of a steel frame structure with metal stud exterior walls spaced 24 inches on center, and two layers of 5/8" Type X fire-resistant gypsum sheathing on each side of the metal studs. This plan detail from the original construction drawings illustrates the existing condition:





The composition of the existing exterior wall poses the following insurmountable challenges to re-siding with materials other than the lightweight vinyl siding it was originally designed to carry:

- The existing stud material is steel rather than wood;
- The existing stud spacing is 24 inches on-center rather than 16 inches on-center;
- The existing substrate material is a double layer of Type X fire-resistant gypsum sheathing, rather than a single layer of plywood or Oriented Strand Board;
- The existing substrate total thickness is 1 ¼" rather than ½" to 1-inch maximum

Our investigations of alternative siding materials was exhaustive and thorough, and involved contact with manufacturing company executives, sales and technical representatives, suppliers, etc., in conjunction with review of product literature, specifications and recommendations, and is summarized as follows:

- Fiber cement siding (i.e. James Hardie Company, Nichiha Corp., etc.)
 - a. Gypsum sheathing substrate is considered non-nailable.
 - b. Non-nailable substrates for fiber cement siding can be no more than 1 inch thick.
 - c. Some manufacturers require OSB or plywood sheathing, wood studs, or 16-inch stud spacing, etc.
- Poly-ash siding (i.e. Boral TruExterior, Duration, etc.)
 - a. Requires wood studs with 1 ½" minimum penetration of the stud
 - b. Wall must be sheathed with OSB or plywood panels
 - c. Substrate alone cannot provide adequate support or holding power
- Composite siding/Rigid Polyvinyl Chloride (i.e. Everlast Advanced Composite Siding (Chelsea Building Products), Celect Cellular Composite by Royal, etc.)
 - a. Requires wood sheathing substrate
 - b. Requires stud spacing of 16 inches on-center
 - c. Some manufacturers require ¾ inch penetration into solid, nailable framing or substrate
- Engineered Wood (i.e. LP SmartSide 76 Series, TruWood Premium Lap Siding, etc.)
 - a. Substrate can have maximum thickness of 1 inch
 - b. Some manufacturers require a minimum of 7/16" OSB or ½" exterior grade plywood sheathing
 - c. Some manufacturers require 1 ½" penetration into wood framing

Obviously, we cannot change the structural composition of the existing exterior walls to wood studs with 16-inch centers. Therefore, we shifted our investigation to an alternative fire-rated substrate, and ultimately focused on the sole possibility; fire-rated OSB sheathing. There are limited applications for this product, and only specific manufacturer wall assemblies that have undergone the rigors of safety testing by Underwriters Laboratories (UL) and are certified as UL Listed, meet that standard. There is no UL-Listing that could be applied to the exterior wall assembly of the St. Elmo if altered to incorporate fire-rated OSB sheathing. Without a UL-Listing reference for its fire-rating, the authority having jurisdiction would not find such a change acceptable, nor would LaBella Associates or the St. Elmo Condominium Board of Managers assume the liability of changing the integrity of the fire-rated assembly of the exterior wall.

We cannot change the exterior wall's structure and we cannot change the substrate, which provides the building its required 2-hour fire-resistant rating.



We understand that the ARB will consider Relevant Factors in deciding whether to grant a Variance, and to that extent we offer the following summary:

