

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



NYC Parks

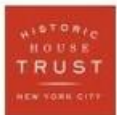


Historic House Trust of NYC

Dyckman Farmhouse Museum | Landmarks Preservation Commission, December 6, 2022



- **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 | Project Goals: Expanded Programming and Accessibility



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/fruited trees area.
- Reduced curb width from 8” to 6” and cheekwalls from 8” to 4”.

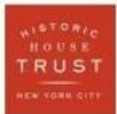




Previous Proposal – Street View from Broadway



Current Proposal – Street View from Broadway



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Dyckman Farmhouse Museum | Previous and Current Addition Massing Studies



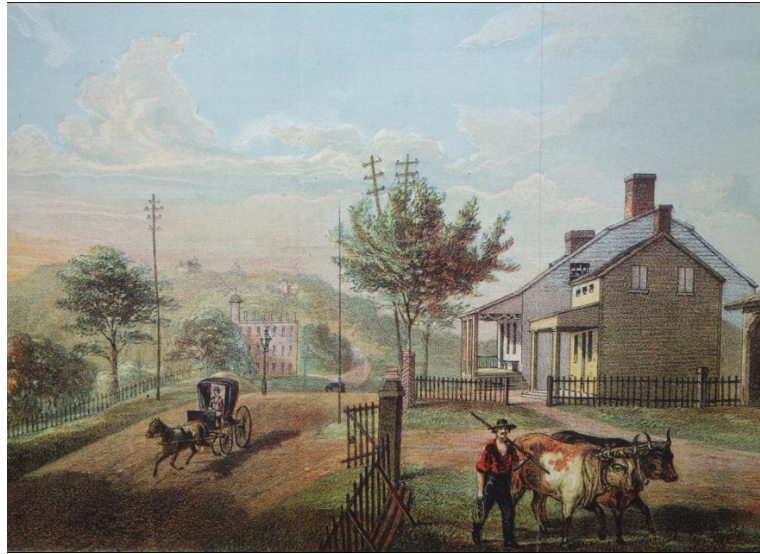
Previous Proposal – West Facade



Current Proposal – West Facade



c1835 - sketch



1866 - Valentine's Manual



1895

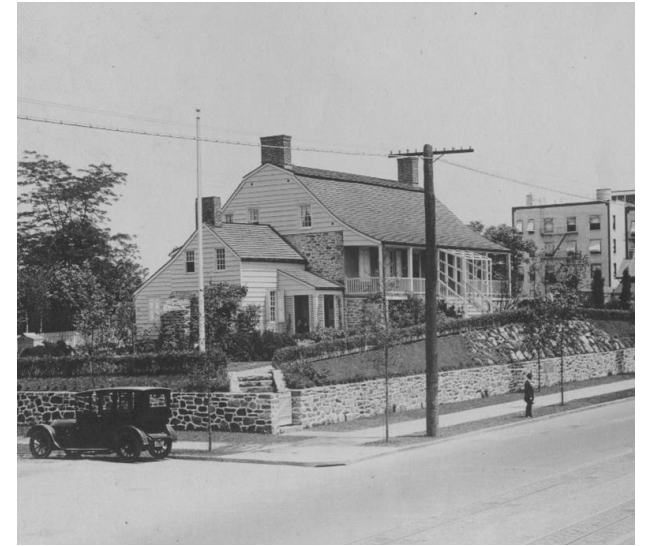


myinwood.net

Ca. 1900



1910



1916

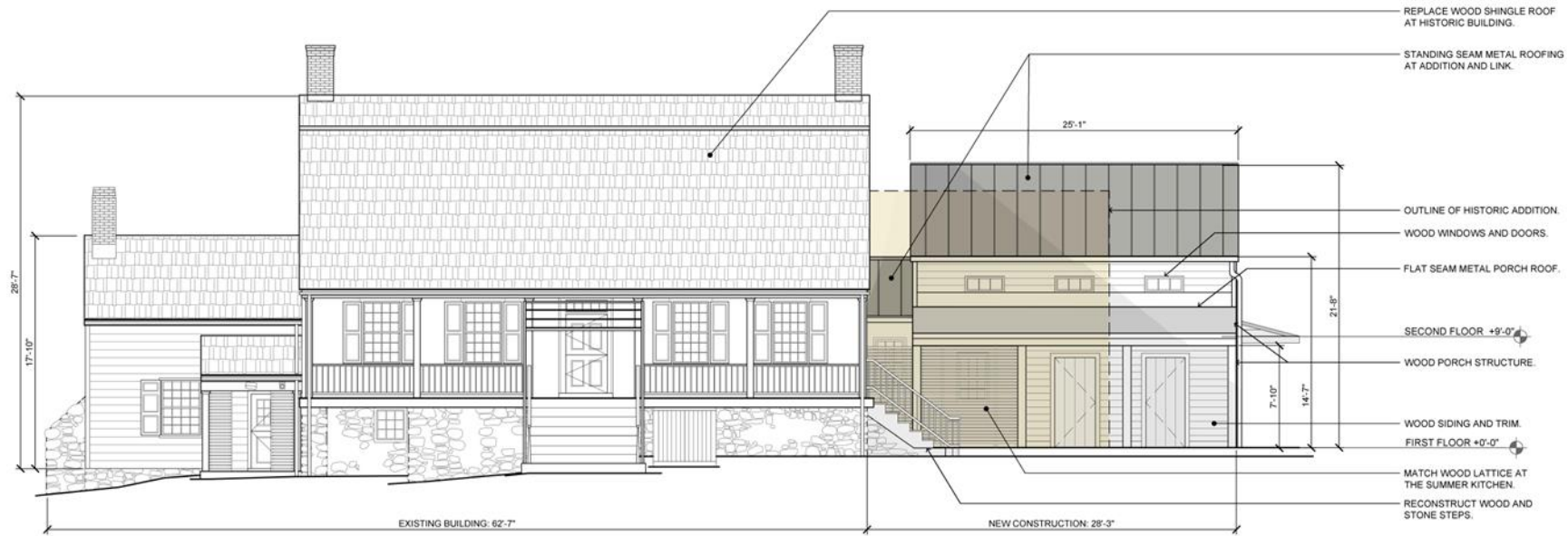


NYC Parks



Historic House Trust of NYC

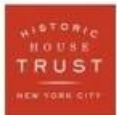
Dyckman Farmhouse Museum | Historic Images



Previous Proposal



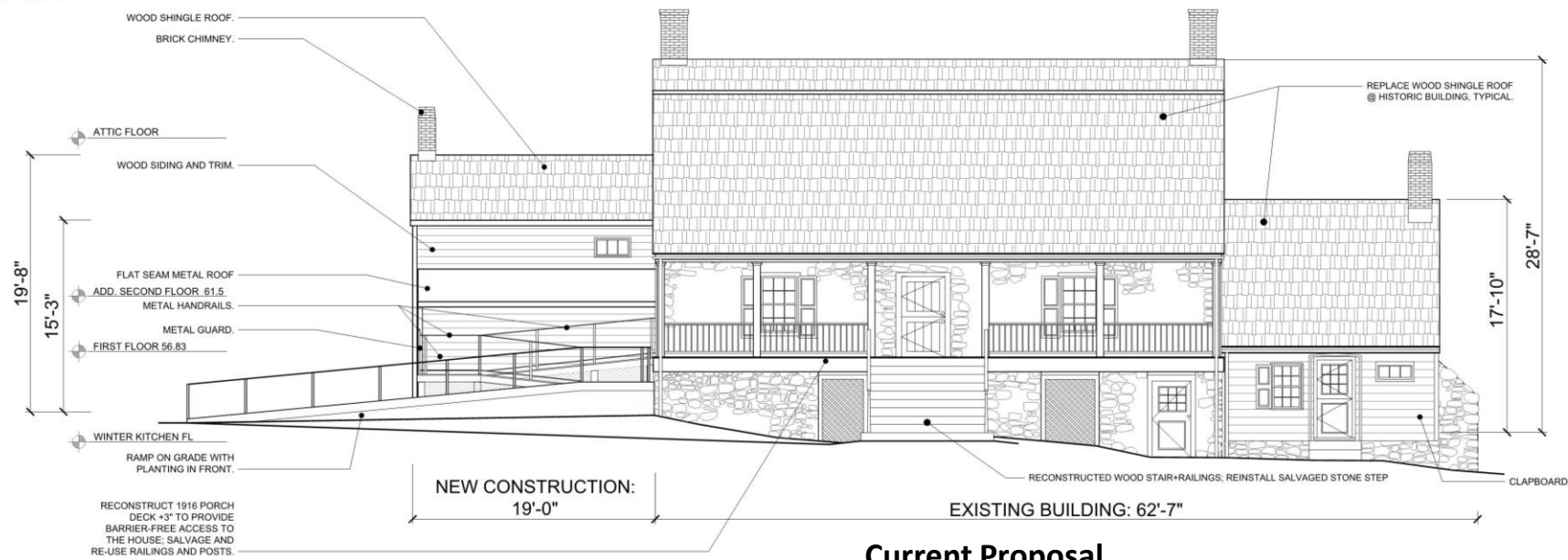
Current Proposal



Historic House Trust of NYC
Dyckman Farmhouse Museum | East Elevation



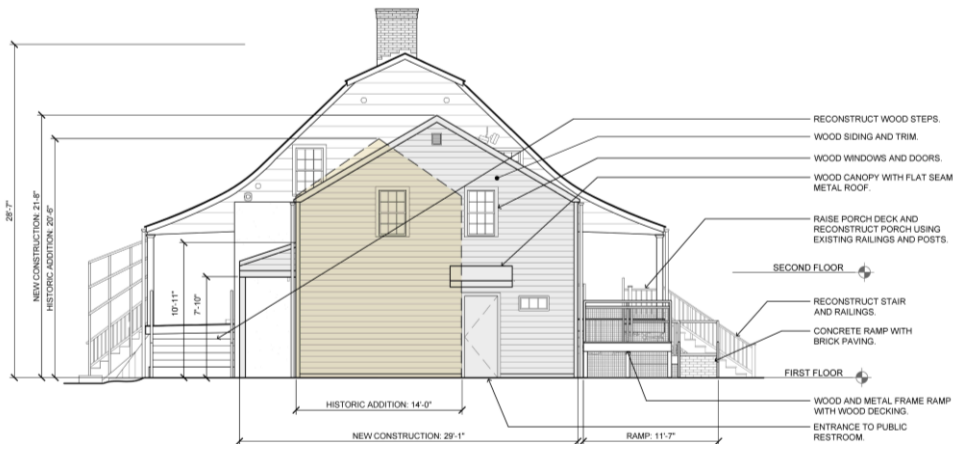
Previous Proposal



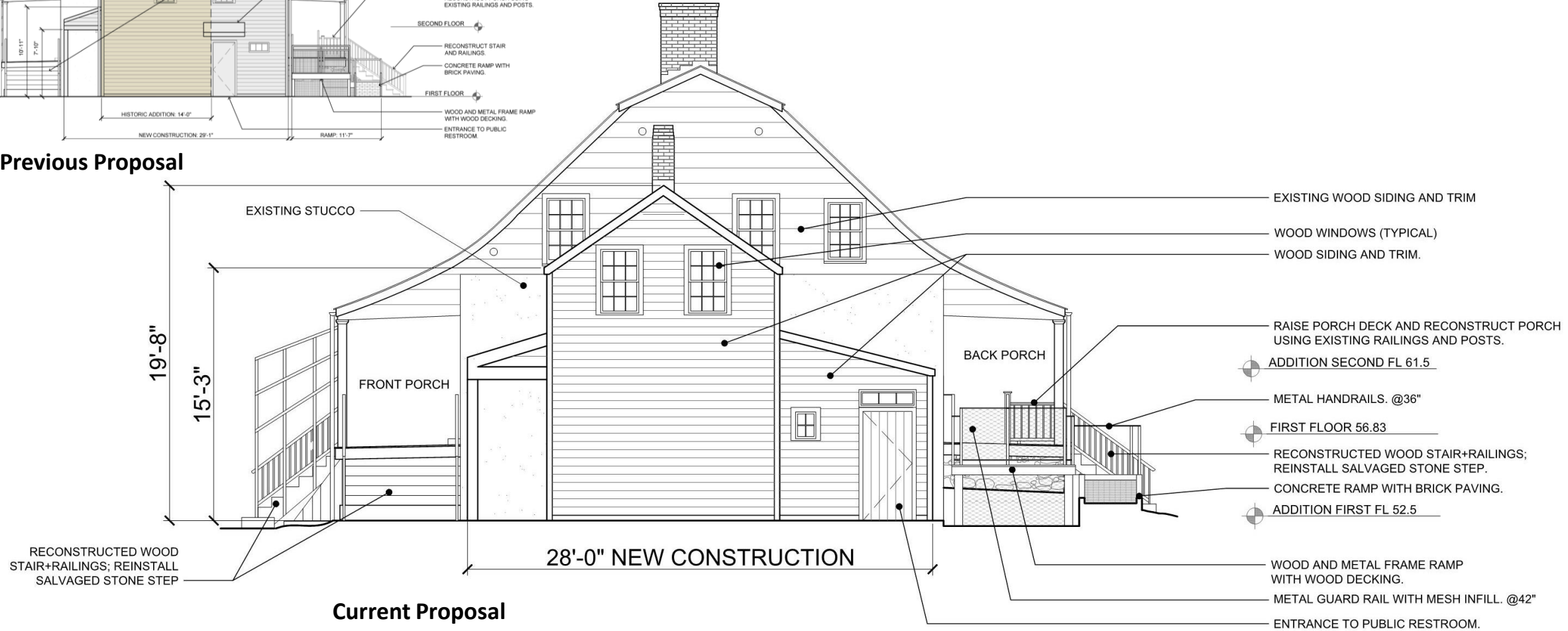
Current Proposal



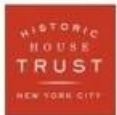
Historic House Trust of NYC
Dyckman Farmhouse Museum | West Elevation



