

Port Henry NYMS Downtown Revitalization Plan



**PRIDE of
TICONDEROGA**

IMAGE & PUBLICATION BY C.A. BARNHARTT, TOWN, N.Y. (ARTIST'S RECONSTRUCTION)

PORT HENRY, N. Y.

1. Clerk's Church.
2. Methodist Episcopal Church.
3. Presbyterian Church.
4. St. Patrick's Church.
5. Chapel Dock.
6. Public School.
7. Convent of the Holy Trinity.
8. Convent of the Holy Trinity.
9. Convent of the Holy Trinity.
10. Convent of the Holy Trinity.
11. W. & H.C. & H.B. Barber.

12. S.C. & H.B. Barber.
13. S.C. & H.B. Barber.
14. Port Henry, Post Office.
15. Olden Paper Mills, General Manufacturing.
16. John A. Herman, Paper.
17. J. & W. Agnew, Manufacturers and Jobbers.
18. The National Bank.
19. J.T. Boudreau, Printing and Stationery.
20. Charles E. Adams, First Class Library.
21. Lee Hixon, L.P. Sprague, Dry.
22. Clark, Bowerfield, Bank, Soap and Oils' Paraffin Works.
23. W.C. Halsey, Clothing and Oils' Paraffin Works.

24. Walter A. McLaughlin's Law Office.
25. Peter Herman, Dry Goods and Millinery.
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81. Store of Charles E. Dugg, Jeweler.
82. J.J. Smith's Book Station and General Stationery.
83. W.R. Chan, Law Office and General Stationery.
84. W. Wagoner's Book Station.
85. W. Wagoner's Office and Store.
86. W. H. Spitzer, Photographer, Studio.
87. C. H. Larkin, Professional Stone Mason.
88. J. B. Wagoner, Lumber and Coal Yard on South Main St.
89. Mill Dock.
90. Basin Dock.
91. Fire Department.



Executive Summary

This building is contributing to the Van Ornam & Murdock Block National Register listing and is commonly referred to as the Bell Store building for its long time occupant. The building was built approximately 1880. It is a 2-story, wood frame structure with a unique stamped metal façade. The stamped cornice is decorated with festoons and a *fleur-de-lis* design. Panels above the storefront are stamped with ornate patterns. Slender engaged columns decorate the storefront. The current owner is Housing Assistance Program of Essex County, also owner of the Lee House. The retail space is currently vacant. The 2 residential units above were recently renovated and updated.

(Sources: Van Ornam & Murdock Block National Register Nomination 1984, Moriah Historical Society)

Project Approach

The goal of the project is to repair and highlight the unique historic features of the metal stamped façade of the building. These include an updated color palette to enhance the high design of the façade. Recommendation is to update the retail spaces and actively seek a new tenant(s) for the busy Main Street location.

Existing Conditions March 2018



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The Bell Store
4314 Main Street, Port Henry-Moriah, NY
Town of Moriah, PRIDE of Ticonderoga
NY Main Street Technical Assistance Project
SHARS 2017-0247, CBCA 17-062D

DESIGN DOCUMENTS
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Date: _____



Historic Photo – 1984 National Register Nomination Form

General Building Conditions Analysis

The building appears to be in very good condition. The façade was recently painted and new windows installed on the 2nd floor residential units that have been renovated.

The building has a very unique stamped metal façade and cornice. Our recommendation is to enhance the façade with a color palette highlighting the historic features.

Building Code Status

CBCA contacted the Port Henry Moriah Code Enforcement Office which reported there are no outstanding violations or code issues with the building.

Potential New Uses

The 1st floor retail spaces are currently vacant. They need updating and renovations to entice new tenants to the space. The stamped metal or “tin” ceiling is in place and good condition, it should be repaired and retained for the new tenants. This building is on the Main Street of Port Henry – Moriah which has significant traffic.