- *Whether the requested Variance will impose any material detriment to the health, safety or welfare of any member of the Chautauqua community; it will not.*
- *Whether the requested Variance will impose any material that is detriment to the character of the district, neighborhood, or grounds of the Chautauqua Institution; it will not. It will maintain the same material original to its design and construction.*
- *Whether the requested Variance will adversely affect the physical or environmental conditions in the district, neighborhood, or grounds of the Chautauqua Institution; it will maintain the same conditions that have existed for 35 years.*
- *Whether the requested Variance will produce an undesirable change in the character of the district, neighborhood, or grounds of the Chautauqua Institution; there will be no change.*
- *Whether the requested Variance will adversely impact nearby properties; it will not.*
- *Whether the Variance will produce a benefit to the Applicant or others that exceeds any detriment to the character of the district, neighborhood, or grounds of the Chautauqua Institution, any adverse impact to nearby properties, or any detriment to the health, safety or welfare of the members of the Chautauqua community; the Variance will simply maintain the present character, without adverse impact or any detriment.*
- *Whether the requested Variance will produce a benefit to the Applicant or others that can be achieved by some method that is feasible for the Applicant to pursue and that does not require a Variance; alternative siding materials have been researched and investigated, but the building's existing wall composition is not suitable for materials other than the lightweight vinyl siding of the original design.*
- *Whether the need for the requested Variance was self-created; no, vinyl siding was permissible by the Institution's Regulations when the St. Elmo began construction in 1987.*
- *Whether the requested Variance is substantial; vinyl siding is now prohibited in substantial rehabilitations that result in more than 50% of the total area of vinyl siding being replaced.*
- *Whether the requested Variance is the minimum necessary to achieve the desired results; yes.*
- *Whether the requested Variance will allow the retention of the existing Structure to be in keeping with the scale, character and design of the existing Structure and the character of the existing district and neighborhood; it will maintain the existing Structure as originally designed and constructed.*
- *Structures in the district; the construction and composition of the St. Elmo is unique, and unlike other buildings or structures in the district.*



- *Whether the same or similar Variances have been granted or denied in the past under circumstances similar to that presented by the application; the circumstances regarding the St. Elmo are unique. Currently, the St. Elmo is a legally existing nonconformity, but at the time of construction vinyl siding was permitted by the Institution’s Regulations.*

We request that special attention be afforded the following two Relevant Factors;

- *6.10.1.13. Whether the requested Variance will eliminate or mitigate a hardship to the property in question that is unique and does not apply to a substantial portion of the Buildings or Structures in the district;*
- *6.10.1.15. Whether, as demonstrated by competent evidence, without the requested Variance the Applicant cannot make an appropriate use of the Building, Structure, or Lot (including a possible alternative use to that proposed in the application) at a reasonable cost;*

The construction and exterior wall composition of the St. Elmo is unique and unlike other buildings or structures in the district. We have demonstrated that alternative siding products and substrates were thoroughly researched and determined to be incompatible with the existing structure’s fire-rated and structural composition, as evidenced by the documentation presented.

For illustrative purposes, shown are estimates which the St. Elmo Board of Managers compiled in early 2023 comparing the cost of installing vinyl siding (CertainTeed) to the cost of installing a fiber cement product (James Hardie Company). Following is a table summarizing the estimate:

	<u>Vinyl Siding</u>	<u>Fiber Cement</u>
Siding material (17,000 sq ft)	\$100,000	\$320,000
Siding installation labor	\$280,000	\$490,000
Cost to reset windows and doors	0	\$125,000
<u>Painting (*every 10 years)</u>	<u>0</u>	<u>\$115,000*</u>
Total	\$380,000	\$1,050,000

The cost estimates are based upon quantity take-offs from the original building construction documents. Costs were provided by contractors and suppliers. Other alternative siding products, including poly-ash siding and engineered wood siding, are more expensive than fiber cement.

The fiber cement costs are presented for illustrative purposes assuming that this material could be adequately attached to the St. Elmo building substructure, but subsequent findings showed it cannot. The \$670,000 cost disparity would continue to expand as direct costs, inflation and maintenance costs for any alternative siding continue to increase over the years.



The 60 residential unit owners and 7 commercial unit owners who are the members of the St. Elmo Condominium, would have to bear this additional cost if an alternative product was installed. The St. Elmo unit owners are not in the financial position to spend over \$1 million for replacement of the building siding with an alternative product that cannot be adequately attached to the building substructure, and is not endorsed by its manufacturers, when a \$380,000 expenditure for high quality vinyl siding that will provide excellent protection to the building as originally intended, and will maintain the historical appearance of the building as originally designed and constructed in 1987-88. This is consistent with the Secretary of the Interior's Standards for Rehabilitation cited in the Institution's Regulations, which state that, *"Each property will be recognized as a physical record of its time, place, and use"*, and furthermore, that *"Changes that create a false sense of historical development will not be undertaken."*

On behalf of its 60 residential unit owners and 7 commercial unit owners who are the members, the St. Elmo Condominium requests that a variance be granted under Section 6:10 VARIANCES of the Architectural and Land Use Regulations for financial hardship reasons and the insurmountable technical challenges of installing any other alternative siding material to the building, other than vinyl siding.

