

**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Thursday, September 10, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of August 13, 2026 minutes

Adjourn approval of minutes to October 8, 2026 meeting

III. PUBLIC HEARING

1. 37 CARROLL STREET: APPLICATION FOR DESIGNATION OF CARRIAGE HOUSE ACCESSORY TO 85 SOUTH HAMILTON STREET, WHICH WAS LISTED AS A LANDMARK IN 2016. APPLICANT: EVAN MENIST; OWNER: GARY MAIER; GRID #6161-29-096846; ZONING DISTRICT: RNC; FILE #2026-045

IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. 120 SOUTH HAMILTON STREET: APPLICATION FOR COA FOR PLACEMENT OF THREE HVAC ("MINI-SPLITS") UNITS ON THE EAST SIDE (REAR) OF THE RESIDENCE. OWNER: HELAD RABADI; APPLICANT/CONSULTANT: ROBERT HUYLO; GRID #6161-38-133733; ZONING DISTRICT: RNA; FILE #PB2026-025
2. 120 SOUTH HAMILTON STREET: APPLICATION FOR COA FOR INSTALLATION OF A ROOFTOP SOLAR ARRAY CONSISTING OF 60 PANELS AND MICROINVERTERS. OWNER: HELAD RABADI; APPLICANT/CONSULTANT; CHELSEA BREEN; GRID #6161-38-133733; ZONING DISTRICT: RNA; FILE #2026-051

3. 15 DWIGHT STREET: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR RE-PAINTING THE SINGLE FAMILY RESIDENCE IN ITS ORIGINAL COLORS. APPLICANT/OWNER: AMANDA THORNTON; GRID #6161-38-162734; ZONING DISTRICT: RNA; FILE #PD2026-053

V. COMMISSION BUSINESS

VI. ADJOURNMENT

1. Adjourn to October 8, 2026



CITY OF POUGHKEEPSIE, NEW YORK
BUILDING DEPARTMENT
 (845) 451-4007
 (845) 451-4006 (FAX)

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Street and Number:
 85 S. Hamilton Street and 37 Carroll Street

2026

NAME OF PROPERTY

Historic Name (if any):
 Corlies-Brinckerhoff-Rutherford Mansion and Carriage Barn

Other Names (if any): _____

CLASSIFICATION

Ownership of Property
☒ Private

Owner: Gary Maier
 83 S. Hamilton
 Poughkeepsie
 NY 12601
☐ Public

Category of Property
☒ Building(s)
(House and Carriage Barn)
☐ District
☐ Site
☐ Structure
☐ Object

FUNCTION OR USE

Historic Functions or Uses:
 Private Home and School of Dance

Current Functions or Uses: **Vacant**

NAME OF ARCHITECT (if known): Arnout Cannon (for 1893 remodel)

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Nomination Form Page 2

Statement of Significance: Mark "X" in all of the applicable boxes below for the criteria qualifying the property for local register listing.

☒ Property is associated with events that have made a significant contribution to the broad patterns of our history.

☒ Property is associated with the lives of person significant in our past.

☒ Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ Property has yielded, or is likely to yield, information important in prehistory or history.

☒ Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets, and attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Evan Menist, Councilmember Ward 2

Organization: City Council _____

Street: _____

City/State/Zip: _____

Telephone: _____

Date: **July 17, 2026** _____

Statement of Significance: Corlies-Brinckerhoff-Rutherford Property

In 2016, the Corlies-Brinckerhoff-Rutherford mansion and carriage barn were nominated to the Local Register of Historic Places by owner Barbara Rutherford Kutschbach. The Significance Statement for the property was prepared by Design Historian, Holly Wahlberg. The Poughkeepsie Common Council unanimously designated the property on July 5, 2016.

At the time of the designation, the Rutherford family had owned this mansion and carriage barn for 3 generations (grandmother Agnes Swords, mother Marion Swords Rutherford and finally, daughter Barbara Rutherford Kutschbach who died in 2025).

From 1862 to 2025, only three families have owned this property whose land extends from S. Hamilton Street west to Carroll Street. The carriage barn is located behind the mansion. The mansion faces S. Hamilton Street.

The highlighted areas in the attached 2016 significance statement show:

1. Maps of the property with boundary lines that include both the mansion and its carriage barn.
2. Photos documenting both the mansion and the carriage barn.
3. Text describing the carriage barn and its importance as well as the importance of the mansion.
4. Application cover sheets indicating that both the mansion and carriage barn are being nominated.

The property was listed on the National Register in 1980 as including both the mansion and carriage barn. The National Register listing for this property uses the same boundary lines as the 2016 Local Register nomination. The National Register nomination refers to the property as "85 S. Hamilton Street" as did the 2016 Local Register nomination. The National Register nomination also calls out the significance of the property's "large period barn" at the rear of "85 S. Hamilton Street."

Historic properties are sometimes composed of more than one mailing address or tax lot number assigned for governmental administrative purposes. This application is submitted to memorialize the following:

- that the portion of the landmark containing the carriage barn bears the street address of 37 Carroll Street.
- that the portion of the landmark containing the mansion bears the street address of 85 S. Hamilton Street.

Parcels bearing the addresses of 37 Carroll Street and 85 S. Hamilton Street contain historic resources of significance for protection under the Local Landmark Ordinance. Please see attached 2016 Significance Statement for an explanation of the significance of the property.

Local Register Nomination

85 S. Hamilton Street, Poughkeepsie (**House and Carriage Barn**)

Prepared by: Holly Wahlberg © 2016

STATEMENT OF SIGNIFICANCE:

Property is associated with lives of people significant in our past; is associated with events that have made a significant contribution to broad patterns of our history; embodies distinctive characteristics of a type and represents the work of a master

85 S. Hamilton Street represents one of Poughkeepsie's earliest examples of suburban architecture in the Civil War era and the subsequent shift in architectural taste toward the new Queen Anne style in the 1880s and 1890s. The alterations of 1893 are the work of one of Poughkeepsie's leading architects, Arnout Cannon. The house is also associated with three families who have had a major impact on Poughkeepsie's physical and cultural development: the Corlies family who created Poughkeepsie's first southside neighborhoods and later developed much of Poughkeepsie's east side; the Brinckerhoff family who dominated Poughkeepsie's ferry and shipping industries from the late 19th century well into the 20th century; and the Rutherford family whose commitment to ballet, dance and music in Poughkeepsie has continued uninterrupted since 1898. **This property also contains a large intact carriage barn with gambrel roof and cupola that is one of only a handful of similar barns to survive in Poughkeepsie.**

85 S. Hamilton Street, long regarded as one of the finest mansions in Poughkeepsie, was built circa 1862 as the home of real estate developer George Corlies (1804-1892). Corlies was born in New York City to a prosperous Quaker family whose fortune originated in dry goods, auctioneering and banking.¹ At age 30, Corlies retired from business - wealthy, but in fragile health. Looking for a country retreat and possibly fondly remembering his childhood days at a Dutchess County Quaker boarding school, Corlies selected Poughkeepsie as his new home in 1834.²

But the life of a retired country squire did not seem to suit George Corlies as he quickly began a real estate venture to subdivide and develop the Bronson French farm on the southern outskirts of the village. Although these plans were stymied by the economic Panic of 1837, Corlies did not forget Poughkeepsie and returned 13 years later in 1850 to resume his plans for a new residential development on Poughkeepsie's southern boundary.³

Corlies began this new neighborhood on the west side of Garfield Place, building the first home there (his own home at #28) in 1851 and selling additional building

lots to his Quaker friends. Other members of the Corlies family soon followed George Corlies to Poughkeepsie, purchasing land to develop the country estates of Maple Grove, Cedarcliff and Edgehill along Poughkeepsie's South Road (today's Route 9).



S. Hamilton Street Row (87, 85, 83, 81 S. Hamilton Street)

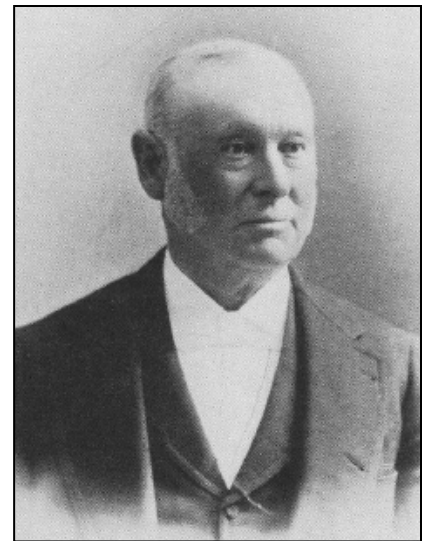
In the early 1860s, Corlies moved beyond Garfield Place – continuing to develop homes on land to the east along a rocky promontory known informally as “cherry hill” for the wild cherry trees growing there. The com-

munity watched with what was described as a “feeling next to wonder” at the way Corlies transformed this rock ledge into a “mansion row” of gracious Italianate villas and Second Empire style homes.⁴ Just as he had on Garfield Place, Corlies personally led the way to this new neighborhood by moving himself and his family into homes on S. Hamilton Street. Of the four houses built in a row along the west side of the street, Corlies selected #85 (built in 1861-62) as his own residence.

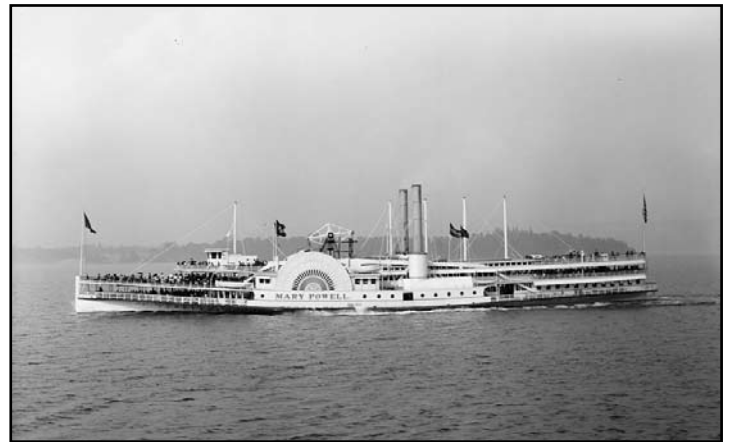
In addition to neighborhood planning, Corlies was also noted for his avid interest in landscape design - planting hundreds of shade trees as part of his projects.⁵ He also played a significant part in the design of the new Poughkeepsie Rural Cemetery, especially the layout of the carriage road leading to the magnificent “Lookout” at the top of Mine Point. (Corlies later told the story of Matthew Vassar’s desire to erect a monument to Henry Hudson somewhere along the Hudson River. Corlies suggested to Vassar that the cemetery’s Lookout on the top of Mine Point would be a fine location for the monument. After visiting the spot, Vassar published an article in the Poughkeepsie papers describing this idea. When Corlies met up with Vassar a week later, Vassar told him, “Not one person in the City of Poughkeepsie has referred to my monument. I have decided to build a College for Women, where they can learn what is useful, practical and sensible.”)⁶

In 1883, George Corlies sold 85 S. Hamilton to prominent steamship entrepreneur John H. Brinckerhoff (1827-1901). When Brinckerhoff purchased this home for himself and his 89-year-old mother, he was a wealthy widower well into late middle age and at the height of his career as the dominant force in Poughkeepsie’s transportation industry. At the time of his death in 1901, Brinckerhoff owned considerable wharf frontage on both sides of the river along with the Poughkeepsie-Highland ferry service, the celebrated passenger steamer, the *Mary Powell* and several other steamships carrying both passengers and freight between New York, Newburgh, Poughkeepsie, and Kingston.⁷

Perhaps it was Brinckerhoff’s close connection with beautiful 19th century steamships that inspired local architect Arnout Cannon’s 1893 renovation of 85 S. Hamilton with details that seem to echo the spindles of a steamship’s paddle wheel, the multiple tiers and rail-



John H. Brinckerhoff



(Above) Brinckerhoff’s steamship, the *Mary Powell*;
(Below) 85 S. Hamilton Street



ings of a ship's promenade decks, and a tower that suggested a pilothouse or captain's bridge. These features have earned 85 S. Hamilton the local nickname "ferryboat house." In 1893, the *Poughkeepsie Daily Eagle* called Cannon's richly embellished wraparound porch design "the very finest veranda in town."⁸

Brinckerhoff reportedly enjoyed boasting that his house was on the highest point in Poughkeepsie except for College Hill and joked that he was glad College Hill was higher, "otherwise he wouldn't have any water."⁹ His hilltop home with its commanding five story tower (reduced to three stories by a later owner) gave Captain Brinckerhoff views of the Hudson River and the ability to keep a watchful



Carriage Barn at 85 S. Hamilton, Carroll St. (west) facade; this barn replaced an older stable on the same site

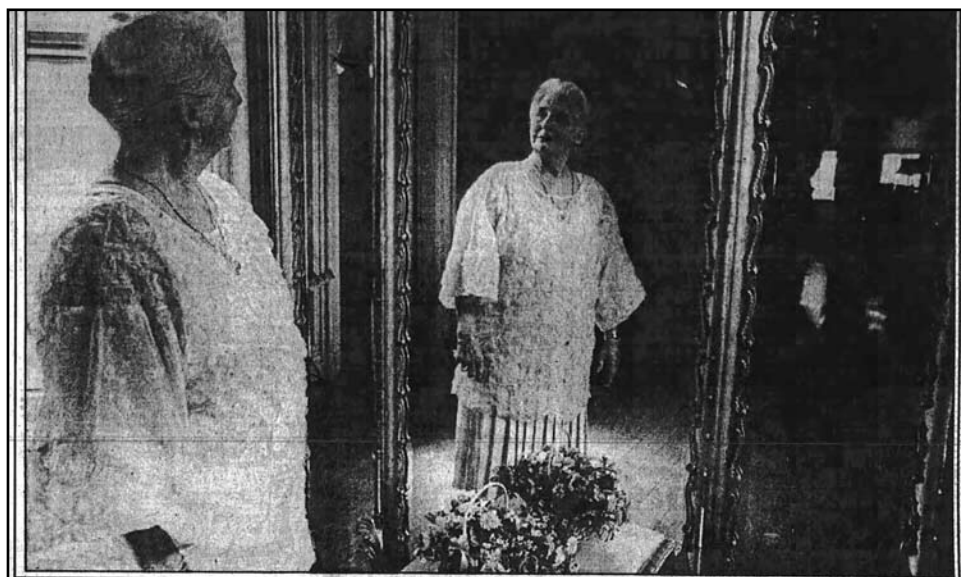
eye on his shipping interests.

Brinckerhoff's personal life was as flamboyant as his distinctive home. His fondness for fast ladies and fast horses kept Poughkeepsie entertained and sometimes scandalized, particularly during the racy court proceedings of his bitter divorce in 1886 after only ten months of marriage to a woman 40 years his junior.¹⁰

As an avid horseman, Brinckerhoff built a new carriage barn on the grounds of 85 S. Hamilton in 1895.¹¹ The porte cochere on the house's north side retains the special steps designed to assist passengers alighting from their carriages.



(Above) The Crum home at 47 Carroll St. as it looks today;
(Below) Marion Rutherford in 1988 celebrating her 83rd birthday



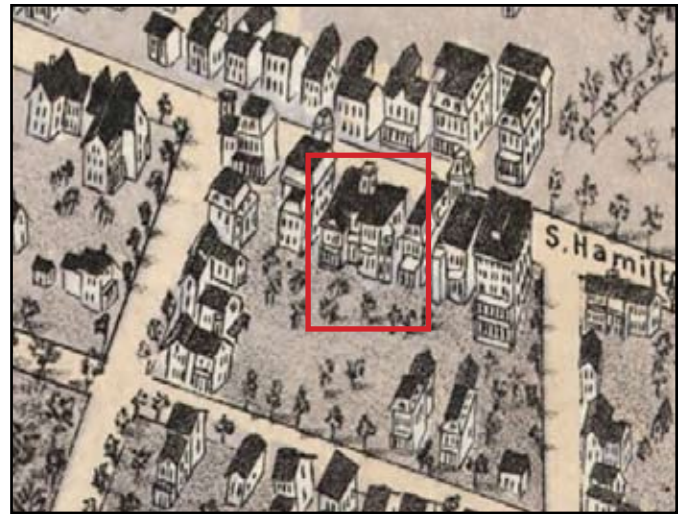
In 1901, Brinckerhoff died following a carriage accident while trying out his newest horse on the Hyde Park Road (today's Route 9 North). At his side was his beloved young ward and housekeeper, Miss Ida Crum who survived the accident. Brinckerhoff left 85 S. Hamilton to Ida Crum who lived there until her death in 1933.¹³ Miss Crum's family was related to Brinckerhoff's deceased first wife, Angeline Terpening. (Ida Crum called Brinckerhoff "Uncle" and was the sister of the husband of Brinckerhoff's niece, Grace Terpening Crum). The men of the Crum family assisted Brinckerhoff in

Friends, students offer graceful bow to Poughkeepsie's first lady of dance

his business operations.¹⁴ The Crum residence nearby at 47 Carroll Street, next door to Brinckerhoff's carriage barn, completed the closely knit connection between these two families. The Crums continued to operate the Poughkeepsie-Highland ferry service until 1941, when they were finally driven out of business by the dominance of the Mid-Hudson bridge.¹⁵

As Brinckerhoff's ward was living out her final years alone in the Brinckerhoff mansion, a pair of young newlyweds named George and Marion Rutherford drove by one day in 1926, and promised themselves that one day, they would own the magnificent 85 S. Hamilton Street. That year, the 21-year-old ballerina and Broadway understudy, Marion Swords of St. Louis had married musician George Rutherford II of Poughkeepsie – and together they would continue the Rutherford family's School of Dance, then already in its 28th year of providing dance and music instruction to city residents.¹⁶

Fourteen years into their marriage, the couple's newlywed dream actually did come true. In 1940, George and Marion Rutherford purchased 85 S. Hamilton Street as their family home. Their studio of dance would be conducted in the mansion's drawing room and south parlor from that point on.



1873 and 1880 maps showing 85 S. Hamilton



c. 1905 photo of 85 S. Hamilton showing earlier tower design and rooftop balustrade

Marion Rutherford once explained to a local reporter the importance dance studios traditionally held in community life: "Years ago when a family moved to a new city, one of the first things they did was find a dance studio. They recognized the importance of preparing the younger generation to enter society. My husband knew how to train young ladies. He taught them manners, poise and how to sit down."¹⁷

where two generations of the Rutherfords have raised their families and brought the joy of dance to hundreds each year.

The Rutherfords have proudly retained the original exterior appearance of 85 S. Hamilton St., along with

The year 2015 marks the Rutherford family's 75th year at 85 S. Hamilton

many of the opulent interior fittings installed by the Corlies and Brinckerhoff families - including chandeliers, sconces, embossed wall paper, gilded floor to ceiling mirrors, portieres, elaborate plaster ornament, and marble mantles.

Maps from 1873 and 1880 show that 85 S. Hamilton had a larger and more cube-like footprint than the other Corlies houses next door (#'s 83 and 87) which were designed in the Second Empire style. 85 S. Hamilton seems to have been conceived as a larger and grander Italianate style home with a mansard roofed tower, a deep and elaborate bracketed cornice and a 3rd floor window frieze (instead of a third floor mansard roofed attic). The 1880 map shows a porch running along only part of the front facade south of the front door.

In 1893, newspaper reporters announced that Brinckerhoff's architect, Arnout Cannon of Poughkeepsie was conducting "extensive improvements" on the house at a cost of \$10,000.¹⁸ We know for certain from press accounts that the porch was redesigned, although it seems possible that Cannon may have also heightened the central tower for better river views and added the elegant porte cochere for this client who was so closely connected with both the Hudson and carriage driving.



Poughkeepsie Architect Arnout Cannon (inset); and his home at 144 Franklin Street as it looks today



Wilderstein; redesigned in the Queen Anne style in 1888 by Poughkeepsie architect Arnout Cannon

We do know that at some point prior to 1940, the roof balustrade, one element of porch trim and part of the tower were removed (see photo published in 1905 showing these features still in place).¹⁹ The tower was dropped from five to four stories sometime before the 1913 Sanborn Fire Insurance Map was drawn. When the Rutherfords purchased the house in 1940, the Crum family told them the tower had been lowered because it "rocked" in the wind. Some or all of the original roof balustrade is currently stored in the carriage barn.

Earlier newspaper references prior to 1893 reveal that Brinckerhoff also had extensive work done to the house when he purchased it in 1883 for what was considered the bargain price of

\$16,000.²⁰ Whether this work was done on the interior, the exterior or both is unknown. For the 1893 remodeling, Brinckerhoff may have selected Poughkeepsie architect Arnout Cannon (1839-1898) because of Cannon's

extensive work for one of Brinckerhoff's colleagues, the Newburgh steamship baron, Homer Ramsdell. In 1890, Cannon had produced designs for Ramsdell's country house in the suburbs of Newburgh and for a Ramsdell owned hotel near the Beacon wharf.²¹

Five years before undertaking work on 85 S. Hamilton, Cannon's large scale 1888 remodeling of Wilderstein in Rhinebeck (where he transformed the Suckley family's restrained Italianate villa into a fashionable Queen Anne mansion with elaborate porte cochere) was a project that had already proved Cannon's ability to update the Italianate style with new and fashionable architectural changes befitting a man such as Brinckerhoff who was at the peak of his wealth and status.²²

Cannon may have also known Brinckerhoff as a friend and neighbor, since up until 1888, the Cannon family's personal residence was at 144 Franklin Street, less than two blocks from 85 S. Hamilton Street.²³



IMPORTANT AUCTION

Of high class furniture, oil paintings, piano, etc.. Having sold the property 85 South Hamilton St., Poughkeepsie, N. Y., will sell on the premises

THURSDAY, AUGUST 15, AT 9:30 A. M.

For the estate of Ida M. Crum, the entire contents of the 12-room house: Oil paints by Hilliard, Charles Hoquet and G. la Roique. Dresden and Staffordshire pieces; several gold cabinets, onyx, bronze and marble figures; statuary. Upholstered couches, ottomans, easy chairs; plaques. Handsome Chickering piano; electric victrola; engravings, teakwood stand. Mahogany table, mahogany dining room suite, several gold parlor chairs. Imported drapes and lace curtains; mahogany bedroom suites, white enamel bedroom suite; oak bedroom suite; black walnut bedroom suite. Clocks, clock set, scatter rugs, water colors, toilet sets. Bedroom chairs; bisque figures; rare and irreplaceable imported French and English bricabac. Figurines; nipon card receiver, group statuary horses and warrior. Divan, roundabout settee, large carved hall rack, mahogany chairs, enamel bed, spring and mattress; love seat, porch furniture, table and chairs. Wicker flower stands, kitchen chairs and table; stepladder, kitchen utensils, dishes, etc. Everything in fine condition. Terms: Cash. Inspection Wednesday, August 14th, from 2 P. M. to 5 P. M. Sale under the management of James R. Smith, 882 Main Street.

By order of the Trustees of the estate of Ida M. Crum, deceased

On August 15, 1940, the contents of the Brinckerhoff mansion were sold at public auction on the lawn of 85 S. Hamilton, seven years after the death of Brinckerhoff's heir, Miss Ida Crum. George and Marion Rutherford were able to purchase Brinckerhoff's massive mahogany Renaissance Revival dining room suite which is still used daily by George and Marion Rutherford's daughter, Barbara, the current owner of 85 S. Hamilton.

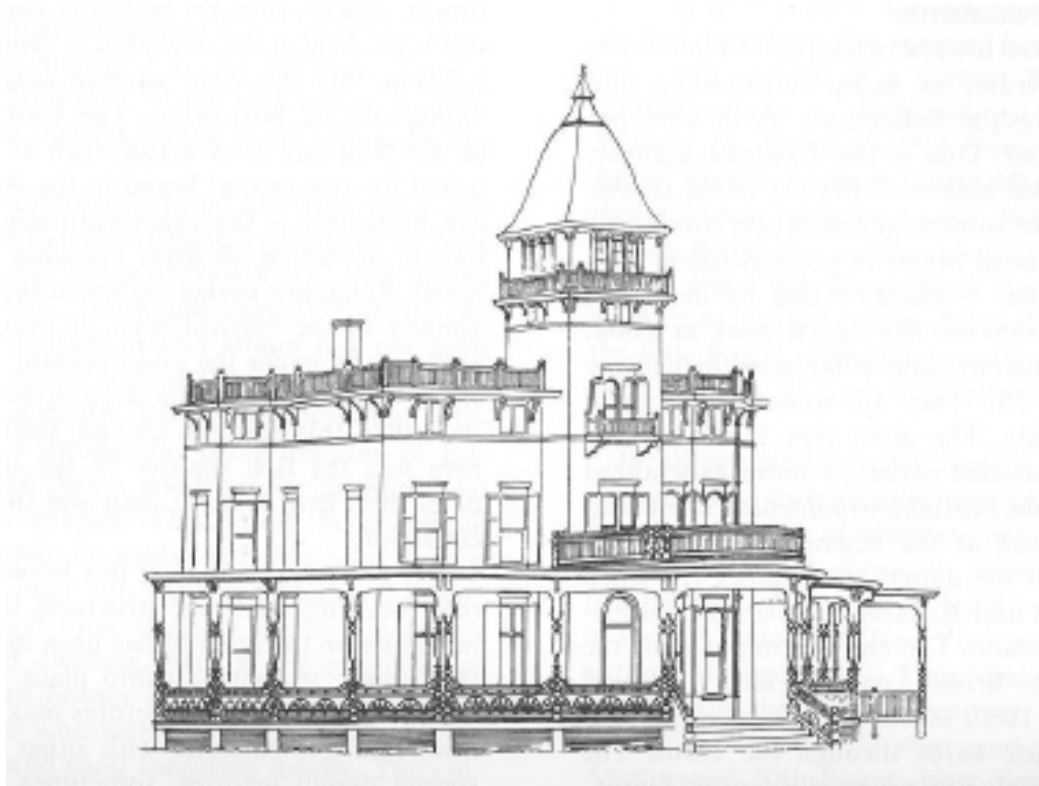
Notes:

- ¹ Scoville, Joseph Alfred. *The Old Merchants of New York City* (1864) 115.
- ² Platt, Edmund. *History of Poughkeepsie* (1905) 275.
- ³ Ibid., George Corlies Obituary: May 28, 1892 *Poughkeepsie Daily Eagle*
- ⁴ “George Corlies” December 20, 1891 *Poughkeepsie Sunday Courier*
- ⁵ “George Corlies Dead” June 4, 1892 *Poughkeepsie News-Telegraph*
- ⁶ Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901. 155.
- ⁷ *Commemorative Biographical Record of Dutchess County*. Chicago: J.H. Beers, 1897, 848.
- ⁸ July 29, 1893 *Poughkeepsie Daily Eagle*
- ⁹ “85 S. Hamilton Street” August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ¹⁰ *Poughkeepsie Sunday Courier*: June 27, 1886; August 8, 1886; October 3, 1886; December 12, 1886; January 23, 1887; April 24, 1887.
- ¹¹ “Handsome New Barn” November 21, 1895 *Poughkeepsie Daily Eagle*
- ¹² “Captain Brinckerhoff Injured” December 1, 1901 *Poughkeepsie Daily Eagle*
- ¹³ “Ida Crum Dies” November 20, 1933 *Poughkeepsie Daily Eagle*; “Obituary Samuel A. Crum April 19, 1936 *Poughkeepsie Sunday Courier*; “Brinckerhoff Trial” August 1, 1886, March 14, 1886, May 29, 1887 *Daily Eagle*
- ¹⁴ Ibid.
- ¹⁵ December 18, 1941 *Poughkeepsie New Yorker*
- ¹⁶ “Many Happy Returns, Mrs. R.” June 12, 1988 *Poughkeepsie Journal*
- ¹⁷ Hughes, Larry. “Mrs. R. Was Matriarch of Dance” September 16, 2003 *Poughkeepsie Journal*
- ¹⁸ March 19, 1893 *Poughkeepsie Sunday Courier*; March 20, 1893 *Poughkeepsie Daily Eagle*
- ¹⁹ “85 S. Hamilton St.” August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ²⁰ “Fitting Up” October 10, 1883 *Poughkeepsie Daily Eagle*; Deeds Liber 214, 498: Jacob Corlies to John H. Brinckerhoff
- ²¹ February 15, 1890 *Poughkeepsie News-Telegraph*; April 20, 1890 *Poughkeepsie News-Press*
- ²² Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001. 21-24
- ²³ “Cannon to Sell House on Franklin” January 28, 1888 *Poughkeepsie News-Telegraph*

Sources:

Map of the City of Poughkeepsie. E.B. Hyde and Company, New York (1880).
Map of Poughkeepsie, NY, (1873) Drawn by H.H. Bailey. Albany, NY. Library of Congress Collection.
“Will of John H. Brinckerhoff” December 8, 1901 *Poughkeepsie Sunday Courier*.
“Captain Brinckerhoff Injured” December 1, 1901 *Courier*; November 28, 1901 *Daily Eagle*; December 2, 1901 *Daily Eagle*.
“Obituary Ida M. Crum” November 20, 1933 *Poughkeepsie Daily Eagle*.
“Captain Brinckerhoff Dies” December 7, 1901 *Poughkeepsie News-Telegraph*; December 3, 1901 *Poughkeepsie Daily Eagle*.
“Not Yet Divorced” July 29, 1886 *Poughkeepsie News-Press*.
“Obituary George E. Rutherford II” December 1, 1981 *Poughkeepsie Journal*.
“Captain Brinckerhoff’s Will” July 28, 1902 *Daily Eagle*; December 21, 1901 *News-Telegraph*; December 2, 1901 *Daily Eagle*.
Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001.
Platt, Edmund. *History of Poughkeepsie*, 1905. (George Corlies: 275-276, John Brinckerhoff: 272-275, 231.
Gillon, Edmund V. Jr. and Clay Lancaster. *Victorian Houses: A Treasury of Lesser Known Examples*. New York: Dover Press, 1973, viii, plate 48.
“Obituary Marion S. Rutherford” August 26, 2003 *Poughkeepsie Journal*.
Hughes, Larry. “Mrs. R. Was Matriarch of Dance” September 16, 2003 *Poughkeepsie Journal*.

"George Corlies Dead" June 14, 1892 *Poughkeepsie News-Telegraph*; May 28, 1892 *Daily Eagle*.
 "George Corlies" December 20, 1891 *Poughkeepsie Sunday Courier*.
 "George Corlies" May 27, 1892 *Poughkeepsie Evening Enterprise*.
 Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901.
 Scoville, Joseph A. *The Old Merchants of New York City*. Carleton, 1864.
 "New Hotel to be Erected at Fishkill Landing" February 15, 1890 *News-Telegraph*; February 17, 1890 *Daily Eagle*.
 "Cannon Prepares Plans for Ramsdell" April 20, 1890 *News-Press*.
 "Cannon to Sell House on Franklin St." January 28, 1888 *News-Telegraph*.
 "Obituary Samuel A. Crum" April 19, 1936 *Poughkeepsie New Yorker*.
 "Handsome New Barn" November 21, 1895 *Daily Eagle*.
 "Plans for Extensive Improvements" March 20, 1893 *Daily Eagle*.
 "Crum Closing Ferry" December 18, 1941 *Poughkeepsie New Yorker*.
 "Fitting Up" October 10, 1883 *Daily Eagle*.
 "John H. Brinckerhoff" *Commemorative Biographical Record of Dutchess County*, 1897.
 "Repairs Finished" July 29, 1893 *Daily Eagle*.
 "Captain Brinckerhoff has Spent \$10,000" June 8, 1893 *Daily Eagle*.
 "85 S. Hamilton - Old House Series" August 10, 1947 *Poughkeepsie New Yorker*.
 "Many Happy Returns, Mrs. Rutherford" June 12, 1988 *Poughkeepsie Journal*.
 "Brinckerhoff Divorce" June 27, 1886 *Courier*; August 8, 1886 *Courier*; August 1, 1886 *Courier*; October 2, 1886 *Courier*; December 12, 1886 *Courier*; January 23, 1887 *Courier*; April 24, 1887 *Courier*.
 Sanborn Fire Insurance Maps - 1895 and 1913.
 "Important Auction" August 13, 1940 *Poughkeepsie New Yorker*.



Drawing from: *Victorian Houses: A Treasury of Lesser Known Examples*, 1973 by Edmund Gillon and Clay Lancaster



South and East Facades



East (front) facade



East and North facades



Porte Cochere on the north facade and carriage barn beyond



Front porch steps, arched double front doors, spindlework porch trim, full length parlor windows



Second and third floor balustrades, cornice brackets, 3rd floor window frieze - on front (east) facade

HANDSOME NEW BARN.

