

The current proposal is:

Preservation Department – Item 8, LPC-22-11047

4881 Broadway – Dyckman House – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 868 9794 8074

Passcode: 501977

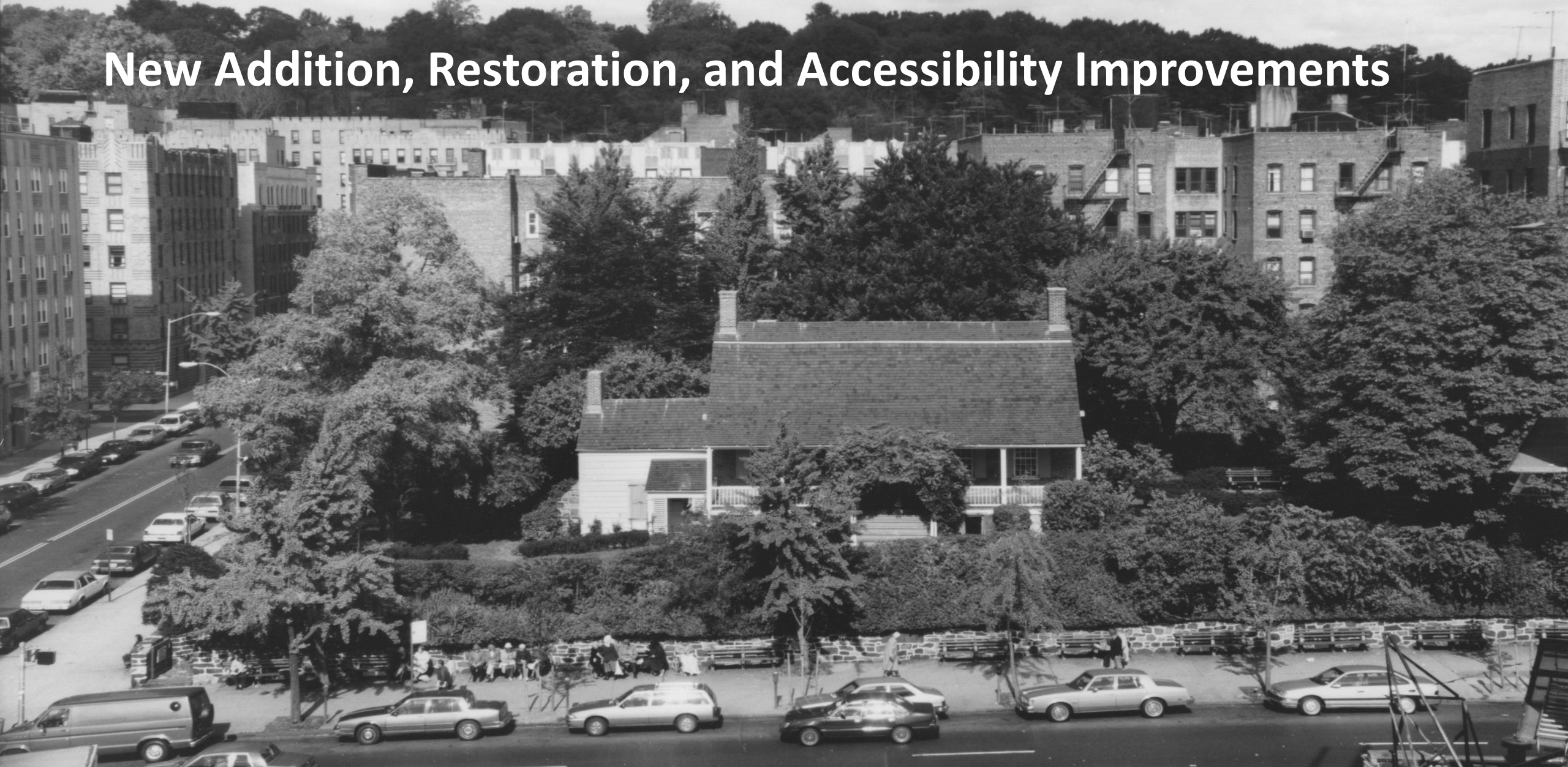
By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

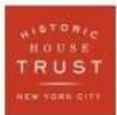
888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

New Addition, Restoration, and Accessibility Improvements



NYC Parks



Historic House Trust of NYC

Dyckman Farmhouse Museum | Landmarks Preservation Commission, July 19, 2022



The Dyckman Farmhouse Museum, the last farmhouse in Manhattan, is a vital cultural asset in New York City. The mission of the Dyckman Farmhouse Museum Alliance is to support the preservation of the historic site, to be a catalyst for engaging, adventuresome programming, and to be a good neighbor and a dynamic resource for the community.

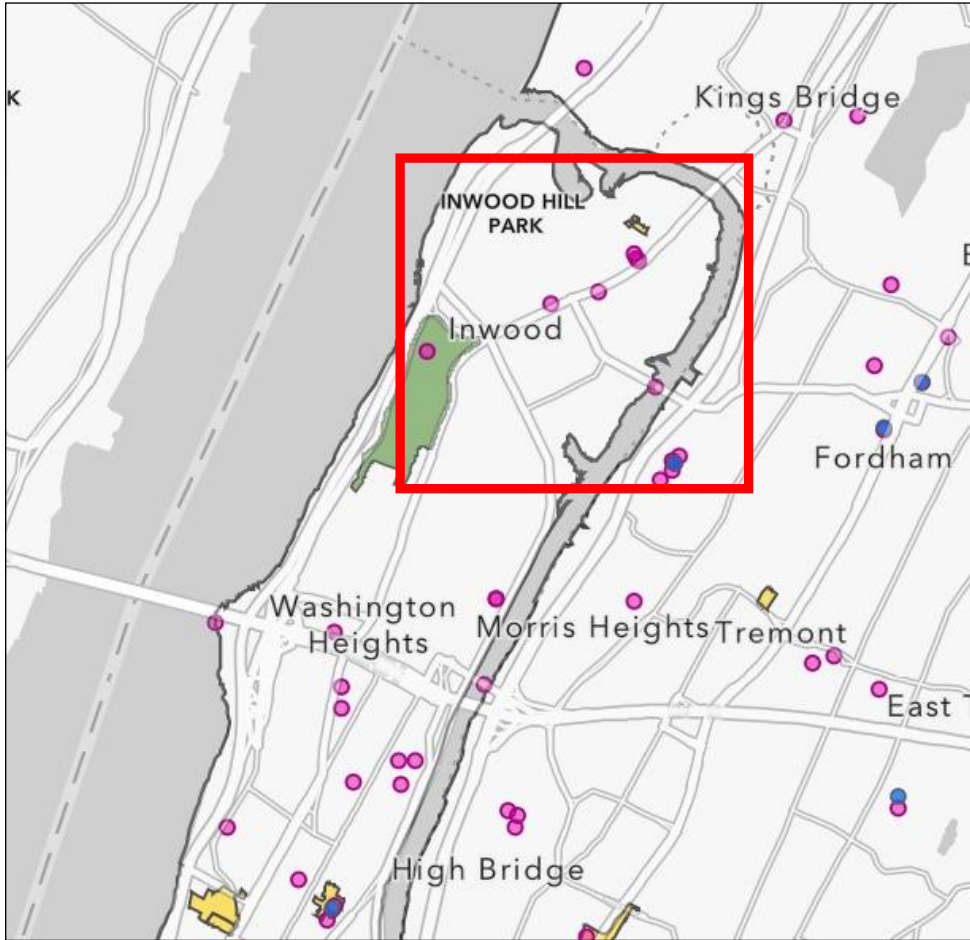


Historic House Trust of NYC

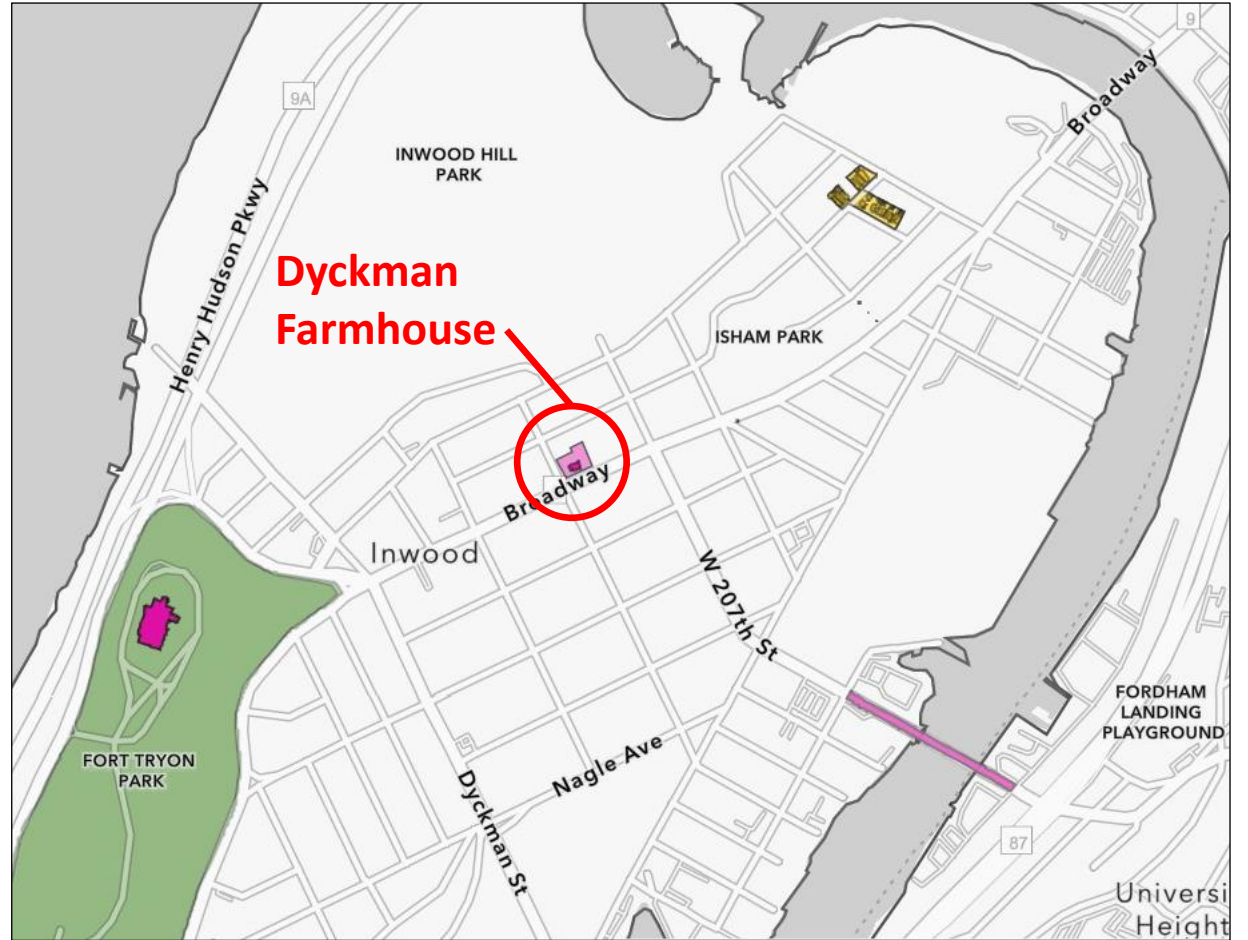
Dyckman Farmhouse Museum | Dyckman Farmhouse Museum Alliance: Mission Statement



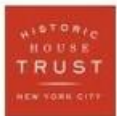
- **Construct an addition** at the north facade for administrative functions, public toilet room, and caretaker residence
- **Repair** the exterior and interior of the historic farmhouse and **upgrade building systems** for expanded interpretive opportunities
- **Provide barrier-free access** to the main floor of the house and across the site
- **Rehabilitate the landscape** for improved interpretive and programmatic use



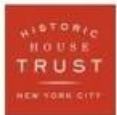
Upper Manhattan and the Bronx



Inwood Neighborhood



Historic House Trust of NYC
Dyckman Farmhouse Museum | Location



Historic House Trust of NYC
Dyckman Farmhouse Museum | Location



View from Broadway facing north



View from site facing south along Broadway to Fort Tryon Park



c1835 - sketch



1866 - Valentine's Manual



Ca. 1900



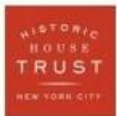
1895



1910

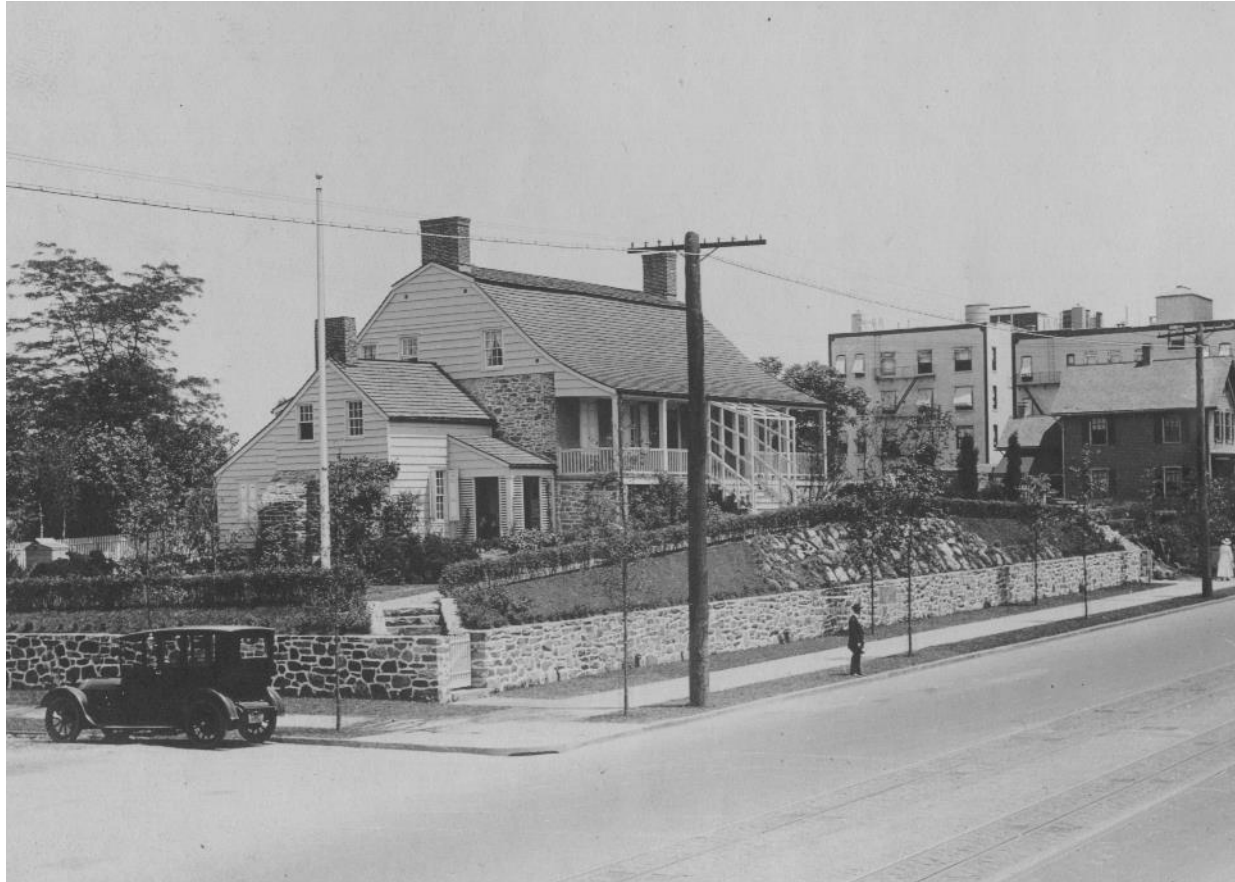


NYC Parks



Historic House Trust of NYC

Dyckman Farmhouse Museum | Historic Images



1916



1916



Exterior

- Replace wood shingle roofs in kind
- Restore brick and stone masonry walls
- Repair and paint woodwork and siding
- Restore windows, doors, and shutters
- Restore east porch and stairs
- Reconstruct west porch and stairs

Interior

- Repair and paint plaster walls, ceilings
- Refinish wood floorboards and stairs
- Repoint fireplaces and brick flooring
- Repair damaged structural elements
- Remove and replace building systems