Previous Proposal

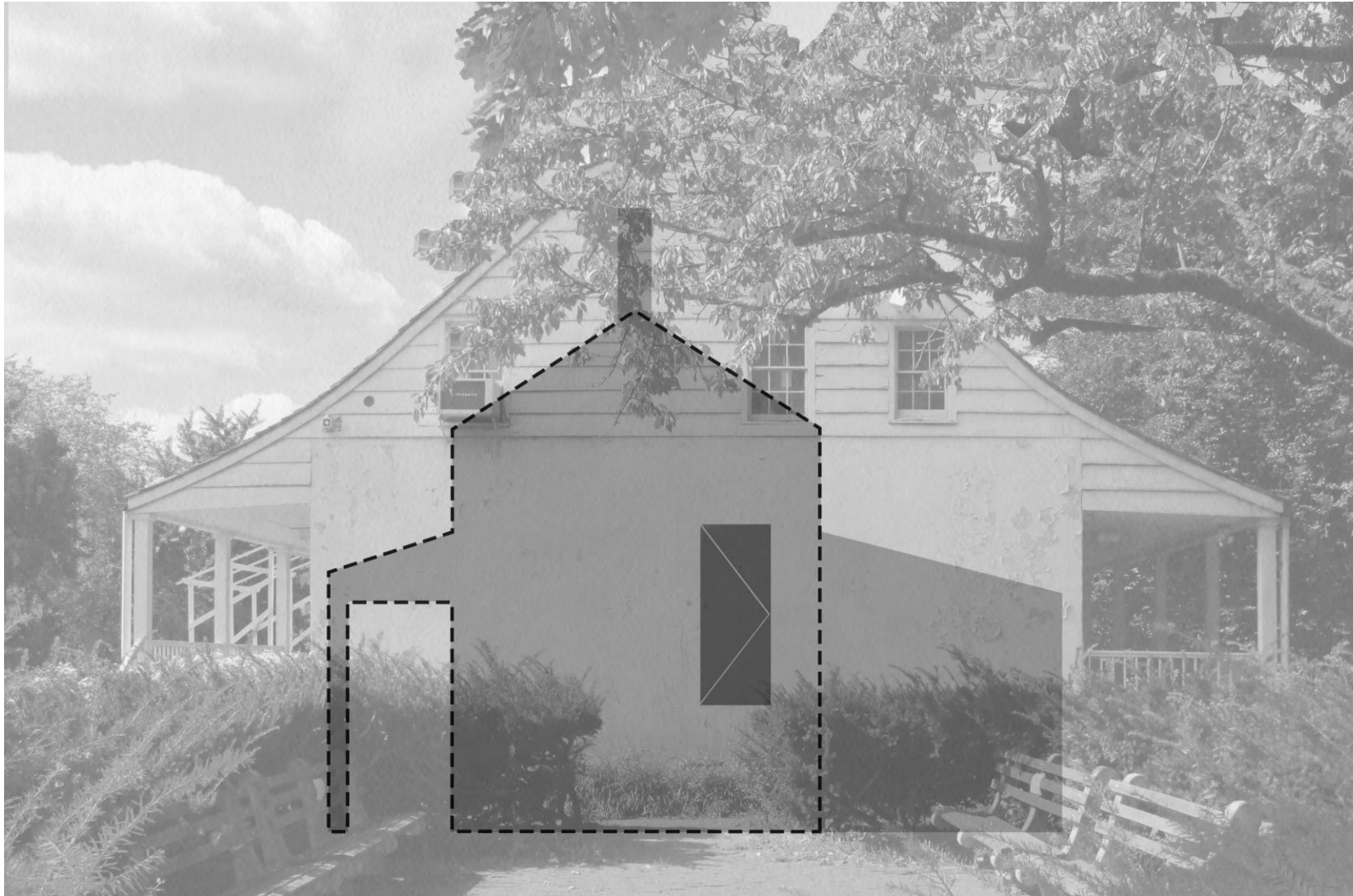


Current Proposal

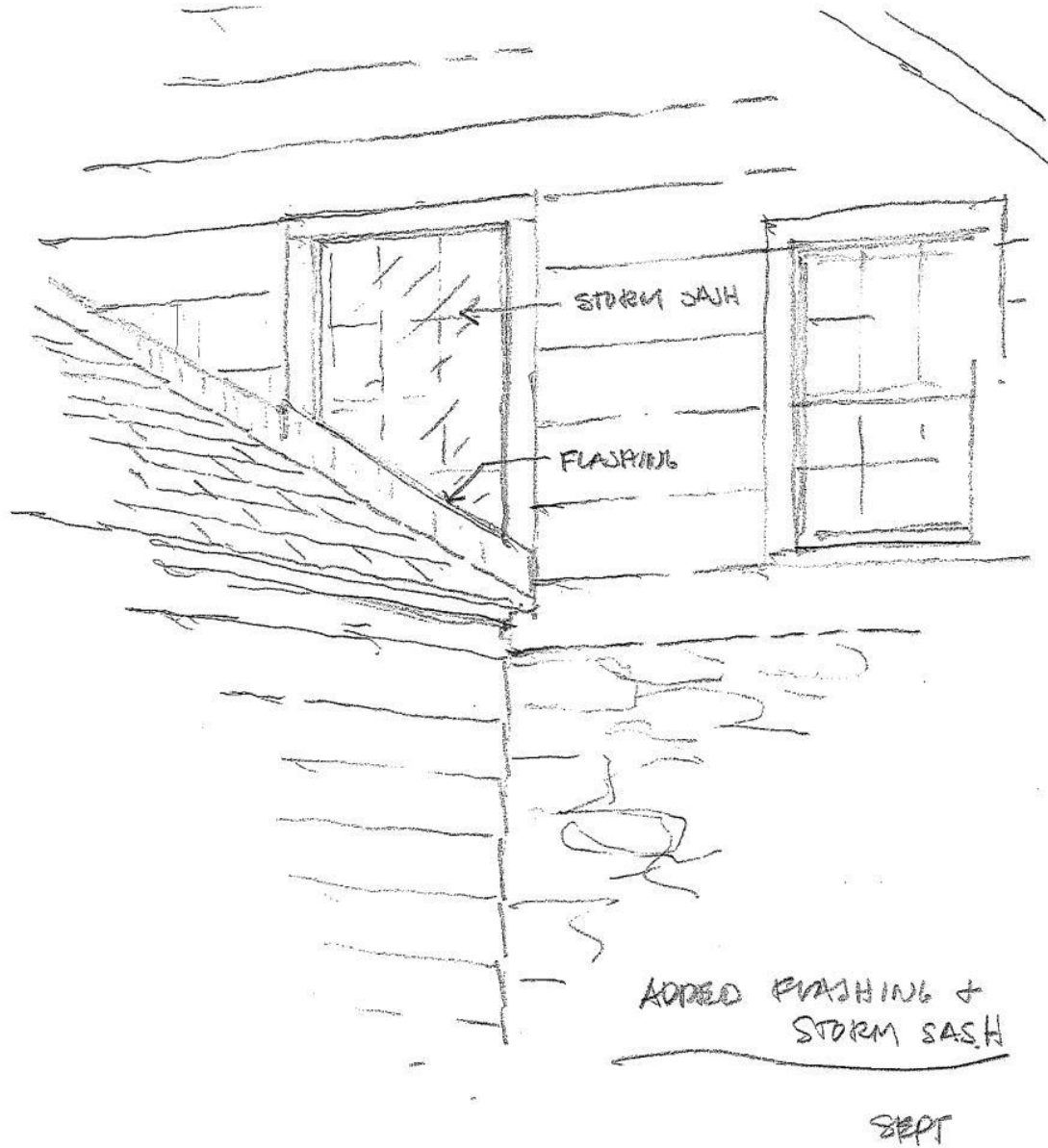


Historic House Trust of NYC

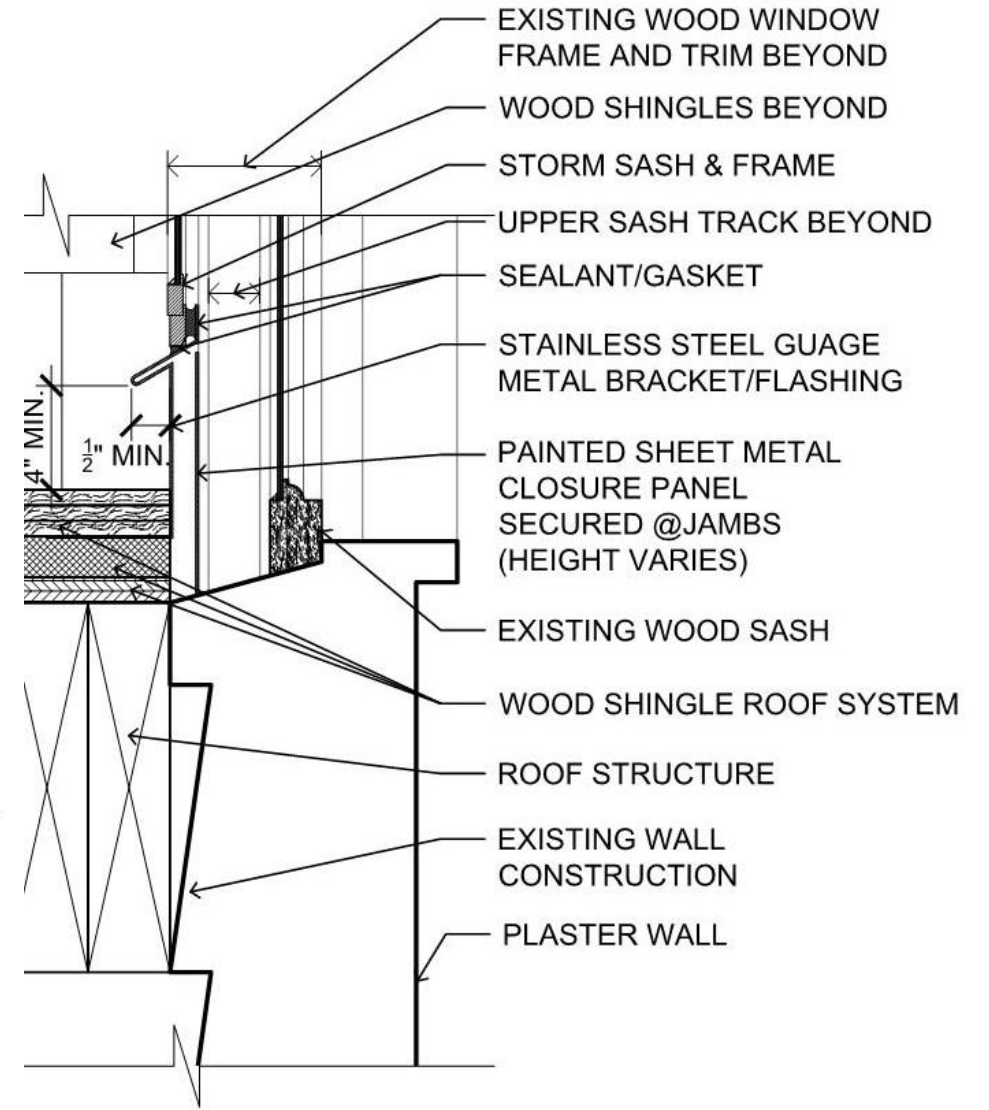
Dyckman Farmhouse Museum | North Elevation – Previous and Current Proposals



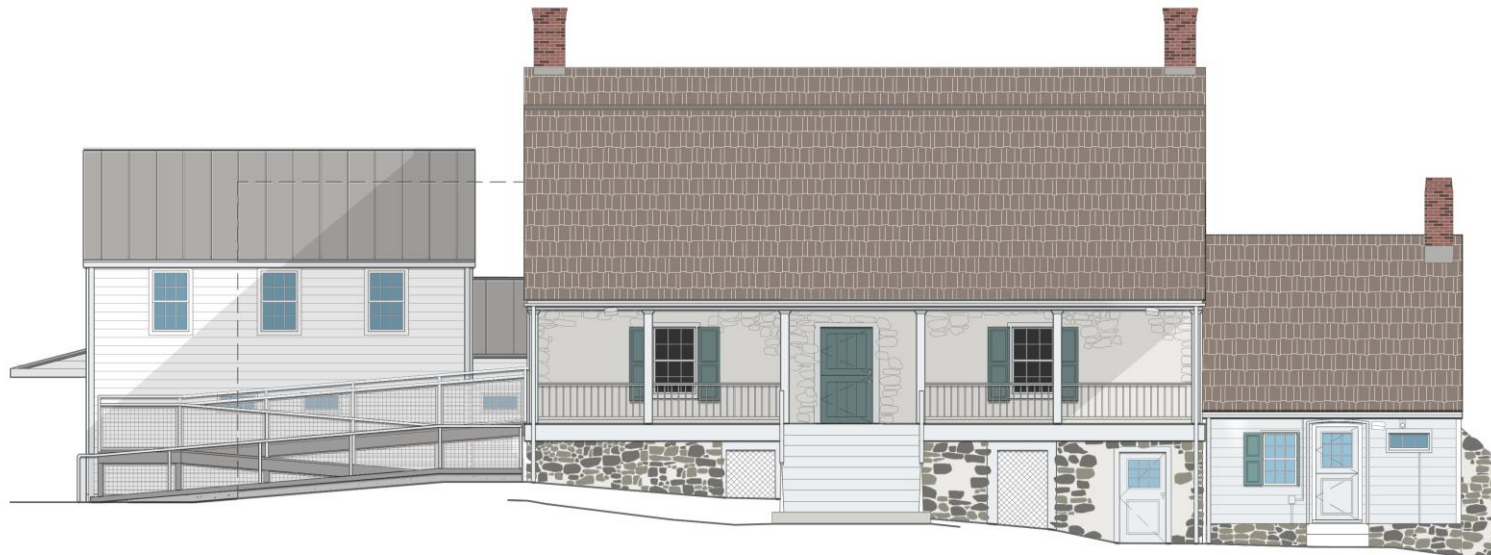
- **Dashed line** is the outline of the original north wing where the structure was attached to the main house
- **Gray shading** is the area where the new addition will be in contact with the main house
- **Black rectangle** shows the location of the previous connecting door, which will be reconstructed in its historic location.



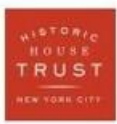
B



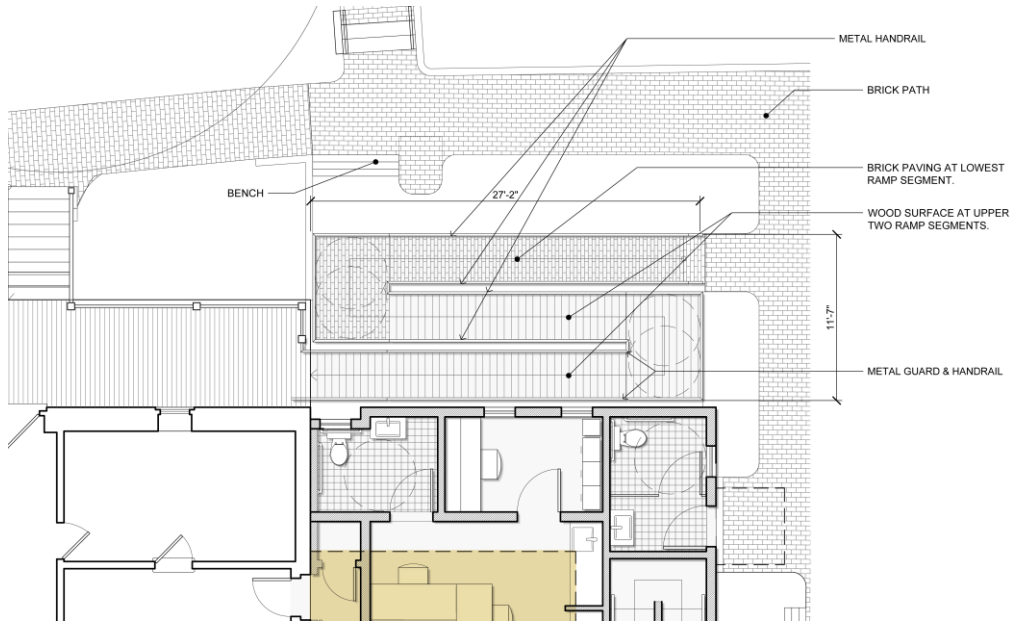




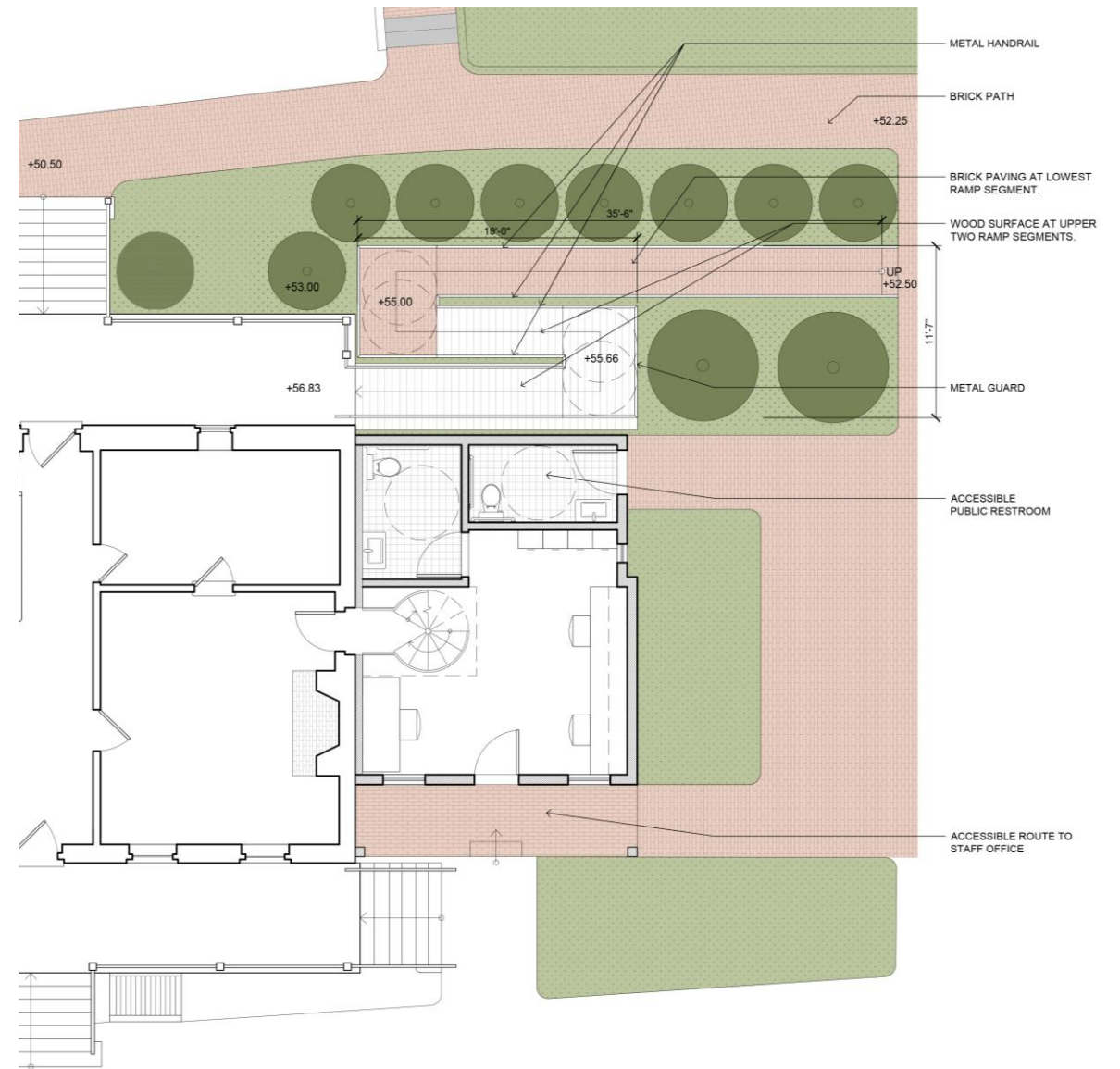
Current Proposal



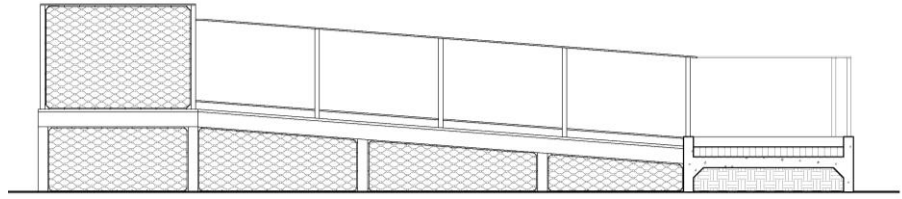
Historic House Trust of NYC
Dyckman Farmhouse Museum | West Elevation



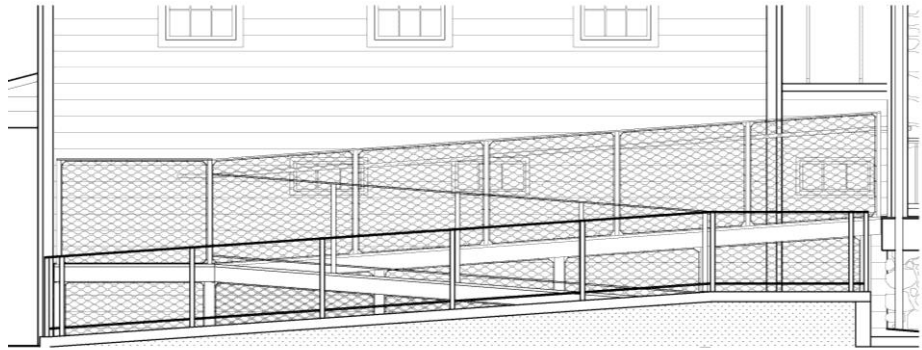
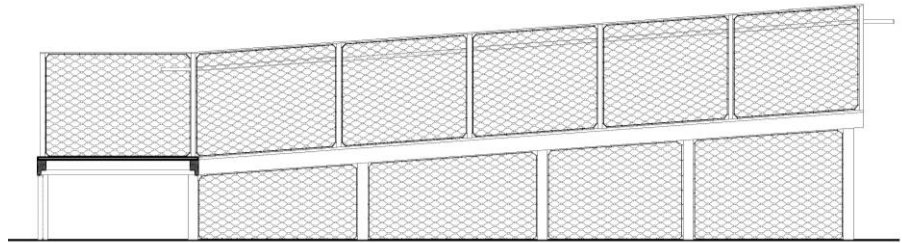
Previous Proposal



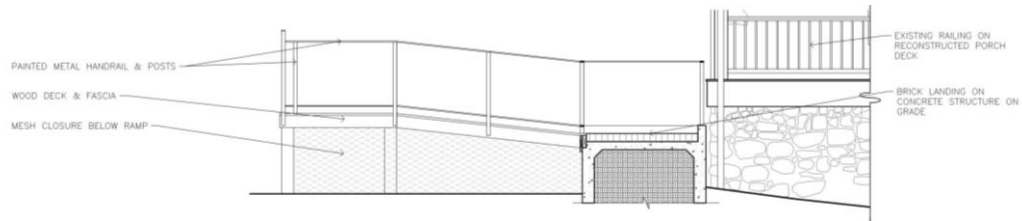
Current Proposal



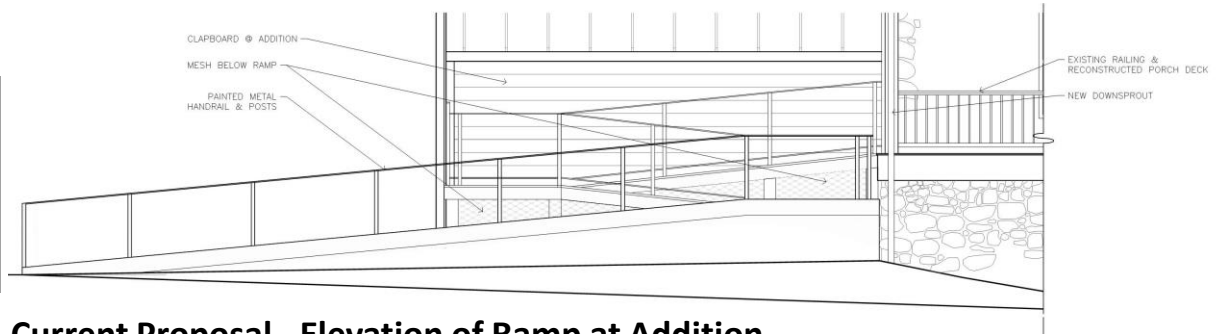
Previous Proposal – Longitudinal Sections of Ramp



Previous Proposal - Elevation of Ramp at Addition



Current Proposal – Longitudinal Section



Current Proposal - Elevation of Ramp at Addition



Wood siding and trim



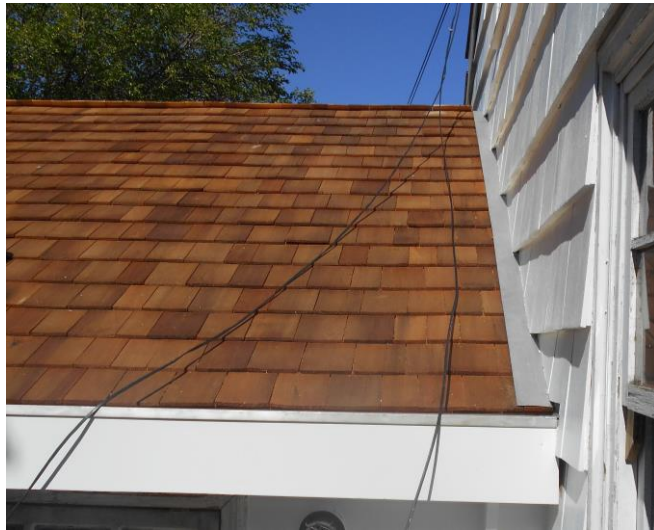
Flat seam metal roofing



Wood window



Ramp decking – Accoya



Wood shingle roofing



NYC Parks



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Dyckman Farmhouse Museum | Proposed Materials for Addition