—One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J. H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

November 21, 1895 *Daily Eagle*
"Handsome New Barn"

One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J. H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

Dance Classes

Children

Expert Instruction — Pleasant Surroundings

Classical Ballet

Beginners — Advanced — Professional

New Classes Forming

Pre-School—Kinderdance—Pre-Ballet

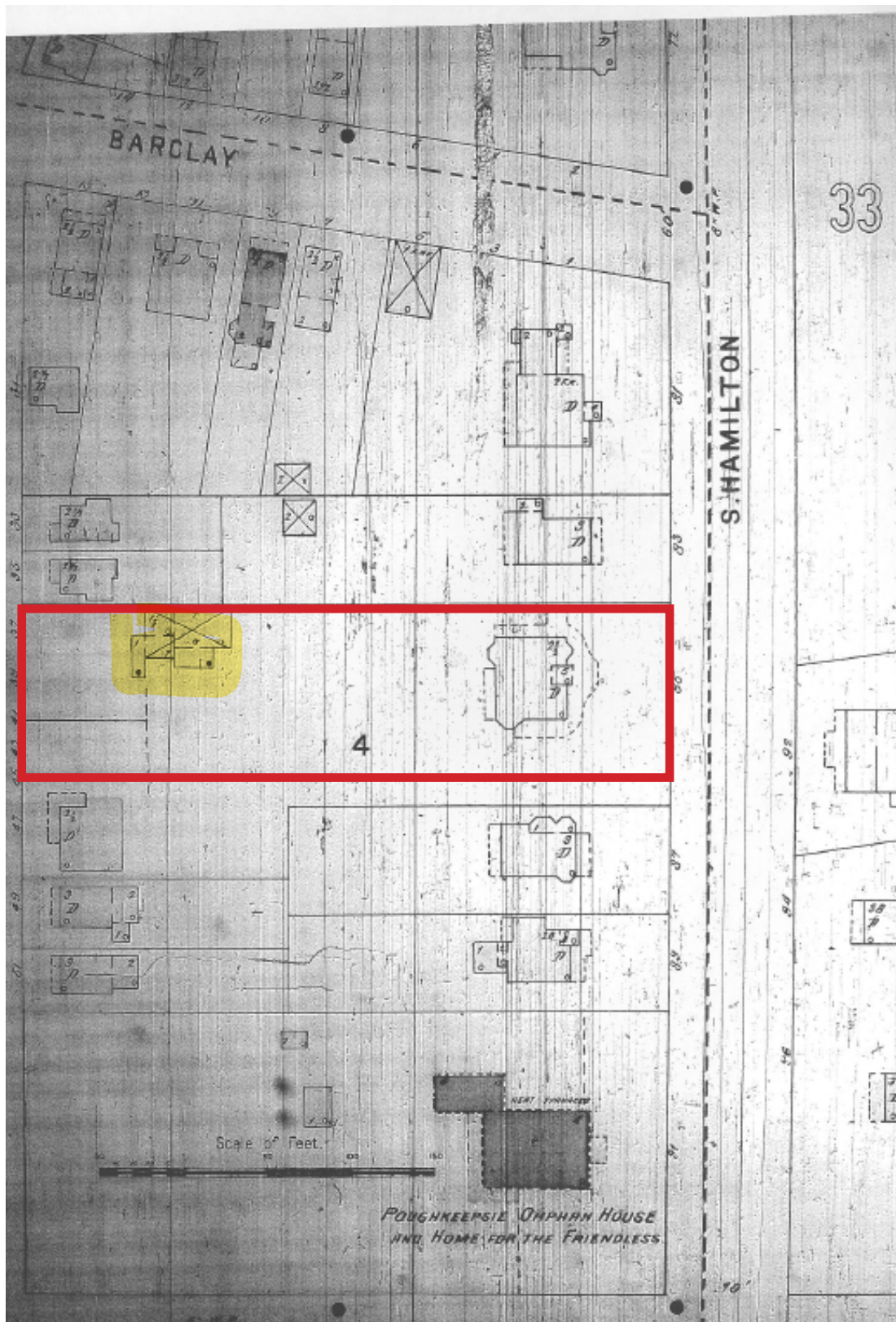
**Enroll Now*

All classes open week of Sept. 9

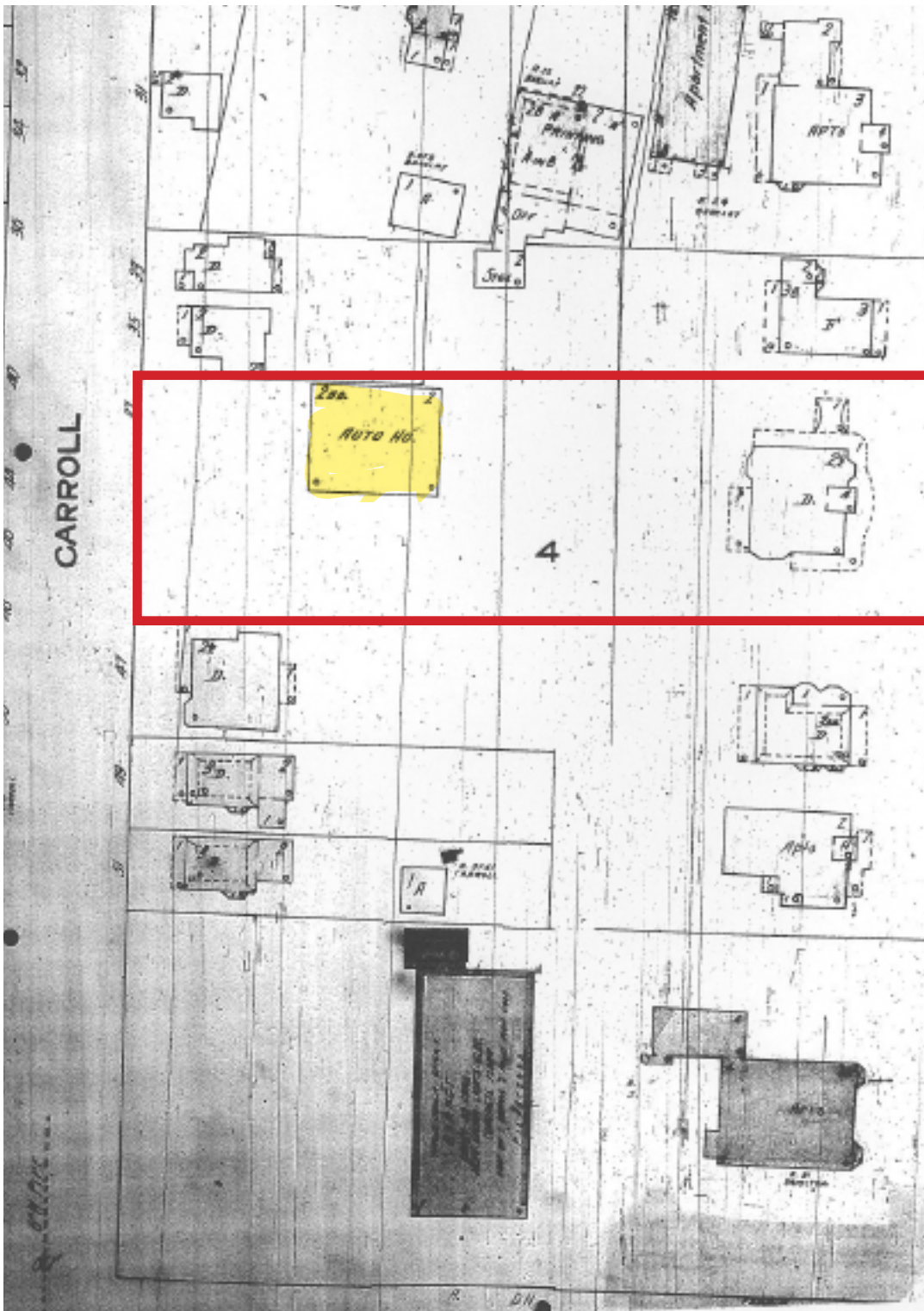
Rutherford School

85 So. Hamilton Street Phone 471-2390

1968 ad for the Rutherford School of Dance



Sanborn Fire Insurance Map, 1895



Sanborn Fire Insurance Map, 1913 (showing tower dropped from five stories to four stories and the replacement of previous stable with new carriage barn - the barn is referred to by 1913 as an “auto house”)

HISTORIC AND NATURAL DISTRICTS INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 027-40-0061
QUAD. _____
SERIES _____
NEG. NO. _____

D11

YOUR NAME: Townley McElhiney Sharp DATE: August 10, 1980

YOUR ADDRESS: Box 274, Hurley, N.Y. TELEPHONE: 914-331-8944

ORGANIZATION (if any): Historic Architecture & Decorative Arts
Consultants

1. NAME OF DISTRICT: South Hamilton Street Row

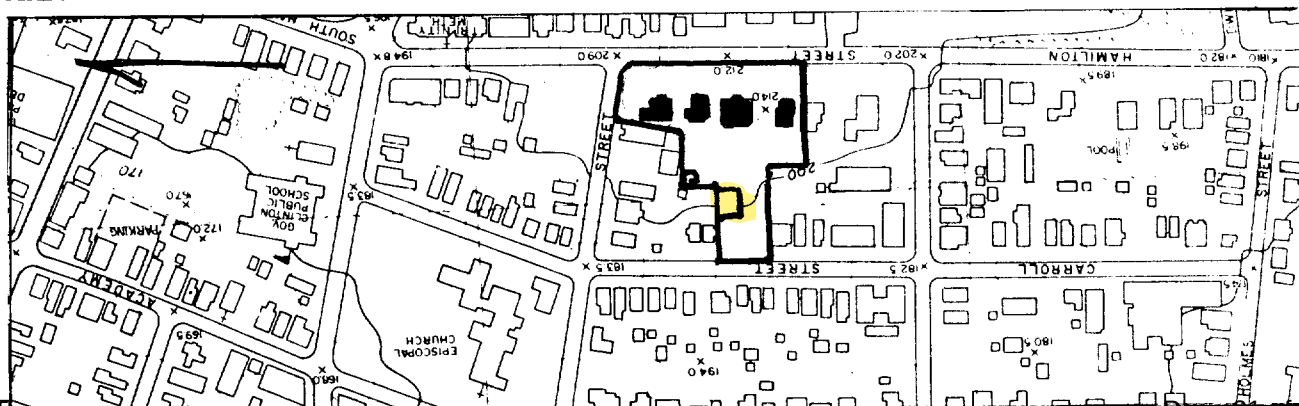
2. COUNTY: Dutchess TOWN CITY Poughkeepsie VILLAGE: _____

3. DESCRIPTION: The four houses in this row are all clapboarded and date from 1871 or 1872. Varying from two-story Second Empire residences to three-and-a-half-story Italian Villa- and Victorian Residential-style dwellings, each is sited on a large grassy lot, with many trees. Distinctive architectural features include slate mansard roofs, bracketed and Eastlake-style porches, towers, an arcaded loggia, balconies, a porte cochère, and a large period barn (at the rear of No. 85.) These houses clearly represent the upper-middle class suburbs of the 1870s.

Starting at the southwest corner of South Hamilton and Barclay Streets, the row's boundary runs west along Barclay (cont.)

4. SIGNIFICANCE: South Hamilton Street, named for Alexander Hamilton, is characterized by residential buildings for almost its entire length, starting at Cannon Street south to Livingston Street. The South Hamilton Street Row is the first block, moving away from the Central Business District, with set-back structures, large suburban lawns, and many trees. From a perusal of city directories, it appears that George Corlies developed this row as private speculation. It has been suggested that Nos. 83, 85, 87, and 89 (latter now completely altered) were originally similar Second Empire residences. The houses at 83 and 87 retain their initial appearance, while 85 was transformed in the 1880s into an elaborate Victorian Residential-style dwelling (cont.)

5. MAP:



6. SOURCES: Platt, History of Poughkeepsie, 1905; City Directories: 1871-1872 to 1872-1873; Maps: 1867, 1874, 1876, c. 1880, 1887, 1895; Opdycke, Guide, 1977.

7. THREATS TO AREA:

BY ZONING ☐

BY ROADS ☐

BY DEVELOPERS ☐

BY DETERIORATION ☐

OTHER None

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA: Although local residents are proud and protective of their block, they fear encroachments from marginal neighborhoods nearby. At the same time, this row is within a two-block proximity of the National Register-eligible Academy and Dwight-Hooker Avenue Historic Districts, which should bolster the residents' efforts to maintain their properties appeal and integrity.

- 9 PHOTOS: See photographs numbered SH-1 and SH-2 in the accompanying envelope.

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DISTRICT/ROW # VIII., continued South Hamilton Street

3. DESCRIPTION, CONTINUED
to the western property line of No. 81. It then follows the rear lot lines of Nos. 81, 83, 85, and 87, in an irregular way to the southern line of No. 87, runs east to South Hamilton Street, and along the western curb of the street to the place of beginning. (See #5: MAP for detailed boundary lines.)
UTM: 18/589350/4616450. Approximate acreage is three.

4. SIGNIFICANCE, CONTINUED
by Captain John H. Brinckerhoff, owner of the Poughkeepsie Transportation Company and the famous steamer "Mary Powell." With its distinctive architectural details, No. 85 is unique in the City of Poughkeepsie and with the best example of the Italian Villa Style, No. 79 South Hamilton Street, makes an important statement about elevated taste and wealth in Poughkeepsie during the late-19th century. The two intact and distinguished Second Empire houses provide an interesting contrast and indicate different preferences for residential styles in Poughkeepsie in the 1870s.

SOUTH HAMILTON STREET ROW, POUGHKEEPSIE, N.Y.

<u>BIDG. #</u>	<u>STREET & NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL & HISTORICAL DATA</u>	<u>OWNER & ADDRESS</u>
	<u>S. Hamilton St.</u>			
194.	81	c.1872	Italianate Villa-style house; clapboarded; two to three stories plus mansard roof; projecting tower at center front with two story arch embracing large second story window and paneled, double entry doors; 4/4 windows are single or paired; at right is wing with arcaded logia and small tower.	Abstel Realty 155 Franklin
195.	83	c.1871	Clapboarded, Second Empire-style residence; two stories plus mansard roof; dormers with arched pediments; paneled & bracketed cornice; 2/2 windows with molded lintels; bracketed porch; wing at back.	Robert W. Jaegen same
196.	85	c.1871	Two and a half to three story, clapboarded house; deeply projecting cornice with brackets; wide frieze with windows; second and third story central tower with balcony; arched 1/1 windows; ornate wrap-around porch with porte cochere in the Eastlake Style; arched entryway with large, double doors.	Marion S. Rutherford same
197.	87	c.1871	Clapboarded, Second Empire-style house; two stories and a mansard roof; dormers with arched pediments; paneled & bracketed cornice; 2/2 windows with molded lintels; bracketed porch; wing at rear; 3 sided bay; double door entry.	Everett K. Weed Jr. same

Wm. H. H. H.

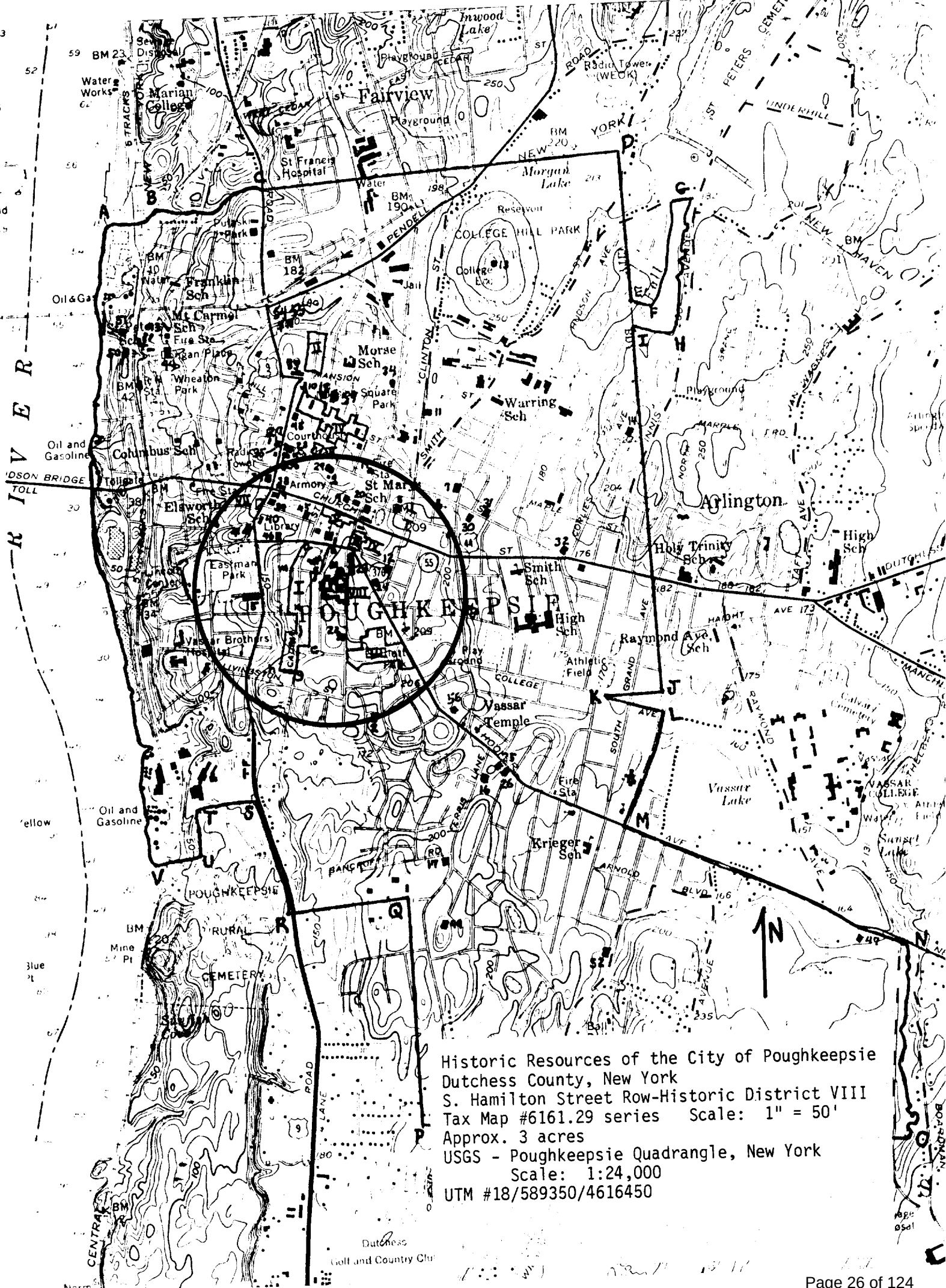
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CARROLL

↑N

197

STREET



Historic Resources of the City of Poughkeepsie
 Dutchess County, New York
 S. Hamilton Street Row-Historic District VIII
 Tax Map #6161.29 series Scale: 1" = 50'
 Approx. 3 acres
 USGS - Poughkeepsie Quadrangle, New York
 Scale: 1:24,000
 UTM #18/589350/4616450



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

**HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
NOMINATION FOR DESIGNATION**

LOCATION

Address: 85 S Hamilton Street

APPLICANT

Name: Holly Wahlberg, Design Historian / Barbara Rutherford

OWNER

Address: 85 S. Hamilton Street

Refer nomination to the Common Council

Motion: _____
Second: _____
Votes: _____
Ayes Nays Abstentions

Signature of Chairman

Date:

Set for Public Hearing Yes [☒] No [☐] May 12, 2016

Motion: Gary Priyatsky
Second: Robert Morfel
Votes: 4 0 0
Ayes Nays Abstentions

Signature of Chairman

Date: 4/20/16



Gary E. Beck, Jr.
Building Inspector

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Phone: (845) 451-4007 Fax: (845) 451-4006

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Address: 85 S. Hamilton St.

Grid # _____

NAME OF PROPERTY

Historic Name (if any): _____

Other Names (if any): _____

CLASSIFICATION

Ownership of Property

☒ Private ☐ Public

Owner: Barbara Rutherford

Address: 85 S. Hamilton St.

City: Poughkeepsie, NY

State/Zip: 12601

Category of Property

☒ Building(s) House + Carriage Barn

☐ District

☐ Site

☐ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Private Home and School of Dance

Current Functions or Uses:

Same

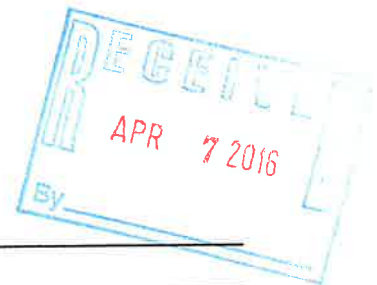
NAME OF ORIGINAL ARCHITECT (if known): Arnout Cannon (for 1893 remodel)

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.



Statement of Significance: Mark "X" in the applicable box(es) below for the criteria qualifying the individual property for local register listing.

- ☒ The property possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- ☒ The property is identified with historic personages; or
- ☒ The property embodies the distinguishing characteristics of an architectural style; or
- ☒ The property is the work of a designer whose work has significantly influenced an age; or
- ☐ Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Statement of Significance: Mark "X" in the box(es) below acknowledging the existence of the two criteria qualifying a group of properties as a historic district.

- ☐ The group contains properties which meet one or more of the criteria for designation of a landmark; and
- ☐ By reason of possessing such qualities, it constitutes a distinct section of the City.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets. Attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets. Attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Holly Wahlberg, Design Historian / on behalf of Barbara Rutherford

Organization: _____

Street: 35 Garfield Place

City/State/Zip: Poughkeepsie, NY 12601

Telephone: 845-454-5456

Date: 4/6/2016

HDLPC CERTIFICATION

The HDLPC hereby certifies that this application ☒ does ☐ ~~does not~~ meet the criteria for designation as a local historic district, landmark or landmark site. The HDLPC ☒ does ☐ ~~does not~~ recommends that the Common Council approve the application, in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance of the City of Poughkeepsie, New York.

Motion: Gary Privatky
Second: Noel Knille
Votes: 4 0 0

Signature of Chairman

Local Register Nomination

85 S. Hamilton Street, Poughkeepsie (House and Carriage Barn)

Prepared by: Holly Wahlberg © 2016

STATEMENT OF SIGNIFICANCE:

Property is associated with lives of people significant in our past; is associated with events that have made a significant contribution to broad patterns of our history; embodies distinctive characteristics of a type and represents the work of a master

85 S. Hamilton Street represents one of Poughkeepsie's earliest examples of suburban architecture in the Civil War era and the subsequent shift in architectural taste toward the new Queen Anne style in the 1880s and 1890s. The alterations of 1893 are the work of one of Poughkeepsie's leading architects, Arnout Cannon. The house is also associated with three families who have had a major impact on Poughkeepsie's physical and cultural development: the Corlies family who created Poughkeepsie's first southside neighborhoods and later developed much of Poughkeepsie's east side; the Brinckerhoff family who dominated Poughkeepsie's ferry and shipping industries from the late 19th century well into the 20th century; and the Rutherford family whose commitment to ballet, dance and music in Poughkeepsie has continued uninterrupted since 1898. This property also contains a large intact carriage barn with gambrel roof and cupola that is one of only a handful of similar barns to survive in Poughkeepsie.

85 S. Hamilton Street, long regarded as one of the finest mansions in Poughkeepsie, was built circa 1862 as the home of real estate developer George Corlies (1804-1892). Corlies was born in New York City to a prosperous Quaker family whose fortune originated in dry goods, auctioneering and banking.¹ At age 30, Corlies retired from business - wealthy, but in fragile health. Looking for a country retreat and possibly fondly remembering his childhood days at a Dutchess County Quaker boarding school, Corlies selected Poughkeepsie as his new home in 1834.²

But the life of a retired country squire did not seem to suit George Corlies as he quickly began a real estate venture to subdivide and develop the Bronson French farm on the southern outskirts of the village. Although these plans were stymied by the economic Panic of 1837, Corlies did not forget Poughkeepsie and returned 13 years later in 1850 to resume his plans for a new residential development on Poughkeepsie's southern boundary.³

Corlies began this new neighborhood on the west side of Garfield Place, building the first home there (his own home at #28) in 1851 and selling additional building

lots to his Quaker friends. Other members of the Corlies family soon followed George Corlies to Poughkeepsie, purchasing land to develop the country estates of Maple Grove, Cedarcliff and Edgehill along Poughkeepsie's South Road (today's Route 9).



S. Hamilton Street Row (87, 85, 83, 81 S. Hamilton Street)

In the early 1860s, Corlies moved beyond Garfield Place – continuing to develop homes on land to the east along a rocky promontory known informally as “cherry hill” for the wild cherry trees growing there. The com-

munity watched with what was described as a “feeling next to wonder” at the way Corlies transformed this rock ledge into a “mansion row” of gracious Italianate villas and Second Empire style homes.⁴ Just as he had on Garfield Place, Corlies personally led the way to this new neighborhood by moving himself and his family into homes on S. Hamilton Street. Of the four houses built in a row along the west side of the street, Corlies selected #85 (built in 1861-62) as his own residence.

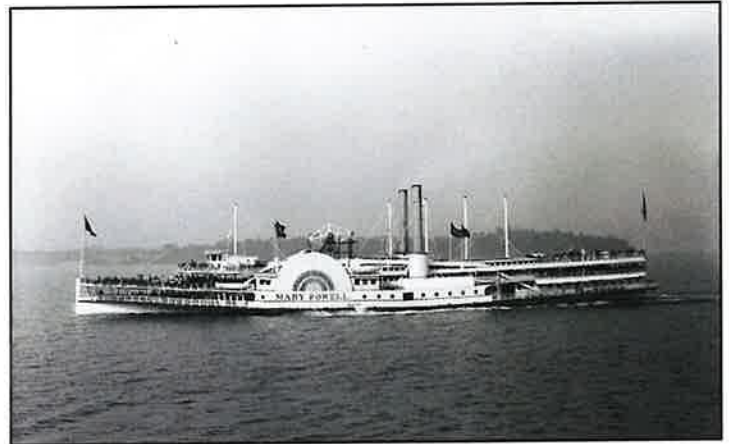
In addition to neighborhood planning, Corlies was also noted for his avid interest in landscape design - planting hundreds of shade trees as part of his projects.⁵ He also played a significant part in the design of the new Poughkeepsie Rural Cemetery, especially the layout of the carriage road leading to the magnificent “Lookout” at the top of Mine Point. (Corlies later told the story of Matthew Vassar’s desire to erect a monument to Henry Hudson somewhere along the Hudson River. Corlies suggested to Vassar that the cemetery’s Lookout on the top of Mine Point would be a fine location for the monument. After visiting the spot, Vassar published an article in the Poughkeepsie papers describing this idea. When Corlies met up with Vassar a week later, Vassar told him, “Not one person in the City of Poughkeepsie has referred to my monument. I have decided to build a College for Women, where they can learn what is useful, practical and sensible.”)⁶

In 1883, George Corlies sold 85 S. Hamilton to prominent steamship entrepreneur John H. Brinckerhoff (1827-1901). When Brinckerhoff purchased this home for himself and his 89-year-old mother, he was a wealthy widower well into late middle age and at the height of his career as the dominant force in Poughkeepsie’s transportation industry. At the time of his death in 1901, Brinckerhoff owned considerable wharf frontage on both sides of the river along with the Poughkeepsie-Highland ferry service, the celebrated passenger steamer, the *Mary Powell* and several other steamships carrying both passengers and freight between New York, Newburgh, Poughkeepsie, and Kingston.⁷

Perhaps it was Brinckerhoff’s close connection with beautiful 19th century steamships that inspired local architect Arnout Cannon’s 1893 renovation of 85 S. Hamilton with details that seem to echo the spindles of a steamship’s paddle wheel, the multiple tiers and rail-



John H. Brinckerhoff



(Above) Brinckerhoff’s steamship, the *Mary Powell*;
(Below) 85 S. Hamilton Street



ings of a ship's promenade decks, and a tower that suggested a pilothouse or captain's bridge. These features have earned 85 S. Hamilton the local nickname "ferryboat house." In 1893, the *Poughkeepsie Daily Eagle* called Cannon's richly embellished wraparound porch design "the very finest veranda in town."⁸

Brinckerhoff reportedly enjoyed boasting that his house was on the highest point in Poughkeepsie except for College Hill and joked that he was glad College Hill was higher, "otherwise he wouldn't have any water."⁹ His hilltop home with its commanding five story tower (reduced to three stories by a later owner) gave Captain Brinckerhoff views of the Hudson River and the ability to keep a watchful



Carriage Barn at 85 S. Hamilton, Carroll St. (west) facade; this barn replaced an older stable on the same site

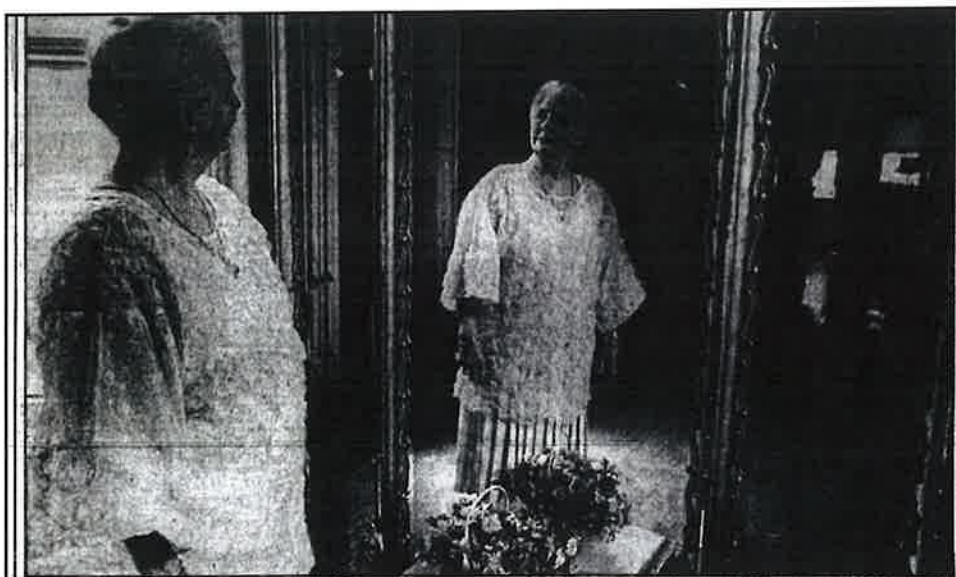
eye on his shipping interests.

Brinckerhoff's personal life was as flamboyant as his distinctive home. His fondness for fast ladies and fast horses kept Poughkeepsie entertained and sometimes scandalized, particularly during the racy court proceedings of his bitter divorce in 1886 after only ten months of marriage to a woman 40 years his junior.¹⁰

As an avid horseman, Brinckerhoff built a new carriage barn on the grounds of 85 S. Hamilton in 1895.¹¹ The porte cochere on the house's north side retains the special steps designed to assist passengers alighting from their carriages.



(Above) The Crum home at 47 Carroll St. as it looks today;
(Below) Marion Rutherford in 1988 celebrating her 83rd birthday



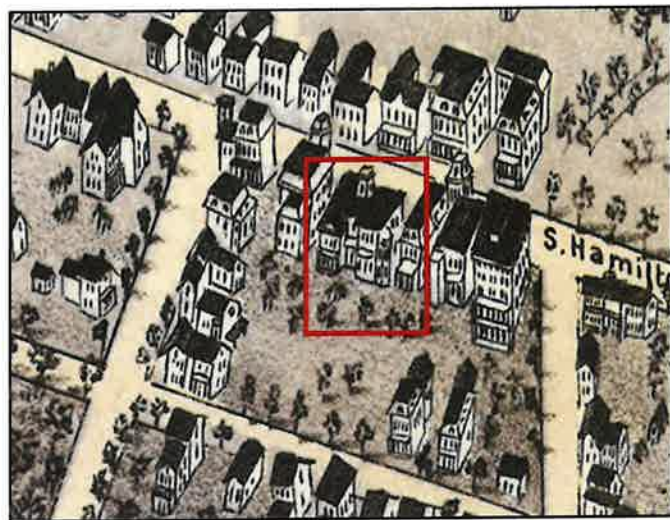
Friends, students offer graceful bow to Poughkeepsie's first lady of dance

In 1901, Brinckerhoff died following a carriage accident while trying out his newest horse on the Hyde Park Road (today's Route 9 North). At his side was his beloved young ward and housekeeper, Miss Ida Crum who survived the accident. Brinckerhoff left 85 S. Hamilton to Ida Crum who lived there until her death in 1933.¹³ Miss Crum's family was related to Brinckerhoff's deceased first wife, Angeline Terpening. (Ida Crum called Brinckerhoff "Uncle" and was the sister of the husband of Brinckerhoff's niece, Grace Terpening Crum). The men of the Crum family assisted Brinckerhoff in

his business operations.¹⁴ The Crum residence nearby at 47 Carroll Street, next door to Brinckerhoff's carriage barn, completed the closely knit connection between these two families. The Crums continued to operate the Poughkeepsie-Highland ferry service until 1941, when they were finally driven out of business by the dominance of the Mid-Hudson bridge.¹⁵

As Brinckerhoff's ward was living out her final years alone in the Brinckerhoff mansion, a pair of young newlyweds named George and Marion Rutherford drove by one day in 1926, and promised themselves that one day, they would own the magnificent 85 S. Hamilton Street. That year, the 21-year-old ballerina and Broadway understudy, Marion Swords of St. Louis had married musician George Rutherford II of Poughkeepsie – and together they would continue the Rutherford family's School of Dance, then already in its 28th year of providing dance and music instruction to city residents.¹⁶

Fourteen years into their marriage, the couple's newlywed dream actually did come true. In 1940, George and Marion Rutherford purchased 85 S. Hamilton Street as their family home. Their studio of dance would be conducted in the mansion's drawing room and south parlor from that point on.



1873 and 1880 maps showing 85 S. Hamilton



c. 1905 photo of 85 S. Hamilton showing earlier tower design and rooftop balustrade

Marion Rutherford once explained to a local reporter the importance dance studios traditionally held in community life: "Years ago when a family moved to a new city, one of the first things they did was find a dance studio. They recognized the importance of preparing the younger generation to enter society. My husband knew how to train young ladies. He taught them manners, poise and how to sit down."¹⁷

The year 2015 marks the Rutherford family's 75th year at 85 S. Hamilton

where two generations of the Rutherfords have raised their families and brought the joy of dance to hundreds each year.

The Rutherfords have proudly retained the original exterior appearance of 85 S. Hamilton St., along with

many of the opulent interior fittings installed by the Corlies and Brinckerhoff families - including chandeliers, sconces, embossed wall paper, gilded floor to ceiling mirrors, portieres, elaborate plaster ornament, and marble mantles.

Maps from 1873 and 1880 show that 85 S. Hamilton had a larger and more cube-like footprint than the other Corlies houses next door (#'s 83 and 87) which were designed in the Second Empire style. 85 S. Hamilton seems to have been conceived as a larger and grander Italianate style home with a mansard roofed tower, a deep and elaborate bracketed cornice and a 3rd floor window frieze (instead of a third floor mansard roofed attic). The 1880 map shows a porch running along only part of the front facade south of the front door.

In 1893, newspaper reporters announced that Brinckerhoff's architect, Arnout Cannon of Poughkeepsie was conducting "extensive improvements" on the house at a cost of \$10,000.¹⁸ We know for certain from press ac-

counts that the porch was redesigned, although it seems possible that Cannon may have also heightened the central tower for better river views and added the elegant porte cochere for this client who was so closely connected with both the Hudson and carriage driving.

We do know that at some point prior to 1940, the roof balustrade, one element of porch trim and part of the tower were removed (see photo published in 1905 showing these features still in place).¹⁹ The tower was dropped from five to four stories sometime before the 1913 Sanborn Fire Insurance Map was drawn. When the Rutherford family purchased the house in 1940, the Crum family told them the tower had been lowered because it "rocked" in the wind. Some or all of the original roof balustrade is currently stored in the carriage barn.

Earlier newspaper references prior to 1893 reveal that Brinckerhoff also had extensive work done to the house when he purchased it in 1883 for what was considered the bargain price of

\$16,000.²⁰ Whether this work was done on the interior, the exterior or both is unknown. For the 1893 remodeling, Brinckerhoff may have selected Poughkeepsie architect Arnout Cannon (1839-1898) because of Cannon's



Wilderstein; redesigned in the Queen Anne style in 1888 by Poughkeepsie architect Arnout Cannon



Poughkeepsie Architect Arnout Cannon (inset); and his home at 144 Franklin Street as it looks today

extensive work for one of Brinckerhoff's colleagues, the Newburgh steamship baron, Homer Ramsdell. In 1890, Cannon had produced designs for Ramsdell's country house in the suburbs of Newburgh and for a Ramsdell owned hotel near the Beacon wharf.²¹

Five years before undertaking work on 85 S. Hamilton, Cannon's large scale 1888 remodeling of Wilderstein in Rhinebeck (where he transformed the Suckley family's restrained Italianate villa into a fashionable Queen Anne mansion with elaborate porte cochere) was a project that had already proved Cannon's ability to update the Italianate style with new and fashionable architectural changes befitting a man such as Brinckerhoff who was at the peak of his wealth and status.²²

Cannon may have also known Brinckerhoff as a friend and neighbor, since up until 1888, the Cannon family's personal residence was at 144 Franklin Street, less than two blocks from 85 S. Hamilton Street.²³


IMPORTANT AUCTION
Of high class furniture, oil paintings, piano, etc.. Having sold the property 85 South Hamilton St., Poughkeepsie, N. Y., will sell on the premises
THURSDAY, AUGUST 15, AT 9:30 A. M.
For the estate of Ida M. Crum, the entire contents of the 12-room house: Oil paints by Hilliard, Charles Hoquet and G. la Roique. Dresden and Staffordshire pieces; several gold cabinets, onyx, bronze and marble figures; statuary. Upholstered couches, ottomans, easy chairs; plaques. Handsome Chickering piano; electric victrola; engravings, teakwood stand. Mahogany table, mahogany dining room suite, several gold parlor chairs. Imported drapes and lace curtains; mahogany bedroom suites, white enamel bedroom suite; oak bedroom suite; black walnut bedroom suite. Clocks, clock set, scatter rugs, water colors, toilet sets. Bedroom chairs; bisque figures; rare and irreplaceable imported French and English bricabac. Figurines; nipon card receiver, group statuary horses and warrior. Divan, roundabout settee, large carved hall rack, mahogany chairs, enamel bed, spring and mattress; love seat, porch furniture, table and chairs. Wicker flower stands, kitchen chairs and table; stepladder, kitchen utensils, dishes, etc. Everything in fine condition. Terms: Cash. Inspection Wednesday, August 14th, from 2 P. M. to 5 P. M. Sale under the management of James R. Smith, 882 Main Street.
By order of the Trustees of the estate of Ida M. Crum, deceased

On August 15, 1940, the contents of the Brinckerhoff mansion were sold at public auction on the lawn of 85 S. Hamilton, seven years after the death of Brinckerhoff's heir, Miss Ida Crum. George and Marion Rutherford were able to purchase Brinckerhoff's massive mahogany Renaissance Revival dining room suite which is still used daily by George and Marion Rutherford's daughter, Barbara, the current owner of 85 S. Hamilton.

Notes:

- ¹ Scoville, Joseph Alfred. *The Old Merchants of New York City* (1864) 115.
- ² Platt, Edmund. *History of Poughkeepsie* (1905) 275.
- ³ Ibid., George Corlies Obituary: May 28, 1892 *Poughkeepsie Daily Eagle*
- ⁴ "George Corlies" December 20, 1891 *Poughkeepsie Sunday Courier*
- ⁵ "George Corlies Dead" June 4, 1892 *Poughkeepsie News-Telegraph*
- ⁶ Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901. 155.
- ⁷ *Commemorative Biographical Record of Dutchess County*. Chicago: J.H. Beers, 1897, 848.
- ⁸ July 29, 1893 *Poughkeepsie Daily Eagle*
- ⁹ "85 S. Hamilton Street" August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ¹⁰ *Poughkeepsie Sunday Courier*: June 27, 1886; August 8, 1886; October 3, 1886; December 12, 1886; January 23, 1887; April 24, 1887.
- ¹¹ "Handsome New Barn" November 21, 1895 *Poughkeepsie Daily Eagle*
- ¹² "Captain Brinckerhoff Injured" December 1, 1901 *Poughkeepsie Daily Eagle*
- ¹³ "Ida Crum Dies" November 20, 1933 *Poughkeepsie Daily Eagle*; "Obituary Samuel A. Crum April 19, 1936 *Poughkeepsie Sunday Courier*"; "Brinckerhoff Trial" August 1, 1886, March 14, 1886, May 29, 1887 *Daily Eagle*
- ¹⁴ Ibid.
- ¹⁵ December 18, 1941 *Poughkeepsie New Yorker*
- ¹⁶ "Many Happy Returns, Mrs. R." June 12, 1988 *Poughkeepsie Journal*
- ¹⁷ Hughes, Larry. "Mrs. R. Was Matriarch of Dance" September 16, 2003 *Poughkeepsie Journal*
- ¹⁸ March 19, 1893 *Poughkeepsie Sunday Courier*; March 20, 1893 *Poughkeepsie Daily Eagle*
- ¹⁹ "85 S. Hamilton St." August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ²⁰ "Fitting Up" October 10, 1883 *Poughkeepsie Daily Eagle*; Deeds Liber 214, 498: Jacob Corlies to John H. Brinckerhoff
- ²¹ February 15, 1890 *Poughkeepsie News-Telegraph*; April 20, 1890 *Poughkeepsie News-Press*
- ²² Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001. 21-24
- ²³ "Cannon to Sell House on Franklin" January 28, 1888 *Poughkeepsie News-Telegraph*

Sources:

- Map of the City of Poughkeepsie. E.B. Hyde and Company, New York (1880).
- Map of Poughkeepsie, NY, (1873) Drawn by H.H. Bailey. Albany, NY. Library of Congress Collection.
- "Will of John H. Brinckerhoff" December 8, 1901 *Poughkeepsie Sunday Courier*.
- "Captain Brinckerhoff Injured" December 1, 1901 *Courier*; November 28, 1901 *Daily Eagle*; December 2, 1901 *Daily Eagle*.
- "Obituary Ida M. Crum" November 20, 1933 *Poughkeepsie Daily Eagle*.
- "Captain Brinckerhoff Dies" December 7, 1901 *Poughkeepsie News-Telegraph*; December 3, 1901 *Poughkeepsie Daily Eagle*.
- "Not Yet Divorced" July 29, 1886 *Poughkeepsie News-Press*.
- "Obituary George E. Rutherford II" December 1, 1981 *Poughkeepsie Journal*.
- "Captain Brinckerhoff's Will" July 28, 1902 *Daily Eagle*; December 21, 1901 *News-Telegraph*; December 2, 1901 *Daily Eagle*.
- Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001.
- Platt, Edmund. *History of Poughkeepsie*, 1905. (George Corlies: 275-276, John Brinckerhoff: 272-275, 231.
- Gillon, Edmund V. Jr. and Clay Lancaster. *Victorian Houses: A Treasury of Lesser Known Examples*. New York: Dover Press, 1973, viii, plate 48.
- "Obituary Marion S. Rutherford" August 26, 2003 *Poughkeepsie Journal*.
- Hughes, Larry. "Mrs. R. Was Matriarch of Dance" September 16, 2003 *Poughkeepsie Journal*.

