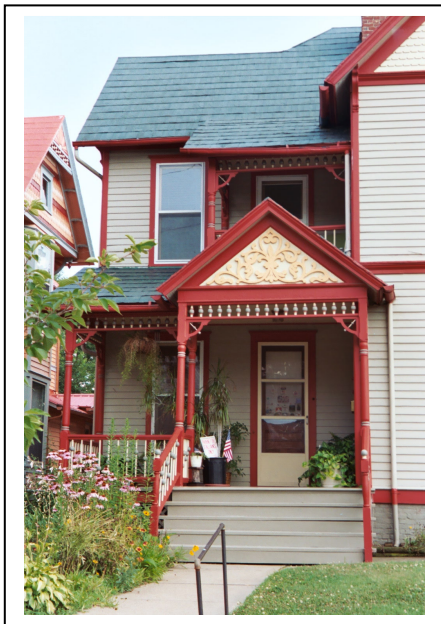


# Design Guidelines - Paint

**P1** The New Albany Historic Preservation Commission does not regulate paint colors, except that black may not be used as body color for any building within a locally designated historic district. However, a Certificate of Appropriateness (COA) still must be obtained prior to beginning any exterior paint project. The Commission or its staff is more than happy to provide guidance in paint color selection.



*Paint helps to highlight the decorative details on the porch of a Queen Anne-style home on East Main St.*

**P2** Do not paint masonry buildings or components that were not originally painted. Painting will add a long-term maintenance issue and affect the walls' ability to 'breathe.' Accumulated

layers of paint will eventually obscure decorative details.

**P3** Research the original colors of your building as a starting point. It is not required that original colors be re-used, but those colors can help to establish a palette of colors from which to choose a new color scheme.

**P4** Neighboring buildings will affect and be affected by the color scheme that you select. Look carefully at the surrounding buildings before choosing a color scheme.

**P5** Some color decisions may have already been made for you: the color of your foundation and roof, for instance, will to some extent limit the palette from which you should choose.

**P6** Modern latex paints are much more stable than historic colors, but all coatings fade over time. Certain colors fade faster than others: blue colors seem to fade fastest, followed by reds and greens. Tans, grays and medium greens tend to fade more slowly.

**P7** Successful paint schemes typically involve three complimentary colors: body, trim and accent colors. Four colors can also be used successfully if the fourth color is used sparingly. Resist the urge to fall into the 'Painted Ladies' syndrome – there is little historic evidence for the flamboyant

color schemes popularized in the book series by that name.

- P8** Accent colors are best used in moderation, to highlight important details.
- P9** Maintain a sound paint film on painted surfaces to preserve historic building fabric.
- P10** Maintain a sound coat of paint or other compatible coating on materials that rust or corrode. Do not apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze or stainless steel.
- P11** Undertake a program of routine maintenance to protect painted surfaces and ensure a lasting paint finish. Routinely wash painted surfaces with water and a mild detergent to prevent dirt build-up.
- P12** Prior to repainting, remove all loose or flaking paint down to the first sound paint layer. Use the gentlest means possible when removing old paint prior to repainting. Hand scraping and sanding is recommended for wood. Hot-air guns and heat plates are not recommended because of the risk of fire. Test chemical strippers in an inconspicuous area prior to applying to masonry.
- P13** Be aware that paint applied prior to 1978 is likely to contain lead, and should be handled accordingly. For more information about lead paint, contact the New Albany Health Department.

**P14** Any bare wood should be primed prior to repainting. Priming the back and end grain of new wood will increase the longevity of the paint job. Bare wood surfaces prone to standing water or harsh weather should be treated with water repellent or preservative prior to priming.

**P15** After the application of a primer coat of paint, all seams and joints (excluding the horizontal joints of clapboard) should be caulked. Appropriate metal or wood fillers should be used to fill nail holes, cracks and holes in the surface.

**P16** New paint should be applied to clean, dry surfaces in a manner consistent with the manufacturer's specifications. Good preparation and high quality paints are the keys to a lasting paint job.

*This alligatored, cracked paint is nearing the end of its lifespan.*

