

City of Hartford
Department of Development Services, Planning Division



Historic Preservation Guidelines - Tear Away Sheets

Masonry - Brick, Stone, Tile, and Concrete

CLEANING

RECOMMENDED

- Using the gentlest effective means to clean your masonry, such as low pressure water and detergents, and natural bristle brushes. Masonry can be damaged easily by improper cleaning.
- Performing preliminary surface tests on areas that are to be cleaned.

NOT RECOMMENDED

- Cleaning masonry when it is not necessary. Only clean to halt deterioration or remove heavy soiling.
- Sandblasting. Sandblasting will permanently erode masonry surfaces and cause deterioration.
- Using liquids to clean masonry surfaces when temperatures are freezing.
- Using chemicals that will damage masonry, such as acid on limestone or marble. Do not leave chemicals on surfaces for extended periods.
- Performing high pressure water cleaning. It will damage masonry and mortar joints.

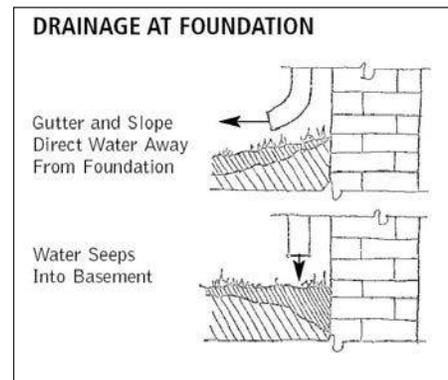
WATERPROOFING

RECOMMENDED

- Repairing flashings, drains, gutters and leaky roofs before other work is undertaken. Most masonry damage is caused by water penetration.

NOT RECOMMENDED

- Using water repellents as a first treatment for water penetration problems. Apply water-repellent coatings and other surface treatments only after repointing and other repairs have failed to halt water damage.
- Allowing water to collect on flat, horizontal surfaces. Do not allow water to accumulate in decorative features



MASONRY REPLACEMENT

RECOMMENDED

- Replacing masonry units with materials as close to the original as possible. Replacement masonry units should be tooled to match originals.
- Constructing walls using masonry units and mortar of consistent strength throughout to avoid cracking.
- Using physical evidence or photographs to reproduce features that must be replaced. If no evidence exists, newly designed features should be compatible with the size, scale, material, color, and overall appearance of the historic building.

NOT RECOMMENDED

- Using old bricks if the hardness of the brick is unknown or different from the original. In those cases, new brick is probably a better choice.
- Replacing masonry units when they could be repaired.
- Removing a feature and not replacing it.

MASONRY REPOINTING

RECOMMENDED

- Recognizing when masonry needs repointing – when mortar is disintegrated or cracked, when bricks or stones are coming loose, when walls become damp or plaster is damaged due to exposure.
- Removing damaged mortar by hand with a joint rake to avoid damaging adjacent masonry edges.
- Repointing with mortar similar to the original in strength, composition, color, and texture. Use similar tools to create a uniform overall appearance.

NOT RECOMMENDED

- Repoint an entire building that does not need it, just to create a uniform appearance.
- Use electric saws and hammers when removing deteriorated mortar. Use hand tools instead.
- Use mortar with a higher portland cement content than the existing mortar.
- Repoint with synthetic caulking compound.
- Use a “scrub” coating technique rather than traditional repointing.

PAINTING

RECOMMENDED

- Inspecting painted masonry first to determine whether repainting is necessary.
- Making sure new coats of paint being applied are chemically compatible with existing coats. Prepare painted surfaces before repainting.
- Removing only the deteriorated outer layers of paint, and using only the gentlest methods possible (such as handscraping) before repainting.
- Choosing historically appropriate colors.
- Following manufacturers’ instructions in applying paint.

NOT RECOMMENDED

- Painting masonry that has historically been unpainted.
- Removing paint from masonry that has historically been painted.
- Removing paint that is not peeling or damaged.
- Radically changing the color or appearance of historically painted surfaces.
- Removing paint by sandblasting, using harsh chemicals, or by high pressure water blasting. These methods will damage historic masonry.

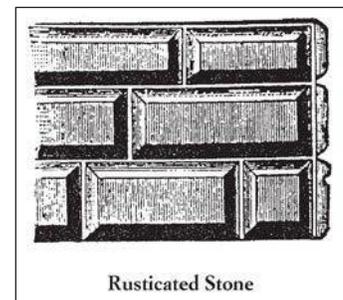
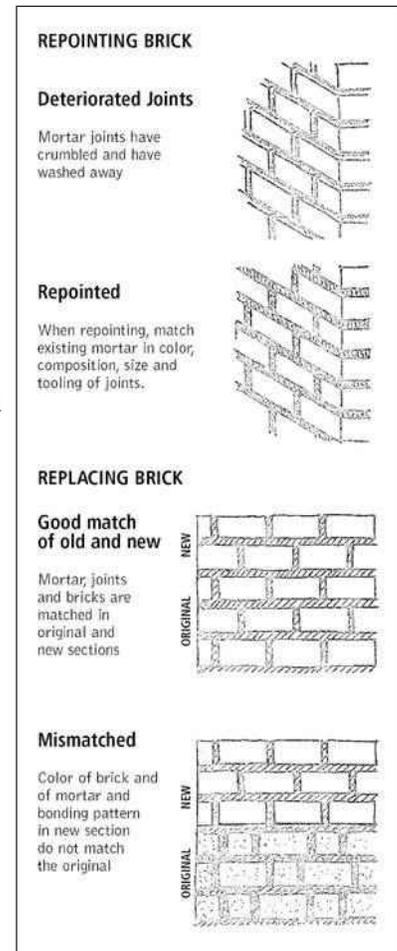
STUCCO

RECOMMENDED

- Removing damaged stucco and patching with new stucco that duplicates the old in strength, composition, color, and texture.

NOT RECOMMENDED

- Stuccoing masonry that has historically been unstuccoed.
- Removing stucco from masonry that has historically been stuccoed.
- Removing stucco that is undeteriorated.



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