

4.5 Paint and Color Design Guidelines



4.5.1 INTRODUCTION

A good coat of paint is one of the most important defenses exterior wood has against the elements. Paint applied to exterior wood must withstand yearly extremes of both temperature and humidity; the Texas summers are extremely hard on painted surfaces. While never expected to be more than a temporary physical shield - requiring reapplication every five to eight years - the importance of paint should not be minimized.

Because one of the main causes of wood deterioration is moisture penetration, a primary purpose for painting wood is to exclude such moisture, thereby slowing deterioration not only of a building's exterior siding and decorative features but, ultimately, its underlying structural members. Another important purpose for painting wood is, of course, to define and accent architectural features and to improve appearance of a structure.

Exterior paint is constantly deteriorating through the process of weathering, but in a program of regular maintenance - assuming all other building systems are functioning properly - surfaces can be cleaned, lightly scraped and hand sanded in preparation for a new finish coat. Unfortunately, these are ideal conditions. More often, complex maintenance problems are inherited by owners of historic buildings,

including areas of paint that have failed beyond the point of mere cleaning, scraping and hand sanding (although much so-called 'paint failure' is attributable to interior or exterior moisture problems or surface preparation and application mistakes with previous coats). Repainting should not occur until problems with leaking water, moisture infiltration, or gutters and downspouts repaired.

It must be emphasized that removing paint from historic buildings - with the exception of cleaning, light scraping and hand sanding as part of routine maintenance - should be avoided unless absolutely essential.

4.5.2 APPROVED PAINT PALETTE

The Historic Preservation Commission has approved colors based on paint companies available paint palettes for the period when Grapevine's historic buildings were being constructed. These approved paint manufacturer's preservation paint palettes for Historic Landmarks and buildings within Historic Districts are:

- 1) Sherwin Williams – Preservation palette.
- 2) Pittsburgh Paints – Historic Paints.
- 3) Do It Best Paints – American Historical Restorations Colors (Exteriors Only)
- 4) Valspar – American Tradition Historic Colors (light colors only)

While new paint colors are reviewed thru the CA process, colors selected from this approved paint palette may be administratively approved. Any colors proposed outside this adopted palette will be reviewed by the Commission in the regular Certificate of Appropriateness process.

4.5.3 SELECTION OF COLORS FOR NEW PAINT

In addition to providing protection to wood surfaces, paint provides an opportunity to reinforce the architectural style of a historic building, and can greatly contribute to the historic character of a building.

Using the approved palette if possible, paint colors should be selected that are appropriate to the style, period and type of building and its district or area. Selection of paint and stain colors based on research of historic finishes is encouraged.

The variety of architectural styles and periods represented in Grapevine provide a diversity of color palettes and treatments. Historically, the colors used at Folk Victorian and early homes were quite simple – a body color and one trim color. These colors were typically light in color, reflecting both the lack of availability of quality darker colors, and the desire for painted surfaces that required little maintenance. Queen Anne and Free Classic houses utilized multi-colored paint schemes in deep, rich hues, with the various materials (wood shingles, siding, door trim, window trim, fascias, corner boards) painted different colors to emphasize the richness of the textures.

Arts and Crafts houses (Bungalows and Prairie styles) typically combined exterior colors in warm, rich earth tones to reflect the connection of this style to nature. Brick Tudor homes often used contrasting, lighter colors in the limited wood surfaces available. Minimal Traditional houses were typically painted a single, light color (white was quite popular) to de-emphasize the trim and size of these houses.



APPROPRIATE COLORS FOR A FOLK VICTORIAN HOUSE
(SIMPLE PAINT SCHEME WITH ONLY A TRIM COLOR USED)



APPROPRIATE COLORS FOR A QUEEN ANNE HOUSE
(COLORFUL WITH NUMEROUS COLORS USED AT VARIOUS MATERIALS TO HIGHLIGHT THESE)



APPROPRIATE COLORS FOR AN ARTS AND CRAFTS HOUSE
(USE OF 'EARTH' COLORS FOR THE BODY OF THE HOUSE AND LIGHTER TRIM COLORS)

Paint colors should be complementary to each other and the overall character of the buildings and district, and shall be used to accentuate the building's significant features; the right colors respect the historic building. When possible,

research the original paint colors and finishes of the historic building, and document these for future use.