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

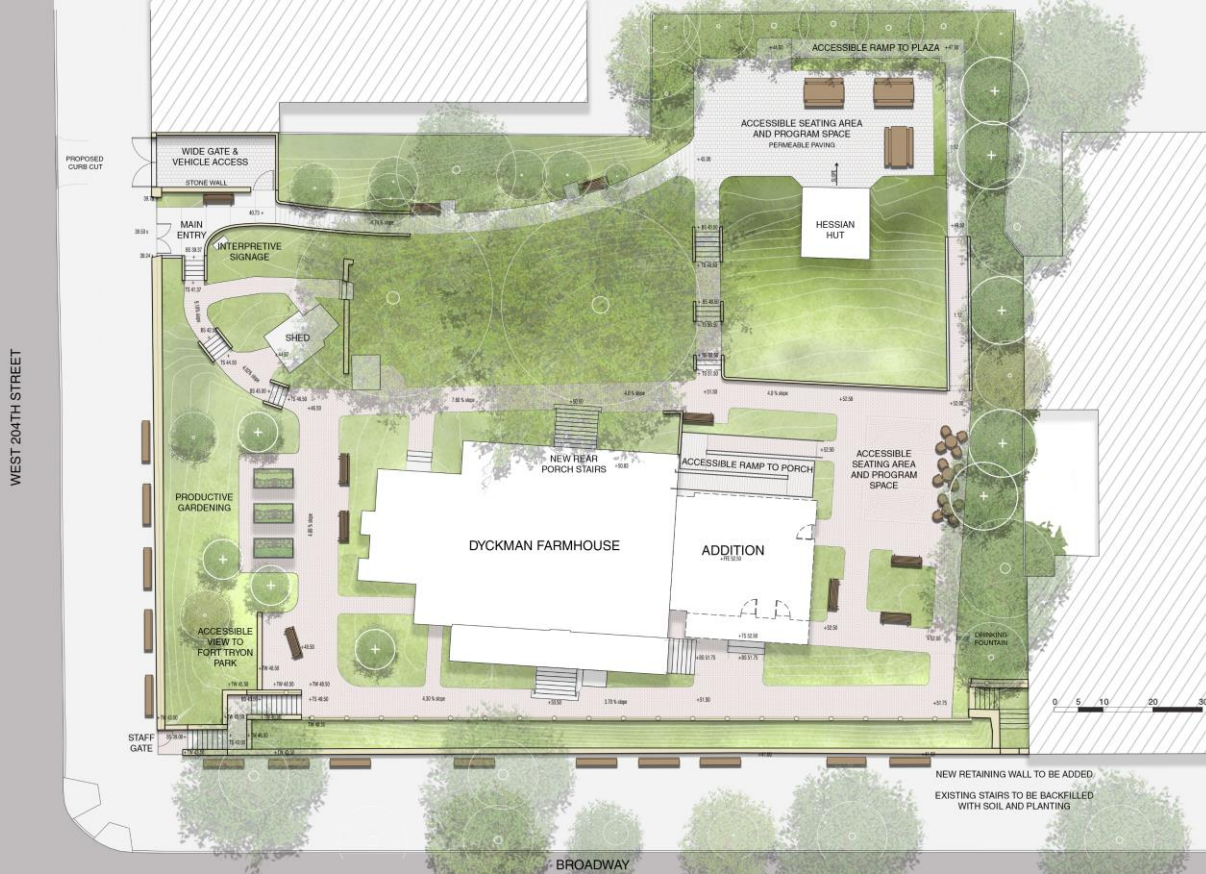


Southwest corner looking south



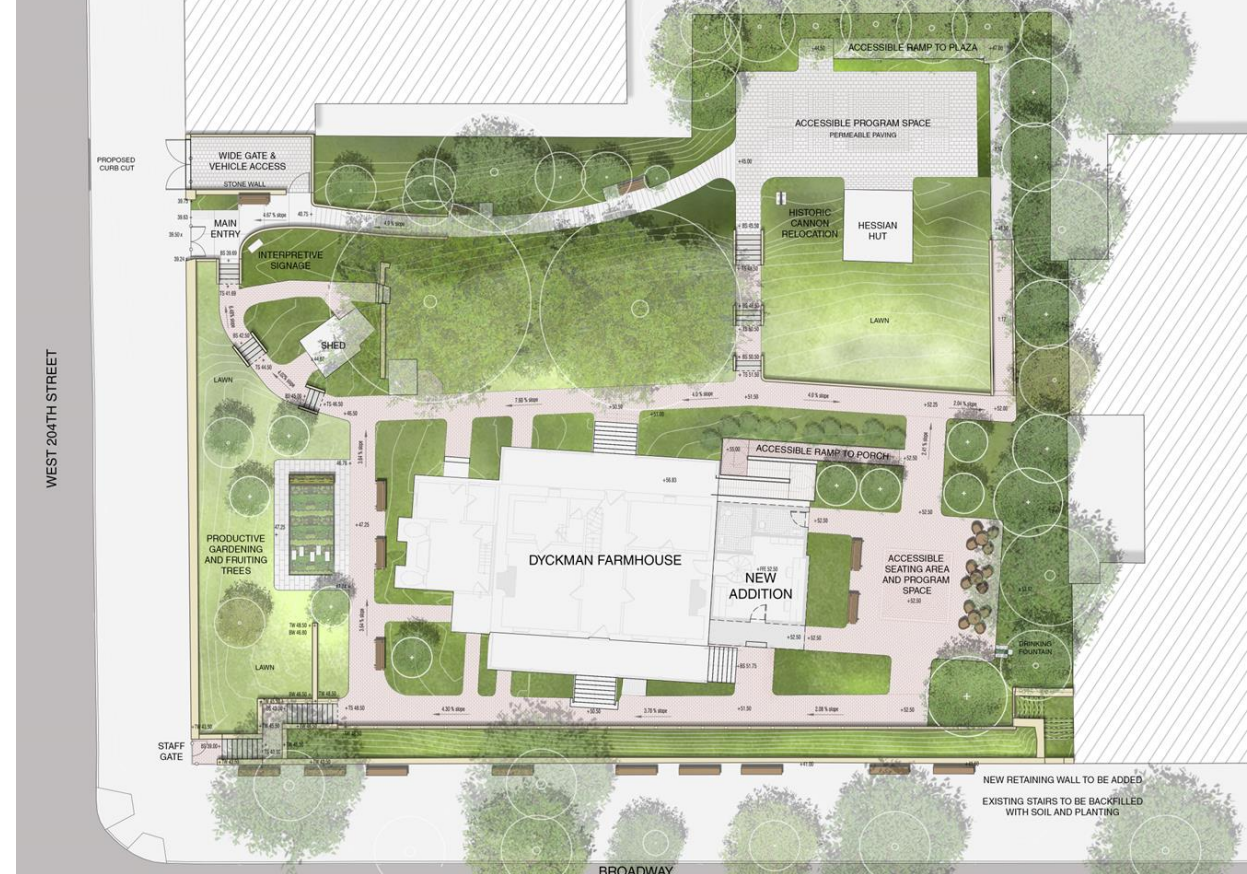
Challenges of the Site

- 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.



Previous Proposal

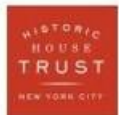
- New barrier-free public entrance to park on 204th Street
- Enlarged and functional outdoor program areas with upgraded support facilities
- Rehabilitated plantings
- New paving, including accessible and permeable paving
- Accessible route to Museum and all landscape program areas



Current Proposal

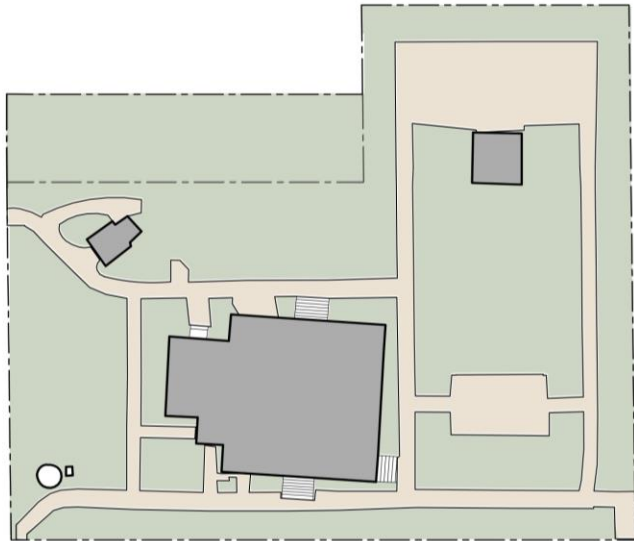


NYC Parks

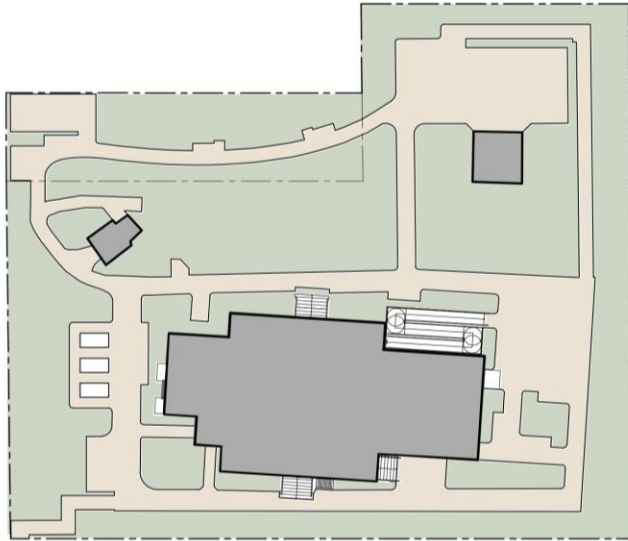


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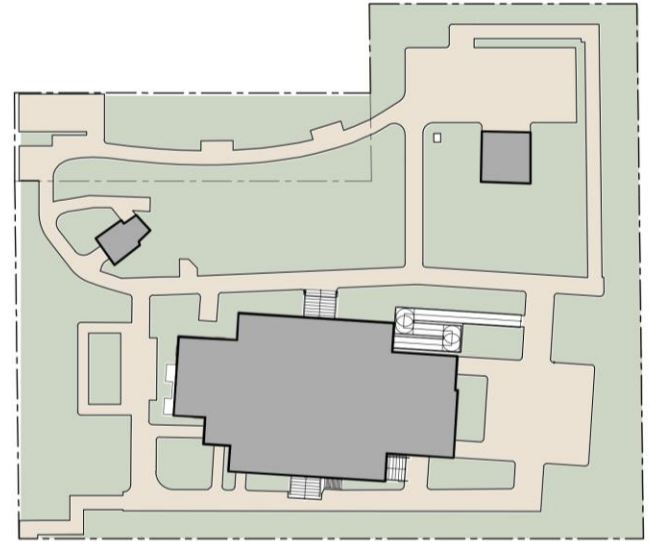
Dyckman Farmhouse Museum | Site Plan



Existing Conditions
7,770 s.f. paving



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

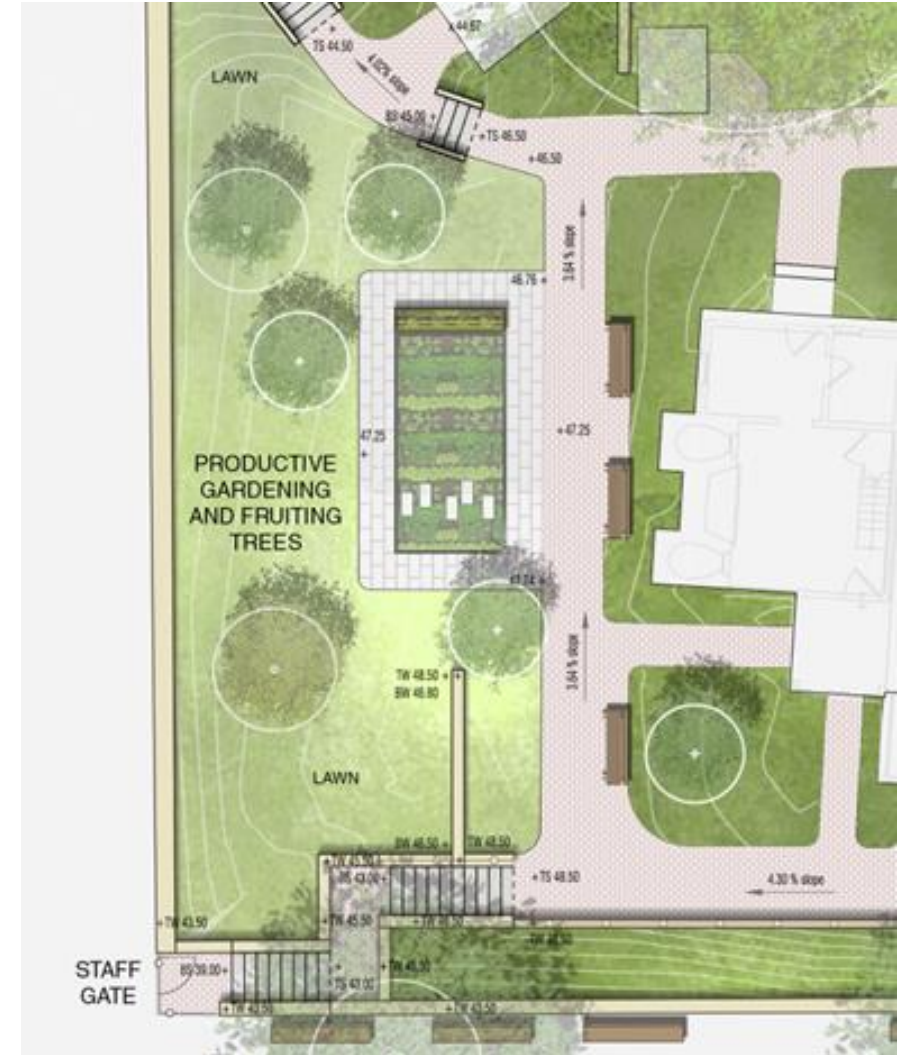


Current Proposal
9,974 s.f. paving
Addition footprint 532 s.f.



Previous Proposal – Southeast Detail

- 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



Current Proposal – Southeast Detail

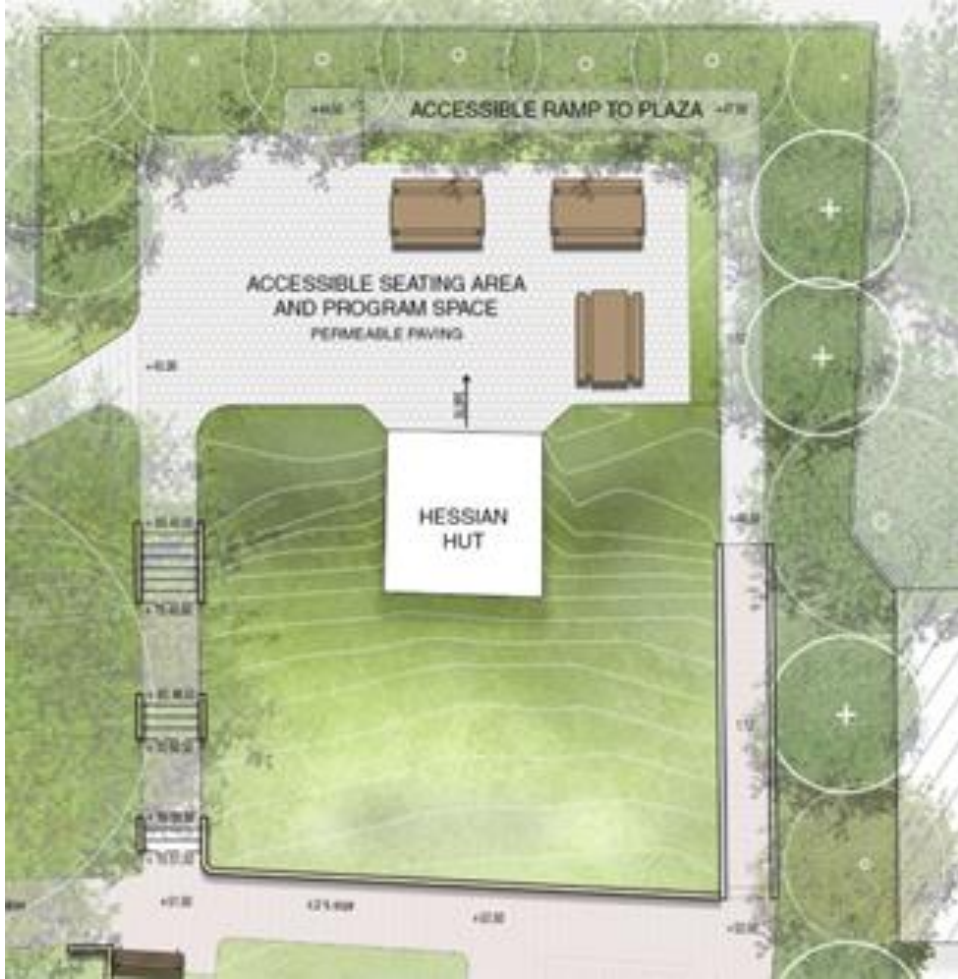


Previous Proposal – Northeast Detail

- Reduced paved area
- Brick pattern similar to 1916 plan
- Additional trees at program space
- Use of ramp to define space



Current Proposal – Northeast Detail

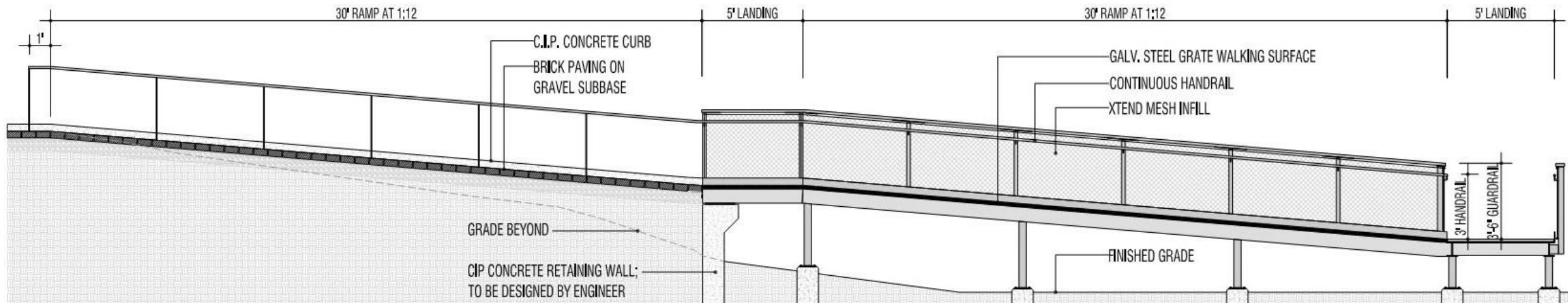


Previous Proposal – Northwest Detail

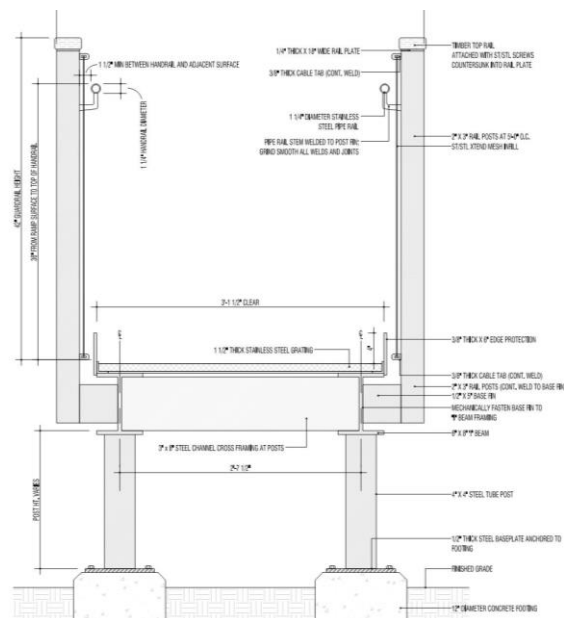
- Move cannon back to its original location near the Hessian Hut
- Plan of 1916 garden recalled in paving pattern



