



Masonry is an ideal building material for downtown buildings because it is both fire-proof and extremely durable. Almost every building in the H-1 District has brick exterior walls. Many also incorporate distinctive granite, limestone, or terra-cotta detailing.

IMPORTANT CONSIDERATIONS...

DEFINITIONS

Art Deco: A decorative style characterized by streamlined surfaces and zigzag forms.

Belt course: A horizontal line of brick or wood around a building.

Blind opening: A recess in an exterior wall, having the appearance of a window.

Bonding pattern: An overlapping arrangement of masonry or brickwork in a wall. Common bonding patterns are: American bond, common or running bond, English bond, and Flemish bond.

Carrara glass: An exterior building material used primarily on art deco facades.

Corbels: A series of projecting bricks or other masonry units, each unit stepping progressively farther forward with height.

Cornice: Decorated trim work placed along the top of a wall.

Efflorescence: A deposit of soluble salts, usually white, on the face of masonry walls.

Masonry accounts for the largest portion of most commercial facades. Its condition and appearance greatly affect a building's character. Commercial buildings often have distinctive masonry detailing.

Despite its durable appearance, masonry can be easily damaged by harsh cleaning.

GUIDELINES FOR PRESERVATION AND REHABILITATION

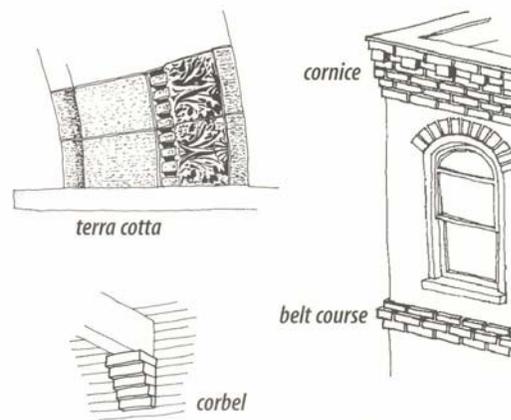
- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** are indicated by X.

Retaining Important Features

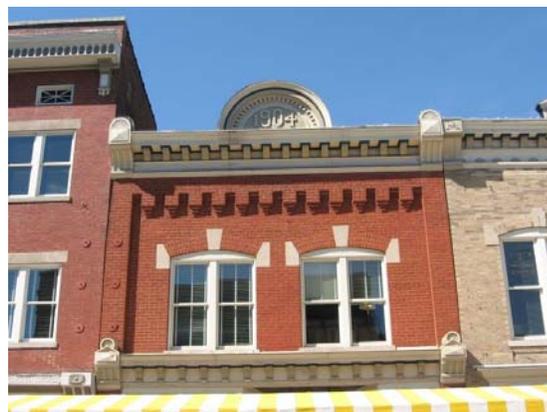
✓ Retain the following features of masonry walls that are important to a building's character:

- brick corbels, cornices, belt courses, and blind openings,
- decorative brick, terra cotta, or stone details,
- multi-colored brickwork,
- distinctive brick bonding patterns, and

- painted wall signs.



Masonry details such as corbels, cornices, belt courses, and terra cotta decoration add character to many buildings in Roanoke.



This building displays brick corbelling and a sheet metal cornice.

Removing Inappropriate Treatments

✓ Remove inappropriate siding or cover-up treatments from masonry walls if possible. Repair damage that resulted from its installation as well as earlier damage that was hidden. Examples of cover-up treatments include:

- wood shingles or shakes,
- wood, metal, or vinyl siding,
- plywood,
- permastone or other simulated stone, and
- Exterior Insulation and Finish Systems (EIFS) or other simulated stucco.

- ✓ Be cautious about removing stucco or simulated stone veneers from masonry. Unless they have been applied to metal lathing or furring strips, removal may cause additional damage to underlying masonry.
- ✓ Maintain materials such as Carrara glass, enameled metal panels, and Art Deco details that may not be original to a building but may have acquired significance over time.
- ✓ Check with the ARB regarding possible significance of treatments.

Masonry Cleaning and Paint Removal

- ✓ Correct conditions that cause deterioration, such as poor roof drainage or foundation settlement, before undertaking masonry cleaning or other repairs.
- ✓ Clean masonry only when one of the following conditions exists:
 - efflorescence,
 - smote or soot,
 - localized paint, grease, or asphalt,
 - bird droppings, or



Masonry without serious mold, soot, or staining, should be maintained rather than cleaned.

- metallic oxide staining (rust, etc.).
- ✓ Do not use abrasive or reactive cleaning techniques, such as
 - sandblasting,
 - high pressure water cleaning,
 - chemical treatments not specifically formulated for a particular problem, and
 - acid washes.



