



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

December 26th, 2024

Dear Chautauquan,

The owner of 34 Scott, Karyn Lyon Glover, is requesting to come before the Architectural Review Board for the scope of work related to a 2 story addition at the rear of their property. The scope of work is also proposing the replacement of the foundation underneath the entire house, with partial demolition at the rear of the building to allow for a new 2 story addition, as designed, at the rear of the house. 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. Variance for partial demolition at the rear of the building (ALU 6.11)
2. Variance for a retaining wall in excess of 2'-0" in height at the northeast side of the lot (Architectural and Land Use Regulations Section 5.7.3.2)

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 reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

www.chq.org/ARB

The Architectural Review Board will meet on **February 6th 2025 at 12:00pm Noon over Zoom**. Please use the Zoom link posted on the ARB site using the link above.

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

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 February 5th 2025 at 12:00pm Noon.

Thank you for your time!

Respectfully,

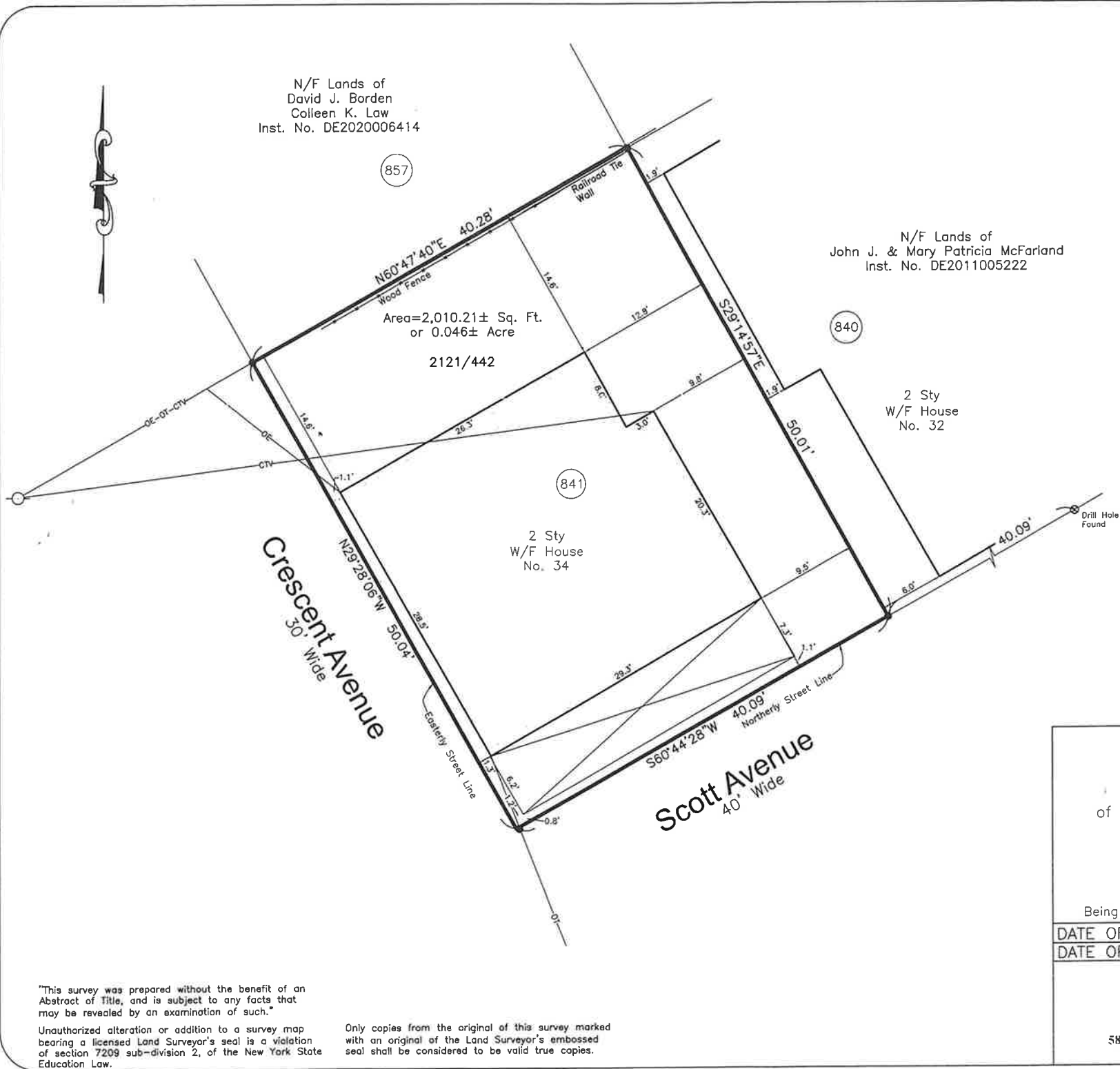


Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

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Legend:

- - Iron Stake Found
- m. - Measured
- d. - Deeded
- N/F - Now or Formerly
- W/F - Wood Frame
- - Utility Pole
- map - Per Allotment Map
- OE— - Overhead Electric Service
- OT— - Overhead Telephone Service
- CTV— - Overhead Cable Television
- (841) - Lot number as shown on the Official Map of Chautauqua Institution and recorded at the Chautauqua County Clerk's Office April 25, 1939 in Cabinet 2 - Section "E" - Map No. 159



Map of a Survey For
Karyn Lyon Glover, Trustee

of the Karyn Lyon Glover Living Trust Dated September 30, 2002
34 Scott Avenue
"Chautauqua Institution"
Town and County of Chautauqua
State of New York

Being part of Lot 29 - Town 3 - Range 13 of the Holland Land Company's Survey

DATE OF SURVEY: October 14, 2022	SCALE: 1"=10'	DR. BY: HMF
DATE OF PLAN: October 18, 2022	F.B.: P147 Pg73	SHEET NO.:



