

HMRARCHITECTS

April 8, 2026

John Coats
Pennington Presbyterian Church

Re: Suggested repair of cemetery wall at South Main Street

Dear John,

We reviewed existing conditions at the existing low all facing South Main Street and offer the following repair recommendations:

Masonry:

1. Powerwash entire wall
2. Mechanically remove loose and non-adhered masonry/stucco facing
3. Mechanically remove loose and non-adhered paint on stucco, well-adhered paint may remain
4. Mechanically clean face of exposed brick substrate with stiff nylon brush (or powerwash on gentle setting) - brick may be too soft for wire brush (or strong powerwash) which may remove face 'skin' of brick
5. At areas adjacent to stucco patches, tool edges of existing masonry with an undercut to key new stucco under existing.
6. At major stucco cracks requiring infill, channel crack to minimum 1/2" width, tool both edges with undercut to key new stucco under existing. Minor cracks without stucco loss will be coated/protected by final paint finish.
7. Install new mortar/stucco at prepared cracks and areas of missing stucco
 - a. Use a relatively soft mortar/stucco mix applied in 2 coats if necessary to achieve a matching finish texture, mix as listed below or similar
 - b. "Type N or O" mortar mix. Type N typically 1:1:6 mix of Portland cement/lime/sand. Type O is softer (less Portland, more lime).
 - c. Do not use straight Portland cement mix or typical stucco mix such as Quickcrete, or similar. It is harder than brick substrate and will crack, often damaging brick substrate.
 - d. Mesh is not required for adhesion of stucco to brick and can create air pockets for collection of moisture and subsequent separation of stucco from substrate as mesh rusts.
8. After appropriate curing time, paint with vapor-transmissive masonry coating such as either of the options below: Limewash (>75 perms) is more permeable than acrylic paint (10-20 perms), which in turn is more permeable than typical latex. Do not apply any coatings or sealers that would trap moisture in the wall behind the finish.
 - a. Highly breathable limewash coating from a specialty supplier like Limeworks (<https://www.limeworks.us/>).
 - b. Acrylic paint specifically intended for masonry, such as Valspar Masonry, Stucco & Brick Paint + Primer #752600 series (available at Lowes).

Wood cap:

1. Replace existing damaged or missing boards with cedar planks to match thickness and width dimensions of existing. If possible, use planks with closely spaced growth rings (20-40 rings/inch) and vertical graining (not flat-sawn).
2. Clean existing boards with fungicide (TSP or light bleach solution)
3. Treat all boards with preservative treatment such as "Cedarshield Wood Penetrant".
4. Re-attach loose boards with stainless finish fastener (not Phillips head screw)