West elevation and porch



View from the southeast



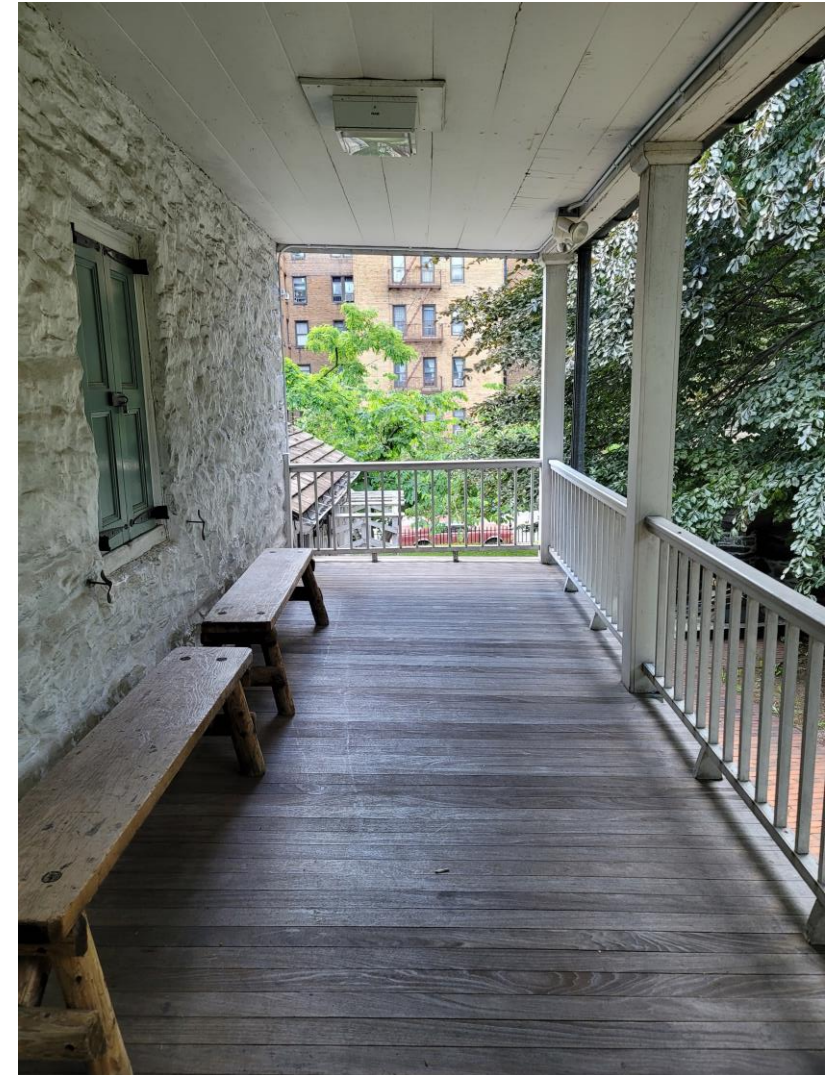
Northeast stair to porch



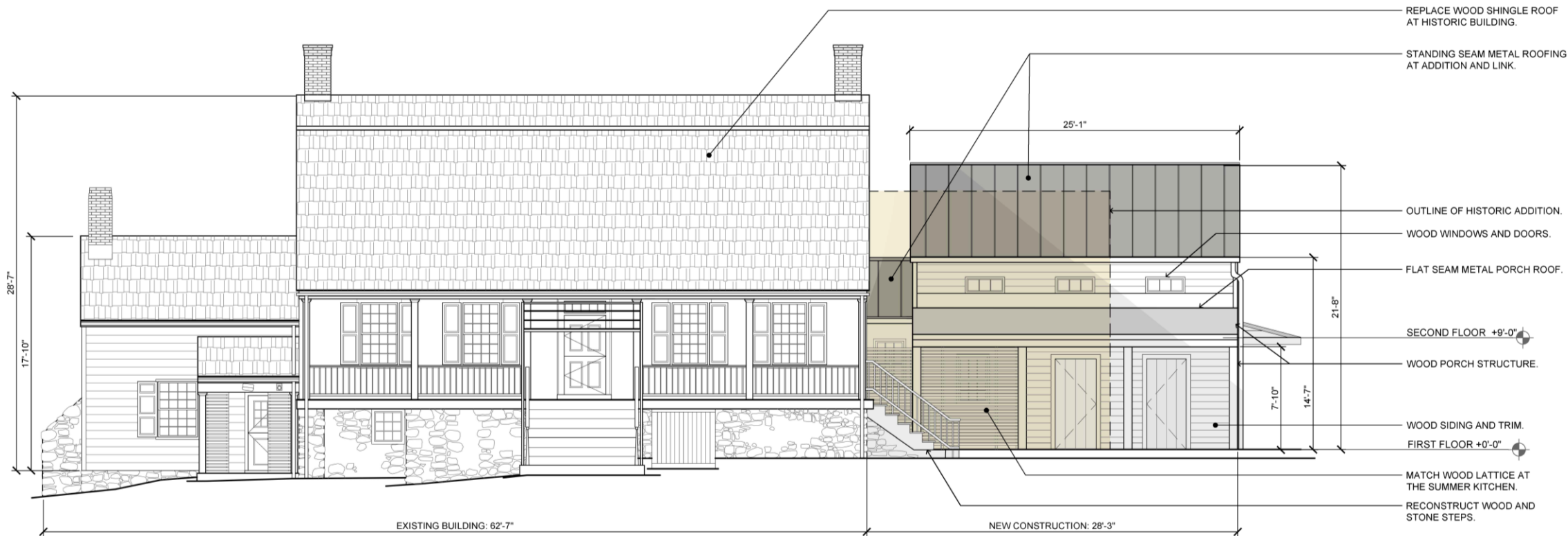
Wood shingle roofing

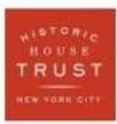
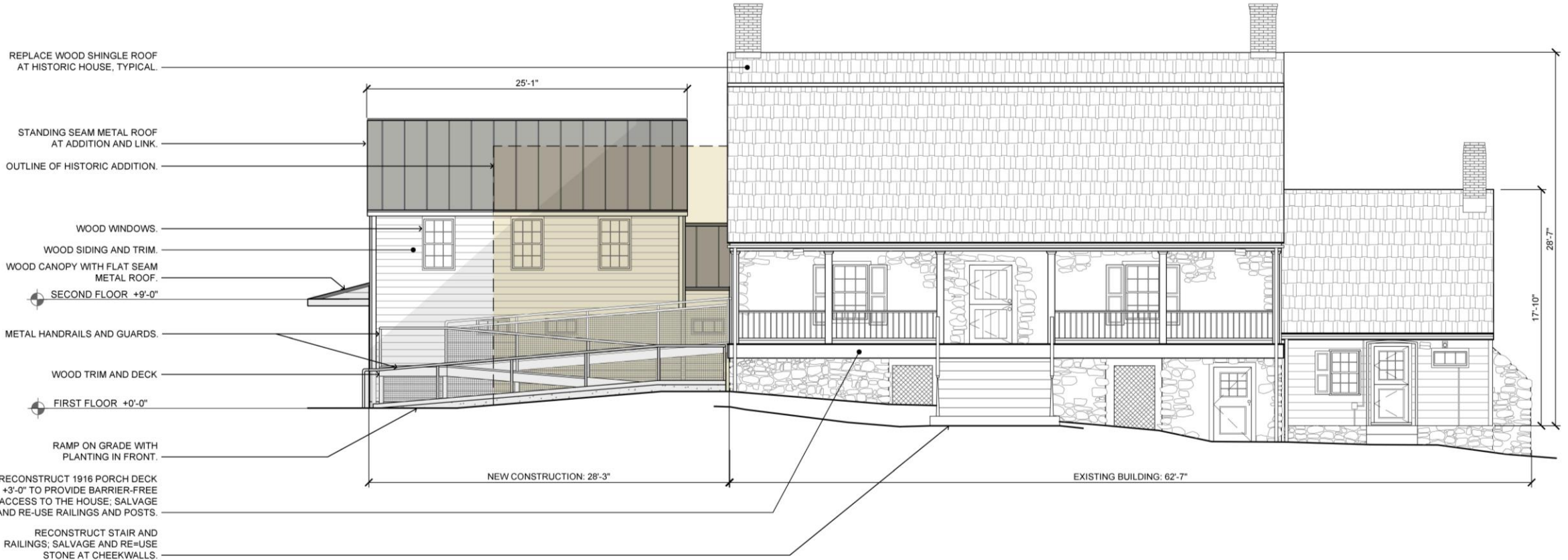


South Elevation

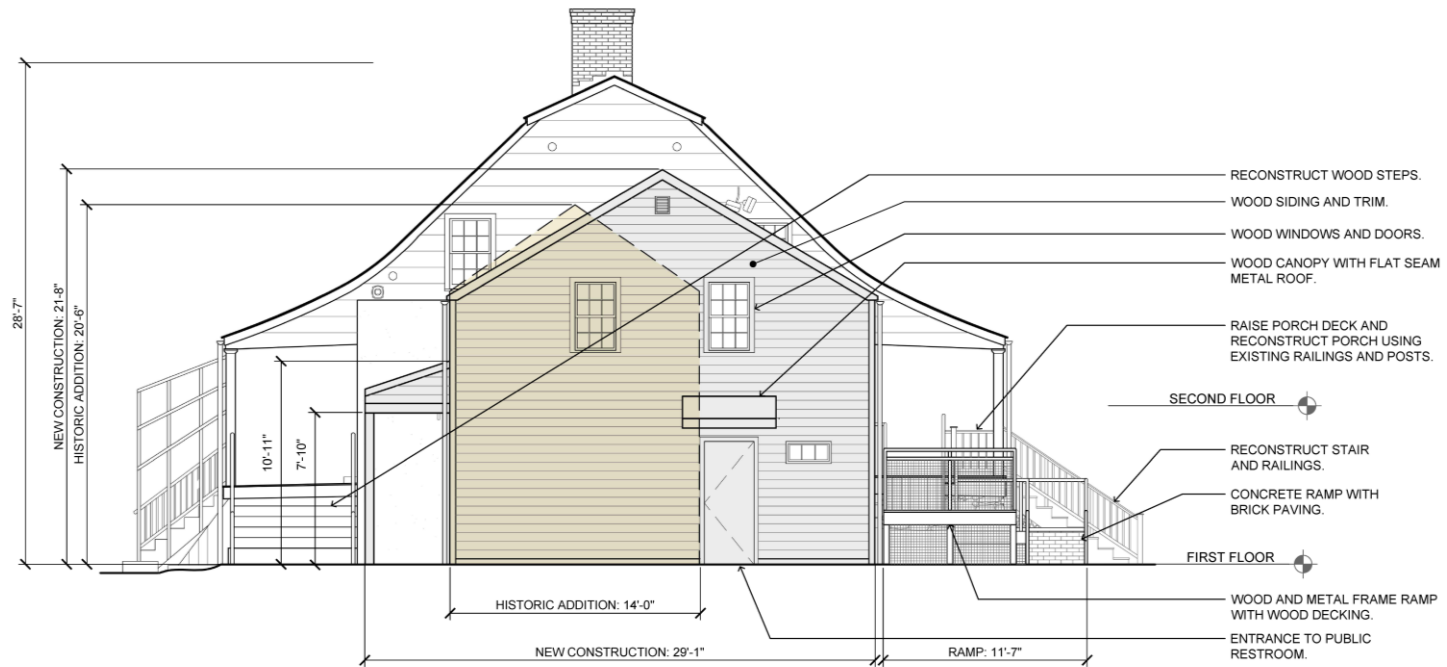


West porch, looking south





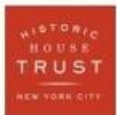
Historic House Trust of NYC
Dyckman Farmhouse Museum | Proposed West Elevation



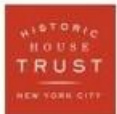


Legend

- - - - Outline of Historic Addition
- Proposed Door in New Connector
- Proposed form of New Connector in contact with the historic house
- Proposed Outline of New Addition



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Dyckman Farmhouse Museum | Addition Massing Study



Historic House Trust of NYC
Dyckman Farmhouse Museum | Addition Massing Study



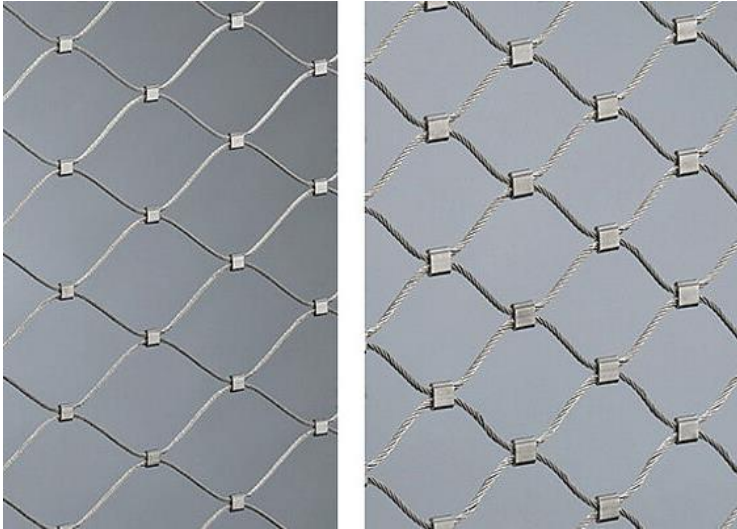
Wood siding and trim



Standing seam metal roofing



Ramp decking – Accoya



Wire rope mesh for ramp



Wood window

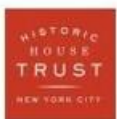
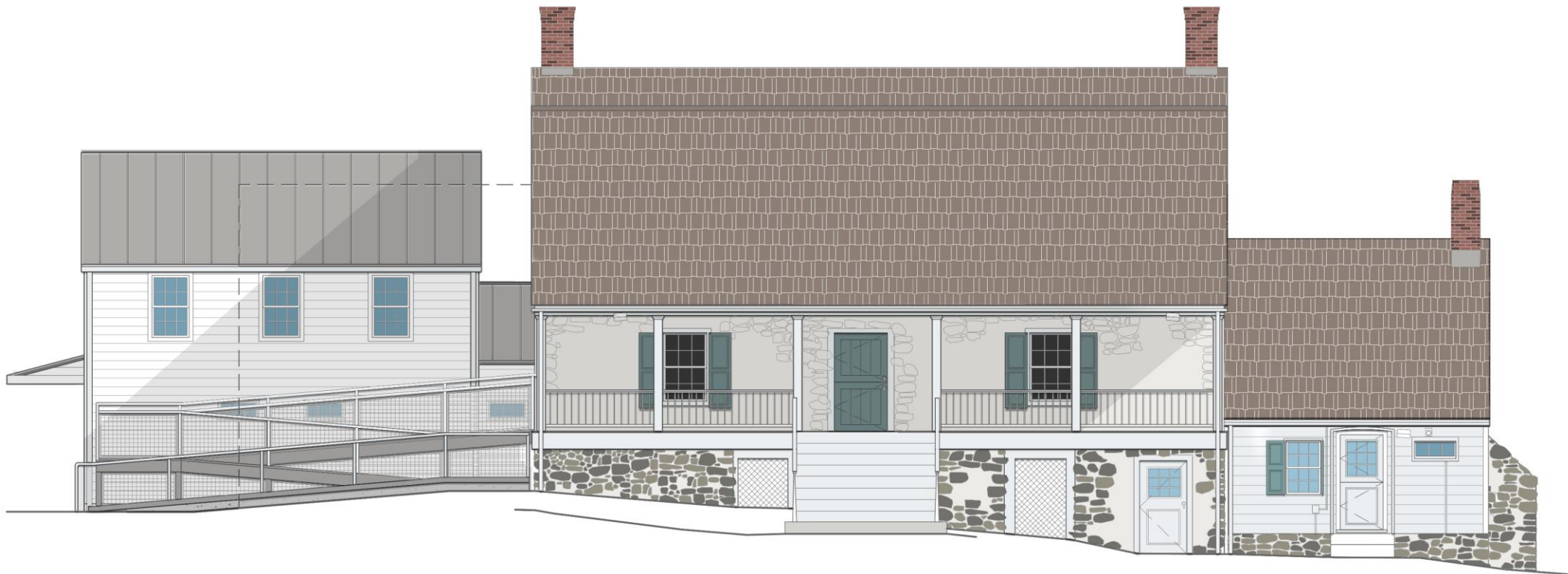


NYC Parks

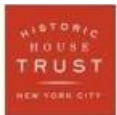
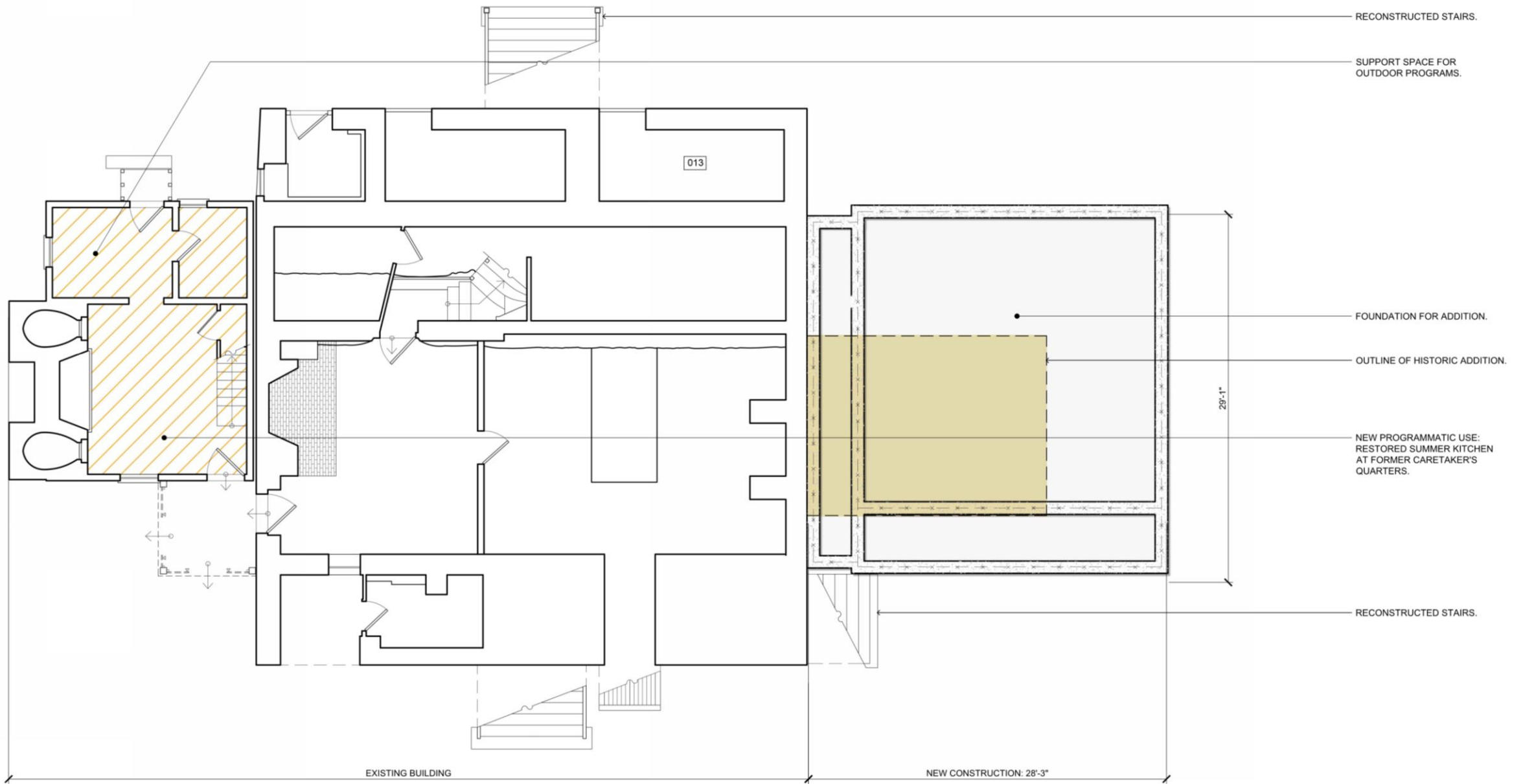


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Dyckman Farmhouse Museum | Proposed Materials for Addition