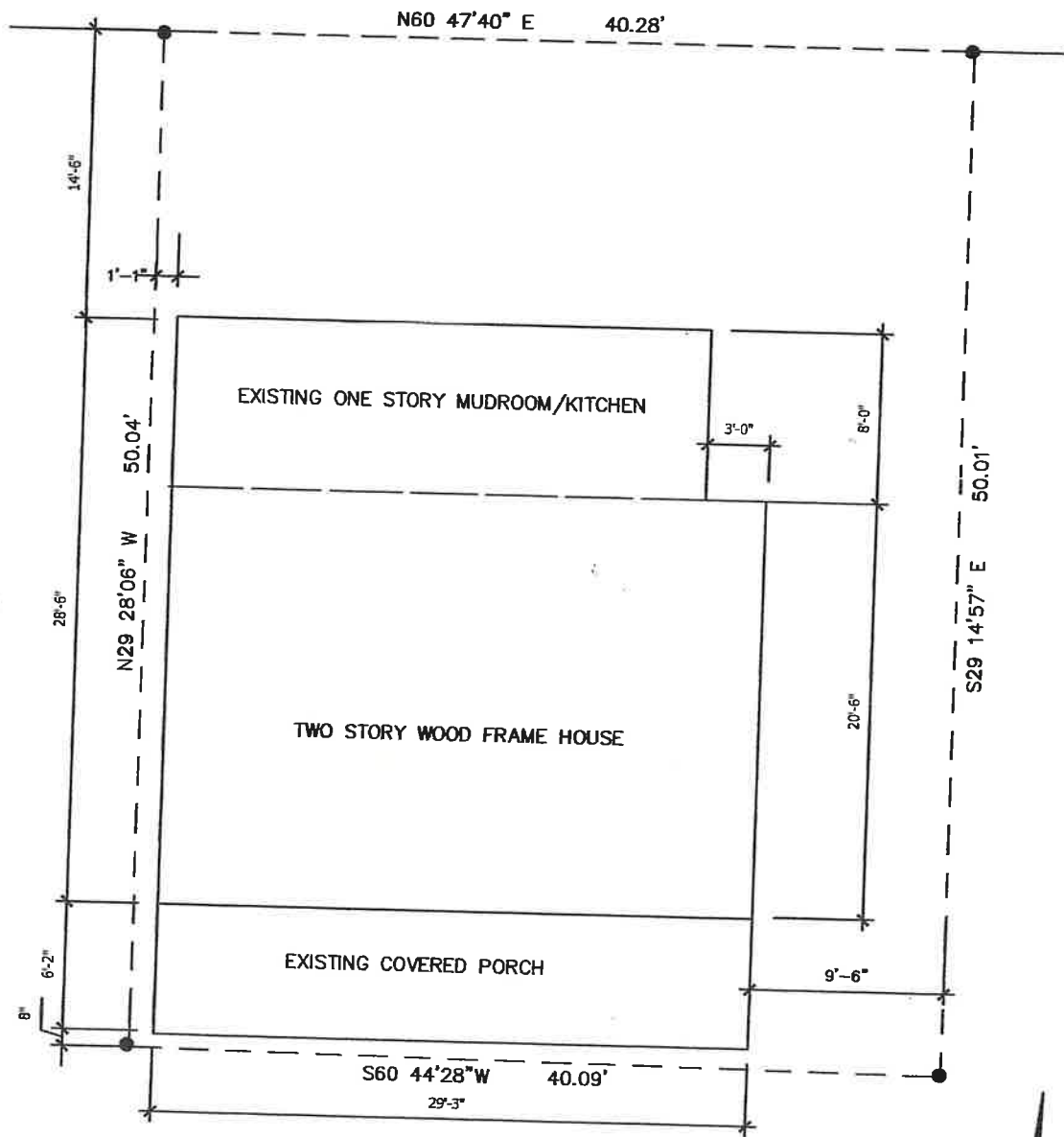
583 FALCONER STREET - JAMESTOWN, NY 716-665-2828 ph. www.rodgerssurveying.com
KEVIN M. RODGERS, LS NYS Lic. No. 50247

"This survey was prepared without the benefit of an Abstract of Title, and is subject to any facts that may be revealed by an examination of such."

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209 sub-division 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.

CRESCENT AVENUE



EXISTING SITE PLAN

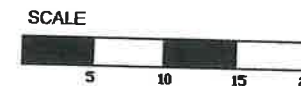
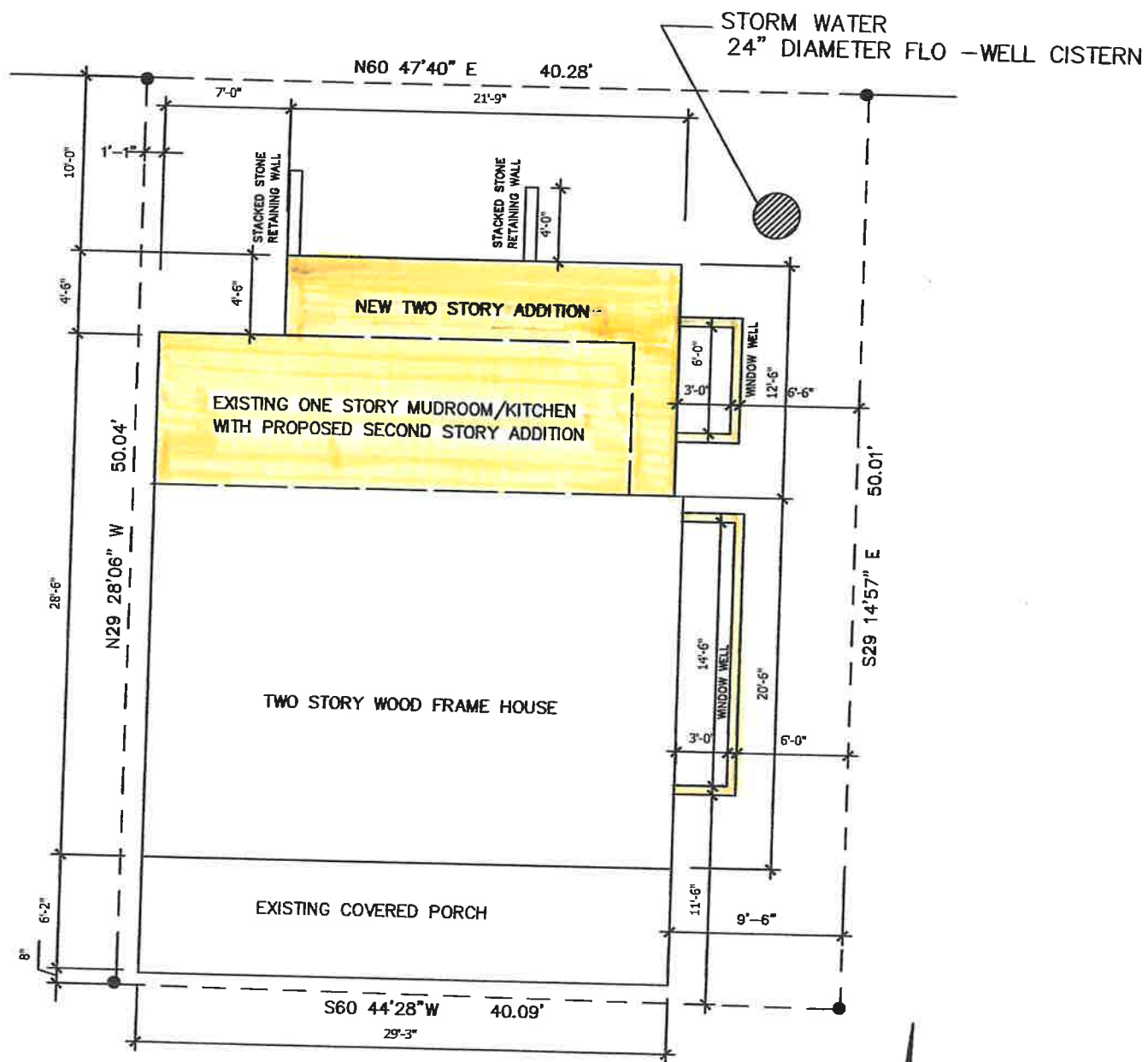
SCALE : 1/4" = 1'-0"

