HISTORIC DISTRICT BOARD OF REVIEW SAVANNAH DOWNTOWN HISTORIC DISTRICT

Historic Site & Monuments Committee (HSMC), & Historic District Board of Review Committee (HDBRC)

Property Information of Proposed Work (PIN & Zoning Info)
PIN (Property Identification Number): 2-0014-10-007
Zoning: D-R

Address:
234 Price Street
City of Savannah 31401
Crawford Ward
Chatham County, GA

Scope of Work:
Restoration and Stabilization of the
NBC Uneeda Biscuit Billboard 1897

Required Meetings & Submission Dates:

Pre-Meeting Date:	June 29, 2026
HSF Review Mtg:	August 3, 2026
HSMC/HDBR Sub Date:	August 6, 2026
HSMC Meeting:	September 3, 2026
HDBR Meeting	September 9, 2026

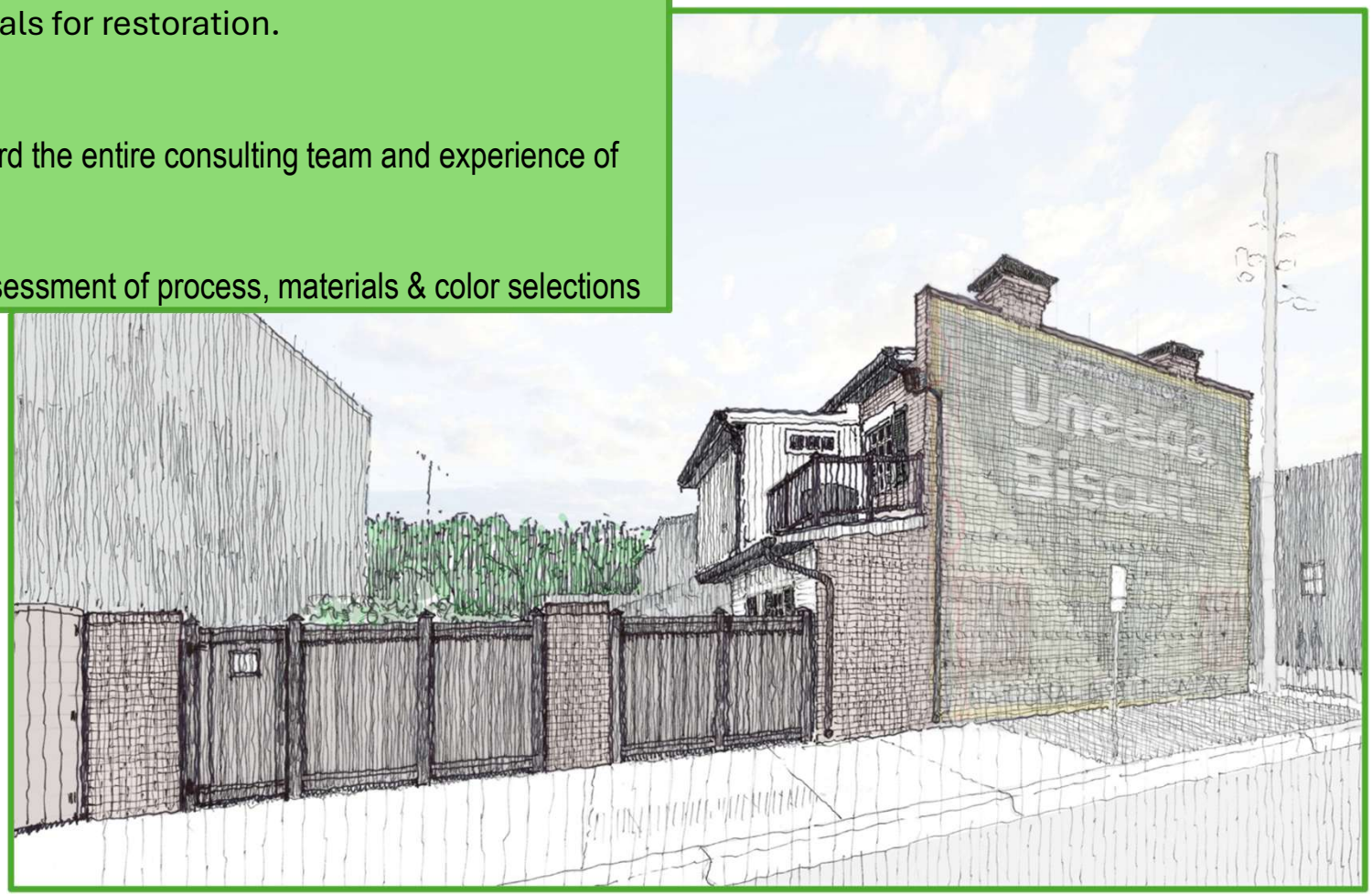
Property Owner/Applicant:
Luis V. Posada, Jr.
5 Foxway Terrace
Towson, MD 21286
Phone: 202.486.9899
Email: LouPosada@gmail.com

Owner/Applicant Response to Staff Recommendations

STAFF RECOMMENDATION #1.
Obtain the services of an art conservator to assess the proper process, colors, and materials for restoration.

RESPONSE.
See supporting information regard the entire consulting team and experience of key individuals.

