

**REVISED STAFF REPORT:** 6/8/2022 MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #22-7846

**VIOLATION NUMBER:** #569

**ADDRESS:** 2929 EAST GRAND BLVD.

**HISTORIC DISTRICT:** JAM HANDY- EAST GRAND BLVD.

**APPLICANT:** SANDY LEVINE

**PROPERTY OWNER:** HEWITT & LEVINE HOLDINGS, LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 5/3/2022

**DATES OF STAFF SITE VISIT:** 5/20/22

**SCOPE:** PAINT FRONT ELEVATION AND MURAL (WORK COMPLETED WITHOUT APPROVAL), PAINT SIDE ELEVATION

### EXISTING CONDITIONS

Built in 1945, and designed by architect Andrew R. Morrison, the property at 2929 East Grand Boulevard is a one-story, Art Moderne-style commercial building on the corner of Beaubien Street. Exterior walls are clad in buff brick on the side elevation, while the front elevation was recently painted gray without the Historic District Commission's (HDC) approval. The limestone caps of the brick columns and glass block windowsills remain unpainted. The primary entrance on the corner recedes under a curved, metal overhang and inside a bricked-in porch with a limestone-capped, brick wall. Red-painted, metal gooseneck light fixtures are placed over each brick column of the primary elevation. Also, without the HDC's approval, a recently painted mural facing Beaubien Street is the subject of this application.



*Site Photo 1, by Staff May 20, 2022: (Northwest) Front elevation at the corner of East Grand Blvd and Beaubien St., showing unapproved painted brick in grey (on the left) and mural, and the proposed buff brick (on the right) to be painted in grey to match.*



Site photo 2, by Google Street, Aug 2021: (Northwest) front elevation, showing original buff brick front façade and new mural.



Aerial 1 of Parcel # 03001803 by Detroit Parcel Viewer.

## PROPOSAL

The proposed work consists of painting the exterior buff brick masonry, gray on the front and side elevations and the painting of the mural on the side elevation. The painting of the front elevation brick has been completed without approval. The mural has been completed without approval. The work that remains incomplete is the proposed painting of the remaining buff brick on the side elevation gray to match the front elevation.

### Product Data

- Gray Paint Locations
  - ~~Primer: Benjamin Moore Ultra Spec Masonry 100% Acrylic Sealer Primer~~ The Applicant has removed this from the application and stated that this was not applied in the original painting on Grand Blvd location.
  - Gray Color: Benjamin Moore Aura Exterior Paint, “Eagle Rock” color (gray)
- Mural Paint: Behr Acrylic Outdoor Paint, multiple colors

### Mural Information

- Artist: Immanuel Ahiable
- Title: “Kid’s Got Heart”
- Installed: BLKOUT WALLS Festival of 2021
- Inspiration per the Artist: The message is a reference both to the artist as well as Sir Galahad, one of King Arthur's knights, whose heart was so pure that he never lost a fight. Immanuel's father was a boxer, and Immanuel himself had to spend time in the hospital at age 12 with a serious heart condition. His father taught him about having "heart" in terms of personal fortitude, integrity, and passion and its relationship with improving his health at the time. In the artist's words, the mural is a piece about the character people see stemming from his own personal life experiences and the people who've found themselves on a similar journey with the same result in character.

## STAFF OBSERVATIONS AND RESEARCH

- The Jam Handy- East Grand Blvd. Historic District was established in 2015.
- It is staff’s opinion that the front-elevation of the building with the curved, natural buff colored brick and metal roofed entrance is a distinctive, character-defining feature of the building.

- As per the NPS Guidelines, “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance” is not recommended. <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>
- Staff observed that the paint product used and proposed for the brick masonry, Benjamin Moore Ultra Spec Masonry 100% Acrylic Sealer Primer, is designed to penetrate and seal the surface of masonry surfaces, reducing the porosity of masonry surfaces. **The applicant sent in a correction that paint primer was not applied to the masonry, however an exterior gray paint was applied.** NPS Interior Standards/Guidelines do not advise painting of masonry, particularly types that do not “breathe”, trapping moisture, thereby causing damage to the brick.

