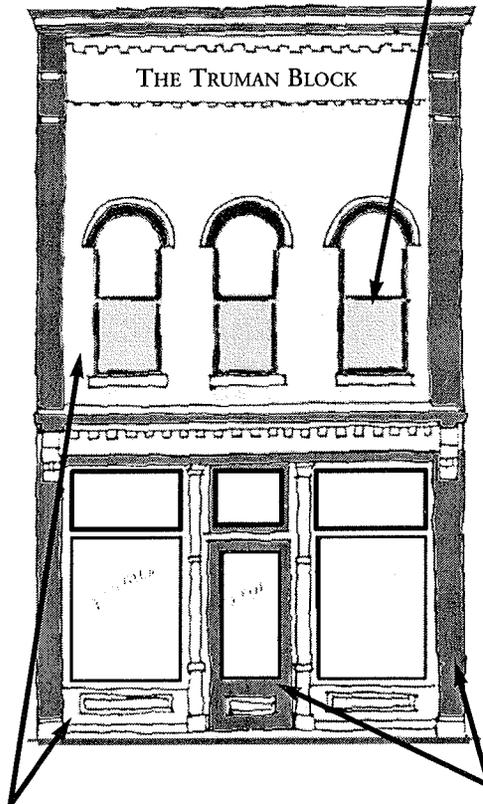


MINOR, DARKER TRIM  
SHADE IS USED TO  
ACCENT WINDOW  
SASHES AND DOORS



BASE COLOR  
OFTEN MATCHES  
THE NATURAL  
COLOR OF THE  
MASONRY

MAJOR TRIM COLOR IS  
USED TO FRAME THE  
FACADE, DOOR AND  
WINDOWS

## Colors & Paint

The placement of colors—rather than number of colors—best accentuates the architectural details. Colors are distributed into three categories: base, trim (major and minor) and accent. The base often matches the natural color of building materials, such as brick or stone. The major trim color is used to frame the facade, doors and windows. It also is the primary color of the cornice and major architectural elements. If a minor trim color is used, it often is a darker shade placed on doors and window sashes. An accent color is used in limited doses to highlight small details. Colors should tie the architectural elements together, and this scheme should be consistent throughout the facade's upper and lower portions.

### Boutique Color Scheme

This non-historical color scheme uses bright trim and accent colors in dramatic contrast to the base color of a building. A building must have an extremely ornate architecture to pick out details successfully with multiple-accent colors. Too many colors on the wrong elements will detract from the building's character and that of its neighbors. Taken to an extreme, boutique color schemes can create a building that looks as though a carnival were taking place inside.

### Historical Color Scheme

This scheme uses body, trim and accent colors from a particular time period. Historical color schemes are more appropriate for the style and character of buildings designated as landmarks or situated in designated historic districts. The colors should complement the schemes on adjacent buildings. Colors may be chosen based on paint chip analysis of a building's original color or based on colors used on other buildings of the period. Color guides of documented historical hues from selected paint manufacturers are an aid to historical color selection. Old photos of the building or a similar one can establish light versus dark color placement.

## Painting

The purpose of paint is to seal the building surface from the elements and to prevent deterioration of materials from temperature and humidity extremes. Generally, wall surfaces that have not been painted should remain unpainted, such as brick, terra cotta, cast concrete block and stone. Soft, porous brick that was originally painted should remain painted. Always select paint that is formulated for the particular surface application planned. A primer coat seals the surface and enhances the bond with the compatible top coats. On unsealed wood and metal surfaces, use oil or alkyd primers. Unsealed masonry requires a specialized primer/sealer. When repainting over an existing top coat, continue to use the same paint formulation—oil or latex. If a formula change is necessary, or if the original paint type cannot be determined, then prime with a first coat specifically made for the top coat planned. Finally, apply two top coats to provide the most durable finish.

## Surface Preparation

Proper surface preparation of wood, metal and masonry prior to repainting will maximize the longevity of the top coat. The following steps will prevent premature paint failure:

- ◆ Thoroughly remove dirt, mildew and paint chalk with a mild detergent.
- ◆ Remove failing paint on wood with electric heat, scraping or sanding.
- ◆ Remove failing paint on metal or masonry with an approved chemical application or with scraping or sanding.



*Photo courtesy of Mike Dixon.*

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Sandblasting, high pressure washes or other abrasive paint removal methods should never be undertaken. Well-documented evidence shows that these methods do irreversible damage to wood and masonry surfaces. Sandblasting removes the hard, glazed surface from kiln fired masonry and exposes thinner, more porous material to water infiltration and accelerated deterioration. Sandblasting also severely pits the surfaces of masonry and wood, and with the latter, opens the grain to moisture, dirt and mildew infiltration.

Following the proper surface cleaning, significant architectural elements should be retained, repaired or preserved whenever possible. As a last resort, damaged material should be replaced with similar, matching material only. Weathered and cracked wood should be treated with consolidates, preservatives and/or fillers, then sanded prior to sealing.