

Changes to the Building Exterior

2.1 MASONRY



Masonry buildings along 200 Block of East 2nd Street

Masonry is one of the most durable building materials and can last for centuries. Masonry is not only economically and aesthetically pleasing, but safer due to its resistance to weathering, wind damage, and most importantly, fire. Brick, stone, terra cotta, stucco, concrete, and mortar are all examples of masonry. Masonry is used primarily for wall surfaces, but is also used for cornices, pediments, window lintels and sills, and other decorative building elements. The color, texture, and patterns of the masonry and mortar joints help define the character of a building. Mortar is the material used to bond masonry elements such as bricks. It is an important structural element and is important in the preservation of a building. Approximately 20% of a brick wall is comprised of mortar. Use of improper mortar can lower the compressive strength of a wall, damage bricks, and change the appearance of a building.

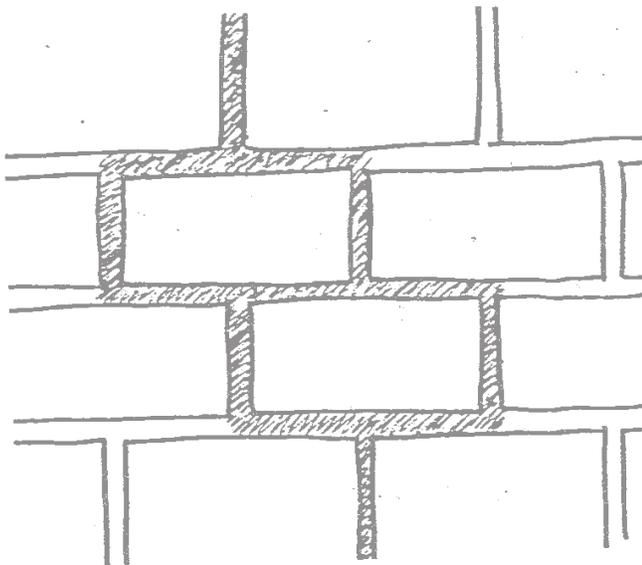
The following specific guidelines apply to all buildings, whether residential, commercial, or institutional.

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Example of a masonry foundation and brick walls in good repair



Not Appropriate: Repointing mortar must match old color and texture

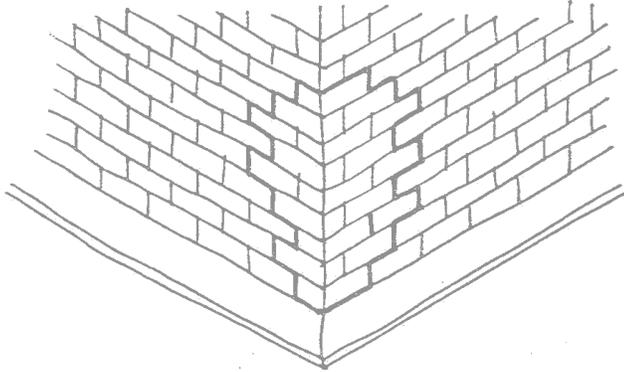
GUIDELINES:

Foundation

1. Slope the ground away from the foundation to move water away from the foundation.
2. Keep landscaping several feet away from the foundation wall. Vines and bushes retain moisture against the building and their roots may cause masonry to shift or crack.
3. Maintain the natural appearance of the original foundation material. Foundations shall not be painted or sealed unless they have previously been painted. Painting or sealing the foundation could prohibit the natural movement of moisture through masonry and cause foundation problems.
4. Match the scale, color, and texture of new foundation material with that of the existing foundation.
5. Whenever possible, maintain basement windows to allow light and ventilation into the space. Metal grilles or bars may be installed over basement windows for security.
6. Glass block windows may be installed on the sides and rear of a building in basement windows when they are not highly visible from the street. The glass block is to be clear and recessed a minimum of 2" from the window lintel. If windows are on the front of the building they shall be covered with a mesh screen, metal grille or other form of screening.

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Not Appropriate: A patched area that does not match the original brick

Masonry Wall

7. Reuse, restore, and repair original architectural materials, such as stone, wood siding and trim, cast and wrought iron, and sheet metal.
8. Replace historic materials, if necessary, with new or recycled materials that match the original as closely as possible.
9. Preserve architectural features and decorative elements of buildings, such as columns, piers, brackets, cornices, terra cotta, and decorative brick work.
10. Additions of character-defining features and details shall appropriately compliment the building and be in keeping with the architectural style of the building.
11. Replace heavily deteriorated or missing masonry detail with newly designed detail that is appropriate in scale, material, proportion, and detail. A simplified design may be used.

Cleaning Masonry



12. Clean masonry using the gentlest means possible. Use mild detergents, soft bristle brushes, and mild chemical cleansers.

13. Never sandblast masonry, this technique can result in significant damage, and can cause the brick to deteriorate at a much faster rate. A low pressure wash with a 100 to 400 PSI is acceptable. To find appropriate products for cleaning contact the Historic Preservation Officer.

Damaged brick and mortar joints causing accelerated deterioration

Masonry Sealants

14. Use water repellent on brick only when water is actually infiltrating the brick. Water can reach and damage brick in many ways, including through rising ground water or poorly functioning gutters and downspouts. In these circumstances, address the source of the water before applying sealant to masonry.
15. Treat only the affected area with sealant, and wait for the masonry to be completely dry before applying it. Remember that brick dries much more slowly than many other building materials.
16. Paint buildings that have been previously painted as a method of waterproofing. Do not paint brick that has not been painted before.