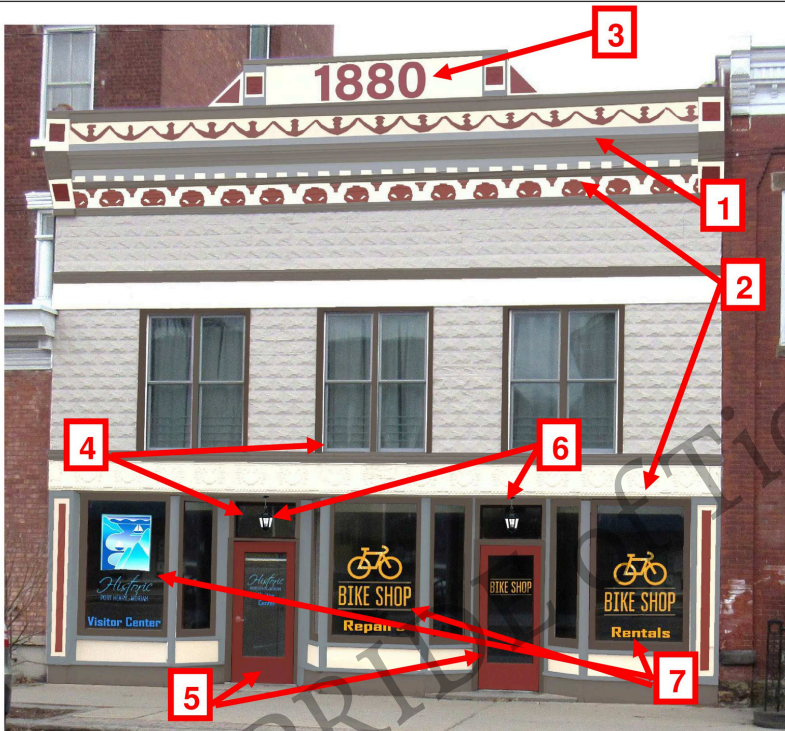
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Proposed Scope of Work

1. Repairs to the stamped metal façade as needed. Fabricate patch to match existing design.
2. Prime & paint with contrasting color palette as shown to highlight the historic features
3. Add individual numbers to top of building cornice to include date of the building – 1880, paint in contrasting color.
4. Storefront system – repairs to existing windows
5. Install new full lite commercial doors at each tenant entry
6. Install new ceiling lighting at 2 entrances
7. Add window graphics for new tenants
8. INTERIOR – make renovations and upgrades as needed in 1st floor retail spaces for new tenants. Finishes of paint, flooring, lighting.
9. Retain the stamped metal “tin” ceiling inside retail spaces, repair as needed

Proposed Design Concept for Bell Store Building



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Specifications of New Work

1. **Stamped Metal Façade** – repair instructions follow NPS guidelines found here: <https://www.nps.gov/tps/standards/rehabilitation/rehab/metals01.htm>
2. **Painting** - Recommendation to use Sherwin Williams or approved equal exterior paint for new color scheme. Suggested color scheme:
3. **Signage** – Use individual metal numbers for the 1880 sign at top of the building. Use window graphics firm to design window signage for new tenants
4. **Windows** – Make repairs to existing glazing at storefront
5. **Doors** – Install new full lite commercial doors at 2 retail entrances. Kawneer full lite, medium stile aluminum door or approved equal, color to match maroon contrast paint
6. **Lighting** – Install 2 new ceiling mounted light fixtures at retail entrances. Savoy House KP-5-4901C-31 Textured Black Exterior, flush mount.
7. **Interior Retail Spaces** – renovate and upgrade interiors, new flooring, paint, lighting for new tenants.



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GENERAL NOTES

PRE-BID

Note 1:A pre-bid site visit will be scheduled during the bid period by the Town of Port Henry - Moriah NY Main Street Grant Administrator. The scope of work has been reviewed and approved by the NYS Historic Preservation Office. The NY Main Street program does not require prevailing wage rate for bids.

