

PROJECT NARRATIVE

Exterior Shell @ the Gardner-Kerksick Residence
14 Depew Avenue Nyack NY 10960

9 April 2026
S&Co. 2311

The submission is a proposed amendment to the previously approved two-family residence at 14 Depew Avenue, involving the bay window at the lower level at the south façade. These three windows previously extended only to grade level. This meant that the sills of these windows at the interior were a rather uncomfortable 5' above the finished floor at the lower level. However, by excavating the area at the bay to a depth of 3'-9" below grade out to a point 4'-9" south from the center of the bay, the sills of the lower level bay windows can be lowered to 16" above the floor, matching the sill height of the main level bay windows above. The windows at the lower level will be shorter than those at the main level to accommodate the lower ceiling height at the lower level. The floor level of the proposed excavation will match that previously shown at the entrance to the lower level, which will remain. The net result will be that a great deal more natural light will be admitted to the lower level with little to no effect to the south façade.

In order to effect the proposed amendment, the southern extent of the stair from grade down to the level of the excavation will be shifted southward to match the southern extent of the stair from grade up to the front porch. This shift will allow a comfortable width between the stair's lowest riser and the bay. The stair will be composed of concrete topped with bluestone treads. Similarly, the retaining wall at the proposed excavation's perimeter will be parged concrete or CMU, topped with bluestone to match the stair treads. The bluestone cap will be just above grade and will be surmounted by a 36" high code-mandated guardrail. This guardrail is proposed to consist of stretched cable between metal posts, both to minimize its visual intrusion and to maximize the amount of natural light reaching the lower floor level. The interior surfaces of the proposed excavation will be painted a light color to maximize light reflection. The "floor" of the excavation will be concrete, pitched to drain.

The southern extent of the proposed excavation will allow enough space for the creation of a planting bed between the sidewalk and the bluestone cap. Plantings at this bed will help camouflage the railing and will provide a natural privacy buffer between the sidewalk, the proposed excavation and the house itself.

As architects for Nick Gardner-Kerksick, we are pleased to present this amendment to the Architectural Review Board for their consideration. We believe that the proposed work will not affect the building's character and will greatly enhance the lower floor level. 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 a comfortable fit between the proposed amendment and the building itself. Based on the foregoing, we respectfully request that the Village of Nyack Architectural Review Board approve this amendment.