



VANCOUVER  
**HERITAGE**  
FOUNDATION

HERITAGE CONSERVATION GRANTS PROGRAM  
Painting and True Colours Project Guidelines 2020



## PAINTING AND TRUE COLOURS PROJECT GUIDELINES

The Guidelines below will aid in project planning for Heritage Conservation Grants where painting the exterior fabric is part of the project. Painting projects are supported when the goal of the project is for restoration to a historically authentic colour scheme and the exterior fabric is in good condition.

Homes and buildings previously restored to an historical True Colours scheme or other verified scheme appropriate to the building's history and heritage values can be eligible for grant support to repaint in the same scheme when required for long-term maintenance.

Applicants accepted into the program for painting in VHF's historical True Colours palette (homes built 1880s – 1920s) will be provided with a colour consultation as part of their grant award. The consultant will complete a site visit to identify the site's original colour scheme. Where possible, a selection of authentic colour schemes will be provided to the site owner for consideration. You can read more about the True Colours palette [here](#).

Applicants applying for support to paint in a non-True Colours scheme will need to provide researched evidence of the proposed colour scheme and its significance for the building, or propose a process for identifying the significant scheme.

### Planning your project

In planning for your painting project it is important to follow best practices in preparing surfaces and in the application of high quality paints. Below you will find information to guide your planning process including:

- How a Heritage Conservation Grant painting project works
- Guidelines on selecting paint sheens
- Guidelines for preparing the paint surfaces
- Guidelines for hiring a painting contractor
- A note on lead-based paint
- List of painting contractors

## How a Heritage Conservation Grant painting project works

Painting grants through the Heritage Conservation Grant program are offered for the restoration of a home or building to an original, historically accurate or significant colour scheme. These grants follow a slightly different procedure than other conservation projects. Once an application is approved and paperwork is finalized, there are a few additional steps that must happen before the program participant begins their project:

1. After the applicant is notified of their acceptance into the program, VHF coordinates a site visit with a Heritage Consultant trained in colour sampling and analysis.
2. By sampling and analysis of the building's original fabric, the Heritage Consultant determines the original colours it was painted in. This information is used both in the granting program as well as part of ongoing historical research.



3. The owner or steward of the heritage property will be presented with the original colour scheme and, where possible, other options authentic to the time period and architecture.
4. After deciding on a scheme that reflects the building's history, program participants are encouraged to consult with VHF about the next steps in their project.

The purpose of the painting grant is to document and restore historical paint colours, and to highlight the history, architecture and heritage significance of the building. The program is recommended for people who are interested in discovering their home's or building's historical colour scheme and are open to following the recommendations of a heritage consultant.

Colour reflects parameters of personal choice, stylistic trends and paint formulations of different eras. Schemes may either be based on the True Colours palette for houses from the 1880s to the 1920s or on other documented historical evidence for homes and buildings with unique heritage schemes or built outside of the True Colours date range.

The True Colours palette spans a range of architectural styles and so not every colour combination will be appropriate for your building. Different eras favoured different distributions of light and dark tones. Early styles such as Victorian, Queen Anne or Italianate houses were often painted with a mid-range to dark body colour with a darker trim. After the turn of the century, Edwardian houses were often mid-range to dark body colour with a lighter trim, and the popular Craftsman styles were painted with dark earth tone colours with a light or cream trim and dark sash. For more information, see [Your Old House: True Colours](#).

As the scheme will include all features of the building, applicants whose building has non-paintable components such as vinyl windows are encouraged to apply first for a grant to restore these components to their historical state.

## Guidelines on selecting paint sheens

Historical paint was often oil-based, mixed on-site with natural pigments. This resulted in a glossy, durable finish that brought out the intensity of the colours used. Current-day painting trends favour the use of flat paint, particularly on exterior siding. However, in order to replicate an authentic historical look VHF requires that grant participants avoid a matte or flat finish.

VHF recommends the following sheens for a hard-wearing, authentic look:

- Body – satin
- Trim – semi-gloss
- Doors and window sashes – high-gloss

## Guidelines for preparing the paint surfaces

To inform you on the importance of the proper surface preparation steps for painting the exterior of an old house, please read the following article adapted from *The Old House Chronicle Magazine*: "Proper Siding Preparation" by Peter Hudy, 2000.



**Important to note and communicate to the painting contractors: Power washing is not an appropriate surface preparation method for old houses.**

The paint on the outside of a house is a sacrificial layer that is there to protect the more expensive siding and mouldings underneath. As such, it is designed to ensure that the sun's rays and the rain's wetness don't penetrate into the more delicate interior. In order to accomplish these goals, the paint must meet certain requirements: It must be solid to prevent moisture and rain from penetrating; it must be flexible to move with the movement of the boards underneath as they expand and contract with temperature changes; it must be strong to stick to wherever it is applied; and it should be beautiful, too. And it must do all of this at the same time. Amazingly, good quality paints can do all that and more.

