



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Eleazar Bueno, Chairperson
Ebenezer Smith, District Manager

June 29, 2022

Hon. Sarah Caroll, Chair
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Re: Resolution supporting the Dyckman Farmhouse Addition, Restoration, and Accessibility Improvement Project.

Dear Chair Caroll:

At the General Meeting on Tuesday, June 28, 2022, Community Board 12, Manhattan, passed the following resolution with a vote of 29 in favor, 0 opposed, 2 abstentions, and 1 not voting, supporting the Dyckman Farmhouse Addition, Restoration, and Accessibility Improvements project.

Whereas: The Dyckman Farmhouse Museum ("Dyckman Farmhouse"), built circa 1785, is the oldest remaining farmhouse in Manhattan and a vestige of New York City's rural past. The two-story Dutch-colonial style Dyckman Farmhouse was designated a New York City Landmark in 1967 and a National Historic Landmark in 1978. It was originally part of a farm that was over 250 acres and owned by the family of Jan Dyckman, who came to the area in 1661 from Westphalia, Dutch-Saxony (today Germany), and is now located in a half-acre New York City Park located at the corner of Broadway and West 204th Street. The current house was built to replace the original family house built in 1748, which was destroyed during the American Revolutionary War; and

Whereas: The Dyckman Farmhouse is a historic house and museum operated by the Dyckman Farmhouse Museum Alliance, a not-for-profit corporation that is governed by a Board of Directors (the "Dyckman Directors") and is managed by an Executive Director. The Dyckman Farmhouse is owned by the City of New York through its Department of Parks and Recreation ("NYC Parks") and is a member of the Historic House Trust ("HHT"), a not-for-profit organization founded in 1989 to help the City of New York preserve its collection of historic houses located in city parks; and

Whereas: The Dyckman Farmhouse requires extensive exterior restoration. The current entrance to the park, the main floor of the Dyckman Farmhouse, and the public restroom are not accessible. There are limited outdoor site utilities (i.e.: lighting, power, water). Paving, railings, and fencing throughout the property are in a state of disrepair. Plantings are overgrown. The caretaker's residence is extremely small; and

Whereas: NYC Parks and HHT, working in collaboration with the Dyckman Directors and Executive Director, are planning an approximately \$6,975,050 capital improvement project consisting of an addition to the Dyckman Farmhouse, accessibility upgrades, and interior and exterior restoration (the "Project"). The funding is provided by the City Council, the Borough President, and the Mayor. The design is expected to be complete in Winter 2022, and construction is expected to begin in 2023. The architect for the Project is John G. Waite Associates, Architects PLLC (the "Architect"). Given the Dyckman Farmhouse's designation as a New York City landmark, the Project must be reviewed and approved by the Landmarks Preservation Commission ("LPC"); and

Whereas: The Project involves the construction of a new two-story addition (the "New Addition") with a one-story connection to the Dyckman Farmhouse. A new ADA-compliant ramp installed behind the New Addition would provide barrier-free access to the building's west porch entrance, which will serve as the new main entrance after completion of the Project. The Broadway / east entrance will serve as the staff entrance. The west porch's wood deck will be raised by three inches to provide barrier-free access to the main floor of the Dyckman Farmhouse, and the stairs to the porch will be rebuilt. The stairs to the east entrance will also be rebuilt to meet current code requirements; and

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Whereas: An addition to the Dyckman Farmhouse was built in the early 19th century and was demolished in the early 20th century. The New Addition will be constructed in the approximate location of the historic addition. It will provide space for an accessible public restroom, a larger caretaker residence, and an enlarged and discrete space for administrative functions. The Project will also include repairs to the exterior and interior of the historic farmhouse, the upgrade of building systems and site support utilities, the provision of barrier-free access to the overall site, and the rehabilitation of park grounds to support improved interpretive and programmatic use; and

Whereas: The scope of the exterior restoration consists of replacing wood shingle roofs; restoring brick and stone masonry walls; repairing and painting woodwork and siding; restoring windows, doors, and shutters; restoring the east porch and stairs, and reconstructing the west porch and stairs; and

Whereas: The scope of the interior restoration consists of repairing and painting plaster walls and ceilings; refinishing wood floorboards and stairs; repointing fireplaces and brick flooring; repairing damaged structural elements, removing and replacing building systems; and

Whereas: The scope of the site improvements consists of a new public entrance to the park at West 204th Street, enlarged and functional outdoor program areas with upgraded support facilities, rehabilitated paving and plantings, and an accessible route to the entrance of the Dyckman Farmhouse and all landscaped areas; and

Whereas: NYC Parks and HHT are scheduled to present the Project to LPC at its meeting in July 2022. Representatives of NYC Parks, HHT, and the Architect met with the Land Use Committee on June 1, 2022, to present the Project. The Project was presented to the Parks and Cultural Affairs Committee ("PCA") in September 2021, and representatives of PCA also attended the June 2022 Land Use meeting; now, therefore, be it

Resolved: Community Board 12-Manhattan supports the Dyckman Farmhouse Addition, Restoration, and Accessibility Improvements project.