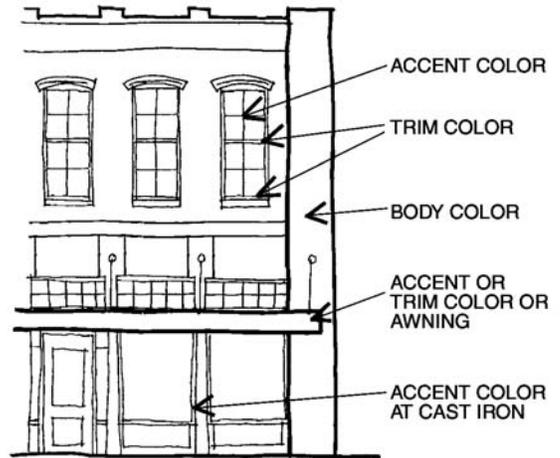
Having selected a base or body color that is appropriate to the period or style of your historic building, the next decision is for a trim color to contrast and complement that of the body color.

Nearly all houses and some commercial building built in Grapevine prior to WWII were defined by trim colors. Trim color, for houses, was used to define wood elements such as the porch features, corner boards, window and door trim and fascia boards. All of these elements were usually painted to contrast with the base or body color, or to define the body of the house. Porches were also painted a trim color to provide an outline or contrast color to the color of the body of the house.

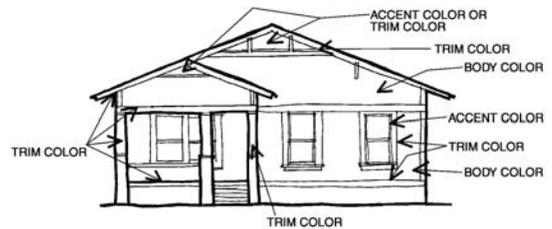
Commercial buildings usually had their body color defined by the material the building was constructed of (eg: brick) while a trim color was utilized for defining windows and doors and other architectural elements such as cast iron.

Body and trim colors should not be similar in hue or tone intensity (i.e. 2 shades of colors that are closely related like green and red or 2 dark or light shades of the same color). A third color, commonly called an accent color, was quite often utilized to accentuate or highlight a particular feature of a house or building. On houses, doors, window sashes, or special or decorative trim was painted an accent color. On commercial buildings, an accent color was often used to highlight particular architectural features of the building façade.

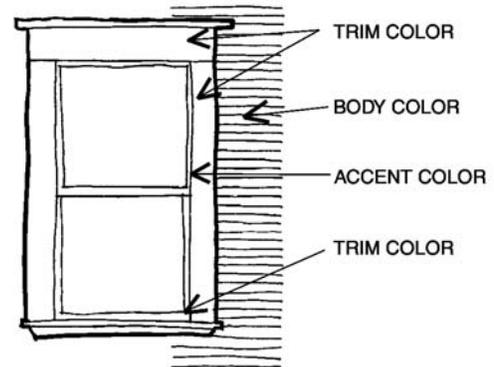
The articulation and details of exterior walls, window and doors and openings, trim, scale and texture of exterior materials can be enhanced or obscured by appropriate and inappropriate paint colors selected for a building.



TRIM and ACCENT COLORS at COMMERCIAL BUILDINGS



TRIM and ACCENT COLORS at RESIDENTIAL BUILDINGS



WINDOW TRIM COLORS

Paint replacement gutters, downspouts, metal frame screen and storm doors and windows, roof-vent assemblies and fire escapes to match the color of the wall, trim, cornice or roof color, whichever is the most effective in reducing the visibility of these elements.

Paint color of skirting at residential buildings shall be appropriate to the structure; a very light color should not be used unless this matches the body color of the house.

4.5.4 PAINTING OF NON-WOOD SURFACES

Original stone or masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate. If masonry was previously painted, it is often not appropriate or possible to remove paint, and appropriate repainting should be considered. If color or texture of replacement brick or stone cannot be matched with existing masonry material, painting may be an appropriate treatment; the color of such surfaces should approximate the color of the original masonry or, if not appropriate, that of a natural masonry color.

Painting of stucco that has never been painted is not recommended for the same reasons as painting of stone or masonry surfaces. In addition, there are often details in the stucco that painting will obscure as well as adversely affect the wall's vapor transmission performance.

Paint should not be applied to metals types that require protection from the elements or to metals such as brass, copper, or stainless steel that were historically meant to be exposed.

Additional Technical information on paint and colors is included in '*Technical Guidelines*' (Part 5).