CALCULATIONS

PROPOSED 1,842 SF HOUSE - FAR .9
 EXISTING 1,403 SF HOUSE - FAR .7
 PROPOSED HOUSE - ISR .6
 EXISTING ISR - .5

INDICATES AREA OF NEW CONSTRUCTION

CRESCENT AVENUE



PROPOSED SITE PLAN

SCALE : 1/4" = 1'-0"

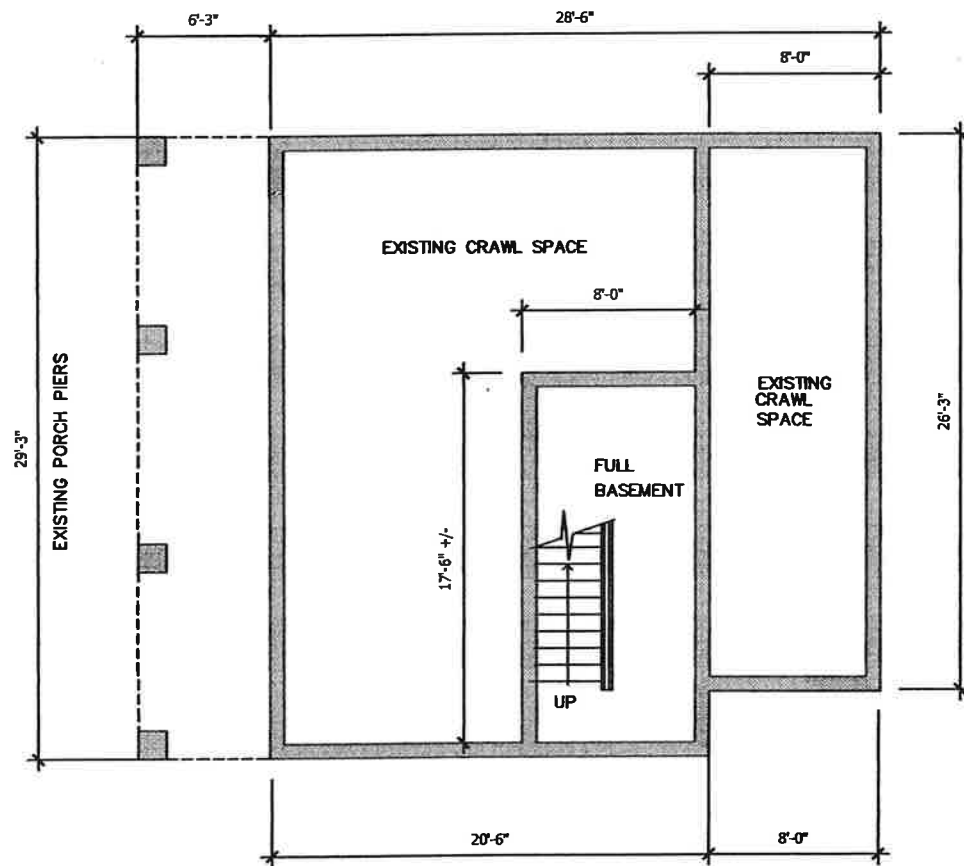
PROPOSED ADDITION- "THE GLOVE BOX"
 34 SCOTT AVENUE
 CHAUTAUQUA, NEW YORK
 DECEMBER 18, 2024

DIANE HENDRIX ARCHITECT
 2 EAST SECOND STREET
 LAKEWOOD NY 14750
 hendrix2@stny.rr.com

SP-1

DEMOLITION NOTES

1. REMOVE EXISTING STONE MASONRY FOUNDATION WALLS TO REPLACE WITH NEW REINFORCED 8" POURED CONCRETE WALL AND CONTINUOUS FOOTING
2. REMOVE EXISTING PORCH PIERS AND REPLACE WITH NEW FOOTING PADS AND NEW 16" X 16" REINFORCED CONCRETE BLOCK PIERS
3. REINFORCE EXISTING WOOD FRAMING AT FIRST FLOOR- REMOVE ANY ROTTED OR DAMAGED STRUCTURAL FLOOR FRAMING
4. REMOVE EXISTING WOOD FRAME BASEMENT STAIR
5. REMOVE EXISTING BASEMENT SLAB