For over 35 years the St. Elmo's stately presence has enhanced the character of its district while contributing to the preservation of the unique development pattern of the Mixed Core. Granting the Variance requested would permit the St. Elmo to proceed with its needed re-siding capital improvement, sympathetic to the original architectural design intent, and mindful of the unique challenges the structure's wall composition poses to alternatives.

Thank you for your review and consideration of this Variance request.

Respectfully submitted,

LaBella Associates

Edmund M. Schober
Project Manager



The New
St. Elmo
Hotel and Condominiums
at
Chauteau Institution
Chauteau, New York

JOB NO. 2210519
DATE: 09/15/23
DESIGNED BY: LKFLV
DRAWN BY: J. HARRIS
SCALE: AS SHOWN

EXHIBIT 2210519-02
ELEVATION SHEET

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AMES AVENUE ELEVATION

VINCENT AVENUE ELEVATION

ELEVATIONS
ARCHITECTURAL ELEVATIONS

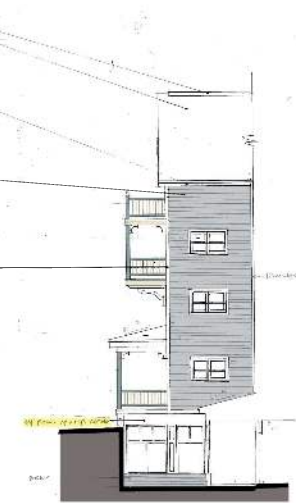


PRATT AVENUE ELEVATION



CONCOURSE ENTRY ELEVATION

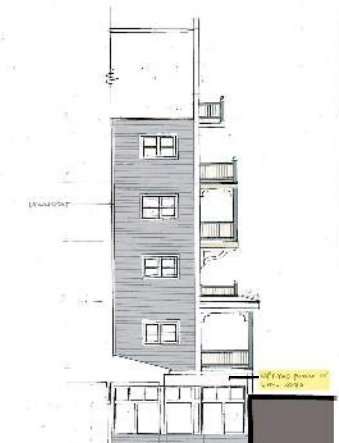
NOTES:
1. ALL MATERIALS TO BE MATCHED TO EXISTING ADJACENT BUILDINGS.
2. ALL MATERIALS TO BE MATCHED TO EXISTING ADJACENT BUILDINGS.
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10. ALL MATERIALS TO BE MATCHED TO EXISTING ADJACENT BUILDINGS.