## ISSUES

- The painting of the front elevation and the installation of the mural was completed without HDC approval.
- The NPS Guidelines do not recommend “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.” It is therefore staff’s opinion that the painting of unpainted masonry does not meet the Standards.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation #1: Paint front, side elevations, installation of mural

Staff finds that the painting on masonry alters the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*



KID'S GOT



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*Parking in Rear*









# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 4/15/22

## PROPERTY INFORMATION

ADDRESS: 2929 E. GRAND BLVD AKA: \_\_\_\_\_

HISTORIC DISTRICT: JAM HANDY

## APPLICANT IDENTIFICATION

Property  
Owner/  
Homeowner

Contractor

Tenant or  
Business  
Occupant

Architect/  
Engineer/  
Consultant

NAME: SANDY LEVINE COMPANY NAME: HEWITT + LEVINE HOLDINGS LLC

ADDRESS: 2929 E. GRAND BLVD CITY: DETROIT STATE: MI ZIP: 48202

PHONE: 248 259 2110 MOBILE: ← EMAIL: SANDY.N.LEVINE@GMAIL.COM

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**Photographs** of ALL sides of existing building or site

**Detailed photographs** of location of proposed work  
(photographs to show existing condition(s), design, color, & material)

**Description of existing conditions**  
(including materials and design)

**Description of project** (if replacing any existing material(s), include an explanation as to why  
replacement--rather than repair--of existing and/or construction of new is required)

**Detailed scope of work** (formatted as bulleted list)

**Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

**NOTE:**  
Based on the scope of work, additional  
documentation may be required.  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for  
scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

Hello,

Attached is a project review request form. We received a notice from the Historic District Commission stating that the mural on our building painted during the BLKOUT WALLS festival in the summer of 2021 was not approved by the commission. We mistakenly assumed that the festival organizers had obtained permission for the dozens of murals painted around the North End, Jam Handy, and Milwaukee Junction neighborhoods. I've also attached photographs of the mural and our building.

The mural is a painting of the artist, Immanuel Ahiable. The "Kid's Got Heart" message is a reference both to himself as well as Sir Galahad, one of King Arthur's knights, whose heart was so pure that he never lost a fight. Immanuel's father was a boxer, and Immanuel himself had to spend time in the hospital at age 12 with a serious heart condition. His father taught him about having "heart" in terms of personal fortitude, integrity, and passion and its relationship with improving his health at the time. In the artist's words, the mural is a piece about the character people see stemming from his own personal life experiences and the people who've found themselves on a similar journey with the same result in character. Our staff has personally found inspiration from the mural in regards to the hardships and challenges we've faced over the last two years as our industry has been among the hardest hit by covid-related issues, but we're still standing and optimistic that the worst is behind us.

I certainly hope that this inspirational and beautiful mural is accepted by the commission and allowed to remain, and I know that our staff (as well as many of our neighbors in the community and guests/patrons) feels the same.

If you have further questions or any other information would be helpful, please don't hesitate to contact me anytime via email (this address), phone, or text (below).

Sincerely,

Sandy Levine  
Freya & Dragonfly  
Hewitt & Levine Holdings  
248-259-2110



To Whom it May Concern,

I am writing on behalf of Freya & Dragonfly, LLC, a restaurant and bar located at 2929 East Grand Boulevard. We're requesting to have a past paint project as well as one we plan to do in the future added to the open HDC application that will be reviewed on July 8th, 2022.

The previous paint job was on the exterior of the building facing East Grand Boulevard. The wall professionally painted was primed with Benjamin Moore Ultra Spec Masonry 100% Acrylic Sealer Primer and the paint used was Benjamin Moore Aura Exterior Paint in Eagle Rock color. We hope to use the same paint on the Beaubien side.

The mural painted on our building was primed and painted with Behr Acrylic Outdoor Paint in multiple colors.

The Freya & Dragonfly exterior walls facing Beaubien and East Grand Boulevard were/are intended to improve the aesthetic appearance to better match both the concepts and the neighborhood feel. The "Kid's Got Heart mural on the Beaubien side was part of the BLKOUT festival in the North End/Milwaukee Junction neighborhood. It represents both the artist's overcoming literal heart issues as a child as well as the perseverance and passion inherent in the human condition.

If any other information would help with the processing of this application, please let us know and we'll happily provide to the best of our ability. Thank you for your consideration!

Sandy Levine  
Freya & Dragonfly  
248-259-2110  
SandyNLevine@gmail.com





KID'S GOT HEART

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HEART.





KID'S GOT



HEART.