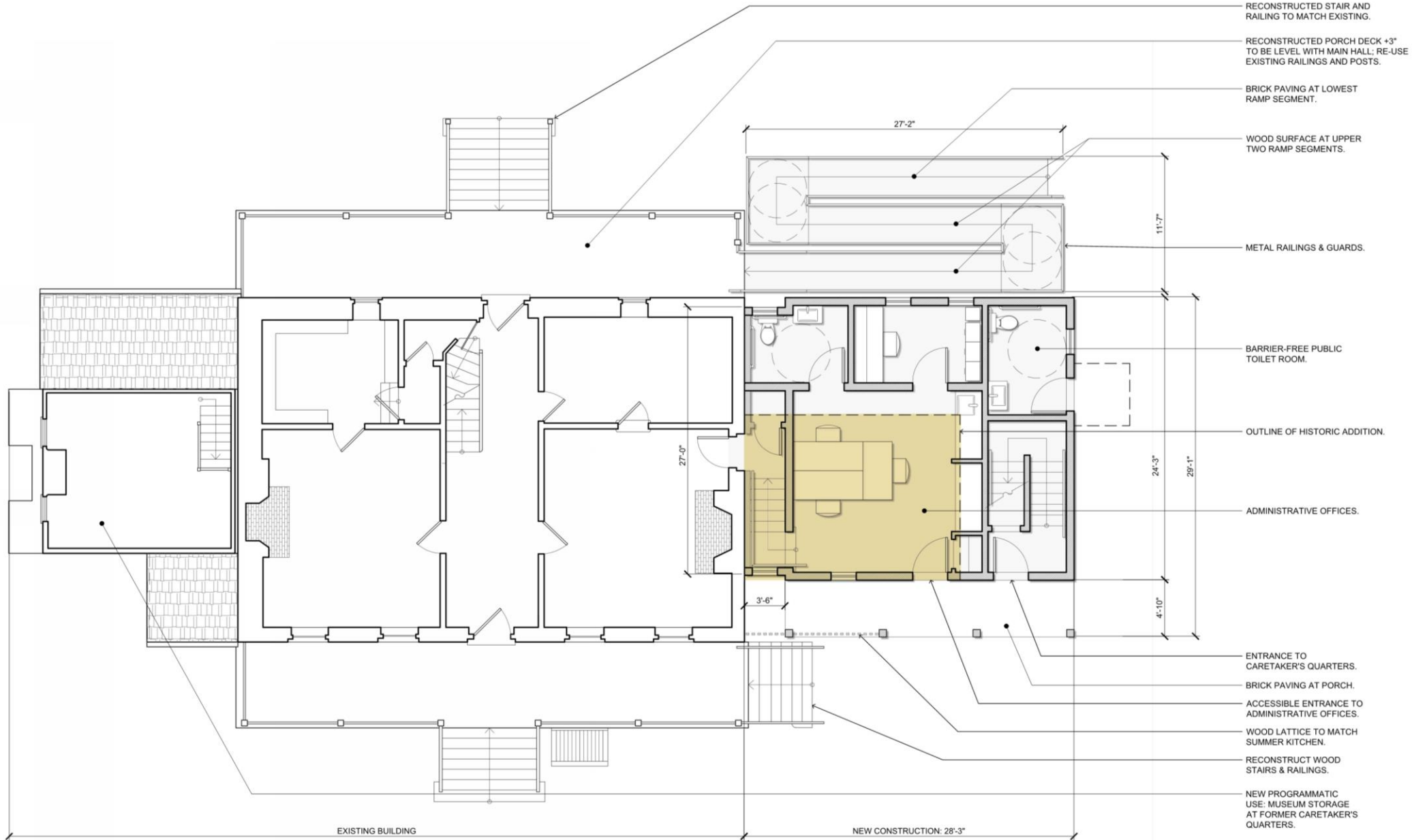


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Dyckman Farmhouse Museum | West Elevation



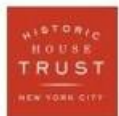
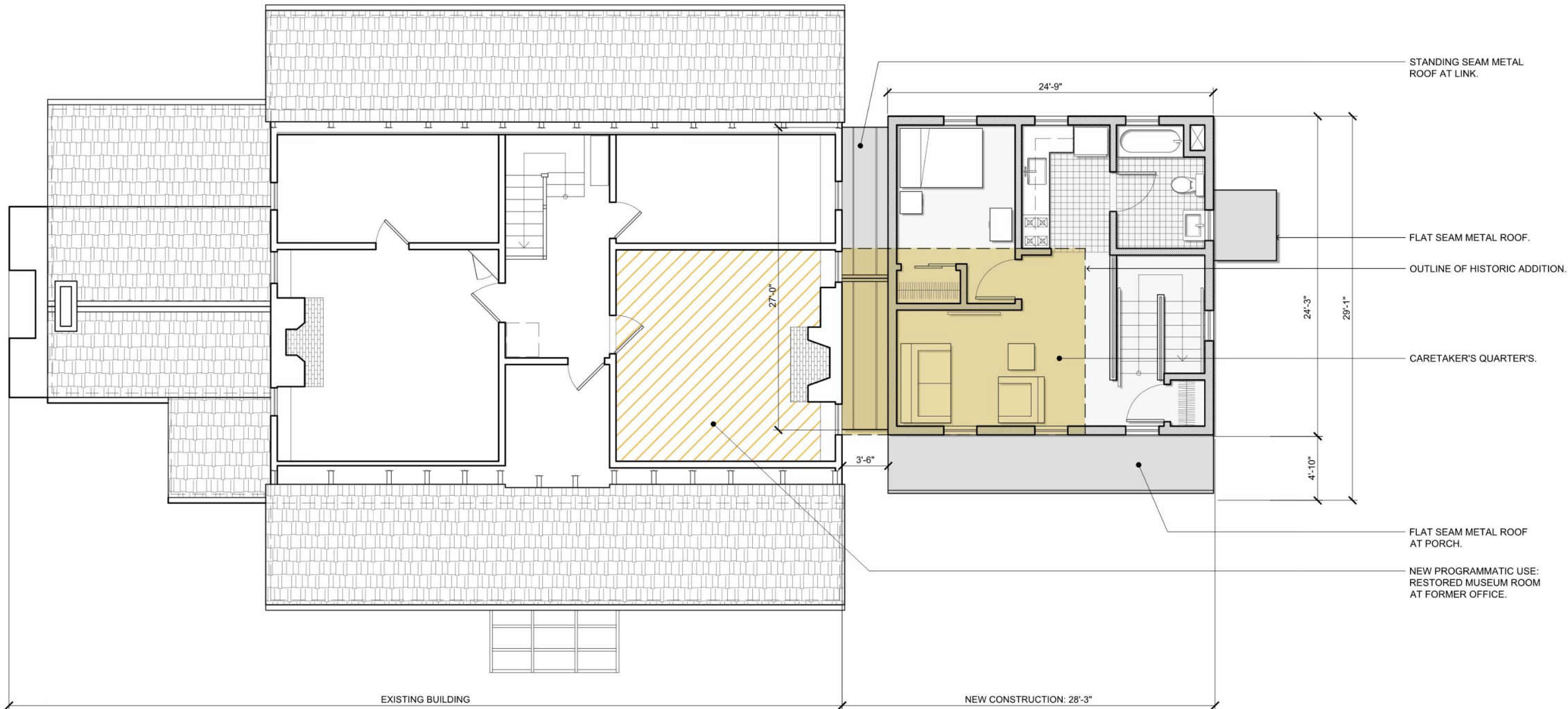
Historic House Trust of NYC

Dyckman Farmhouse Museum | Proposed Basement Plan



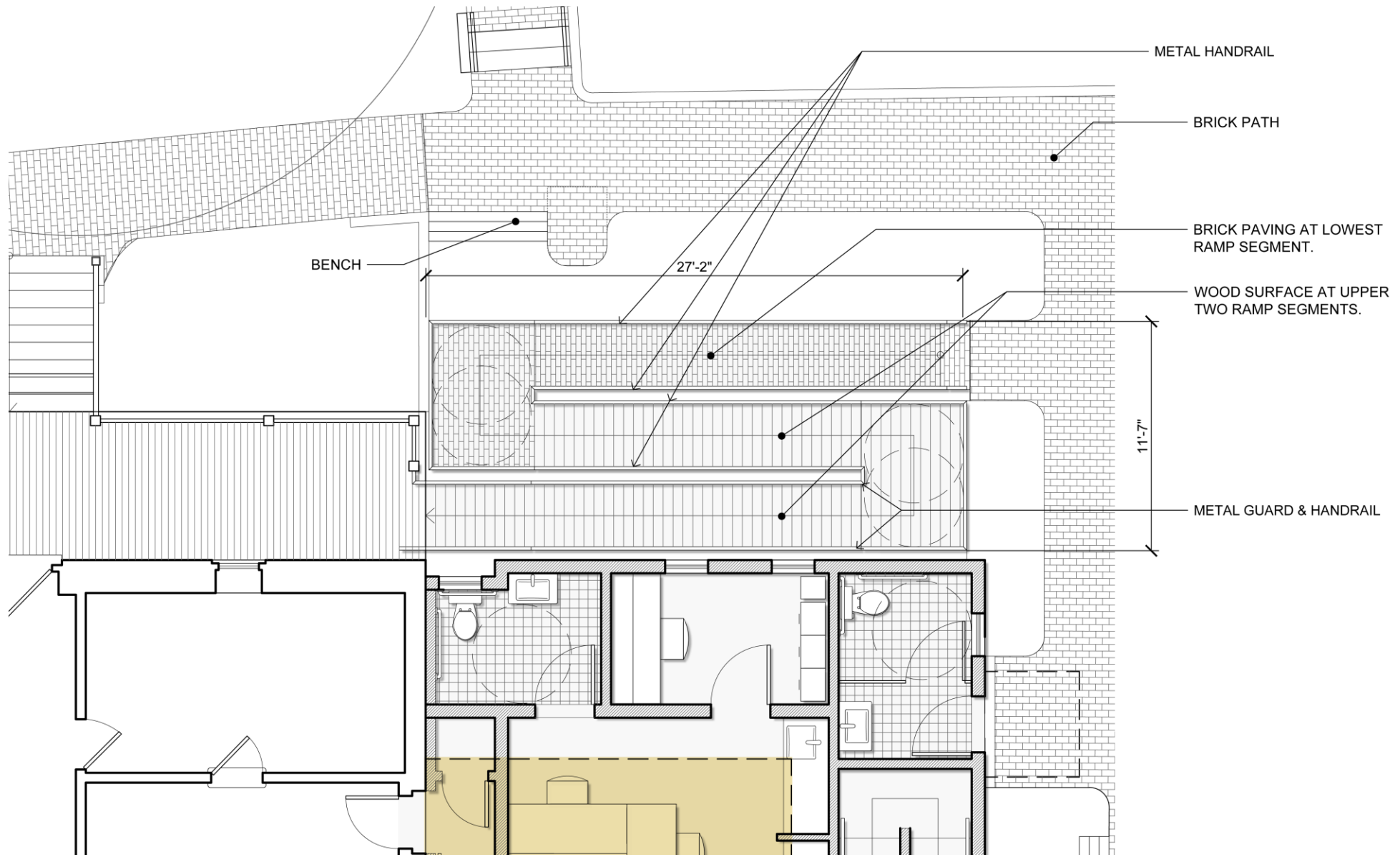
Historic House Trust of NYC

Dyckman Farmhouse Museum | Proposed First Floor Plan



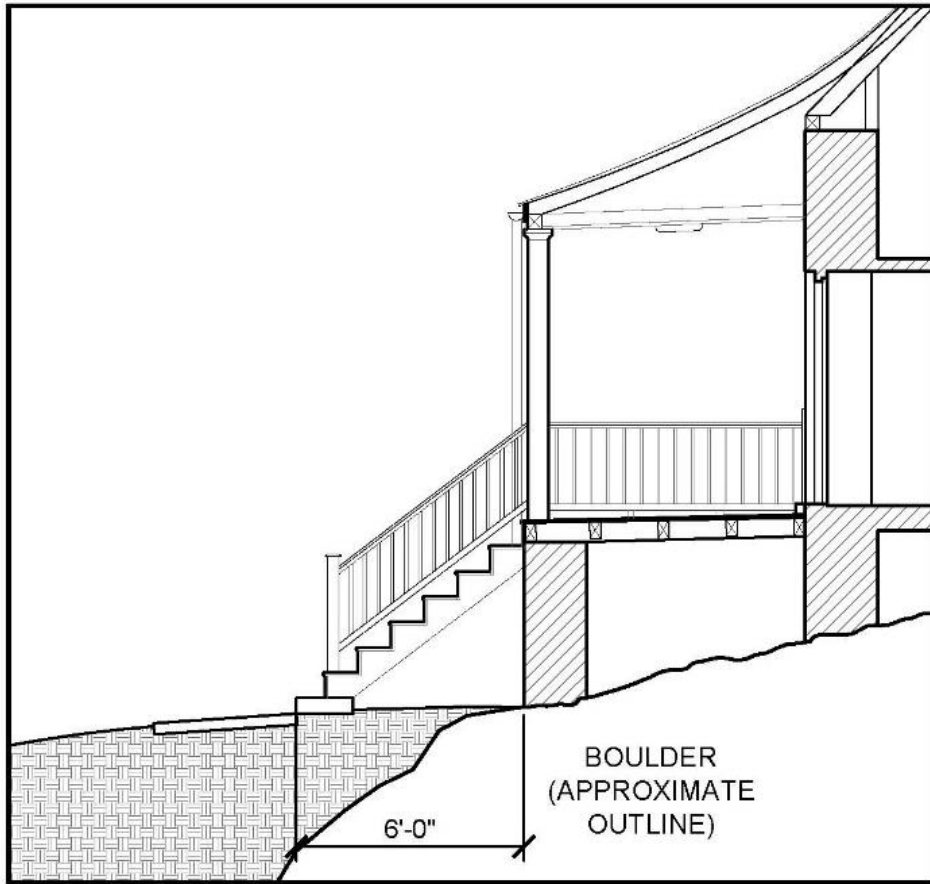
Historic House Trust of NYC

Dyckman Farmhouse Museum | Proposed Second Floor Plan

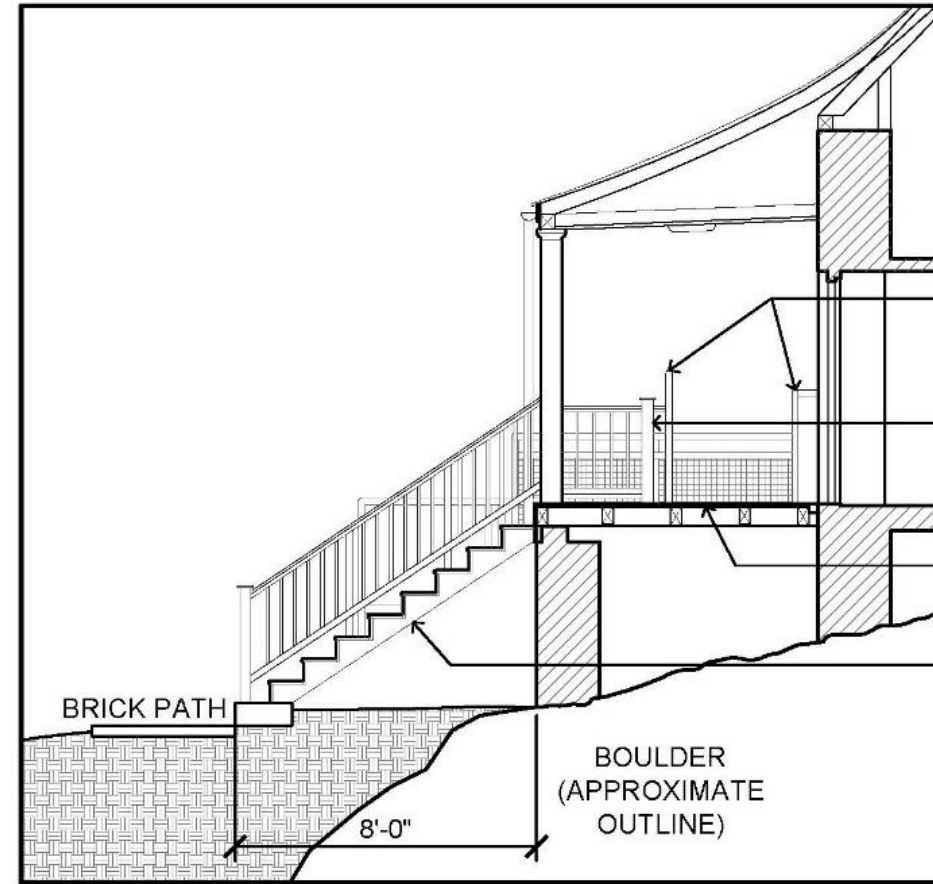


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Dyckman Farmhouse Museum | Proposed Ramp for Barrier-Free Access to Main Floor Interior



