

ARCHITECTURAL REVIEW BOARD PROJECT NARRATIVE Alterations and Additions to the Streppa Residence 6 Sickles Avenue, Nyack, NY 10960 Tax Map: Section 66.29, Block 1, Lot 18

Project Overview

This application seeks Architectural Review Board approval for alterations and additions to an existing two-story single-family residence at 6 Sickles Avenue. The owners have occupied the home since December 2023 and intend to remain long-term. The project is designed to accommodate a growing household while preserving and reinforcing the home's established Arts & Crafts/Tudor character.

The project has been designed by Margaret Fowler Architect LLC (NYS License #024528-1), 500 North Broadway, Upper Nyack, NY 10960.

Scope of Work

The project consists of two related components:

A. First Floor — Window and Door Relocation (North Wall)

The existing windows and French doors on the north wall of the first floor will be removed, saved, and reinstalled in a repositioned configuration to improve interior layout and align with the proposed second-floor addition above. New headers will be installed as required. All exterior finishes will be patched, repaired, and sealed to match existing. Existing exterior sconces will be re-installed flanking the French doors in their new location.

B. Second Floor Addition

The existing rear deck on the second floor will be enclosed to create additional living space. The exterior wall will be extended northward to align with the first-floor building envelope, with no change to the overall footprint of the house. The addition measures approximately 28'-2" x 8'-10" and adds the following program: a new primary bedroom (170 sf), a new primary bathroom (50 sf) with curbless shower, a new nursery/office (95 sf), and a new closet (24 sf). A portion of the existing deck and railing in the northwest corner will be retained and repaired to serve as an outdoor area accessible from the new primary bedroom via new French doors.

As part of this work, existing second-floor interior partitions will be reconfigured, and a new roofline will be constructed over the addition. The existing roof rafters over the main

second floor are retained; new 2x10 roof rafters at 16" OC are introduced over the addition with an overbuild configuration that integrates with the existing roof form.

The street-facing south facade is entirely unchanged.

Architectural Character and Compatibility

The existing residence is a stucco-clad Arts & Crafts/Tudor home that contributes to the established character of the Sickles Avenue streetscape. The addition has been designed by the project architect to extend that character in a deliberate and cohesive way. The following specific measures have been incorporated:

- **Exterior cladding:** All new exterior walls will be finished with a 3-coat cement plaster stucco system over galvanized self-furring expanded wire lath on 30# building felt, wood float smooth finish, to match the existing stucco on the house. Control joints and accessories will be installed per specification. A 36"x36" sample will be set up for approval prior to application.
- **Roofing:** New roofing will be Timberline lifetime architectural shingles, matching the existing roof material. The roof pitch of the addition conforms to the existing main roof pitch, as reflected in the architectural drawings.
- **Trim and soffits:** Fascia, soffit, and eave details at the addition are specified to match and align with the existing adjacent roof. Trim will be Azek composite or equal, consistent in profile with existing wood trim on the house. Decorative corbels will be installed at the new north wall overhang to match existing detailing.
- **Gable treatment:** The new gable on the north (rear) elevation, which is visible from Duryea Place, has been designed with decorative Tudor-style trimwork explicitly to match the existing gable treatment on the front (south) elevation. This is a meaningful design decision that ensures the rear of the house presents a finished, cohesive appearance consistent with the front.
- **Windows and doors:** All new windows will match the existing windows on the house in profile, divided light pattern, glazing, and finish. No new window style is being introduced. The new French doors accessing the retained deck area in the northwest corner, and the repositioned first-floor French doors, are specified to match existing. Window and door cut sheets will be provided as a supplemental submission once the final product is confirmed.

- **Gutters and drainage:** New gutters and leaders will be tied into the existing drainage system.
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Neighborhood Context and Neighbor Consultation

The north elevation of the property — the primary face of the addition — is visible from Duryea Place. This elevation has received particular design attention: the new gable mirrors the Tudor detailing of the street-facing facade, windows are symmetrically composed, and all materials match the existing house. The addition does not extend the building footprint and presents a scale and massing consistent with the existing two-story structure.

The owners have consulted directly with the adjacent neighbor at 10 Sickles Avenue, whose property directly overlooks the rear yard, and have received his support for the proposed addition.

The south facade on Sickles Avenue is entirely unaffected by this project.

Summary

The owners respectfully request that the Architectural Review Board approve this application. The proposed alterations and additions are modest in scope, introduce no new building footprint, and have been designed with deliberate care to preserve and extend the Arts & Crafts/Tudor character of the home. All exterior materials — stucco, roofing, trim, windows, and doors — match what currently exists on the house. The rear gable visible from Duryea Place has been given the same decorative treatment as the front elevation. The owners and their architect are prepared to provide any additional information the Board may require.