

VHF HOUSE GRANTS PROGRAM

CHIMNEY, MASONRY & STUCCO REQUIREMENTS

VHF has assembled these requirements for its House Grants Program. It is the homeowner's responsibility to ensure that work is done per the requirements. Failure to comply with these requirements will likely affect payment of the grant in full or part. To ensure full compliance please provide prospective contractors with a copy of the applicable requirements for the project and ask them to specify these requirements in their quotes. The contractor's on-site representative should also be provided with a copy before work commences.

Chimneys and Masonry

VHF funds only exterior brick and masonry work. Make sure your contractor is familiar with historic masonry work.

- When rebuilding chimney, reuse original bricks or stone wherever possible.
- Replacement bricks or stone, if required, should closely match original in profile, colour, texture and size.
- Do not use soot-stained bricks turned to face exterior.
- Cleaning or paint removal must be undertaken with the gentlest method possible.
- Media (e.g. sand) blasting and power washing are not acceptable.
- When repointing mortar joints, power tools are not recommended for use on vertical joints and considerable care is required for their use on horizontal joints.
- Strength, composition, colour, texture and profile of mortar joints or pointing should closely match original.
- Mortar should be weaker than the bricks. Historic brick construction used soft lime mortars with a minimum of Portland cement.
- Counter-flashing on brick chimney sides (Fig. 1) should be stepped (rather than continuous) and inserted into horizontal mortar joints and re-mortared. If previous counter-flashing was set into a diagonal groove cut into bricks, this must be repaired with colour-matched mortar (Fig. 2).
- Profile and material of chimney cap and chimney pots should match original; try to find old photographs. Beware of reproducing a chimney which has been rebuilt incorrectly in previous years.
- If installing flue liners (not funded by VHF), use minimum projection above chimney.

Stucco

VHF funds repairs to historic stucco. VHF also funds removal of stucco, asphalt, asbestos, aluminum or vinyl siding where original siding has been covered by these materials.

- Ensure that any textured or decorative stucco is accurately recorded before undertaking repairs (i.e. note texture, thickness and colour).
- Strength, composition, colour and texture of historic stucco must be carefully matched.
- Consider repairing entire wall panel or section, but generally do not remove sound stucco.



Fig. 1 Chimney stepped counter-flashing

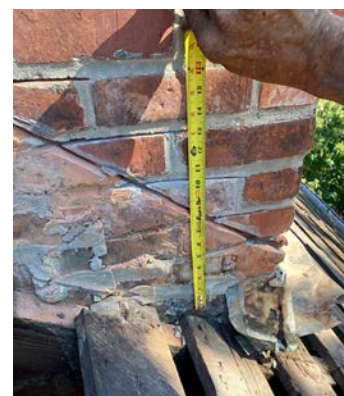


Fig. 2 If previous counter-flashing was set into a diagonal groove cut into bricks, this must be repaired with colour-matched mortar.

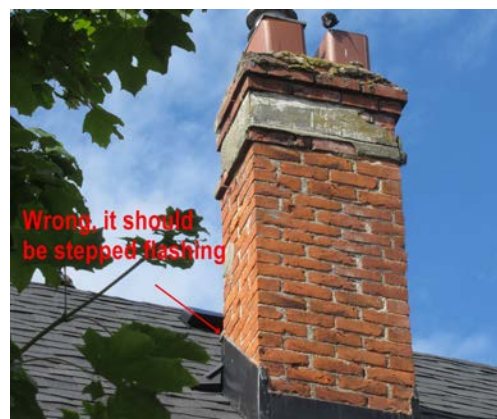


Fig. 3 Incorrect flashing.