Existing West Porch and Stairs



Proposed West Porch and Stairs

- METAL RAILINGS @ RAMP
- ALTERED RAILING SECTION
- RAISED DECK STRUCTURE
- NEW WOOD STEPS & RAILINGS



Rear of property looking toward 204th Street



Broadway sidewalk with east porch above



East elevation from the Hessian Hut



North program area with adjacent building beyond



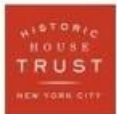
Program area at the Hessian Hut



The Hessian Hut looking northwest from the west porch

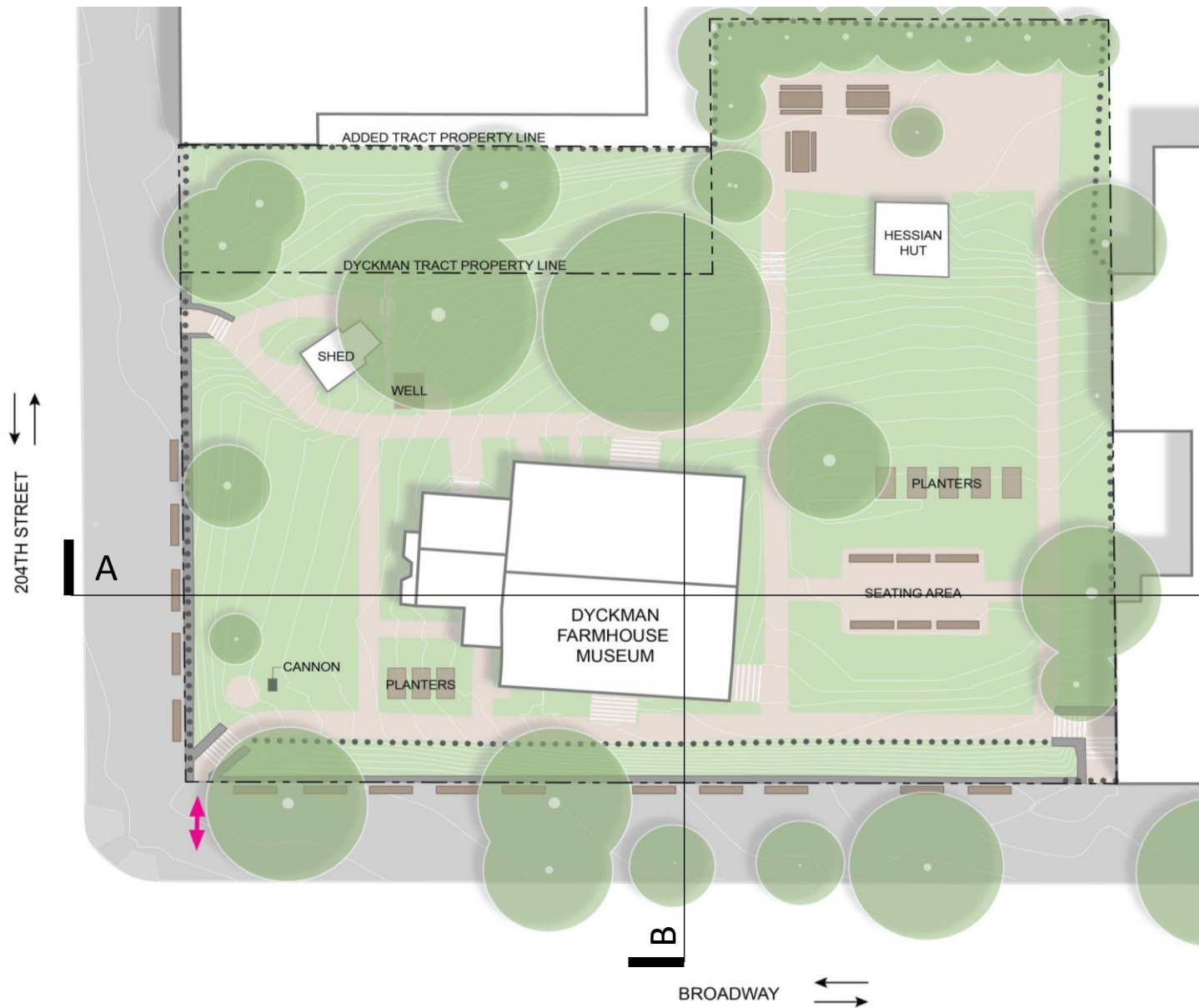


NYC Parks

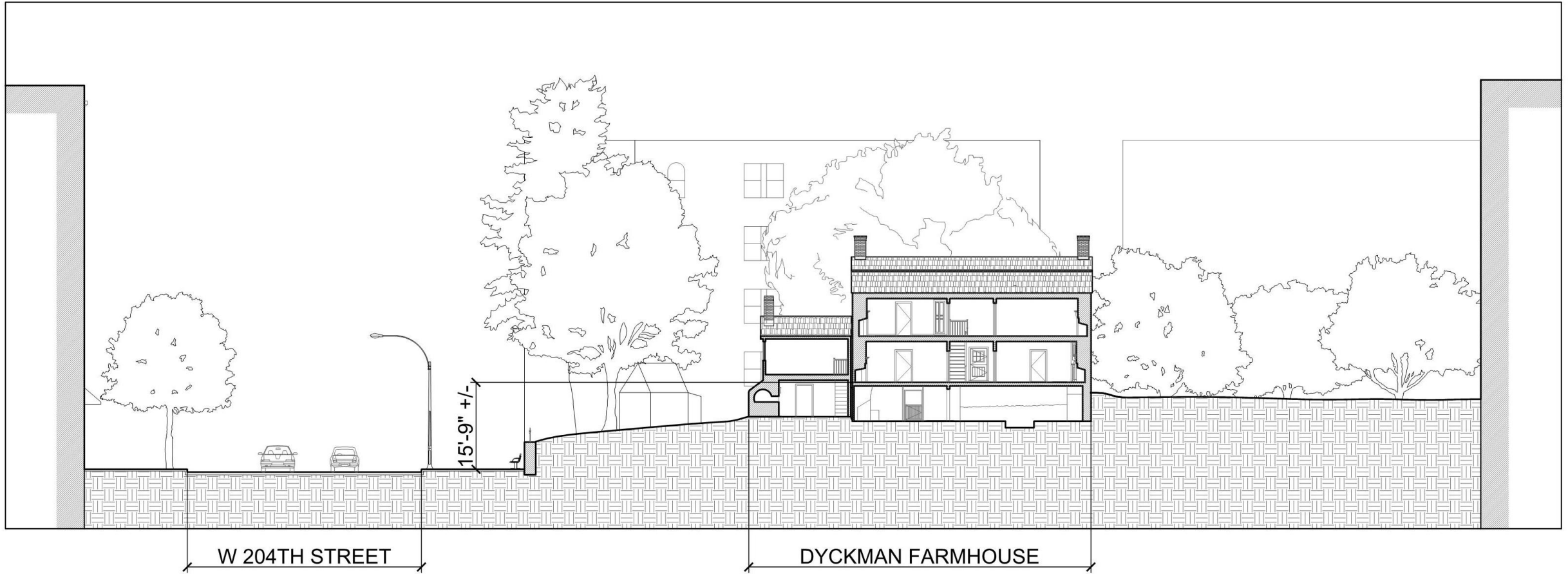


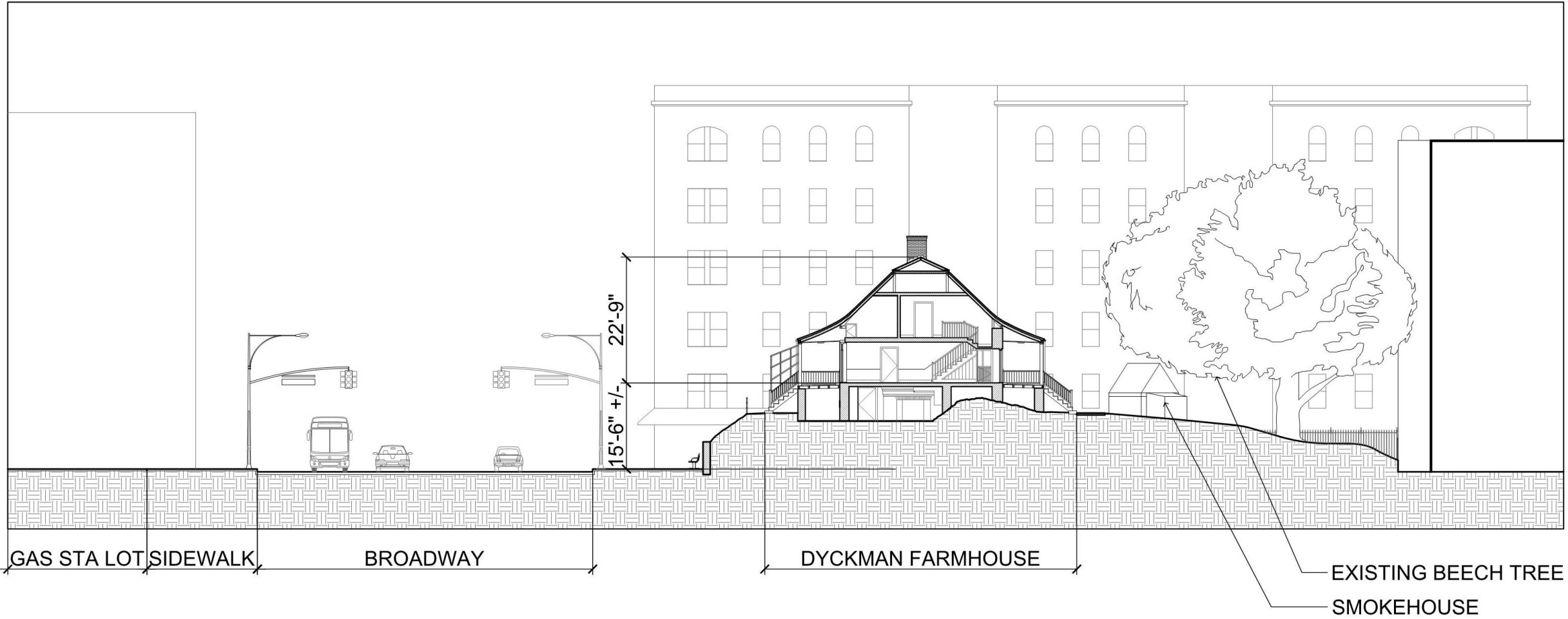
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Dyckman Farmhouse Museum | Existing Site Conditions



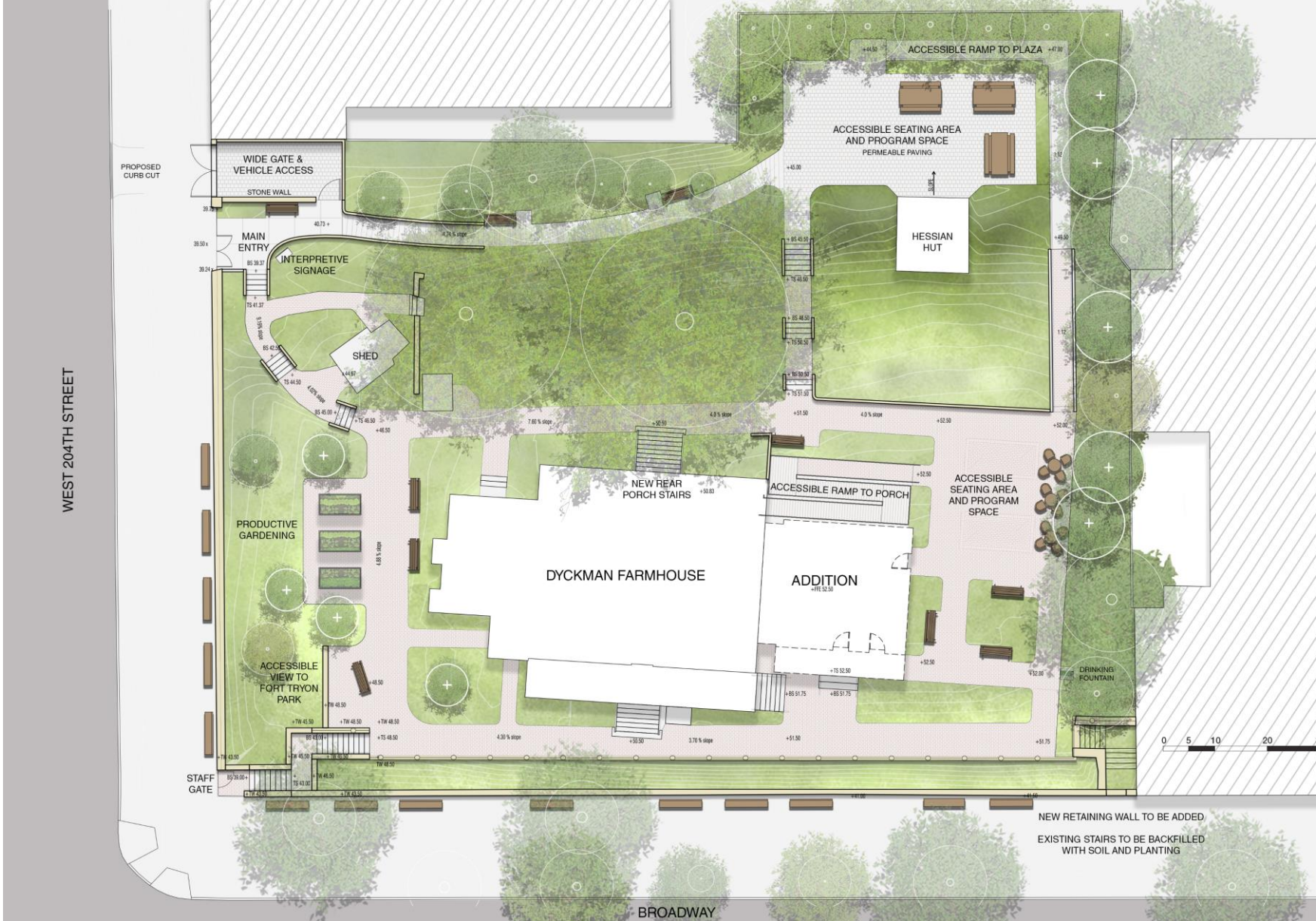
- Current entrance to park at corner of 204th Street and Broadway not accessible
- Main floor of farmhouse not accessible
- Public toilet rooms not accessible
- Limited outdoor program space and support facilities (lighting, power, water)
- Paving, fencing and railings failing throughout the property
- Plantings overgrown



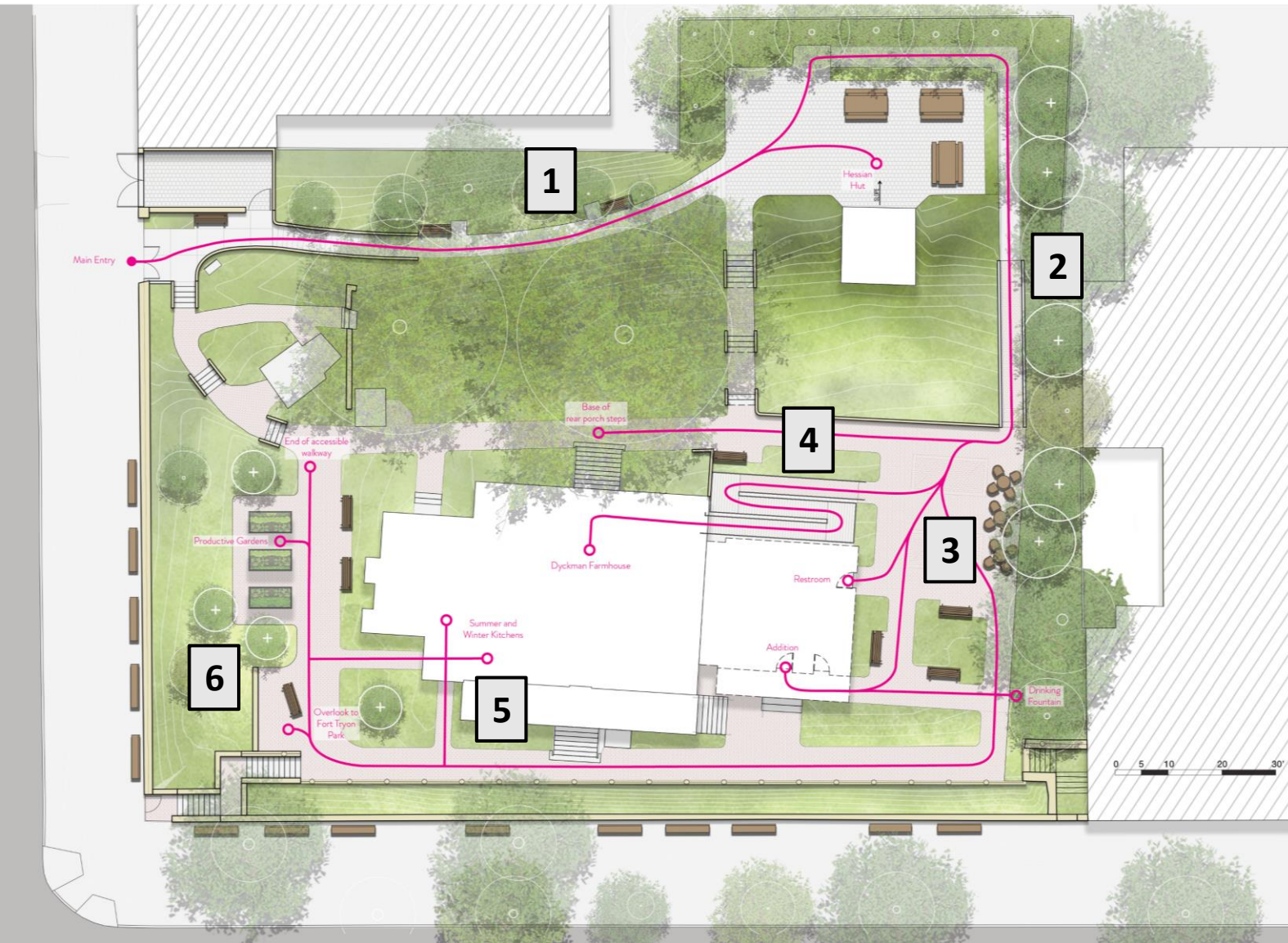


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Dyckman Farmhouse Museum | Existing Site Section – East / West Section B



- New public entrance to park on 204th Street
- Enlarged and functional outdoor program areas with upgraded support facilities
- Rehabilitated paving and plantings
- Accessible route to entrance of farmhouse and all landscaped areas



1. Universal access from new park entrance to Hessian Hut program area
2. Constructed accessible ramp in landscape
3. Accessible route and plaza for expanded outdoor program, public toilet, and administrative offices
4. Constructed accessible ramp for access to west porch
5. Accessible route at front of farmhouse to basement interpretive rooms
6. Accessible route to distant vista and productive gardens



