

Painting

Guidelines

1. Paint color is not regulated by the Historic District Commission. Previously painted surfaces and new non-masonry surfaces intended to be painted are not subject to review.
2. Do not paint masonry, concrete, or stucco which has never been painted.
3. Where historically painted, use only breathable paints (such as latex or acrylic latex paints) on stucco or masonry to allow vapor to escape. Limewash will also be considered.
4. Do not paint historic roofing materials unless they were originally painted or intended to be painted (such as galvanized sheet metal or terne metal).
5. Do not use sandblasting or high-pressure water blasting (keep below 600 psi) to remove paint from masonry or wood surfaces. It is acceptable to use these techniques for paint removal from steel or cast-iron surfaces, but not from softer metal surfaces.
6. Do not paint wood that has historically been stained.
7. Do not use transparent or opaque stains on surfaces which have been historically painted.
8. Prior to repainting, remove only loose paint from surfaces that have been historically painted. Complete removal of paint from a surface is not necessary prior to repainting. Prime surfaces if bare wood is exposed or if changing types of paint such as from oil-based to latex. Do not apply latex directly over oil-based paint as it will not adhere properly. The use of open flame or propane torches to remove paint from siding is not allowed.
9. All exterior wood exposed to the elements should be painted. Pressure-treated wood, where permitted, shall be painted following a period of six to eight months where the wood is allowed to dry.



Exterior painting at Third Reformed Church

Paint Color Placement and Selection

(Note: This is provided as a helpful reference, the Historic District Commission does not review paint colors.)

When repainting, select paint colors appropriate to the historic building and district. When possible, recreate historic paint schemes based on samples of original materials. Placed correctly, color accentuates details of the building. Generally, for residential buildings, walls and trim can be painted contrasting colors, with doors and shutters a third, accent color. A fourth color may be appropriate for very elaborate Queen Anne houses, but even then, individual details should not be highlighted since this may give a disjointed appearance to the house. Common paint schemes associated with architectural styles are as follow:

Federal or Greek Revival: When the walls are red brick, the trim is frequently painted white. On a wood frame Greek Revival house, the walls and trim should be painted a light color such as white or off-white with a contrasting darker tone paint color on the shutters and doors.

Gothic Revival: The use of natural earth tones is most appropriate for this romantic style. Trim and doors and shutters may be highlighted with a complementary color.

Italianate: Pale pastel wall colors accented with an even lighter trim color characterize the Italianate style. Trim elements such as brackets, window and door surrounds and columns can be accentuated through the use of a light paint color. Shutters can be painted in a contrasting darker tone.

Second Empire: Deep, rich colors such as rusts, greens, browns, and reds can be used on the wall surfaces and trim of Second Empire-era houses. The trim and wall surfaces can be painted in contrasting colors such as rust for the walls and green for the trim such that the trim work and detailing is emphasized. If authentic color schemes like this are not desired then tinted wall color and light color trim would be appropriate.

Queen Anne: Deep, rich colors such as greens, rusts, reds, and browns may be used on the exterior trim and walls of late-Victorian era houses. Keep in mind that some darker



268 Maple Avenue
Federal Revival



203 W. 12th Street
Queen Anne

colors may chalk and fade more quickly than lighter colors. The important objective is to emphasize the many textures of these highly ornate structures. Decorative wood shingles may be painted a different color from the siding on the same building. It is best to treat similar elements with the same color to achieve a unified rather than an overly busy and disjointed appearance. On very ornate houses, more colors can be used.

Victorian Vernacular: These simpler designed dwellings are often painted with a light color on the walls and a darker trim and window sash color or colors. A third accent color may highlight doors and shutters.



337 Pine Avenue
Victorian Vernacular

Romanesque Revival: The masonry structures are frequently trimmed out in several rich colors similar to the Queen Anne style. An alternative is to select a natural color for trim that may relate to the color of the masonry walls.

Colonial Revival: Softer colors should be used on these buildings, with the trim painted white or ivory, since this reflects a return to classical motifs.

American Foursquare: Use similar color schemes as the Colonial Revival.

Neoclassical Revival/Beaux Arts: Light colors such as yellows, grays, and whites can be used on the Neoclassical Revival house. For example, light yellow walls might have a complimentary white trim, which slightly accentuates the trim work, but make the entire composition read as a whole. Shutters may be painted in a contrasting much darker color such as a deep green or black.



89 W. 11th Street
Tudor Revival

Tudor Revival: Some houses in the Tudor Revival style feature half timbering members which are accentuated with a dark brown paint color as trim. The stuccoed walls in the background are also in the earth tone ranges, but much lighter.

Bungalows: Natural earth tones and stains of tans, greens, and grays are most appropriate for this style, using color to emphasize the many textures and surfaces.