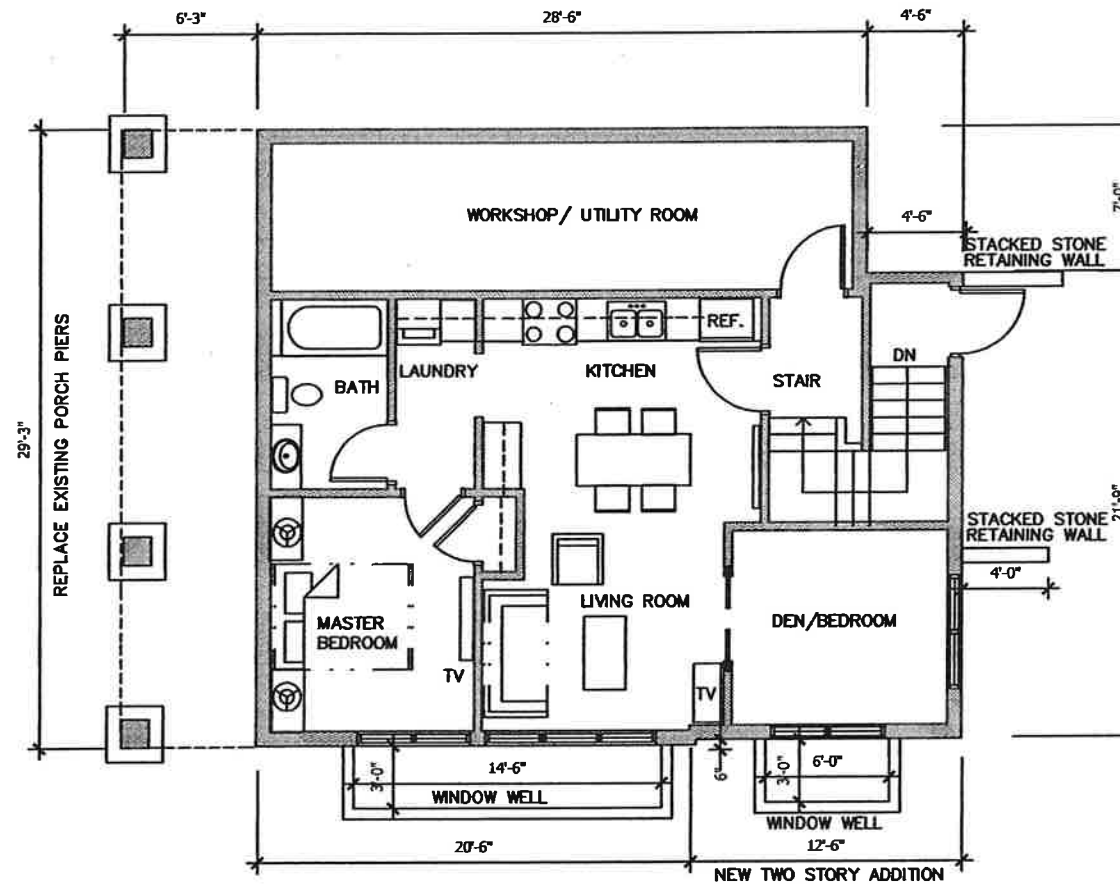


EXISTING BASMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"

CONSTRUCTION NOTES

1. LIFT EXISTING STRUCTURE TO PROVIDE NEW REINFORCED CONCRETE FOUNDATION WALL FOR A NEW FULL BASEMENT AND FINISHED LIVING SPACE
2. CONSTRUCT TWO WINDOW WELLS TO ACCOMODATE EGRESS WINDOWS REINFORCED CONCRETE FOUNDATION WALL WITH WROUGHT IRON HANDRAIL TO 3'-0" ABOVE FINISHED GRADE
3. STACKED STONE LANDSCAPING AT REAR ENTRY DOOR AND WINDOW 4'-0" IN LENGTH AND 18" TO 24" HIEGHT MAXIMUM
4. EXISTING PORCH FRAMING TO BE REPLACED WITH NEW PRESSURE TREATED FRAMING AND NEW AZEK COMPOSITE TONGUE AND GROOVE PORCH FLOOR
5. PROVIDE NEW FOOTING DRAIN - TIE DOWNSPOUTS TO PERIMETER DRAIN



PROPOSED BASMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"

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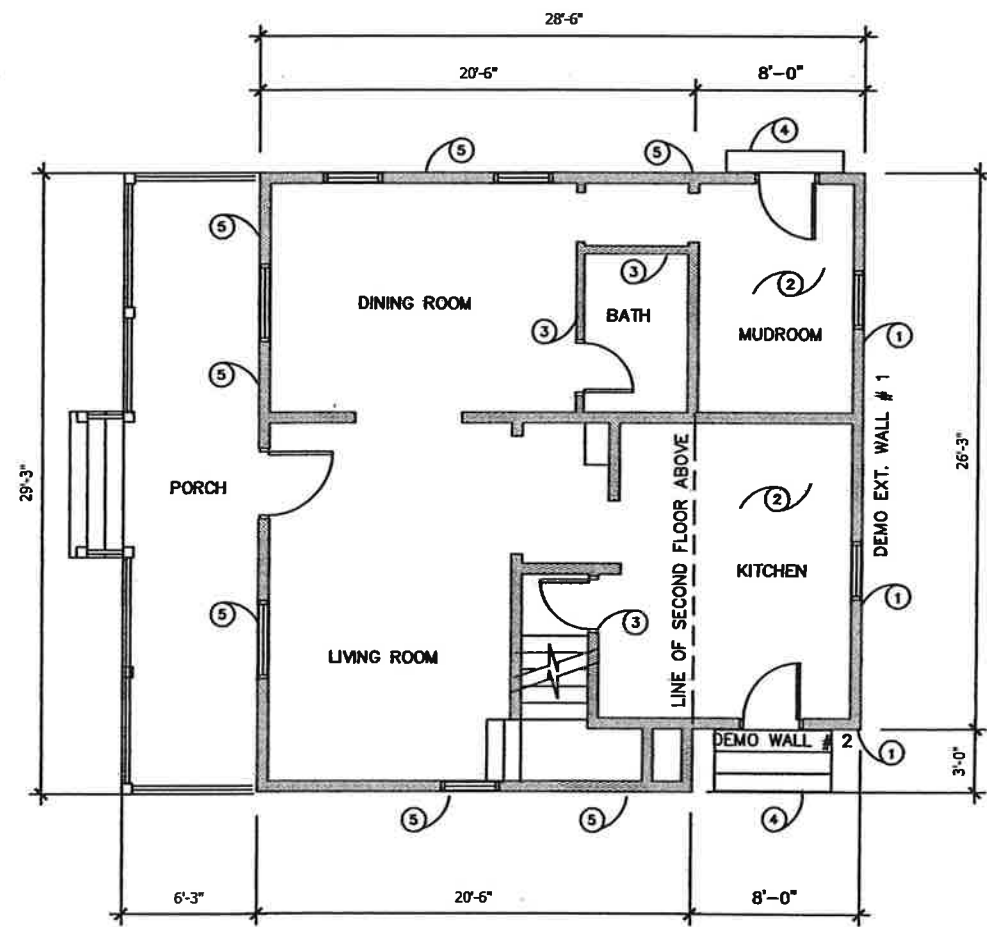
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DEMOLITION NOTES

