The current proposal is:

Preservation Department – Item 3, LPC-22-11047

4881 Broadway – Dyckman House – Individual Landmark
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed
New Addition, Restoration, and Accessibility Improvements at the Dyckman Farmhouse

4881 Broadway, New York, NY 10034 | Manhattan CB 12
• **Construct** a 2-story addition at the north facade for administrative functions and accessible restrooms
• **Create** barrier-free access to the main floor of the historic house and across the site
• **Rehabilitate** the landscape for improved interpretive and community use
• **Full restoration** of the historic house to be reviewed at staff level
Historic House Trust of NYC

Dyckman Farmhouse Museum | Existing Conditions

West elevation and porch

View from the southeast
Summary of LPC Feedback – Addition and Building Ramp

• The proposed addition and ramp are too large and overwhelm the historic house.
• The proposed standing seam roofing at the addition is not appropriate in the context of the historic building.

Design Responses

• Reduced addition footprint from 29’ x 29’ to 19’ x 28’. Second floor reduced from 29’ x 24’ to 19’ x 14’.
  • Caretaker to remain in south wing.
  • New addition for office space only.
• Reduced physical and visual impact of the ramp by combining ramp on grade with smallest elevated ramp; reduced length of required 42” guards.
• Revised roof materials to wood shingles on main addition roof, and painted flat-seam metal on low-slope porch and lean-to.
Summary of LPC Feedback – Landscape

The amount of proposed new paving overall and curbs at stairs are unsympathetic to the character of the historic farmhouse site.

Design Responses

- Removed 800 sq. ft. of proposed paving north and south of house.
- Increased productive gardening/fruiting trees area.
- Reduced curb width from 8” to 6” and cheekwalls from 8” to 4”.

Historic House Trust of NYC
Dyckman Farmhouse Museum | LPC Feedback and Design Responses
Historic House Trust of NYC
Dyckman Farmhouse Museum | North Elevation – Previous and Current Proposals
- **Dashed line** is the outline of the original north wing where the structure was attached to the main house.
- **Gray shading** is the area where the new addition will be in contact with the main house.
- **Black rectangle** shows the location of the previous connecting door, which will be reconstructed in its historic location.
Historic House Trust of NYC
Dyckman Farmhouse Museum | East Elevation – Current Proposal
Historic House Trust of NYC
Dyckman Farmhouse Museum | Ramp for Barrier-Free Access to Main Floor Interior
Historic House Trust of NYC

Dyckman Farmhouse Museum | Proposed Materials for Addition

- Flat seam metal roofing
- Wood siding and trim
- Ramp decking – Accoya
- Wood shingle roofing
- Wood window
Abandoned north entrance on Broadway

Deteriorated wood perimeter fence at northwest corner

Overgrown plantings at the south side

Deteriorated steps and railing at Hessian Hut

Collapsing fence at Hessian Hut area

Southwest corner looking south
Challenges of the Site

- The entrance at W. 204th Street and Broadway is not barrier-free; the site is only accessible by flights of stairs due to change in grade, approximately 12’.
- There is no barrier-free access to the Museum, public restrooms, or Hessian Hut.
- Limited use of outdoor space for programs due to grade changes.
- Inadequate lighting, power, and water for outdoor events.
- Paving, stairs, railings, and fences are failing throughout the property.
- Plantings are overgrown.
• New barrier-free public entrance to park on 204th Street
• Enlarged and functional outdoor program areas with upgraded support facilities
• Rehabilitated plantings
• New paving, including accessible and permeable paving
• Accessible route to Museum and all landscape program areas

Historic House Trust of NYC
Dyckman Farmhouse Museum | Site Plan
Historic House Trust of NYC

Dyckman Farmhouse Museum | Paving and Footprint Comparison

Existing Conditions
7,770 s.f. paving

Previous Proposal
10,799 s.f. paving
Addition footprint 840 s.f.