Sandblasting removed the outer surface of this brickwork, exposing the soft interior to water penetration and subsequent freezing and thawing damage.

- ✓ Use only gentle cleaning methods or products, particularly those that are water-based or especially formulated for removing a particular type of stain from masonry. Assess the impact by first cleaning only a small inconspicuous area of the building. Masonry cleaning should be done by a qualified professional with experience in the appropriate cleaning of historic buildings.
- ✓ Remove paint from masonry walls if it has peeled to the original masonry surface and the underlying surface is undamaged and has a uniform appearance. Use only removal methods or products specially formulated for masonry, undertaken by a skilled professional (see above).
- X Do not remove paint that protects soft or damaged brickwork or that may conceal a different masonry infill.

Repairs and Repointing

- ✓ Reuse existing original brick whenever possible, particularly in prominent locations. In some instances, replacement materials can be obtained from a less conspicuous side or rear location, replacing the borrowed materials with compatible new materials.
- ✓ Repair missing or severely damaged masonry with brickwork or stonework that conforms exactly to the original in:
 - size and shape,
 - bonding pattern and mortar joint, and
 - color and texture.

DEFINITIONS

Furring strips: Wood strip fastened to joists or studs to which a finished surface is applied.

Metal lathing: Sheet metal that is slit and stretched to form a diamond-shaped mesh.

Quoins: A hard stone or brick used to reinforce and decorate the corners of a building.

Repointing: Making possible a compatible new use for a building through repair, alterations, or additions while preserving portions or features that are important to the building's historic or architectural character.

Sandblasting: A potentially damaging procedure using a blast of air combined with particles of sand to clean hard surfaces.

Terra cotta: A hard, unglazed fired clay, used for ornamental work and roofing tiles.

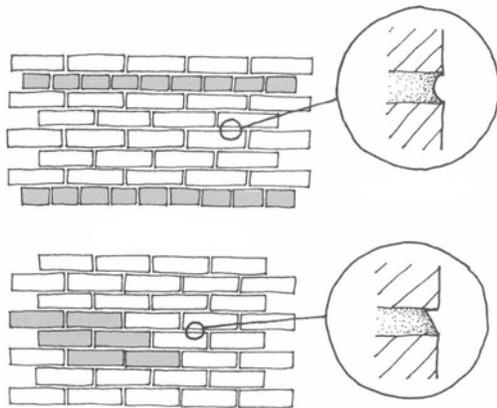
Window hood: A projecting molding above a door or window.



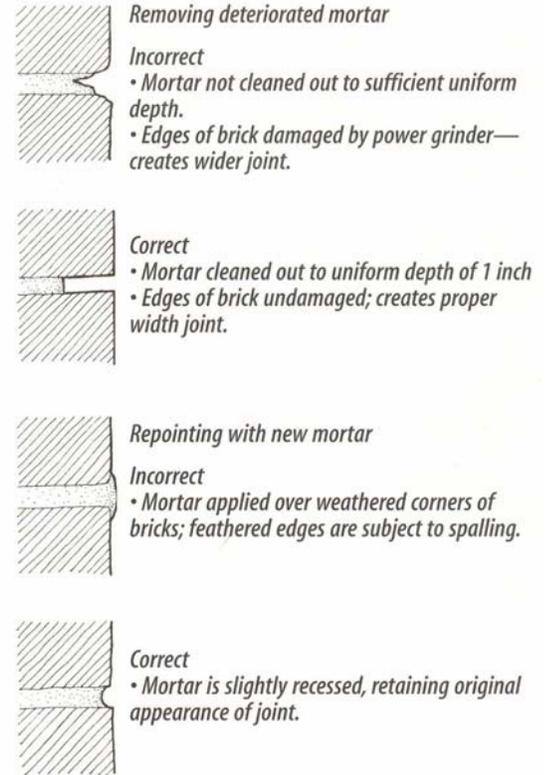
Repairs and replacement made to masonry such as that shown above should maintain the appearance of the historic patterns of bricklaying and profile, color, and texture of joinery.

✓ Repoint mortar joints only in areas where there are loose bricks, cracked or deteriorated mortar joints, or chronic dampness. Use a soft lime-based mortar that is low in Portland cement content. Repointing should match the original masonry in:

- joint width and profile,
- mortar color and texture, and
- composition and strength.



Above are bonding patterns and mortaring profiles typical of those found in the district. The illustration following demonstrates correct and incorrect removal and replacement of mortar.



Other Treatments

- ✓ Limit the repairs and cleaning of masonry to problem areas only.
- ✗ Do not infill windows, doors, and other masonry openings.
- ✗ Do not paint unpainted masonry walls unless necessary to retard deterioration produced by sandblasting or other treatments.
- ✗ Do not use waterproof or water-repellent coatings that may trap water within the wall.