"George Corlies Dead" June 14, 1892 *Poughkeepsie News-Telegraph*; May 28, 1892 *Daily Eagle*.
 "George Corlies" December 20, 1891 *Poughkeepsie Sunday Courier*.
 "George Corlies" May 27, 1892 *Poughkeepsie Evening Enterprise*.
 Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901.
 Scoville, Joseph A. *The Old Merchants of New York City*. Carleton, 1864.
 "New Hotel to be Erected at Fishkill Landing" February 15, 1890 *News-Telegraph*; February 17, 1890 *Daily Eagle*.
 "Cannon Prepares Plans for Ramsdell" April 20, 1890 *News-Press*.
 "Cannon to Sell House on Franklin St." January 28, 1888 *News-Telegraph*.
 "Obituary Samuel A. Crum" April 19, 1936 *Poughkeepsie New Yorker*.
 "Handsome New Barn" November 21, 1895 *Daily Eagle*.
 "Plans for Extensive Improvements" March 20, 1893 *Daily Eagle*.
 "Crum Closing Ferry" December 18, 1941 *Poughkeepsie New Yorker*.
 "Fitting Up" October 10, 1883 *Daily Eagle*.
 "John H. Brinckerhoff" *Commemorative Biographical Record of Dutchess County*, 1897.
 "Repairs Finished" July 29, 1893 *Daily Eagle*.
 "Captain Brinckerhoff has Spent \$10,000" June 8, 1893 *Daily Eagle*.
 "85 S. Hamilton - Old House Series" August 10, 1947 *Poughkeepsie New Yorker*.
 "Many Happy Returns, Mrs. Rutherford" June 12, 1988 *Poughkeepsie Journal*.
 "Brinckerhoff Divorce" June 27, 1886 *Courier*; August 8, 1886 *Courier*; August 1, 1886 *Courier*; October 2, 1886 *Courier*; December 12, 1886 *Courier*; January 23, 1887 *Courier*; April 24, 1887 *Courier*.
 Sanborn Fire Insurance Maps - 1895 and 1913.
 "Important Auction" August 13, 1940 *Poughkeepsie New Yorker*.



Drawing from: *Victorian Houses: A Treasury of Lesser Known Examples*, 1973 by Edmund Gillon and Clay Lancaster



South and East Facades



East (front) facade



East and North facades



Porte Cochere on the north facade and carriage barn beyond



Front porch steps, arched double front doors, spindlework porch trim, full length parlor windows



Second and third floor balustrades, cornice brackets, 3rd floor window frieze - on front (east) facade

HANDSOME NEW BARN.

—One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J. H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

November 21, 1895 *Daily Eagle*
"Handsome New Barn"

One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J.H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

Dance Classes

Children

Expert Instruction — Pleasant Surroundings

Classical Ballet

Beginners — Advanced — Professional

New Classes Forming

Pre-School—Kinderdance—Pre-Ballet

Enroll Now

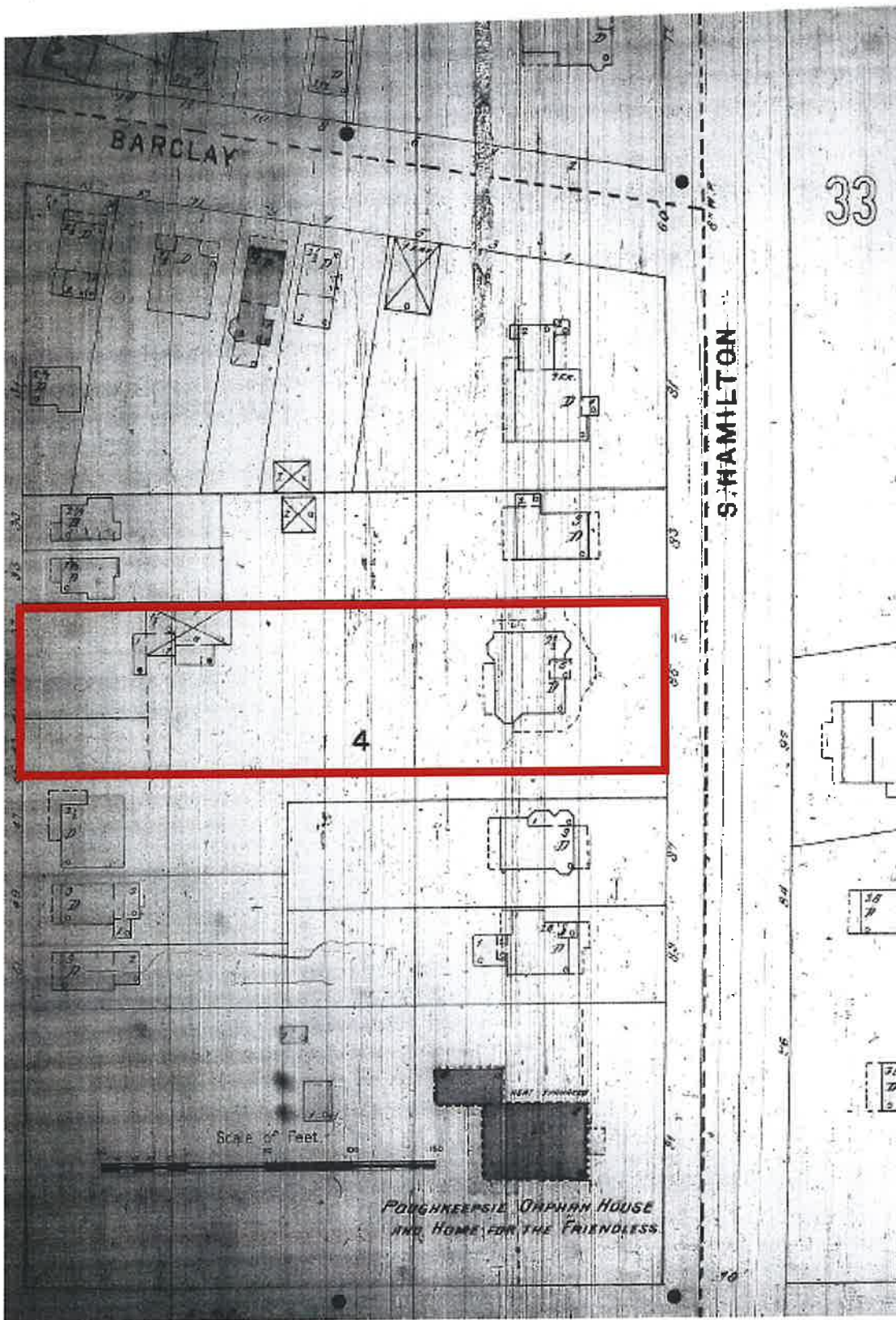
All classes open week of Sept. 9

Rutherford School

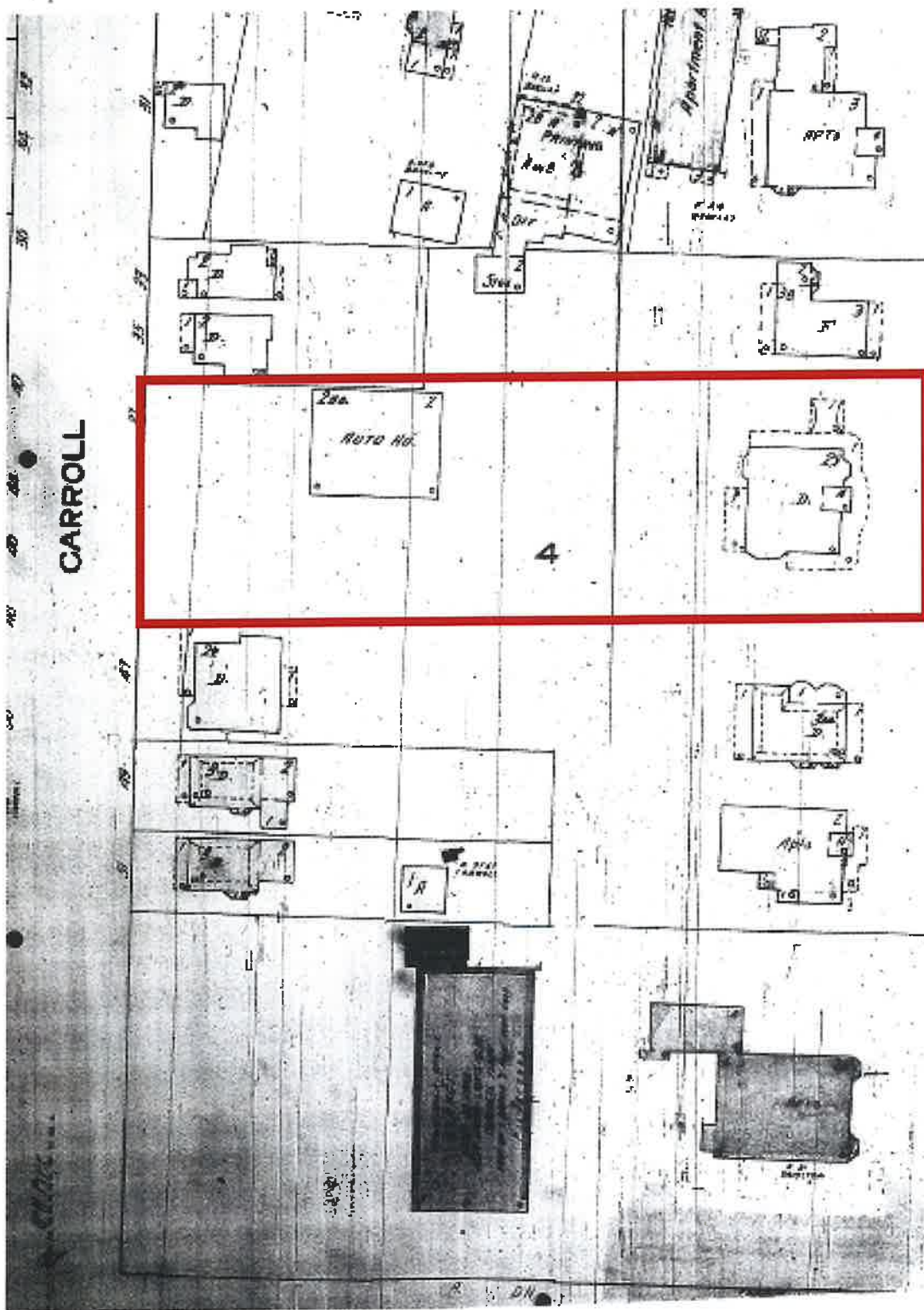
85 So. Hamilton Street

Phone 471-2390

1968 ad for the Rutherford School of Dance



Sanborn Fire Insurance Map, 1895



Sanborn Fire Insurance Map, 1913 (showing tower dropped from five stories to four stories and the replacement of previous stable with new carriage barn - the barn is referred to by 1913 as an “auto house”)



**CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
NOMINATION FOR DESIGNATION
RECORD OF ACTION
37 CARROLL STREET**

Nomination for Designation as a Local Landmark

Applicant: Evan Menist; Owner: Gary Maeir

Grid #6161-29-096846; Zoning District: RNC; File #2026-045

MEETING OF AUGUST 13, 2026

In accordance with the provisions of Section 19-5.21(3)(d) of the HDLPC finds that the application ☒ does ☐ does not warrant consideration for designation as a local historic district, landmark or landmark site, and therefore sets a public hearing for the next available meeting of the HDLPC (September 10, 2026), and directs staff to:

- 1) Prepare the public hearing materials;
- 2) Send notice of the application to the owner of the property by regular mail, describing the property and/or proposed landmark under consideration for designation and announcing a public hearing by the HDLPC to consider the designation.
- 3) Inform the Building Inspector that no building permits shall be issued until the HDLPC has made its decision.

Motion: **JOHN BARTLESTONE**

Second: **ELISA H**

Votes: 5 0 0
Ayes Nays Abstentions

MEETING OF SEPTEMBER 10, 2026

The HDLPC finds that this application ☐ does ☐ does not meet the criteria for designation as a local historic district, landmark or landmark site, and recommends approval of the application to the Common Council in accordance with the provisions of Section 19-5.21(3)(g) of the Zoning Ordinance.

Motion:

Second:

Votes: _____
Ayes Nays Abstentions



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
STAFF REVIEW OF NOMINATION FOR DESIGNATION
SEPTEMBER 10, 2026**

Project Description: **37 CARROLL STREET:** Nomination for Designation as a Local Landmark
Applicant: Evan Menist; Owner: Gary Maeir; Grid #6161-29-096846;
Zoning District: RNC; File #2026-045

Staff: Judith Knauss, Deputy Zoning Administrator

Review Date(s): September 8, 2026/August 6, 2026

DESIGNATION OF LANDMARKS OR HISTORIC DISTRICTS

Section 19-5.21(3) of the Zoning Code provides the criteria for designation of historic districts or landmarks and outlines the process for designation. Applications for designation are first received by the Building Department and forwarded for consideration by the HDLPC. Upon receipt of such an application, the HDLPC notice shall be sent to the property owner, and a public hearing shall be scheduled.

The HDLPC may recommend a building, object, structure, or site be designated as a landmark if it:

1. Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
2. Is identified with historic personages; or
3. Embodies the distinguishing characteristics of an architectural style; or
4. Is the work of a designer whose work has significantly influenced an age; or
5. Because of unique location/singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

The HDLPC may recommend a group of properties be designated as an historic district if it:

1. Contains properties which meet one or more of the criteria for designation of a landmark; and
2. By reason of possessing such qualities, it constitutes a distinct section of the City.

The HDLPC shall notify the owner of the property proposed for designation, and set the public hearing at which the applicant, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark or historic district. The record may also contain staff reports, public comments, or other evidence offered outside of the hearing. The Commission shall approve, approve with modifications or deny the application within 45 days of the public hearing, except that the Commission may agree with the applicant, in writing, to extend the time period within which a designation will be made. An application recommended for approval shall be forwarded to the Common Council for their consideration. The Common Council shall hold a public hearing prior to the designation of any landmark or historic district. Such public hearing shall occur within 60 days from receipt of the approved application from the Commission. Notice of the hearing shall be sent by regular mail to the owner of the property proposed for designation. The same criteria for designation shall be used by the Common Council and the Commission. The Common Council shall approve or disapprove the designation within 75 days from receipt of the approved application from the Commission. No building permits shall be issued by the Building Inspector during this process.

CONSIDERATION FOR DESIGNATION
37 CARROLL STREET
TAX MAP PARCEL #6161-29-096846

Application PD2026-045 is intended on the part of the applicant to address an unintentional oversight.

The original application for designation as a local landmark, filed in 2016, provided only a single address, 85 South Hamilton Street, although the application actually stated “house + carriage barn,” and the narrative submitted with the application, including maps, contained references to and was clearly intended to incorporate the barn/carriage house at 37 Carroll Street.

The 2016 application, filed at the request of then-owner Barbara Rutherford, was recommended to the Common Council for designation following a public hearing. The Common Council held a public hearing and voted to designate the property. It has been so listed since that time, and the listing was mistakenly assumed to include the carriage house. It only recently came to the attention of HDLPC members, City Staff and others that the address at 37 Carroll Street was not specifically mentioned in any of the materials, although the intention to include it was very clear.

While the carriage house may be located on a separate tax parcel than the residential structure at 85 South Hamilton Street, this separation is neither obvious, functional or practical. The carriage house was constructed in conjunction with the residential structure at 85 South Hamilton Street and has historically been utilized as an accessory thereto for well over 100 years.

The instant application is intended to remove any doubt that the carriage house was meant to be included in the designation.

The HDLPC received the application at its August 13, 2026 and found that the property warrants consideration for designation as a local historic district, landmark or landmark site, setting a public hearing for September 20, 2026, and directing the Development Department staff to prepare the necessary documents, including the public hearing notice, notice to the property owner and notice to the Building Inspector.

Recommendations:

Staff recommends, unless persuasive documentation is presented at the public hearing demonstrating otherwise, that the HDLPC find that, consistent with the findings on the 2016 application, that the property meets the criteria for designation, and, as such, forward the application with the recommendation for approval of designation to the Common Council as set forth in Section 19-5.21(3)(g) of the Zoning Code. tto the HDLPC set a public hearing date and authorize staff to carry out the notification requirements set forth in Section 19-5.21 in the Zoning Code.



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

Europa McGovern
Commissioner

Eric Phillipp
Building Inspector
Zoning Administrator

August 14, 2026

Gary W. Maier
83 South Hamilton Street
Poughkeepsie, NY 12601

RE: 37 Carroll Street

Dear Mr. Maier:

Please be advised that the Development Department is in receipt of an application nominating the property at 37 Carroll Street for designation as a local historic landmark. Pursuant to the provisions of Section 19-5.21(3) of the Zoning Code, the application was initially reviewed by the Historic District and Landmarks Preservation Commission (HDLPC) at its meeting of August 13, 2026.

The HDLPC reviewed the application and determined that it meets the criteria for consideration and, pursuant to the provisions of Section 19-5.21(3)(e), has scheduled a public hearing for September 10, 2026, at which time you may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark. In addition to or in lieu of appearing in person, you may submit comments in writing to Deputy Zoning Administrator Judith Knauss at jknauss@cityofpoughkeepsie.gov **and** Planner Tyler Maegerle at tmaegerle@cityofpoughkeepsie.gov, or to:

Tim McQueen, Chair
City of Poughkeepsie HDLPC
c/o City of Poughkeepsie Development Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Pursuant to the provisions of Section 19-5.21(3)(f), the HDLPC must approve, approve with modifications, or deny the application with 45 days of the public hearing. If approved or approved with modifications, the HDLPC will forward the application with a recommendation for designation to the Common Council, which will hold its own public hearing on the matter within 60 days, and approve or disapprove the application within 75 days.

Please feel free to contact us if you have any further questions in this regard.

Very truly yours,



Judith Knauss
Deputy Zoning Administrator

STATE OF NEW YORK

SS:

COUNTY OF DUTCHESS

I, Jeanine Turenchalk, being duly sworn, says: I am not a party to the action. I am over 18 years of age and work at Poughkeepsie, New York. On August 14, 2026, I served a copy of the

**ATTACHED LETTER OF HISTORICAL NOMINATION PUBLIC HEARING
37 CARROLL STREET
ID #049140/TAX MAP PARCEL #6161-29-096846**

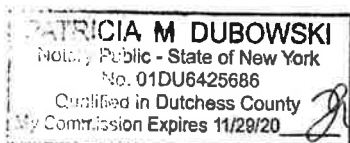
by mailing the same in a sealed envelope, with postage prepaid thereon, in a post office or official depository of the U. S. Postal Service within the State of New York, addressed to the last known address(es) of the addressee(s) as indicated below:

**GARY W. MAIER
83 S HAMILTON STREET
POUGHKEEPSIE, NY 12601**

Jeanine Turenchalk

Sworn to before me this 14th day of August 2026

[Signature]
Notary Public





**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY
Phone: (845) 451-4263**

Office Use Only
Application #
ID#
NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission

**HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS
(Type or print neatly. Illegible applications will not be accepted.)**

Project Address: 25 Dwight Street Poughkeepsie, NY 12601 USA / 120 S Hamilton

Applicant Name: Robert Huylo

Applicant's Contact Information:

- Address: 25 S. Washington St
City: Jerman
State: PA Zip Code: 18433
- Phone Number: 5704301340
- Email: huylo@kbapc.net

Property Owner:

*(If applicant is not the owner, a letter of authorization from the owner **MUST** accompany the application.)*

PROJECT CLASSIFICATION (Check all boxes that apply):

- ☐ Exterior alterations (any change in the appearance of building or property, including but not limited to windows, doors, roof, chimneys, paint colors, railings, balconies, cornices, porches, major landscaping, driveways, sidewalks, fencing, retaining walls, patios, etc, or any other character defining feature)
- ☐ Repair or replacement in kind
- ☐ Restoration/Reconstruction
- ☐ Demolition
- ☐ New Construction (primary structure, addition, garage or other accessory use, shed, swimming pool, etc)
- ☒ Other: HVAC / Mechanical

WORK DESCRIPTION: Describe all proposed work in detail. Attach additional sheets as necessary.

The proposed mechanical installation consists of three (3) Friedrich 42,000 BTU Four-Zone Mini Split Outdoor Units (Model: FPHMR42A3A), one (1) Friedrich 18,000 BTU Wall-Mounted Indoor Unit (Model: FPHFW18A3B), seven (7) Friedrich 12,000 BTU Wall-Mounted Indoor Units (Model: FPHFW12A3B), and five (5) Friedrich 9,000 BTU Wall-Mounted Indoor Units (Model: FPHFW09A3B). These units will be installed as a multi-zone ductless mini-split heating and cooling system to provide supplemental heating and air conditioning for the property.

**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION

- ✓ Recent color photographs of the property (all sides). Photos should be labeled and dated. Include photos of each side of the ~~building~~, and of the site itself when changes are proposed (including all sidewalks, pathways for piping and services).
- ✓ Plot Plan: A plot plan, dated and drawn to scale, indicating property lines, existing structures and/or landscaping must be included for new construction, additions, demolition, fencing, driveways, major landscaping projects and any related changes.
- ✓ Elevation drawings for new ~~constructions~~ addition at a scale necessary to show building detail, accurately labeled with cardinal directions, showing the relationship between new and old structures.
- ✓ Elevation drawings of proposed changes, if available. Photoshopped pictures may be utilized if accurately representative of ~~changes~~. Products must be detailed, and dimensions provided.
- ✓ Perspective drawings, including relationship to adjacent properties. Photos showing the property in context with its surroundings may be considered as a substitute.
- ✓ Samples of proposed colors/materials: color chips, manufacturer's name and color number, details regarding color placement; material samples or manufacturer's brochures and specific product literature for windows, roofing, fences, pavers, etc. Specifications must also be provided for all solar and mechanical installations.

N/A ☐ Applications for signs require adherence to the sign permit regulations.

☐ PLEASE NOTE THAT A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION: I do certify this application is complete and accurately represents the proposed work. I understand that additional information, a site visit, and public hearing may be required.

Signature of Owner

Date: 08/23/2026

Heba Rabadi

Signature of Agent

Date: 8/11/26

Robert Huylo/KBA
Engineers

OFFICE USE ONLY

- ☐ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- ☐ Work will require issuance of a building permit, pursuant to the provisions of Section 19-B.2
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-B.2

Eric Philipp, Building Inspector/Zoning Administrator
Building Inspector/Zoning Administrator

Date

Summary of Work:

Homeowner Rabadi is planning to add A/C and supplement their heating with (x3) 3.5 ton heat pumps. Locating the 3 heat pumps at the rear of residence offers the best chance of concealment as the North, West and South exteriors all have a vantage to a roadway. The 3 units are approximately 36x42x12" and will be grouped in a linear set for concealment by an architectural fence. The fence will have openings between slats as required by the heat pump manufacturer for airflow. (See attached Renderings). The proposed fence should be painted to match the existing shade of brown currently found on window/door trims and the porches. The units will be ground mounted on a slab that extends the existing concrete slab over which the new fenced-in area sits. A new landscaping bed will be added to the fence perimeter at the owner's preference. Each of the 3 units requires refrigerant line access to the residence interior. The design proposes that the 3 refrigerant line sets be grouped and routed through a single exterior penetration which enters at the basement level for complete concealment by the fence.

Robert Huylo/KBA Engineers
570-4301340

EXHIBIT 1
"AERIAL VIEW"
August 2026

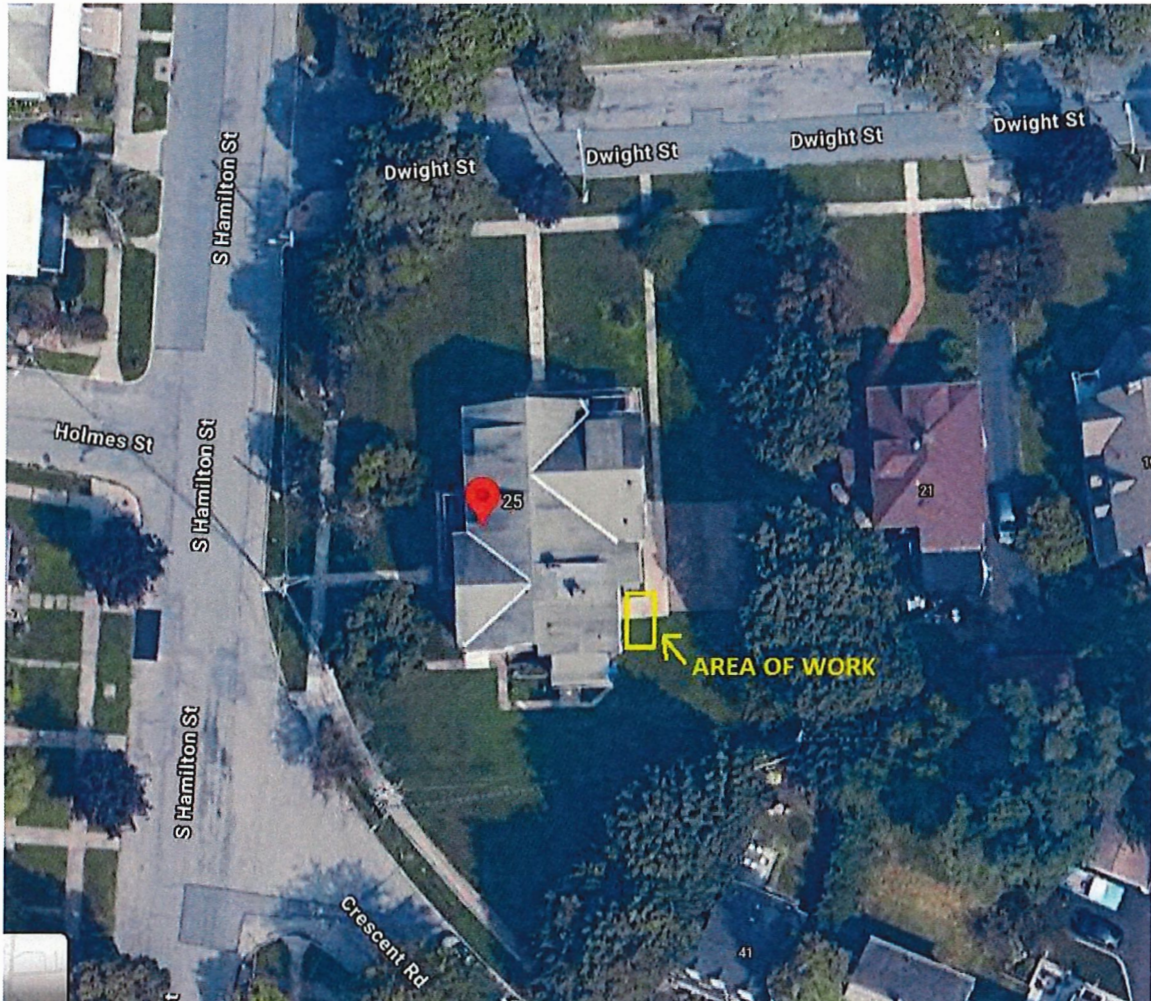


EXHIBIT 2
"PROPERTY REAR"
August 2026

EAST



EXHIBIT 3
"DWIGHT ST"

NORTH



EXHIBIT 4
"HAMILTON ST"

WEST

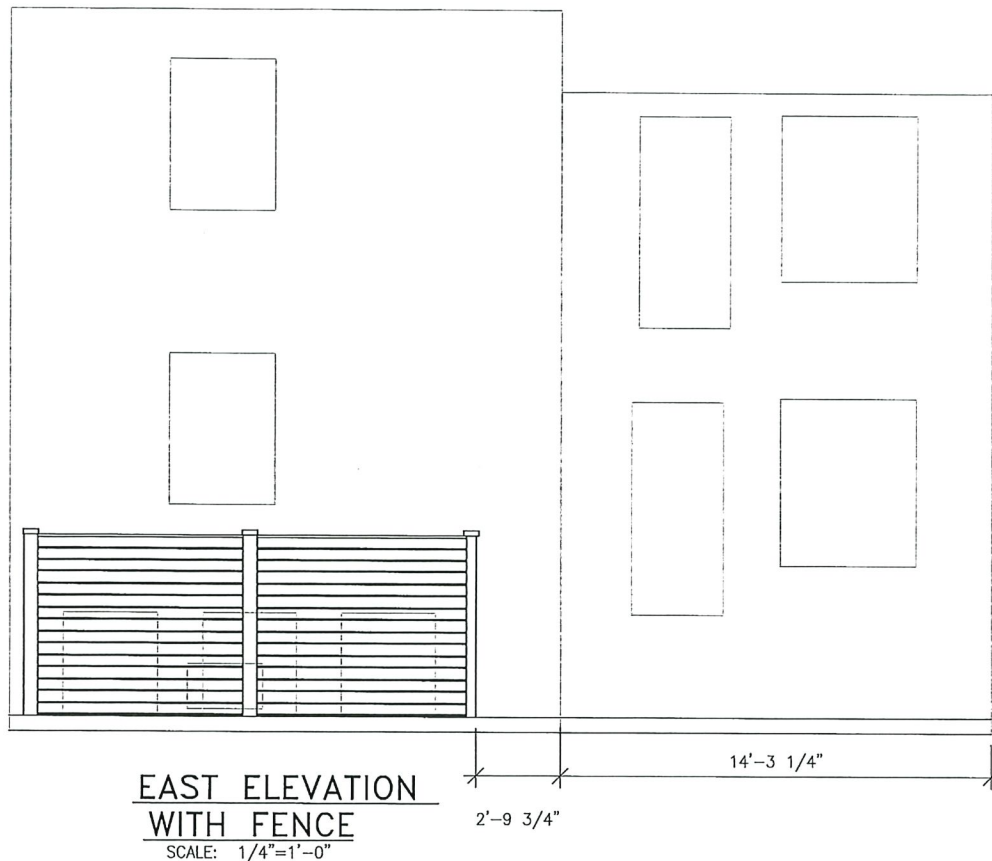


EXHIBIT 5
"CRESCENT RD"

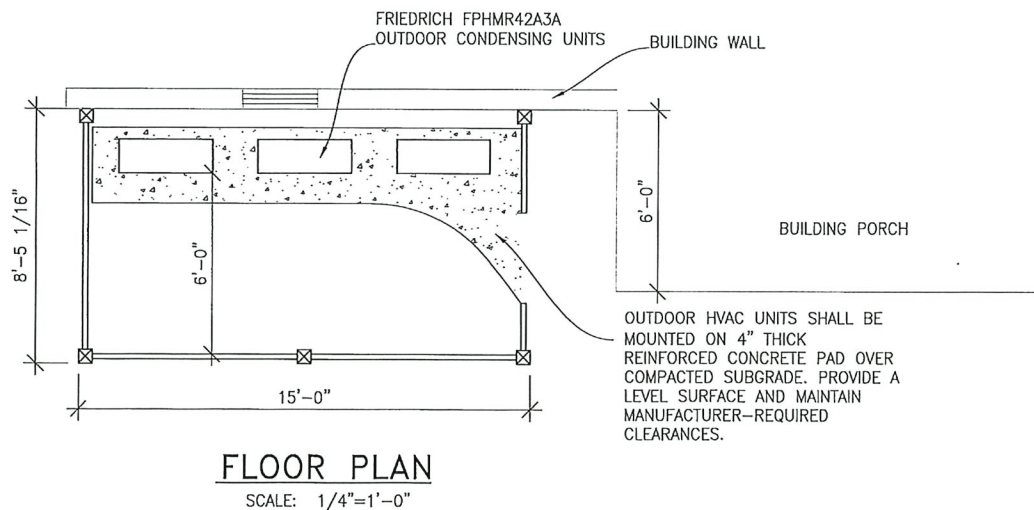
SOUTH



EXHIBIT 6
PLOT PLAN AND RENDERINGS



5'-0" HIGH COMPOSITE HORIZONTAL SLAT SCREEN ENCLOSURE. DARK BRONZE TO MATCH THE BUILDING COLOR PVC/COMPOSITE PANELS WITH 5"x5" REINFORCED POSTS. PROVIDE 3/8" HORIZONTAL SLAT SPACING AND 1" PANEL SEPARATION FOR EQUIPMENT VENTILATION. SCREEN TO CONCEAL THREE FRIEDRICH FPHMR42A3A OUTDOOR UNITS.



	EAST_ELEVATION FLOOR_PLAN		KBA Engineering, p.c. consulting engineers - planners 25 South Washington Avenue (570) 876-5744 Jennyns Pennsylvania 18433 www.kbapc.net			A-100
	TOPLINE_25_DWIGHT_ST		JOB NO: 6986	DATE: 8/6/2026	DWN. BY: ML	
			CAD FILE:	CAD_FILE	APP. BY: APP_BY	REF. DRAWING: REF-DWG





PURCHASER	P.O. #	DATE
PROJECT	LOCATION	
ENGINEER	ARCHITECT	
SUBMITTED BY	FOR APPROVAL	FOR REFERENCE

ITEM	PLAN DESIGNATION	QUANTITY	COOLING BTU/H	VOLTAGE	FRIEDRICH MODEL

Features

- Precision Inverter® technology (variable speed compressor)
- Fast Pro® design for the fastest access for maintenance of any wall-mounted ductless system
- Soft start compressor
- BLDC motor
- High efficiency for low operating cost
- DiamonBlue Advanced Corrosion Protection®
- Auto Clean indoor coil
- Cooling/Heating/Fan/Auto mode
- Surge Cool/Heat
- Natural air flow
- Ultra quiet operation
- Sleep mode
- Auto restart
- Auto changeover
- 24-hour on/off timer
- ENERGY STAR® qualified model
- Hidden display (only visible during operation)



Built-in Wi-Fi for control anytime, anywhere

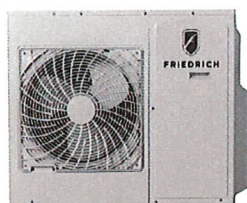
- Easy to use FriedrichGo™ app
- Control with smartphone
- Compatible with Amazon Alexa and Google Home



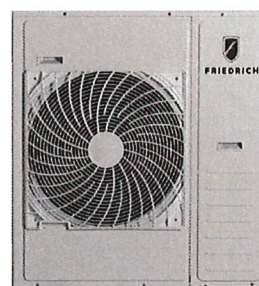
WIRELESS
REMOTE CONTROL

OPERATION IN EXTREME CONDITIONS

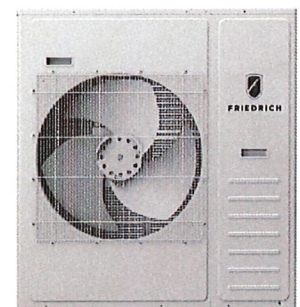
- Low ambient operation down to 14° F (Cooling mode)
- Low ambient operation down to -13° F (Heating mode)



FPHMR18A3A , FPHMR24A3A



FPHMR36A3A



FPHMR42A3A



SPECIFICATIONS

PERFORMANCE RATINGS		Multi Zone Wall-Mounted - Heat Pumps				
		7k	9k	12k	18k	24k
INDOOR MODEL		FPHMW07A3B	FPHFW09A3B	FPHFW12A3B	FPHFW18A3B	FPHFW24A3B
SPECIFICATIONS						
CAPACITY COOLING (RATED)	Btu	7000	9000	12000	18000	24000
CAPACITY HEATING (RATED)	Btu	8500	9500	13000	19000	24200
MOISTURE REMOVAL	Pts/h	2.5	2.5	3.2	4.2	5.3
AIRFLOW	CFM	424/382/323/247	424/382/323/247	424/382/323/247	618/565/482/382	735/665/559/441
SOUND RATING (HIGH/MED/LOW)	dB-A	38/32/29	38/32/29	39/32/29	45/41/37	48/45/40
ELECTRICAL DATA						
POWER SOURCE	V-Hz-Phase	230/208-60-1	230/208-60-1	230/208-60-1	230/208-60-1	230/208-60-1
REFRIGERATION SYSTEM						
CONNECTIONS		Flare	Flare	Flare	Flare	Flare
LIQUID LINE O.D.	in	1/4	1/4	1/4	1/4	3/8
SUCTION LINE O.D.	in	3/8	3/8	3/8	1/2	5/8
DIMENSIONS & WEIGHT						
W x H x D	in	37 3/8" x 10 3/4" x 8 1/8"			48" x 12 5/8" x 9 1/4"	48" x 12 5/8" x 9 1/4"
NET WEIGHT	lbs	18.7	18.7	18.7	32	32
SHIPPING WEIGHT	lbs	24.3	24.3	24.3	37.5	37.5

PERFORMANCE RATINGS		Multi Outdoor			
		18k	24k	36k	42K
OUTDOOR MODEL		FPHMR18A3A	FPHMR24A3A	FPHMR36A3A	FPHMR42A3A
SPECIFICATIONS					
POWER SOURCE		208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1
EST. YEARLY OPERATING COST	\$	\$90	\$172	\$259	\$277
RUNNING CURRENT COOLING RATED	A	6.5	8.7	11	17.5
RUNNING CURRENT HEATING RATED	A	7.3	8.7	13	17
POWER INPUT COOLING MIN. - RATED - MAX.	W	1440 [510-2610]	1920 [420-2640]	2520 [700-5000]	4020 [700-5000]
POWER INPUT HEATING MIN. - RATED - MAX.	W	1530 [450-3510]	1920 [420-4020]	3060 [600-6000]	3870 [600-6000]
POWER AND COMMUNICATION CABLE	No. x AWG	4 x 14AWG	4 x 14AWG	4 x 14AWG	4 x 14AWG
DIMENSIONS W x H x D	in	33 7/8 x 26 3/8 x 12 1/4	37 3/8 x 33 x 13 3/8	37 3/8 x 41 3/8 x 13 3/8	37 3/8 x 41 3/8 x 13 3/8
NET WEIGHT	lbs	108	159	186	196
SHIPPING WEIGHT	lbs	119	170	216	225
REFRIGERATION SYSTEM					
REFRIGERANT		R410A	R410A	R410A	R410A
FACTORY PRECHARGE	oz	63	81	106	120
FACTORY PRECHARGE	ft	50	75	100	125
LIQUID LINE O.D.	in	1/4	1/4	1/4	1/4
SUCTION LINE O.D.	in	3/8	3/8	3/8	3/8
MIN./MAX. LINE LENGTH (EACH)	ft	25/82	25/66	25/66	25/66
LINE LENGTH (TOTAL)	ft	164	197	197	262
MAX. HEIGHT DIFFERENCE	ft	49	49	49	49
SOUND PRESSURE LEVEL COOLING	dB	55	59	59	59
SOUND PRESSURE LEVEL HEATING	A	55	59	59	59
OPERATING RANGE COOLING	°F DB	14-115	14-115	14-115	14-115
OPERATING RANGE HEATING	°F WB	-13-75	-13-75	-13-75	4-75
MINIMUM AMPACITY	A	21A	25A	32A	35A
MAX. TD FUSE/BREAKER	A	30A	30A	50A	50A

Your operating costs will depend on your utility rates and use. The estimated operating cost is based on a electricity cost of \$.12 per kWh.