BID

Note 2:Provide add and deduct unit costs and units for materials as indicated in the specifications.

CONTRACT

Note 3:The Contractor shall obtain all required building permits and pay all fees.

Note 4:The Contractor shall field verify all existing conditions prior to the start of work. If there are any discrepancies, contact the Architect.

Note 5:All work by the General Contractor, subcontractors and suppliers shall be carried out in accord with AIA document A201, General conditions of the contract for construction. Please contact Architect for a copy.

Note 6:The Contractor shall provide temporary barricades and protection for safety during and after working hours.

Note 7:The Contractor shall keep the work and surrounding areas clean during and after working hours. Remove all waste, debris and removed material at the end of each working day.

Note 8: Prior to the start of construction the Contractor shall provide the Town of Port Henry - Moriah NY Main Street Grant Administrator with all current insurance certificates.

Note 9: All work shall be in accordance with the NY Main Street Program – Property Owner Agreement, provided by the Town of Port Henry - Moriah Grant Administrator. The Contractor will guarantee workmanship for 1 year.

Note 10: The Contractor shall provide (1) set of shop drawings and / or product information to the Architect for review and approval. All color selections will be approved by the Owner and Architect. Only approved shop drawings and submittals are allowed at the site.

CHANGES

Note 11: Any change in the work must be reviewed by the Town of Port Henry - Moriah NY Main Street Grant Administrator and the Architect. The Contractor shall provide sequentially numbered change order proposals that include changes in work scope, costs and time. Any changes made prior to an approved change order will be completed at the contractor's risk. Prepare change requests on AIA document furnished by the Architect.

CLOSE OUT

Note 12:Project close out: The Contractor shall inform the Town of Port Henry - Moriah NY Main Street Grant Administrator and the Architect when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work must be completed prior to the final payment. All product warranties and operation manuals must be submitted in 3-ring binder for owner.

GENERAL SPECIFICATIONS

- 1.0 General Contractor and all Sub-Contractors must be certified by the product manufacturer where certification of installation is available by manufacture for safety.
- 2.1 Protect adjacent property during construction. Provide all necessary temporary fencing and locate staging area for materials and location for dumpster.
- 2.3 Coordinate all electrical removals and connections with the local electrical utility company. Coordinate work with telephone company.
- 6.1 All wood blocking and trim shall be pressure treated. Match profiles indicated on the documents.
- 6.3 All plywood shall be CDX for wall sheathing. Use high-density urethane (HDU) or Aluma-lite Panel board for signs. All other plywood shall be water retardant.
- 7.1 New metal flashing shall match existing in material thickness and color.
- 7.5 All sealant shall be 25 year, silicone based sealant for each application required.
- 8.1 Install all work as per manufacturer's instructions.
- 9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.
- 10.1 New canvas awnings shall be constructed of aluminum tubing with anchoring per manufacturer's recommendation. Architect and Owner shall select and approve awning color and pattern.



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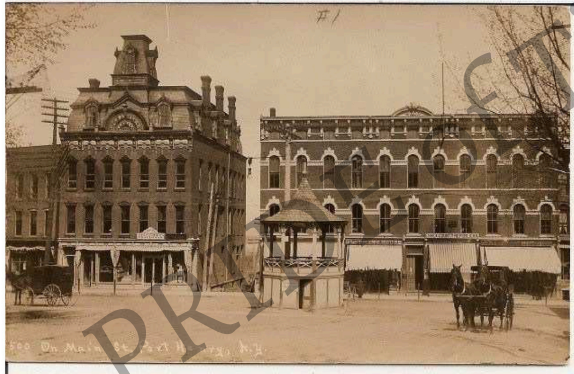
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Front facade



Historical photograph Courtesy of Moriah Historical Society

Executive Summary

In the late 19th century, Port Henry was one of the wealthiest villages in New York. It was here that the founders and executives from the Witherbee & Sherman Mining Company built their houses, attended church, and supported new businesses. The lives of miners who worked for them in Witherbee and Mineville were far less affluent and their work far more dangerous. As a retail and entertainment destination, downtown Port Henry reached a new peak in the 1940s with dozens of shops, cafes, bars and a movie theater.