NORTHEAST COURTYARD ELEVATION



WYTHE AVENUE ELEVATION



SOUTHEAST COURTYARD ELEVATION

ARCHITECTS
LINCOLN KIRKPATRICK & PULVER
1001 S. ELMO BLVD., SUITE 200
CHAUTAUQUA, NY 14924

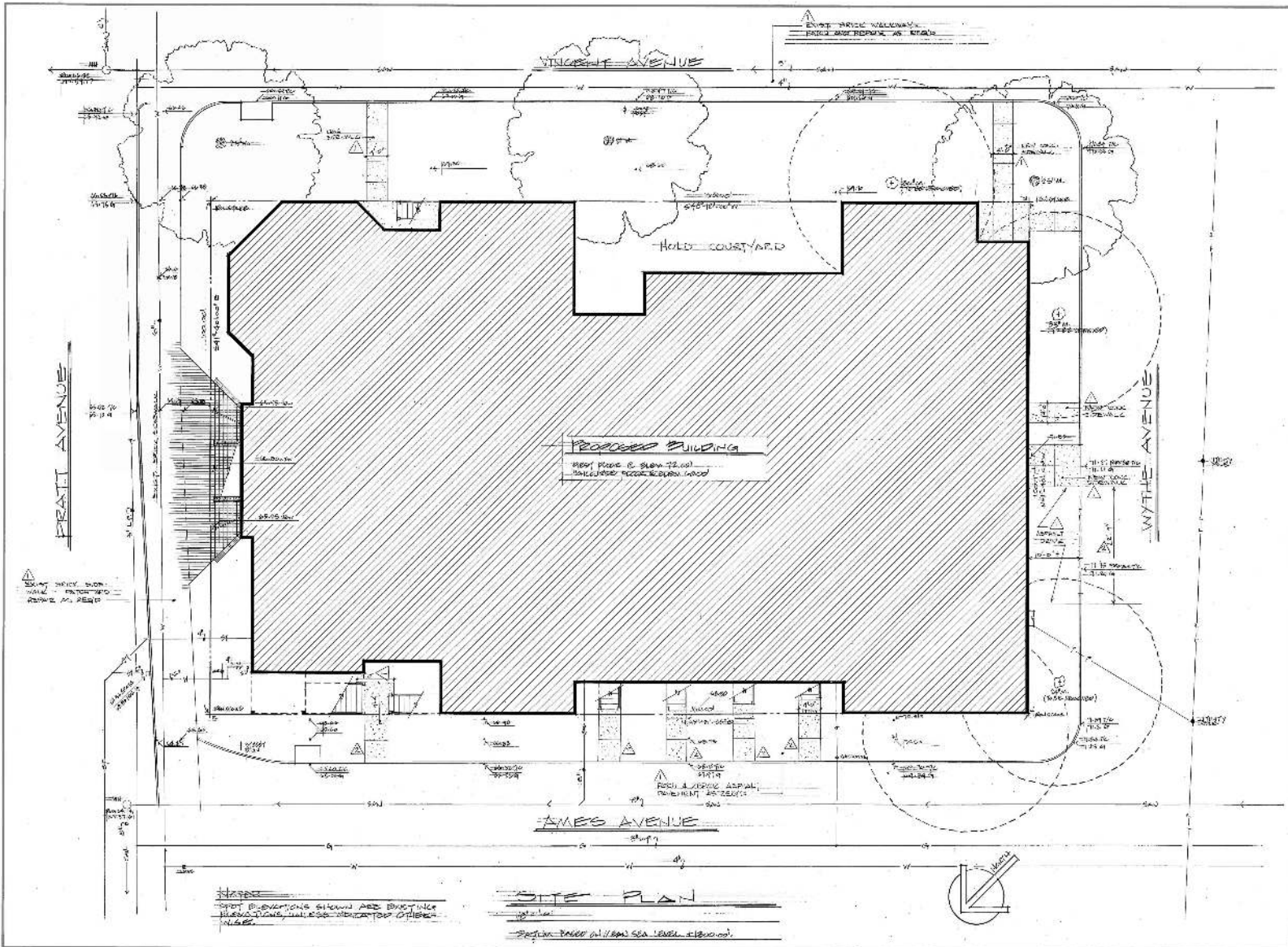


The New
St. Elmo
Hotel and
Condominiums
at
Chauteau Institution
Chauteau, New York

DATE: 4/20/23
DRAWN: JWP/23
CHECKED: JWP/23
PROJECT NO.: 23-0001-1007

EXHIBIT
REVOLUTIONS

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14



NOTES:
 1. SPOT ELEVATIONS SHOWN ARE EXISTING
 2. ELEVATIONS, UNLESS INDICATED OTHERWISE
 3. ALL

SITE PLAN
 Scale: 1/8" = 1'-0"
 Section: 1000' ON 1/8" SEA LEVEL (1000000)

ARCHITECTS
 LINCOLN KINER & FULLER
 LICENSE # 1101-00000000

DATE: 09/15/23
 DRAWN BY: J. KINER
 CHECKED BY: J. FULLER
 PROJECT: ST. ELMO HOTEL AND CONDOMINIUMS

The New
St. Elmo
 Hotel and Condominiums
 at
 Cheateague Institution
 Chateaugus, New York

DATE: 09/15/23
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J. KINER
 CHECKED BY: J. FULLER

SITE PLAN

Scale: 1/8" = 1'-0"

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SITE PLAN
ST. ELMO CONDOMINIUM ASSOCIATION
 CHAUTAUQUA, NY