The key step in the painting process is surface preparation. It is what will make or break the final result, either ensuring a durable paint job or guaranteeing one that will fail before you can blink your eyes. Yet it is also the one that appears to be the most laborious, expensive and the least rewarding.

In theory, we all know what needs to be done: scrape off the old, loose paint, wash off the dust left behind, and then we can get to the fun of watching our house be reborn under a layer of beautiful, fresh paint. We know that this is what should be done – but not all paint jobs prioritize this step. And there lies the problem. There are even some painters who don't bother scraping at all, figuring instead that the new paint will somehow stabilize the old, fill in all the cracks, and last for another 100 years. Unfortunately, this is wishful thinking.

#### Steps for Proper Surface Preparation:

1. Manually scrape off the loose and flaky old paint. **DON'T use a power washer because it will chew into the wood underneath and that damage will be virtually impossible to repair.** The best tools and techniques to use depend on nature and the magnitude of the job at hand. A good quality hand scraper with a blade that can be resharpened works well to loosen and remove paint.
2. Feather out the edges left at the margins of the old paint so that you have a smooth surface. Use medium-grit sandpaper on a sanding block and smooth the edges of the paint. What you are trying to achieve is a surface that does not have sharp edges or breaks where the paint meets exposed wood.
3. Wash with bleach to thoroughly clean the dust off the surface. Remember, if dust is left behind the new paint won't stick to the surface. Following the bleach wash, rinse the surface by hand with clean water. Change your water frequently so that the rinse water is clean. Take the time to let the surface dry, but don't wait too long or else airborne dust will settle on the siding and you will have to wash again. If the weather is sunny and it doesn't rain, one week will probably be enough. If you have sprayed your house with a hose to rinse it, you might have to wait much longer.
4. Prime with a high-quality primer (Remember: you get what you pay for). For old houses, oil-based primers may be better than latex because they will penetrate into the wood and condition it, replacing the wood's natural oils that have been lost over the years. Many painters prefer a brush for application of the paint because it covers



uniformly and gets into every nook and cranny. The goal at this step is to uniformly cover the entire surface with the primer, leaving you ready for the next step.

5. Top with two coats of a high-quality paint. Again, you get what you pay for and materials end up being only a small portion of the total cost of the project. Modern latex paints may offer the best option for your topcoat. They allow you to apply a uniform paint layer directly over the oil-based primer. They weather well and offer an ease of application that is desirable. Again, a brush works well to uniformly spread the paint and ensure adequate coverage.
6. Conduct yearly maintenance: look for loose paint areas, spot scrape, sand, prime and finish them. This maintenance is to ensure that the outer layer of the house stays intact. If you skip this step, the inevitable small cracks and flakes in the paint layer will allow moisture and water to pass into the wood underneath and eventually the entire paint job might be ruined. Although it seems tedious, this is an important component of the whole process.

With some attention to detail, wood siding will continue to provide protection and elegance to your house for your lifetime and beyond.

From the Victoria Heritage Foundation's website, the recommended steps for paint preparation are as follows:

- Remove damaged or deteriorated paint before repainting to the next sound layer using the gentlest method possible (hand scraping and hand sanding).
- **No media (e.g. sand) blasting or power washing wood siding.**
- Washing is acceptable only by hand and garden hose.
- No stripping by torch.
- No grinding or heavy abrasive sanding that damages wood surface.
- Ensure a clean surface, free of grease, dirt, mildew, etc. by washing wall surfaces, overhangs, porch ceilings and eaves troughs, inside and out, by hand with environment-friendly cleaners. Rinse thoroughly.
- Crystalline deposits, which develop under eaves and protected areas, are a major cause of peeling; remove by washing and rinsing as above.
- Areas of heavy paint build-up, alligatoring, blistering, scaling and peeling, or areas which show a moderate to heavy chalk deposit must be thoroughly prepared to ensure paint adhesion. Remove to a sound substrate by scraping, sanding and wire brushing.
- On rough-sawn textured shingles, previously stained weathered surfaces must be thoroughly cleaned with a stiff fibre brush and a mild, biodegradable remover such as sodium hydroxide, to remove "dead" wood fibres.



- Glossy surfaces under eaves and protected areas that are not exposed to normal weathering should be dulled by sanding.
- Where bare wood is exposed, spot prime with a high quality oil-based primer.
- Loose or warped siding and shingles must be nailed flush with surface using appropriate nails.
- Fill all crevices, nail holes and cracks.
- All loose or split caulking on windows and doors is to be removed and replaced. Re-caulk with flexible, paintable caulking, and then prime.
- Loose and deteriorated window putty must be removed and replaced.
- House must dry between washing and painting, to ensure surface will not resist new paint. Wood moisture content should not exceed 12%; use a moisture meter.