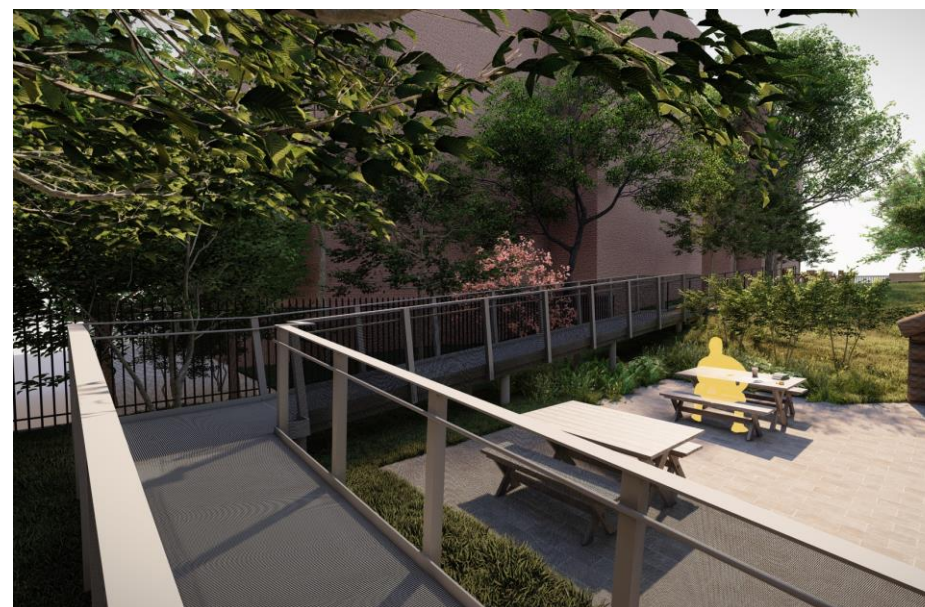
Current Proposal – Northwest Detail



Grate Ramp Surface



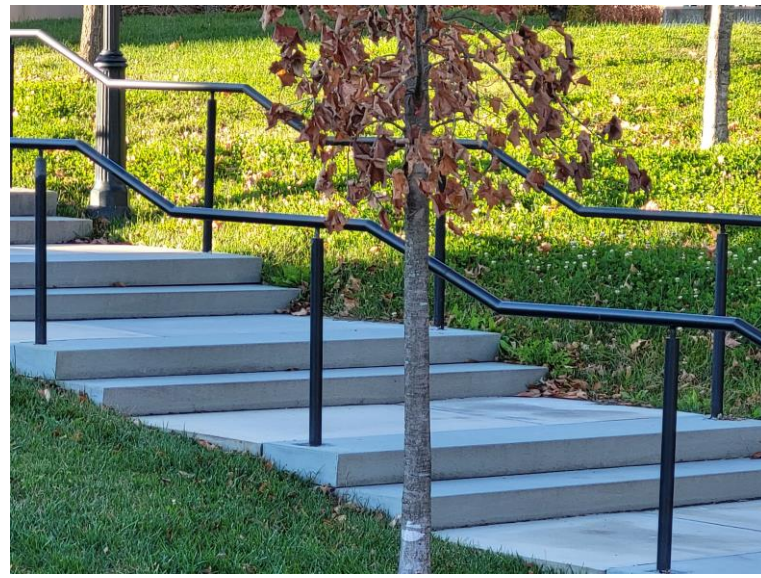
Ramp Cross-section



View of Ramp at Hessia Hut

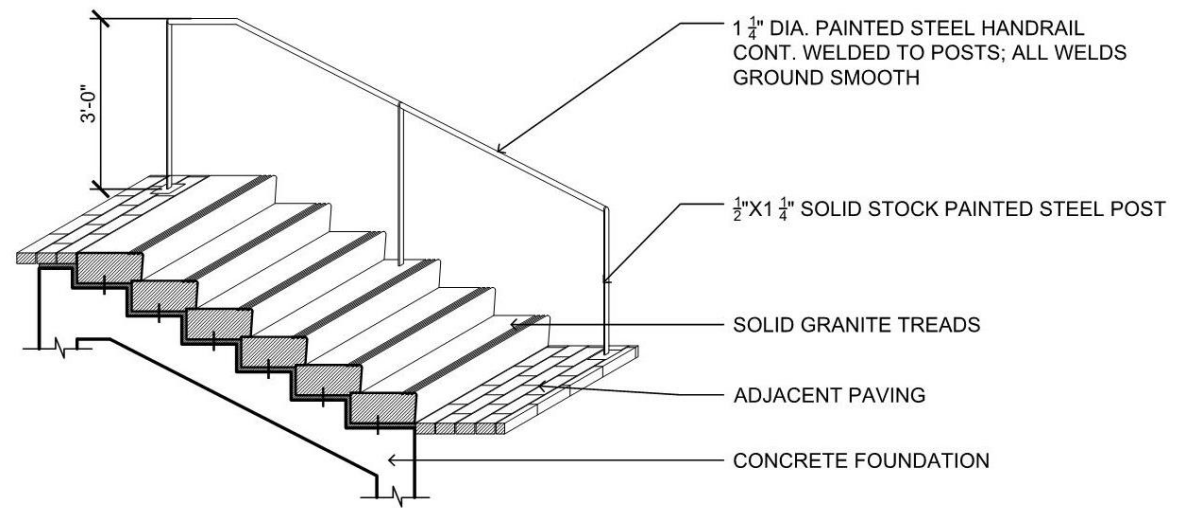
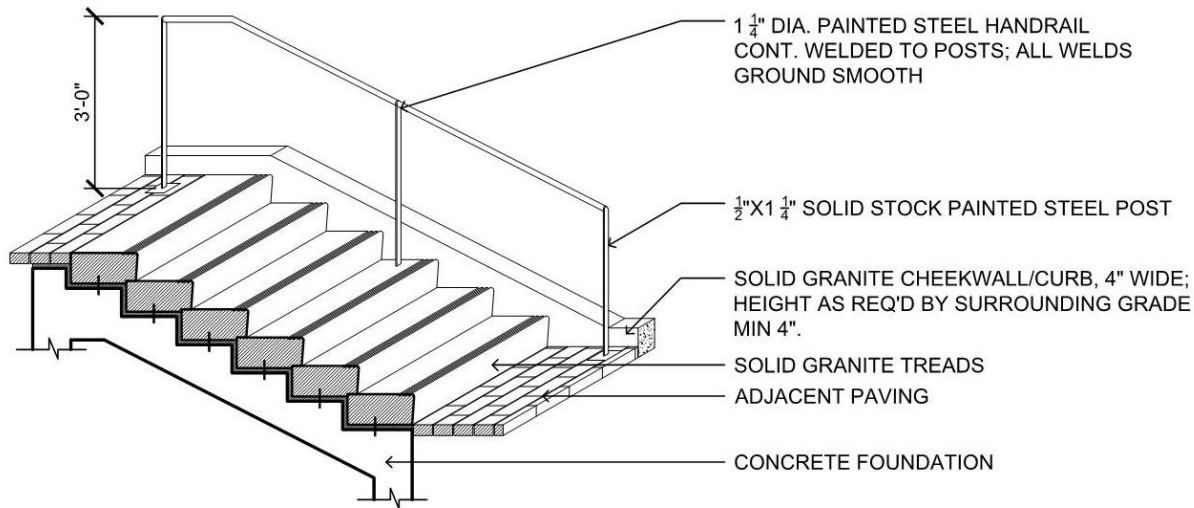


Mesh



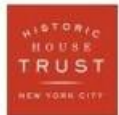
Examples – Stairs without Curbs

Thermal Finish Granite Tread



Stair with Curb and Handrail

Stair without Curb



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Dyckman Farmhouse Museum | Site Stair and Ramp Details



Central Park settee



Drinking fountain



Permeable paving detail at Hessian Hut area

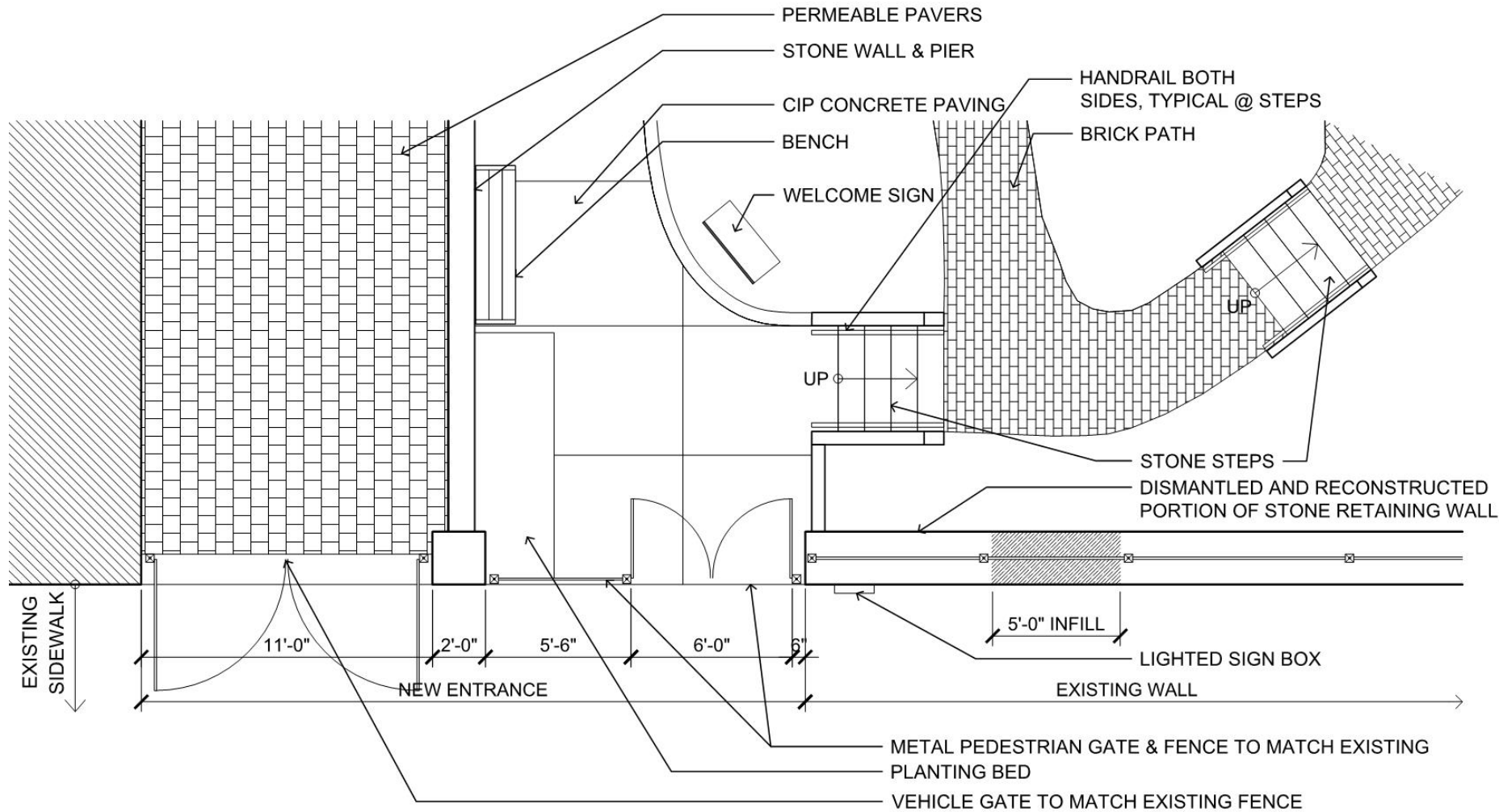


Brick paving



Permeable pavers





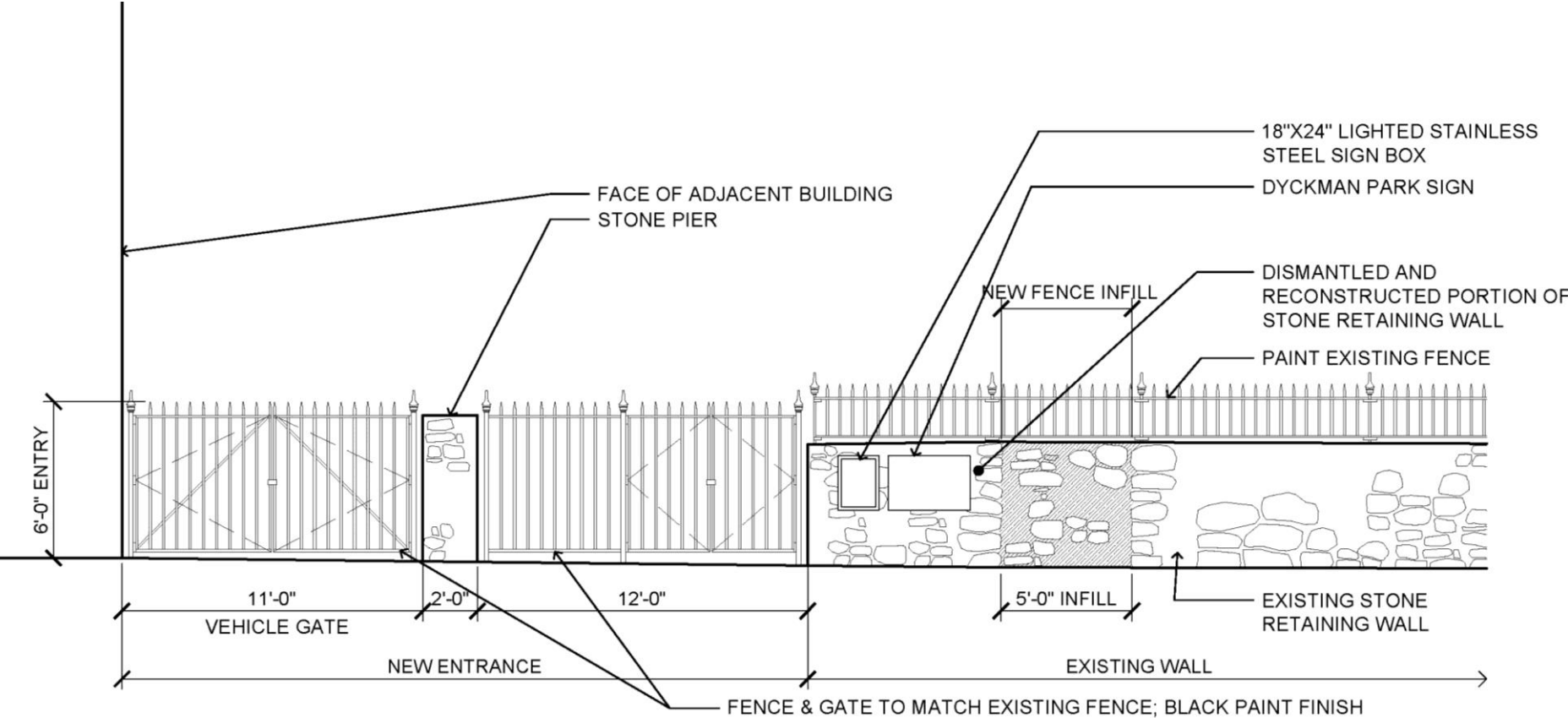
204th Street



Existing wall and fence at 204th Street

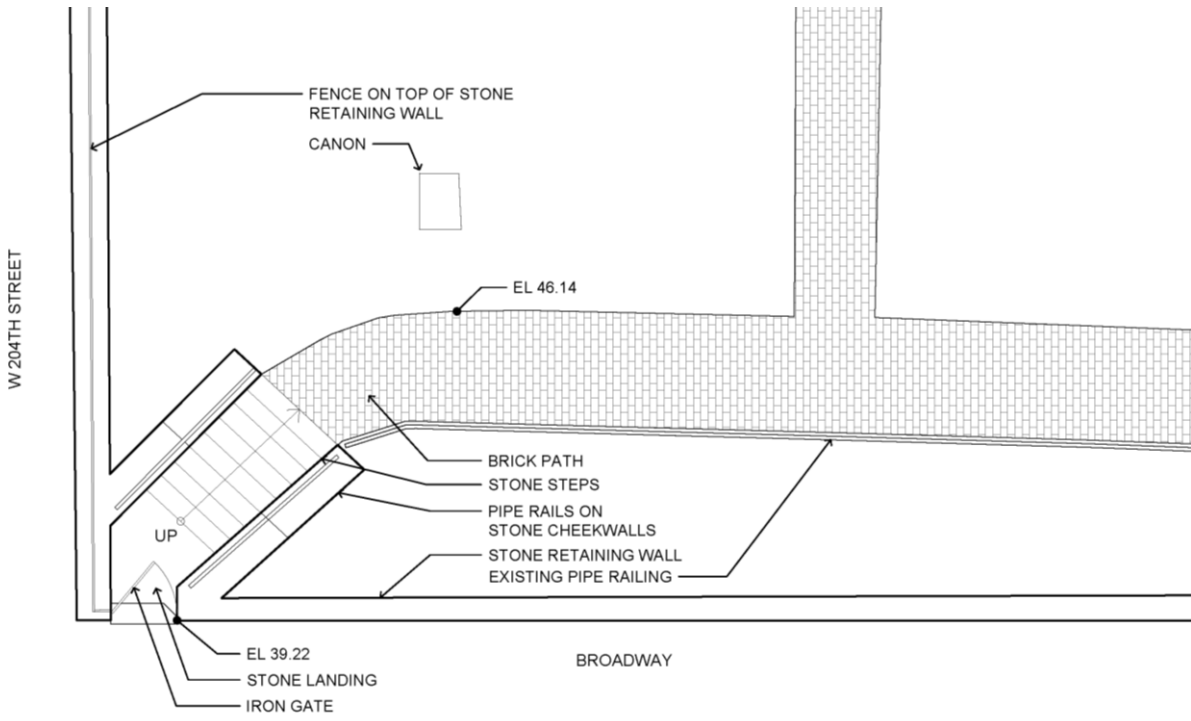


Abandoned pedestrian gate on 204th Street

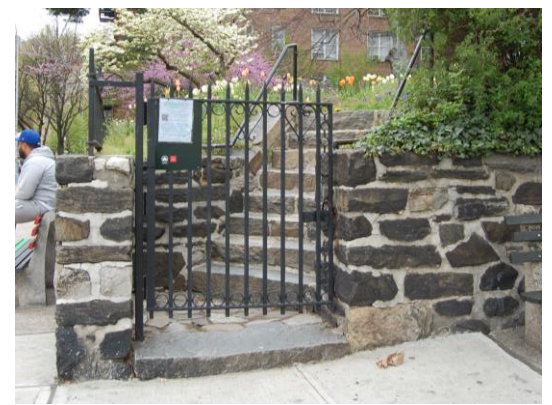


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Dyckman Farmhouse Museum | Proposed New Main Entrance