The Van Ornam Building is a three and one-half story brick structure built in 1874. It has a flat roof and an ornately bracketed wood cornice. The façade is eleven bays wide with regular and symmetrical fenestration. The round arch brick lintels have elaborate brick keystones. The lintels are connected horizontally by a decorative corbelled brick course. The stone sills beneath the third story windows are also joined to create a belt course separating the stories. As seen in the historic photo, a large, decorative arched crest sat on the top of the building, it was removed prior to 1984.

Owner Mountain Lake Services agency uses the building as their offices and for programs, with storage on upper floors. The Mountain Weavers Fiber Arts Guild occupies space in the left side of the first floor.

(Sources: 1976 National Register Nomination for Van Ornam & Murdock Block, common name – Lee House Block, Moriah Historical Society)

Project Approach

The goal of the project is to repair and restore historic features of the building by re-opening the boarded up windows at the Third and Fourth floors, removing a standing seam metal awning and installing an awning of the left side to façade to match right side.



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Mountain Lake Services Building, also known historically as the Van Orman Block



Alley elevation – masonry repairs

General Building Conditions Analysis

The Mountain Lake Services building is in good condition with minor areas needing masonry restoration on alley elevation. The 3rd & 4th floor windows have been boarded up and recommendation is to re-open these with glazing.

Building Code Status

CBCA contacted the Port Henry Moriah Code Enforcement Office which reported there are no outstanding violations or code issues with the building.

Potential New Uses

A recommendation would be to create new retail space for the weaver guild on the first floor and move offices to the upper floors. New residential units could be created on the upper floors of the building, creating income as well as increasing population in the Main Street neighborhood.



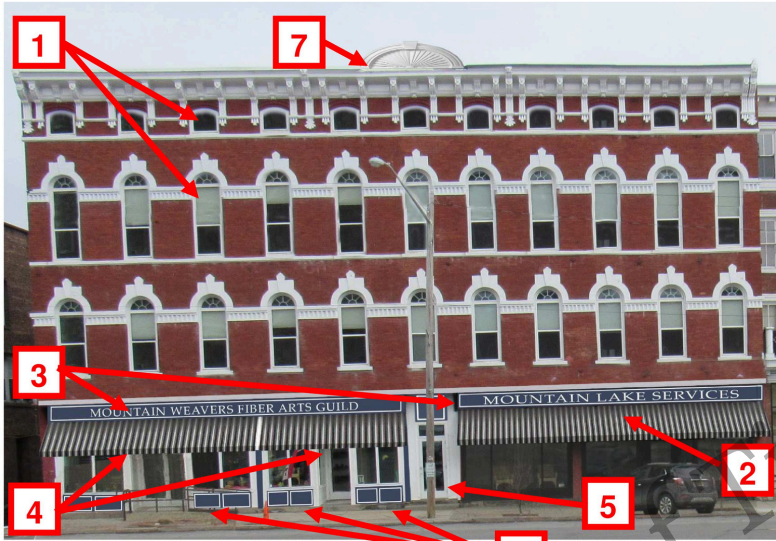
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Proposed Design Concept Document



Alley elevation – masonry restoration



Proposed Scope of Work

1. Remove wood coverings and re-open windows on 3rd & 4th floors. Using new windows to match openings or Secureview Clearboarding product
2. Remove Standing Seam Metal awning structure
3. Install new canvas awnings (2) on left side of building
4. Install new signage at signboard area
5. Remove existing and install new full lite glazed commercial style door, dark bronze
6. Scrape, prime & paint left side in with color palette indicated
7. Reinstall a decorative arched element at top of building as seen in historic photo.
8. Masonry Restoration as needed on alleyway elevation.