*Innocent Artists*







# AURA<sup>®</sup>

## WATERBORNE EXTERIOR PAINT

### LOW LUSTRE FINISH 634

#### Features

- Extreme hide - it covers dark colors and imperfections in less coats
- Low temperature application
- Superior adhesion
- Delivers a high-build paint film for excellent durability
- Color Lock<sup>®</sup> technology and extreme UV resistance
- Soap and water clean up Fast dry and re-coat times
- Resistant to fading, cracking, peeling, chalking blistering, dirt pick-up
- Provides a mildew resistant film
- Self priming in most situations
- Vapor permeable

#### Recommended For

Recommended for exterior use on wood, fiber cement board, hard board, vinyl and aluminum siding, shakes, unglazed brick, concrete, stucco, cinder block and primed metal.

#### General Description

A super premium quality, 100% acrylic exterior low lustre latex finish. This product combines the advantages of our latest resin technology and our proprietary Gennex<sup>®</sup> colorant system to provide the ultimate exterior coating. This high solids formula is suitable for a variety of exterior surfaces and can be applied as low as 40 °F (4.4 °C). Aura<sup>®</sup> Waterborne Exterior Low Lustre Finish is suitable for wind driven rain when applied according to recommendations.

#### Limitations

- Do not apply when air and surface temperatures are below 40 °F (4.4 °C)
- For Wind-Driven Rain over smooth and stable masonry only (non-elastomeric use). Follow primer/finish instructions.

#### Product Information

##### Colors — Standard:

White (01)

##### — Tint Bases:

Benjamin Moore<sup>®</sup> Gennex<sup>®</sup> bases 1X, 2X, 3X & 4X

##### — Special Colors:

Contact your Benjamin Moore representative.

##### Certifications & Qualifications:

###### VOC compliant in all regulated areas

Master Painters Institute MPI # 15, 315

The following results are based on independent, third-party laboratory testing:

- Passes Wind Driven Rain Test (3.0 oz) ASTM D6904
- 1 coat Ultra Spec<sup>®</sup> Acrylic Masonry Sealer 608 @ 4 mils WFT
- 1 or 2 coats Aura<sup>®</sup> Exterior Paint Low Lustre Finish 634 each @ 2.8 DFT
- Passes Alkali Resistance Test (no effect) ASTM D1308
- 1 coat Ultra Spec<sup>®</sup> Acrylic Masonry Sealer 608 @ 4 mils WFT
- 1 or 2 coats Aura<sup>®</sup> Exterior Paint Low Lustre Finish 634 @ 2.8 DFT
- Passes Conical Mandrel Flexibility Test (no cracking) ASTM D522
- 1 coat Aura<sup>®</sup> Exterior Paint Low Lustre Finish 634 @ 2.8 DFT
- Passes Mildew, Mold Resistance Test (no growth) ASTM D3273/D3274
- 1 coat Aura<sup>®</sup> Exterior Paint Low Lustre Finish 634 @ 2.8 DFT
- ASTM D1653 – Water Vapor Transmission Properties
- Topcoat 63401, one-coat at 250 ft<sup>2</sup>/gal (2.8-mils DFT)-25.7 perms
- ASTM D2370 Tensile Properties
- Peak Tensile Strength, psi 255 - Elongation at Break, 120%

**LIFETIME LIMITED WARRANTY:** Benjamin Moore & Co. warrants that this product when used in accordance with the label instructions, will not: 1. blister from properly prepared and primed surfaces, 2. peel from properly prepared and primed surfaces, and 3. wear down or weather to expose the previously painted surface. This warranty shall be effective for so long as you reside in your home and is made to the original residential consumer paint purchaser. This warranty is non-transferable. If this product fails to perform as explained above when used according to label instructions within the warranty period, Benjamin Moore & Co. will, upon presentation of proof of purchase (original sales receipt), provide an equivalent or comparable product at no charge. Since we have no control over surface preparation or application, THIS LIFETIME LIMITED WARRANTY DOES NOT INCLUDE THE COST OF LABOR FOR APPLICATION OF PAINT. BENJAMIN MOORE SHALL IN NO EVENT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE LIMITATIONS OR EXCLUSIONS CONTAINED IN THE ABOVE WARRANTY MAY NOT APPLY TO YOU. This warranty gives you specific legal rights; you may also have other rights which vary state to state.

