

## 4.6 Masonry Design Guidelines



### 4.6.1 INTRODUCTION

Masonry is defined as “Stone, brick, or similar elements installed so that the weight of the unit bears on the one below, typically with mortar in the joints between the units.” Types of masonry typically used in north Texas include load-bearing brick walls, brick veneer, concrete block and stonework. Also used are cast stone windowsills, lintels and limited amounts of stone trim and veneer at commercial and residential buildings. These guidelines shall primarily address brick and stone materials.

### 4.6.2 TYPES OF MASONRY

Most commercial buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries had masonry structure – typically load-bearing brick walls of three to five wythes (bricks) thick. These load-bearing walls supported wood floor and roof framing. On the other hand, few houses in Grapevine were built completely of masonry; most are wood frame on brick piers yet utilize brick or stone as a veneer for those building elements expected to be subject to a great deal of wear – perimeter foundation walls, porch walls, columns – as well as those elements which needed to be brick for fire protection such as chimneys.

Many historic buildings – both residential and commercial - utilize two types of brick - a ‘pressed’ brick at side and rear facades and a ‘face’ brick at the front façade. Pressed bricks are denser, less porous, and were less expensive than face brick. ‘Face’ bricks are typically a higher quality; kiln dried or fired brick and were more uniform in size and color. Many face bricks were wire-cut, or otherwise had some articulation in texture, color or shape.



‘FACE BRICK’ w/ TEXTURE  
AND VARIETY OF COLORS



PRESSED BRICK

Additional Technical information on the stabilization and repair of historic masonry is included in *'Technical Guidelines'* (Part 5).

#### **4.6.3 CLEANING OF MASONRY BUILDINGS**

Cleaning of masonry buildings may be done to improve the appearance of the building, to make it look new or in conjunction with other masonry repair work. Refer to *'Masonry Technical Guidelines,'* section 5.6 for technical information regarding masonry in historic properties.

#### **4.6.4 MASONRY REPAIRS**

Masonry, as with any other exterior material, is subject to damage and deterioration from the elements and abuse and accidents from property owners, users and others. When masonry is damaged, it should be repaired in a timely manner to avoid further damage due to lack of protection from the elements.



BRICK PILASTER IN NEED OF REPAIR

Brick details and ornamentation should be retained and repaired when damaged; these are part of the historic character of a historic building or neighborhood and should be retained. Good masonry contractors with experience in working with older buildings can repair historic masonry, and replicate details and ornamentation.