For more information, visit www.ftc.gov/energy.

Due to continuing research in new energy-saving technology, specifications are subject to change without notice.



MULTI ZONE CONFIGURATION, AHRI RATINGS

Friedrich Model	AHRI Reference Number	Indoor Type	System Capacity	EER	SEER	High Heat 47 °F	HSPF	Low Heat 17°F
FPHMR18A3A	205150429	Non-ducted Indoor Units	18000	12.50	22.00	18000	11.00	12200
	205150428	Ducted Indoor Units	18000	11.50	19.00	18000	9.60	12200
	205150430	Mixed Ducted and Non-ducted Indoor Units	18000	12.00	20.50	18000	10.30	12200
FPHMR24A3A	204101246	Non-ducted Indoor Units	24000	12.50	22.00	24000	11.00	15400
	204005731	Ducted Indoor Units	24000	12.10	21.00	24000	10.00	15400
	203999079	Mixed Ducted and Non-ducted Indoor Units	24000	12.30	21.50	24000	10.50	15400
FPHMR36A3A	204101247	Non-ducted Indoor Units	32000	12.50	21.00	36000	11.00	23200
	203996910	Ducted Indoor Units	32000	12.00	19.50	36000	10.80	22600
	203999080	Mixed Ducted and Non-ducted Indoor Units	32000	12.25	20.25	36000	10.90	22600
FPHMR42A3A	205141512	Non-ducted Indoor Units	42000	10.50	20.00	42000	10.00	24000
	205141511	Ducted Indoor Units	41000	10.00	18.00	42000	9.50	24000
	205141513	Mixed Ducted and Non-ducted Indoor Units	41500	10.25	19.00	42000	9.75	24000

MULTI ZONE CONFIGURATION GUIDELINES

FPHMR18A3A
24,000 Btu MAX.
CONNECTED CAPACITY
DUAL ZONE ONLY

FOR (2) ZONES:
MINIMUM combination must be 50% of nameplate capacity

Combinations SHOULD NOT:
Exceed the maximum allowable total indoor unit connected capacity of 24,000 Btu.

FPHMR24A3A
36,000 Btu MAX.
CONNECTED CAPACITY
TRI-ZONE MAX.

FOR (2) ZONES:
MINIMUM combination must be 50% of nameplate capacity

FOR (3) ZONES:
Select any combination of (3) indoor units.

Combinations SHOULD NOT:
Exceed the maximum allowable total indoor unit connected capacity of 36,000 Btu.

FPHMR36A3A
48,000 Btu MAX.
CONNECTED CAPACITY
TRI-ZONE / FOUR ZONE ONLY.

FOR (3) ZONES:
Select any combination of (3) indoor units with no more than (2) 18,000 Btu indoor units plus (1) other indoor unit.

FOR (4) ZONES:
Select any combination of (4) indoor units.

Combinations SHOULD NOT:
Exceed the maximum allowable total indoor unit connected capacity of 48,000 Btu.

FPHMR42A3A
54,000 Btu MAX.
CONNECTED CAPACITY
TRI-ZONE / FOUR / FIVE ZONE
WITH NO BRANCH BOXES

FOR (3) ZONES:
Select any combination of (3) indoor units with no more than (2) 18,000 Btu indoor units plus (1) other indoor unit.

FOR (4) ZONES:
Select any combination of (4) indoor units.

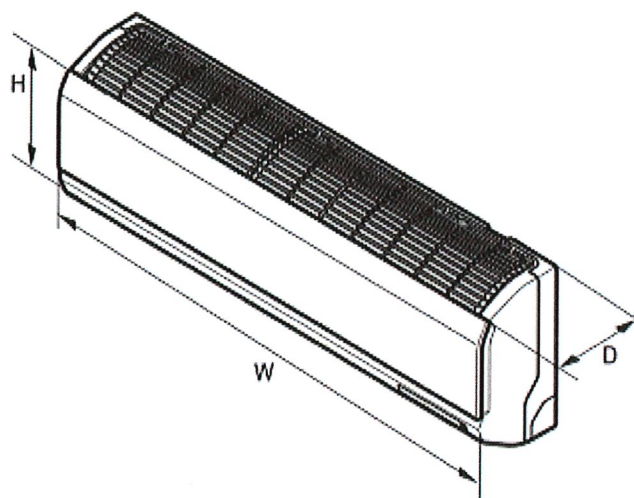
FOR (5) ZONES:
Select any combination of (5) indoor units.

Combinations SHOULD NOT:
Exceed the maximum allowable total indoor unit connected capacity of 54,000 Btu.

DIMENSIONAL DRAWINGS

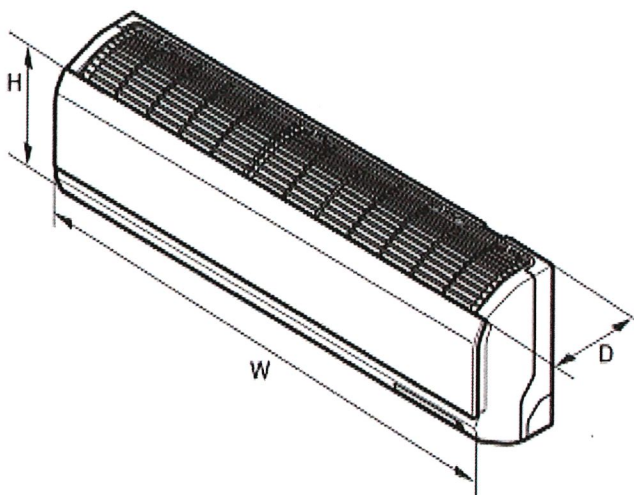
INDOOR UNIT / FPHMW07A3B, FPHFW09A3B, FPHFW12A3B

	W	H	D
FPHMW07A3B FPHFW09A3B FPHFW12A3B	37 3/8"	10 3/4"	8 1/8"



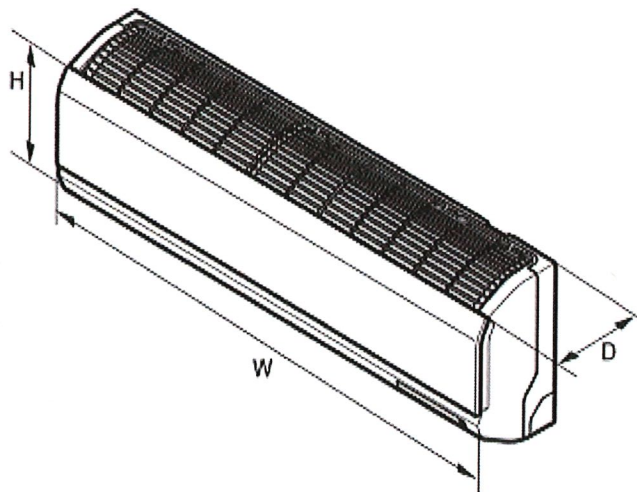
INDOOR UNIT / FPHFW18A3B

	W	H	D
FPHFW18A3B	48"	12 5/8"	9 1/4"

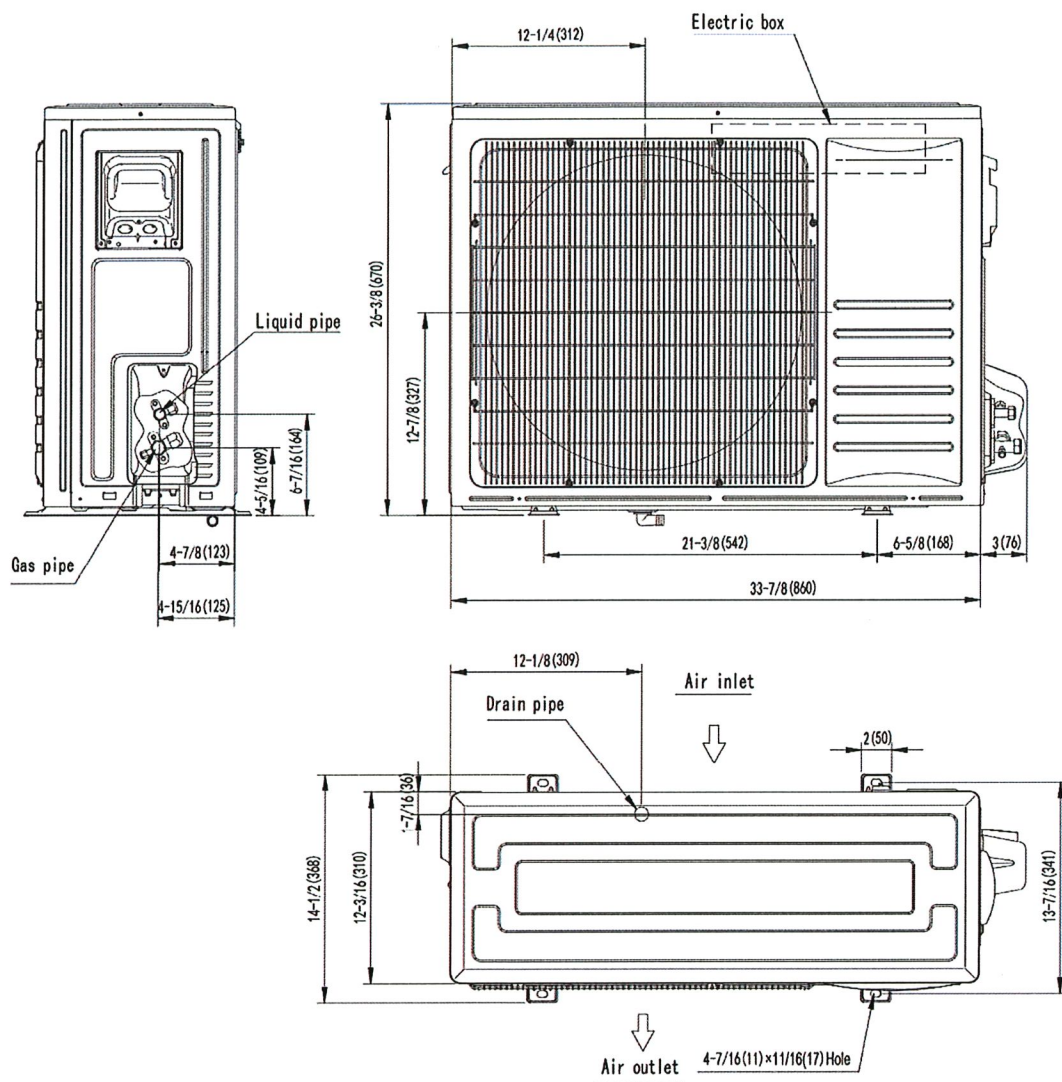


INDOOR UNIT / FPHFW24A3B

	W	H	D
FPHFW24A3B	48"	12 5/8"	9 1/4"

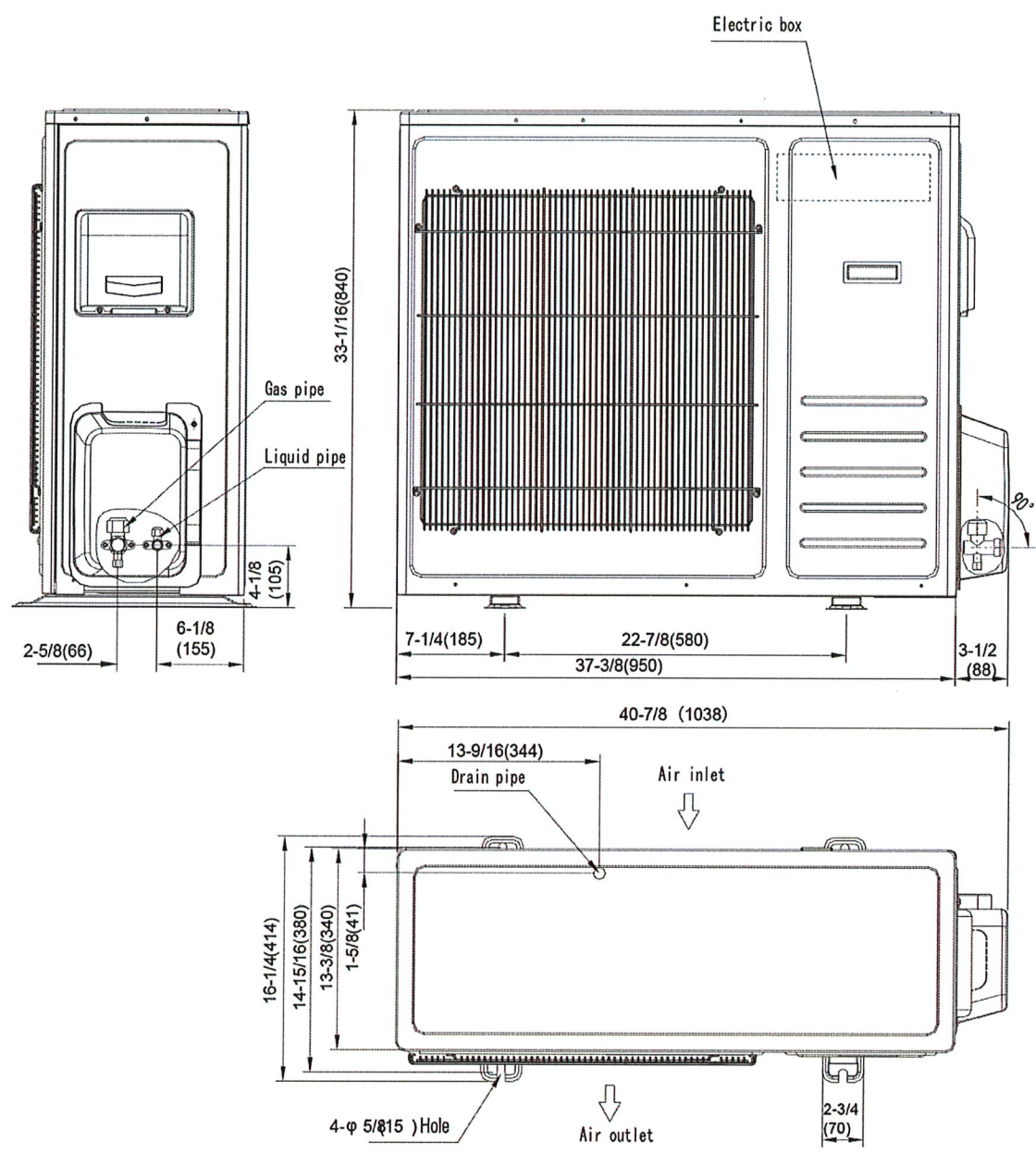


DIMENSIONAL DRAWINGS
OUTDOOR UNITS / FPHMR18A3A



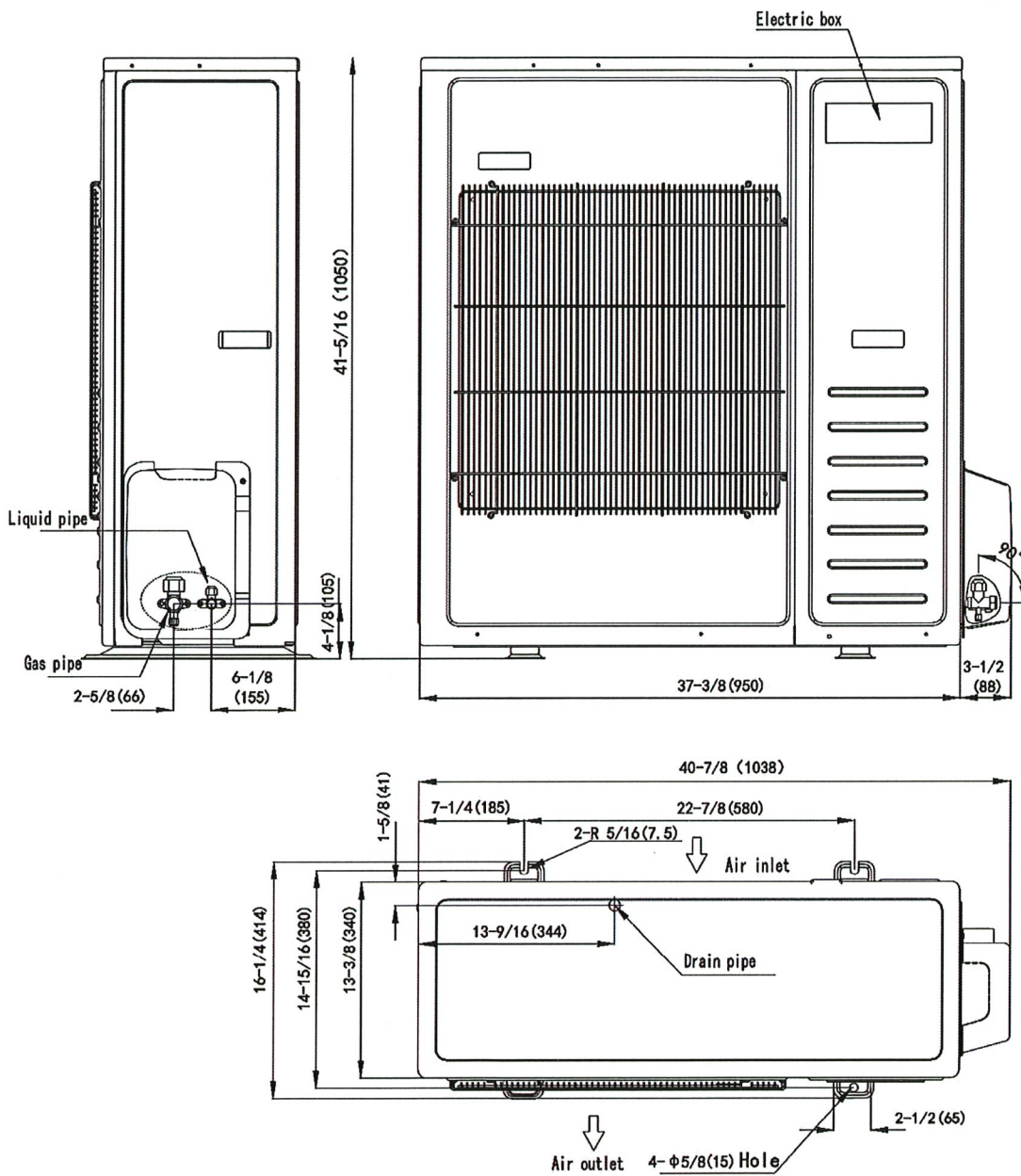
				Width	Depth	Height	
Model	L1 (in.)	L2 (in.)	L3 (in.)	L4 (in.)	L5 (in.)	L6 (in.)	L7 (in.)
FPHMR18A3A	21 11/32	12 19/32	34 7/8	33 7/8	12 3/16	25 9/16	13

DIMENSIONAL DRAWINGS
OUTDOOR UNITS / FPHMR24A3A



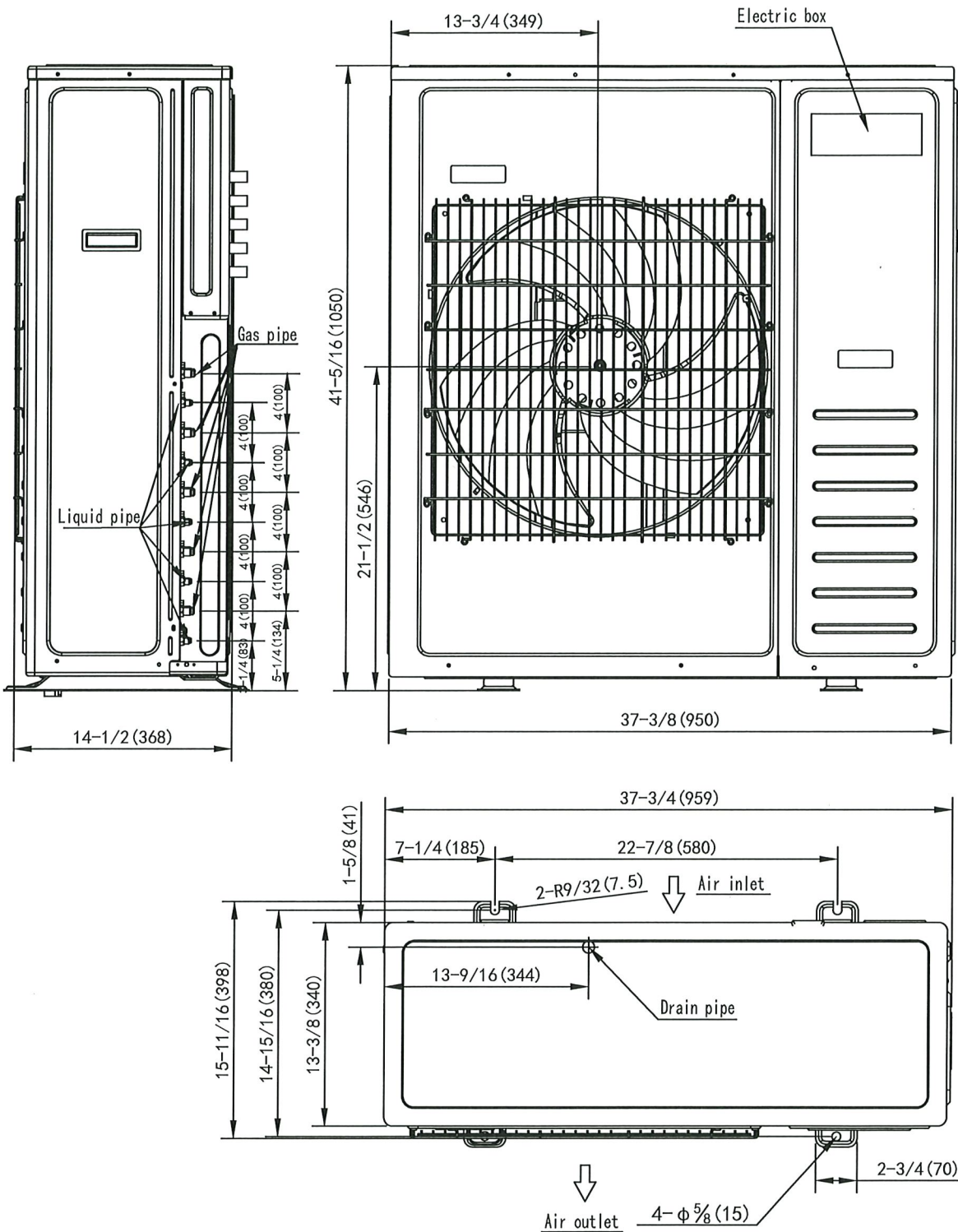
				Width	Depth	Height	
Model	L1 (in.)	L2 (in.)	L3 (in.)	L4 (in.)	L5 (in.)	L6 (in.)	L7 (in.)
FPHMR24A3A	26	12 19/32	37 3/4	34 7/8	14 3/8	31 5/16	16 5/16

DIMENSIONAL DRAWINGS
OUTDOOR UNITS / FPHMR36A3A



				Width	Depth	Height	
Model	L1 (in.)	L2 (in.)	L3 (in.)	L4 (in.)	L5 (in.)	L6 (in.)	L7 (in.)
FPHMR36A3A	21 11/32	12 19/32	34 7/8	33 7/8	12 3/16	25 9/16	13

DIMENSIONAL DRAWINGS
OUTDOOR UNITS / FPHMR42A3A



ACCESSORIES

REFRIGERATION LINE SETS (REQUIRED) OUTSIDE DIMENSIONS

Floating Air® Pro Multizone Outdoor				
SYSTEM MODEL	Liquid	Suction	15' Lineset Kit	35' Lineset Kit
FPHMR18A3A	1/4	3/8	T32150	T32350
FPHMR24A3A	1/4	3/8	T32150	T32350
FPHMR36A3A	1/4	3/8	T32150	T32350
FPHMR42A3A	1/4	3/8	T32150	T32350

*Insulated line sets are available for all Friedrich split systems in 15 ft. and 35 ft. lengths. Each line set is equipped with flare nuts on both ends. Both liquid and suction lines are insulated. Line sets can be joined together with field supplied double male connectors. Each system requires one line set for each indoor unit installed.

REFRIGERATION LINE SETS MIN./MAX. LENGTHS

Floating Air® Pro Multi Zone Outdoor		
SYSTEM MODEL	Min. (ft.)	Max. Each/Total (ft.)
FPHMR18A3A	25	82/164
FPHMR24A3A	25	66/197
FPHMR36A3A	25	66/246
FPHMR42A3A	25	66/246

TORQUE WRENCH SETTINGS

Outside Diameter		Torque	
mm	inch	ft-lbs.	N·m
6.35	1/4	13 – 18	17.6 – 24.5
9.52	3/8	25 – 30	33.3 – 41.2
12.7	1/2	40 – 47	53.9 – 64.7
15.88	5/8	45 – 59	61.7 – 80.4

WALL CONTROLLER



FPWC1 Optional wired wall controller



THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY
Phone: (845) 451-4263

Office Use Only
Application #
ID# <u>OSI-2026</u>
NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission

HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS

(Type or print neatly. Illegible applications will not be accepted.)

Project Address: 120 S HAMILTON ST POUGHKEEPSIE, NY 12601

Applicant Name: HEBA RABADI

Applicant's Contact Information:

- Address: 120 S HAMILTON ST
City: POUGHKEEPSIE
State: NY Zip Code: 12601
- Phone Number: (267) 804-0770
- Email: hebarabadi@icloud.com

Property Owner:

(If applicant is not the owner, a letter of authorization from the owner MUST accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply):

- ☒ Exterior alterations (any change in the appearance of building or property, including but not limited to windows, doors, roof, chimneys, paint colors, railings, balconies, cornices, porches, major landscaping, driveways, sidewalks, fencing, retaining walls, patios, etc, or any other character defining feature)
- ☐ Repair or replacement in kind
- ☐ Restoration/Reconstruction
- ☐ Demolition
- ☐ New Construction (primary structure, addition, garage or other accessory use, shed, swimming pool, etc)
- ☐ Other: _____

WORK DESCRIPTION: Describe all proposed work in detail. Attach additional sheets as necessary.

INSTALLATION OF ROOFTOP SOLAR ARRAY

(60 PANELS & MICROINVERTERS)

**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION

- ☐ Recent color photographs of the property (all sides). Photos should be labeled and dated. Include photos of each side of the building, and of the site itself when changes are proposed (including all sidewalks, pathways for piping and services).
- ☐ Plot Plan: A plot plan, dated and drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing, driveways, major landscaping projects and any related changes.
- ☐ Elevation drawings for new constructions/addition at a scale necessary to show building detail, accurately labeled with cardinal directions, showing the relationship between new and old structures.
- ☐ Elevation drawings of proposed changes, if available. Photoshopped pictures may be utilized if accurately representative of changes. Products must be detailed, and dimensions provided.
- ☐ Perspective drawings, including relationship to adjacent properties. Photos showing the property in context with its surroundings may be considered as a substitute.
- ☐ Samples of proposed colors/materials: color chips, manufacturer's name and color number, details regarding color placement; material samples or manufacturer's brochures and specific product literature for windows, roofing, fences, pavers, etc. Specifications must also be provided for all solar and mechanical installations.
- ☐ Applications for signs require adherence to the sign permit regulations.
- ☐ PLEASE NOTE THAT A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION: I do certify this application is complete and accurately represents the proposed work. I understand that additional information, a site visit, and public hearing may be required.

Heba Rabadi

Signature of Owner

Date: 8/31/2026

Chelsea Breen

Signature of Agent

Date: 8/31/2026

OFFICE USE ONLY

- ☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- ☒ Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

[Signature]
Eric Philipp, Building Inspector/Zoning Administrator
Building Inspector/Zoning Administrator

8-31-26
Date



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
STAFF REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 10, 2026**

Address: **120 SOUTH HAMILTON STREET**
Application for Certificate of Appropriateness for the placement of solar panels on the roof of the single-family dwelling. Owner: Helad Rabadi; Applicant/Consultant: Chelsea Breen; Grid #6161-38-133733; Zoning District: RNA; File #PD2026-051

Staff: Judith Knauss, Deputy Zoning Administrator

Review Date(s): September 8, 2026

CERTIFICATE OF APPROPRIATENESS REQUIREMENTS

Section 19-5.21(4) of the Zoning Code provides that no person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within an historic district, nor shall any person make any material change in the appearance of such property or landmark, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining a certificate of appropriateness (COA) from the Commission. The Building Department shall review all applications for building permits to determine if the work proposed is subject to review by the Commission, pursuant to the provisions of Section 19-5.21(12)(a).

In reviewing an application for a COA, the HDLPC's decision shall be guided by the Secretary of the Interior's Standards for Rehabilitation and based on the following principles: properties which contribute to the character of an historic district shall be retained, with historic features altered as little as possible; any alteration shall be compatible with the historic character and surrounding district; and new construction shall be compatible with the district in which it is located. Further, in applying the principle of compatibility, the HDLPC shall consider the following factors: the general design, character and appropriateness to the property of the proposed alteration or new construction; the scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood; texture, materials, and color and their relation to similar features of other properties in the neighborhood; visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof, shape, and the rhythm of spacing of properties on streets, including setback; and the importance of historic, architectural or other features to the significance of the property.

Any development that requires both approval from the Planning Board and a COA is required to first make application for and receive the COA. For developments that are subject to review under the State Environmental Quality Review Act (SEQRA), the SEQRA process must be completed before the Commission may issue a Certificate of Appropriateness.

CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

Does the work proposed require issuance of a building permit? ☒ YES ☐ NO

Is the project subject to site plan review by the Planning Board? ☐ YES ☒ NO

Is the project subject to review under the SEQRA process? ☒ YES ☒ NO

The New York State Secretary of the Interior's office provides the following recommendations for solar installations on historic properties:

General Guidelines:

- Locate solar panels so that they are not easily visible from a public right of way.
- Panels should not visibly alter the slope of the roof.
- Locate panels behind existing architectural features such as parapets, dormers, and chimneys when possible.
- Solar panels, mounting systems, and associated mechanicals should be as inconspicuous as possible and be compatible in color to roof materials
- Installation of panels must be reversible and not damage historic materials, such as slate or wood roof shingles.

Avoid:

- Mounting panels on the front facade of a structure.
- Removal of historic roofing materials to accommodate installation.
- Altering roof configuration or removing historic features like dormers or chimneys to accommodate solar panels.
- Anything that will cause irreversible damage to historic features.

Alternate Siting:

- Solar panels can be located on accessory structures. The general guidelines above should be applied.
- Free-standing solar arrays can be located on the property in locations that minimize visibility from the public right of way and make use of screening such as vegetation and appropriate fencing. The placement and design should be appropriate to the historic character of the sit3

It would be helpful for the applicant to provide a written narrative of the project, and to summarize the differences between the two sets of plans submitted. That said, as this property has three front yards, meeting all the above criteria is challenging, but from the materials submitted, the system appears proposed to be located on arguably the most visible portions of the roof system. Could the system be installed on the eastern portion of the roof system, which is in effect the rear elevation? Also, it is not explicitly stated that the mounting will be flush with the pitch/slope of the roof, nor is it entirely clear where the exterior control panels will be located, what they will look like and how they may be screened from view.

It is recommended that additional information be requested.

Our own criteria for the issuance of Certificates of Appropriateness are as follows:

- 1) The general design, character and appropriateness to the property of the proposed alteration or new construction: see above
- 2) The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood: see above
- 3) Texture, materials, and color and their relation to similar features of other properties in the neighborhood: see above
- 4) Visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof, shape, and the rhythm of spacing of properties on streets, including setback: see above
- 5) The importance of historic, architectural or other features to the significance of the property: see above

Recommendations:

The board may either approve the COA or request additional information.

PHOTOVOLTAIC SYSTEM

SYSTEM SIZE:

NAME PLATE: 13.920 KW DC / 12.160 KW AC

EQUIPMENT:

PV MODULES:(32) MISSION SOLAR MSX10-435HN0B (435W) SOLAR MODULES

MICROINVERTER: (32) ENPHASE IQ8HC-72-M-DOM-US MICROINVERTERS

AC COMPONENT(S): (1) 125A ENPHASE IQ COMBINER PANEL 5/5C
(1) 100A FUSED AC DISCONNECT

TYPE OF INTERCONNECTION: LINE SIDE TAP IN THE MSD

SCOPE OF WORK:

INSTALLATION OF A CODE COMPLIANT, UTILITY INTERACTIVE PHOTOVOLTAIC ELECTRIC SYSTEM.

2023 NATIONAL ELECTRICAL CODE

2025 FIRE CODE OF NYS

2025 RESIDENTIAL CODE OF NYS

2025 BUILDING CODE OF NYS

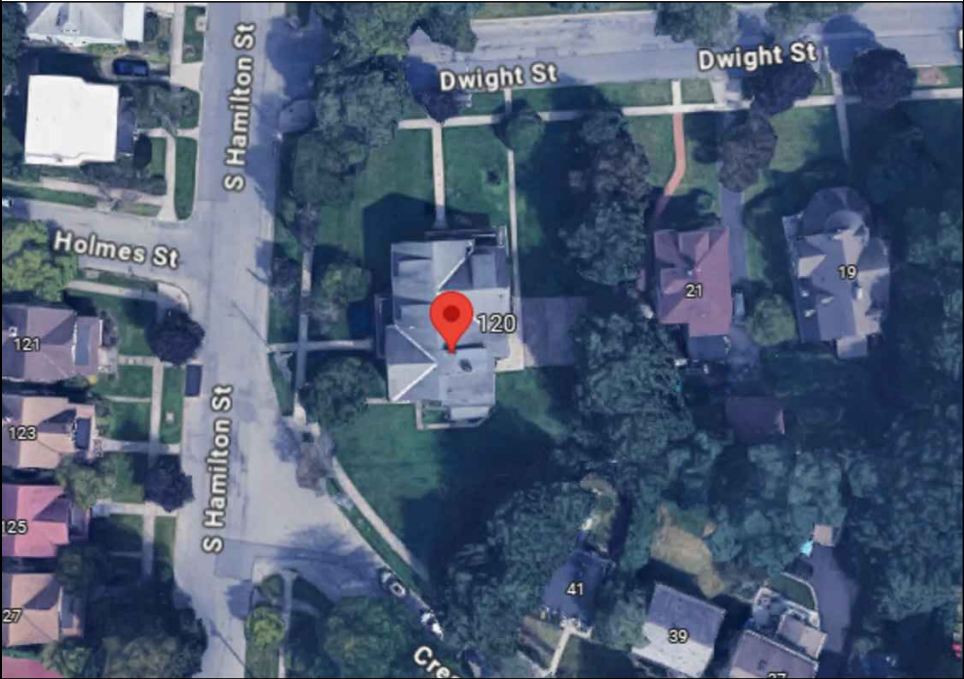
APPLICABLE CODE PER LOCAL AUTHORITY HAVING JURISDICTION

APPLICABLE CODES

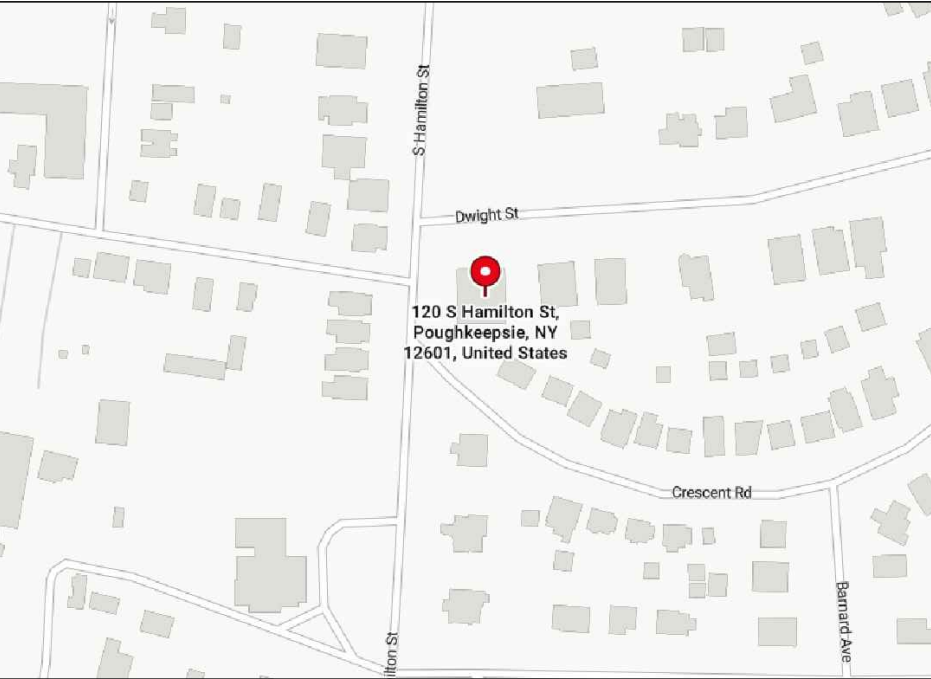
PV1	COVER PAGE
PV2	SITE PLAN
PV3	MOUNTING PLAN
PV4	STRUCTURAL DETAILS
PV5 - 5.1	MOUNTING DETAILS
PV6 - 6.1	ELECTRICAL DIAGRAMS
PV7	MARKING & LABELS

*ATTACHMENTS
MANUFACTURER'S SPECIFICATIONS

INDEX



AERIAL VIEW 41.693782 , -73.925290



VICINITY MAP

HEBA RABADI: 120 S HAMILTON ST, POUGHKEEPSIE, NY 12601, USA

GENERAL NOTES:

- DRAWINGS ARE DIAGRAMMATIC ONLY. THE LOCATION AND ROUTING OF RACEWAYS SHALL BE DETERMINED BY THE CONTRACTOR UNLESS OTHERWISE NOTED OR STANDARDIZED.
- ALL EQUATIONS ACCOUNT FOR WORST CASE CONDITIONS.
- IF A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, OVER-CURRENT PROTECTION, GROUNDING SYSTEMS, ETC. (ALL EQUIPMENT AND MATERIALS) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS IN THE SPECIFICATIONS OR NOTED ON THE PLANS TO ENSURE COMPLETE COMPLIANCE WITH ALL CODES AND TO ENSURE THE LONGEVITY AND SAFETY OF THE OPERABLE SYSTEM.
- ALL OUTDOOR EQUIPMENT SHALL BE MIN. NEMA 3R RATED.
- METAL CONDUIT AND ENCLOSURES SHALL BE USED WHERE PV SOURCE OR OUTPUT CIRCUITS ARE RUN INSIDE A BUILDING.
- MODULES SHALL NOT BE PLACED OVER ANY PLUMBING VENTS AND AT LEAST 6" ABOVE FLUSH VENTS.
- THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ANY AND ALL REQUIREMENTS GIVEN BY UTILITY COMPANIES.
- FOR ADDITIONAL EQUIPMENT SPECIFICATIONS, SEE PROVIDED CUT SHEETS.
- ALL LABELS AND MARKINGS SHALL BE ATTACHED ACCORDING TO REQUIREMENTS BY NEC AND THE LOCAL AHJ. THE AHJ MAY HAVE SPECIAL LABEL REQUIREMENTS BEYOND THE SCOPE OF THIS DOCUMENT. THIS MAY ENCOMPASS LANGUAGE INCLUDING, BUT NOT LIMITED TO, THAT FOUND IN NEC ARTICLES 690.5 (C), 690.14 (C)(2), 690.17, 690.53,690.35(F), 690.54, 690.64(B)(7) and 705.10.
- ALL NEC REFERENCES SHALL BE DIRECTLY INTERCHANGEABLE WITH CEC REFERENCES.

