



## MASONRY

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### Overview

Brick, stone, tile, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as roofing tiles, chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Brick is the dominant building material of Hammond's commercial buildings. Fanciful brick cornices, corbelling and detailing set downtown Hammond apart from modern areas. To a much smaller extent, natural stone and cast stone were also used for decorative enhancements and foundation materials. To maintain Hammond's historic character, historic masonry must be preserved and not defaced, covered over, or treated in such a manner that will accelerate its deterioration.

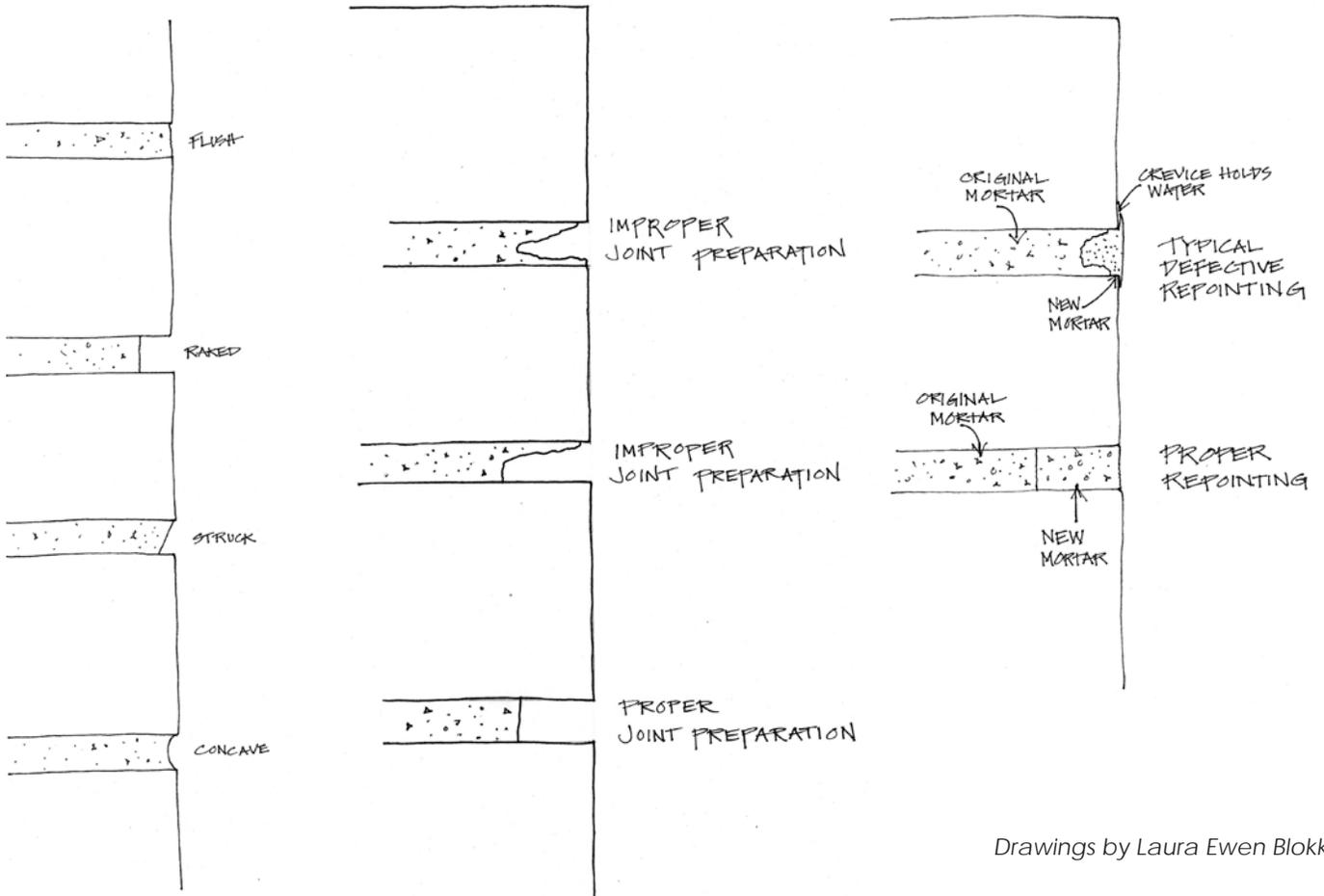
### *Care and Maintenance*

Appropriate ways to preserve masonry include the following, but always check with the Administrative Officer of the Historic District Commission to see if your work will require a COA.

- Monitor masonry for cracks and signs of moisture damage.
- Ensure that water does not collect at the base of a masonry foundation or chimney.
- Clean masonry only if necessary to remove any heavy soiling or prevent deterioration.
- Use the gentlest means possible to clean historic masonry. Cleaning with a low pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is recommended.
- Test any proposed cleaning method on an inconspicuous sample area first.
- Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
- Maintain water shedding capacity of surfaces by maintaining pointing.
- Keep unpainted surfaces unpainted. Brick has a natural protective finish that allows buildings to withstand environmental effects for many years with a minimum amount of maintenance. The amount and cost of maintenance rises when a brick building is painted, as the paint must be renewed every five to ten years.

## GUIDELINES FOR MASONRY

1. Historic masonry must be retained and preserved to the fullest extent possible.
2. All masonry construction features that are character defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments must be retained and preserved to the fullest extent possible.
3. If replacement or any masonry material is deemed to be necessary by a preservation professional, replacement materials must match the historic materials as best as possible in composition, size, shape, color, pattern, and texture. This applies to stucco as well as brick, terracotta, stone, concrete, and etc.
4. Abrasive cleaning methods like sand blasting and high pressure water washing are not permitted for masonry.
5. If repair or repointing of mortar is necessary, it is required that the existing mortar be duplicated in composition, color, and texture as best as possible. Repointing historic brickwork with a standard bagged mortar of high Portland cement content shall not be permitted. If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
  - Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
  - 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 and is not permitted. Lime-based mortars or mortars with a 1:2:6 (Portland cement:lime:sand) ratio are permitted. The ingredients and ratio of proposed mortar mix along with a cured sample must be submitted with application.
  - The width and the joint profile of the original mortar joints must be replicated. Applicants may be required to show a small example of a finished joint before being granted approval to complete work on prominent or character defining area.
6. It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated. Application of paint or other coatings to unpainted masonry elements is not permitted.
7. Application of nontraditional masonry coatings such as weatherproofing and water repellents to masonry as a substitute for repointing or repair is not permitted. Use of water repellants may be considered only if appropriate masonry repairs have failed to eliminate water penetration problems.
8. 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 remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
9. Removal of original stucco to reveal brick is not permitted. Not only would this substantially alter the appearance of the building, but the brick would likely be left vulnerable to deterioration that it was not designed to withstand. Restoration of stucco to buildings where it has been removed is encouraged, but must be based on good documentation of the original appearance. Applications must contain detailed specifications for new work.
10. Application of stucco to buildings not originally stuccoed is not permitted.



Drawings by Laura Ewen Blokker.



