



Some of Hastings' earliest houses were built of brick and limestone. Local kilns burned red brick, and quarries along the river provided much of the buff-colored limestone. Nearly every nineteenth-century house in Hastings rests on a limestone foundation, and there are also examples of early brick foundations. Concrete block was used after 1900.

Brick, stone, and mortar are porous materials susceptible to water damage from rain, condensation, or rising damp. It is important to have good drainage around the foundation, a sound roof, and working gutters.

Many old houses were built of softer brick and mortar than is used in new construction and major masonry repair usually requires professional assistance. The mortar used for repointing joints must be soft enough to adjust to freeze and thaw cycles. If new mortar does not contain the correct mixture of lime, sand, and cement, stress will be transferred to the masonry and the material will crack. It is important that masons take the time to carefully select proper mortar mixtures and compatible replacement brick or stone, if needed.

Design Guidelines

1. Repair

Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible. The advice of a skilled mason should be sought for major repair projects.

2. Cleaning and Waterproofing

Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances. Waterproof and water repellent coatings should not be used unless there is evidence of past water penetration.

3. Repointing

Original mortar joint size and profile should be retained and/or reduplicated in repointing. Mortar mixtures should duplicate the original in lime, sand, and cement proportion and should duplicate the original mortar in color and texture.

4. Stucco Resurfacing

Repairs to stucco surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used on the original surface.

5. Painting

The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.

6. Resurfacing

Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over historic masonry surfaces.