STRUCTURAL NOTES:

- MOUNTS ARE DIAGRAMMATIC AND EXACT LOCATION MAY CHANGE, BUT SHALL BE ACCURATELY SPACED.
- MOUNTS SHALL BE STAGGERED WHEN NECESSARY TO EVENLY DISTRIBUTE LOAD AMONGST RAFTERS.
- DO NOT SPLICE RAILS IN MIDDLE 50% OF SPAN BETWEEN TWO MOUNTS.

ELECTRICAL NOTES:

- ALL EQUIPMENT IS LISTED FOR USE.
- MAXIMUM VOLTAGE DOES NOT EXCEED 600VDC.
- ANY EQUIPMENT OR ELECTRICAL MATERIALS USED FOR THIS INSTALLATION SHALL BE NEW AND LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
- AN INVERTER IN AN INTERACTIVE SOLAR PV SYSTEM SHALL AUTOMATICALLY DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK UPON LOSS OF VOLTAGE IN THAT SYSTEM AND SHALL REMAIN IN THAT STATE UNTIL THE ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK VOLTAGE HAS BEEN RESTORED.
- ALL PV ARRAYS SHALL BE EQUIPPED WITH DC GROUND FAULT PROTECTION.
- ANY AC COMPONENT SHALL MEET OR EXCEED THE AVAILABLE FAULT CURRENT CALCULATED AT THAT COMPONENT.
- ALL MODULES AND ANY RELATED ROOF MOUNTED METALLIC EQUIPMENT SHALL BE PROPERLY GROUNDED.
- DC EQUIPMENT SHALL BE 600VDC RATED MINIMUM.
- MARKINGS SHALL BE PROVIDED TO INDICATE THAT ALL CONTACTS OF THE DISCONNECT EQUIPMENT MIGHT BE ENERGIZED.
- CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHERPROOF PULL BOXES OR JUNCTION BOXES/COMBINER BOXES PER APPROPRIATE JURISDICTIONAL REQUIREMENTS.
- FOR ANY UNGROUNDED PV SYSTEM, A LABEL READING: "WARNING - ELECTRICAL SHOCK HAZARD. THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED." SHALL BE PLACED AT EACH JUNCTION BOX, COMBINER BOX, DISCONNECT AND DEVICE WHERE ENERGIZED, UNGROUNDED CIRCUITS MAY BE EXPOSED DURING SERVICE.
- INVERTER(S) SHALL CONTAIN A GROUND FAULT DETECTION AND INTERRUPTION DEVICE.
- ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS.
- THE POINT OF CONNECTION COMPLIES WITH APPLICABLE CEC/NEC.
- BACKFED SOLAR BREAKER(S) SHALL BE INSTALLED AT THE OPPOSITE END OF THE CIRCUIT OR FURTHEST AWAY FROM THE MAIN BREAKER.
- ALL WIRE, VOLTAGES, AMPERAGES AND EQUIPMENT IS SIZED ACCORDING TO TEMPERATURE DERATING AND LOCATION.
- ONLY COPPER (CU) CONDUCTORS SHALL BE USED. CONDUCTORS SHALL BE STRANDED OR SOLID WITH PROPERLY RATED CONNECTORS.
- DISCONNECT SHALL BE WIRED SO NO BLADES ARE ENERGIZED.
- ALL MODULES SHALL BE GROUNDED AS PER MANUFACTURER SPECIFICATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED, INCLUDING BONDING JUMPERS WHERE NECESSARY ACROSS RAIL SPLICE PLATES TO BOND INDIVIDUAL PIECES OF RAIL.

For Existing Structure
Only



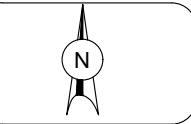
COVER PAGE
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 13.920
AC KW: 12.160
MODULES:32

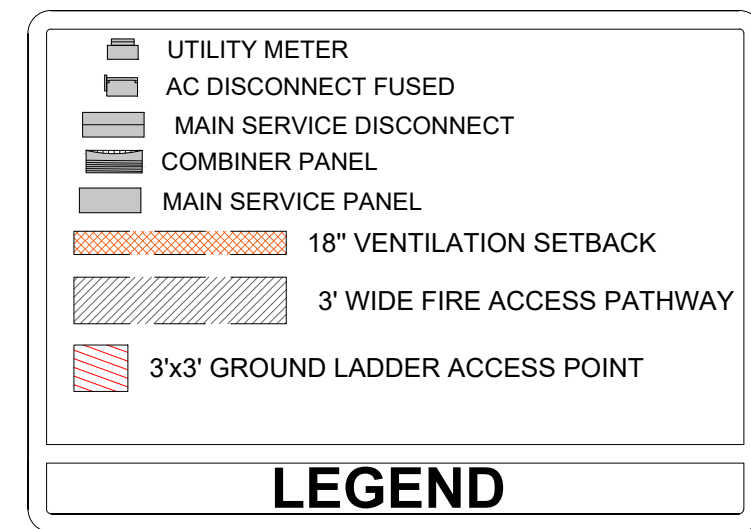
CONTRACTOR
PLUGPV LLC
630 7TH AVE,TROY,
NY 12182, USA

DATE
08/06/2026

DESIGNED BY:
OTN



PV1
Page 75 of 124



For Existing Structure
Only



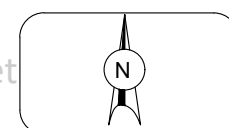
SITE PLAN
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 13.920
AC KW: 12.160
MODUL ES:32

CONTRACTOR
PLUGPV LLC
630 7TH AVE, TROY,
NY 12180, USA

DATE
08/06/2026

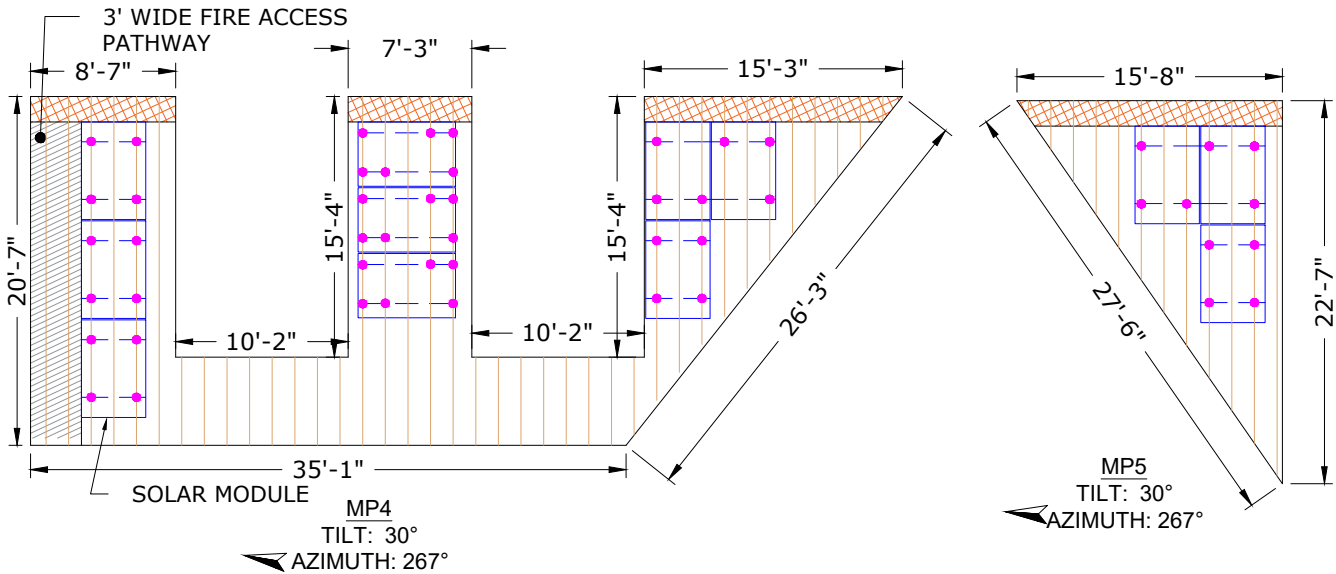
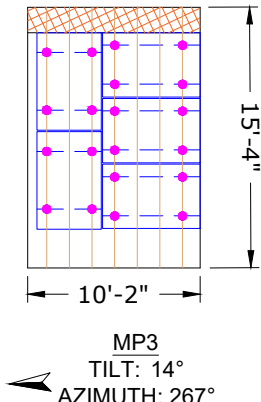
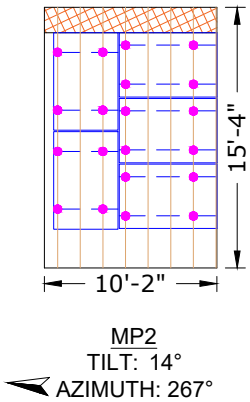
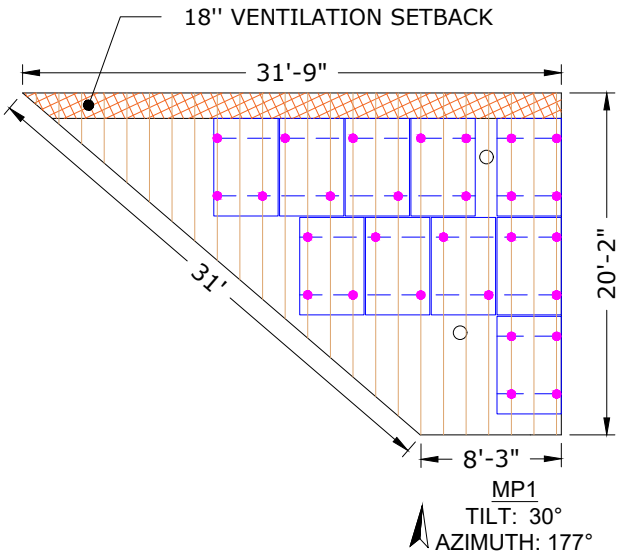
DESIGNED BY:
OTN



PV2

TYPE	DESCRIPTION	QUANTITY
MODULE	MISSION SOLAR MSX10-435HN0B (435W) SOLAR MODULES	32
MICROINVERTER	ENPHASE IQ8HC-72-M-DOM-US MICROINVERTER	32
COMBINER PANEL	125A ENPHASE IQ COMBINER PANEL 5/5C	1
DISCONNECT	100A FUSED AC DISCONNECT	1

ROOF SPECIFICATION	
ROOF MATERIAL	ASPHALT SHINGLE
RAFTERS	2" X 4" @ 16" O.C.
ROOF CONDITION	GOOD



For Existing Structure
Only





CONTRACTORS LICENSE: 82-0674758

MOUNTING PLAN
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 13.920
AC KW: 12.160
MODULES:32

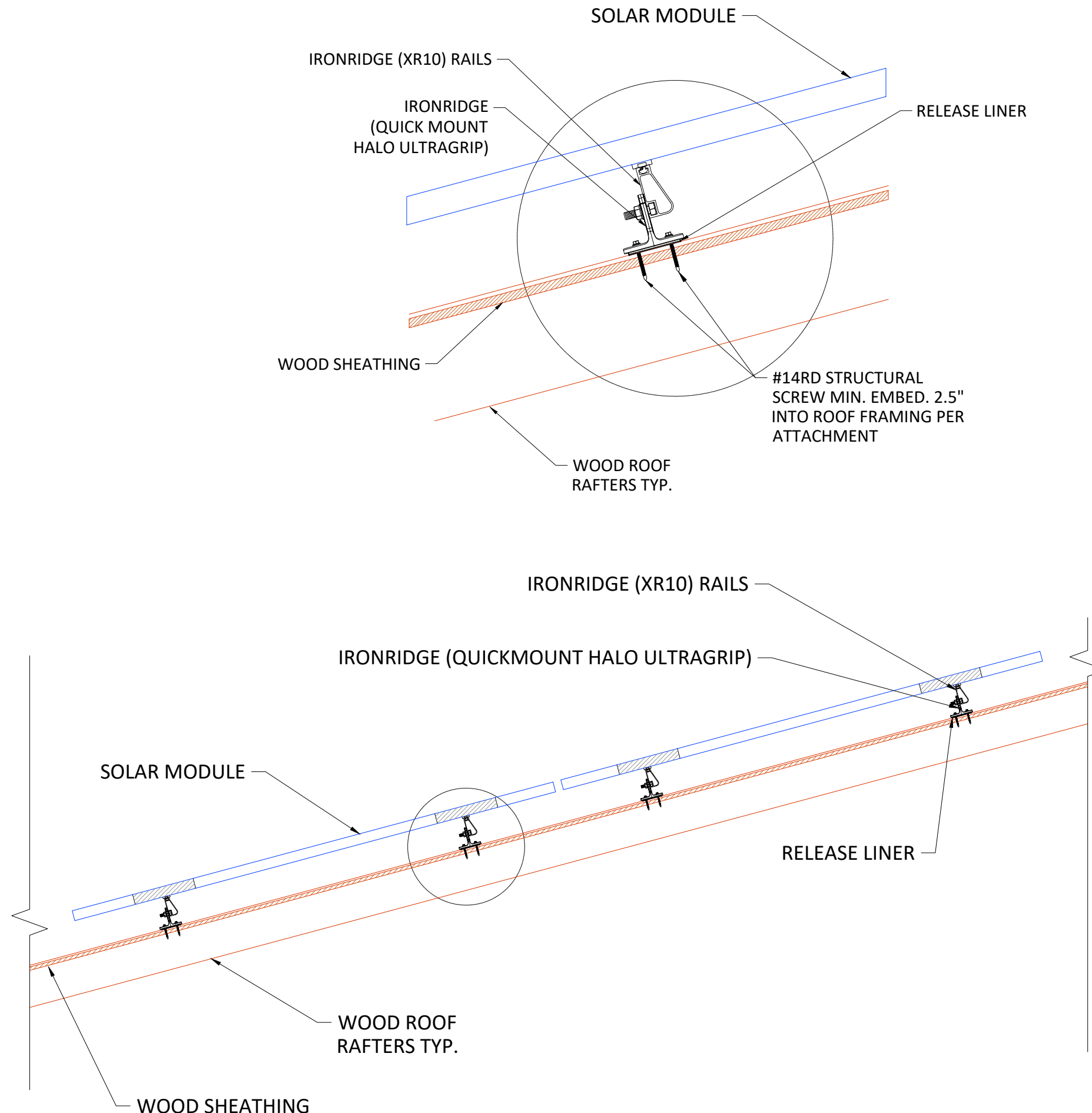
CONTRACTOR
PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE
08/06/2026

DESIGNED BY:
OTN

PV3

Page 77 of 124



STRUCTURAL ATTACHMENT DETAILS

For Existing Structure
Only

120 S Hamilton Street



CONTRACTORS LICENSE: 82-0674758

STRUCTURAL DETAILS
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 13.920
AC KW: 12.160
MODULES:32

CONTRACTOR
PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE
08/06/2026

DESIGNED BY:
OTN

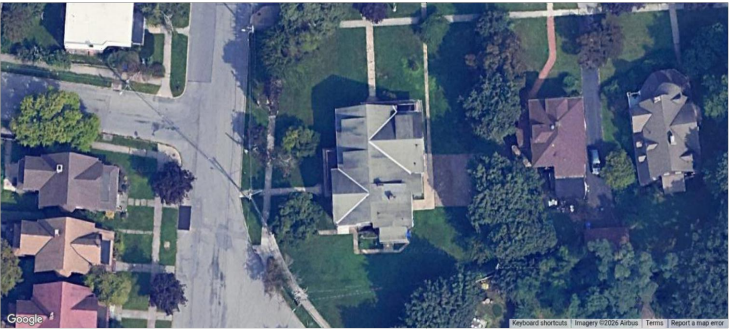
PV4

Page 78 of 124

Heba Rabadi (gronomy)
pitched roof



Project Details			
Name	Heba Rabadi	Date	08/17/2026
Location	120 South Hamilton Street, Poughkeepsie, NY 12601	Total modules	32
Module	Mission Solar Energy: MSX10-435HNOB (35mm)	Total watts	13,920
Dimensions	67.8" x 44.65" x 1.38" (1722.0mm x 1134.0mm x 35.0mm)	Attachments	125
Module weight	46.96lbs (21.3kg)		
ASCE	7-22	Rails per row	2



System Weight	
Total system weight	1,892.5 lbs
Weight/attachment	15.1 lbs
Racking weight	389.8 lbs
Distributed weight	2.7 psf

Roof Information			
Roof Material Family	Comp Shingle	Roof material	Comp Shingle
Risk category	II	Roof attachment	Halo UltraGrip (Rafter attached) [Global] [US]
Roof shape	Gable	Staggered attachments	Yes
Attachment hardware	Square	Specific gravity	0.42

Last updated by Green World Renewable Energy on 08/17/26 04:48 AM

Page 1 of 34

Heba Rabadi (gronomy)
pitched roof



Roof Plane A					
Height	30 ft	Slope	30 °	Rafter spacing	16 in

Last updated by Green World Renewable Energy on 08/17/26 04:48 AM

Page 2 of 34

For Existing Structure
Only



120 South Hamilton Street

DESIGNED BY:

OTN

PV5

MOUNTING DETAILS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 13.920
AC KW: 12.160
MODULES:32

CONTRACTOR

PLUGPV LLC
630 7TH AVE,TROY,
NY 12182, USA

DATE

08/06/2026



CONTRACTORS LICENSE: 82-0674758

Roof Plane C					
Height	30 ft	Slope	14 °	Rafter spacing	16 in

Bill of Materials

Part	Spares	Qty
Rails & Splices		
XR-10-168B XR-10, 168" (14') Black	0	50
XR10-BOSS-01-M1 Bonded Splice, XR10	0	4
Clamps & Grounding		
UFO-CL-01-B1 Universal Module Clamp, Black	0	18
UFO-END-01-B1 End Fastening Object (End Clamp, 30-40mm), Black	0	92
XR-LUG-04-A1 End Grounding Lug, Low Profile	0	23
Attachments		
QM-HUG-01-B1 Halo UltraGrip, Black	-19	106
HW-RD1430-01-M1 RD Structural Screw, 3.0L * Add desired additional screws by adjusting spares column.	-38	212
BHW-SQ-03-A1 Square Bolt, Bonding Hardware	-19	106
Accessories		
QM-BUG-01-M1 BUG, Conduit Mount, Mill	0	14

For Existing Structure
Only



120 S Hamilton Street
Troy, NY 12182



CONTRACTORS LICENSE: 82-0674758

MOUNTING DETAILS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 13.920
AC KW: 12.160
MODULES:32

CONTRACTOR

PLUGPV LLC
630 7TH AVE,TROY,
NY 12182, USA

DATE

08/06/2026

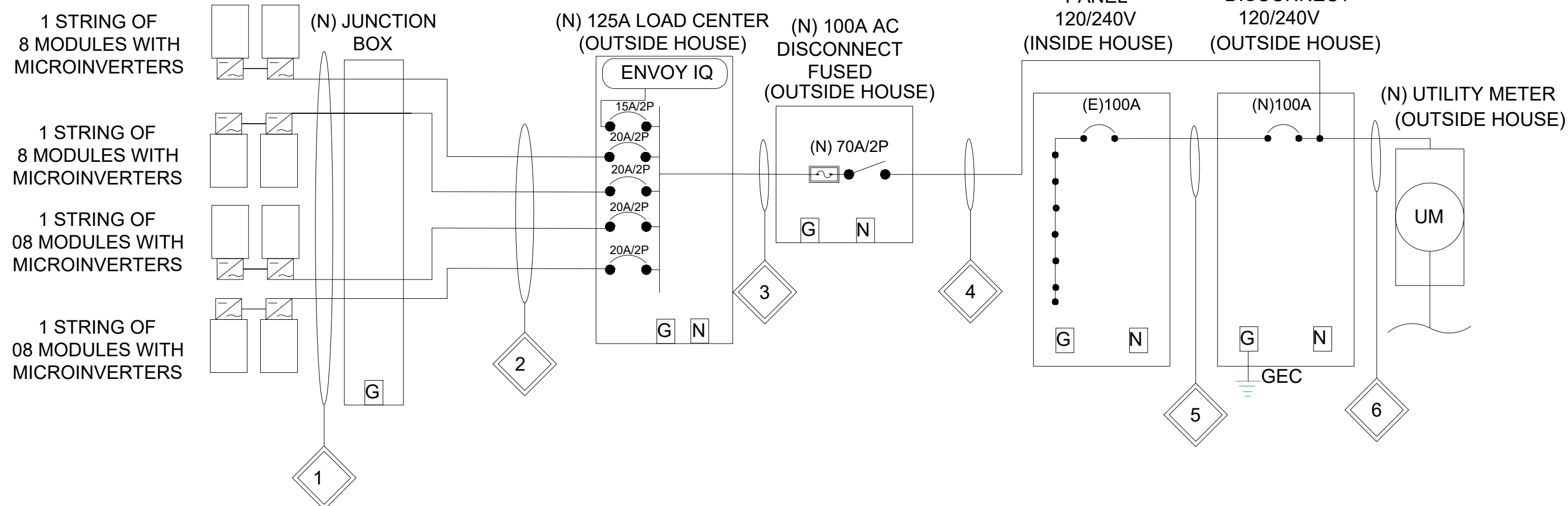
DESIGNED BY:

OTN

PV5.1

Page 80 of 124

MAXIMUM PER STRING SIZE : 10 MICROINVERTERS



CONDUCTORS AND CONDUIT

1	(4) ENPHASE Q CABLES (1) #6 THHN GND 3/4" EMT	4	(3) #4 THHN (1) #6 THHN GND 1"EMT
2	(8) #10 THHN (1) #6 THHN GND 3/4"EMT	5	(3) #3 THHN (1) #6 THHN GND 1"EMT
3	(3) #4 THHN (1) #6 THHN GND 1"EMT	6	(3) #3 THHN 1"EMT

MODULES

(32) MISSION SOLAR MSX10-435HN0B
(435W) SOLAR MODULES

WATTS STC: 435W

ISC: 13.79A

IMP: 13.07A

VOC: 39.56V

VMP: 33.31V

INVERTER(S)

(32)ENPHASE IQ8HC-72-M-DOM-US
MICROINVERTER

INV OUTPUT CURRENT: 1.58 A
MAX AC OUTPUT: $32 \times 1.58 = 50.56$ A
INVERTER OCPD CALC : $(50.56) \times 1.25 = 63.20$ A

MIN OCPD: 70A

WIRE AMPACITY: 85A @75° C TERMINAL

TEMPERATURE CORRECTION FACTOR:
 $31^{\circ}-35^{\circ}\text{C} = 0.96$

CORRECTED WIRE AMPACITY: 81.60A

OTHER EQUIPMENT

(1) 125A ENPHASE IQ COMBINER PANEL 5/5C
(1) 100A FUSED AC DISCONNECT

For Existing Structure
Only



ELECTRICAL DIAGRAMS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 13.920
AC KW: 12.160
MODULES:32

CONTRACTOR

PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE

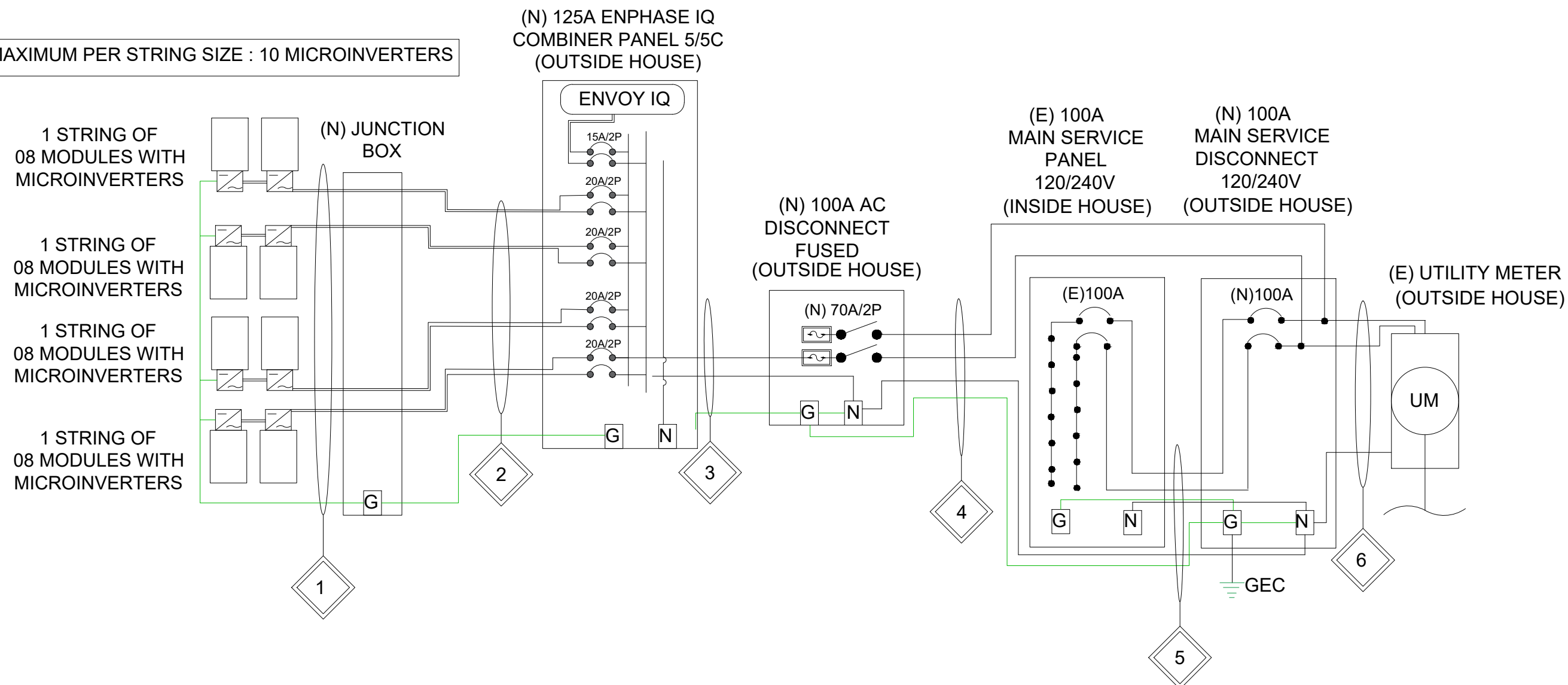
08/06/2026

DESIGNED BY:

OTN

PV6

MAXIMUM PER STRING SIZE : 10 MICROINVERTERS



CONDUCTORS AND CONDUIT

- | | |
|---|--|
| 1 (4) ENPHASE Q CABLES
(1) #6 THHN GND
3/4" EMT | 4 (3) #4 THHN
(1) #6 THHN GND
1" EMT |
| 2 (8) #10 THHN
(1) #6 THHN GND
3/4" EMT | 5 (3) #3 THHN
(1) #6 THHN GND
1" EMT |
| 3 (3) #4 THHN
(1) #6 THHN GND
1" EMT | 6 (3) #3 THHN
1" EMT |

MODULES

(32) MISSION SOLAR MSX10-435HN0B
(435W) SOLAR MODULES

WATTS STC: 435W

ISC: 13.79A

IMP: 13.07A

VOC: 39.56V

VMP: 33.31V

INVERTER(S)

(32) ENPHASE IQ8HC-72-M-DOM-US
MICROINVERTER

INV OUTPUT CURRENT: 1.58 A
MAX AC OUTPUT: $32 \times 1.58 = 50.56$ A
INVERTER OCPD CALC: $(50.56) \times 1.25 = 63.20$ A

MIN OCPD: 70A

WIRE AMPACITY: 85A @75° C TERMINAL

TEMPERATURE CORRECTION FACTOR:
 $31^{\circ}\text{--}35^{\circ}\text{C} = 0.96$

CORRECTED WIRE AMPACITY: 81.60A

OTHER EQUIPMENT

- (1) 125A ENPHASE IQ COMBINER PANEL 5/5C
- (1) 100A FUSED AC DISCONNECT

For Existing Structure
Only



ELECTRICAL DIAGRAMS
HEBA RABADI

120 S HAMILTON ST, Poughkeepsie,
NY 12601, USA

SYSTEM

DC KW: 13.920
AC KW: 12.160
MODULES: 32

CONTRACTOR

PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE

08/06/2026

DESIGNED BY:

OTN

PV6.1

INVERTER

NEC 690.13(B)

WARNING

ELECTRIC SHOCK HAZARD.
DO NOT TOUCH TERMINALS.
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED IN
THE OPEN POSITION.

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

NEC 690.8(C)

PHOTOVOLTAIC ARRAY DC DISCONNECT
NOMINAL OPERATING AC VOLTAGE: 240 V
NOMINAL OPERATING AC FREQUENCY: 60HZ
MAX. AC POWER: 380 VA
MAX AC CURRENT: 1.58 A
MAX OVERCURRENT DEVICE RATING FOR AC
MODULE PROTECTION PER CIRCUIT: 20A

NEC 690.8(C)

Warning: Photovoltaic Power Source

NEC 690.34 UNGROUNDED SYSTEMS JUNCTION BOX

WARNING

ELECTRIC SHOCK HAZARD.
THE DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNGROUND AND MAY BE
ENERGIZED.

AC DISCONNECT

NEC 690.13

PHOTOVOLTAIC DISCONNECT
FOR UTILITY OPERATIONS

NEC 690.8(C)

RATED AC OUTPUT CURRENT: 50.56A
NOMINAL AC VOLTAGE: 240 V

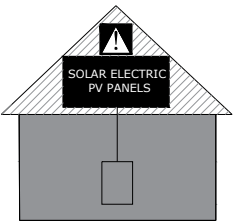
NEC 690.12(D)

EMERGENCY RESPONDER
THIS SOLAR PV SYSTEM
EQUIPPED
WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION ONLY
CONDUCTORS INSIDE
BUILDING OR OFF THE
ROOF WILL SHUT DOWN

Sections of the PV system that
are shut down when the rapid
shutdown switch is operated.

Sections of the PV system that
are not shut down when the rapid
shutdown switch is operated.



CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES & JUNCTION BOXES

NEC 690.31(D)(2)

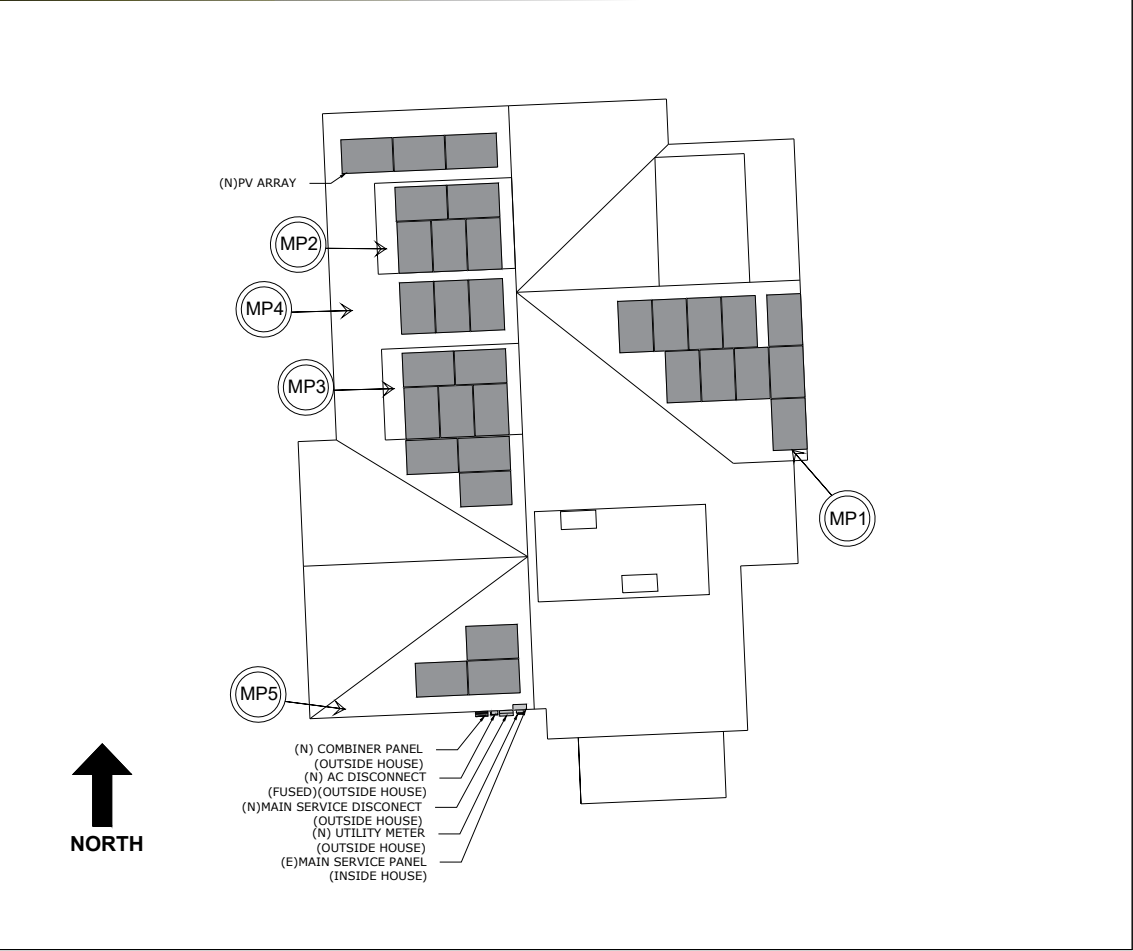
RATED AC OUTPUT CURRENT: 50.56
NOMINAL AC VOLTAGE: 240 V

NEC 690.13

PHOTOVOLTAIC AC DISCONNECT

CAUTION: MULTIPLE SOURCES OF POWER

POWER TO THIS SERVICE IS ALSO SUPPLIED FROM THE
FOLLOWING SOURCES WITH THE DISCONNECTS LOCATED AS SHOWN



SITE-SPECIFIC DIRECTORY PLACARD(S) SHALL BE INSTALLED AT THE FOLLOWING LOCATION(S):
UTILITY SERVICE DISCONNECT SWITCH (MSP) AND SOLAR PV SOURCE DISCONNECT SWITCH (ACD)
NEC 2023

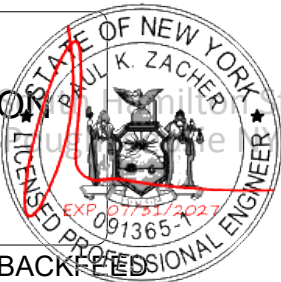
MAIN SERVICE PANEL

NEC 705.12(B)

WARNING
POWER IS BEING SUPPLIED TO THIS
PANEL FROM THE UTILITY AND A
SOLAR PV SYSTEM.

NEC 705.12(B)(2)

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE



LABEL TO BE INSTALLED DIRECTLY NEXT TO PV BACKFEED
BREAKER. IF INSTALLED ANYWHERE ELSE ON DEADFRONT
THEN A PERMANENT ARROW FROM LABEL POINTING TO
PV BACKFEED BREAKER REQUIRED.