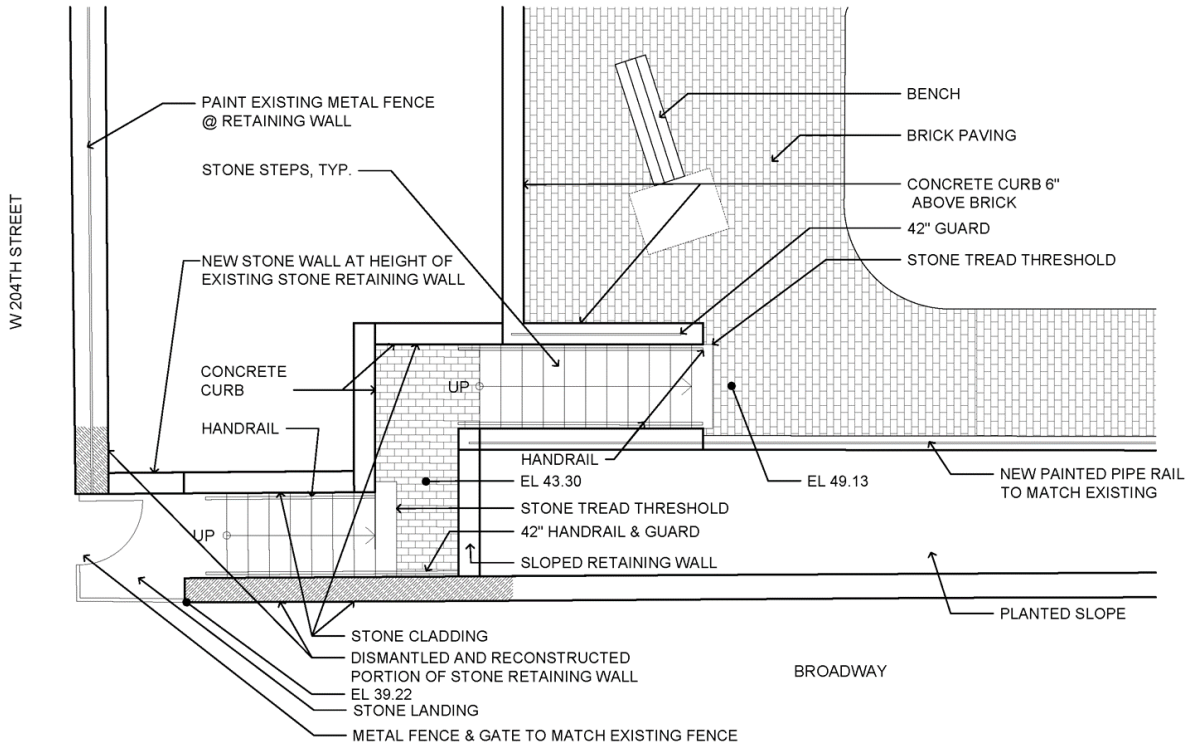
Existing Layout



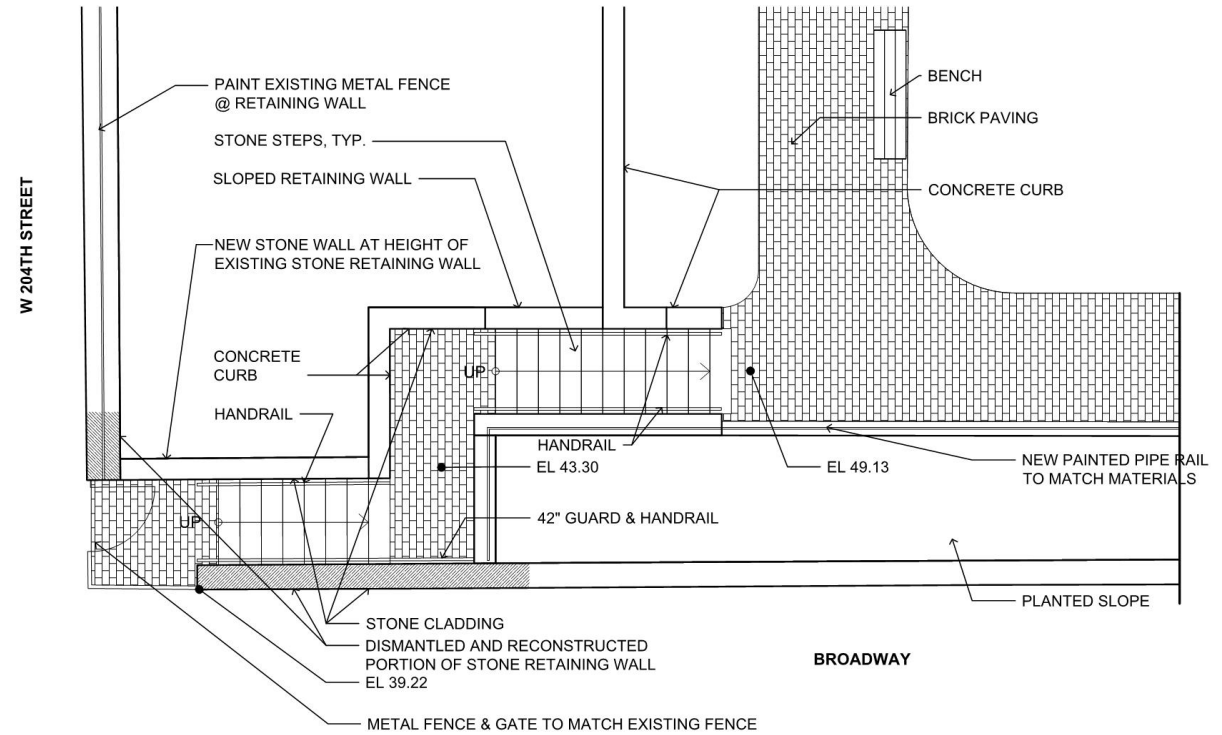
Existing Conditions



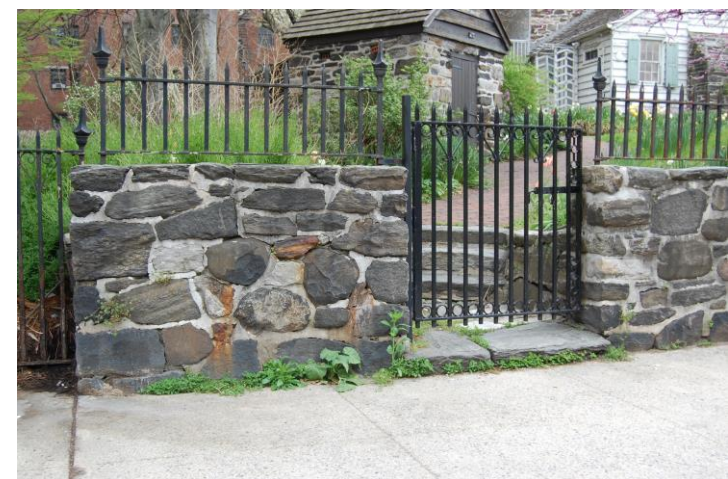
Historic House Trust of NYC
Dyckman Farmhouse Museum | Existing Entrance at Broadway & 204th Street



Previous Proposal



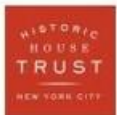
Current Proposal



Historic House Trust of NYC
Dyckman Farmhouse Museum | New Entrance



Historic House Trust of NYC
Dyckman Farmhouse Museum | Entry Area with Paths to House



Historic House Trust of NYC

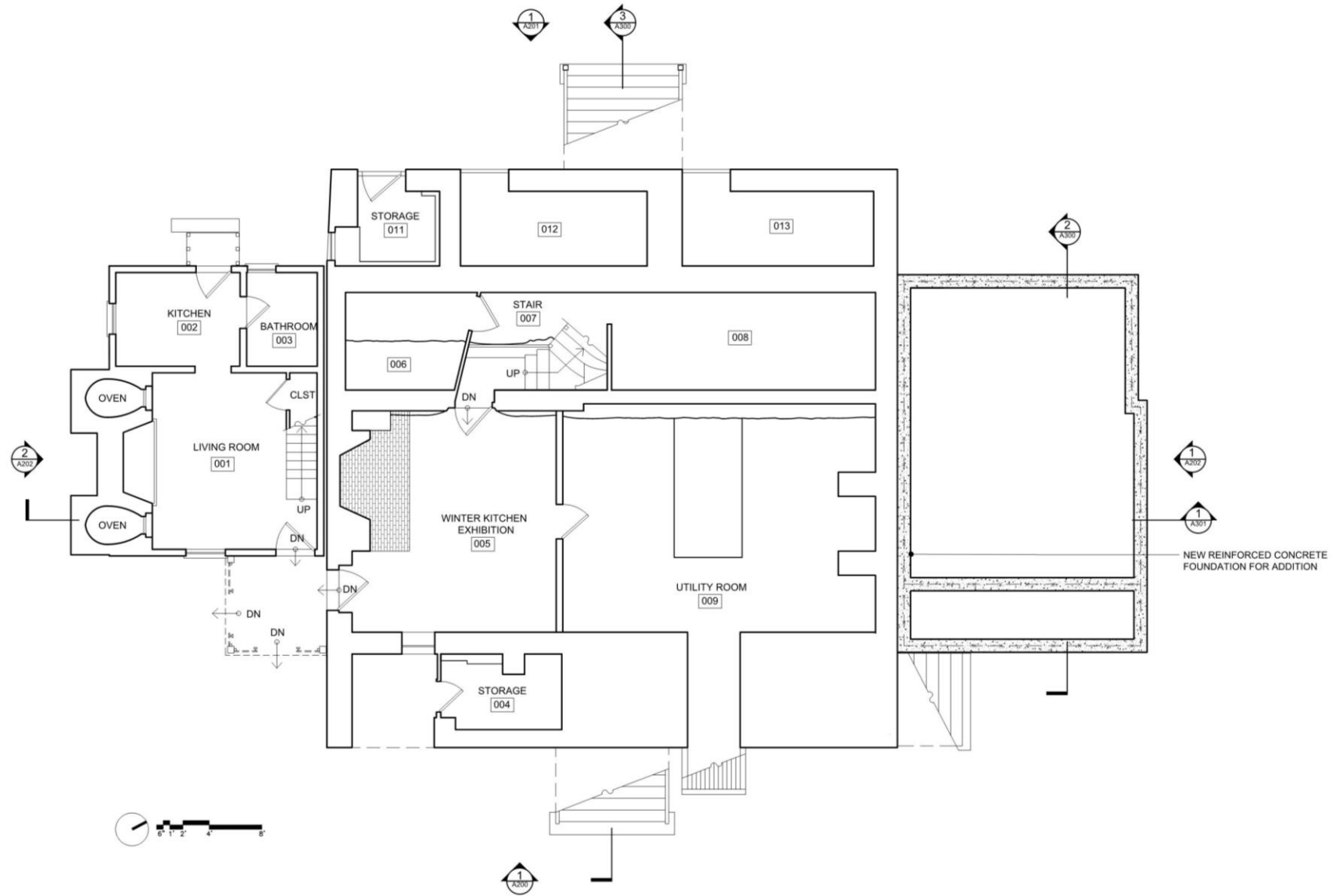
Dyckman Farmhouse Museum | Barrier-free Route to Hessian Hut and House

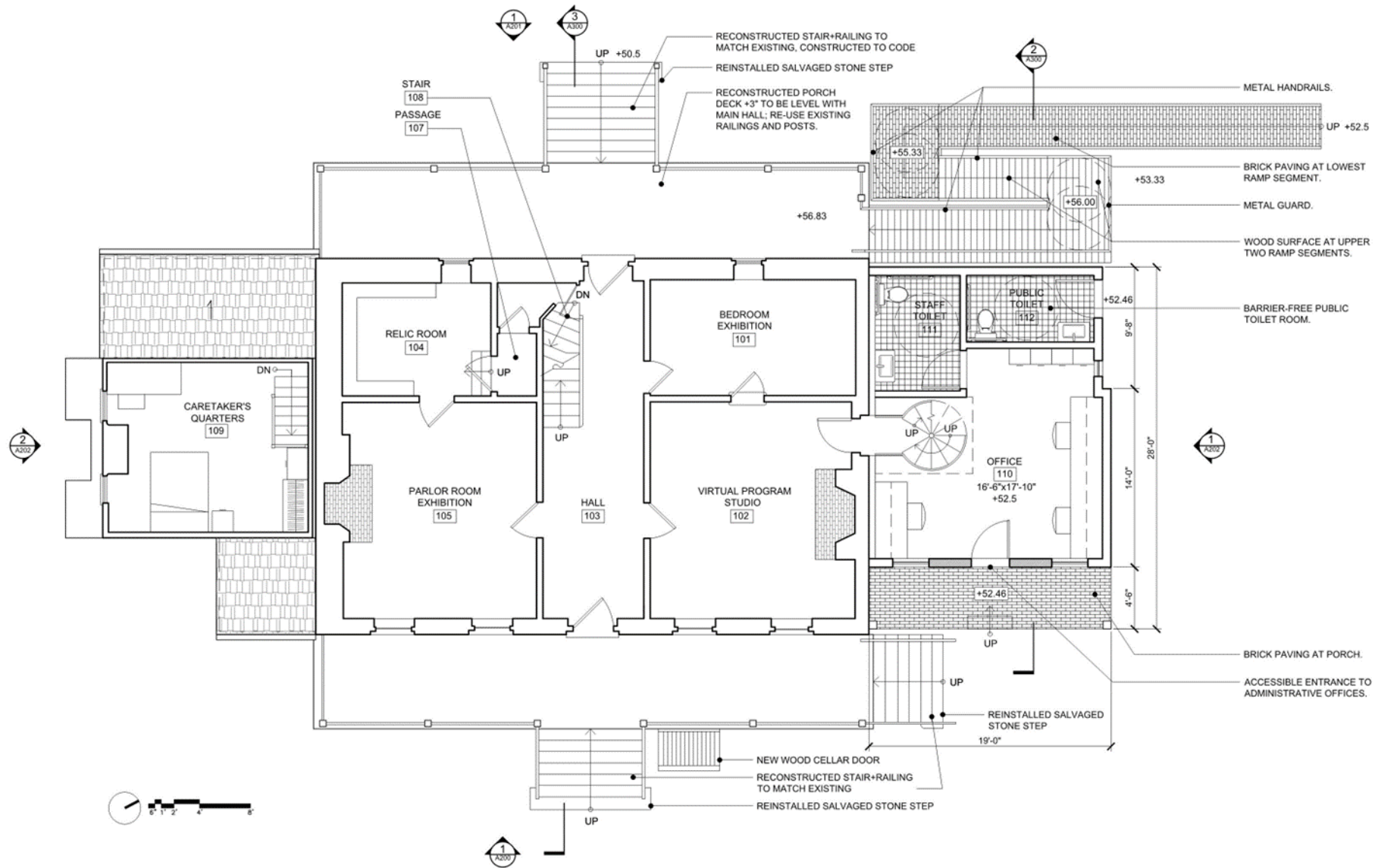


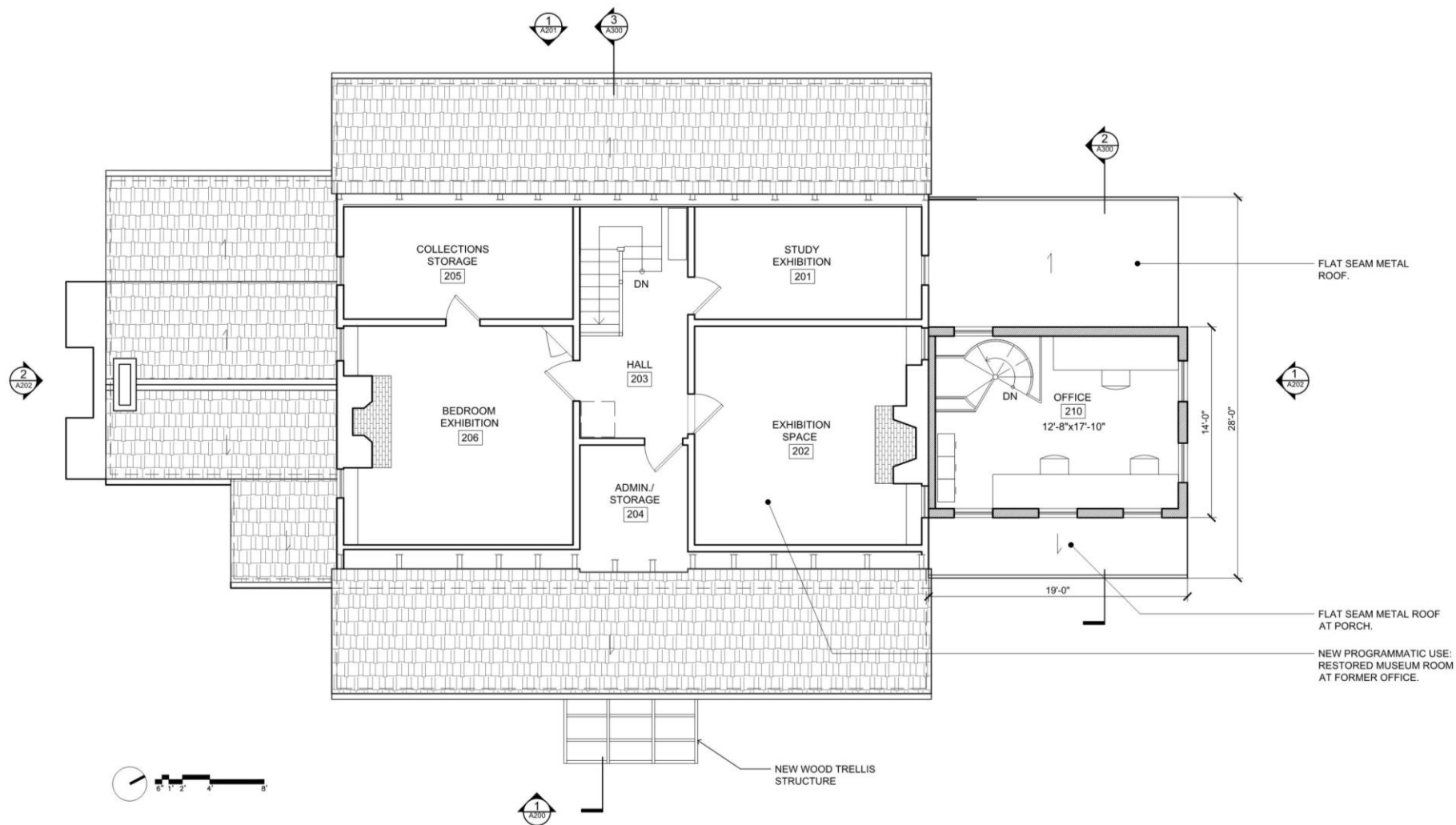
APPENDICES

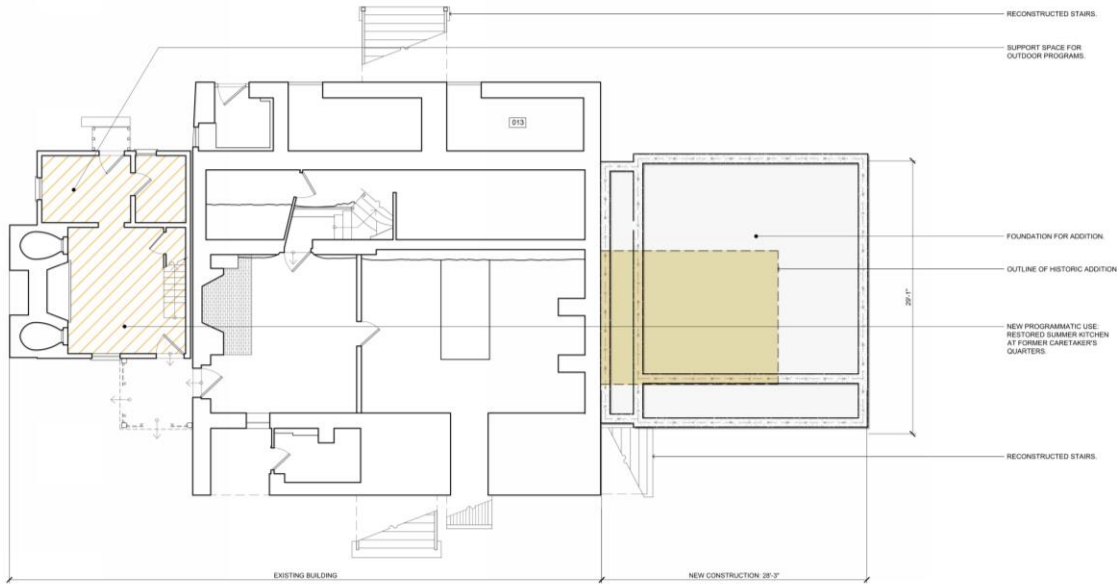
- I. PROPOSED FLOOR PLANS
- II. BACKUP INFORMATION FROM 7/19 PRESENTATION
- III. HISTORIC IMAGES AND REFERENCES
- IV. 1915 – 1916 RESTORATION
- V. LANDSCAPE