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Specifications of New Work

Masonry Restoration

NOTE: Masonry restoration work to be consistent with National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.

<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

1. Selectively repoint deteriorated mortar joints to match original in mortar mix, color and profile; Replace missing and/or deteriorated brick units to match existing in size, composition and appearance.

Procedures for Repointing:

2. Remove existing mortar in areas of repointing to a minimum of 2½ times the width of the joint or until deteriorated mortar is removed. (For brick, approximately ½" to 1" deep.)
3. Before filling, remove particles from joints with water. Joints should be damp and without standing water at the time of repointing.
4. Apply mortar in ¼" layers, packing it well back into the corners. Apply additional layers when installed mortar has reached thumb-print hardness.
5. Tool final layer to match historic joint profile when mortar is thumb-print hard. Proper timing is important to match color and appearance.
6. Carefully clean excess mortar from masonry surface with a stiff natural or nylon bristle brush avoiding brushing and damaging new mortar joints. Use of metal scrapers and acidic cleaners shall not be used on historic masonry.
7. Cure mortar by maintaining in a damp condition for at least 72 hours by mist spraying.

Awnings: . Install two (2) new canvas awnings first floor, as shown, to match style & color of existing awning.
Manufacturer: Sunbrella or Sattler, or approved equal

Signage: Install new sign panels in signboard area, design & log to be agreed upon by Owner and sign company.

Windows: Re-open infilled window openings, repair existing window units if still installed, if not a) install new glazing or b) install Secureview ClearBoarding product in window openings
<http://www.secureviewusa.com/products/overview>

Decorative Arch: historic views show a decorative arched element installed at top of the building. This can be recreated in wood or fabricated by a fiberglass product.

GENERAL NOTES

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BID

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Existing Conditions – March 2018 – Foote Block, Celotti's Wine Store

General Building Conditions Analysis

The building appears to be in good condition with areas needing restoration and repairs. The Main Street storefront has an applied wood siding that should be removed for a more appropriate storefront and signage. The Route 9N elevation has display windows that have plywood coverings. These should be reopened and commercial spaces renovated for new tenants. The upper floors have residential units, however not all are in use at this time. Windows are in need of repair. The stucco and wood trim need repair and painting.

Building Code Status

CBCA contacted the Town of Port Henry Moriah Code Enforcement Office which reported there are no outstanding violations or code issues with the building

Potential New Uses

The first floor commercial spaces should be opened and renovated for new tenants. The residential units should be renovated and updated for new housing opportunities. The building faces Lake Champlain with clear views from the upper floors. A recommendation would be to convert to a boutique hotel.



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Celotti's Liquor Store
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Foote Block Historic Photo Courtesy of Moriah Historical Society

Executive Summary

The Foote Block is located at the intersection of Main and Broad Streets and "Convent Hill" or Route 9N and the building curves around the street. The masonry façade features green inset tiles and windows in sets of twos and threes that have six glass panes in the upper half and a single pane below. The sides of the building are covered with stucco and the parapet at the top is level with elevated elements at the center of each façade. The Spanish tile eaves (seen in historic photo) that once adorned the cornice near the top were removed years ago. These elements reflect the Craftsman-Style popular between about 1905 and 1925. The Foote block is a relatively rare example of Craftsman design applied to a commercial block in the region. Newer than many of its neighbors, the Foote block was built in 1910 to replace the former opera house block that burned a few years earlier. Like many of Port Henry's old commercial buildings, all of the Foote Block's storefronts are very "modern" in the sense that they are flexible and able to accommodate many types of tenant stores or offices. Current commercial tenants are Celotti's Wine Store and Carpenter's Tax Service, with residential units on the upper floors. (Source Moriah Historical Society)

Project Summary

The goal of the project is to repair historic features of the building, to re-open covered storefront windows and install new signage.