MARKING & LABELS

HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 13.920

AC KW: 12.160
MODULES: 32

CONTRACTOR

PLUGPV LLC

630 7TH AVE, TROY,
NY 12182, USA

DATE

08/06/2026

DESIGNED BY:

OTN

PV7

N-Type 108HC

Mono-facial High Efficiency N-type

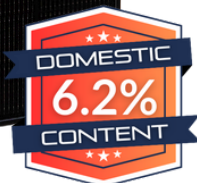
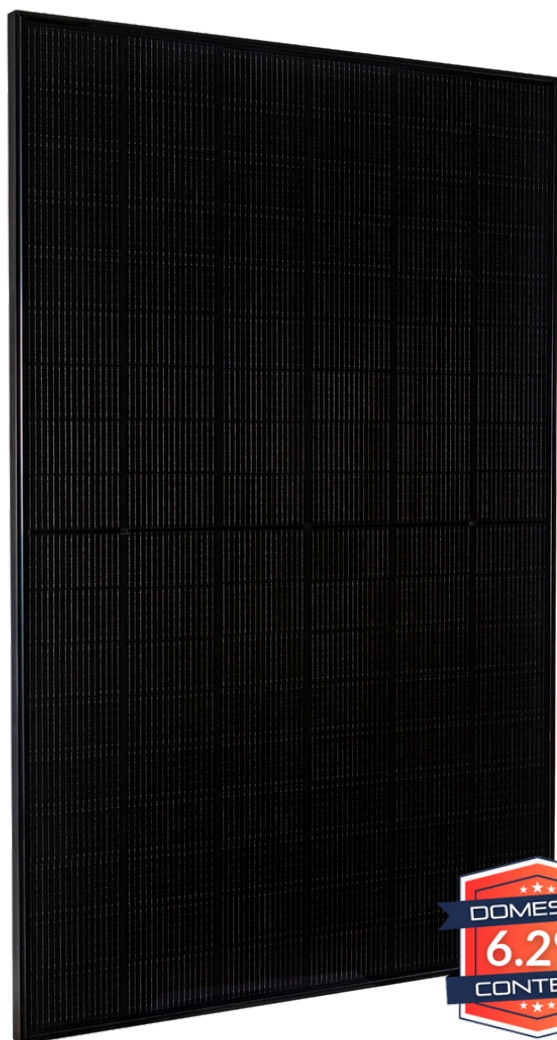


435W

Class leading power output

Positive
Power
Tolerance

0 to +3%



American Solar Built for the Long Haul

Mission Solar Energy, headquartered in San Antonio, Texas, offers high-quality, American-made solar modules designed specifically for residential and commercial rooftops. Engineered for maximum efficiency and durability in real-world conditions, our modules combine sleek aesthetics with best-in-class performance to power homes and businesses for decades to come.

America's Module Company®



High Power Output

- Achieves 22.3% efficiency with advanced high-density interconnect technology
- Multi-busbar design improves current flow and reduces resistance for better energy



Built for Tough Conditions

- Enhanced cell processing and material control for long-term durability
- Resists corrosion and degradation in harsh environments
- Up to 5400 Pa front load and 2400 Pa back load for mechanical strength



More Energy, More of the Time

- Proven performance in low light and at challenging angles, verified by third-party testing
- Glass design maintains output even in cloudy or shifting weather
- Low temperature coefficient (-0.29%)

BEST-IN-CLASS WARRANTY

Degradation guaranteed not to exceed 1% in year 1 and 0.45% annually from years 2 to 30 with 86.0% capacity guaranteed in year 30. For more information, visit www.missionsolar.com/warranty



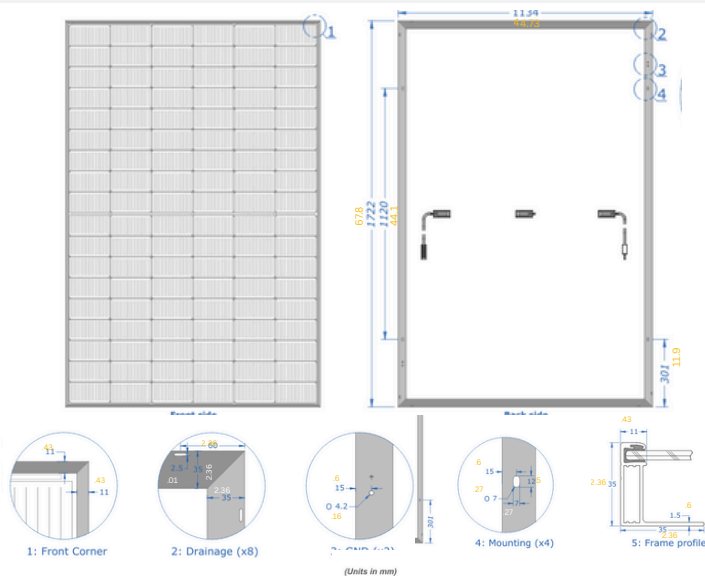
CERTIFICATIONS



If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

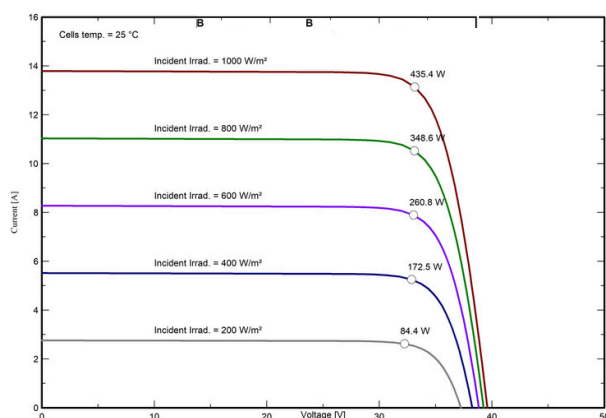
BASIC DIMENSIONS

[UNITS: MM/IN]



CURRENT-VOLTAGE CURVE

MSX10-xxxHN0B: 435W, 108 CELL SOLAR MODULE



WARRANTY INFORMATION

Module product workmanship warranty Linear	25 years
power performance warranty	30 years
	≥99% end 1 st year ≥94.05 % end of 12 th year ≥88.2% end of 25 th year ≥86% end of 30 th year

CERTIFICATIONS AND TESTS

IEC	61215, 61730, 61701
UL	61730



Mission Solar Energy

8303 S. New Braunfels Ave., San Antonio, Texas
78235 www.missionsolar.com | info@missionsolar.com

Mission Solar Energy reserves the right to make specification changes without notice.

C-MKTG-0050 VERSION: 3 VERSION DATE: 08/27/2025

ELECTRICAL SPECIFICATION

PRODUCT TYPE	MSX10-xxxHN0B (xxx = P _{max})			
Power Output	P _{max} Wp	435	440	445
Module Efficiency	%	22.3	22.5	22.8
Tolerance	%	0/+3	0/+3	0/+3
Short Circuit Current	I _{sc} A	13.79	13.9	14.02
Open Circuit Voltage	V _{oc} V	39.56	39.62	39.69
Rated Current	I _{mp} A	13.07	13.19	13.31
Rated Voltage	V _{mp} V	33.31	33.37	33.44
Fuse Rating	A	30	30	30
System Voltage	V	1,500	1,500	1,500

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	45°C
Temperature Coefficient of P _{max}	-0.29%/°C
Temperature Coefficient of V _{oc}	-0.25%/°C
Temperature Coefficient of I _{sc}	0.05%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500 Vdc
Operating Temperature Range	-40°F to 185°F (-40°C to +85°C)
Maximum Series Fuse Rating Fire	30A
Safety Classification	Type 1
Front & Back Load (UL Standard)	Up to 5,400 Pa front and 2,400 Pa back load. Tested to UL 61730

*Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.

MECHANICAL DATA

Solar Cells	N-type TOPCon Monocrystalline
Cell Orientation	108 cells
Module Dimension	1722 mm x 1134 mm x 35 mm
Weight	46.96 lbs. (21.3 kg)
Front Glass	3.2 mm AR Coating Tempered Glass
Frame	35 mm Anodized Aluminum, Black
Encapsulant	Polyolefin Elastomer (POE)
Junction Box	IP 68 Rated
Cable	1.2 m, Wire 4 mm ² (12AWG)
Connector	Staubli MC4
Domestic Content	6.2%

SHIPPING INFORMATION

Truck Load	Ship To	Pallets	Modules	435W Bin
53'	Most States	30	840	365.4 kW
Double Stack: (Horizontal Orientation): 28 modules per pallet				

PALLET [28 MODULES]

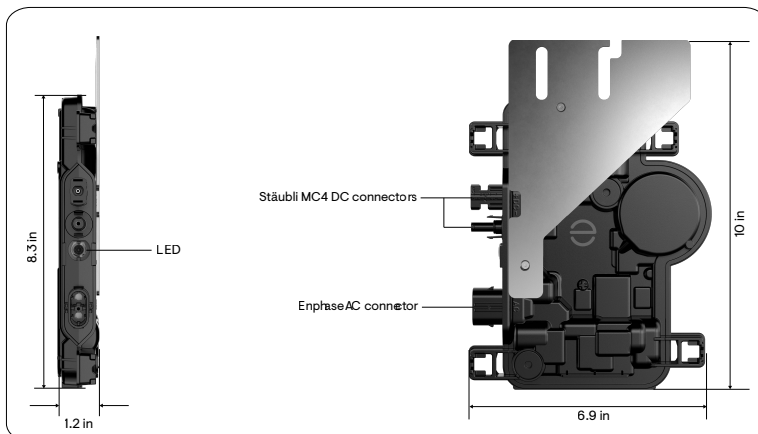
Weight	Height	Width	Length
1,360 lbs. (617 kg)	44.25 in (112.4 cm)	47.25 in (120 cm)	70 in (177.8 cm)

IQ8HC Microinverter

Our newest IQ8 Series Microinverters^{1,2,3} are the industry's first microgrid-forming⁴, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently.



Key specifications	IQ8HC-72-M-US@240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US@208 VAC IQ8HC-72-M-DOM-US @208 VAC
Peak output power	384 VA	366 VA
Nominal grid voltage (L-L)	240 V, split-phase (L-L), 180°	208 V, single-phase (L-L), 120°
Nominal frequency	60 Hz	
CEC weighted efficiency	97.0%	96.5%
Maximum input DC voltage	60 V	
MPPT voltage range	29.5–45 V	
Maximum module I_{sc}	20 A	
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)	



Simple

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

Reliable

- Produces power even when the grid is down⁴
- More than one million cumulative hours of testing
- Industry-leading limited warranty of up to 25 years
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

¹ IQ8 Series Microinverters can be added to existing IQ7 systems on the same IQ Gateway only in the following grid-tied configurations: Solar Only or Solar + Battery (IQ Battery 3T/10T and IQ Battery 5P) without backup.

² IQ7 Series Microinverters cannot be added to a site with existing IQ8 Series Microinverters on the same gateway. Mixed system of IQ7 and IQ8 will not support IQ8-specific PCS features and grid-forming capabilities.

³ IQ Microinverters ship with default settings that meet North America's IEEE 1547 interconnection standard requirements. Region-specific adjustments may be requested by an Authority Having Jurisdiction (AHJ) or utility representative, according to the IEEE 1547 interconnection standard. Use an IQ Gateway to make these changes during installation.

⁴ Meets UL 1741 only when installed with IQ System Controller 2 or 3.

Input data (DC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Commonly used module pairings ⁶	W	320–540	
Module compatibility	—	To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I_{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator .	
MPPT voltage range	V	29.5–45	
Operating range	V	18–58	
Minimum/Maximum start voltage	V	22/58	
Maximum input DC voltage	V	60	
Maximum continuous operating DC current	A	14	
Maximum input DC short-circuit current	A	25	
Maximum module I_{sc}	A	20	
Overvoltage class DC port	—	II	
DC port backfeed current	mA	0	
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit	
Output data (AC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Peak output power	VA	384	366
Maximum continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage ⁷	V	211-264	183-229
Maximum continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47–68	
AC short-circuit fault current over three cycles	A _{rms}	2.7	
Maximum units per 20 A (L-L) branch circuit ⁸	—	10	9
Total harmonic distortion	%	<5	
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	22	26

⁵ IQ8HC-72-M-DOM-US (240 VAC and 208 VAC) is made in the USA, and the PCBA, electrical parts, and enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder.

⁶ No enforced DC/AC ratio.

⁷ Nominal voltage range can be extended beyond nominal if required by the utility.

⁸ Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Mechanical data	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
	IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-DOM-US ⁵ @208 VAC
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)	
Relative humidity range	4% to 100% (condensing)	
DC connector type	Stäubli MC4	
Dimensions (H × W × D); Weight	212 mm (8.3 in) × 175 mm (6.9 in) × 30.2 mm (1.2 in); 1.1 kg (2.43 lb)	
Cooling	Natural convection—no fans	
Approved for wet locations; Pollution degree	Yes; PD3	
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure	
Environmental category; UV exposure rating	NEMA Type 6; outdoor	
Compliance	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
	IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-DOM-US ⁵ @208 VAC
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01. This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.	



X-IQ-AM1-240-5
X-IQ-AM1-240-5C

IQ Combiner 5/5C

The IQ Combiner 5/5C consolidates interconnection equipment into a single enclosure and streamlines IQ Series Microinverters and IQ Gateway installation by providing a consistent, pre-wired solution for residential applications. IQ Combiner 5/5C uses wired control communication and is compatible with IQ System Controller 3/3G and IQ Battery 5P.

The IQ Combiner 5/5C, along with IQ Series Microinverters, IQ System Controller 3/3G, and IQ Battery 5P provides you with a complete grid-agnostic Enphase Energy System.



IQ Series Microinverters

The high-powered smart grid-ready IQ Series Microinverters (IQ6, IQ7, and IQ8 Series) dramatically simplify the installation process



IQ System Controller 3/3G

Provides microgrid interconnection device (MID) functionality by automatically detecting grid failures and seamlessly transitioning the home energy system from grid power to backup power



IQ Battery 5P

Fully integrated AC battery system. Includes six field-replaceable IQ8D-BAT Microinverters



IQ Load Controller

Helps prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect (CELLMODEM-M1-06-SP-05), only with IQ Combiner 5C
- Supports flexible networking: Wi-Fi, Ethernet, or cellular
- Provides production metering (revenue grade) and consumption monitoring

Easy to install

- Mounts to one stud with centered brackets
- Supports bottom, back, and side conduit entry
- Supports up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV branch circuits
- Bluetooth based Wi-Fi provisioning for easy Wi-Fi setup

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- 5-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKUs
- UL1741 listed



5-year
limited
warranty



IQ Combiner 5/5C

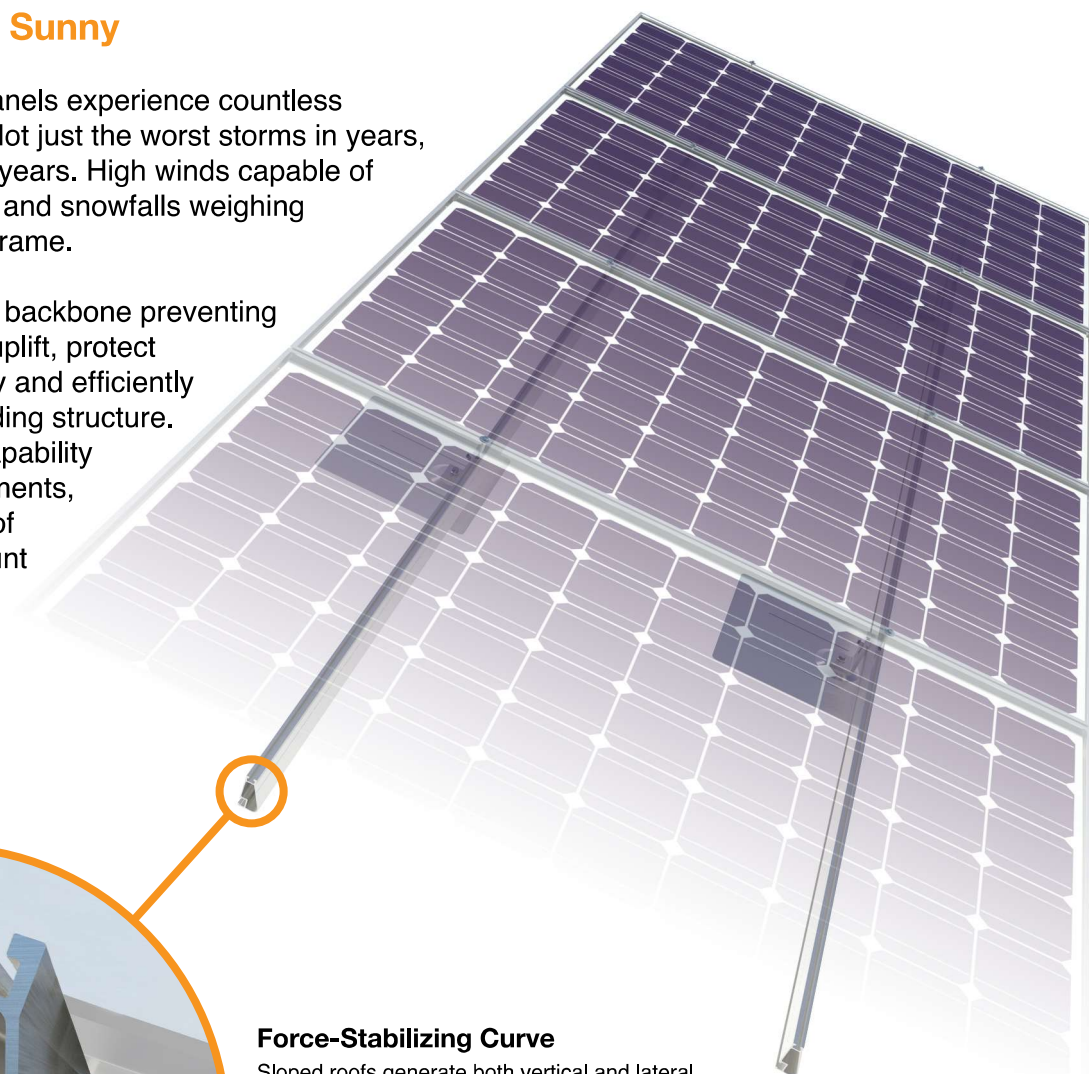
MODEL NUMBER	
IQ Combiner 5 (X-IQ-AM1-240-5)	IQ Combiner 5 with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 $\pm 0.5\%$), consumption monitoring ($\pm 2.5\%$) and IQ Battery monitoring ($\pm 2.5\%$). Includes a silver solar shield to deflect heat
IQ Combiner 5C (X-IQ-AM1-240-5C)	IQ Combiner 5C with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 $\pm 0.5\%$), consumption monitoring ($\pm 2.5\%$) and IQ Battery monitoring ($\pm 2.5\%$). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-O6-SP-05) ¹ . Includes a silver solar shield to deflect heat
WHAT'S IN THE BOX	
IQ Gateway printed circuit board	IQ Gateway is the platform for total energy management for comprehensive, remote maintenance and management of the Enphase IQ System
Busbar	125A busbar with support for 1 x IQ Gateway breaker and 4 x 20A breaker for installing IQ Series Microinverters and IQ Battery 5P
IQ Gateway breaker	Circuit breaker, 2-pole, 10 A/15 A
Production CT	Prewired revenue-grade solid core CT, accurate up to 0.5%
Consumption CT	Two consumption metering clamp CTs, shipped with the box, accurate up to 2.5%
IQ Battery CT	One battery metering clamp CT, shipped with the box, accurate up to 2.5%
CTRL board	Control board for wired communication with IQ System Controller 3/3G and the IQ Battery 5P
Enphase Mobile Connect (only with IQ Combiner 5C)	4G-based LTE-M1 cellular modem (CELLMODEM-M1-O6-SP-05) with a 5-year T-Mobile data plan
Accessories kit	Spare control headers for CTRL board
ACCESSORIES AND REPLACEMENT PARTS (NOT INCLUDED, ORDER SEPARATELY)	
CELLMODEM-M1-O6-SP-05	4G-based LTE-M1 cellular modem with a 5-year T-Mobile data plan
CELLMODEM-M1-O6-AT-05	4G-based LTE-M1 cellular modem with a 5-year AT&T data plan
Circuit breakers (off-the-shelf)	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers Supports Eaton BR220B, BR230B, and BR240B circuit breakers compatible with hold-down kit
Circuit breakers (provided by Enphase)	BRK-10A-2-240V, BRK-15A-2-240V, BRK-20A-2P-240V, BRK-15A-2P-240V-B, and BRK-20A-2P-240V-B (More details in "Accessories" section)
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 5/5C
XA-ENV2-PCBA-5	IQ Gateway replacement printed circuit board (PCB) for Combiner 5/5C
X-IQ-NA-HD-125A	Hold-down kit compatible with Eaton BR-B series circuit breakers (with screws)
ELECTRICAL SPECIFICATIONS	
Rating	80 A
System voltage	120/240 VAC, 60 Hz
Busbar rating	125 A
Fault current rating	10 kAIC
Maximum continuous current rating (input from PV/storage)	64 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series distributed generation (DG) breakers only (not included)
Maximum total branch circuit breaker rating (input)	80 A of distributed generation/95 A with IQ Gateway breaker included
IQ Gateway breaker	10 A or 15 A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-CLAMP)	A pair of 200 A clamp-style current transformers is included with the box
IQ Battery metering CT	200 A clamp-style current transformer for IQ Battery metering, included with the box

¹ A plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.)

Solar Is Not Always Sunny

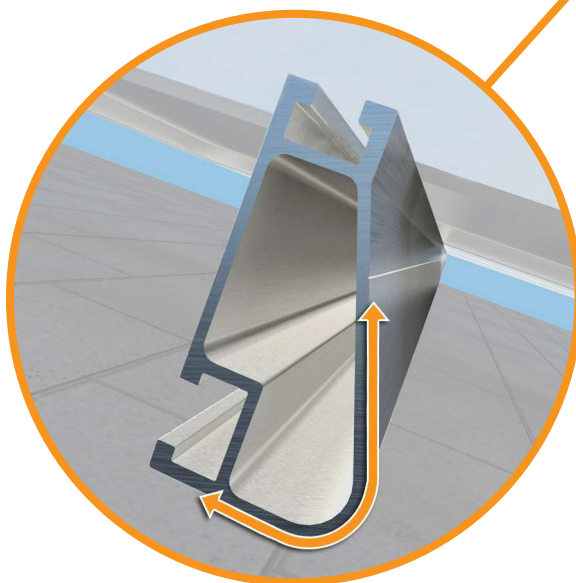
Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.



Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

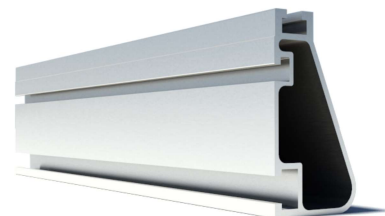
- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

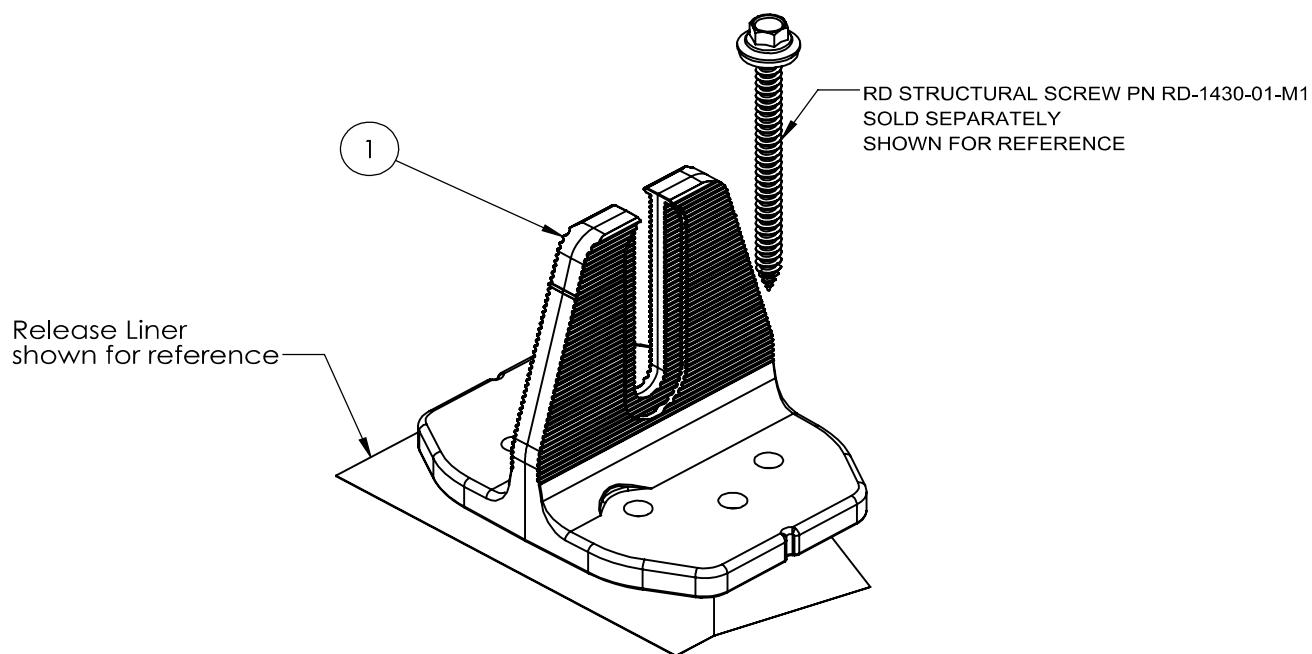
- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10			XR100		XR1000
	120						
	140						
	160	XR100		XR1000			
20	90	XR10		XR100	XR1000		
	120						
	140						
	160	XR1000					
30	90	XR10		XR100	XR1000		
	160						
40	90	XR10	XR100		XR1000		
	160						
80	160	XR10	XR100	XR1000			
120	160	XR10	XR100				

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

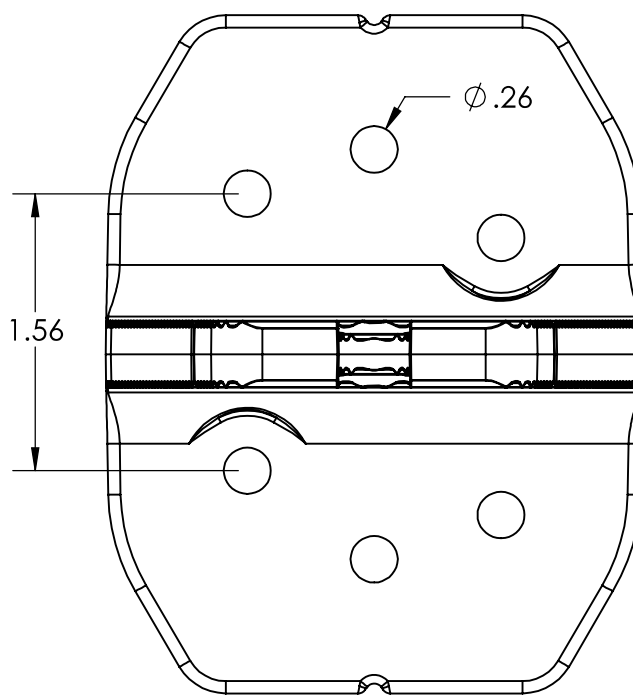
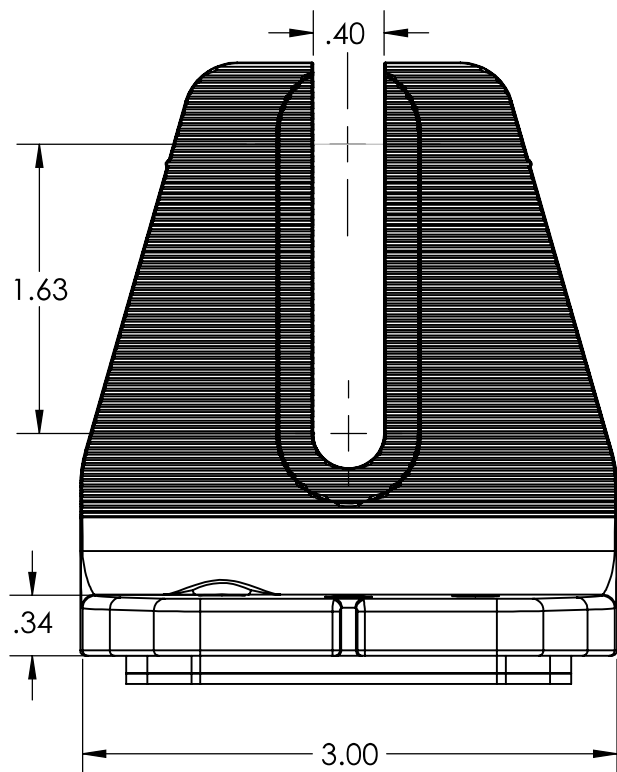
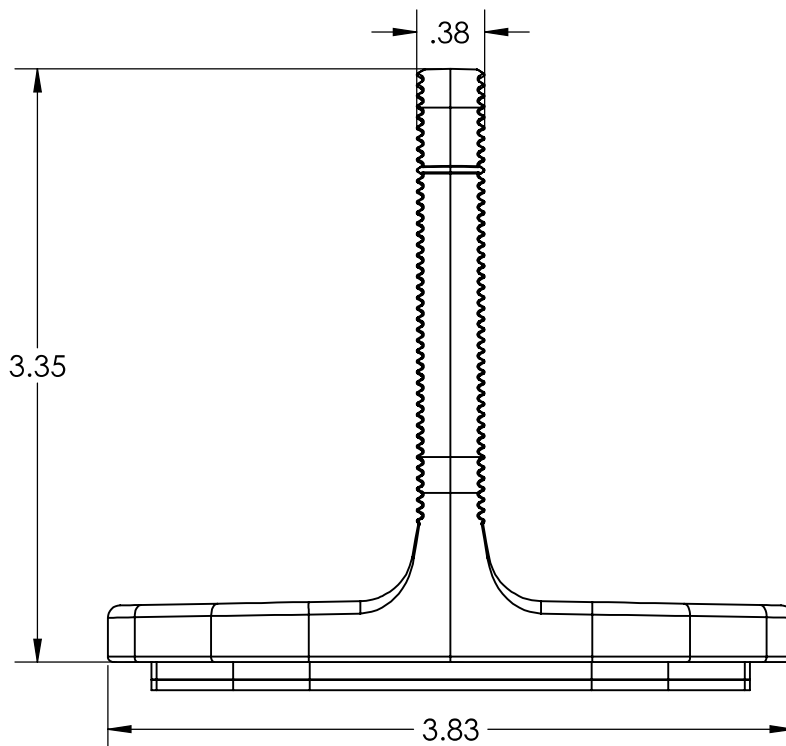


ITEM NO	DESCRIPTION	QTY IN KIT
1	QM Halo UltraGrip(Mill or Black)	1

PART NUMBER	DESCRIPTION
QM-HUG-01-M1	Halo UltraGrip - Mill
QM-HUG-01-B1	Halo UltraGrip - Black



1. Halo UltraGrip



Property	Value
Material	300 Series Aluminium
Finish	Mill or Black



PHOTOVOLTAIC SYSTEM

SYSTEM SIZE:

NAME PLATE: 12.18 KW DC / 10.64 KW AC

EQUIPMENT:

PV MODULES:(28) MISSION SOLAR MSX10-435HN0B (435W) SOLAR MODULES

MICROINVERTER: (28) ENPHASE IQ8HC-72-M-DOM-US MICROINVERTERS

AC COMPONENT(S): (1) 125A ENPHASE IQ COMBINER PANEL 5/5C
(1) 60A FUSED AC DISCONNECT

TYPE OF INTERCONNECTION: LINE SIDE TAP IN THE MSD

SCOPE OF WORK:

INSTALLATION OF A CODE COMPLIANT, UTILITY INTERACTIVE PHOTOVOLTAIC ELECTRIC SYSTEM.

2023 NATIONAL ELECTRICAL CODE

2025 FIRE CODE OF NYS

2025 RESIDENTIAL CODE OF NYS

2025 BUILDING CODE OF NYS

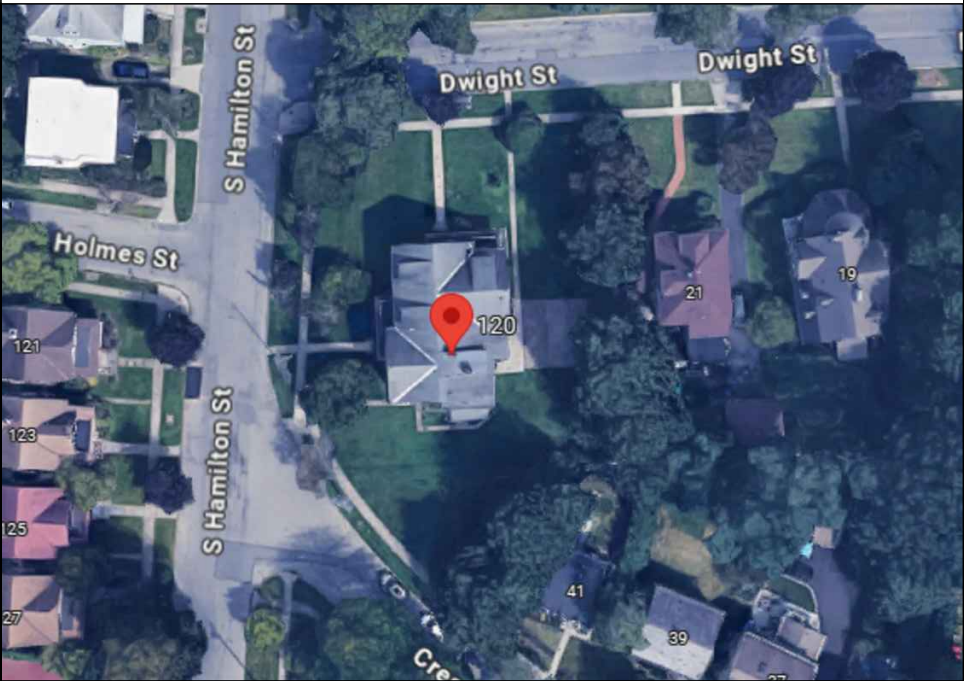
APPLICABLE CODE PER LOCAL AUTHORITY HAVING JURISDICTION

APPLICABLE CODES

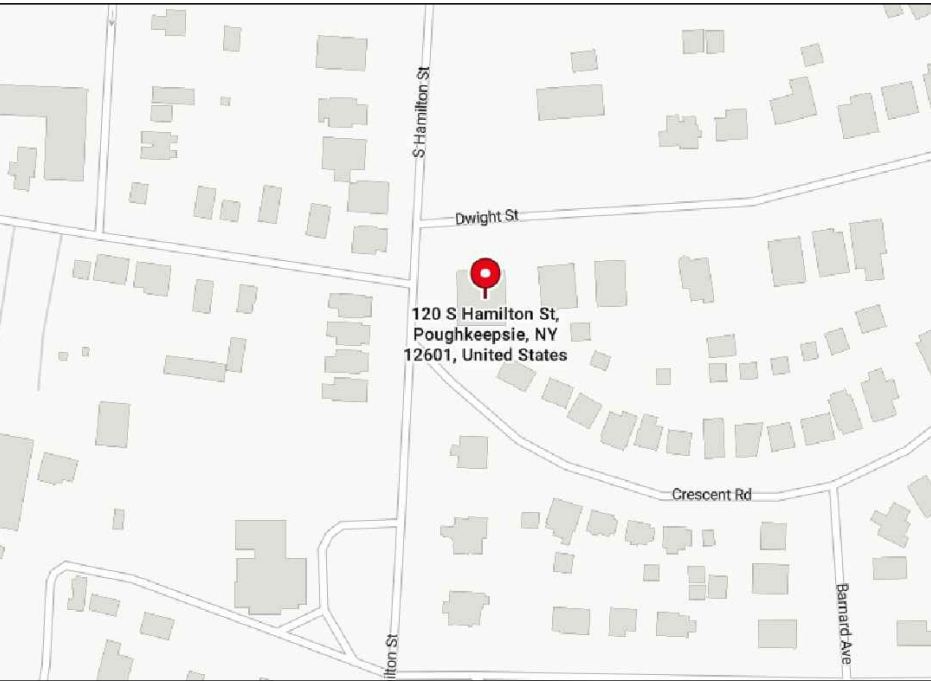
PV1	COVER PAGE
PV2	SITE PLAN
PV3	MOUNTING PLAN
PV4	STRUCTURAL DETAILS
PV5	MOUNTING DETAILS
PV6 - 6.1	ELECTRICAL DIAGRAMS
PV7	MARKING & LABELS

*ATTACHMENTS
MANUFACTURER'S SPECIFICATIONS

INDEX



AERIAL VIEW 41.693782 , -73.925290



VICINITY MAP

HEBA RABADI: 120 S HAMILTON ST, POUGHKEEPSIE, NY 12601, USA

GENERAL NOTES:

- DRAWINGS ARE DIAGRAMMATIC ONLY. THE LOCATION AND ROUTING OF RACEWAYS SHALL BE DETERMINED BY THE CONTRACTOR UNLESS OTHERWISE NOTED OR STANDARDIZED.
- ALL EQUATIONS ACCOUNT FOR WORST CASE CONDITIONS.
- IF A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, OVER-CURRENT PROTECTION, GROUNDING SYSTEMS, ETC. (ALL EQUIPMENT AND MATERIALS) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS IN THE SPECIFICATIONS OR NOTED ON THE PLANS TO ENSURE COMPLETE COMPLIANCE WITH ALL CODES AND TO ENSURE THE LONGEVITY AND SAFETY OF THE OPERABLE SYSTEM.
- ALL OUTDOOR EQUIPMENT SHALL BE MIN. NEMA 3R RATED.
- METAL CONDUIT AND ENCLOSURES SHALL BE USED WHERE PV SOURCE OR OUTPUT CIRCUITS ARE RUN INSIDE A BUILDING.
- MODULES SHALL NOT BE PLACED OVER ANY PLUMBING VENTS AND AT LEAST 6" ABOVE FLUSH VENTS.
- THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ANY AND ALL REQUIREMENTS GIVEN BY UTILITY COMPANIES.
- FOR ADDITIONAL EQUIPMENT SPECIFICATIONS, SEE PROVIDED CUT SHEETS.
- ALL LABELS AND MARKINGS SHALL BE ATTACHED ACCORDING TO REQUIREMENTS BY NEC AND THE LOCAL AHJ. THE AHJ MAY HAVE SPECIAL LABEL REQUIREMENTS BEYOND THE SCOPE OF THIS DOCUMENT. THIS MAY ENCOMPASS LANGUAGE INCLUDING, BUT NOT LIMITED TO, THAT FOUND IN NEC ARTICLES 690.5 (C), 690.14 (C)(2), 690.17, 690.53,690.35(F), 690.54, 690.64(B)(7) and 705.10.
- ALL NEC REFERENCES SHALL BE DIRECTLY INTERCHANGEABLE WITH CEC REFERENCES.