Permeable paving at Hessian Hut area



Drinking fountain



Central Park settee



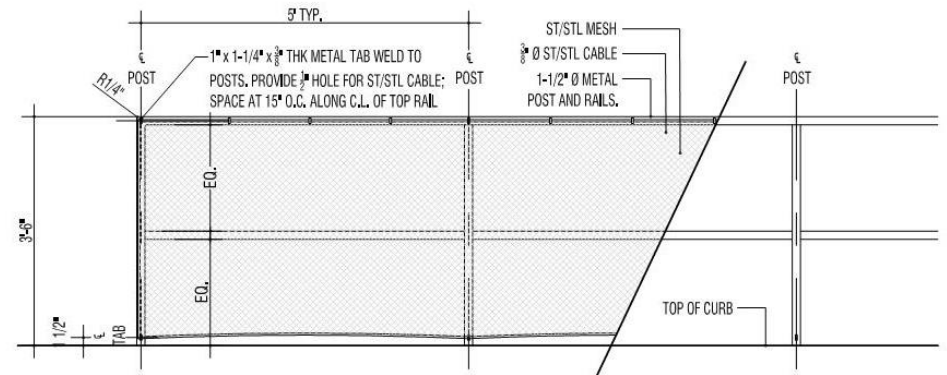
Brick paving



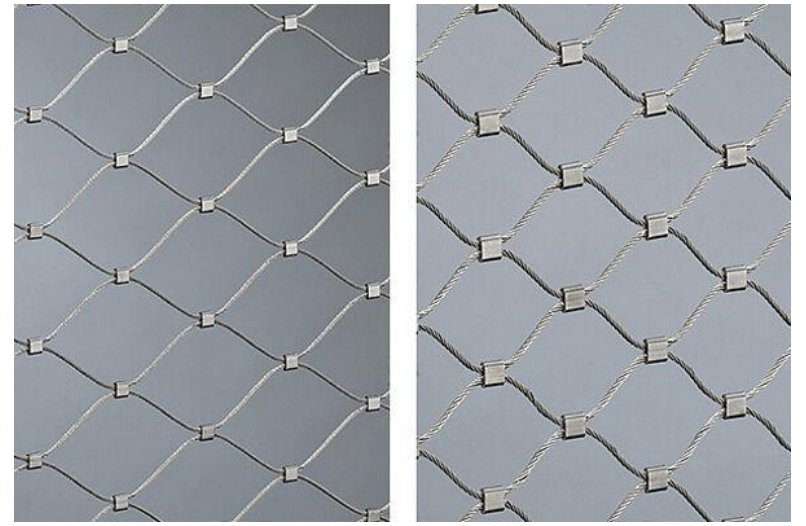
Permeable pavers & concrete

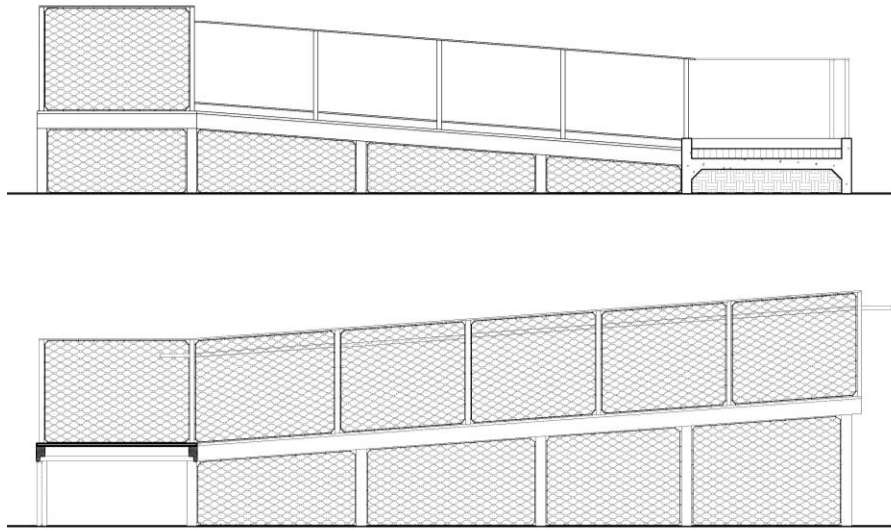


Stair treads

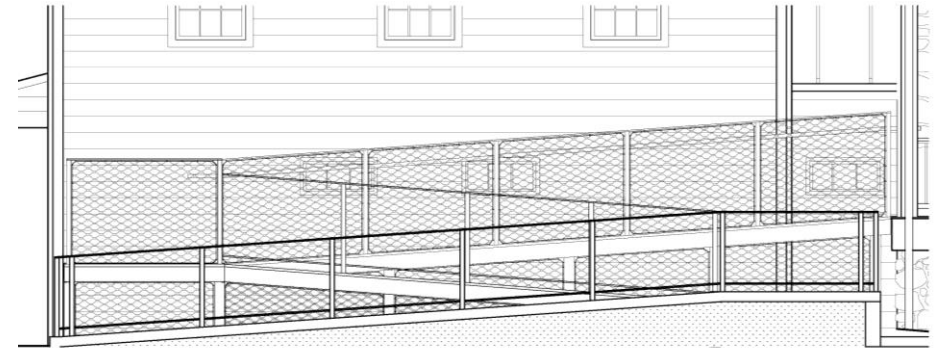


Mesh Guardrail - Landscape

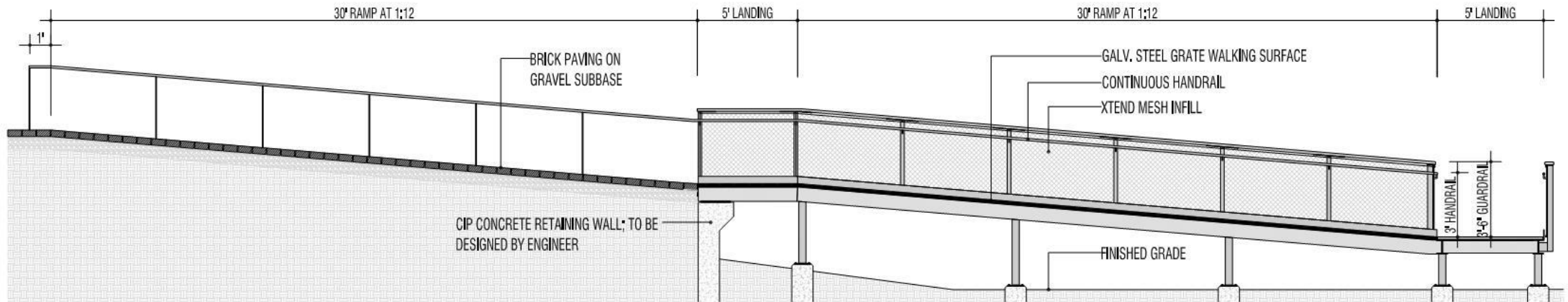




Inner Elevations of Ramp



Elevation of Ramp at Addition



Ramp on Grade w/ Metal Handrail

Elevated Ramp w/ Mesh Guardrail



204th Street looking west



Broadway looking north



South elevation from 204th Street



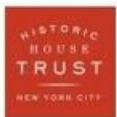
Location of new entrance on 204th Street



East elevation from Broadway

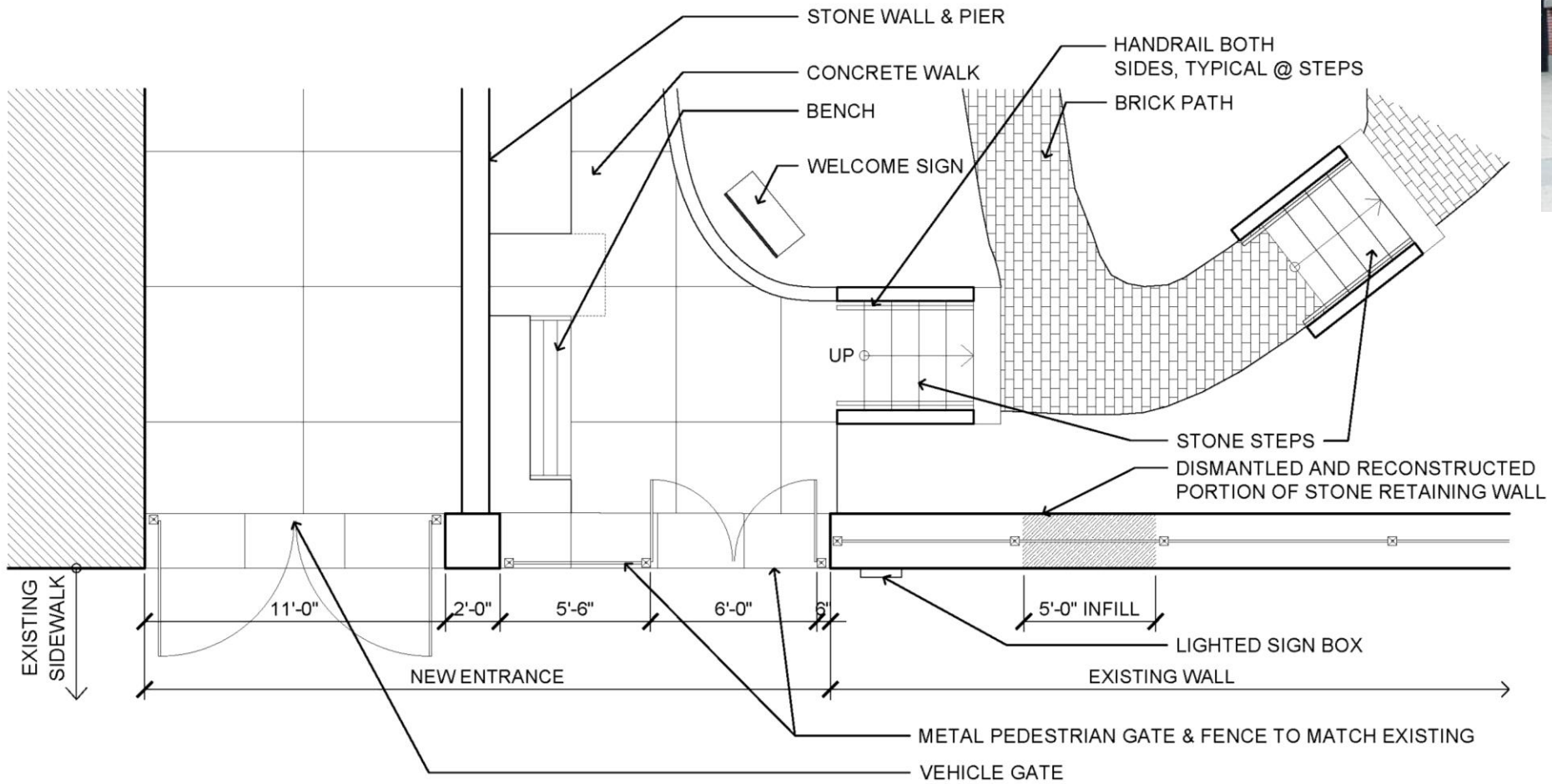


Wall and bench on Broadway



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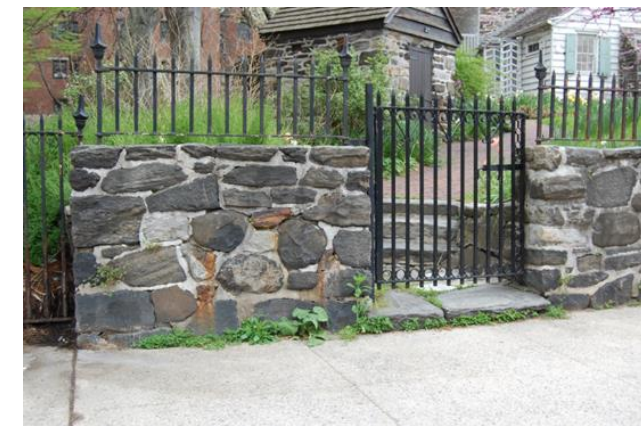
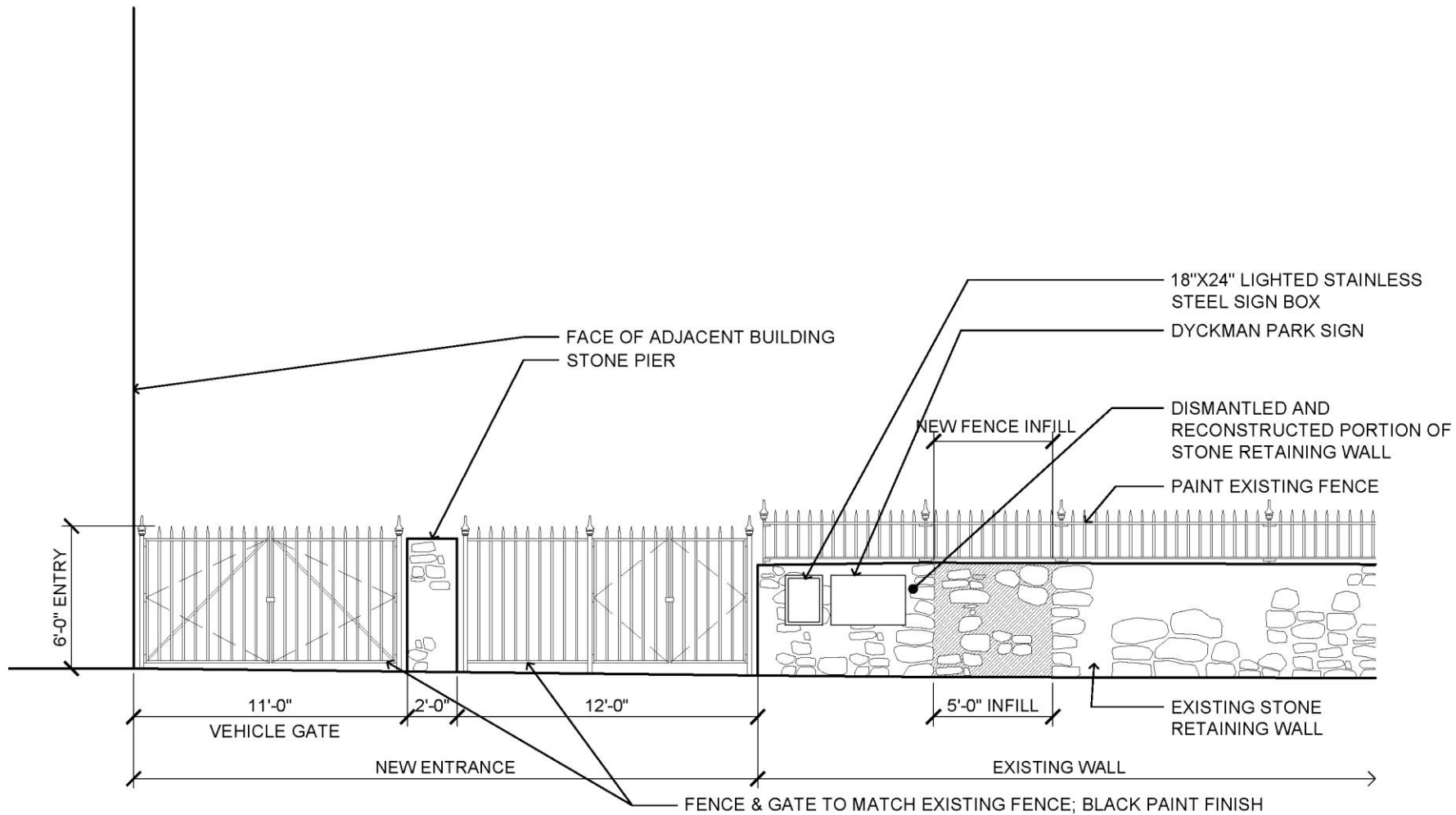
Dyckman Farmhouse Museum | Existing Perimeter Wall and Fence



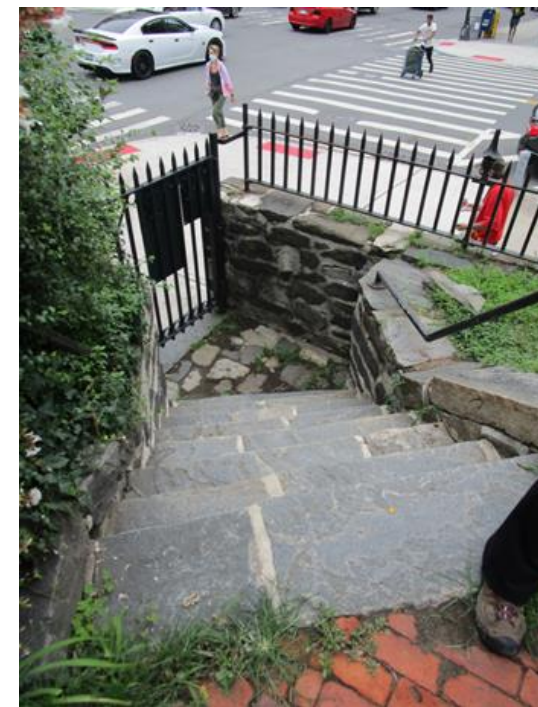
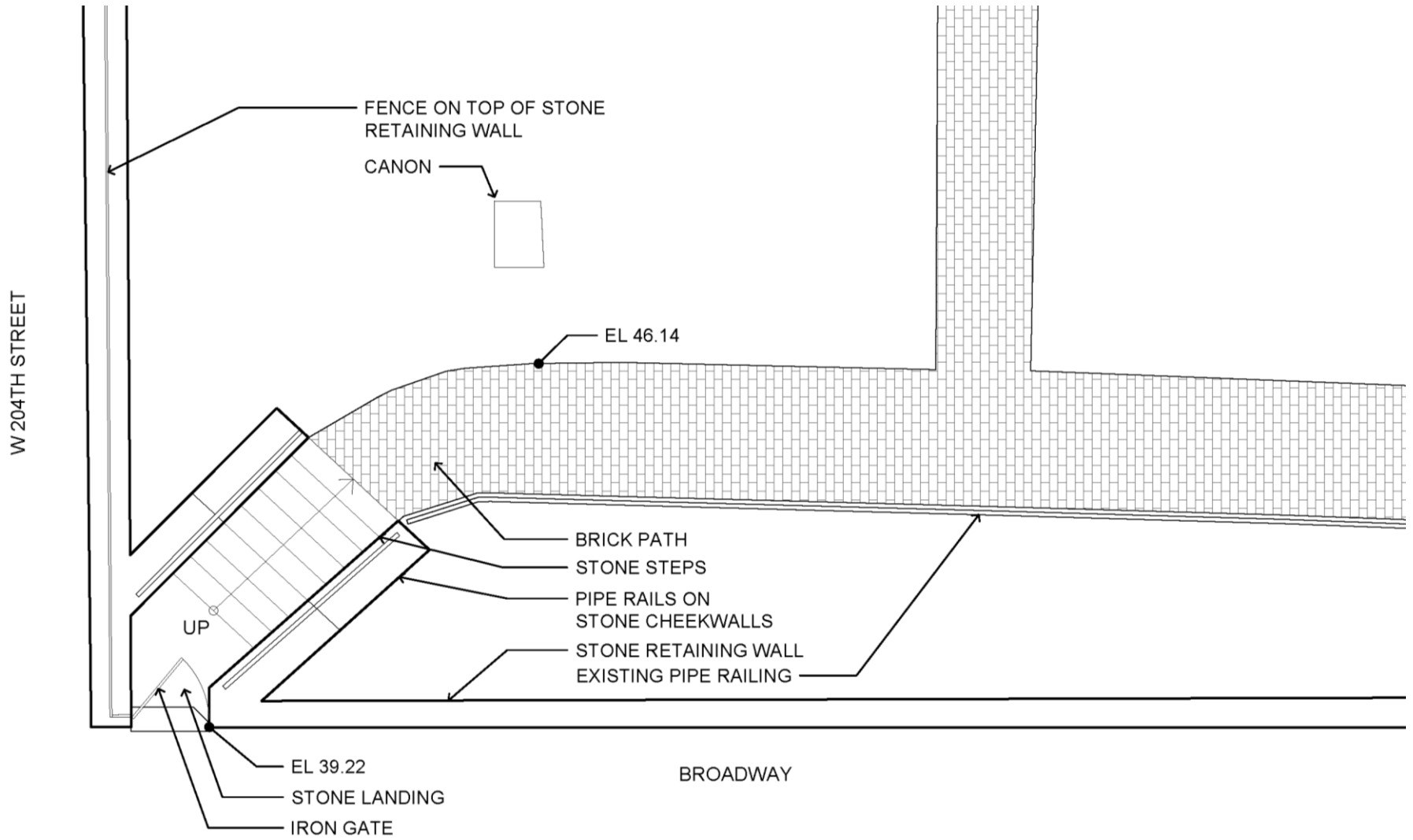
204th Street