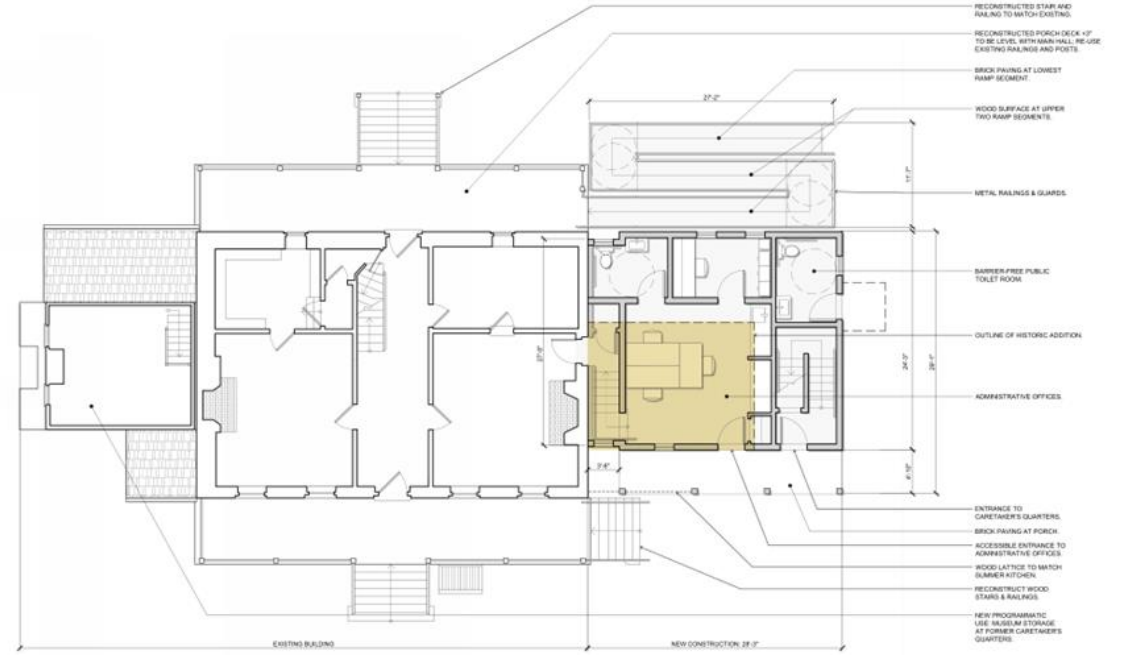




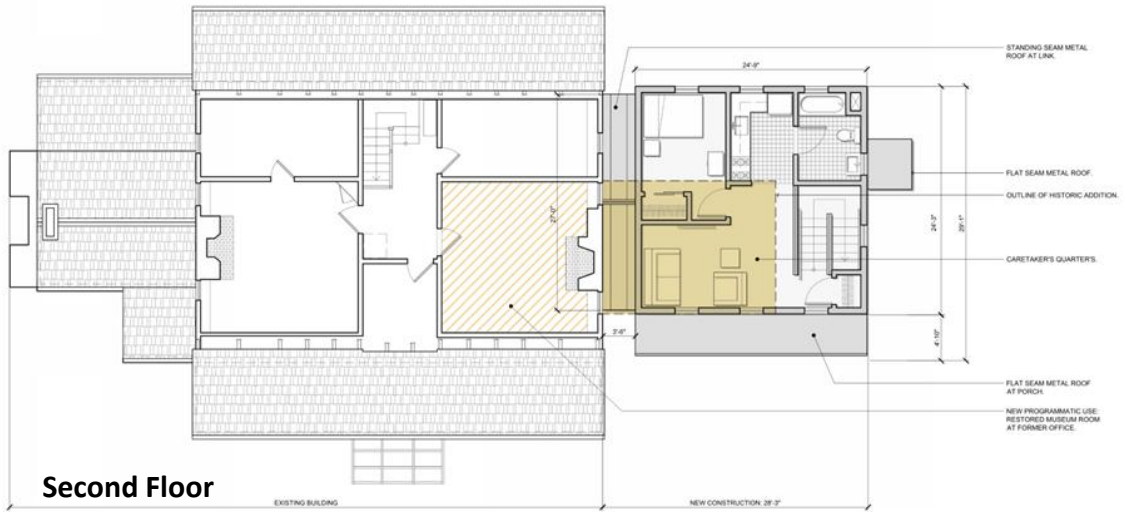




Basement



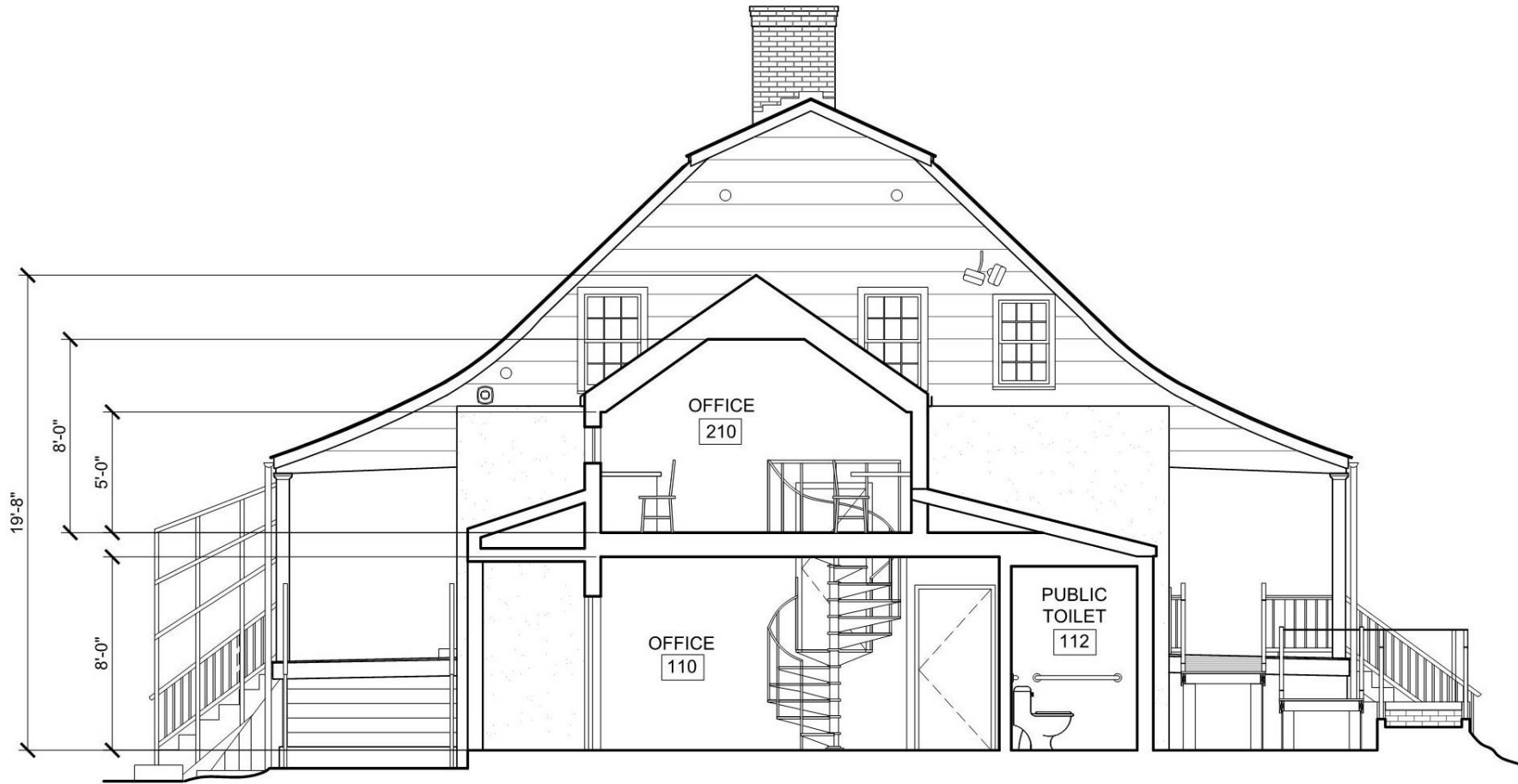
First Floor



Second Floor



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Dyckman Farmhouse Museum | Previous Plans



- ATTIC FLOOR
- SECOND FLOOR
- ADDITION SECOND FLOOR
- FIRST FLOOR
- ADDITION FIRST FLOOR
- WINTER KITCHEN FLOOR



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Dyckman Farmhouse Museum | Transverse Section at Addition – Current Proposal



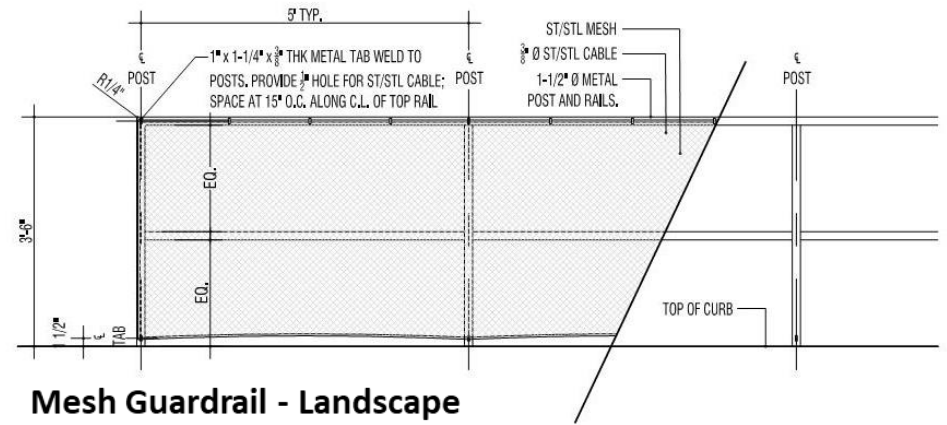
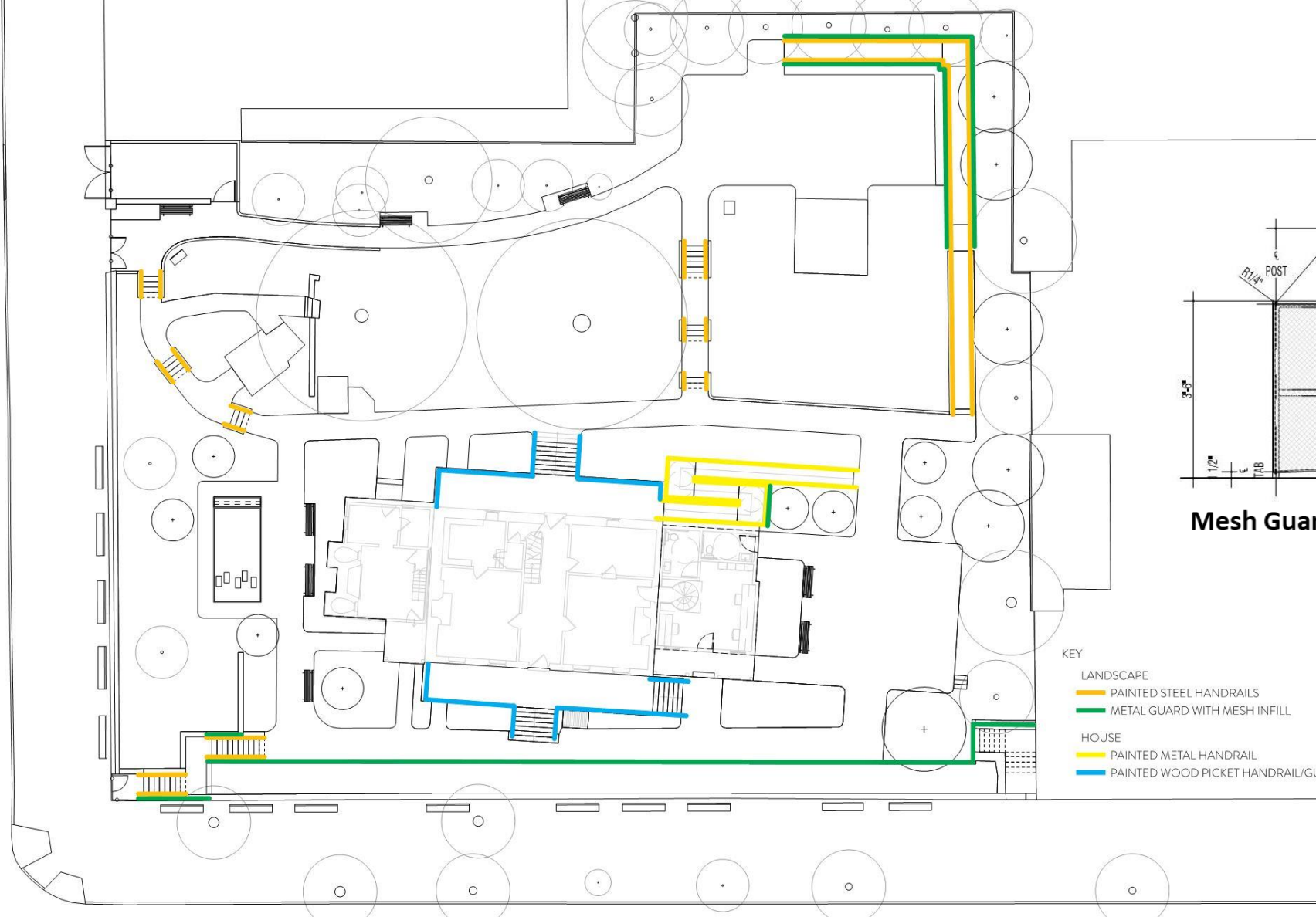
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Dyckman Farmhouse Museum | APPENDIX II



View from Broadway facing north



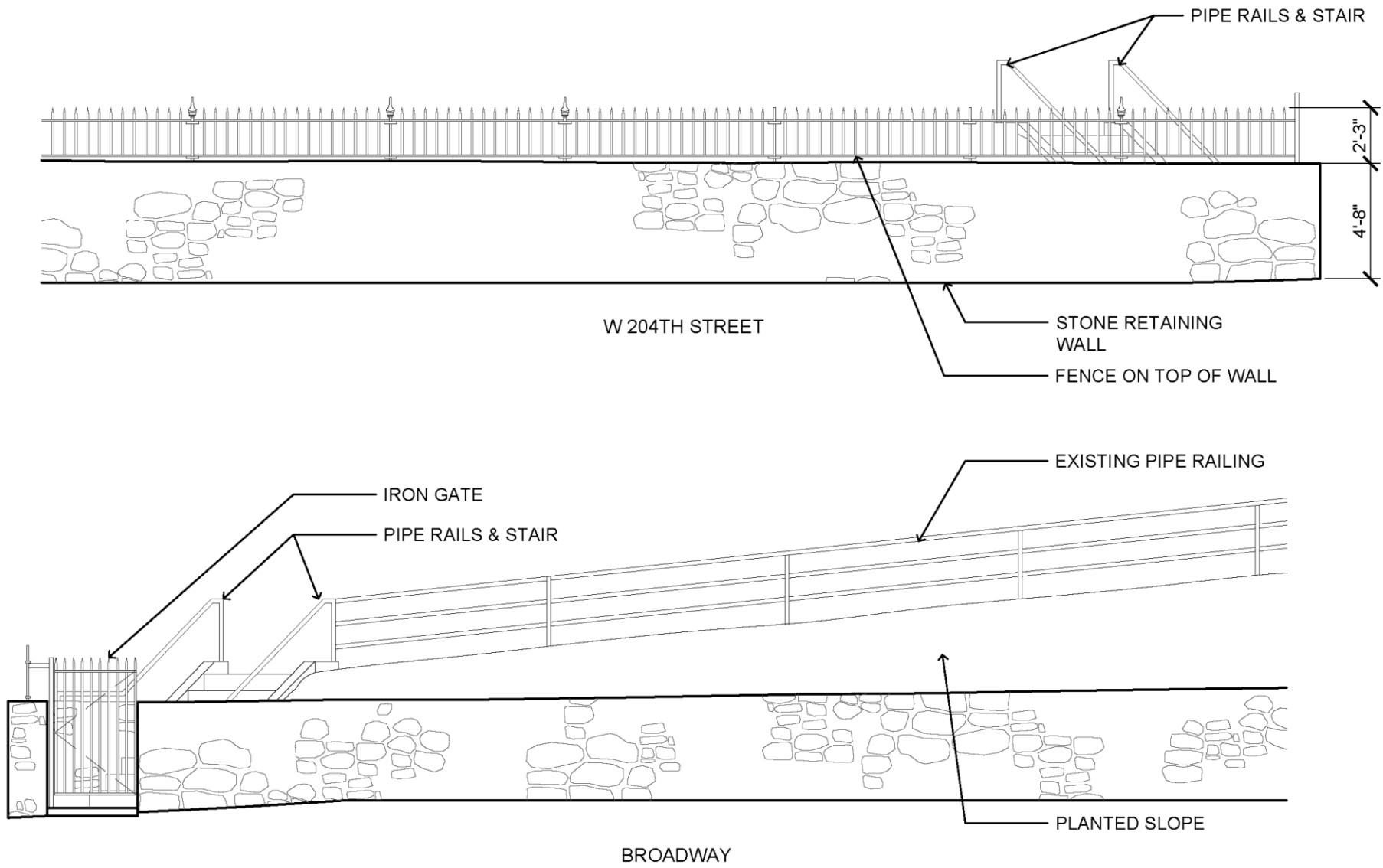
View from site facing south along Broadway to Fort Tryon Park



Mesh Guardrail - Landscape

- KEY
- LANDSCAPE
 - PAINTED STEEL HANDRAILS
 - METAL GUARD WITH MESH INFILL
 - HOUSE
 - PAINTED METAL HANDRAIL
 - PAINTED WOOD PICKET HANDRAIL/GUARDRAIL

