4. BRICKWORK, MASONRY, STONE AND MORTAR

Some of Barrington's buildings are of brick or brick veneer construction. Brick can last for hundreds of years if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and can cause water to get inside. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure cleaning like using a garden hose and the use of soft mortar mixes are best for Barrington's brick buildings. Stone exteriors, foundations and other features are integral to a dwelling's character and should be preserved and maintained or repaired when necessary with like materials.

A. should never be sandblasted or subjected to any kind of abrasive cleaning.

B. should never be cleaned with high pressure water which exceeds 600 pounds per square inch.

C. should be cleaned with detergent cleansers if needed. If brick walls have bad stains or if paint removal is desired, the use of chemical stain and paint removers is appropriate. If chemical cleaners or paint removers are used on brick, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.

D. should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. Do not introduce water or chemicals into brick or stone walls if it can be avoided.

E. should not be covered with silicone-based water sealants. Water sealants can have the effect of trapping water on the interior of the building and that can damage inside walls.

F. which has never been painted should not be painted unless the brick/stone and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick which is in poor condition may be painted to provide a sealing coat.

G. should not be stuccoed.

H. bricks and/or stones which require repair should be done carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.

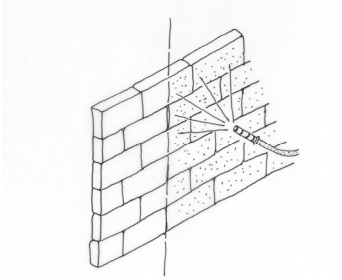
I. bricks and/or stones which require repointing (fixing the mortar between the bricks and/or stones) should be repointed to match the original brick/stone and mortar regarding width, depth, color, raking profile, composition, and texture.

J. bricks and/or stones which require repointing should never be repointed with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.

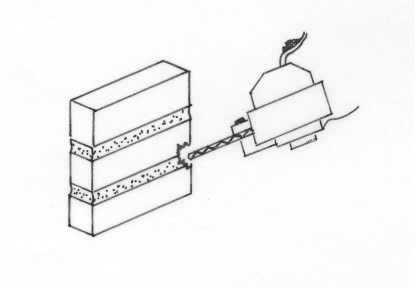
K. features that are missing may be replaced with other brick or stones to match. Salvage companies may have molded or decorative bricks or stones to match those missing on a building.

BRICKWORK AND MORTAR: Illustrations

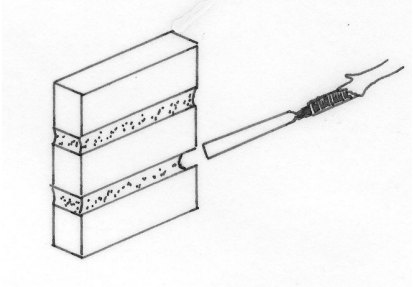
Abrasive Cleaning is Not Allowed



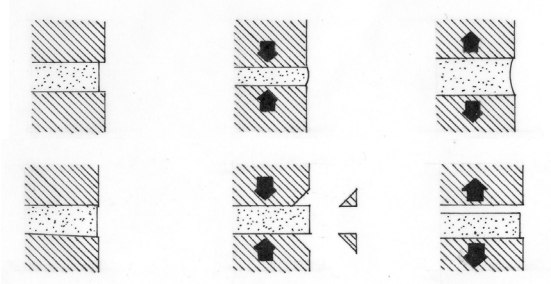
Mortar Should Not be Removed with Power Tools



Always Clean Joints with Hand Tools



New Mortar Must Be Soft to Allow for Expansion and Contraction of Existing Bricks



5. CHIMNEYS

Chimneys often feature decorative brickwork or designs which contribute to a building's architectural character. For some Tudor Revival and Craftsman dwellings, chimneys on the front of the house are important to its style. Chimneys should be maintained in accordance with the brick and mortar guidelines.

A. which are readily visible may be retained and restored or replicated if original. Chimneys on rear facades or facades not readily visible from the street may be removed if in deteriorated condition.

B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern. If chimneys have been extensively repointed resulting in mismatched colors and textures, painting the chimney dark red or brown is appropriate.

C. should match their original design if they have to be rebuilt.

D. should have clay, slate, or stone caps.

E. should be made of masonry materials and should not be covered with siding, stucco or other veneers.