CERTIFICATE OF APPROPRIATENESS REQUEST · HISTORIC DISTRICT COMMISSION, NOVEMBER 2, 2026

Project Narrative

Demolition of the existing house and construction of a new single-family residence at 707 West Juniper Street (part of Lots 11–12, Block 1, Ross's Addition)

Request

Watermark Investment Properties LLC, which is under contract to purchase the property, requests Certificates of Appropriateness for two related items: (1) demolition of the existing house, its attached garage and carport, and the rear outbuilding; and (2) construction of a new two-story single-family residence with a detached rear garage. We welcome the Commission's direction on any design revisions it would require as a condition of approval.

The existing structure

The City's 2004 historic survey describes 707 West Juniper as a ca. 1948 Minimal Traditional dwelling of brick and composition board, with an integral single-car garage on the west side, a flat-roofed carport in front of the garage, and a rear composition-board outbuilding. The survey lists the house as noncontributing to the Chautauqua Historic District due to insufficient age; it was built after the district's 1903–1944 period of significance.

Condition

A licensed home inspector (Izon Inspection Services, LLC) inspected the property on September 29, 2026 and recorded 86 findings, 13 of them rated Major Defect (Safety), with deficiencies in every system inspected. The findings include:

- Settlement in the foundation and horizontal cracking in the concrete stem wall
- Structural movement in the exterior brick walls, with stair-step and shear cracking and separation at windows and doors
- Settlement cracking in interior walls and ceilings, and doors that no longer latch
- A sagging roof structure with broken plank decking and no collar ties
- Moisture damage and microbial growth in the bathrooms, water staining, no gutters and poor drainage at the foundation
- A Federal Pacific electrical panel, exposed junction boxes and substandard service clearances
- A bedroom that opens directly into the garage

Correcting these conditions would require foundation stabilization, rebuilding the roof framing and decking, repairing cracked masonry and interior finishes, replacing the electrical system, moisture remediation, and replacing aging mechanical and plumbing systems. That work would replace most of the building's fabric while preserving a structure that does not contribute to the district. The Existing Conditions Summary and the full inspection report are attached.

The proposed residence

The replacement is a two-story single-family home of approximately 2,850 square feet, subject to the property survey, with the main living spaces and primary suite on the first floor and bedrooms above. We are presenting two exterior designs and ask the Commission to approve either one. Both draw on styles the Preservation Guidelines identify in the Chautauqua district (Guideline 1.6.1).

- Alternative A, Tudor Revival. Steeply pitched front-facing gables, masonry walls, a prominent chimney, an arched entry and grouped divided-light windows.

- Alternative B, Colonial Revival. A symmetrical facade with a hipped roof and dormers, shuttered divided-light windows, and an arched entry porch.

Either design would use brick masonry walls, new windows, and an asphalt composition shingle roof; window product information will be provided with the final plans. Each is intended to read as a new building of its own time that is compatible in scale, form and materials with its neighbors (Guidelines 4.5.1–4.5.7).

In both designs the garage is detached and placed at the rear of the lot, following the district's common pattern of a side driveway leading to a rear outbuilding. This replaces the existing attached garage and front carport, a configuration the Guidelines note is rare in Chautauqua.

Watermark is under contract to purchase the property. The designs shown are preliminary and establish the intended style, scale and materials. Final plans will be sized to the property survey and zoning setbacks, and will incorporate the Commission's direction.

Summary of request

- Approve demolition of the existing house, attached garage, carport and rear outbuilding, a noncontributing structure with documented deficiencies throughout
- Approve the new residence and detached rear garage in either Alternative A (Tudor Revival) or Alternative B (Colonial Revival), as shown in the attached drawings, renderings and material specifications
- If the Commission prefers one alternative or requires revisions, we ask that it identify them so a revised submittal can follow