STRUCTURAL NOTES:

- MOUNTS ARE DIAGRAMMATIC AND EXACT LOCATION MAY CHANGE, BUT SHALL BE ACCURATELY SPACED.
- MOUNTS SHALL BE STAGGERED WHEN NECESSARY TO EVENLY DISTRIBUTE LOAD AMONGST RAFTERS.
- DO NOT SPLICE RAILS IN MIDDLE 50% OF SPAN BETWEEN TWO MOUNTS.

ELECTRICAL NOTES:

- ALL EQUIPMENT IS LISTED FOR USE.
- MAXIMUM VOLTAGE DOES NOT EXCEED 600VDC.
- ANY EQUIPMENT OR ELECTRICAL MATERIALS USED FOR THIS INSTALLATION SHALL BE NEW AND LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
- AN INVERTER IN AN INTERACTIVE SOLAR PV SYSTEM SHALL AUTOMATICALLY DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK UPON LOSS OF VOLTAGE IN THAT SYSTEM AND SHALL REMAIN IN THAT STATE UNTIL THE ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK VOLTAGE HAS BEEN RESTORED.
- ALL PV ARRAYS SHALL BE EQUIPPED WITH DC GROUND FAULT PROTECTION.
- ANY AC COMPONENT SHALL MEET OR EXCEED THE AVAILABLE FAULT CURRENT CALCULATED AT THAT COMPONENT.
- ALL MODULES AND ANY RELATED ROOF MOUNTED METALLIC EQUIPMENT SHALL BE PROPERLY GROUNDED.
- DC EQUIPMENT SHALL BE 600VDC RATED MINIMUM.
- MARKINGS SHALL BE PROVIDED TO INDICATE THAT ALL CONTACTS OF THE DISCONNECT EQUIPMENT MIGHT BE ENERGIZED.
- CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHERPROOF PULL BOXES OR JUNCTION BOXES/COMBINER BOXES PER APPROPRIATE JURISDICTIONAL REQUIREMENTS.
- FOR ANY UNGROUNDED PV SYSTEM, A LABEL READING: "WARNING - ELECTRICAL SHOCK HAZARD. THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED." SHALL BE PLACED AT EACH JUNCTION BOX, COMBINER BOX, DISCONNECT AND DEVICE WHERE ENERGIZED, UNGROUNDED CIRCUITS MAY BE EXPOSED DURING SERVICE.
- INVERTER(S) SHALL CONTAIN A GROUND FAULT DETECTION AND INTERRUPTION DEVICE.
- ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS.
- THE POINT OF CONNECTION COMPLIES WITH APPLICABLE CEC/NEC.
- BACKFED SOLAR BREAKER(S) SHALL BE INSTALLED AT THE OPPOSITE END OF THE CIRCUIT OR FURTHEST AWAY FROM THE MAIN BREAKER.
- ALL WIRE, VOLTAGES, AMPERAGES AND EQUIPMENT IS SIZED ACCORDING TO TEMPERATURE DERATING AND LOCATION.
- ONLY COPPER (CU) CONDUCTORS SHALL BE USED. CONDUCTORS SHALL BE STRANDED OR SOLID WITH PROPERLY RATED CONNECTORS.
- DISCONNECT SHALL BE WIRED SO NO BLADES ARE ENERGIZED.
- ALL MODULES SHALL BE GROUNDED AS PER MANUFACTURER SPECIFICATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED, INCLUDING BONDING JUMPERS WHERE NECESSARY ACROSS RAIL SPLICE PLATES TO BOND INDIVIDUAL PIECES OF RAIL.

FOR EXISTING
STRUCTURE ONLY



COVER PAGE
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 12.18
AC KW: 10.64
MODULES:28

CONTRACTOR
PLUGPV LLC
630 7TH AVE,TROY,
NY 12182, USA

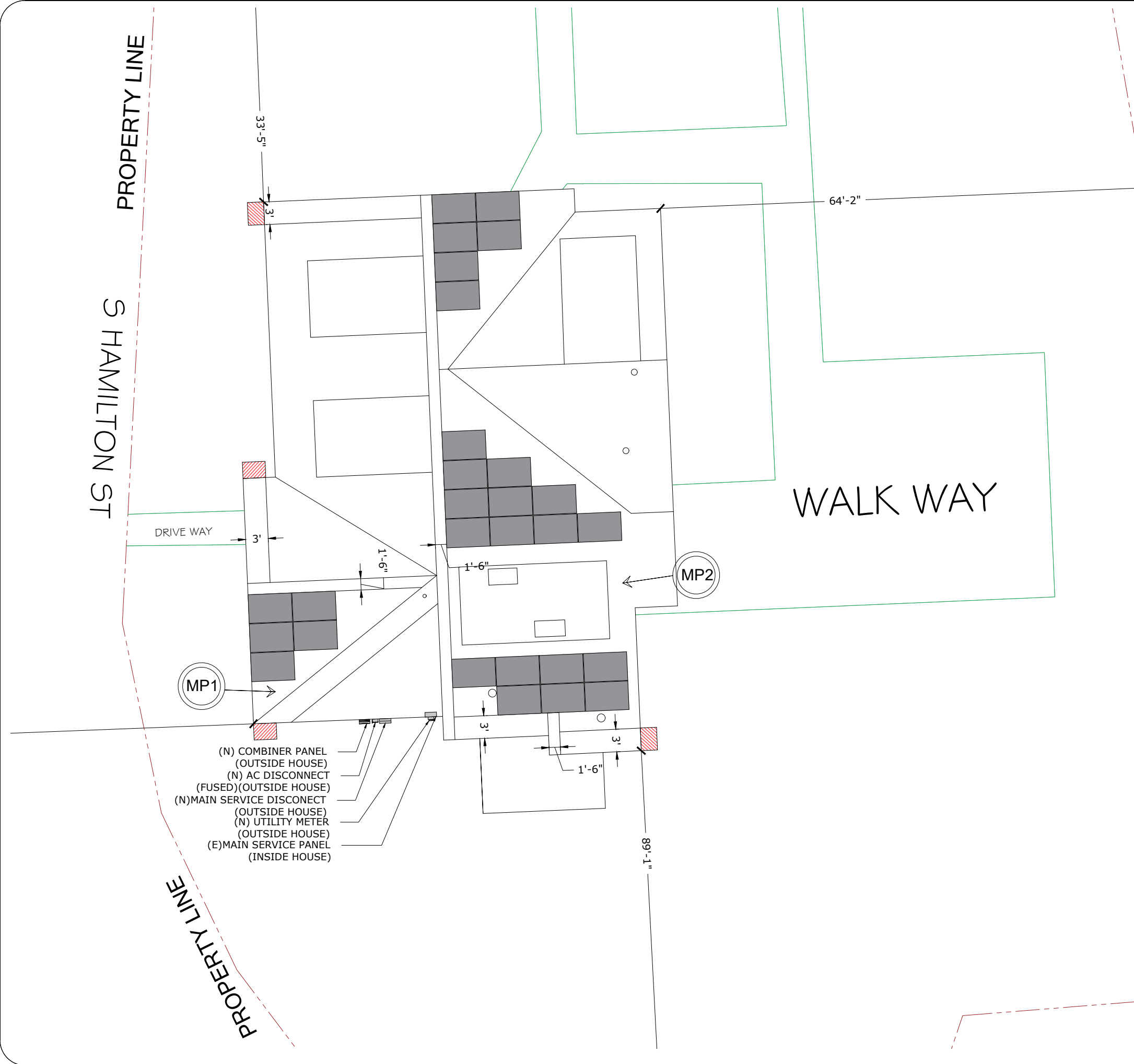
DATE
08/06/2026

DESIGNED BY:

OTN



PV1



ARRAY 1

TILT: 30°
AZIMUTH: 178°

ARRAY 2

TILT: 30°
AZIMUTH: 88°

ARRAY SPECIFICATIONS

UTILITY METER

AC DISCONNECT FUSED

MAIN SERVICE DISCONNECT

COMBINER PANEL

MAIN SERVICE PANEL

18" VENTILATION SETBACK

3' WIDE FIRE ACCESS PATHWAY

3'x3' GROUND LADDER ACCESS POINT

LEGEND

FOR EXISTING
STRUCTURE ONLY

120 S Hamilton Street
Poughkeepsie, NY 12601

CONTRACTORS LICENSE: 82-0674758

SITE PLAN

HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 12.18
AC KW: 10.64
MODULES:28

CONTRACTOR

PLUGPV LLC

630 7TH AVE,TROY,
NY 12182, USA

DATE

08/06/2026

DESIGNED BY:

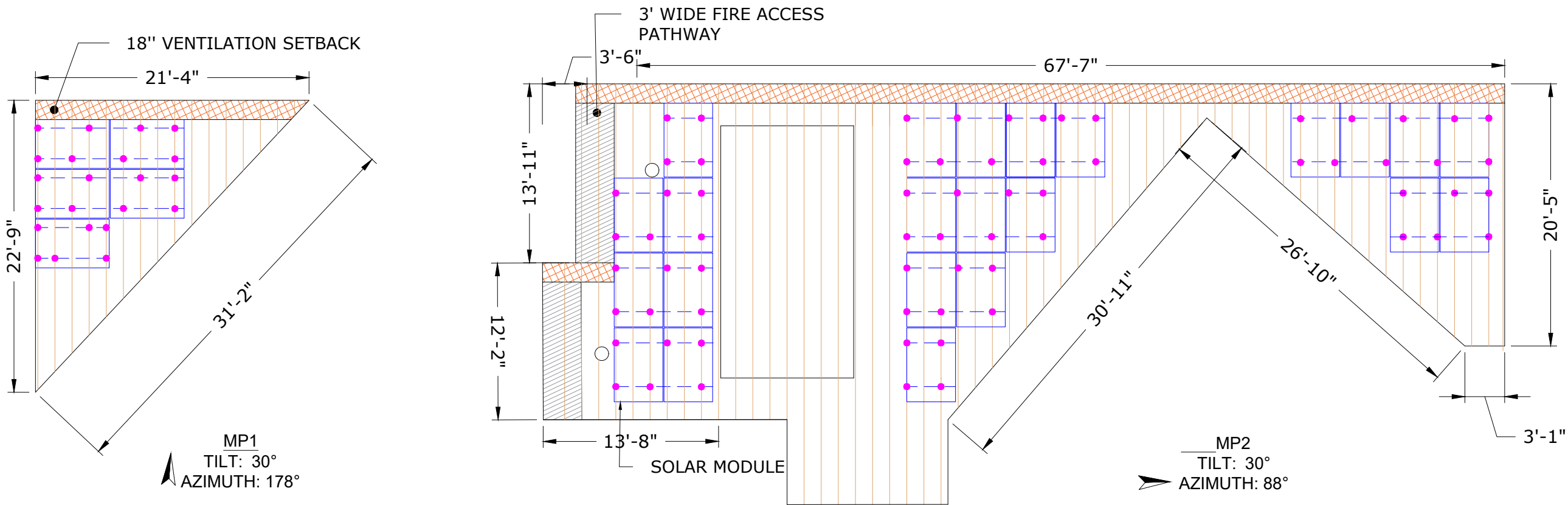
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PV2

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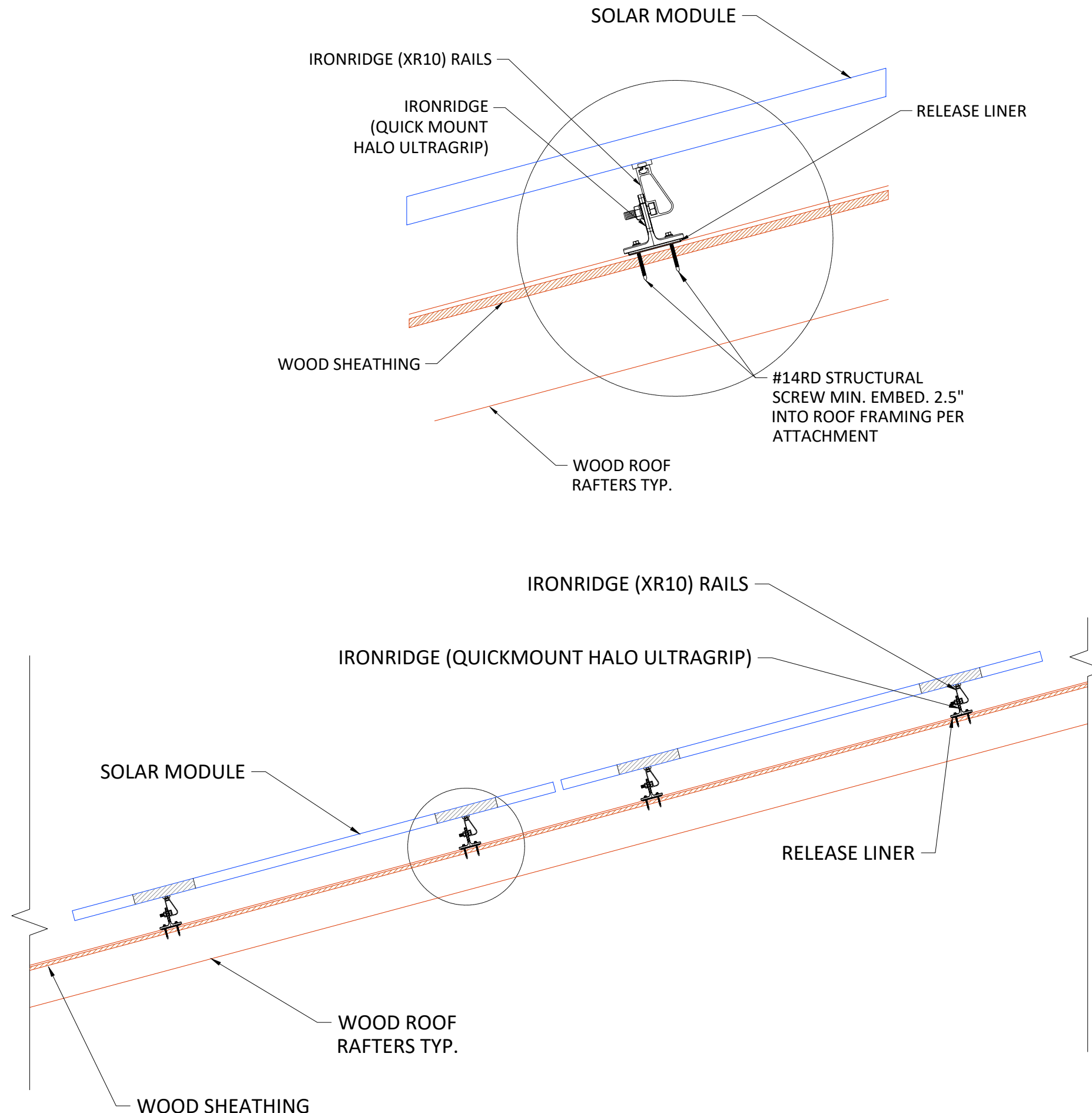
TYPE	DESCRIPTION	QUANTITY
MODULE	MISSION SOLAR MSX10-435HN0B (435W) SOLAR MODULES	28
MICROINVERTER	ENPHASE IQ8HC-72-M-DOM-US MICROINVERTER	28
COMBINER PANEL	125A ENPHASE IQ COMBINER PANEL 5/5C	1
DISCONNECT	60A FUSED AC DISCONNECT	1

ROOF SPECIFICATION	
ROOF MATERIAL	ASPHALT SHINGLE
RAFTERS	2" X 4" @ 16" O.C.
ROOF CONDITION	GOOD



FOR EXISTING
STRUCTURE ONLY





STRUCTURAL ATTACHMENT DETAILS

FOR EXISTING
STRUCTURE ONLY



CONTRACTORS LICENSE: 82-0674758

STRUCTURAL DETAILS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 12.18
AC KW: 10.64
MODULES:28

CONTRACTOR

PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE

08/06/2026

DESIGNED BY:

OTN

PV4

Project Details			
Name	Heba 2 Rabadi	Date	08/06/2026
Location	120 South Hamilton Street, Poughkeepsie, NY 12601	Total modules	28
Module	Mission Solar Energy: MSX10-435HNOB (35mm)	Total watts	12,180
Dimensions	67.8" x 44.65" x 1.38" (1722.0mm x 1134.0mm x 35.0mm)	Attachments	74
Module weight	46.96lbs (21.3kg)		
ASCE	7-22	Rails per row	2



System Weight	
Total system weight	1,550.4 lbs
Weight/attachment	21.0 lbs
Racking weight	236.5 lbs
Distributed weight	2.6 psf

Roof Information			
Roof Material Family	Comp Shingle	Roof material	Comp Shingle
Risk category	II	Roof attachment	Halo UltraGrip (Rafter attachment) [Global] [US]
Roof shape	Gable	Staggered attachments	Yes
Attachment hardware	Square	Specific gravity	0.42

Roof Plane A					
Height	30 ft	Slope	30 °	Rafter spacing	16 in

Bill of Materials		
Part	Spares	Qty
Rails & Splices		
XR-10-168B		
XR-10, 168" (14') Black	0	28
XR10-BOSS-01-M1		
Bonded Splice, XR10	0	8
Clamps & Grounding		
UFO-CL-01-B1		
Universal Module Clamp, Black	0	36
UFO-END-01-B1		
End Fastening Object (End Clamp, 30-40mm), Black	0	40
XR-LUG-04-A1		
End Grounding Lug, Low Profile	0	10
Attachments		
QM-HUG-01-B1		
Halo UltraGrip, Black	8	82
HW-RD1430-01-M1		
RD Structural Screw, 3.0L	16	164
*Add desired additional screws by adjusting spares column.		
BHW-SQ-03-A1		
Square Bolt, Bonding Hardware	8	82
Accessories		
QM-BUG-01-M1		
BUG, Conduit Mount, MB	0	4

FOR EXISTING
STRUCTURE ONLY



MOUNTING DETAILS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 12.18
AC KW: 10.64
MODULES:28

CONTRACTOR

PLUGPV LLC
630 7TH AVE, TROY,
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DATE

08/06/2026

DESIGNED BY:

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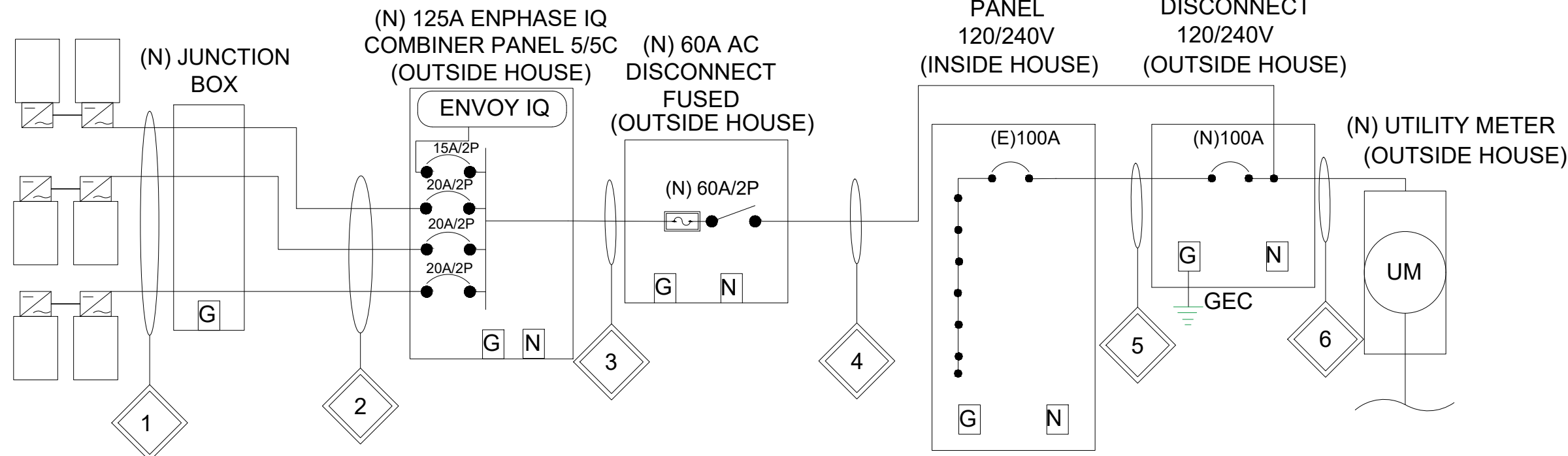
PV5

MAXIMUM PER STRING SIZE : 10 MICROINVERTERS

1 STRING OF
09 MODULES WITH
MICROINVERTERS

1 STRING OF
09 MODULES WITH
MICROINVERTERS

1 STRING OF
10 MODULES WITH
MICROINVERTERS



CONDUCTORS AND CONDUIT

- | | | | |
|---|---|---|--|
| 1 | (3) ENPHASE Q CABLES
(1) #6 THHN GND
3/4" EMT | 4 | (3) #6 THHN
(1) #6 THHN GND
3/4" EMT |
| 2 | (6) #10 THHN
(1) #6 THHN GND
3/4" EMT | 5 | (3) #3 THHN
(1) #6 THHN GND
1" EMT |
| 3 | (3) #6 THHN
(1) #6 THHN GND
3/4" EMT | 6 | (3) #3 THHN
1" EMT |

MODULES

(28) MISSION SOLAR MSX10-435HN0B
(435W) SOLAR MODULES

WATTS STC: 435W

ISC: 13.79A

IMP: 13.07A

VOC: 39.56V

VMP: 33.31V

INVERTER(S)

(28) ENPHASE IQ8HC-72-M-DOM-US
MICROINVERTER

INV OUTPUT CURRENT: 1.58 A
MAX AC OUTPUT: $28 \times 1.58 = 44.24$ A
INVERTER OCPD CALC : $(44.24) \times 1.25 = 55.30$ A

MIN OCPD: 60A

WIRE AMPACITY: 65A @75° C TERMINAL

TEMPERATURE CORRECTION FACTOR:
 $31^{\circ}-35^{\circ}\text{C} = 0.96$

CORRECTED WIRE AMPACITY: 62.40A

OTHER EQUIPMENT

- (1) 125A ENPHASE IQ COMBINER PANEL 5/5C
- (1) 60A FUSED AC DISCONNECT

FOR EXISTING
STRUCTURE ONLY



ELECTRICAL DIAGRAMS
HEBA RABADI

120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM

DC KW: 12.18

AC KW: 10.64

MODULES: 28

CONTRACTOR

PLUGPV LLC

630 7TH AVE, TROY,
NY 12182, USA

DATE

08/06/2026

DESIGNED BY:

OTN

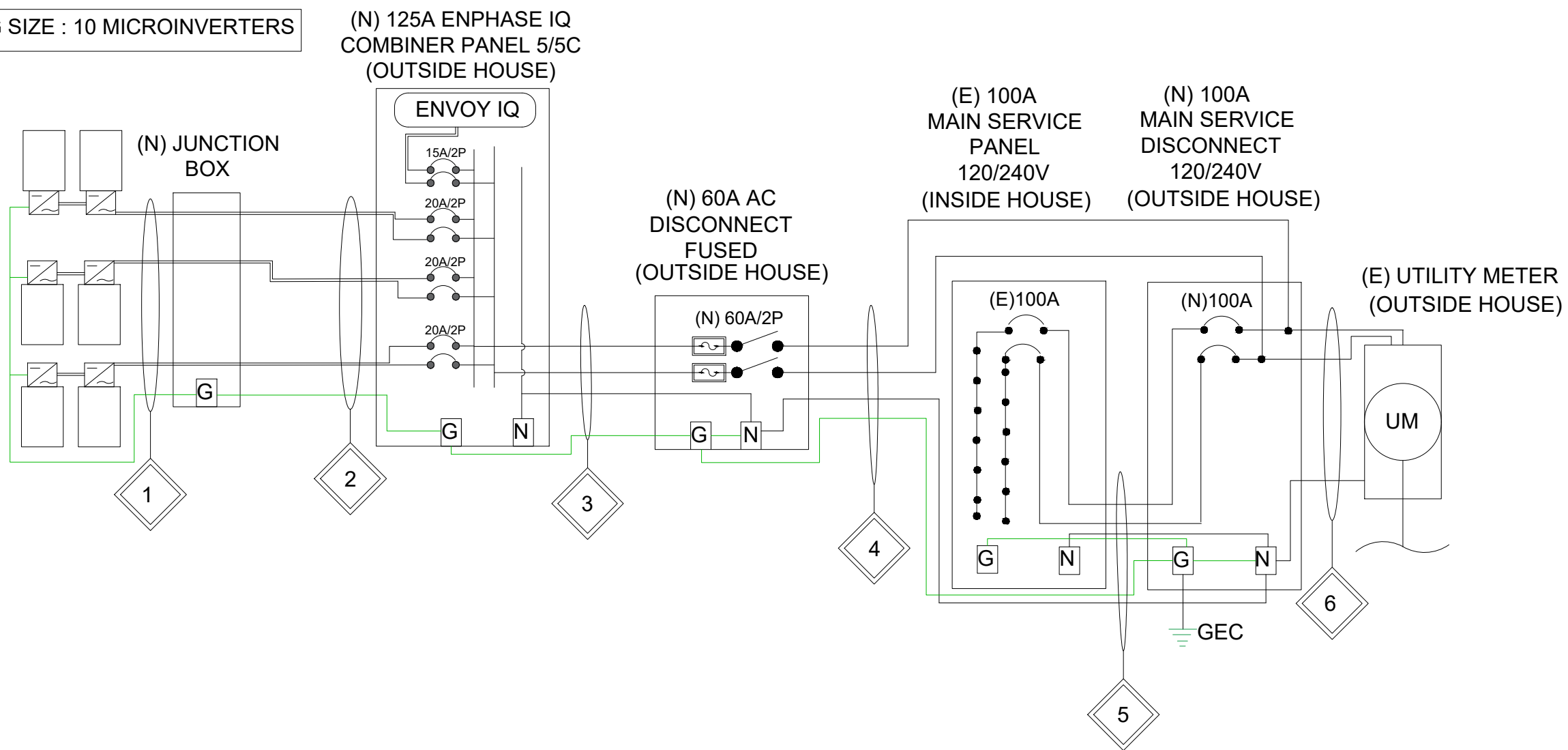
PV6

MAXIMUM PER STRING SIZE : 10 MICROINVERTERS

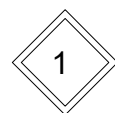
1 STRING OF
09 MODULES WITH
MICROINVERTERS

1 STRING OF
09 MODULES WITH
MICROINVERTERS

1 STRING OF
10 MODULES WITH
MICROINVERTERS



CONDUCTORS AND CONDUIT



(3) ENPHASE Q CABLES
(1) #6 THHN GND
3/4" EMT



(6) #10 THHN
(1) #6 THHN GND
3/4" EMT



(3) #6 THHN
(1) #6 THHN GND
3/4" EMT



(3) #6 THHN
(1) #6 THHN GND
3/4" EMT



(3) #3 THHN
(1) #6 THHN GND
1" EMT



(3) #3 THHN
1" EMT

MODULES

(28) MISSION SOLAR MSX10-435HN0B
(435W) SOLAR MODULES

WATTS STC: 435W

ISC: 13.79A

IMP: 13.07A

VOC: 39.56V

VMP: 33.31V

INVERTER(S)

(28)ENPHASE IQ8HC-72-M-DOM-US
MICROINVERTER

INV OUTPUT CURRENT: 1.58 A
MAX AC OUTPUT: 28X1.58 = 44.24 A
INVERTER OCPD CALC : (44.24) X 1.25 =
55.30A

MIN OCPD: 60A

WIRE AMPACITY: 65A @75° C TERMINAL

TEMPERATURE CORRECTION FACTOR:
31°-35°C = 0.96

CORRECTED WIRE AMPACITY: 62.40A

OTHER EQUIPMENT

(1) 125A ENPHASE IQ COMBINER PANEL 5/5C
(1) 60A FUSED AC DISCONNECT

FOR EXISTING
STRUCTURE ONLY



INVERTER

NEC 690.13(B)

WARNING

ELECTRIC SHOCK HAZARD.
DO NOT TOUCH TERMINALS.
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED IN
THE OPEN POSITION.

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

NEC 690.8(C)

PHOTOVOLTAIC ARRAY DC DISCONNECT
NOMINAL OPERATING AC VOLTAGE: 240 V
NOMINAL OPERATING AC FREQUENCY: 60HZ
MAX. AC POWER: 380 VA
MAX AC CURRENT: 1.58 A
MAX OVERCURRENT DEVICE RATING FOR AC
MODULE PROTECTION PER CIRCUIT: 20A

NEC 690.8(C)

Warning: Photovoltaic Power Source

NEC 690.34 UNGROUNDED SYSTEMS JUNCTION BOX

WARNING

ELECTRIC SHOCK HAZARD.
THE DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNGROUND AND MAY BE
ENERGIZED.

AC DISCONNECT

NEC 690.13

PHOTOVOLTAIC DISCONNECT
FOR UTILITY OPERATIONS

NEC 690.8(C)

RATED AC OUTPUT CURRENT: 44.24A
NOMINAL AC VOLTAGE: 240 V

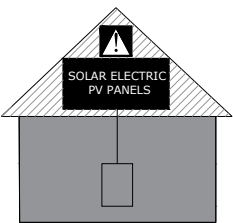
NEC 690.12(D)

EMERGENCY RESPONDER
THIS SOLAR PV SYSTEM
EQUIPPED
WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION ONLY
CONDUCTORS INSIDE
BUILDING OR OFF THE
ROOF WILL SHUT DOWN

Sections of the PV system that
are shut down when the rapid
shutdown switch is operated.

Sections of the PV system that
are not shut down when the rapid
shutdown switch is operated.



CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES & JUNCTION BOXES

NEC 690.31(D)(2)

RATED AC OUTPUT CURRENT: 44.24
NOMINAL AC VOLTAGE: 240 V

NEC 690.13

PHOTOVOLTAIC AC DISCONNECT

CAUTION: MULTIPLE SOURCES OF POWER

POWER TO THIS SERVICE IS ALSO SUPPLIED FROM THE
FOLLOWING SOURCES WITH THE DISCONNECTS LOCATED AS SHOWN



SITE-SPECIFIC DIRECTORY PLACARD(S) SHALL BE INSTALLED AT THE FOLLOWING LOCATION(S):
UTILITY SERVICE DISCONNECT SWITCH (MSP) AND SOLAR PV SOURCE DISCONNECT SWITCH (ACD)
NEC 2023

MAIN SERVICE PANEL

NEC 705.12(B)

WARNING
POWER IS BEING SUPPLIED TO THIS
PANEL FROM THE UTILITY AND A
SOLAR PV SYSTEM.

NEC 705.12(B)(2)

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL TO BE INSTALLED DIRECTLY NEXT TO PV BACKFEED
BREAKER. IF INSTALLED ANYWHERE ELSE ON DEADFRONT
THEN A PERMANENT ARROW FROM LABEL POINTING TO
PV BACKFEED BREAKER REQUIRED.

FOR EXISTING
STRUCTURE ONLY



MARKING & LABELS
HEBA RABADI
120 S HAMILTON ST, POUGHKEEPSIE,
NY 12601, USA

SYSTEM
DC KW: 12.18
AC KW: 10.64
MODULES: 28

CONTRACTOR
PLUGPV LLC
630 7TH AVE, TROY,
NY 12182, USA

DATE
08/06/2026

DESIGNED BY:
OTN

PV7

N-Type 108HC

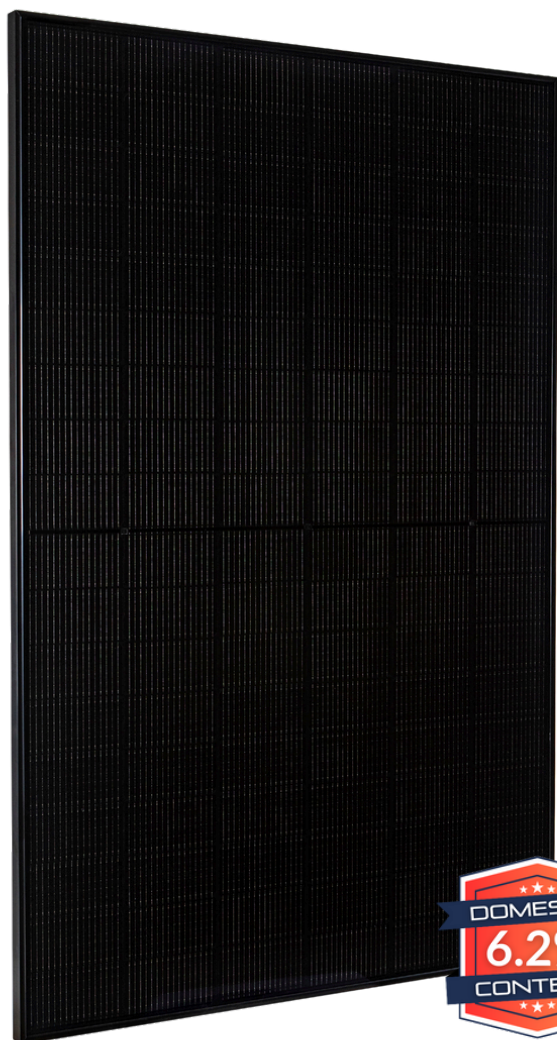
Mono-facial High Efficiency N-type



435W

Class leading power output

Positive
Power
Tolerance
0 to +3%



American Solar Built for the Long Haul

Mission Solar Energy, headquartered in San Antonio, Texas, offers high-quality, American-made solar modules designed specifically for residential and commercial rooftops. Engineered for maximum efficiency and durability in real-world conditions, our modules combine sleek aesthetics with best-in-class performance to power homes and businesses for decades to come.

America's Module Company®



High Power Output

- Achieves 22.3% efficiency with advanced high-density interconnect technology
- Multi-busbar design improves current flow and reduces resistance for better energy



Built for Tough Conditions

- Enhanced cell processing and material control for long-term durability
- Resists corrosion and degradation in harsh environments
- Up to 5400 Pa front load and 2400 Pa back load for mechanical strength



More Energy, More of the Time

- Proven performance in low light and at challenging angles, verified by third-party testing
- Glass design maintains output even in cloudy or shifting weather
- Low temperature coefficient (-0.29%)

BEST-IN-CLASS WARRANTY

Degradation guaranteed not to exceed 1% in year 1 and 0.45% annually from years 2 to 30 with 86.0% capacity guaranteed in year 30. For more information, visit www.missionsolar.com/warranty



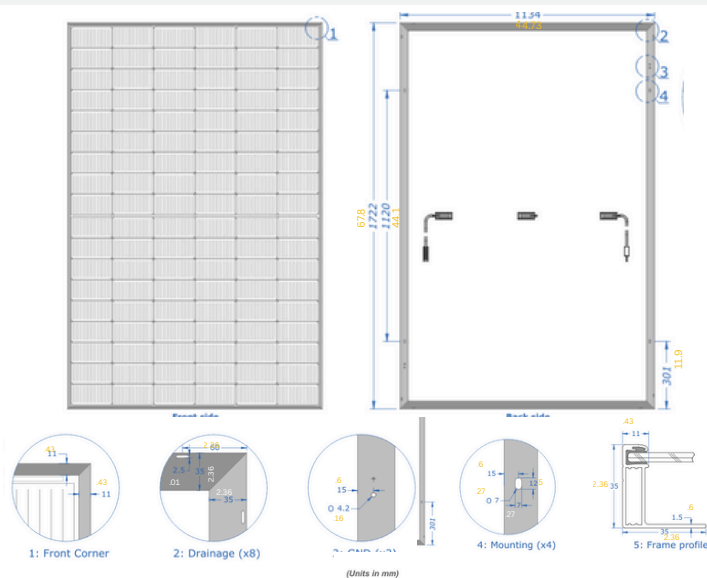
CERTIFICATIONS



If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

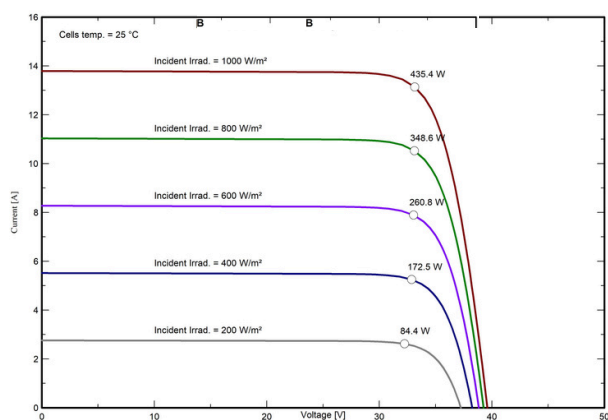
BASIC DIMENSIONS

[UNITS: MM/IN]



CURRENT-VOLTAGE CURVE

MSX10-xxxHN0B: 435W, 108 CELL SOLAR MODULE



WARRANTY INFORMATION

Module product workmanship warranty Linear	25 years
power performance warranty	30 years
	≥99% end 1 st year ≥94.05 % end of 12 th year ≥88.2% end of 25 th year ≥86% end of 30 th year

CERTIFICATIONS AND TESTS

IEC	61215, 61730, 61701
UL	61730



Mission Solar Energy

8303 S. New Braunfels Ave., San Antonio, Texas
78235 www.missionsolar.com | info@missionsolar.com

Mission Solar Energy reserves the right to make specification changes without notice.

