

## Chapter 3 – Renovation and Alteration

### 3.2 Primary Exterior Surfaces

#### .3 Masonry

- .1 Retain and preserve original masonry walls, foundations, and roofs.
- .2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- .3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .4 Protect and maintain historic masonry appropriately:
  - .1 Monitor masonry for cracks and signs of moisture damage.
  - .2 Ensure that water does not collect at the base of a masonry foundation, windows, chimneys, or other sites.
  - .3 Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
  - .4 Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
  - .5 Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 psi or less) water wash, using detergents and natural bristle brushes is preferred over harsher methods.
  - .6 Test any proposed cleaning method on an inconspicuous sample area.
- .5 If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, re-point mortar joints of masonry surfaces in appropriate ways.
  - .1 Carefully remove deteriorated mortar by hand raking the joints. Using electric saws or hammers can damage the masonry.
  - .2 Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in Portland cement content can cause serious damage to existing masonry.
  - .3 Duplicate the width and the joint profile of the original mortar joints.
- .6 Do not apply paint or other coatings to unpainted masonry element that were not historically not coated.
- .7 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for re-pointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

- .8 Paint previously painted masonry surfaces in dark colors that best reflect the color of the masonry material.
- .9 Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint removal specifically formulated for masonry. Always test the remover on an inconspicuous sample area.
- .10 Do not use high-pressure methods such as sandblasting and water-blasting on historic masonry surfaces. Such techniques permanently damage the masonry surface and accelerate deterioration.