

ARCHITECTURAL REVIEW BOARD PROJECT NARRATIVE

Addition & Renovations at the Hunn|Underwood Residence

20 April 2021

325 North Broadway

S&Co. 1902

Upper Nyack NY 10960

The project is located at 325 North Broadway, which has been owned by Trina Hunn and Nick Underwood since 2008. The proposed addition is rooted in Trina and Nick's wish to remain residents of Upper Nyack, after having raised their children here.

The project includes the demolition of an existing deteriorated deck at the main floor level and an existing balcony at the south end of the east façade, and the construction of a two-story, gable-roofed addition at that location, with a new deck extending towards the east and partially wrapping the addition at the north. The addition will house a family room at its main level, with the existing family room becoming the dining room, which the house does not presently have. The second level will include a master suite with an en suite bathroom and walk-in closet, as well as a second bathroom to serve the other bedrooms at this floor. This second bathroom will allow the removal of an existing bathroom that was created by a previous owner by taking space from the northwest bedroom; this bedroom will be restored to its original size. While the proposed addition will provide additional living space, it will also resolve the chronic water infiltration problem created by the existing, improperly pitched flat roof over the current master bedroom by eliminating that roof in favor of a gable end roof that will match those at the existing house. The exterior features of the proposed addition, including but not limited to the cladding, trim, windows and shingles, will match the existing elements already in place at the house in terms of dimension, style and color (see included *Exterior Finish Schedule*). The addition is proposed not to have shutters, due both to the size and quantity of ganged windows and doors and to the fact that single windows have transoms to match the ganged units. It is important to note that the street elevation of 325 North Broadway will not be affected by the proposed addition and renovations.

As the architects for longtime Upper Nyack residents Trina Hunn and Nick Underwood, we are very pleased to present this project to the Architectural Review Board for their consideration. We believe that the work proposed will enhance and extend the building's character while greatly increasing 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 Upper Nyack Architectural Review Board approve this application.