C-MKTG-0050 VERSION: 3 VERSION DATE: 08/27/2025

ELECTRICAL SPECIFICATION

PRODUCT TYPE	MSX10-xxxHN0B (xxx = P _{max})			
Power Output	P _{max} Wp	435	440	445
Module Efficiency	%	22.3	22.5	22.8
Tolerance	%	0/+3	0/+3	0/+3
Short Circuit Current	I _{sc} A	13.79	13.9	14.02
Open Circuit Voltage	V _{oc} V	39.56	39.62	39.69
Rated Current	I _{mp} A	13.07	13.19	13.31
Rated Voltage	V _{mp} V	33.31	33.37	33.44
Fuse Rating	A	30	30	30
System Voltage	V	1,500	1,500	1,500

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	45°C
Temperature Coefficient of P _{max}	-0.29%/°C
Temperature Coefficient of V _{oc}	-0.25%/°C
Temperature Coefficient of I _{sc}	0.05%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500 Vdc
Operating Temperature Range	-40°F to 185°F (-40°C to +85°C)
Maximum Series Fuse Rating Fire	30A
Safety Classification	Type 1
Front & Back Load (UL Standard)	Up to 5,400 Pa front and 2,400 Pa back load. Tested to UL 61730

*Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.

MECHANICAL DATA

Solar Cells	N-type TOPCon Monocrystalline
Cell Orientation	108 cells
Module Dimension	1722 mm x 1134 mm x 35 mm
Weight	46.96 lbs. (21.3 kg)
Front Glass	3.2 mm AR Coating Tempered Glass
Frame	35 mm Anodized Aluminum, Black
Encapsulant	Polyolefin Elastomer (POE)
Junction Box	IP 68 Rated
Cable	1.2 m, Wire 4 mm ² (12AWG)
Connector	Staubli MC4
Domestic Content	6.2%

SHIPPING INFORMATION

Truck Load	Ship To	Pallets	Modules	435W Bin
53'	Most States	30	840	365.4 kW
Double Stack: (Horizontal Orientation): 28 modules per pallet				

PALLET [28 MODULES]

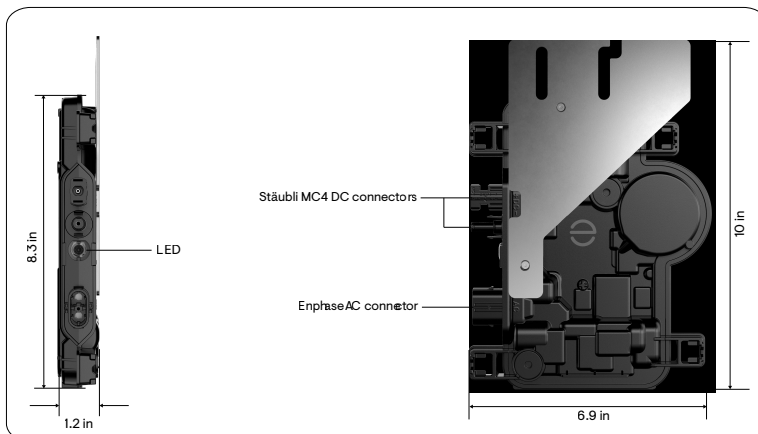
Weight	Height	Width	Length
1,360 lbs. (617 kg)	44.25 in (112.4 cm)	47.25 in (120 cm)	70 in (177.8 cm)

IQ8HC Microinverter

Our newest IQ8 Series Microinverters^{1,2,3} are the industry's first microgrid-forming⁴, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently.



Key specifications	IQ8HC-72-M-US@240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US@208 VAC IQ8HC-72-M-DOM-US @208 VAC
Peak output power	384 VA	366 VA
Nominal grid voltage (L-L)	240 V, split-phase (L-L), 180°	208 V, single-phase (L-L), 120°
Nominal frequency	60 Hz	
CEC weighted efficiency	97.0%	96.5%
Maximum input DC voltage	60 V	
MPPT voltage range	29.5–45 V	
Maximum module I_{sc}	20 A	
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)	



Simple

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

Reliable

- Produces power even when the grid is down⁴
- More than one million cumulative hours of testing
- Industry-leading limited warranty of up to 25 years
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

¹ IQ8 Series Microinverters can be added to existing IQ7 systems on the same IQ Gateway only in the following grid-tied configurations: Solar Only or Solar + Battery (IQ Battery 3T/10T and IQ Battery 5P) without backup.

² IQ7 Series Microinverters cannot be added to a site with existing IQ8 Series Microinverters on the same gateway. Mixed system of IQ7 and IQ8 will not support IQ8-specific PCS features and grid-forming capabilities.

³ IQ Microinverters ship with default settings that meet North America's IEEE 1547 interconnection standard requirements. Region-specific adjustments may be requested by an Authority Having Jurisdiction (AHJ) or utility representative, according to the IEEE 1547 interconnection standard. Use an IQ Gateway to make these changes during installation.

⁴ Meets UL 1741 only when installed with IQ System Controller 2 or 3.

Input data (DC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Commonly used module pairings ⁶	W	320–540	
Module compatibility	—	To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I_{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator .	
MPPT voltage range	V	29.5–45	
Operating range	V	18–58	
Minimum/Maximum start voltage	V	22/58	
Maximum input DC voltage	V	60	
Maximum continuous operating DC current	A	14	
Maximum input DC short-circuit current	A	25	
Maximum module I_{sc}	A	20	
Overvoltage class DC port	—	II	
DC port backfeed current	mA	0	
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit	
Output data (AC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Peak output power	VA	384	366
Maximum continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage ⁷	V	211-264	183-229
Maximum continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47–68	
AC short-circuit fault current over three cycles	A _{rms}	2.7	
Maximum units per 20 A (L-L) branch circuit ⁸	—	10	9
Total harmonic distortion	%	<5	
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	22	26

⁵ IQ8HC-72-M-DOM-US (240 VAC and 208 VAC) is made in the USA, and the PCBA, electrical parts, and enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder.

⁶ No enforced DC/AC ratio.

⁷ Nominal voltage range can be extended beyond nominal if required by the utility.

⁸ Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Mechanical data	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
	IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-DOM-US ⁵ @208 VAC
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)	
Relative humidity range	4% to 100% (condensing)	
DC connector type	Stäubli MC4	
Dimensions (H × W × D); Weight	212 mm (8.3 in) × 175 mm (6.9 in) × 30.2 mm (1.2 in); 1.1 kg (2.43 lb)	
Cooling	Natural convection—no fans	
Approved for wet locations; Pollution degree	Yes; PD3	
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure	
Environmental category; UV exposure rating	NEMA Type 6; outdoor	
Compliance	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
	IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-DOM-US ⁵ @208 VAC
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01. This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.	



X-IQ-AM1-240-5
X-IQ-AM1-240-5C

IQ Combiner 5/5C

The IQ Combiner 5/5C consolidates interconnection equipment into a single enclosure and streamlines IQ Series Microinverters and IQ Gateway installation by providing a consistent, pre-wired solution for residential applications. IQ Combiner 5/5C uses wired control communication and is compatible with IQ System Controller 3/3G and IQ Battery 5P.

The IQ Combiner 5/5C, along with IQ Series Microinverters, IQ System Controller 3/3G, and IQ Battery 5P provides you with a complete grid-agnostic Enphase Energy System.



IQ Series Microinverters

The high-powered smart grid-ready IQ Series Microinverters (IQ6, IQ7, and IQ8 Series) dramatically simplify the installation process



IQ System Controller 3/3G

Provides microgrid interconnection device (MID) functionality by automatically detecting grid failures and seamlessly transitioning the home energy system from grid power to backup power



IQ Battery 5P

Fully integrated AC battery system. Includes six field-replaceable IQ8D-BAT Microinverters



IQ Load Controller

Helps prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect (CELLMODEM-M1-06-SP-05), only with IQ Combiner 5C
- Supports flexible networking: Wi-Fi, Ethernet, or cellular
- Provides production metering (revenue grade) and consumption monitoring

Easy to install

- Mounts to one stud with centered brackets
- Supports bottom, back, and side conduit entry
- Supports up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV branch circuits
- Bluetooth based Wi-Fi provisioning for easy Wi-Fi setup

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- 5-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKUs
- UL1741 listed



5-year
limited
warranty



IQ Combiner 5/5C

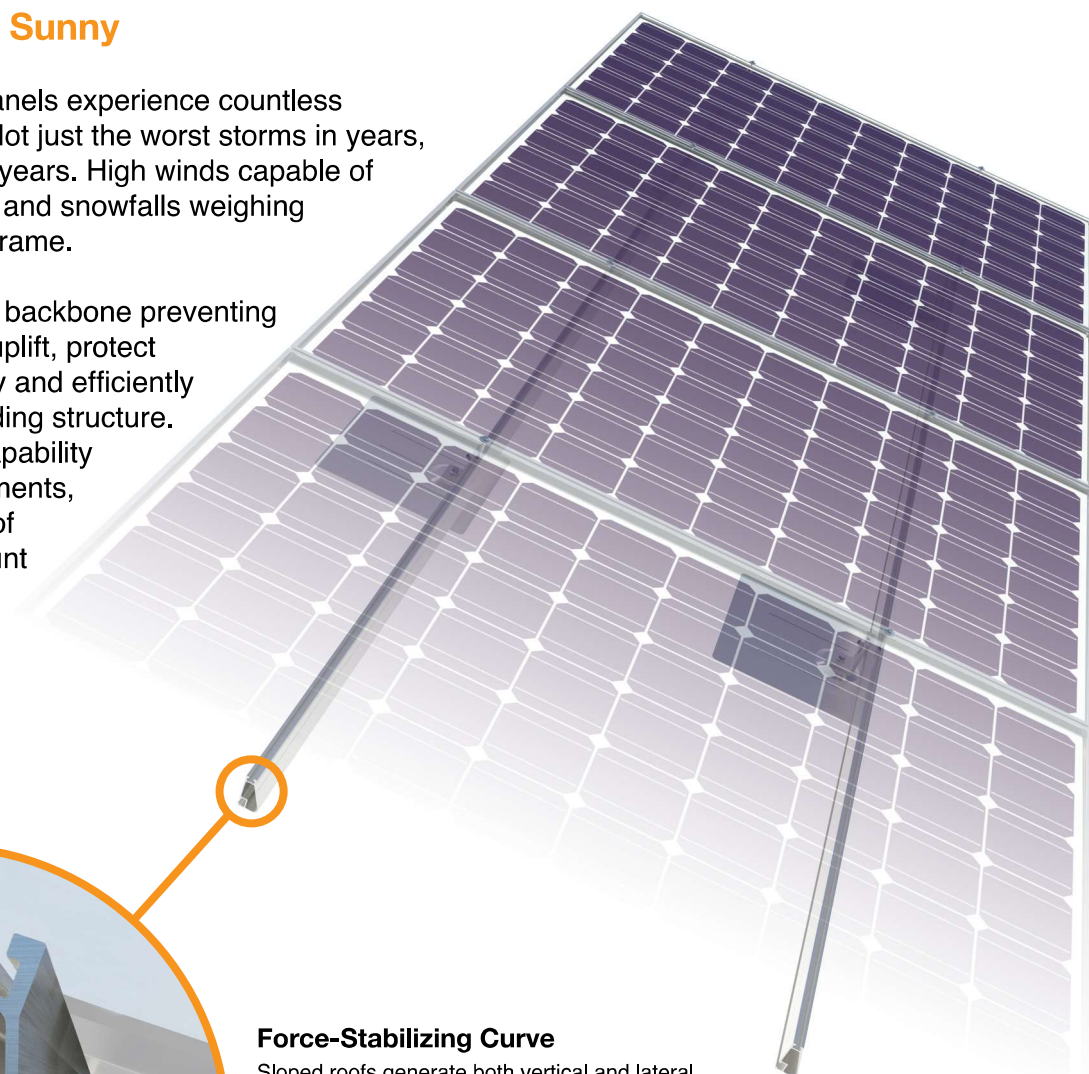
MODEL NUMBER	
IQ Combiner 5 (X-IQ-AM1-240-5)	IQ Combiner 5 with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 $\pm 0.5\%$), consumption monitoring ($\pm 2.5\%$) and IQ Battery monitoring ($\pm 2.5\%$). Includes a silver solar shield to deflect heat
IQ Combiner 5C (X-IQ-AM1-240-5C)	IQ Combiner 5C with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 $\pm 0.5\%$), consumption monitoring ($\pm 2.5\%$) and IQ Battery monitoring ($\pm 2.5\%$). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-O6-SP-05) ¹ . Includes a silver solar shield to deflect heat
WHAT'S IN THE BOX	
IQ Gateway printed circuit board	IQ Gateway is the platform for total energy management for comprehensive, remote maintenance and management of the Enphase IQ System
Busbar	125A busbar with support for 1 x IQ Gateway breaker and 4 x 20A breaker for installing IQ Series Microinverters and IQ Battery 5P
IQ Gateway breaker	Circuit breaker, 2-pole, 10 A/15 A
Production CT	Prewired revenue-grade solid core CT, accurate up to 0.5%
Consumption CT	Two consumption metering clamp CTs, shipped with the box, accurate up to 2.5%
IQ Battery CT	One battery metering clamp CT, shipped with the box, accurate up to 2.5%
CTRL board	Control board for wired communication with IQ System Controller 3/3G and the IQ Battery 5P
Enphase Mobile Connect (only with IQ Combiner 5C)	4G-based LTE-M1 cellular modem (CELLMODEM-M1-O6-SP-05) with a 5-year T-Mobile data plan
Accessories kit	Spare control headers for CTRL board
ACCESSORIES AND REPLACEMENT PARTS (NOT INCLUDED, ORDER SEPARATELY)	
CELLMODEM-M1-O6-SP-05	4G-based LTE-M1 cellular modem with a 5-year T-Mobile data plan
CELLMODEM-M1-O6-AT-05	4G-based LTE-M1 cellular modem with a 5-year AT&T data plan
Circuit breakers (off-the-shelf)	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers Supports Eaton BR220B, BR230B, and BR240B circuit breakers compatible with hold-down kit
Circuit breakers (provided by Enphase)	BRK-10A-2-240V, BRK-15A-2-240V, BRK-20A-2P-240V, BRK-15A-2P-240V-B, and BRK-20A-2P-240V-B (More details in "Accessories" section)
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 5/5C
XA-ENV2-PCBA-5	IQ Gateway replacement printed circuit board (PCB) for Combiner 5/5C
X-IQ-NA-HD-125A	Hold-down kit compatible with Eaton BR-B series circuit breakers (with screws)
ELECTRICAL SPECIFICATIONS	
Rating	80 A
System voltage	120/240 VAC, 60 Hz
Busbar rating	125 A
Fault current rating	10 kAIC
Maximum continuous current rating (input from PV/storage)	64 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series distributed generation (DG) breakers only (not included)
Maximum total branch circuit breaker rating (input)	80 A of distributed generation/95 A with IQ Gateway breaker included
IQ Gateway breaker	10 A or 15 A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-CLAMP)	A pair of 200 A clamp-style current transformers is included with the box
IQ Battery metering CT	200 A clamp-style current transformer for IQ Battery metering, included with the box

¹ A plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.)

Solar Is Not Always Sunny

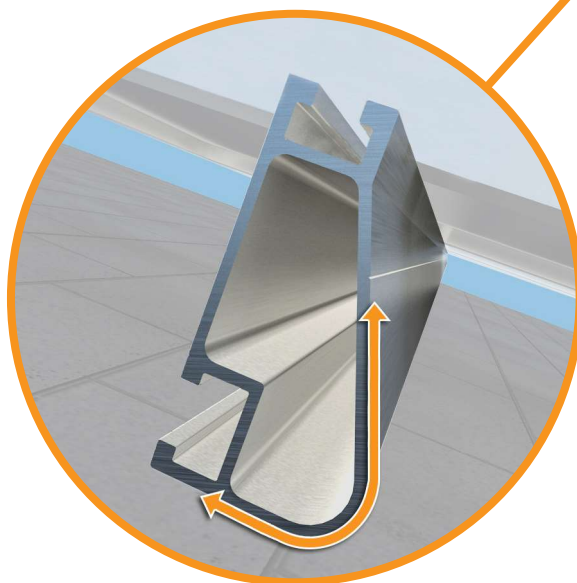
Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.



Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

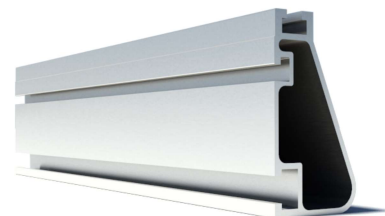
- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

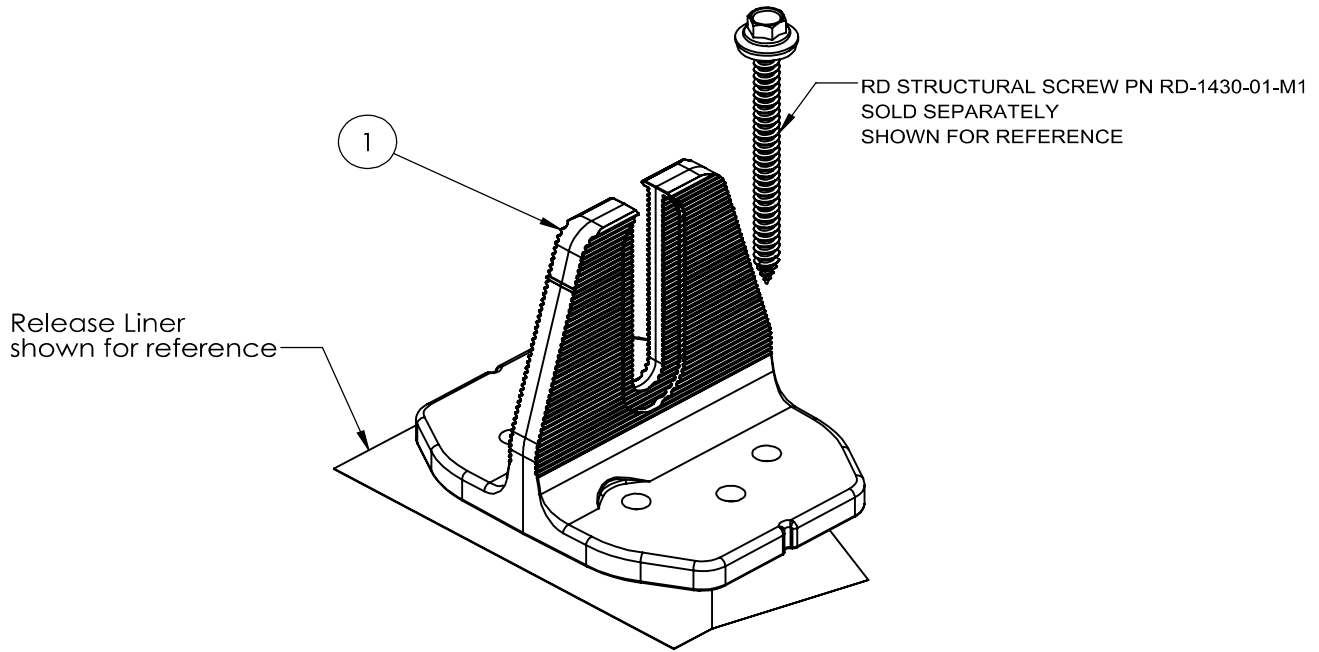
- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10			XR100		XR1000
	120						
	140						
	160						
20	90	XR10			XR100		XR1000
	120						
	140						
	160						
30	90	XR10			XR100		XR1000
	160						
40	90	XR10			XR100		XR1000
	160						
80	160	XR10			XR100		XR1000
120	160	XR10			XR100		XR1000

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

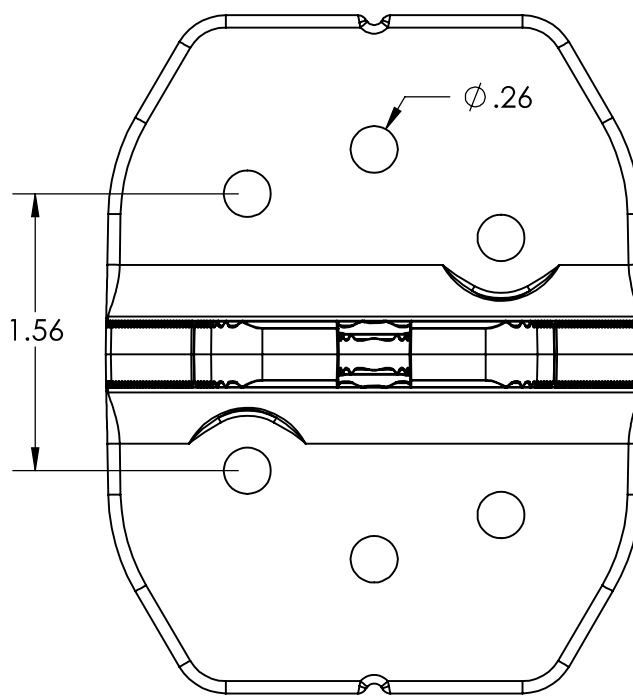
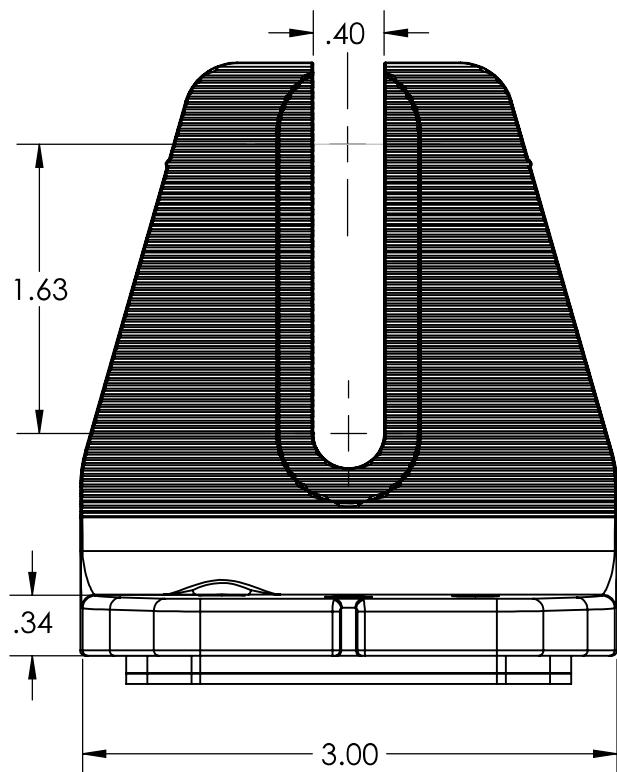
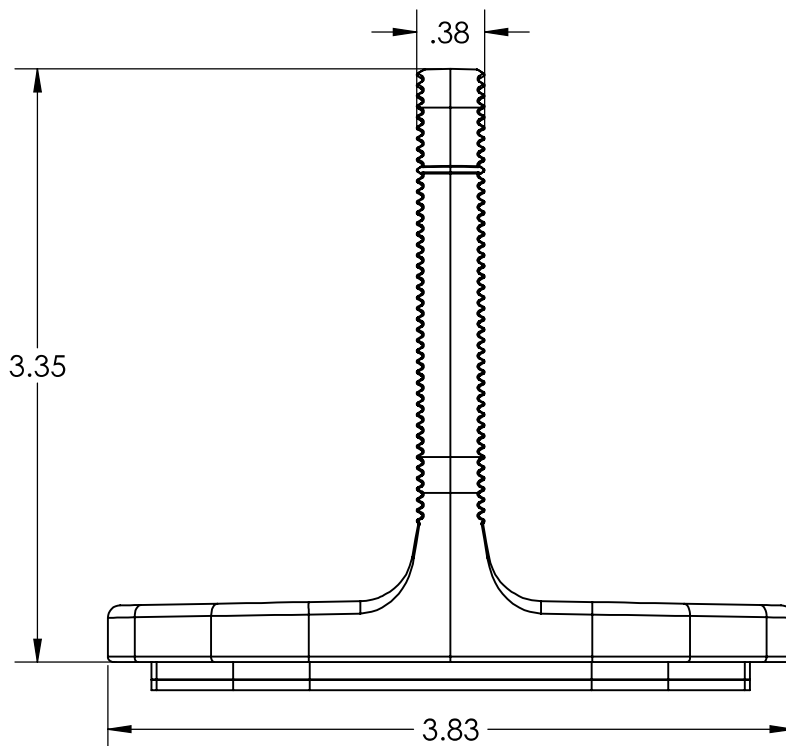


ITEM NO	DESCRIPTION	QTY IN KIT
1	QM Halo UltraGrip(Mill or Black)	1

PART NUMBER	DESCRIPTION
QM-HUG-01-M1	Halo UltraGrip - Mill
QM-HUG-01-B1	Halo UltraGrip - Black



1. Halo UltraGrip



Property	Value
Material	300 Series Aluminium
Finish	Mill or Black





THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY
Phone: (845) 451-4263

Office Use Only
Application #
ID# <u>PD 2026-53</u>
NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission

HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS

(Type or print neatly. Illegible applications will not be accepted.)

Project Address: 15 Dwight St, Poughkeepsie NY 12601

Applicant Name: Amanda Thornton

Applicant's Contact Information:

- Address: 15 Dwight St
City: Poughkeepsie, NY
State: NY Zip Code: 12601
- Phone Number: 845 453 0689
- Email: thornton.wallach@gmail.com

Property Owner:

(If applicant is not the owner, a letter of authorization from the owner MUST accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply):

- ☒ Exterior alterations (any change in the appearance of building or property, including but not limited to windows, doors, roof, chimneys, paint colors, railings, balconies, cornices, porches, major landscaping, driveways, sidewalks, fencing, retaining walls, patios, etc, or any other character defining feature)
- ☐ Repair or replacement in kind
- ☒ Restoration/Reconstruction
- ☐ Demolition
- ☐ New Construction (primary structure, addition, garage or other accessory use, shed, swimming pool, etc)
- ☐ Other: _____

WORK DESCRIPTION: Describe all proposed work in detail. Attach additional sheets as necessary.

See attached

**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION

- ☐ Recent color photographs of the property (all sides). Photos should be labeled and dated. Include photos of each side of the building, and of the site itself when changes are proposed (including all sidewalks, pathways for piping and services).
- ☐ PlotPlan: A plot plan, dated and drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing, driveways, major landscaping projects and any related changes.
- ☐ Elevation drawings for new constructions/addition at a scale necessary to show building detail, accurately labeled with cardinal directions, showing the relationship between new and old structures.
- ☐ Elevation drawings of proposed changes, if available. Photoshopped pictures may be utilized if accurately representative of changes. Products must be detailed, and dimensions provided.
- ☐ Perspective drawings, including relationship to adjacent properties. Photos showing the property in context with its surroundings may be considered as a substitute.
- ☐ Samples of proposed colors/materials: color chips, manufacturer's name and color number, details regarding color placement; material samples or manufacturer's brochures and specific product literature for windows, roofing, fences, pavers, etc. Specifications must also be provided for all solar and mechanical installations.
- ☐ Applications for signs require adherence to the sign permit regulations.
- ☐ PLEASE NOTE THAT A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION: I do certify this application is complete and accurately represents the proposed work. I understand that additional information, a site visit, and public hearing may be required.

A. L. Thauten
Signature of Owner
Date: 8/26/2026

Signature of Agent
Date: _____

OFFICE USE ONLY

☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)

☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)

☐ Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2

☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

*} Need more info
on repairs to make
this determination*

[Signature]
Eric Philipp, Building Inspector/Zoning Administrator
Building Inspector/Zoning Administrator

8-31-26
Date



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
STAFF REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 10, 2026**

Project Description: 15 DWIGHT STREET: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR RE-PAINTING THE SINGLE-FAMILY RESIDENCE IN ITS ORIGINAL COLORS. APPLICANT/OWNER: AMANDA THORNTON; GRID #6161-38-162734; ZONING DISTRICT: RNA; FILE #PD2026-053

Staff: Judith Knauss, Deputy Zoning Administrator

Review Date(s): September 8, 2026

CERTIFICATE OF APPROPRIATENESS REQUIREMENTS

Section 19-5.21(4) of the Zoning Code provides that no person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within an historic district, nor shall any person make any material change in the appearance of such property or landmark, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining a certificate of appropriateness (COA) from the Commission. The Building Department shall review all applications for building permits to determine if the work proposed is subject to review by the Commission, pursuant to the provisions of Section 19-5.21(12)(a).

In reviewing an application for a COA, the HDLPC's decision shall be guided by the Secretary of the Interior's Standards for Rehabilitation and based on the following principles: properties which contribute to the character of an historic district shall be retained, with historic features altered as little as possible; any alteration shall be compatible with the historic character and surrounding district; and new construction shall be compatible with the district in which it is located. Further, in applying the principle of compatibility, the HDLPC shall consider the following factors: the general design, character and appropriateness to the property of the proposed alteration or new construction; the scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood; texture, materials, and color and their relation to similar features of other properties in the neighborhood; visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof, shape, and the rhythm of spacing of properties on streets, including setback; and the importance of historic, architectural or other features to the significance of the property.

Any development that requires both approval from the Planning Board and a COA is required to first make application for and receive the COA. For developments that are subject to review under the State Environmental Quality Review Act (SEQRA), the SEQRA process must be completed before the Commission may issue a Certificate of Appropriateness.

CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

Does the work proposed require issuance of a building permit? ☐ YES ☒ NO

Is the project subject to site plan review by the Planning Board? ☐ YES ☒ NO

Is the project subject to review under the SEQRA process? ☐ YES ☒ NO

- 1) The general design, character and appropriateness to the property of the proposed alteration or new construction: The owner proposes to repaint the house in historically accurate colors based on guidance provided by Ken Roginski, a graduate of Drew University's Historic Preservation Program and founder of "Old House Guy LLC." Returning the home to more historically accurate colors can only serve to bring the building closer to its original design and character.
- 2) The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood: see above.
- 3) Texture, materials, and color and their relation to similar features of other properties in the neighborhood: see above.
- 4) Visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof, shape, and the rhythm of spacing of properties on streets, including setback: see above.
- 5) The importance of historic, architectural or other features to the significance of the property: see above

Recommendations:

The board may either approve the COA or request additional information.

Amanda Thornton
John R. Wallach
15 Dwight St
Poughkeepsie, New York 12601
845 453 0689

WORK DESCRIPTION

Repair, prep and paint the house envelope.

Rationale:

The house, in the Dwight St Historic District, along with four others in the street, was designed by nationally known architect, Horace Trumbauer. It is a Victorian Shingle. This uniquely American style was built largely between 1870 and 1895 in response to the perceived excesses of the Victorian “painted ladies” houses dominant at the time. This architectural style typically has a “single” skin covering its external walls and a wood shake roof which is designed to blend with the wooded landscape which ideally accompanies this architectural style. The gambrel roof, extending over the second-floor walls on the north, street facing side has a strong presence.

The house’s current color scheme is light gray shingles with white trim. Several windows have dark red mullions. The white and the gray are not the original house colors. At various places, there are traces of dark green window trim, which is what you would expect to see with a shingle style house. The shingles were stained with a green, gray moss color. The trim may have been a Straw color.

Although Shannon Butler, the Library Historian, has information about the Trumbauer and early owners, she does not have information about the colors. I have turned to a [Color Consultant](#) with expertise and training in Victorian House Restoration, a website I have followed for many years. The site has an [extensive portfolio of historic house paint colors](#). The process is underway and I expect that the outcome will be a color scheme that is appropriate for the Shingle architectural style. His recommendations will be provided as soon as possible. I have also consulted Roger W. Moss and Gail Caskey Winkler’s *Victorian Exterior Decoration: How to Paint your Nineteenth Century American House Historically* (New York: Henry Holt and Co.,1987).

We plan to:

1. Repair steps, balcony, replace missing and deteriorated cedar shingles, two dormers, and shingle trim.
2. Prep 32 nine over one double hung windows and trim, five doors and trim, balcony, columns, and cedar shingles.
3. Paint the exterior trim and shingles in colors appropriate for the Victorian Shingle style, informed by the Historic House Color Consultant’s recommendations.

August 26, 2026

[Example of his recommendations](#)

1897 Shingle Style in Maryland

Project Id : 1021



Before.



All natural unpainted shingles.



After.

1 2 3

A Shingle Style house should have natural shingles or shingles painted in a natural or brown color. In the before photo some of the shingles were replaced as can be seen by the brighter orange looking unpainted shingles. The homeowner was considering sanding off all the paint and keeping the shingles the natural color. To do this there would have to be a preservative applied. The second photo shows this with natural unpainted shingles and a very dark trim which looks very elegant. The next image is what was chosen.

Scope of Work:

- Correct color placement.
- New Shingle Style paint colors.

Shingle style appropriate color options as listed on site

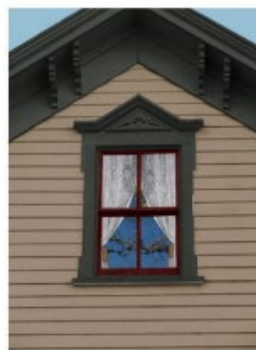
Shingle Style



38



39



40



History of the Shingle Housing Style



The Shingle Style Isaac Bell House in Newport, Rhode Island by McKim, Mead and White.
Credit: Barry Winiker/Getty Images (cropped)

A shingled home does not stand on ceremony. It blends into the landscape of wooded lots. Wide, shady porches encourage lazy afternoons in rocking chairs. The roughhewn siding and the rambling shape suggest that the house was thrown together without fuss or fanfare.

(<https://www.thoughtco.com/shingle-style-architecture-american-spirit-178047>)

15 Dwight – side view North and East	North
 A side view of a two-story house with a steep gable roof and a prominent round turret on the right side. The house has light-colored siding and a stone foundation. A large bush is in the foreground.	 A front-facing view of the house from the north. It shows the gable roof, the round turret, and a small porch with steps leading to the entrance. A large bush is in the foreground.
West	South
 A view of the house from the west, showing the side of the round turret and the gable roof. The house has light-colored siding and a stone foundation. A large bush is in the foreground.	 A view of the house from the south, showing the front facade with a gable roof and a stone foundation. There are two windows on the ground floor and a small porch. A large bush is in the foreground.

Original Colors Traces

Indoor casement windows that before an extension were outside facing – east side.	Shingles on garage were stained a dark green (the garage was built 1913)	Straw color trim?
		

Repairs

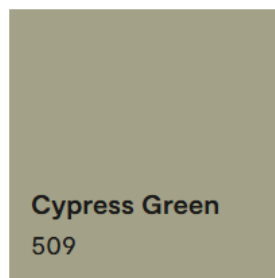
Replace decorative boards under balcony	Restore finials	Restore shingles and cut decorative shingles
		

15 Dwight House Colors

Body: *Medium Olive*
Benjamin Moore 510



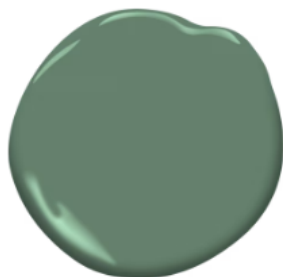
Color Dollop ↴



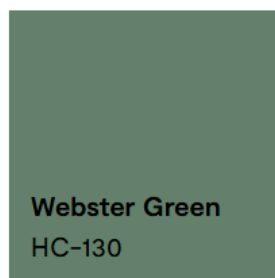
Cypress Green
509

Color Chip ↴

Trim: *Shutter Green*
Benjamin Moore HC-133



Color Dollop ↴



Webster Green
HC-130

Color Chip ↴

References:

Roger W. Moss and Gail Caskey Winkler, *Victorian Exterior Decoration: How to Paint Your Nineteenth Century House Historically* (New York: Henry Holt and Company, 1987)

P34. Table 1, Victorian Paint Color Name Equivalency

Ken Roginski, [historic paint color consultant](#)

Ken Roginski provided a 47-page workbook detailing the process for choosing historically appropriate paint colors for the Victorian period. Here is the excerpt on Shingle Style.

Shingle Style 1880-1900

The Shingle Style home was a response to the desire of middle-class Americans to retreat from the city and immerse themselves in landscapes shaped by sea, forest, and rock. These houses were most often constructed along the scenic coasts of New England, where architecture was intended to harmonize with wind-swept shores and wooded hillsides. As wood shingles became widely available in the late nineteenth century, they were frequently left to weather naturally or were treated with dark stains rather than painted in contrasting colors.

Joseph G. Thorpe—ironically, the son of a prosperous lumber baron—owned such a coastal home. When asked about its exterior treatment, he remarked, “I wish to disturb nature as little as possible.” By the end of the nineteenth century, Thorpe and others were increasingly concerned that fragile coastal landscapes were being threatened by land speculation and aggressive logging. The Shingle Style answered that concern. Its continuous skin of shingles allowed the structure to visually recede into its setting, avoiding sharp contrasts with the surrounding terrain.

Rather than dominate the scenery, these houses were meant to blend with it. Deep greens, rich browns, and other subdued stains were typical, often complemented by a dark red shingled roof—colors chosen not for display, but for quiet integration with the rugged environment.

Although vernacular versions of Shingle-style homes were built in the suburbs, one should allow one's home to remain true to its style. While such a home may look pretty painted white or other light colors, it would be misinterpreted.

Shingle-style homes may feature different shingle styles. Light colors for a Shingle Style home would not be appropriate. The shingles should always be stained a dark color.

Exterior Paint Practices.

Body:

- Shingle-style homes were initially stained. If your house has already been painted, it should then be painted a dark brown or another shade of brown or greenish brown. Other options are deep olives, muted browns, and dark greens. Paint will protect the wood better than the stain.

Trim:

- The trim color was closely related to the body color (tan) or in a darker contrasting color, such as dark green, dark olive, or maroon.

Shutters, Sash & Doors:

- Should be a very dark color - Black, Dark Green, or Maroon. They would never be light-colored. The window sash and door should create a recessed, shadowed appearance, as in all houses of the time.

Accents:

- If any, use the trim or sash color.

Roof:

- Wood shingles left natural or painted Venetian Red or Olive Green.