

VHF HOUSE GRANTS PROGRAM

WOODWORK & TRIM REQUIREMENTS

VHF has assembled these requirements for its House Grants Program. It is the homeowner's responsibility to ensure that work is done per the requirements. Failure to comply with these requirements will likely affect payment of the grant in full or part. To ensure full compliance please provide prospective contractors with a copy of the applicable requirements for the project and ask them to specify these requirements in their quotes. The contractor's on-site representative should also be provided with a copy before work commences.

Woodwork and Trim

- It is always preferable to repair original material where feasible.
- Where the design of missing woodwork elements is unknown, documentary evidence must be provided from buildings of a similar style and era to demonstrate that replicated elements will be appropriate. To ensure historical accuracy, it is recommended that homeowners consult widely with those knowledgeable in the field before undertaking the replacement of missing elements (e.g. heritage architects, designers or engineers, City of Victoria Heritage Planners, VHF House Grants Inspectors). Such preparatory consultations can assist the homeowner in avoiding inaccurate design choices as well as the use of inappropriate materials.
- When repairing or replacing deteriorated woodwork, use original wood species (likely fir or cedar) and ensure that the exact profile of the original material is replicated. (Most modern stock lumber has rounded edges and is likely thinner than the original and may not be an acceptable replacement.)
- Rotted or structurally deteriorated woodwork must be repaired or replaced prior to applying paint.
- All new woodwork must be primed with alkyd (oil) primer on all sides at time of installation (including concealed areas such as stair treads, etc.).
- Contemporary products suitable for preservation of deteriorated woodwork should be researched for your projects.
- Composite materials (e.g. plywood, OSB, fibre-cement board) must not be used for exterior cladding without prior VHF approval.
- Most porches in Victoria between 1900-WWII were decked with Douglas Fir tongue and groove flooring, with a standard visible floor width of approx. 3 1/2" and ran parallel to the slope. They should be replaced with like materials whenever possible.
- Stair treads should be bull-nosed (Fig. 1); cove moulding under the treads may be historically correct for your house.
- Stair and porch replacements may require a building and/or Heritage Alteration permit. Homeowners are advised to inquire with the City of Victoria for any potential permits prior to application.

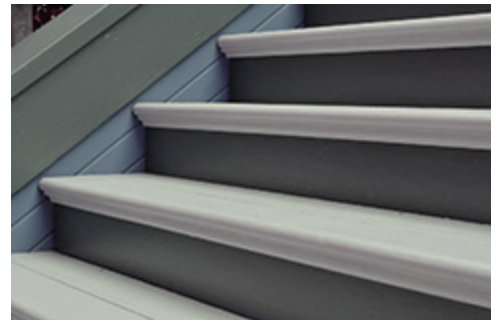


Fig. 1 Stair treads with cove moulding under bull-nosed edging.