Current Proposal
9,974 s.f. paving
Addition footprint 532 s.f.
- Enlarged garden plot with accessible bed at the west end
- Path to south of main house follows line of existing 1916 path
- Permeable paving around the garden plot
- Reduced paved area at overlook; bench relocated
- Benches removed at 204th Street
• Reduced paved area
• Brick pattern similar to 1916 plan
• Additional trees at program space
• Use of ramp to define space

Previous Proposal – Northeast Detail

Current Proposal – Northeast Detail
• Move cannon back to its original location near the Hessian Hut
• Plan of 1916 garden recalled in paving pattern
Example – Stairs without Curbs

- 1 3/4" DIA. PAINTED STEEL HANDRAIL CONT. WELDED TO POSTS; ALL WELDS GROUND SMOOTH
- 2x1 3/4" SOLID STOCK PAINTED STEEL POST
- SOLID GRANITE CHEEKWALL/CURB, 4" WIDE; HEIGHT AS REQ’D BY SURROUNDING GRADE MIN 4".
- SOLID GRANITE TREADS
- ADJACENT PAVING
- CONCRETE FOUNDATION

Stair with Curb and Handrail

- 1 3/4" DIA. PAINTED STEEL HANDRAIL CONT. WELDED TO POSTS; ALL WELDS GROUND SMOOTH
- 2x1 3/4" SOLID STOCK PAINTED STEEL POST
- SOLID GRANITE CHEEKWALL/CURB, 4" WIDE; HEIGHT AS REQ’D BY SURROUNDING GRADE MIN 4".
- SOLID GRANITE TREADS
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Thermal Finish Granite Tread
Historic House Trust of NYC
Dyckman Farmhouse Museum | Site Materials
Existing wall and fence at 204th Street

Dyckman Farmhouse Museum | Proposed New Main Entrance
Abandoned pedestrian gate on 204th Street
Historic House Trust of NYC

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

Current Proposal
Historic House Trust of NYC
Dyckman Farmhouse Museum | New Entrance
Historic House Trust of NYC
Dyckman Farmhouse Museum | Barrier-free Route to Hessian Hut and House
APPENDICES

I. PROPOSED FLOOR PLANS

II. BACKUP INFORMATION FROM 7/19 PRESENTATION

III. HISTORIC IMAGES AND REFERENCES

IV. 1915 – 1916 RESTORATION

V. LANDSCAPE
Historic House Trust of NYC
Dyckman Farmhouse Museum | Proposed Basement Plan
Historic House Trust of NYC
Dyckman Farmhouse Museum | Proposed Second Floor Plan
Historic House Trust of NYC
Dyckman Farmhouse Museum | Transverse Section at Addition – Current Proposal
View from Broadway facing north

View from site facing south along Broadway to Fort Tryon Park

Historic House Trust of NYC
Dyckman Farmhouse Museum | Site Context
Historic House Trust of NYC
Dyckman Farmhouse Museum | Handrail and Guardrail Plan

Mesh Guardrail - Landscape
Historic House Trust of NYC
Dyckman Farmhouse Museum | Existing Entrance

Existing entrance from Broadway
Historic House Trust of NYC

Dyckman Farmhouse Museum | 1915 – 1916 Restoration
Historic House Trust of NYC
Dyckman Farmhouse Museum | Existing Site Conditions

Rear of property looking toward 204th Street
Broadway sidewalk with east porch above
Looking southeast 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
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
Dyckman Farmhouse Museum | View to Hessian Hut from the West Porch
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...”


“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.”
Dyckman House

Blackwell Map, 1860

Historic House Trust of NYC
Dyckman Farmhouse Museum | Evolution of the Site
Historic House Trust of NYC

Dyckman Farmhouse Museum | Evolution of the Site

Before 1890

Ca. 1876
Historic House Trust of NYC

Dyckman Farmhouse Museum | Evolution of the Site

1892

1895
Historic House Trust of NYC
Dyckman Farmhouse Museum | Evolution of the Site
Evolution of the Site
Side entrance on 204th Street, 1935

Entrance at Broadway and 204th Streets, 1935
Alexander Macmillan Welch Preliminary Plan, 1915

Historic House Trust of NYC
Dyckman Farmhouse Museum | 1915 – 1916 Restoration
Preliminary Garden Plan at Hessian Hut, Alexander Macmillan Welch, 1915
Historic House Trust of NYC

Dyckman Farmhouse Museum | 1915 – 1916 Restoration
Historic House Trust of NYC

Dyckman Farmhouse Museum | Landscape Zones

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 | Ramp and Railing Precedents
RHUS AROMATICA ‘GRO-LOW’
Gro-Low Sumac

ITEA VIRGINICA ‘LITTLE HENRY’
Dwarf Sweetspire

CAREX PENNSYLVANICA
Pennsylvania Sedge
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