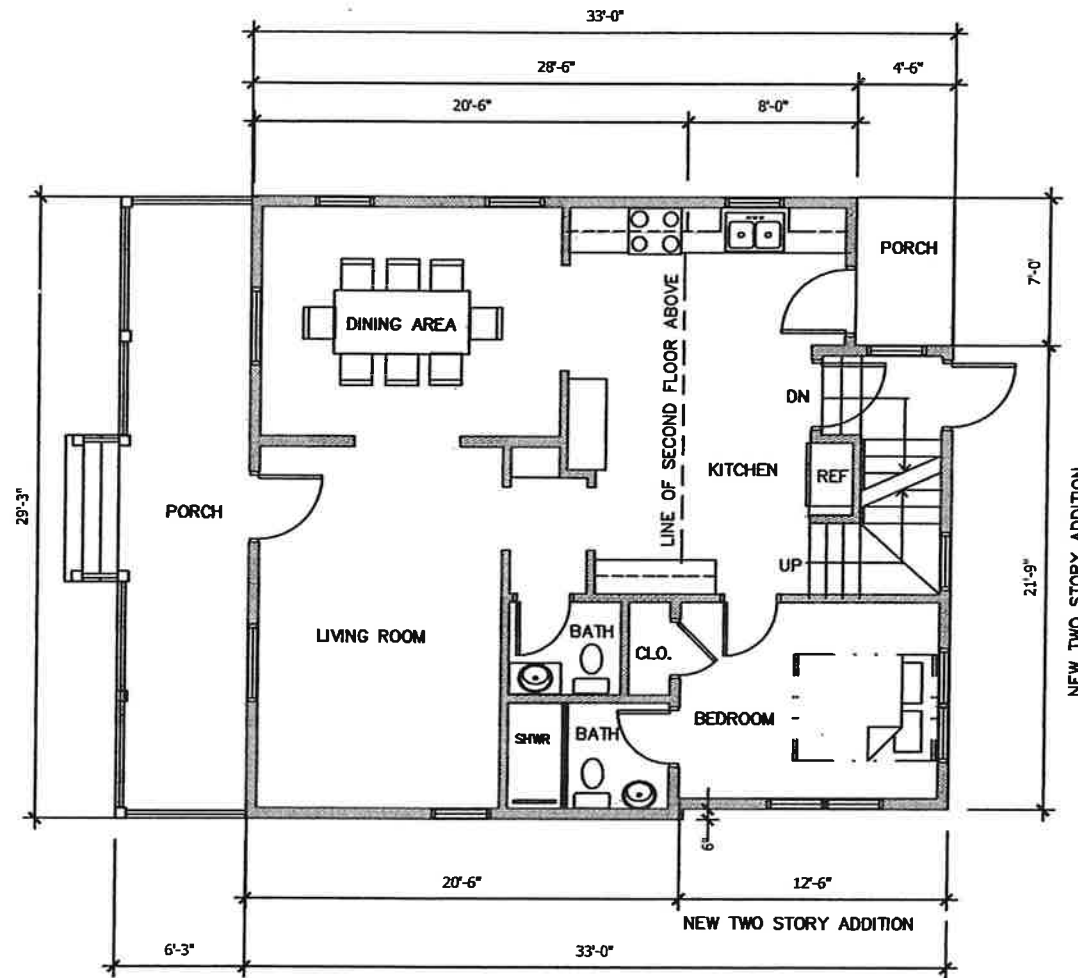
1. DEMO EXISTING EXTERIOR WALL AND FOUNDATION
2. DEMO ONE STORY ADDITION ROOF STRUCTURE
3. DEMO INTERIOR WALL
4. DEMO EXTERIOR STAIR
5. EXISTING SIDING, TRIM AND WINDOWS TO REMAIN

CONSTRUCTION NOTES

1. CONSTRUCT NEW TWO STORY ADDITION- EXISTING 8'-0" ONE STORY WEST WALL TO REMAIN
2. EXISTING TWO STORY HISTORIC STRUCTURE TO REMAIN INTACT SIDING, TRIM, CORBELS AND BRACKETS AND WINDOWS TO REMAIN
3. REPLACE EXISTING ASPHALT ROOF SHINGLES WITH NEW ARCHITECTURAL ASPHALT ROOF SHINGLES
4. NEW WINDOWS AT ADDITION TO BE MARVIN HISTORIC DOUBLE HUNG WOOD WINDOWS TO MATCH EXISTING
5. NEW SIDING AND TRIM AT ADDITION TO BE PAINTED WOOD SIDING TO MATCH EXISTING- TRIM TO BY BORAL TO MATCH EXISTING



EXISTING FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

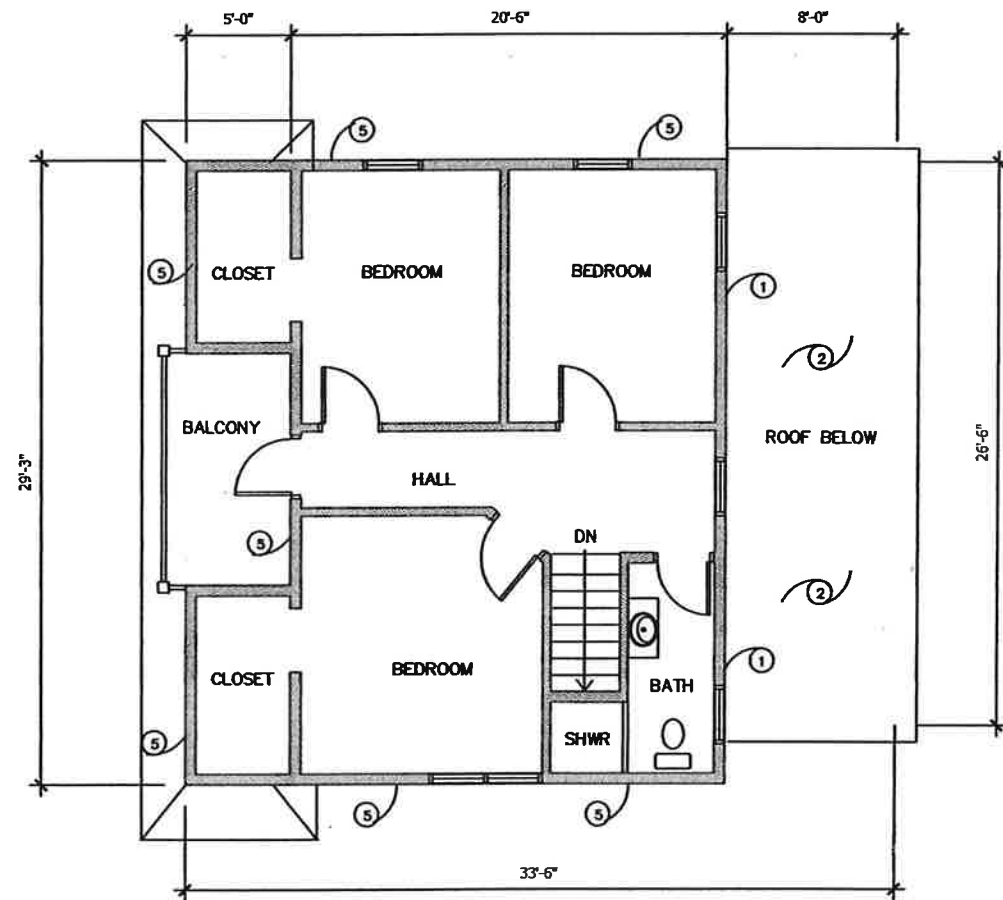
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DEMOLITION NOTES

1. DEMO EXISTING EXTERIOR WALL
2. DEMO ONE STORY ADDITION ROOF STRUCTURE
3. DEMO INTERIOR WALL
4. DEMO EXTERIOR STAIR
5. EXISTING SIDING, TRIM AND WINDOWS TO REMAIN