Existing wall and fence at 204th Street



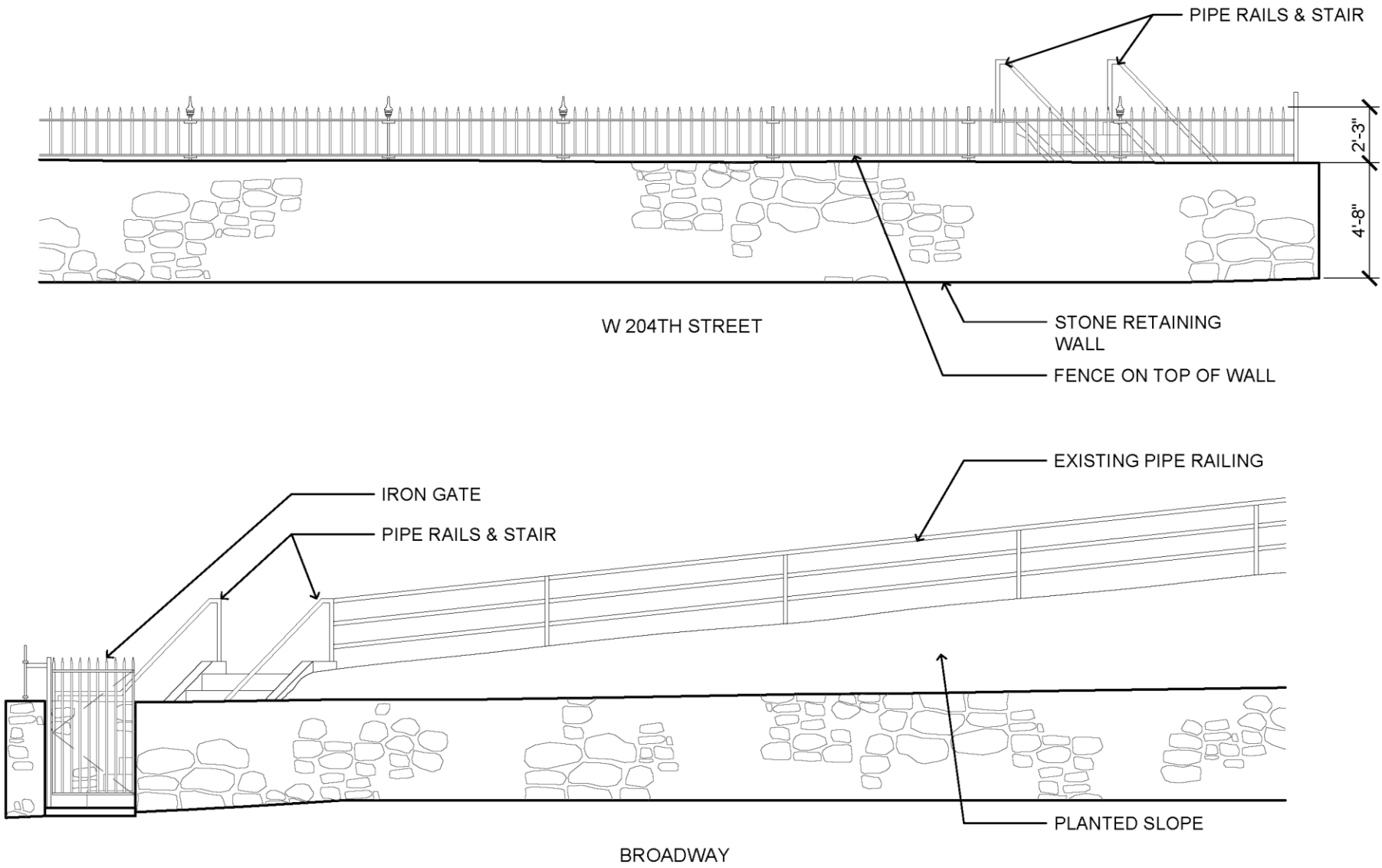
Closed pedestrian gate on 204th Street



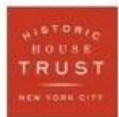
Existing entry stair



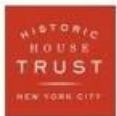
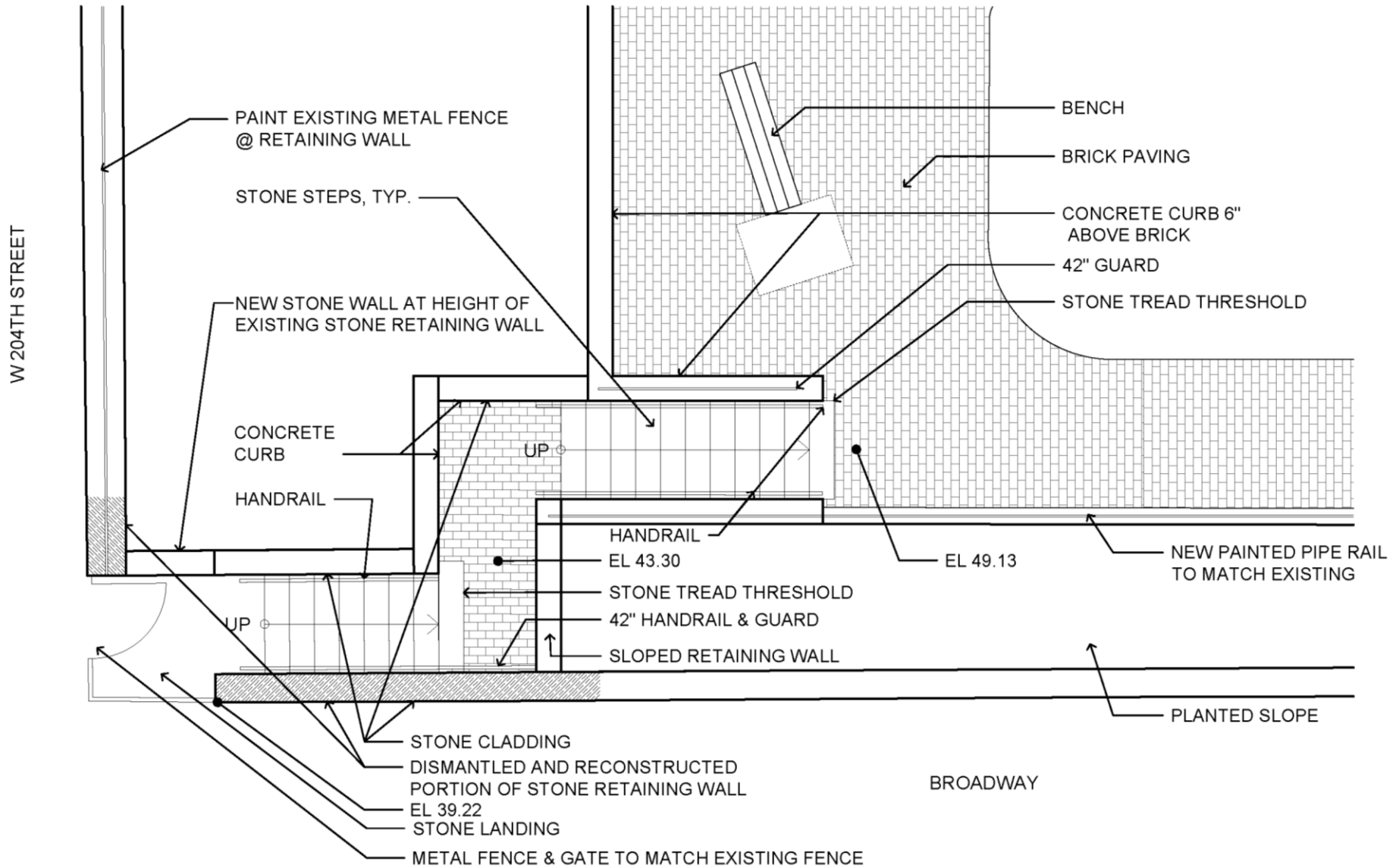
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Dyckman Farmhouse Museum | Existing Entrance at Broadway & 204th Street



Existing entrance from Broadway

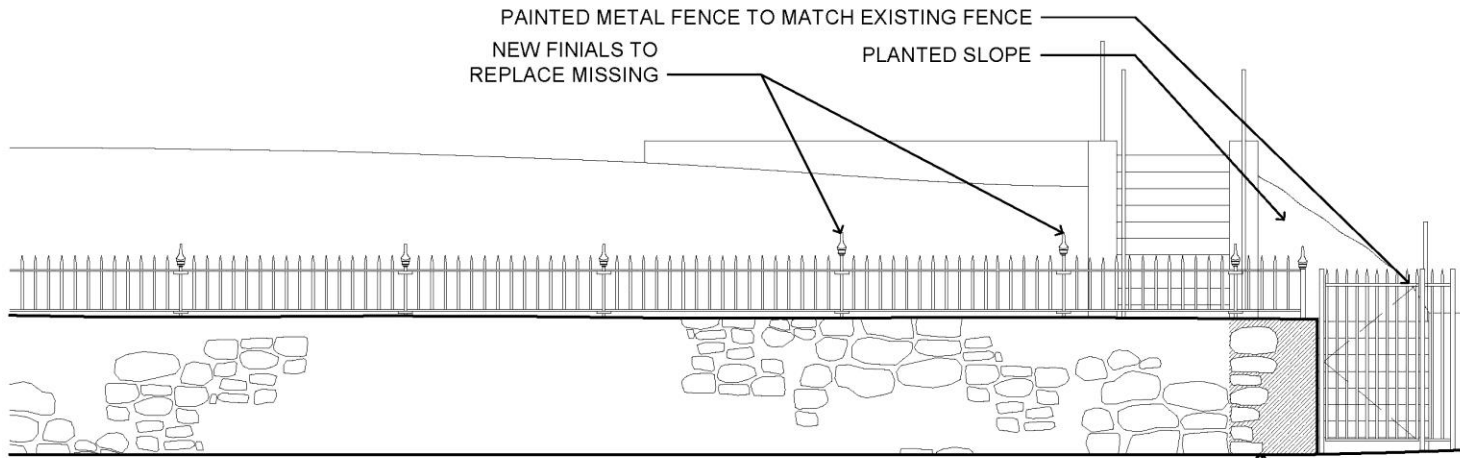


Historic House Trust of NYC
Dyckman Farmhouse Museum | Existing Entrance



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Dyckman Farmhouse Museum | Broadway and 204th Street Entrance – Proposed Plan



W 204TH STREET

DISMANTLED AND RECONSTRUCTED PORTION OF STONE RETAINING WALL

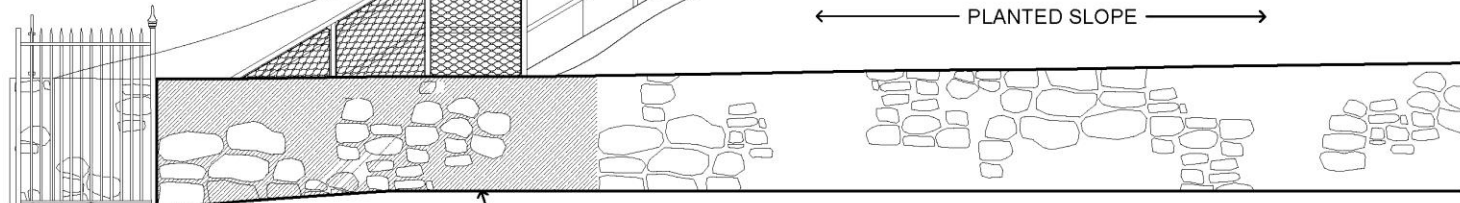
PAINTED METAL GUARD W/MESH

PAINTED METAL GUARD RAIL & HANDRAIL WITH SAFETY MESH

STONE FACED WALL - RANDOM COURSE ASHLAR WITH SAME COLORS AS EXISTING WALL.

PAINTED PIPE RAIL TO MATCH EXISTING WITH SAFETY MESH

← PLANTED SLOPE →



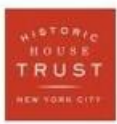
IRON FENCE TO MATCH EXISTING

DISMANTLED AND RECONSTRUCTED PORTION OF STONE RETAINING WALL

BROADWAY

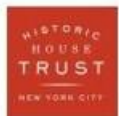
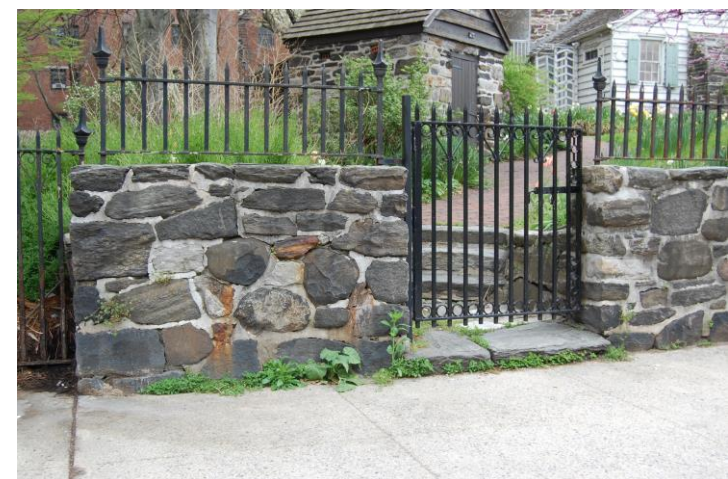


Existing entrance from Broadway

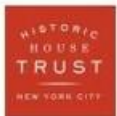


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Dyckman Farmhouse Museum | Broadway & 204th St. Entrance – Proposed Elevations

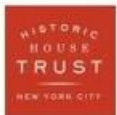


Historic House Trust of NYC
Dyckman Farmhouse Museum | New Entrance



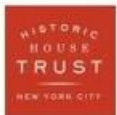
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Dyckman Farmhouse Museum | Entry Area with Paths to House



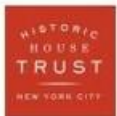
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Dyckman Farmhouse Museum | Barrier-free Route to Hessian Hut and House



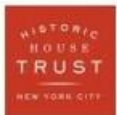
Historic House Trust of NYC

Dyckman Farmhouse Museum | Approach to the Hessian Hut



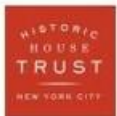
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Dyckman Farmhouse Museum | Plaza at the Hessian Hut and Elevated Ramp to the House



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Dyckman Farmhouse Museum | Program Area at the Hessien Hut

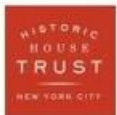


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Dyckman Farmhouse Museum | Elevated Ramp and Hessien Hut



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Dyckman Farmhouse Museum | Program Area at the Hessien Hut

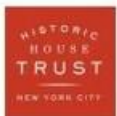


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Dyckman Farmhouse Museum | View to Hessian Hut from the West Porch

APPENDICES

- I. HISTORIC IMAGES AND REFERENCES
- II. 1915 – 1916 RESTORATION
- III. LANDSCAPE

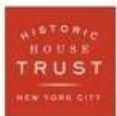


New York City Landmarks Preservation Commission designation, 1967

“The Commission further finds that, among its important qualities, the Dyckman House is outstanding as the only remaining Dutch Colonial farmhouse in Manhattan, that it represents an excellent restoration of pre-Revolutionary Dutch Colonial architecture, that it stands on historic ground made hallowed by those engaged in the War of Independence...”

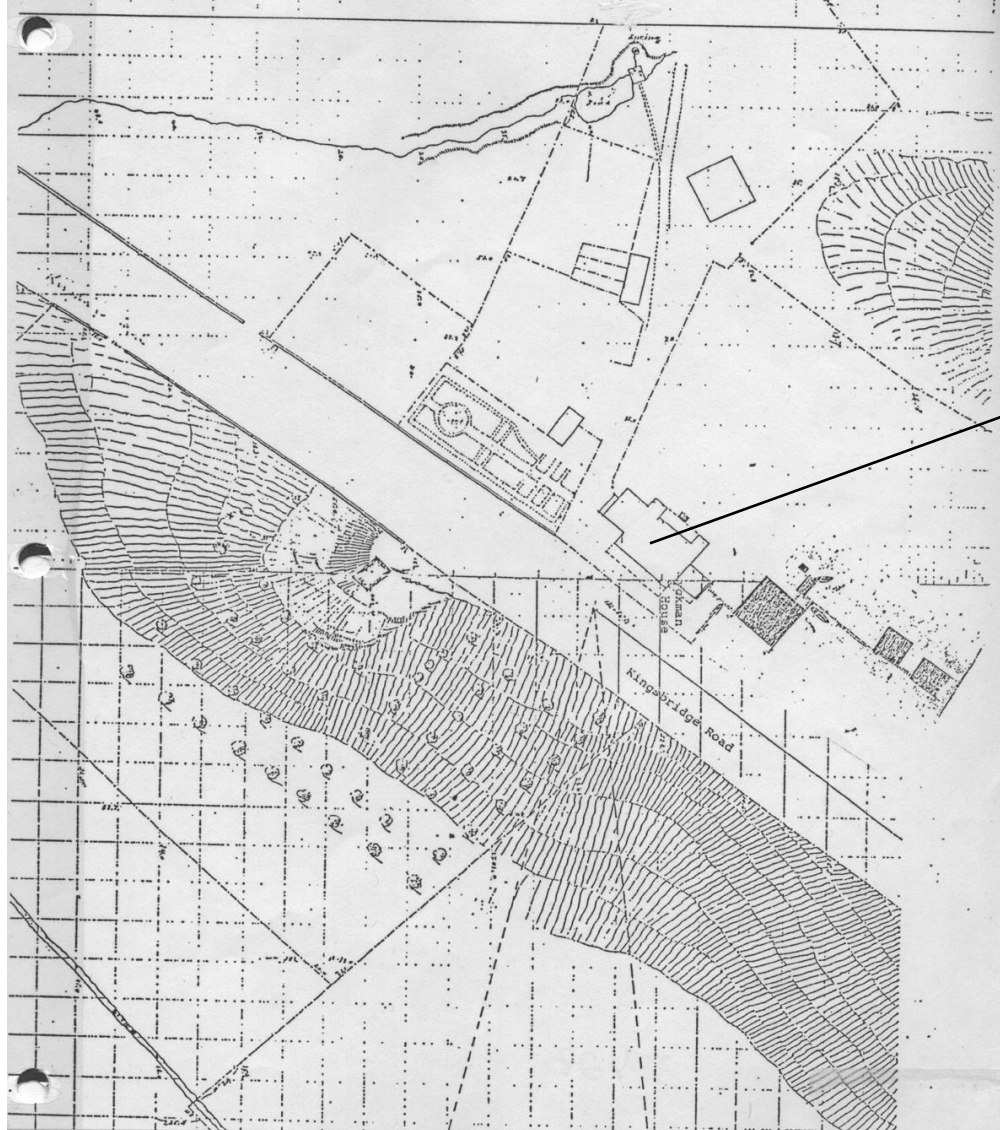
National Historic Landmark designation, 1967 and National Register of Historic Places designation, 1978

“The Dyckman House, built in 1783, is an excellent and little altered example of the final refinements that took place in the Flemish Colonial style during the last part of the 18th century, displaying the effective use that the Dutch made of varied building materials.”



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Dyckman Farmhouse Museum | Historic Significance



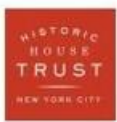
Dyckman House

Fig. 28 - Blackwell Map and detail. Field not sketch of Kingsbridge Rd. showing corner of Dyckman House and orchards on the hilly terrain in front of the house. Office of the Borough President, Map Division ACNo 2044.