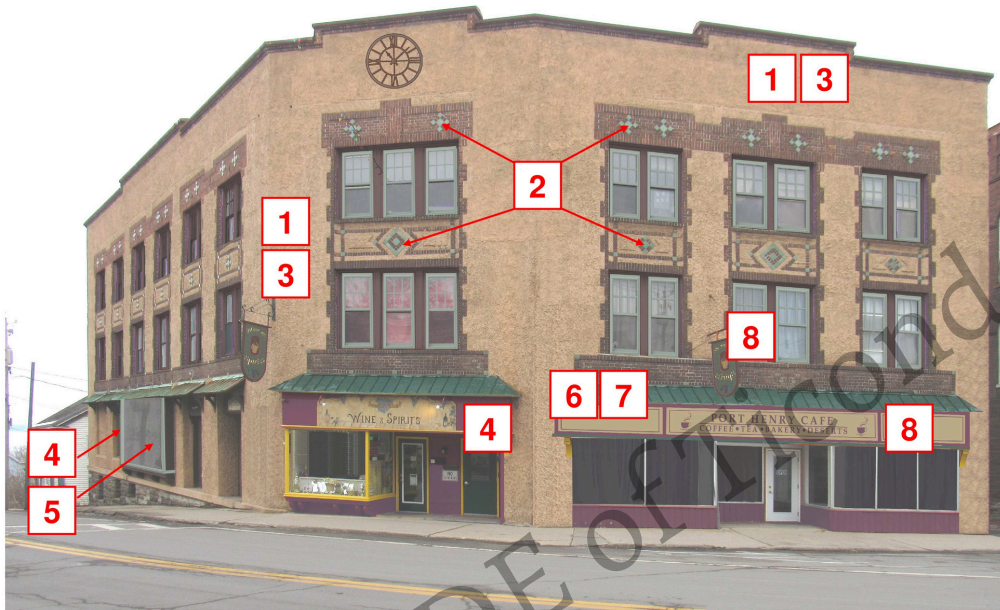
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Proposed Scope of Work

1. Stucco - Complete repairs as needed on the façade.
2. Clean and repair inset tiles on facade
3. Prime & paint stucco.
4. Wood Trim – Inspect all wood trim for condition. Make repairs or replace to match any damaged portions. Scrape, prime & paint.
5. Remove window coverings on first floor, repair or install new glazing.
6. Remove wood siding board from Main St. elevation, repair stucco
7. Install new standing seam metal awning roof to match Celotti's Wine Store as shown.
8. Install new signage

Proposed Design Concept – The Foote Block, Celotti's Wine Store



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Specifications of New Work

1. Stucco Repairs – Please refer to and follow National Park Service Brief #22 – Repairs to Historic Stucco
<https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>
2. Prime & paint stucco, 2 coats, Sherwin Williams xxxxx (colors)
3. Repair or replace deteriorated wood trim, use pressure treated wood.
4. Scrape, prime and paint all wood trim, Sherwin Williams xxxx
5. Windows – make repairs to upper floor windows or replace to match existing openings, size and profile. Use wood or metal clad wood window product
6. Windows – first floor – uncover, repair existing glazing or install new storefront glazing system, match existing openings, size & profile
7. Install new standing seam metal awning structure at Main and Route 9N elevations
8. Install new wood, alumalite or HDU board signage. Coordinate with sign company on style and color.

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Celotti's Liquor Store
4326 Main Street, Port Henry-Moriah, NY
Town of Moriah, PRIDE of Ticonderoga
NY Main Street Technical Assistance Project
SHARS 2017-0247, CBCA 17-062C

DESIGN DOCUMENTS
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9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.

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Front View, existing conditions, March 2018



Historic photograph courtesy of Van Ornam Murdock Block NRN 1984

Executive Summary

The building at 4314 Main Street is called the Harlan Building. It was the last structure built on the Van Ornam Murdock Block, shortly after the completion of the National Bell Store. It is a contributing building to the Van Ornam Murdock National Register District.