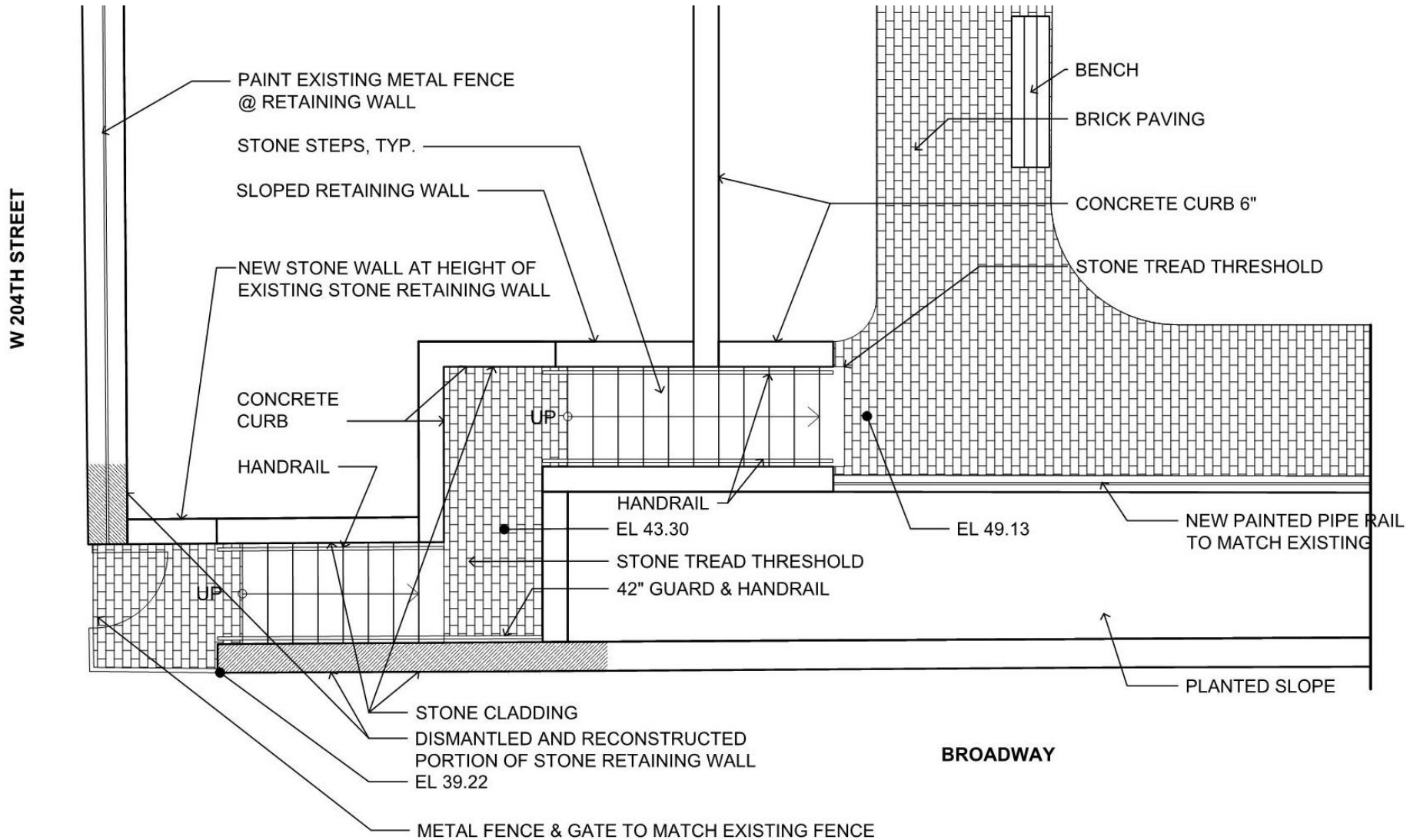


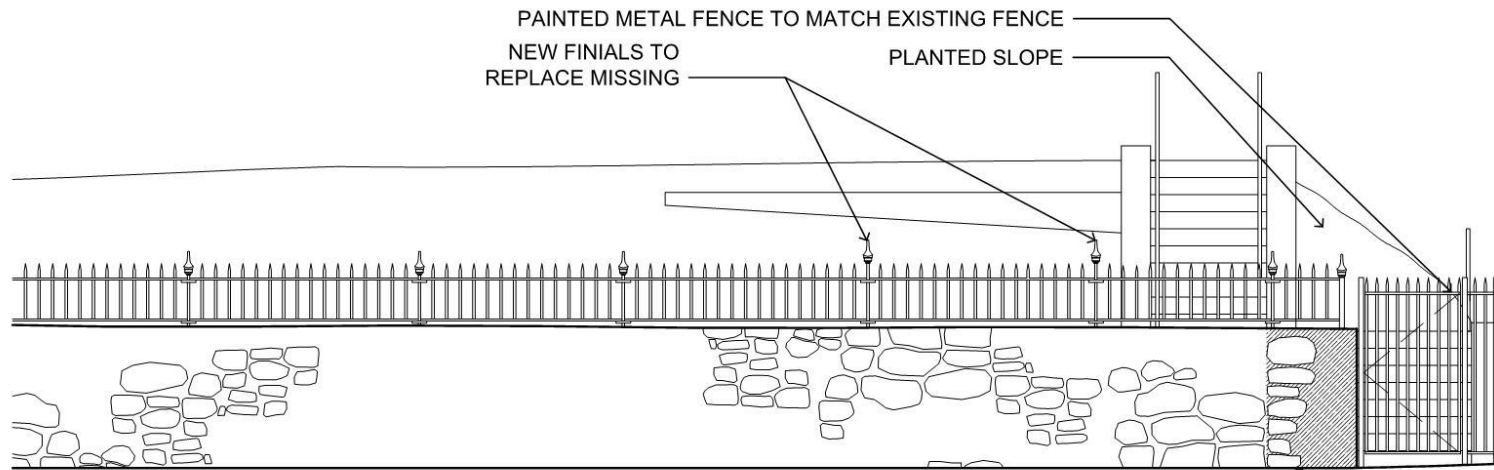


Existing entrance from Broadway



Historic House Trust of NYC
Dyckman Farmhouse Museum | Existing Entrance





W 204TH STREET

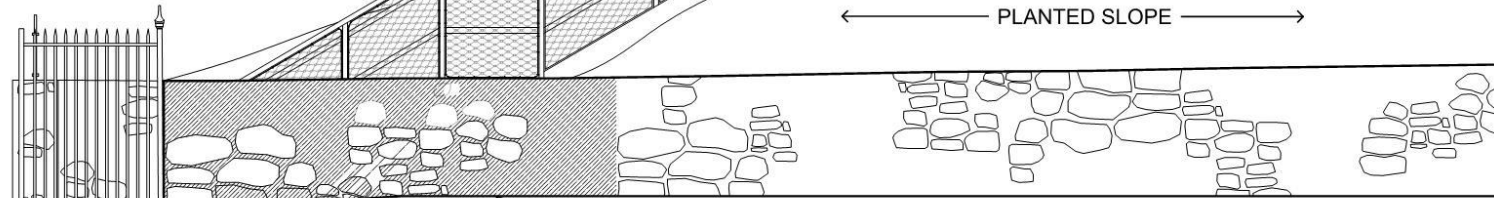
DISMANTLED AND RECONSTRUCTED PORTION OF STONE RETAINING WALL

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

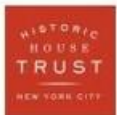
BROADWAY



Entrance at 204th & Broadway

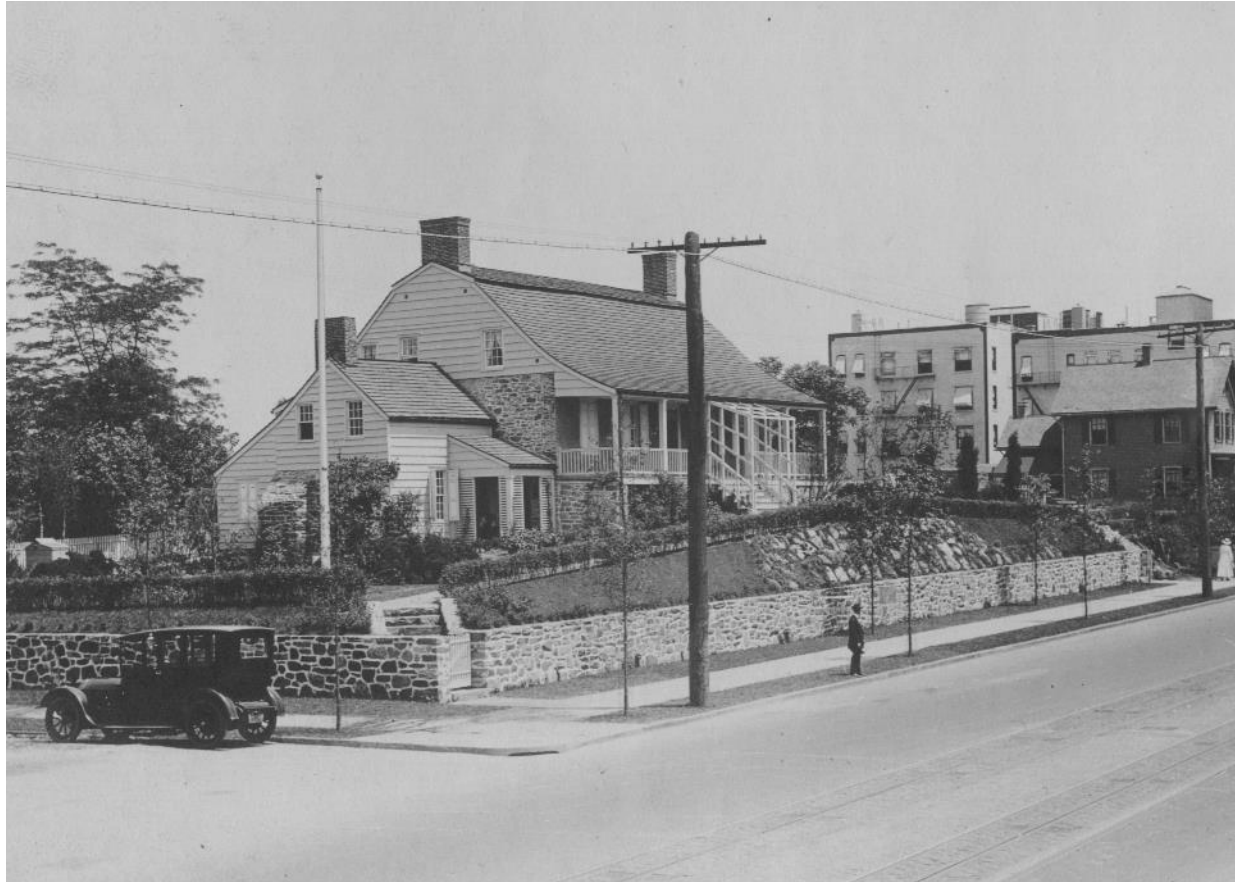


204th Street looking west

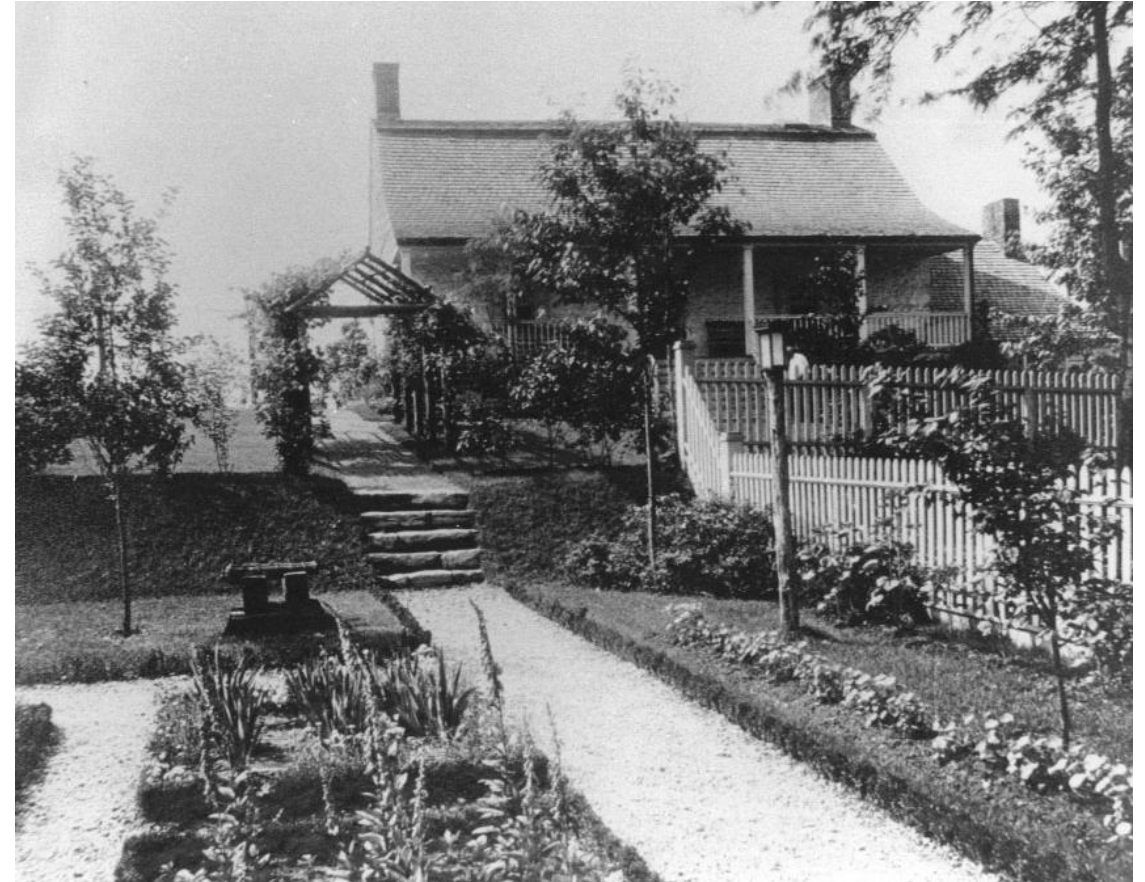


Historic House Trust of NYC

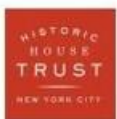
Dyckman Farmhouse Museum | Corner Entry Elevations – Current Proposal



1916



1916



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



Southeast corner



Southwest corner from sidewalk



Southeast Corner from sidewalk



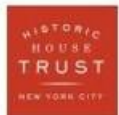
North Elevation



West Elevation



Hessian Hut



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Dyckman Farmhouse Museum | 1915 – 1916 Restoration



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

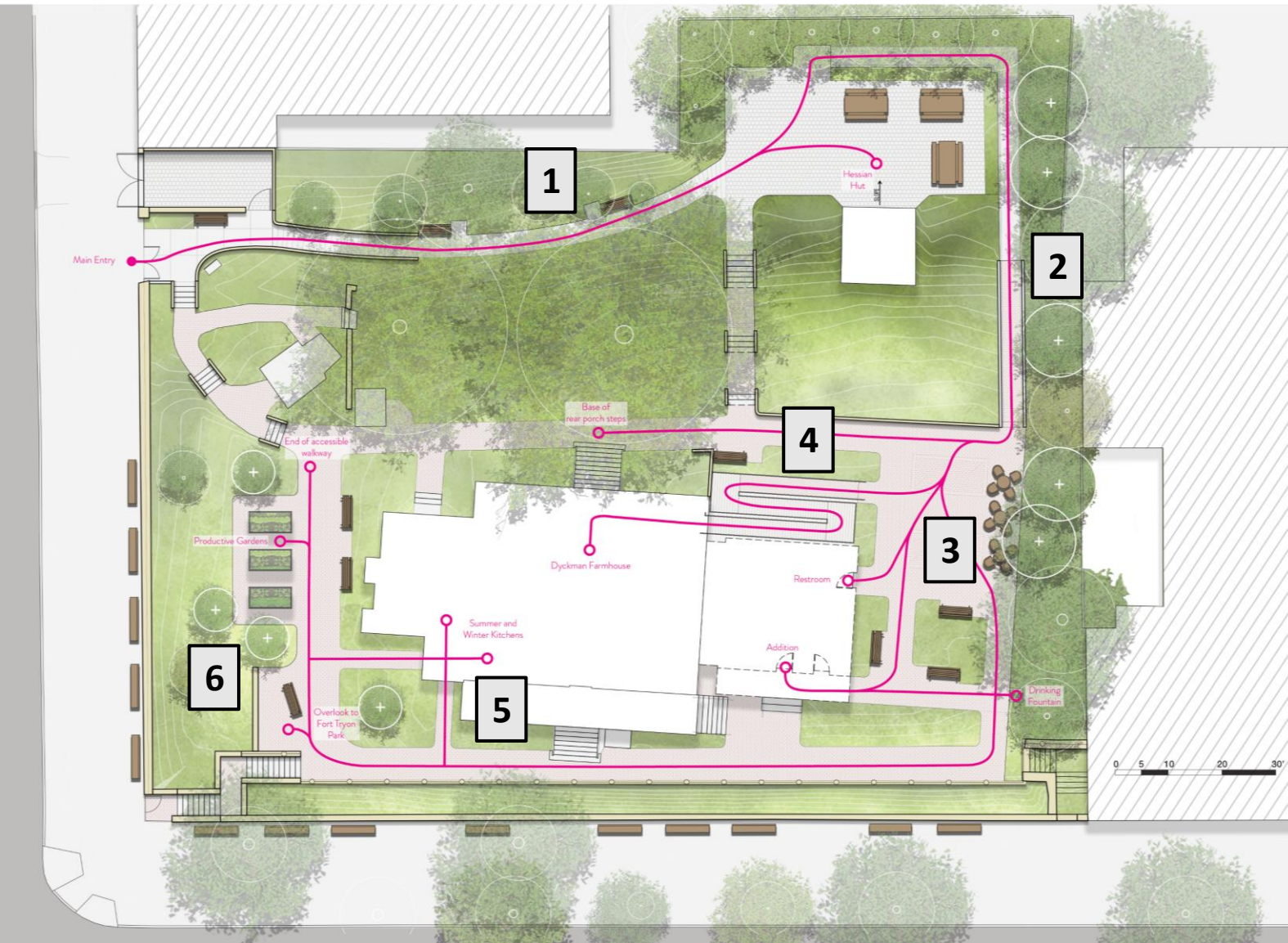


NYC Parks

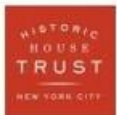


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Dyckman Farmhouse Museum | Existing Site Conditions



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



Historic House Trust of NYC

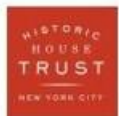
Dyckman Farmhouse Museum | View to Hessian Hut from the West Porch

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...”

