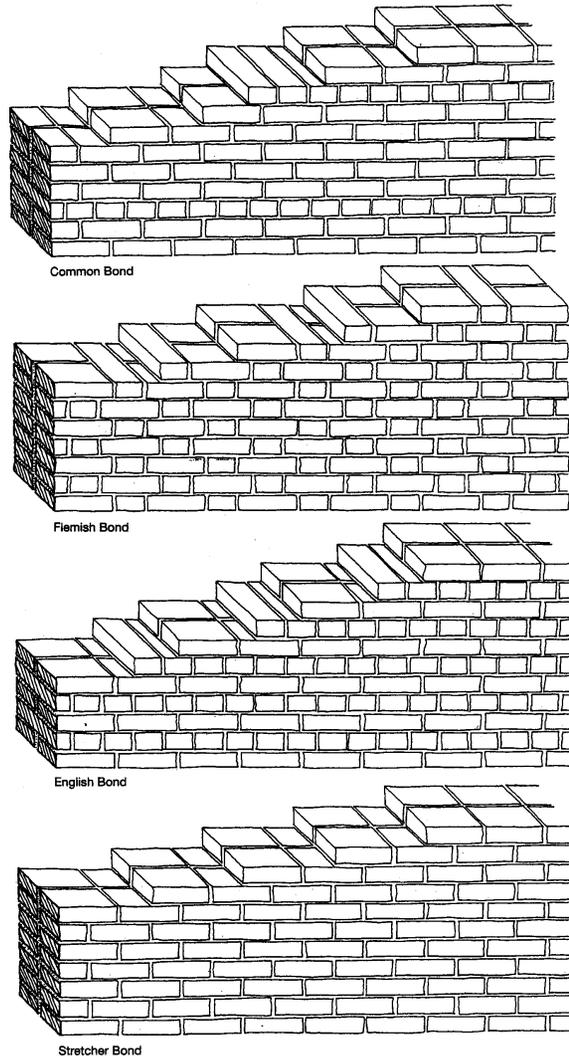


Brick



Common brick bonds (Source unknown).

Brick was used in the construction of commercial, residential, and civic buildings in the District. Although there were several brickyards in Kennebunk there are only a small number of structures in the District constructed of brick, and most are commercial. The earliest extant brick buildings were built ca. 1825, and include William Lord’s store on Main Street, which today houses The Brick Store Museum, the Dr. Burleigh Smart house on Summer Street, and the Wedding Cake House. Twentieth century brick structures include the Kennebunk Town Hall, the Kennebunk Free Library and Kennebunk Savings Bank.

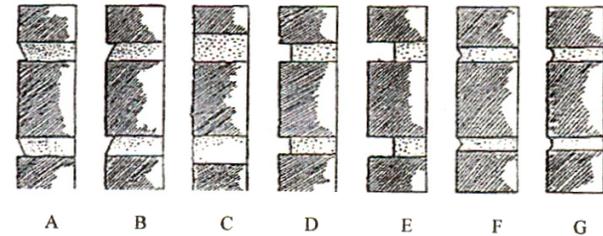
The brick walls of most of the buildings are simple in design and execution. Most of the bricks are laid in a Common Bond pattern of five to seven rows of stretchers separated by a single row of headers. The mortar is soft, with a high lime content, and has a narrow profile.

Recommendations

- The exterior of historic brick structures should be retained and repaired if necessary to preserve the historic fabric.
- Brick that has not been painted in the past, such as window lintels, sills, and other trim, should not be painted.
- Brick buildings that are painted should be approached with caution. Removal of this paint coating may lead to serious deterioration of the brick surface. If paint is peeling from a painted surface, the problem is usually an interior moisture problem, which should be resolved before the building is repainted.
- Cleaning brickwork is not recommended unless absolutely necessary to improve the appearance or remove harmful pollutants on historic brick buildings. Although a variety of cleaning and waterproofing options are available, many of these products are inappropriate for use on historic brick. Use of harsh, abrasive methods of cleaning, such as sandblasting, powerful chemical cleaners, and mechanical cleaning, are not recommended since they can result in irreparable damage to brickwork by removing the protective glazing and exposing the porous inner surface.
- The use of masonry waterproofing coatings such as silicone is not recommended. These sealants will keep out rainwater but will not permit water vapor to pass from the interior of the building to the exterior, accelerating deterioration of the structure. The application of waterproof or water-repellent coatings significantly alters the historic fabric, is not easily reversible, and has a tendency to discolor over time.
- Repointing is a necessary task that helps to extend the life of a building and should be undertaken when mortar joints begin to deteriorate. The mortar joints are an integral part of the wall's structure and serve as an expendable transmission layer to absorb and transfer water vapor and movement. Deteriorated mortar should be removed by hand raking the joints. Chisels should be selected that are smaller than the masonry joints, and care should be taken not to damage the edges of the brick.
- *Do not* use power tools, such as electric saws, to remove mortar. They offer limited control and may cut into the brick and destroy historic fabric. The

use of power grinders may be acceptable; however, professionals with demonstrated experience should do all work only after thorough pre-qualification of the craftsman and successful execution of test patches.

- Repointing mortar mix should be match the original in strength, color, texture, and hardness (density and porosity). In general, mortar should be slightly weaker than the masonry unit. Laboratory analysis of samples of original mortar is recommended to insure that a compatible formula is used in repointing and repair. The use of premixed mortar is not recommended because it creates a harder joint than the original, and makes the bricks more susceptible to deterioration.
- Finish joints should match the width and profile of original joints. Care should be taken not to fill joints too full, or flush with the brick face. Excess mortar makes the brick susceptible to spalling.
- Serious structural problems, such as bulging walls, defective foundations, broken lintels, and detached brick veneers require consultation with a qualified structural engineer, who should conduct non-invasive tests that determine the extent of damage and the structural integrity of the building.



Typical mortar joints. A. Struck; B: Weathered; C: Flush; D: Raked; E: Stripped; F: V; G: Concave. Adapted from *Practical Bricklaying: A Handbook of Instruction and Manual for the Journeyman* by Howard L. Briggs, 1924.

- If bricks must be replaced, replacement bricks should match the original as closely as possible in terms of color, size and texture. Care should also be taken to match the size, tooling, and color of the mortar joints. New brickwork should be laid in the same bond and should replicate the same joint width and pointing technique.



Inappropriate repointing and brick matching