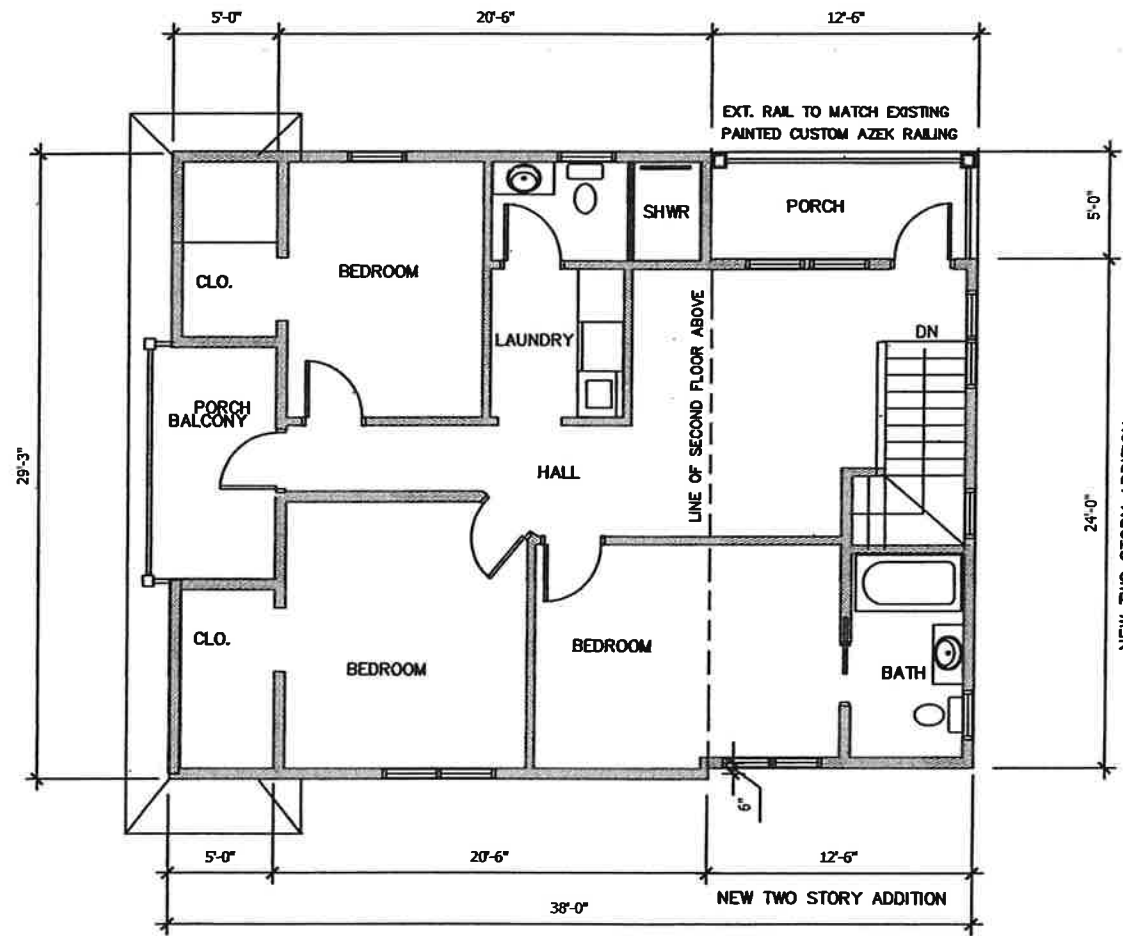


EXISTING SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

CONSTRUCTION NOTES

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2. EXISTING TWO STORY HISTORIC STRUCTURE TO REMAIN INTACT SIDING, TRIM, CORBELS AND BRACKETS AND WINDOWS TO REMAIN
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PROPOSED SECOND FLOOR PLAN


SCALE : 1/4" = 1'-0"

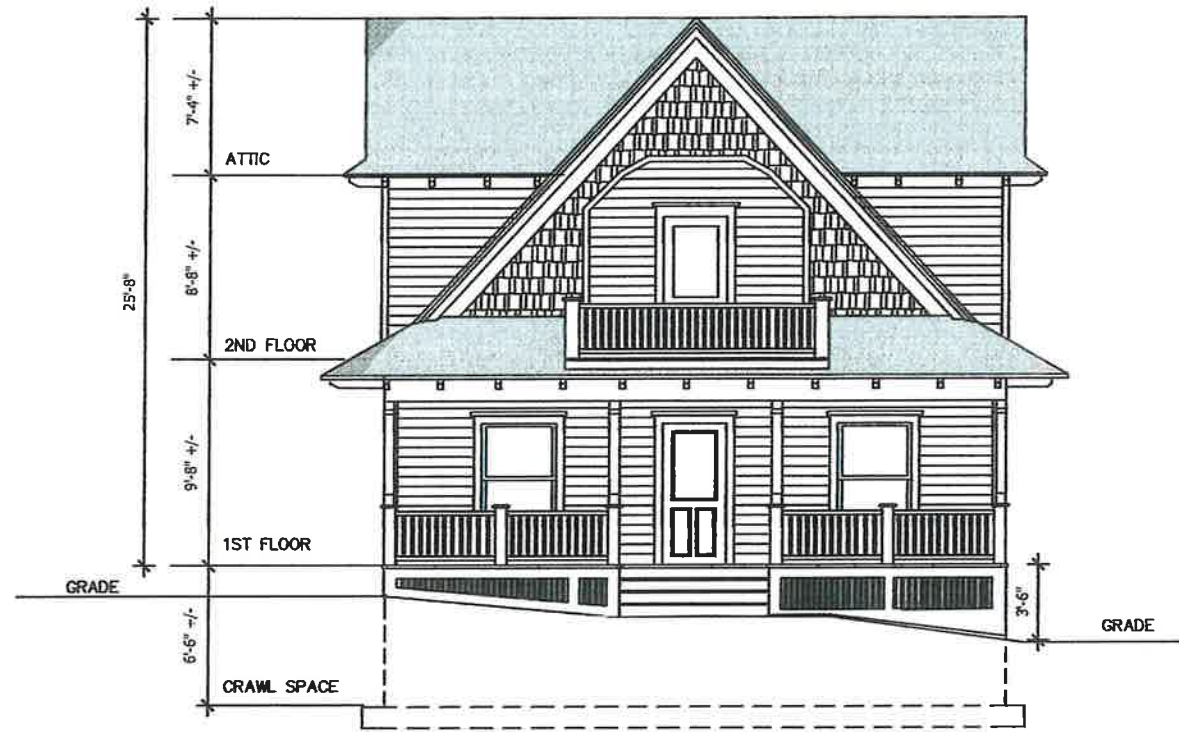
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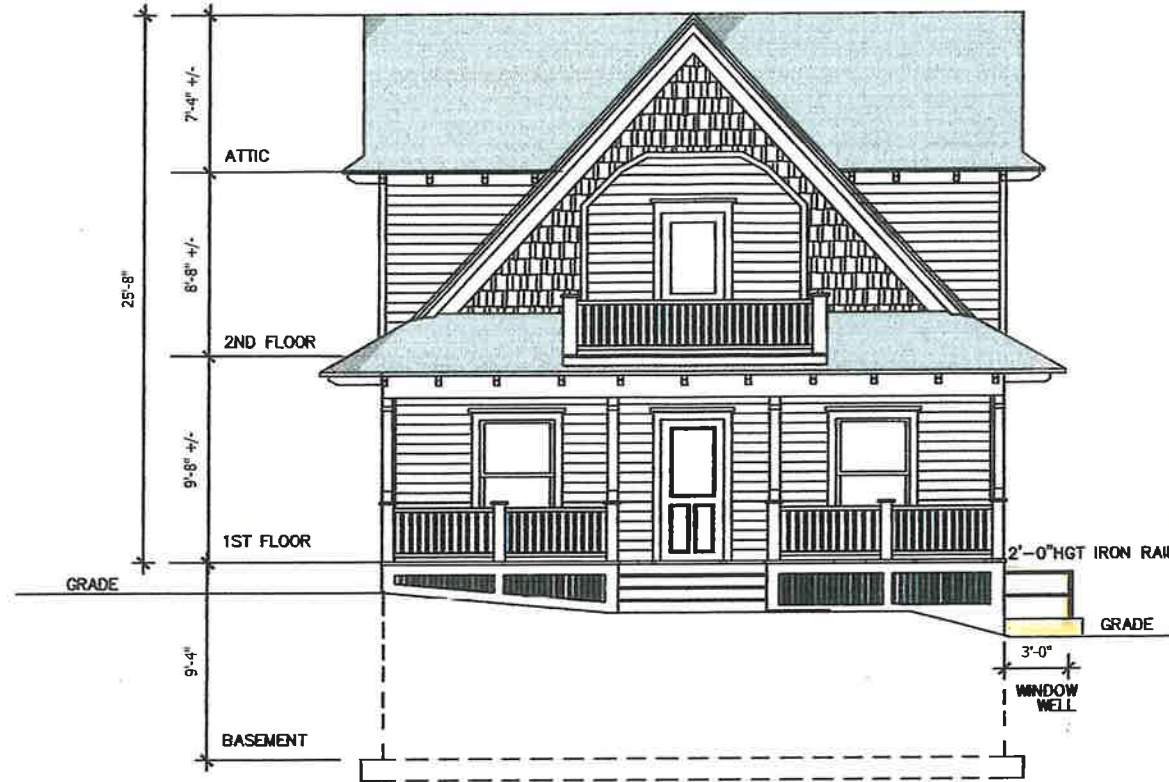
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CONSTRUCTION NOTES

