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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

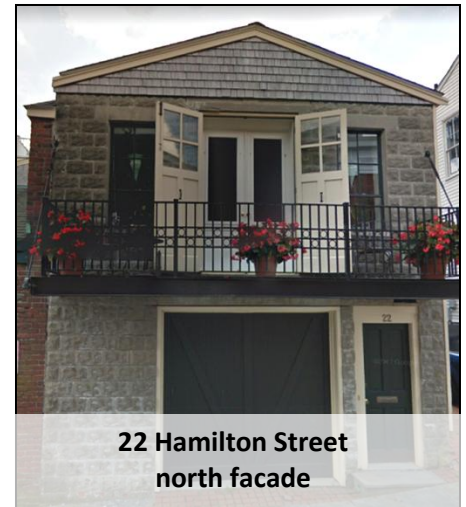
September 10, 2018

CASE # 2018.28: CERTIFICATE OF APPROPRIATENESS

22 Hamilton Street (Map 53 Lot 183D)

**OWNER/
APPLICANT:** Antonio (Jack) Silva
22 Hamilton Street
New Bedford, MA 02740

**APPLICANTS
AGENT:** Paul Choquette & Co.
7 Pine Wood Way
Mattapoisett, MA 02739



**22 Hamilton Street
north facade**

OVERVIEW: The property owner is being pro-active in the building's preventative maintenance by making repairs to the existing concrete block on the south façade.

EXISTING CONDITIONS: The building at 22 Hamilton Street was constructed in the early twentieth century, replacing a wood framed structure which existed in the same footprint. It is a two story building which shares party walls with adjacent buildings to the east and south. The Hamilton Street (north) façade is composed of concrete block masonry with a cedar shingle clad gable and the west wall is shingle clad.

PROPOSAL: The applicant is proposing to make repairs to the existing masonry to address deterioration and cracking. Paul Choquette, a historic masonry specialist, has proposed repointing all of the mortar joints; repair the broken header over the second floor windows/patio door, with the addition of a new angle iron above the patio door. To address water infiltration, caulking will be applied where the brick meets the concrete block and at the lower entry step. A water seal (*Silex Water Proofer*) will be applied to the entirety of the concrete block to prevent further water infiltration.



Deteriorated Header

STATEMENT OF APPLICABLE GUIDELINES: *The Bedford Landing District Design Guidelines* state the following relative to this proposal:

MASONRY: Repair and routine maintenance should preserve the historic appearance of historic masonry and prevent accelerated deterioration of masonry construction. Many modern techniques and materials used in contemporary masonry work are damaging to the softer materials found in historic brick and cast stone.

TYPE OF MORTAR: Repoint with mortar appropriate to the masonry. Mortar containing Portland cement as the primary ingredient is often problematic. Mortar that is harder than the masonry it is binding will eventually cause the masonry to deteriorate. A lime/cement mix is often satisfactory. Analysis of original mortar is recommended and is useful in developing a restoration mortar specification.

REPAIR: Deteriorated original materials should be repaired or replaced, where necessary, with new materials that duplicate the old as closely as possible. Replacement bricks should be carefully matched in size, color, and composition to the original. Original masonry and mortar should be retained whenever possible without the application of any surface treatment. Sealants, waterproofing, or water repellent coatings are prohibited unless required to solve a specific technical problem that has been studied and identified by a preservation specialist. In all cases, the use of sealants is subject to review by the Commission. Sealants and coatings shall be permitted only if they have been proven not to block the masonry's water vapor permeability, or to contribute to its long-term deterioration.

REPOINTING: Masonry repointing shall be appropriate in terms of the type, color and aggregate of the mortar to be used and the width and profile of the joint. Old mortar shall be duplicated in composition, color, and texture. Joints should not be widened when cutting out old mortar. New mortar should be kept off the face of masonry. Laboratory analysis of samples of original mortar is recommended to insure that a compatible formula is used in repointing and repair. 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 masonry and destroy historic fabric. The use of power grinders may be acceptable along horizontal joints; however, only professionals with demonstrated experience should do all work only after thorough pre-qualification of the craftsman and successful execution of test patches. When use of power tools is approved, care should be given to workman fatigue.



Typical masonry joint and CMU deterioration

STAFF RECOMMENDATION: The proposed repair and preventative maintenance work is appropriate to the building and will help to preserve the concrete masonry. Paul Choquette has restored and rehabilitated numerous historic structures throughout the City and the District, and is well versed in the requirements related to mortar types, repointing and masonry waterproofing. According to the manufacturer specifications, the proposed water seal, *Sillex*, when applied to a concrete surface, inhibits liquid water penetration, while allowing the concrete to remain breathable. Staff recommends the approval of the application and the issuance of a Certificate of Appropriateness.