Sincerely,



Eleazar Bueno
Chairperson

cc:

Hon. Eric Adams, Mayor
Hon. Mark Levine, Manhattan Borough President
Hon. Jumaane Williams, Public Advocate
Hon. Brad Lander, Comptroller
Hon. Adriano Espaillat, Congressman
John Krawchuk, Executive Director, HHT
Susan Donoghue, NYC Parks Commissioner

Hon. Cordell Cleare, State Senator
Hon. Robert Jackson, State Senator
Hon. Alfred Taylor, Assembly Member
Hon. Manny De Los Santos, Council Member
Hon. Carmen De La Rosa, Council Member
Hon. Shaun Abreu, Council Member
Meredith Horsford, Executive Director, Dyckman Farmhouse Alliance



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Hon. Sarah Caroll, Chair
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Re: Resolution supporting the Morris Jumel Mansion Exterior Restoration Project.

Dear Chair, Caroll:

At the General Meeting on Tuesday, June 28, 2022, Community Board 12, Manhattan, passed the following resolution with a vote of 28 in favor, 0 opposed, 2 abstentions, and 2 not voting, supporting the Morris-Jumel Mansion Exterior Restoration and Accessibility Upgrade project.

Whereas: The Morris-Jumel Mansion ("MJM"), built-in 1765, is the oldest house in Manhattan and was declared a National Historic Landmark in 1961. The exterior was designated a New York City Landmark in 1967, and the interior was then established in 1975. It is in Roger Morris Park, a New York City Park within the boundaries of the Jumel Terrace Historic District. MJM served as General George Washington's headquarters during the Battle of Harlem Heights in the early part of the Revolutionary War, and in 1790 President George Washington returned to MJM and dined with members of his Cabinet, including two future presidents of the United States - John Adams and Thomas Jefferson; and

Whereas: MJM is operated as a historic house and museum by a not-for-profit corporation governed by a Board of Trustees ("MJM Trustees") and managed by an Executive Director. MJM is owned by the City of New York through its Department of Parks and Recreation ("NYC Parks") and is a member of the Historic House Trust ("HHT"), a not-for-profit founded in 1989 to help the City of New York preserve its collection of historic houses located in city parks; and

Whereas: The MJM Trustees have undertaken a multi-year project to restore and reinterpret MJM's period rooms. However, repairs to the building envelope are required to address deficiencies, such as roof leaks. Extensive restoration of architectural elements, such as deteriorated columns at the front porch and deteriorated or missing wood railings, is also required, as is the repair and repainting of the building exterior. Additionally, MJM's main floor is not accessible, and neither are the restrooms; and

Whereas: NYC Parks and HHT, working in collaboration with the MJM Trustees and Executive Director, are planning an approximately \$2,850,000 exterior restoration and accessibility upgrade project (the "Project"). The funding is provided by the City Council, the Borough President, and the Mayor. The design is expected to be complete in Winter 2022, and construction is expected to begin in 2023. The architect for the Project is Page Ayres Cowley Architecture LLC (the "Architect"); and

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Whereas: The Project scope includes restoring various deteriorated conditions at the building envelope, including but not limited to installing new roofing, repairing columns at the MJM's front entrance, replacing damaged or missing railings at porches and the roof, window restoration, and replacement, repainting exterior wall surfaces, constructing a new ADA-compliant ramp at the east entrance to MJM, reconstructing and extending the porch at the east gate, renovating the women's restroom on the main floor to make it a unisex ADA-compliant bathroom, and renovating the basement-level men's bathroom to make it unisex as well. Additionally, existing pathways in Roger Morris Park will be modified to create an accessible path from the entrance to the park to the east access to MJM; and

Whereas: The Project would make the MJM's main floor accessible and significantly improve the appearance of what Duke Ellington is reputed to have called "the Jewel in the Crown of Sugar Hill." Given MJM's designation as a New York City landmark, the Project must be reviewed and approved by the NYC Landmarks Preservation Commission ("LPC"). Most of the proposed exterior restoration work can be supported by LPC staff. Still, the ADA-compliant ramp, which represents an addition to the historic building, the replacement rails at the porches and rooftop with a durable wood-composite material instead of wood, and the reconstructed and extended porch at the east entrance, which also represents a change to the historic building, must be approved by the LPC Commissioners. NYC Parks and HHT are scheduled to present the elements of the Project that require approval by the LPC Commissioners at LPC's meeting in July 2022; and

Whereas: Representatives of NYC Parks, HHT, and the Architect met with the Land Use Committee on June 1, 2022, to present the Project. The Project was presented to the Parks and Cultural Affairs Committee ("PCA") in September 2021, and representatives of PCA also attended the June 2022 Land Use meeting: now, be it.

Resolved: Community Board 12-Manhattan supports the Morris-Jumel Mansion Exterior Restoration and Accessibility Upgrade project.

Sincerely,



Eleazar Bueno
Chairperson

cc:

Hon. Eric Adams, Mayor

Hon. Mark Levine, Manhattan Borough President

Hon. Jumaane Williams, Public Advocate

Hon. Brad Lander, Comptroller

Hon. Adriano Espaillat, Congressman

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Hon. Carmen De La Rosa, Council Member

Hon. Shaun Abreu, Council Member

Meredith Horsford, Executive Director, Dyckman Farmhouse Alliance