##### Technical Assistance

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-866-708-9180 or visit [www.benjaminmoore.com](http://www.benjaminmoore.com)

##### Technical Data

##### Base 1

Vehicle Type	Proprietary 100% Acrylic	
Pigment Type	Titanium Dioxide	
Volume Solids	42.7%	
Coverage per Gallon at Recommended Film Thickness	250 – 350 Sq. Ft.	
Recommended Film Thickness	– Wet	4.6 – 6.4 mils
	– Dry	2.0 – 2.8 mils
<b>High Build System Coverage:</b> 160 – 265 sq. ft. 6-10 mils wet film thickness.		
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint		
Dry Time @ 77°F (25°C) @ 50% RH	– To Touch	1 Hour
	– To Recoat	4 Hours
Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times		
Dries By	Evaporation, Coalescence	
Viscosity	102 ± 2 KU	
Flash Point	None	
Gloss / Sheen	Low Lustre (9 – 14 @ 60°)	
Surface Temperature at Application	– Min.	40 °F (4.4 °C)
	– Max	100 °F (37.7 °C)
Thin With	See Chart	
Clean Up Thinner	Clean Water	
Weight Per Gallon	11.5 lbs	
Storage Temperature	– Min.	40 °F (4.4 °C)
	– Max	90 °F (32 °C)

##### Volatile Organic Compounds (VOC)

46.6 Grams / Liter 0.39 LBS / Gallon



**Surface Preparation**

Surfaces must be clean and free of grease, wax, and mildew. Remove any chalk and loose or scaling paint. If previously coated with cement-base waterproofing paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (N318) prior to coating the surface. **Caution:** Refer to the (N318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

**Difficult Substrates:** Benjamin Moore offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease stains, crayon markings, hard glossy surfaces, or other substrates where paint adhesion or stain suppression is a particular problem. Your Benjamin Moore® retailer can recommend the right problem-solving primer for your special needs.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**Primer/Finish Systems**

Aura® Waterborne Exterior Low Lustre Finish is self priming on most properly prepared substrates, including: wood, fiber cement board, hardboard, nonferrous metals and cured masonry surfaces. On bare substrates two coats are required; previously painted surfaces can be finished with 1 or 2 coats. **Special Note:** For certain deep colors, Aura® Color Foundation must be used to achieve maximum hide and the desired topcoat color. Consult your retailer.

**Wood and engineered wood products:**

**Primer:** No primer needed

**Finish:** 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Bleeding Type Woods, (Redwood and Cedar):**

**Primer:** Fresh Start® Exterior Wood Primer (094) or 1-2 coats of Fresh Start® High-Hiding All Purpose Primer (046) may be used

**Finish:** 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Hardboard Siding, Bare or Factory Primed:**

**Primer:** No primer needed

**Finish:** 1 or 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Vinyl Siding & Vinyl Composite**

In most cases, a primer is not necessary. Only areas of pitted and porous vinyl siding must be primed. In these cases, we recommend Fresh Start® High-Hiding All Purpose Primer (046), or Fresh Start® Multi-Purpose Latex Primer (N023).

**Colors that are safe for use on vinyl siding** - Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 55 unless it is in the Benjamin Moore approved Colors for Vinyl palette and complies with the specific vinyl manufacturer guidelines when making the color selection and painting. Otherwise, the color will absorb more heat, possibly causing the siding to warp, resulting in additional repairs and expenses.

**Rough or Pitted Masonry:** Poured and precast concrete and block construction should be allowed to cure for at least 30 days. New masonry only needs to be cured for 7 days when using Ultra Spec® Masonry Interior / Exterior 100% Acrylic Masonry Sealer (608). All surfaces must be thoroughly brushed with stiff fiber bristles to remove loose particles.

**Primer:** Ultra Spec® Masonry Interior/Exterior Hi-Build Block Filler (571)

**Finish:** 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Poured or Pre-cast Concrete and Fiber Cement Siding:**

**Primer:** No primer needed

**Finish:** 1 or 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Masonry, Weathered and Unpainted, Soft with Age** (Including Unglazed Brick): Remove any loose, sandy masonry by dry brushing.