Blackwell Map, 1860



NYC Parks



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Dyckman Farmhouse Museum | Evolution of the Site



Before 1890



Ca. 1876



1892



1895



Late 1890s



1907



1912



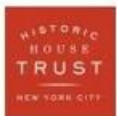
1913



1915



1915



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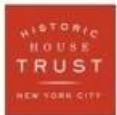
Dyckman Farmhouse Museum | Evolution of the Site



Side entrance on 204th Street, 1935



Entrance at Broadway and 204th Streets, 1935

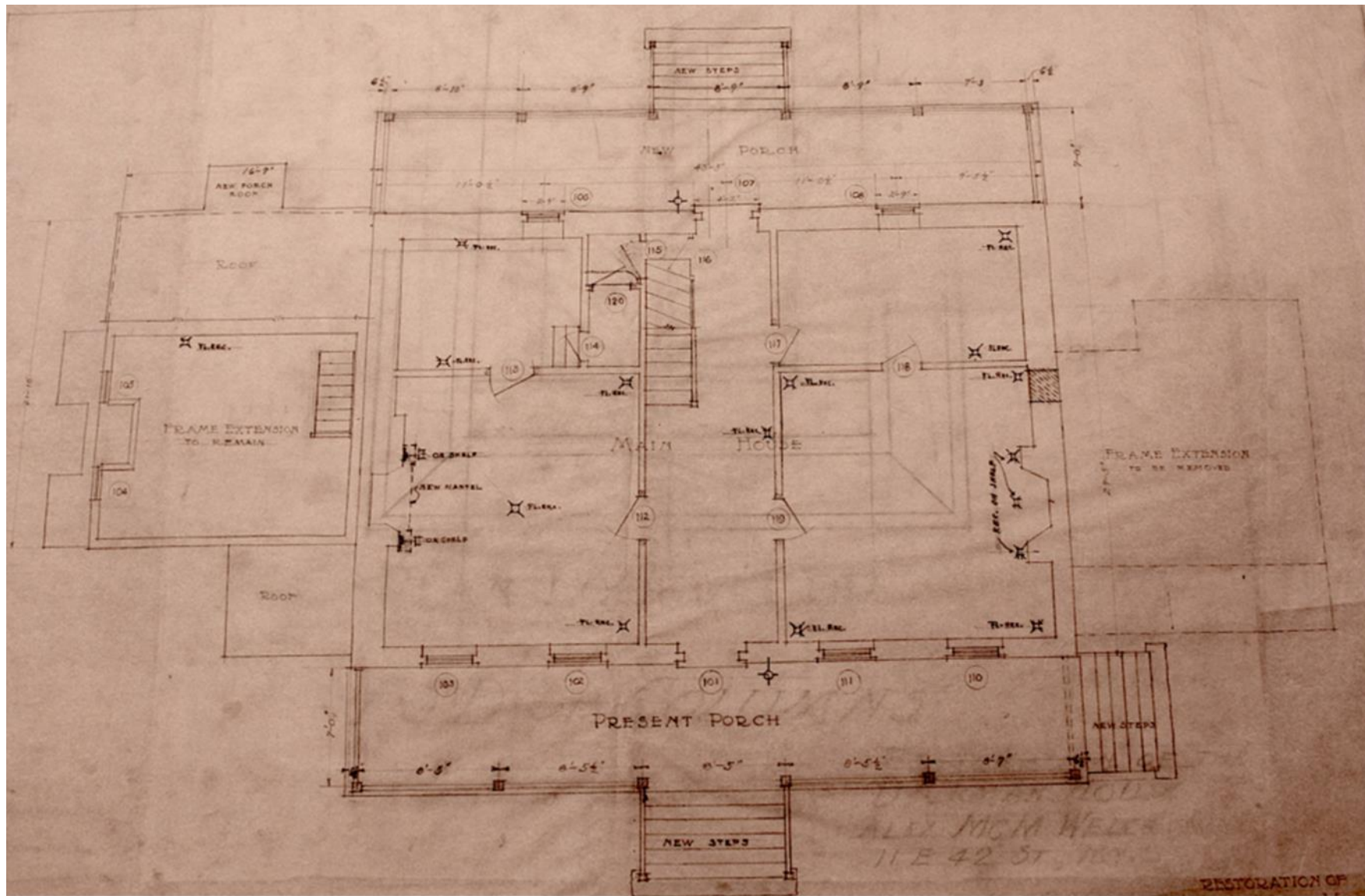


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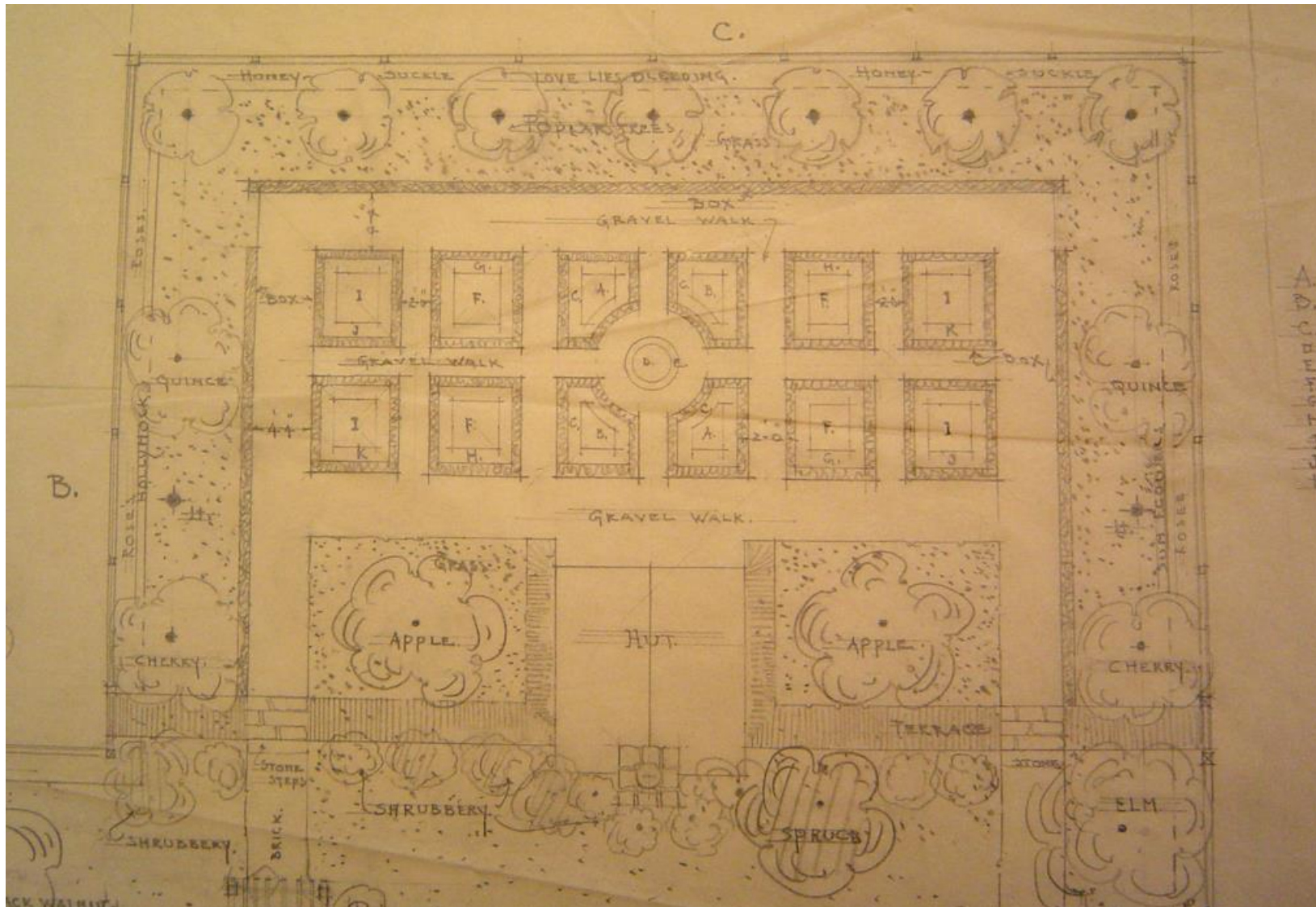
Dyckman Farmhouse Museum | Evolution of the Site



Historic House Trust of NYC
Dyckman Farmhouse Museum | Appendix II



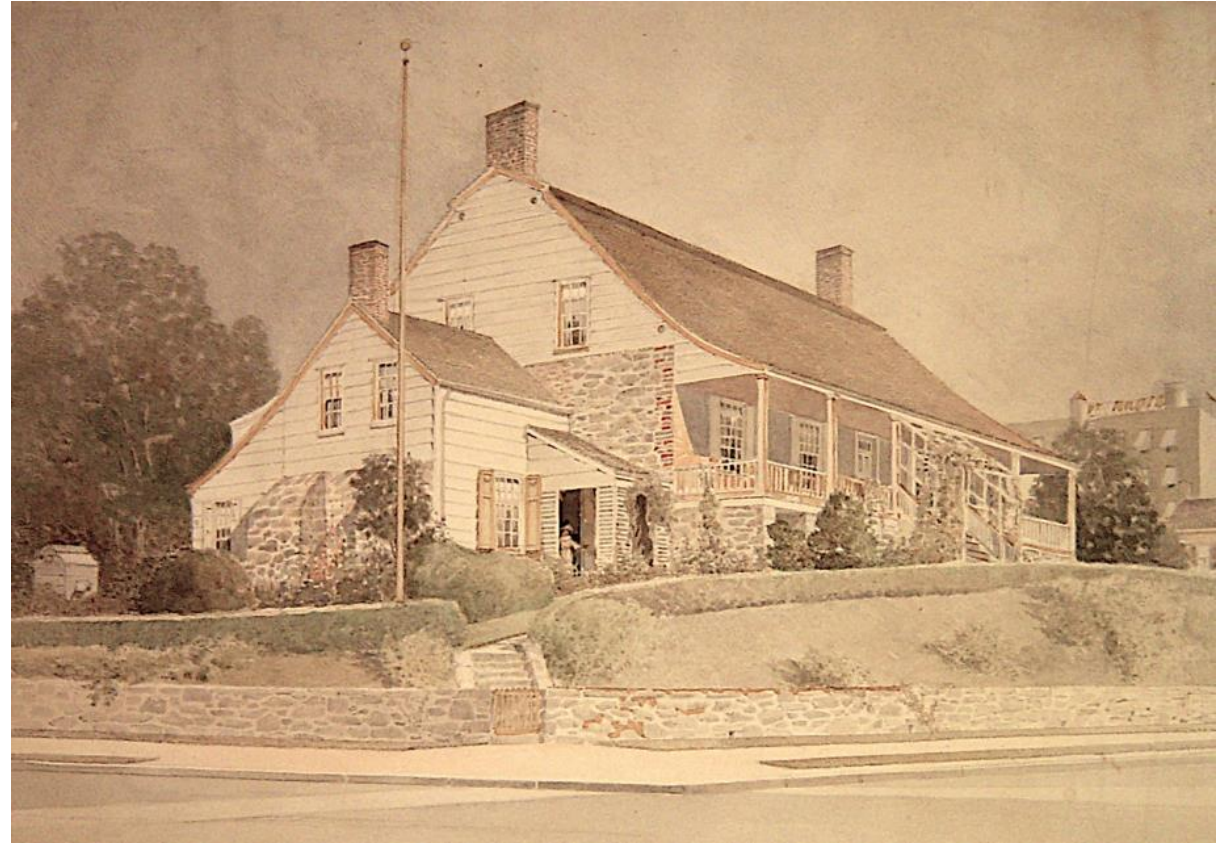
Alexander Macmillan Welch Preliminary Plan, 1915



Preliminary Garden Plan at Hessian Hut, Alexander Macmillan Welch, 1915



Alexander Macmillan Welch sketch before restoration



Alexander Macmillan Welch rendering of the restored house



Historic House Trust of NYC
Dyckman Farmhouse Museum | Appendix III



North Elevation



West Elevation



Hessian Hut



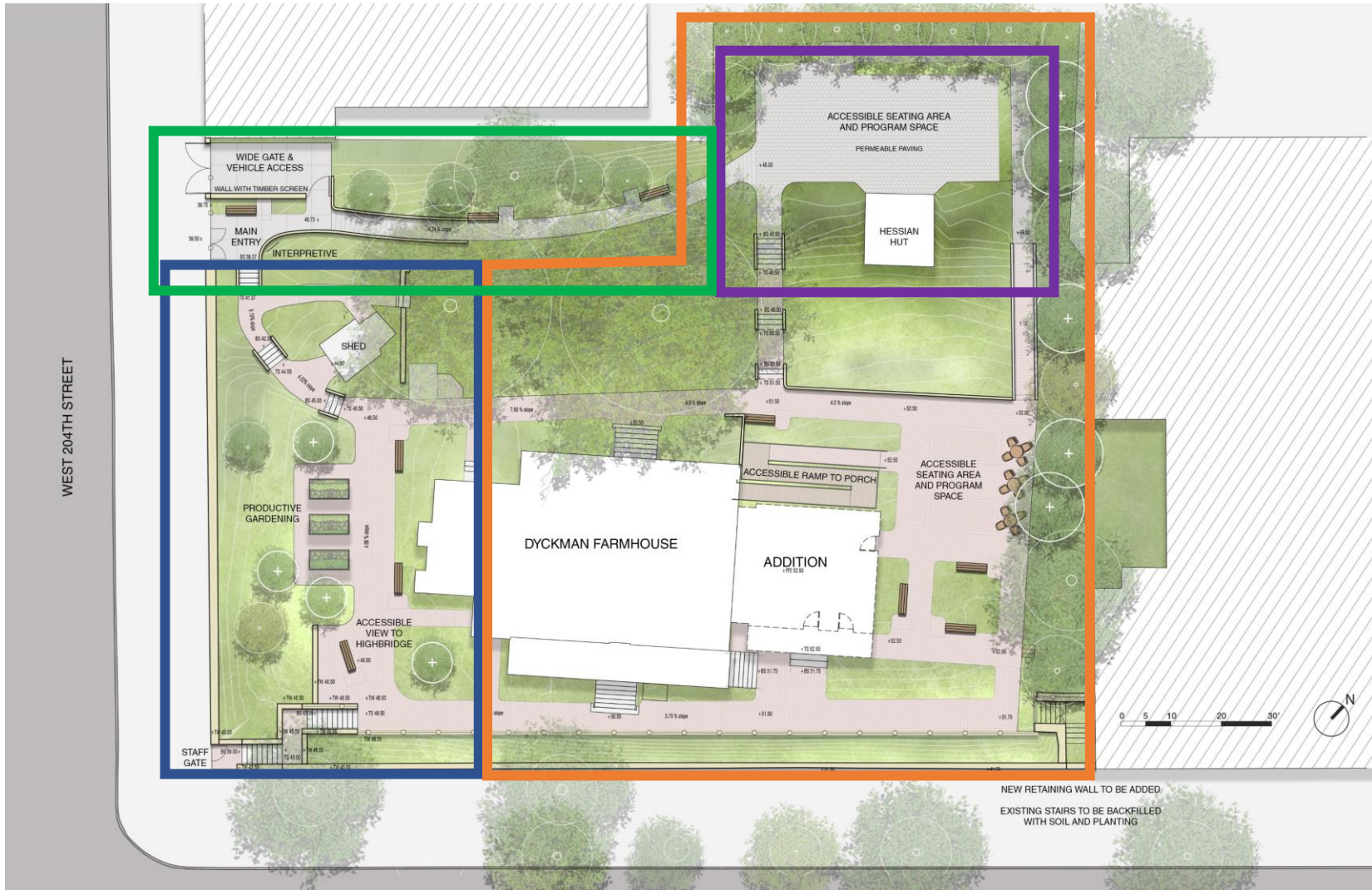
Southeast corner



Southwest corner from sidewalk



Southeast Corner from sidewalk



Farm Life Zone

- Related to 18th century farming and service functions
- Remaining view to Fort Tryon Park



Dyckman Park Zone

- Evolved 1916 landscape when property became a public park



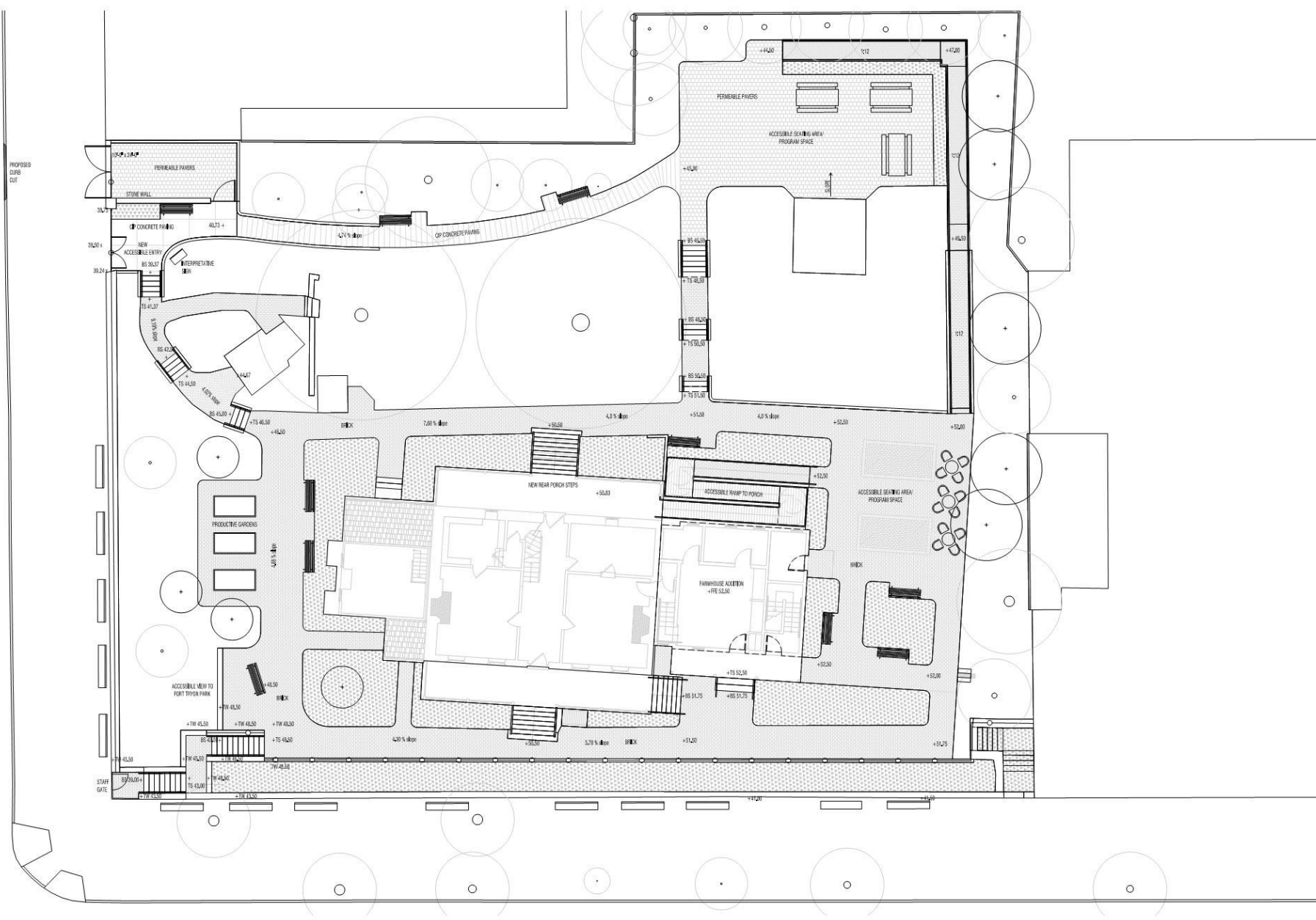
Revolutionary War Zone

- Archaeologically reconstructed hut from Hessian encampment in upper Manhattan



Natural Zone

- Entrance path through a part of the site not previously developed



Historic House Trust of NYC
Dyckman Farmhouse Museum | Preliminary Grading

PRECEDENT IMAGES

FLOATING METAL WALKWAY



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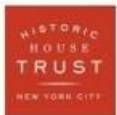