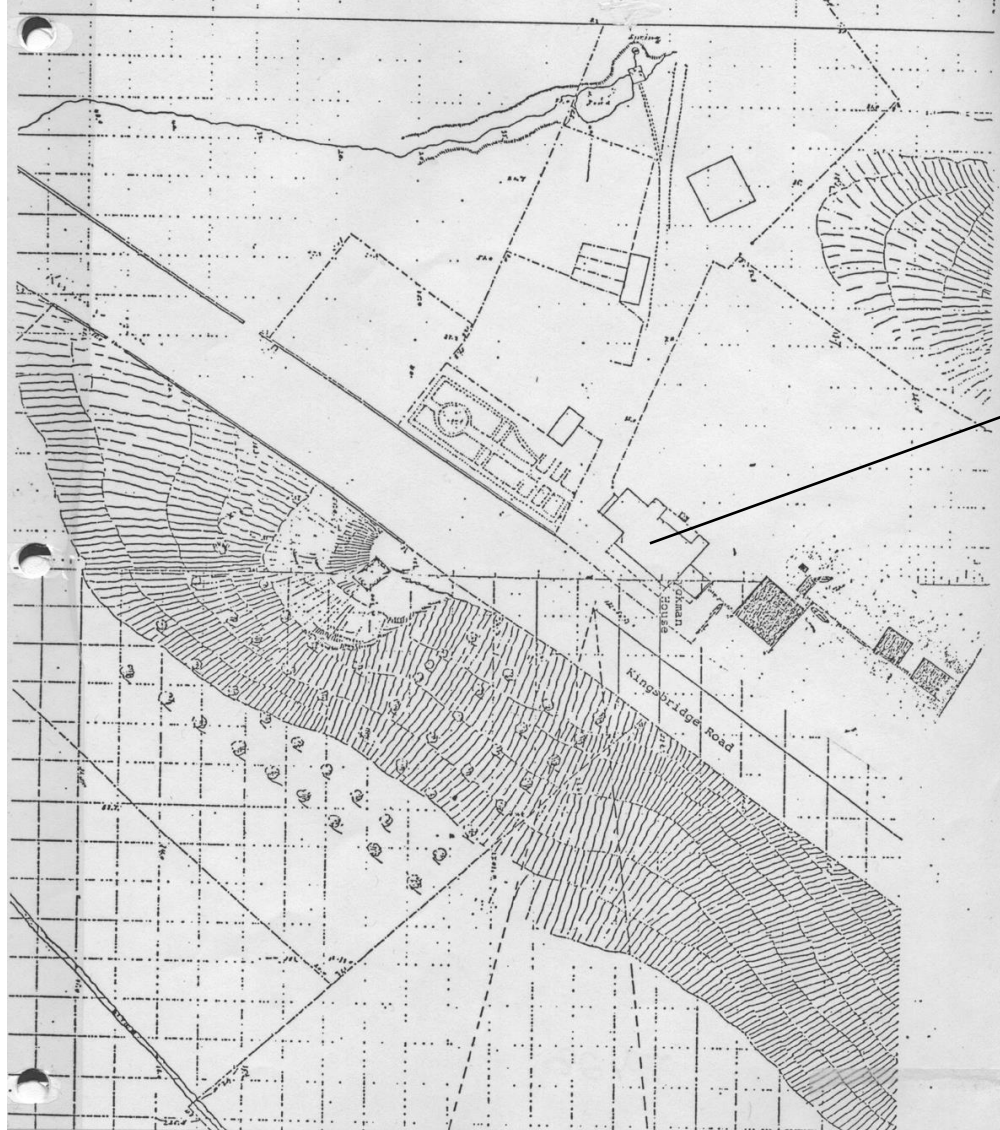
National Historic Landmark designation, 1967 and National Register of Historic Places designation, 1978

“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.”



Historic House Trust of NYC

Dyckman Farmhouse Museum | Historic Significance



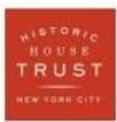
Dyckman House

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



Historic House Trust of NYC

Dyckman Farmhouse Museum | Evolution of the Site



Before 1890



Ca. 1876



1892



1895



Late 1890s



1907



1912



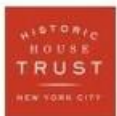
1913



1915



1915



Historic House Trust of NYC

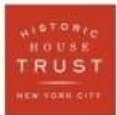
Dyckman Farmhouse Museum | Evolution of the Site



Side entrance on 204th Street, 1935



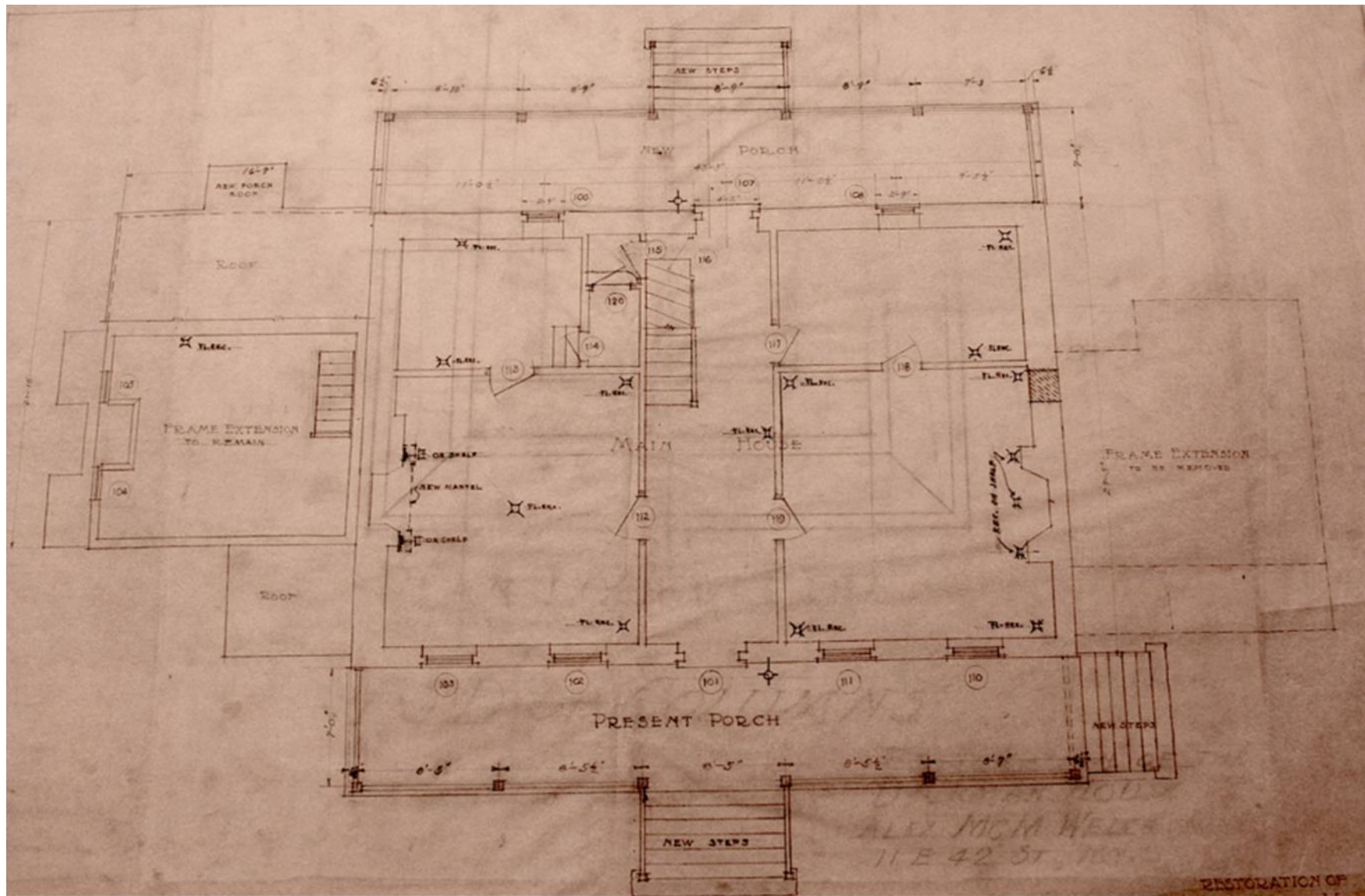
Entrance at Broadway and 204th Streets, 1935



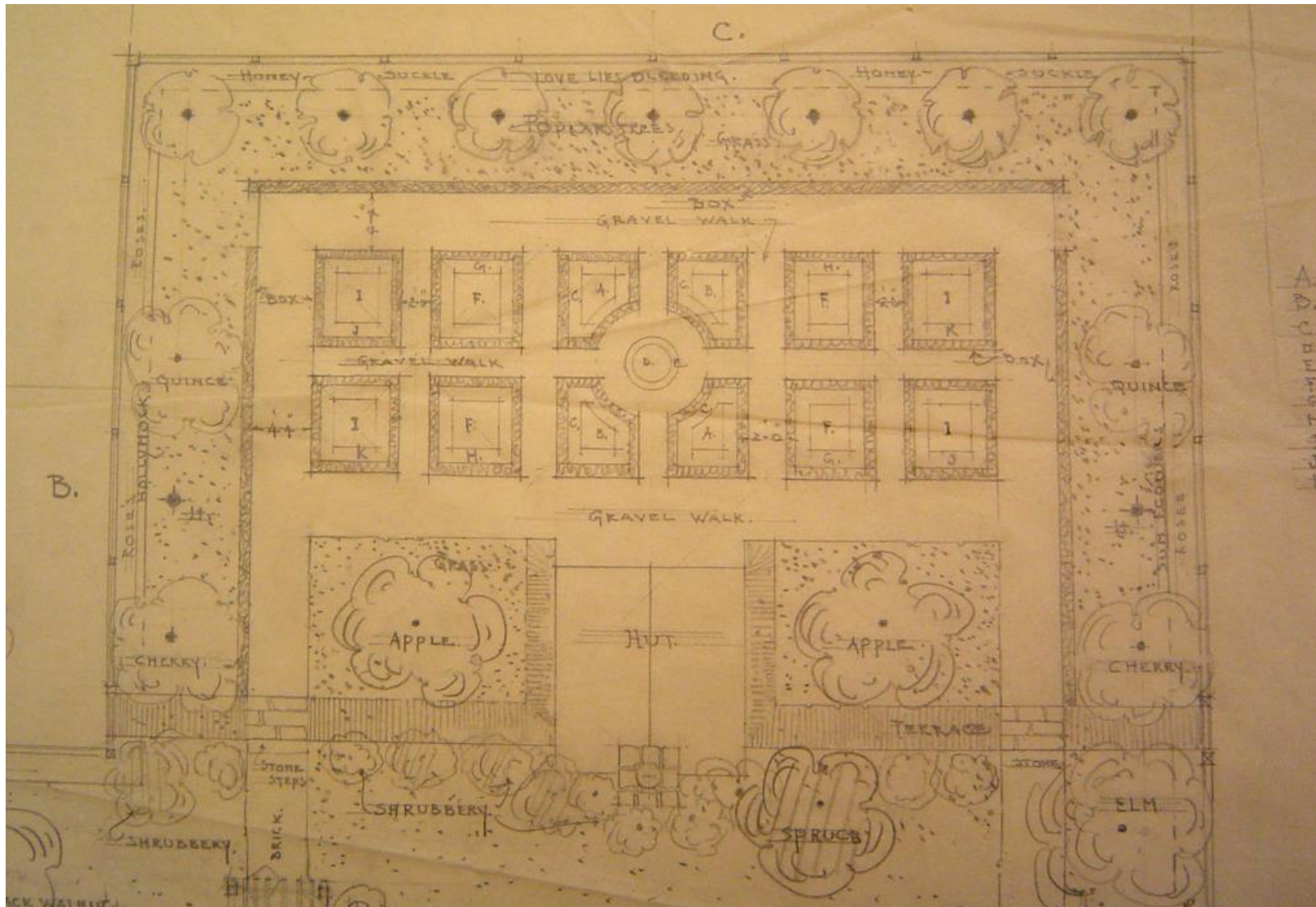
Historic House Trust of NYC
Dyckman Farmhouse Museum | Evolution of the Site



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Dyckman Farmhouse Museum | Appendix IV



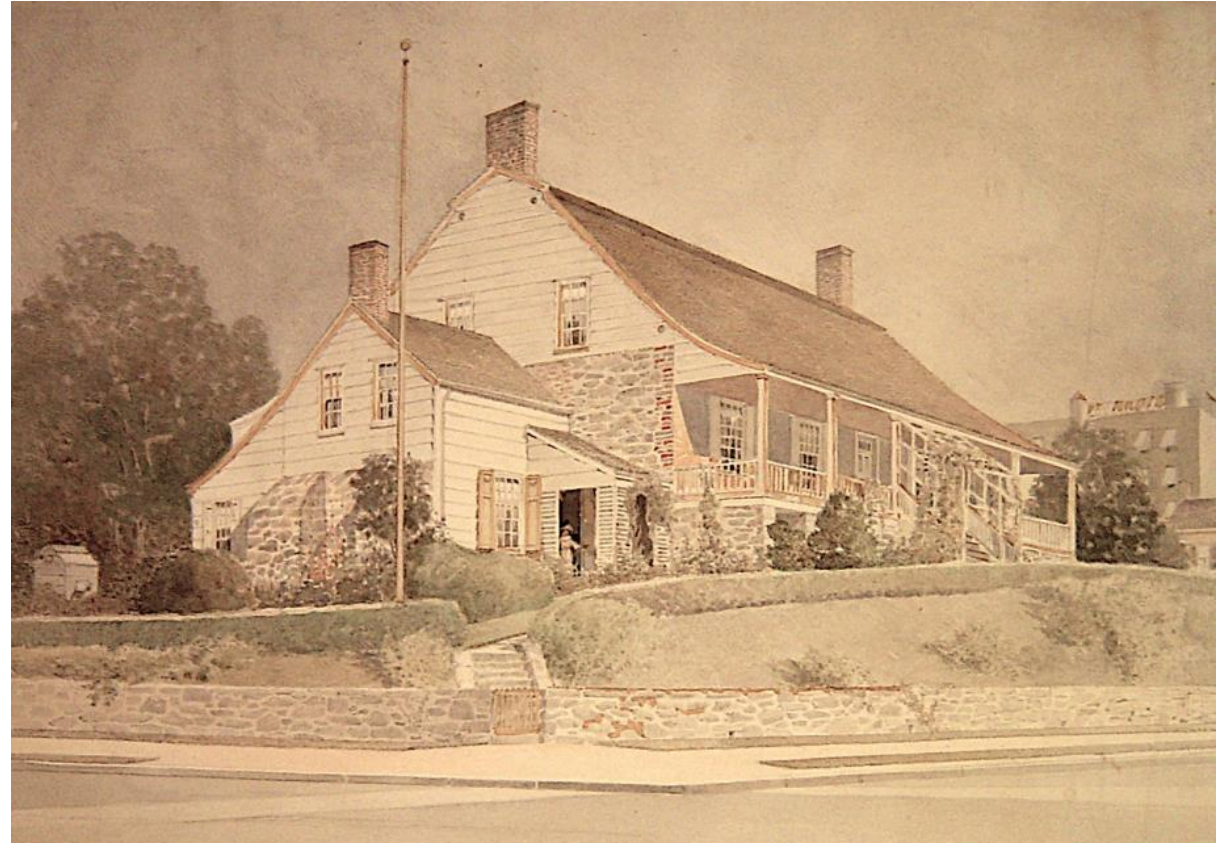
Alexander Macmillan Welch Preliminary Plan, 1915



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



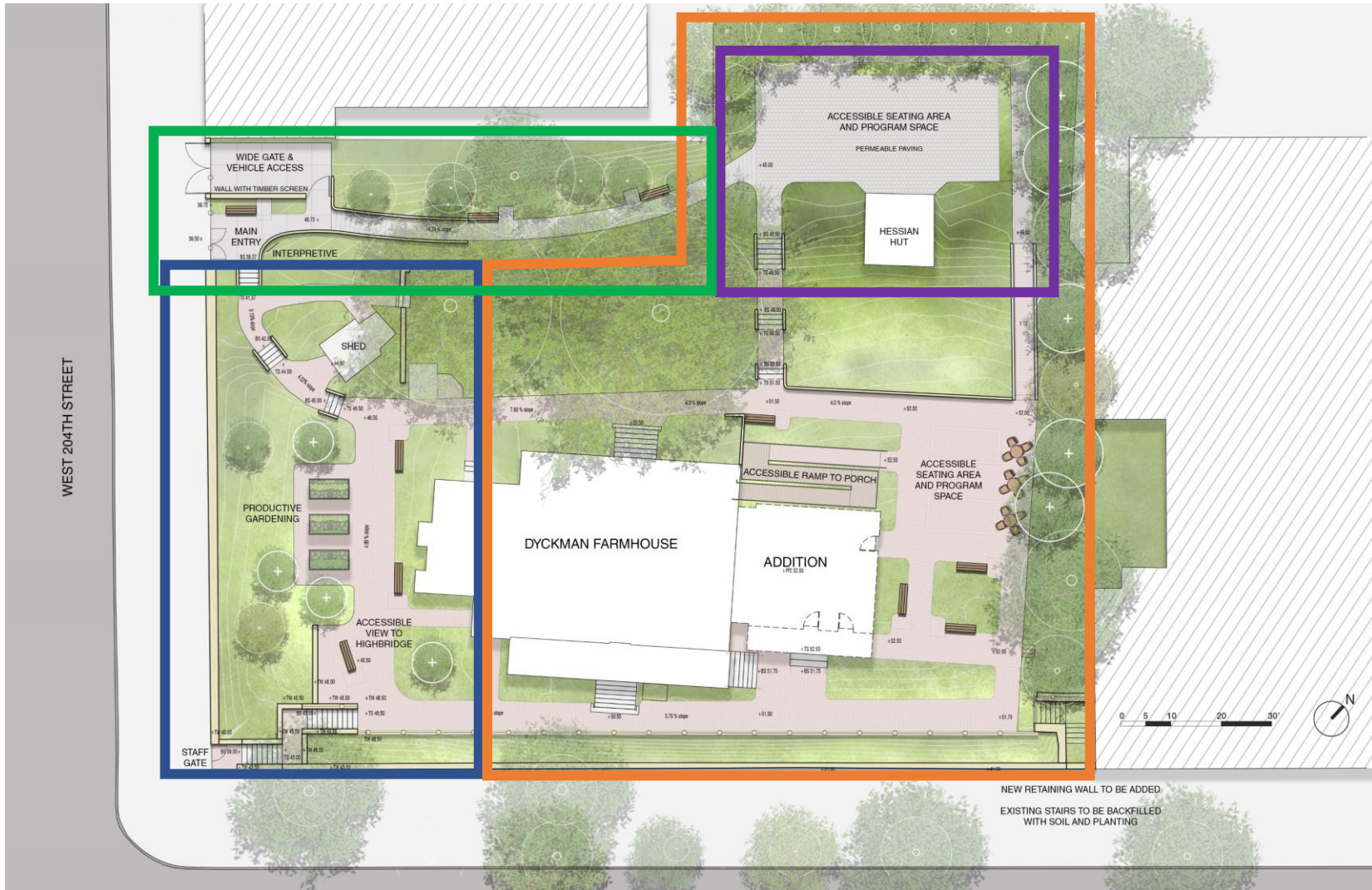
Alexander Macmillan Welch sketch before restoration



Alexander Macmillan Welch rendering of the restored house



Historic House Trust of NYC
Dyckman Farmhouse Museum | Appendix V



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

PRECEDENT IMAGES

FLOATING METAL WALKWAY



© Unrapp'd Cities by



HENDRICK | LOTT HOUSE

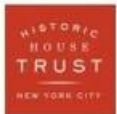


LAKESHORE PARK, TN BY WICKCRAFT

terrain landscape architecture + constructed ecology

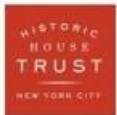


NYC Parks

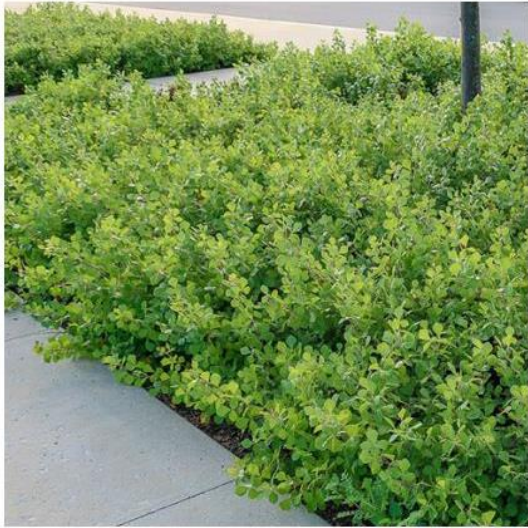


Historic House Trust of NYC

Dyckman Farmhouse Museum | Ramp and Railing Precedents



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

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