## **A note on lead-based paint**

Any home built before the 1990s has a chance of having lead-based paint on its exterior. Dangers associated with lead-based paint can be mitigated by an experienced professional, which is why it is important to work with a contractor who is familiar with older homes and who understands proper procedures around hazardous materials. Discuss the potential risks with your contractor before beginning work in order to ensure that there is a plan in place. Please refer to and follow WorkSafe BC's full guidelines: [Safe Work Practices for Handling Lead, WorkSafe BC, 2017.](#)

Ultimately, being aware of and following safe worksite practices is the responsibility of the property owner and their contractor(s). VHF is not liable for any failure by owners and contractors to adhere to safety requirements.

## **Guidelines for hiring a painting contractor**

### Getting a Quote:

**Please obtain at least 2 quotes** from painters on the provided list. You may also submit a quote from a painter that is not on this list. However, they will need to contact us and provide references for us to consider their quote. Please ensure that any painters not on our list are willing to follow the guidelines below before asking them to provide a quote for your project. Quotes usually vary greatly in cost and detail. This variety is often due to how busy painters are and how much surface preparation they feel is necessary.

Please note that **a typical historical scheme will feature at least three different colours** (body, trim and sash at a minimum) and for an accurate sense of cost this should be reflected in your quotes.



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**Make sure to ask painters for references** from homeowners they have recently worked for. They will be on your property for up to a few weeks or more and it is important to hear what other homeowners thought of their work ethic, style and timeliness.

Paint used for the project should be of high quality (we recommend Benjamin Moore or Sherwin Williams) to ensure accuracy of the colours from Vancouver Heritage Foundation's True Colours Palette. **Ask painters to specify in their quote what paint they plan to use.**

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## Painting Contractors

**Heritage Painting & Decorating**  
5907 Culloden St. Vancouver  
David Forrester 604.818.5485  
D\_forrester4@hotmail.com

**Dunbar Painting**  
3891 Dunbar St. Vancouver  
Coby Cohodas 604-788-3382  
www.dunbarpainting.com

**Careful Painting**  
www.carefulpainting.ca  
Derek Bardon 604.619.0335  
info@carefulpainting.ca

**Vanglo Sustainable Finishing**  
79 W 12th Ave. Vancouver  
Martin Warren 604 671-3667  
martin@vanglo.ca

**Smoothcuts Painting**  
Liam Milford 778 233-8626  
www.smoothcuts.ca

**Prorise Painting**  
Joseph, 604 338-4817  
joseph@prorisepainting.com  
www.prorisepainting.com

**ProCrew Painting**  
Cyrus Jagosh, 604 785-2739  
cyrus@procrewpainting.com  
www.procrewpainting.com

**Renaissance Painting and Restoration**  
Eric Goodwill  
604 358-4918  
eric@renaissancepainting.ca

**Barwick Painting**  
3650 W 3rd Ave. Vancouver  
Geoff Barwick 604-880-5175  
info@barwickpainting.com

**Warline Painting**  
Heidi Nyline  
T: 604.542.5064 | C: 604.315.9643  
www.warlinepainting.ca

**Pacific Pride Painting**  
5546 52nd Ave. Delta BC  
Kevin Breuls: 604-761-7035  
kevinbreuls@gmail.com

**Coast City Painters**  
1630 E 8th Ave. Vancouver  
Nikolai Hobruecker 604 220-0081  
nikolai@coastcitypainters.com

**Holloway Painting Ltd**  
Steve Holloway, 604-418-2112 Email:  
steve@hollowaypainting.ca  
www.hollowaypainting.ca

**Priority Painting**  
Joe Rotunda, 778-861-3995  
E-mail: info@prioritypainting.ca  
www.prioritypainting.ca

*\* For liability reasons, Vancouver Heritage Foundation cannot legally recommend any of these trades or companies. They are simply names that have been passed on to us by homeowners and professionals who have been happy with their services. We have been told that they have experience working with old buildings, renovations or heritage restoration. We would greatly appreciate your feedback on working with any company we passed on to you, or to be notified about a change in their contact information. Likewise, if you come upon a trade or company that you would like to recommend to others, please let us know about them.*

**Please provide two quotes** for the painting of your building from this list. You may also submit a quote from a painter that is not on our list. However, they will need to contact us and provide references for us to consider their quote. Please ensure that any painters not on our list are willing to follow our Guidelines previously listed before asking them to provide a quote for your project.