**Primer:** Ultra Spec® Masonry Interior / Exterior 100% Acrylic Masonry Sealer (608)

**Finish:** 1 or 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Ferrous Metal (Steel and Iron):**

**Primer:** Ultra Spec® HP Acrylic Metal Primer (HP04) or Super Spec HP® Alkyd Metal Primer (P06)

**Finish:** 1 or 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Non-Ferrous Metal (Galvanized & Aluminum):** All new metal surfaces must be thoroughly cleaned with Corotech® Oil & Grease Emulsifier (V600)

to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

**Primer:** Not required on properly prepared surfaces

**Finish:** 1 or 2 coats Aura® Waterborne Exterior Low Lustre Finish (634)

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

**Application**

Use the same application techniques as you would for any low-VOC compliant coating. Use a Benjamin Moore® Premium roller or Premium extra firm nylon polyester brush for best results. Aura® paint features excellent flow and leveling; it's not necessary to over brush to smooth out brush marks. Aura® dries faster than other acrylic paints; avoid lap marks by not painting in direct sunlight and by coating sections of the surface either down or across the structure to natural breaks, maintaining a wet edge. If your edge begins to dry or you see that you missed a spot and the paint is already setting up, allow it to dry completely before touching up that area.

This product can also be sprayed; refer to the chart below.

**Thinning/Cleanup**

Conditioning with Benjamin Moore® 518 Extender may be necessary under certain conditions to adjust open time or spray characteristics. The chart below is for general guidance		
	Mild conditions	Severe conditions
	Humid (RH> 50%) with no direct sunlight & with little to no wind	Dry (RH<50%), in direct sunlight, or windy conditions
<b>Brush:</b> Nylon / Polyester	No thinning necessary	Add <b>518 Extender or water:</b>
<b>Roller:</b> Aura® Roller Cover		Max of 8 fl. oz. to a gallon of paint
<b>Spray:</b> Airless Pressure: 2000 -3000 psi Tip: 0.015-0.017		<b>Never add other paints or solvents.</b>
* Under normal application conditions AURA® may be sprayed to achieve a high build one coat system over properly prepared substrates that are in good condition. Refer to Surface Preparation / Priming Sections for appropriate priming and preparation information. High Build System Coverage: 160 – 265 sq. ft. 6-10 mils wet film thickness.		

**Cleanup:** Wash painting tools in warm soapy water immediately after use. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.


**USE COMPLETELY OR DISPOSE OF PROPERLY.** Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

**Environmental Health & Safety Information**

**WARNING!**

**Possible birth defect hazard.** Contains, **Carbamic acid, 1H-benzimidazol-2-yl-, methyl ester**, which may cause birth defects based on animal data.

**Use only with adequate ventilation.** Do not breathe vapors, spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. May cause allergic skin reaction. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

 **WARNING:** Cancer and Reproductive Harm—  
[www.P65warnings.ca.gov](http://www.P65warnings.ca.gov)

**WARNING:** This product contains isothiazolinone compounds at levels of <0.1%. These substances are biocides commonly found in most paints and a variety of personal care products as a preservative. Certain individuals may be sensitive or allergic to these substances, even at low levels.

**FIRST AID:** In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**IN CASE OF SPILL** – Absorb with inert material and dispose of as specified under **Thinning/Cleanup**.

**KEEP OUT OF REACH OF CHILDREN  
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for additional health and safety information.**





# ULTRA SPEC<sup>®</sup> MASONRY INTERIOR/EXTERIOR 100% ACRYLIC SEALER 608

## Features

- Reduces the porosity of masonry surfaces.
- Provides excellent surface adhesion.
- Tintable.
- High alkali resistant – up to pH-13.

## Recommended For

- For commercial and residential applications
- For application to new or previously painted masonry and plaster surfaces including; tilt-up concrete construction, stucco surfaces and block construction.

## General Description

Ultra Spec<sup>®</sup> Masonry Interior/Exterior 100% Acrylic Sealer is designed to penetrate and seal the surface of new or previously painted masonry surfaces providing the proper foundation for subsequent finish coats. It can be applied to masonry and plaster surfaces with pH levels as high as 13.

## Limitations

- Do not apply when air and surface temperatures are below 50 °F (10 °C).

## Product Information

### Colors — Standard:

White (01), Clear (00)

(White may be tinted with up to 2.0 fl. oz. of Benjamin Moore<sup>®</sup> Gennex<sup>®</sup> colorants per gallon.)