The cornice line of the flat roofed, 2 story brick building is slightly higher than that of the neighboring Bell Store building. The façade is divided by a brick pilaster into two sections. The northern section is 2 bays wide and has a central entrance at the street level. A wide limestone stairway with ornate wrought-iron rails leads to the door. The southern section is 6 bays wide and has 2 entrances with rough hewn stone stairways at the street level. The second story is eight bays wide.

Project Approach

Since the site visit, the building had a fire which destroyed the roof structure and interior. The Town is actively working to determine the future of the building. There are people interested in the property. The original goal of the project was to enhance and restore historic features. The goal now is to stabilize and rebuild.



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Existing Conditions – March 2018



General Building Conditions Analysis

As seen in the bottom photo, right, the roof structure and interior sustained significant fire damage. Currently the building is cordoned off for safety. Insurance reports are in process to assess the fire damage.

Building Code Status

The building is fire damaged, under investigation by insurance adjusters.

Potential New Uses

Restore & renovate building. Following Town moratorium, return first floor to all retail / commercial uses. Ideally the new use is market rate apartments, to support downtown living.

May 2018 – Current Condition after fire



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Proposed Design Concept

Proposed Scope of Work

Scope of work now will be to rebuild and restore. All work to follow the Secretary of the Interiors Guide to Restoration.

Original scope for façade improvement:

1. Paint contrasting stripe at cornice
2. Paint window frames
3. Install new canvas awnings at 3 locations
4. Install full lite commercial door at middle entry
5. Open transom window



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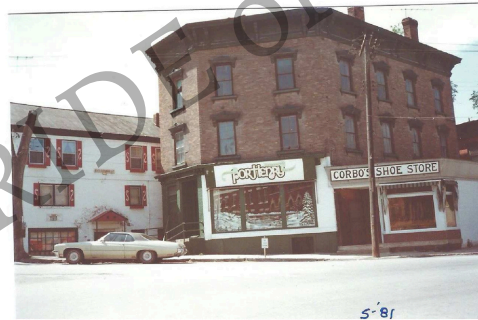
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Existing Conditions – March 2018



Fashion Corner historic photo
circa 1980's

Executive Summary

The Warner Block, more recently known as the Fashion Corner and Bridal Boutique (business closed in 2017), is located on the northwest corner of North Main and Broad Streets. Built around 1870, this commercial building features an unusual cutaway corner, allowing the building to flow around the contour of the street. The building has ornate cornice and brackets at the roofline and storefront area at street levels. The cast iron window hoods feature a lion's head in the scroll at top.

(Sources: Adirondack Architectural Heritage, Moriah Historical Society)

Project Approach

The goal of the project is to repair and restore historic features of the Warner Block building, to enhance its intricate window hoods, cornice, brackets with an appropriate color scheme to highlight these features.



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General Building Conditions Analysis

The exterior of the building appears to be in good condition overall but in need of restoration and repairs to the historic features and updates to the retail spaces on the first floor.

As shown in the photos, the sidewalk vault is no longer in use and the metal covering plate is a safety hazard to pedestrians. The side elevation needs a proper roof drainage system.

The metal window hoods & sills need repair, scraping and painting to protect them and to highlight their details.

Building Code Status

CBCA contacted the Town of Port Henry Moriah Code Enforcement Office which reported there are no outstanding violations or code issues with the building.

Potential New Uses

Recommendation is to continue use as first floor retail shop with new tenants and complete renovations to upper floor residential units.



