

Zoar Historic Preservation Standards

Brick *Construction*



From about 1830 to 1880 a number of brick houses were constructed in the Village. These houses were often used partially in the management of the Separatist's business interests and financial affairs. These houses demonstrate the following characteristics:

SHAPE

The original and main portions of the houses are square or nearly square in their floor plans, two rooms in depth and two rooms in width, with two-and-a-half story elevations. Frequently the floor plans allowed for projections from the main plan for additional small rooms. Roofs were of moderate to steep pitch (e.g. 9/12), gabled sides, and slight to moderate overhanging eaves.

CONSTRUCTION

Foundations were of cut sandstone. Basements were full or partial, some having vaulted ceilings. Timbered frames were totally enclosed with locally produced red brick, usually laid in common bond with four stretcher courses between header courses. Brickwork extended to the roof line on all sides. Roofing was slate or wood shakes.

CHIMNEYS AND PORCHES

Brick houses featured one story porches front and rear of twelve to sixteen feet in width, and occasionally porches extending the entire width of the front or rear of the house. Original porches were similar in design to those of the frame houses.

ADDITIONS AND MODIFICATIONS

Generally there appears to have been few additions or modifications to the brick houses other than window and door replacements and changes to porches.

FENCES AND WALLS

Unless evidence demonstrates that some different type of fencing was used on a site, fences should be picket or simple board fences. Walls should not be erected on sites except as ground retaining devices. In such cases walls should be constructed of cut stone.

PAVED AREAS

Walkways, driveways, patios, parking areas, and other outdoor paved areas should be maintained in the conditions that existed during the historic period if such features existed at all on the site. New construction should use materials and styles which would have been used during the historic period for paving purposes. While concrete was available and used in the later part of the historic period, stone, brick, and gravel is preferable. Modern construction materials designed to appear like older materials may also be acceptable.

COLORS

Unpainted masonry should remain unpainted. If brick has been painted, color schemes in the historic district varied from time to time, although a few generalizations can be made. The colors of paints and stains used during the historic period were duller and more muted than today's colors due to the methods of manufacturing pigments. Color usage should reflect the historic appearances but specific color schemes and combinations are not prescribed. Examples of colors used in paints and stains for buildings during the historic period are available through the Ohio Historical Society.

ABRASIVE CLEANING

Abrasive blasting causes greater damage to softer and more porous materials, such as brick. Large areas of brick which have been painted are best left painted, or repainted if necessary.

MAINTENANCE

Periodic comprehensive surveys of the building's exterior should be done and repair plan made. Specifically, look for the following indications that brick masonry may be in need of maintenance or repair:

- Efflorescence (a powdery residue on the brick surface: results from water-soluble salt deposits)
 - Spalling (missing or loose pieces of brick face)
 - Mortar joint deterioration (look for mortar that has softened, broken apart or cracked)
 - Loose, cracked or displaced bricks
 - Visible moisture damage (interior or exterior)
 - Mold or plant growth on masonry surfaces
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Summary

WHEN TO REPOINT

Some indications that repointing is necessary include:

- Eroded mortar (1/4" or more from masonry face)
- Crumbled mortar
- Hairline cracks
- Broken bond between mortar and masonry

All repointing should be done only after any underlying issues, such as leaking roofs, differential settlement of the building, unmitigated weather exposure or rising capillary action have been addressed. Otherwise, the problem will soon reoccur, wasting time and money on multiple repairs.

While brick rehabilitation on historic or landmark structure can be disruptive, the investment in proper techniques and materials means longer lasting solutions with minimal future maintenance work. Shortcuts and inexpertly installed repairs not only diminish a historic or landmark building's aesthetic character, they can actually exacerbate deterioration – meaning more costly repairs in the future. With careful maintenance, mortar joints can last many years, even fifty or more. Though it might not be the "quick fix", a thoroughly researched and well executed remediation plan now can help to preserve the integrity of the entire structure later.

*For additional information see Zoar Historic Society flyer: MASONRY

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Construction Permit

U.S. Department of the Interior
National Park Service Cultural Resources
Heritage Preservation Services

PRESERVATION BRIEFS
Roofing for Historic Buildings
by Sarah M. Sweetser

Resource

Per the
Village of Zoar, Zoning Ordinance
any roof construction requires a
"Certification of Appropriateness" (COA)
Issued by the Zoar Historic
Preservation Commission in order to obtain a
"Project permit"
Approved by the Zoning Board and
issued by the Zoning Inspector.