HENDRICK | LOTT HOUSE



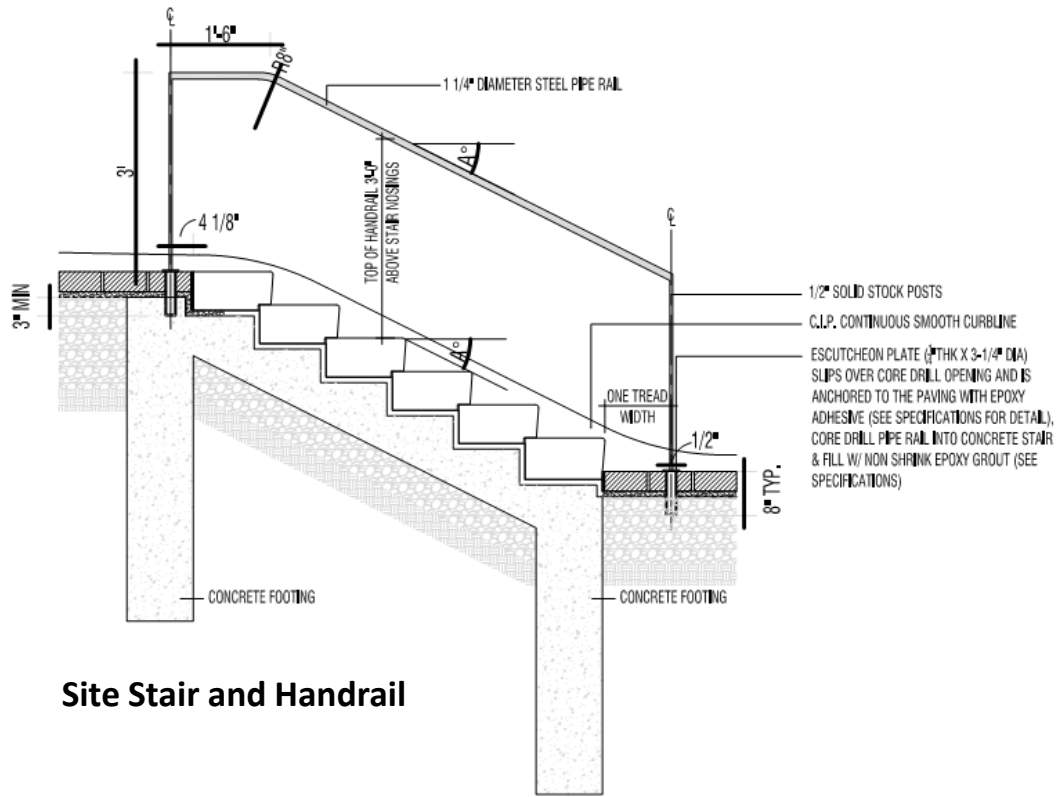
LAKESHORE PARK, TN BY WICKCRAFT

terrain landscape architecture + constructed ecology

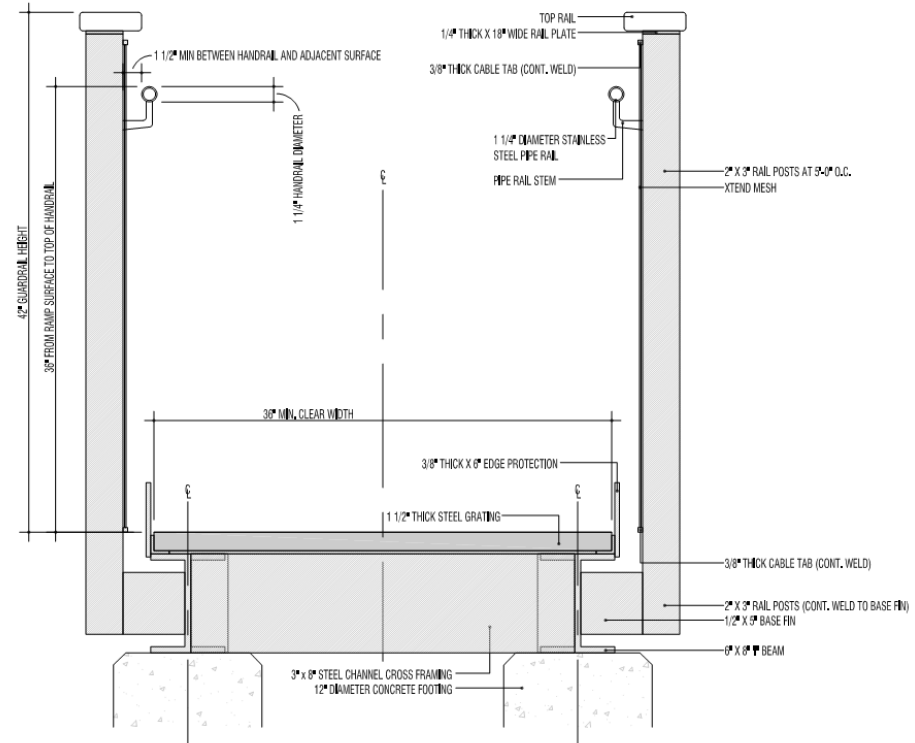


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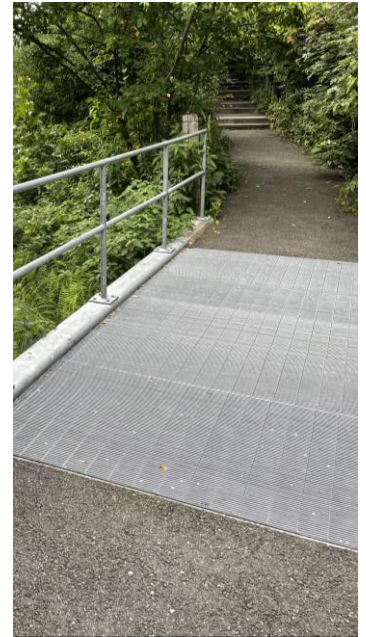
Dyckman Farmhouse Museum | Ramp and Railing Precedents



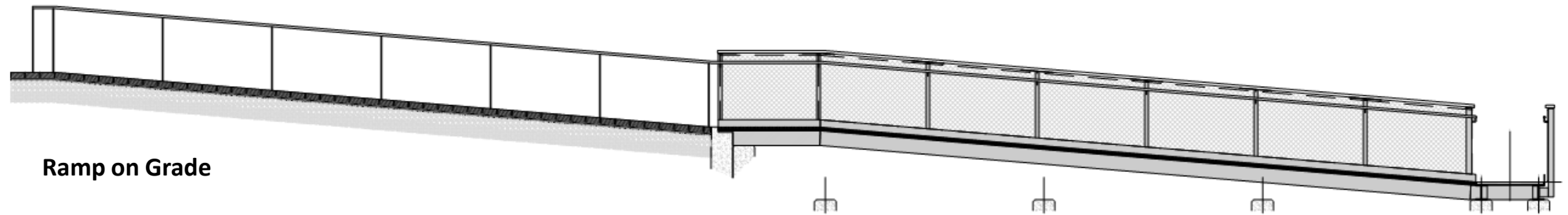
Site Stair and Handrail



Section at Elevated Ramp

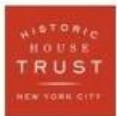


Grating

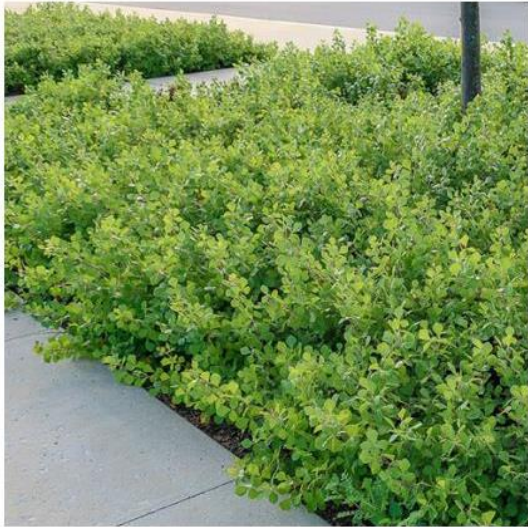


Ramp on Grade

Elevated Ramp



Historic House Trust of NYC
Dyckman Farmhouse Museum | Proposed Plant Palette



RHUS AROMATICA 'GRO-LOW'
Gro-Low Sumac



ITEA VIRGINICA 'LITTLE HENRY'
Dwarf Sweetspire

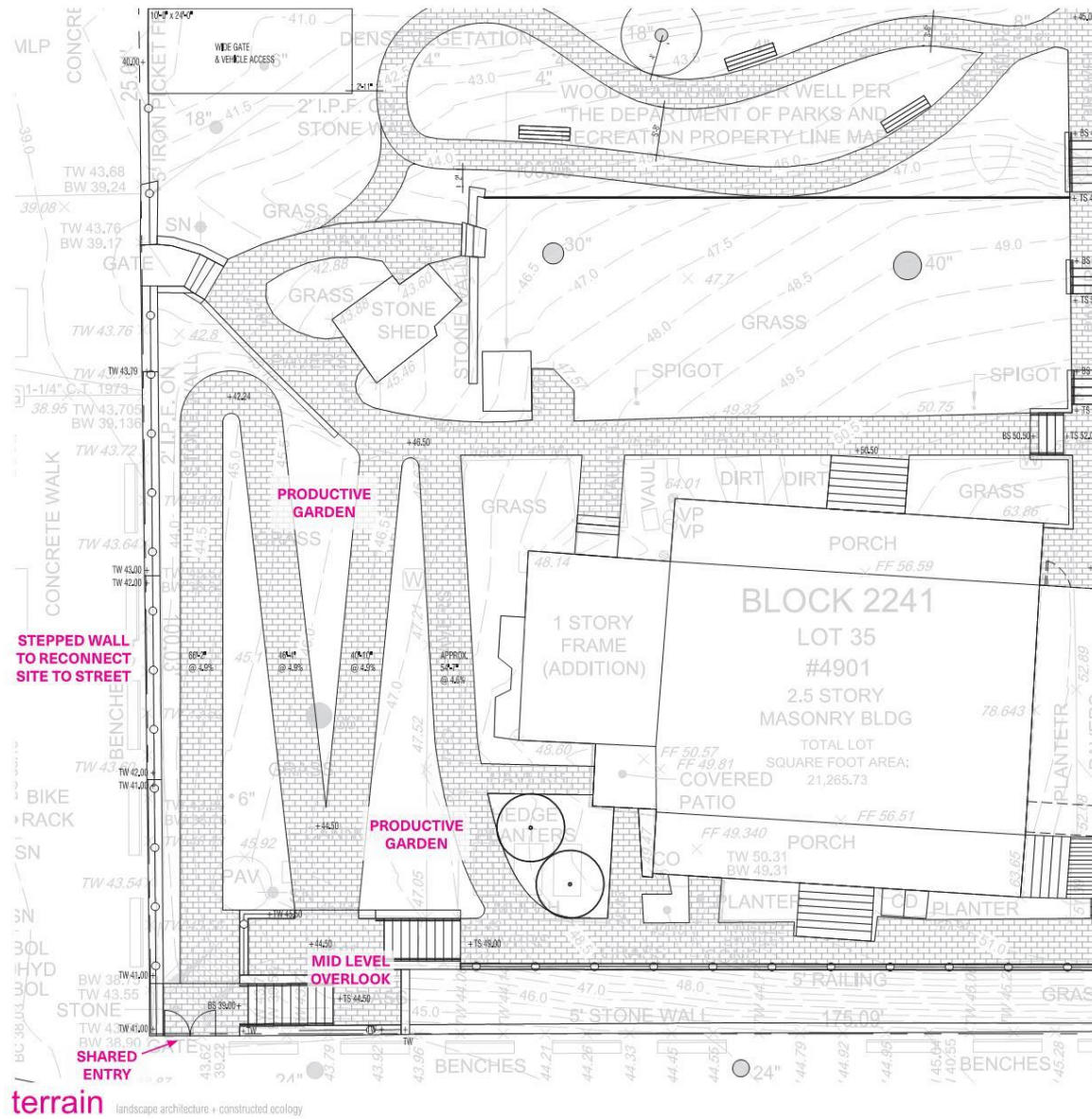


CAREX PENNSYLVANICA
Pennsylvania Sedge



JUNIPERUS HORIZONTALIS
Creeping Juniper

6800 SF of Paving



- Single entrance to the site at 204th and Broadway
- Tiered sloped walks south of house eliminate program area
- Reconstruction of wall at 204th Street results in significant loss of historic fabric
- Increased area of paving at site

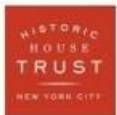


ENTRY SCHEME 2

(See full scheme 2 plan, page 17)

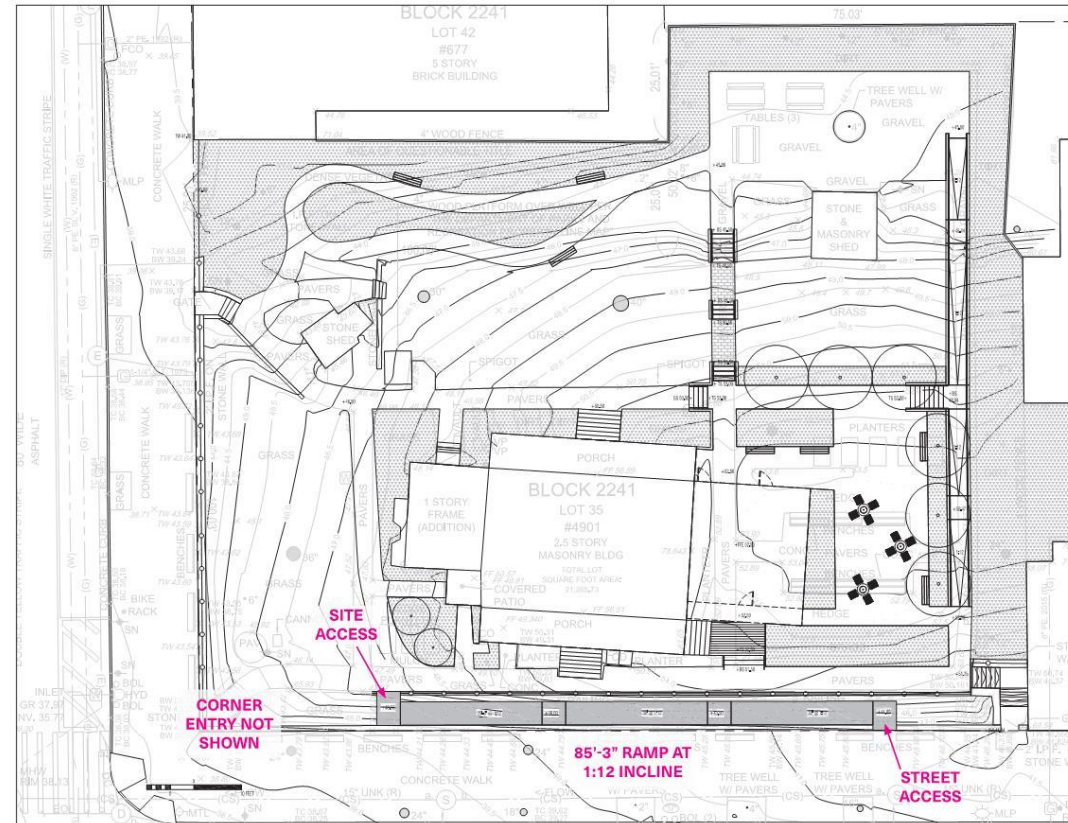
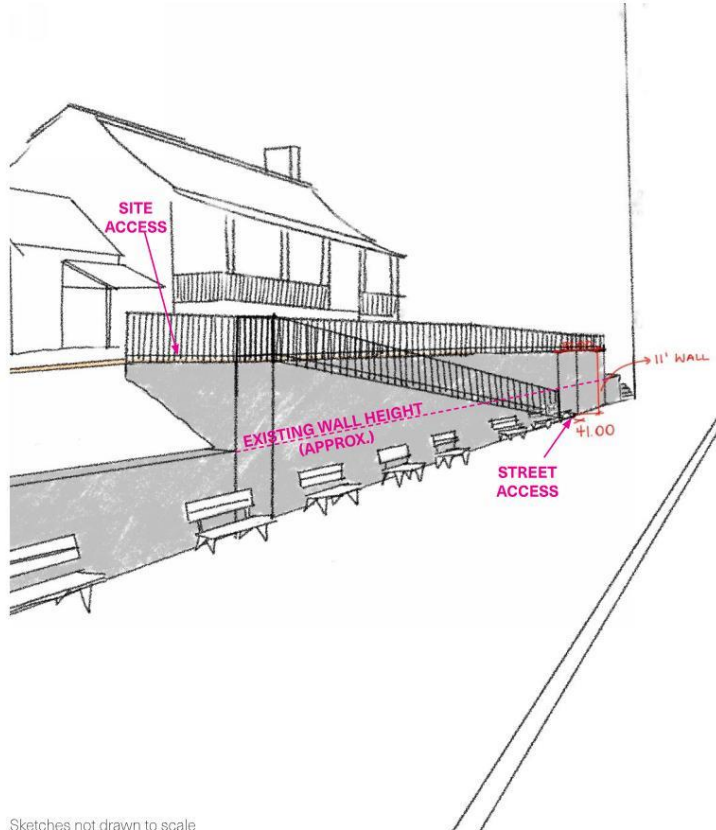


NYC Parks



Historic House Trust of NYC

Dyckman Farmhouse Museum | Preliminary Access Scheme



- Single site entrance from Broadway near the north end of the site
- Approximately 85' of ramp for access to the site
- Two new retaining walls higher than 12' along Broadway
- Loss of green space along Broadway frontage
- Significant loss of historic fabric

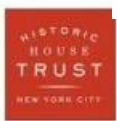
terrain landscape architecture + constructed ecology

Historic House Trust of NYC

Dyckman Farmhouse Museum | Preliminary Access Scheme



NYC Parks



The current proposal is:

Preservation Department – Item 8, LPC-22-11047

4881 Broadway – Dyckman House – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 868 9794 8074

Passcode: 501977

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.