### — Tint Bases:

Not available

### — Special Colors:

Contact your Benjamin Moore representative

### Certifications & Qualifications:

#### VOC compliant in all regulated areas

- Qualifies for LEED<sup>®</sup> v4 Credit
- Qualifies for CHPS low emitting credit (Collaborative for High Performance Schools)
- CDPH v1 Emission Certified
- Master Painters Institute MPI # 3, 3 X-Green<sup>™</sup>
- Water vapor permeance (breathability) ASTM D1653: 46.5 Perms

### Technical Assistance

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-866-708-9180 or visit [www.benjaminmoore.com](http://www.benjaminmoore.com)

### Technical Data<sup>◇</sup>

### White

Vehicle Type	100% Acrylic Latex	
Pigment Type	N/A	
Volume Solids	17.8%	
Coverage per Gallon at Recommended Film Thickness	200 – 400 Sq. Ft.	
Recommended Film Thickness	– Wet	5.3 mils
	– Dry	0.95 mils
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.		
Dry Time @ 77 °F (25 °C) @ 50% RH	– To Touch	1 Hour
	– To Recoat	4 Hours
Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.		
Dries By	Evaporation, Coalescence	
Viscosity	94 ± 2 KU	
Flash Point	None	
Gloss / Sheen	Semi-Gloss (45 - 65 @ 60°) <small>Gloss/Sheen will vary due to surface texture and porosity</small>	
Surface Temperature at Application	– Min.	50 °F
	– Max.	90 °F
Thin With	Clean Water	
Clean Up Thinner	Clean Water	
Weight Per Gallon	8.5 lbs	
Storage Temperature	– Min.	40 °F
	– Max.	90 °F

### Volatile Organic Compounds (VOC)

46 Grams/Liter      .67 Lbs./Gallon

<sup>◇</sup> Reported values are for White. Contact Benjamin Moore for values of other bases or colors



## Surface Preparation

Surface must be dry, clean, and sound; free of chalk, peeling paint, form oils, efflorescence, and mildew. Remove chalk, surface deposits, and loose or scaling paint by scraping, sanding, and preferably power washing.

Glossy areas should be dulled. Un-weathered areas must be power washed or scrubbed with a detergent solution and rinsed to remove surface salts that can interfere with adhesion. Loose, sandy masonry should be hosed down thoroughly to remove surface particles and allowed to dry.

For masonry that has been allowed to cure for a minimum of 7 days under normal drying conditions and has a pH of 13 or less may be sealed with Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608) prior to finishing.

A common exterior paint failure on masonry construction is peeling and scaling, often caused by painting over chalk deposits. The most practical and efficient way to remove this substance is by power washing. Multiple coats of paint that are in an advanced state of deterioration or prior applications of cement based coatings must be removed to a sound substrate.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

## Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary.

### Rough or Pitted Masonry:

**Primer:** Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

**Finish:** Appropriate Benjamin Moore® exterior house paint, or use Ultra Spec® Masonry Elastomeric Waterproof Coating - Low Lustre (360), Flat (359)

### Smooth Poured or Precast Concrete & Fiber Cement Siding:

**Primer:** Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

**Finish:** Appropriate Benjamin Moore® exterior house paint, or use Ultra Spec® Masonry Elastomeric Waterproof Coating — Low Lustre (0360) or Flat (0359)

### Cured Plaster:

**Primer:** Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

**Finish:** Appropriate Benjamin Moore® finish coat

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

## Application

Do not apply when air and surface temperatures are below 50 °F (10 °C).

**Brush:** Stir thoroughly and apply generously as received in the container with a good quality synthetic brush. Work into crevices to ensure adequate penetration and sealing.

**Roller:** Stir thoroughly and apply generously as received in the container with a good quality long-nap roller. Work into crevices to ensure adequate penetration and sealing.

**Spray, Airless:** Fluid Pressure — 1,000 to 2,000 PSI;

Tip—.013-.017 Orifice

## Thinning/Clean up

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

**USE COMPLETELY OR DISPOSE OF PROPERLY.** Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency for more information on disposal options.**

## Environmental, Health & Safety Information

**Use only with adequate ventilation.** Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.



**WARNING** Cancer and Reproductive Harm—  
[www.P65warnings.ca.gov](http://www.P65warnings.ca.gov)

**FIRST AID:** In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**WARNING:** This product contains isothiazolinone compounds at levels of <0.1%. These substances are biocides commonly found in most paints and a variety of personal care products as a preservative. Certain individuals may be sensitive or allergic to these substances, even at low levels.

**IN CASE OF SPILL:** — Absorb with inert material and dispose of as specified under "CleanUp".

**KEEP OUT OF REACH OF CHILDREN  
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for additional  
health and safety information**