

PROJECT NARRATIVE

Addition & Renovations @ the Berea Seventh Day Adventist Church
67 South Broadway Nyack NY 10960

10 April 2026
S&Co. 2506

The project is located at 67 South Broadway at the northeast corner of South Broadway and Hudson Street and involves the historic Berea Seventh Day Adventist Church. The entry to the church is currently via a deteriorating brick stair located on South Broadway and is not handicapped accessible.

The project proposes extending the central portion of the west façade 5'-4" towards the west to allow the installation of a lift to serve elderly and disabled parishioners at the northern side of the extension between the existing and new façades. The existing stair will be demolished, and a new stair constructed of concrete with bluestone treads is proposed to begin at the western property line. The proposed stairs' location will permit the creation of a 6'-3" deep platform at the top of the stairs that will provide a small gathering space outside the church's entry doors. The new stairs' pitch consisting of 7-3/4"H risers and 11"W treads will be broader than that of the existing stair and will facilitate the entry and exit of parishioners as well as the transport of coffins during funerals. New stone knee walls matching the existing exposed foundation with bluestone caps will flank the new stairs and platform. Metal pipe handrails will be installed at either side of the new stair.

The façade's extension will match the central portion of the existing façade. The central portion of the new façade features a freestanding arched crown and textured brick in a checkerboard pattern to match that existing, flanked by two rectangular volumes whose brick will match the existing. A pitched roof will be installed behind the arched crown, while the two flanking volumes will have flat roofs pitched to drain. The existing rose window and arched top windows will be removed and reinstalled at the new façade, and new doors and a transom will be installed. Finally, interior renovations will enlarge the existing bathroom to allow the inclusion of a second lavatory and a diaper changing station.

As the architects for the Berea Seventh Day Adventist Church, we are very pleased to present this project to the Planning Board for their consideration. We believe that the proposed work responds and adds to the building's historic character while greatly maximizing its utility. We also wish to assure the Village that, as with all of our projects, all possible efforts have been made during the design and will be made during the construction of this project to ensure as comfortable a fit as possible between the new and existing work and the neighborhood at large. Based on the foregoing, we respectfully request that the Village of Nyack Planning Board approve this application.