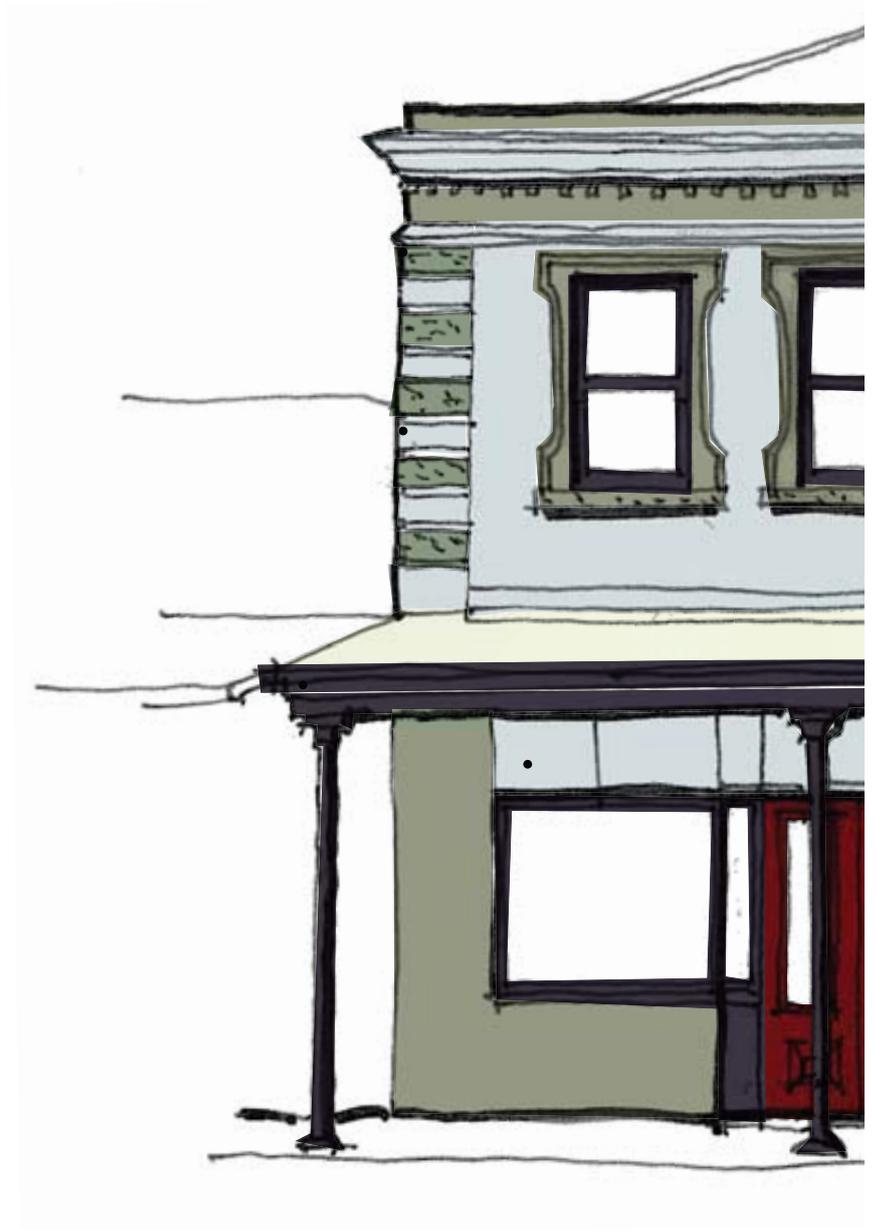




PAINTING GUIDELINES

PORT FAIRY - HO14





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GENERAL GUIDELINES FOR EXTERNAL PAINTING

Purpose

The following painting guidelines have been prepared to encourage property owners to use historically appropriate colours when repainting the exterior of buildings within the HO14 precinct of Port Fairy - Sackville, Cox and Bank Streets. The precinct comprises the commercial and civic heart of the town, with buildings of significance dating from 1850-1920s. The guidelines propose paint colours and painting practices common to the precinct during this historically significant period.

To illustrate the proposed paint schemes, a selection of buildings within the precinct have been coloured to show the arrangement and specific use of colours common to the era of each building.

Property owners are encouraged to consider using these colour schemes, or variants on these schemes to suit their own decoration or branding requirements. The advice of Council's Heritage Adviser is also recommended should alternative paint colours be proposed.

When do I need a permit?

A permit to paint an unpainted surface is required for places listed in the Heritage Overlay.

A permit is also required to paint a building identified in the schedule to the Heritage Overlay as a building where paint controls apply.

A permit is also required for places listed on the Victorian Heritage Register.

Painting and heritage buildings

Painting in commercial paint schemes should be avoided where the colours are not suited to the era of the building and/or precinct, particularly where corporate colours are bright, primary colours.

For places of particular significance which have later paint schemes applied, it may be appropriate to reconstruct an earlier painting scheme based upon original research and evidence (e.g. well analysed paint scrapes).

If it is not possible to determine the original scheme, or the scheme is not considered desirable, the second preferred approach should be to use colours appropriate for the period.

The application of heritage colours to contemporary structures in heritage areas may be confusing and complimentary colour schemes are recommended instead.

Preparation for painting should be undertaken carefully and should not remove all evidence of the original or early paint schemes; however a sound substrate is required to ensure a durable paint or coating system.

Paint types

In most situations, a new paint system should match the existing, ie acrylic paint over existing acrylic systems, enamel paint over enamel.

Painting of unpainted surfaces

The painting of originally unpainted surfaces in most situations should be avoided.

Unpainted surfaces such as brickwork, render, stonework, timber and rare or unusual surface treatments (e.g. limewash) should not be painted.

Paint removal

Abrasive paint removal methods such as sandblasting usually damage the surface of brick, stone and timber and should not be used.

Sandblasting may be suitable for removal of paint from iron but should be carefully considered for its impacts before use. If such a method is allowed, a test panel should be required for approval prior to the remainder of the work being undertaken.

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19th and early 20th century paint colour schemes usually focused on naturally available ochre colours, applied to highlight decorative architectural features and simulate stone finish. Contrasts were common and timberwork was rich in colour. The following painting guidelines are interpretations and suggestions of paint schemes common to the era of HO14. Colours quoted are from the Haymes paint range, but other manufacturers paint systems are also appropriate. We encourage selection of paint schemes which are different from neighbouring buildings, to ensure visual diversity in the street.

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