ADDENDUM - February 11, 2020

Structural Assessment

Newburgh Community Land Bank had a structural review completed in 2014. Due to the number of years that have passed since the report, NCLB recommends future owners conduct an updated engineer or structural evaluation to best assess the current structural condition of the property. The Structural Report is available here.

Environmental Remediation & Abatement

Due to the fragility of the structure, Newburgh Community Land Bank completed limited structural work and clean out of the interior of the building. A Phase I Environmental Report was completed in 2015, but no remediation and abatement of the structure has been done. Environmental Abatement would be the responsibility of the future owner. The Phase 1 Environmental Report is available for download here.

Demolition

The property will be transferred as is. NCLB has secured demolition approval from the City’s Architectural Review Commission (ARC) in January 2020, if the future owner chooses to move forward with that route. If the demolition option is chosen, the owner would have to comply with regulations for a controlled demolition due to the possibility of asbestos in the remaining bricks and lead in the soil. The ARC demolition approval can be found here.

Historic Tax Credits

NCLB submitted a preliminary Part 1 Application for Historic Tax Credits (HTC) to the State Historic Preservation Office (SHPO) and National Park Service (NPS) in 2016. The application was accepted with contingencies. Since these approvals were made several years ago, at this point NCLB recommends contacting both SHPO and NPS prior to re-starting the application process to make sure the agencies are still on the same page moving forward with the current condition of the structure. The full HTC submission can be downloaded via link here, and you can access the approval letters from NPS here and SHPO here.

Planning Submittal

NCLB worked with River Architects on a Submittal Set to City’s Planning Board which was approved in 2017. The approved set can be requested via email to info@newburghcommunitylandbank.org, subject: REQUEST 104 Washington Planning Board Set.