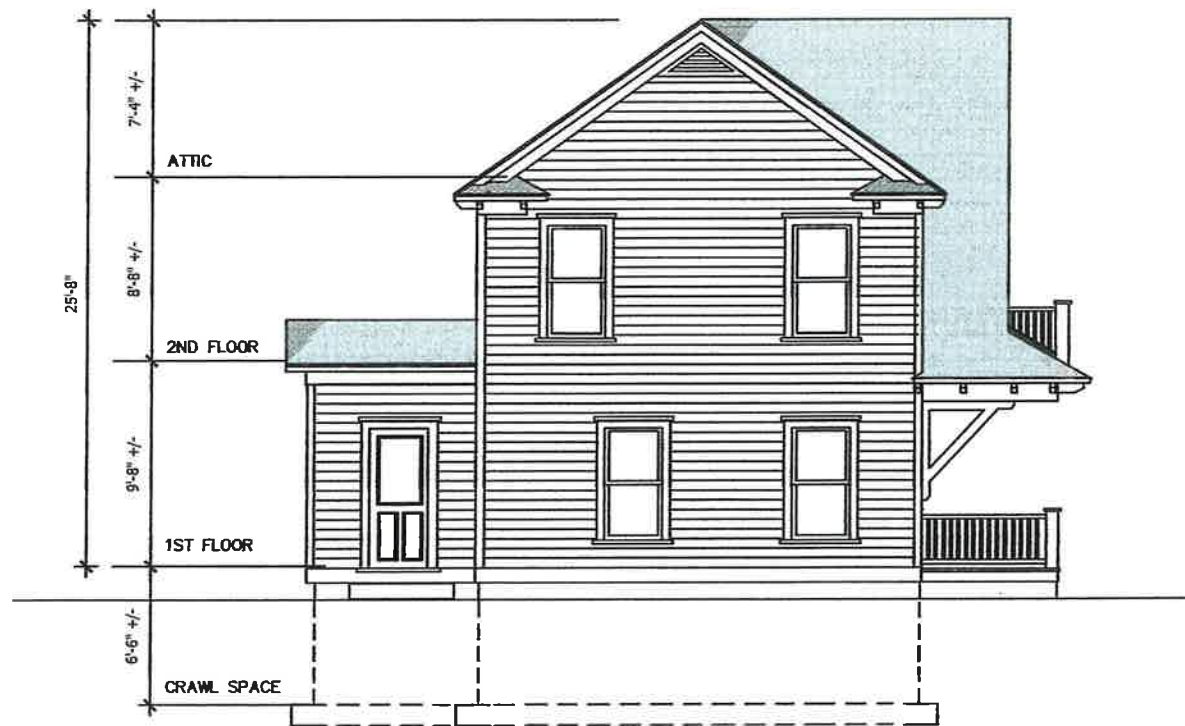
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5. NEW SIDING AND TRIM AT ADDITION TO BE PAINTED WOOD CLAPBOARD AND TRIM TO MATCH EXISTING
6.  INDICATES AREA OF NEW CONSTRUCTION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION