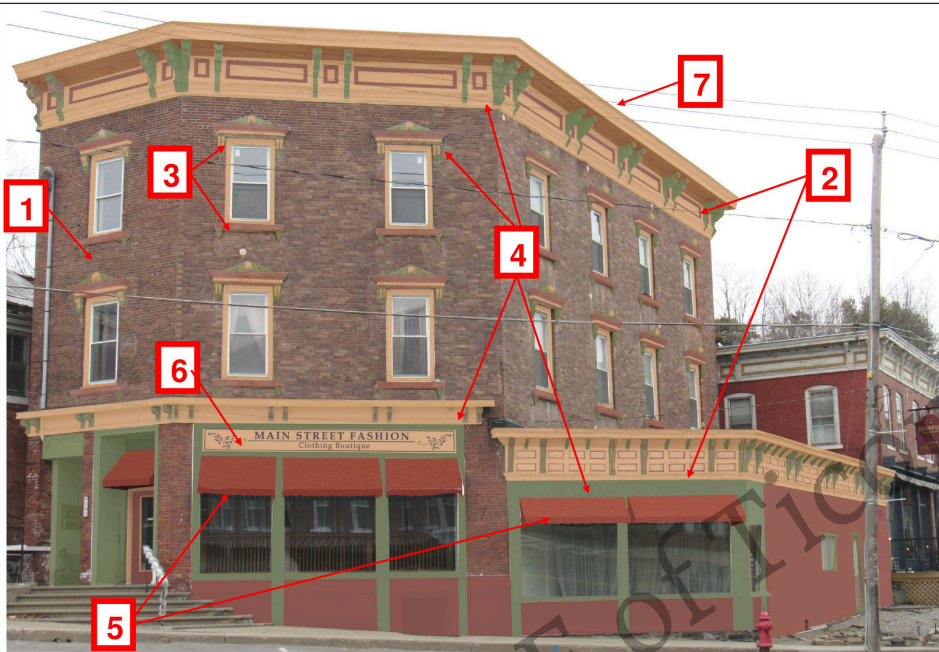
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Proposed Scope of Work

1. Masonry Repairs and Restoration as needed on brick portions of building. Follow the National Park Service guidelines at www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joings.htm
2. Repairs & restoration of wood trim
3. Repairs & restoration of pressed iron window hoods & sills
4. Scrape, prime and paint in color palette shown, cornices at top and storefront, first floor commercial spaces
5. Install new canvas awnings
6. Install new signage
7. Make improvements to the gutter and downspout system on Star St elevation to correct drainage issues.
8. Remove sidewalk vault (see below)

Proposed design rendering



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Specifications of New Work

Masonry Restoration

NOTE: Masonry restoration work to be consistent with National Park Service

Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.

<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

1. Selectively repoint deteriorated mortar joints to match original in mortar mix, color and profile; Replace missing and/or deteriorated brick units to match existing in size, composition and appearance.

Procedures for Repointing:

2. Remove existing mortar in areas of repointing to a minimum of 2½ times the width of the joint or until deteriorated mortar is removed. (For brick, approximately ½" to 1" deep.)
3. Before filling, remove particles from joints with water. Joints should be damp and without standing water at the time of repointing.
4. Apply mortar in ¼" layers, packing it well back into the corners. Apply additional layers when installed mortar has reached thumb-print hardness.
5. Tool final layer to match historic joint profile when mortar is thumb-print hard. Proper timing is important to match color and appearance.
6. Carefully clean excess mortar from masonry surface with a stiff natural or nylon bristle brush avoiding brushing and damaging new mortar joints. Use of metal scrapers and acidic cleaners shall not be used on historic masonry.
7. Cure mortar by maintaining in a damp condition for at least 72 hours by mist spraying.

Awnings: . Install two (2) new canvas awnings first floor, as shown, to match style & color of existing awning. Manufacturer: Sunbrella or Sattler, or approved equal

Signage: Install new wood, HDU board or alumilite sign panels in signboard area, design & logo to be agreed upon by Owner and sign company.

Painting

Recommendation to use Sherwin Williams oil based paint for new color scheme. For existing wood cornice, eaves and brackets, treat all surfaces with linseed oil prior to prime and painting.

Suggested color scheme:

Cornice:

•SW 2817 Rockwood Amber

Accent 1:

•SW2816 Rockwood Dark Green

Accent 2:

•SW7591 Red Barn



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