PROPOSED WEST ELEVATION

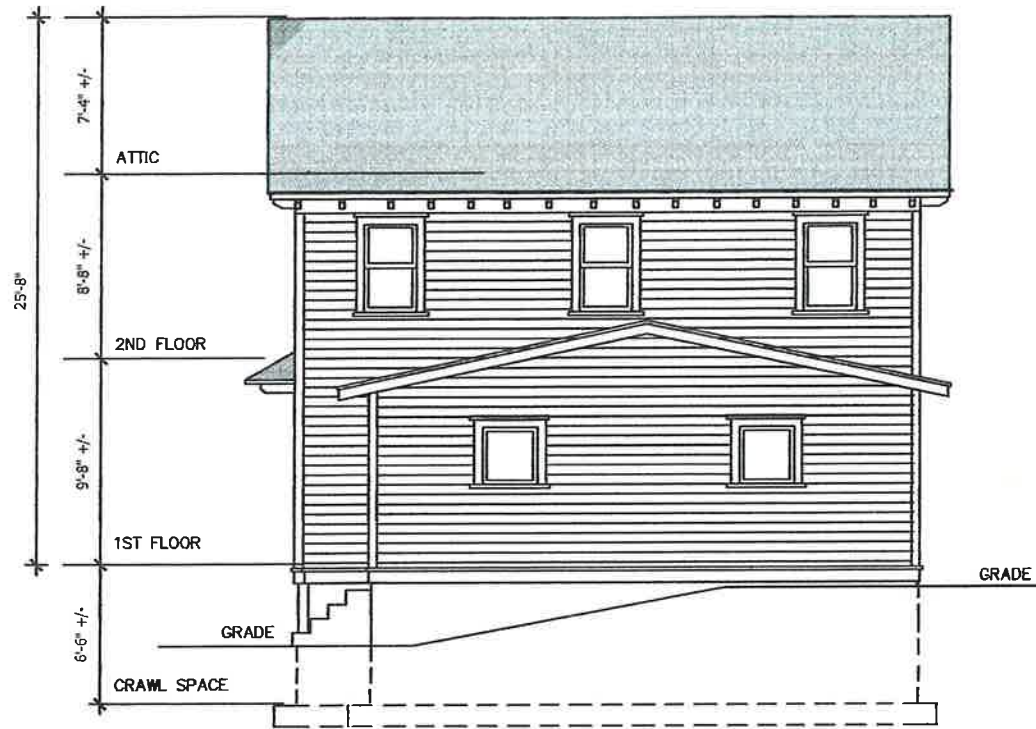
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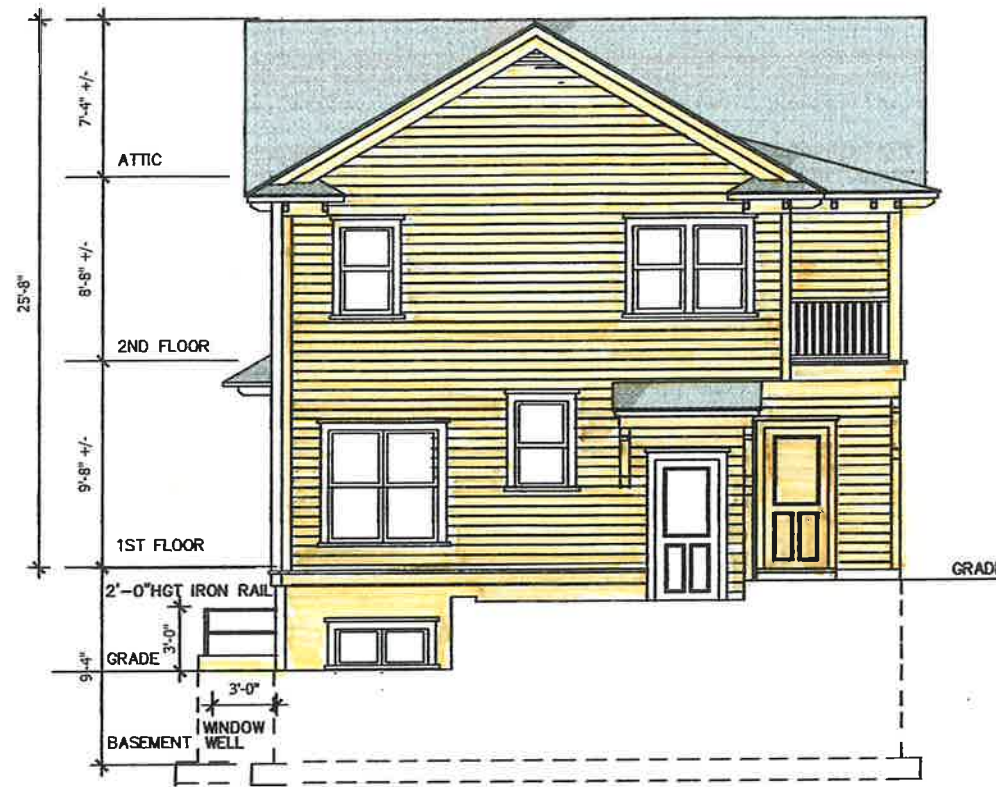
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CONSTRUCTION NOTES

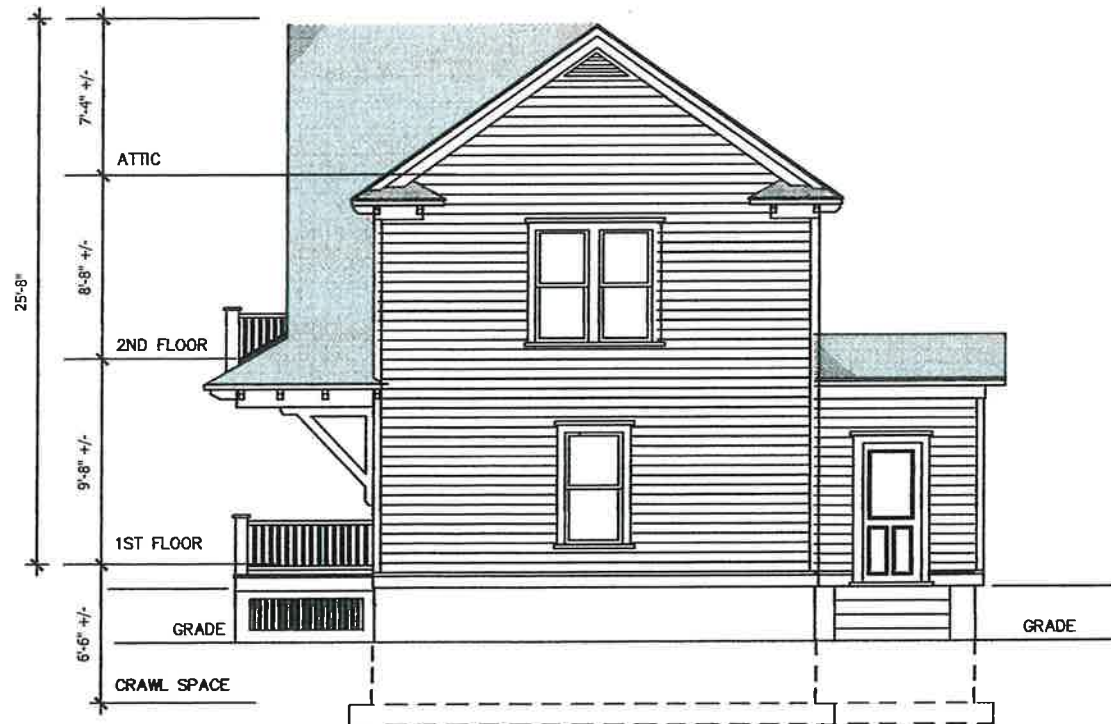
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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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