See clarification surrounding assessment of process, materials & color selections



PRODUCT SELECTION & CONSULATION WITH SUBJECT MATTER EXPERTS

The process that was provided is correct & appropriate for the proposed efforts described in the submission.

David Laughton is a highly qualified artist & craftsman & was recommended by several credible preservation experts on the topic, including Professor Sabrina Cox - SCAD Historic Preservation Professor with a specialization in decorative painting. (See attached letter of recommendation in support of David Laughton)

Sabrina is also the Chair of Historic Savannah Foundation Architectural Review Committee . Professor Cox has been serving as art conservation advisor working with me & David on approach, technique and product selection since May 2026

Additionally, I have engaged Courtney Bonney & her firm -RHOWE Design Build, to work with me as an integral part of the project team, advising on process, product usage & repairs in support of David's painting efforts

Courtney Bonney, PhD, AICP is a university professor, specializing in historic preservation, She is the President of RHOWE Design Build and a member of the Historic Savannah Foundation Architectural Review Committee.

STAFF RECOMMENDATION #1. *OBTAIN THE SERVICES OF AN ART CONSERVATOR TO ASSESS THE PROPER PROCESS, COLORS, & MATERIALS FOR RESTORATION*

Preservation Magazine, Winter 2020

Faded Glory: The Restored Ghost Signs of Mooresville, North Carolina

More: Preservation Magazine
By: Meghan Drueding
Photography: Johnny Autry (except where noted)

There's something audacious about a ghost sign, even when it's so faded you can barely read it. It took chutzpah for companies to commandeer entire walls of buildings so they could advertise their wares from the late 1800s through the mid-1900s. Entire generations of sign artists were trained in hand-lettering techniques, practicing a trade that blurred the line between art and craft. As other forms of advertising grew more popular, the market for wall paintings shrank, and today their delicate remains grace the sides of older brick buildings all over the country.

The lettering on the Goodman Drugs parking arrow was barely visible before its restoration, according to Mooresville planner Tim Brown. "Scott and Jeremy discovered the wording of that sign from staring at it for hours," he says. "We were absolutely thrilled."

Jeremy Russell and Scott Allred have picked up where the sign painters of the past left off. The Asheville, North Carolina–based duo is known for its new mural designs, inspired in part by ghost signs. A couple of years ago, they began exploring ways to restore old signs and keep their vintage look, rather than the more typical strategy of repainting them to look new. "We started developing a technique where we could bring back the sign 20 percent, or 30 percent," says Allred. "It doesn't disappear, but it still feels old and authentic."

Earlier this year, the North Carolina town of Mooresville—a Main Street America community about 45 minutes north of Charlotte—gave them a chance to test this technique. Russell and Allred, whose company is called Brushcan Custom Murals & Hand-Painted Signs, were asked to restore three signs in the Mooresville Commercial Core Historic District. They started with deep observation and research, trying to learn as much as possible about the original signs. Locals, including staff members at The Mooresville Museum, provided valuable historical context, and archived newspaper ads supplied additional clues.

"Kelly Clothing was a little tough at first, because it was almost completely gone," Scott Allred says. "By getting on a lift, we were able to identify the style of lettering and the man in the middle."

Russell and Allred cleaned the historic signs and sealed them with an acrylic urethane finish. Then they began painting—restoring just enough to make the signs easily readable but retain their vintage look. Ghost signs are more complicated up close than they appear from the street, containing layers of color and intricate brushwork. "For example, in the 1920s and '30s, people were mixing their own paint," says Russell. "If you have green paint, some of the blue and yellow pigments will separate out over time, and you'll see little dots of yellow and blue. We re-create that."

The process takes time and extreme attention to detail; if a sign is too uniform, the impression of natural weathering will be lost. "Say there's a downspout where water has been running for a number of years," Allred says. "The paint will be worn away there." He and Russell often preserve those imperfections, rather than painting over them. Once their painting work is done, they apply a UV-protective varnish with a flat finish.

Scott Allred (left) and Jeremy Russell (right), shown in their Asheville, N.C., studio, had already been painting together for years before they formed Brushcan Custom Murals & Hand-Painted Signs in 2014.

The results of their work in Mooresville, a town of about 38,000, have pleased residents. "It definitely adds to the historic backdrop of our downtown," says Kim Atkins, executive director of the Mooresville Downtown Commission, an affiliate member of Main Street America. Tim Brown, a municipal planner who helped make the project happen, agrees. "There's a real sense of pride, support, and advocacy for restoring these signs in general," he says. Brown garnered support from various committees, ultimately convincing the town's board of commissioners to fund the restoration of the three murals, which are shown on the following pages.

He hopes to bring Brushcan back to conserve more historic signs in Mooresville, including a Wrigley's Spearmint gum sign. Meanwhile, Russell and Allred have just completed their second historic sign restoration project, in Pikeville, Kentucky (also a Main Street America community). "There's so much digital technology, TV, movies, and stuff that's out there now," says Russell. "This is an old-school thing you can preserve. I think people get excited about that."

The Mooresville Downtown Commission is an affiliate member of Main Street America, a program of the National Trust for Historic Preservation.

Meghan Drueding is the executive editor of Preservation magazine. She has a weakness for Midcentury Modernism, walkable cities, and coffee-table books about architecture and design.

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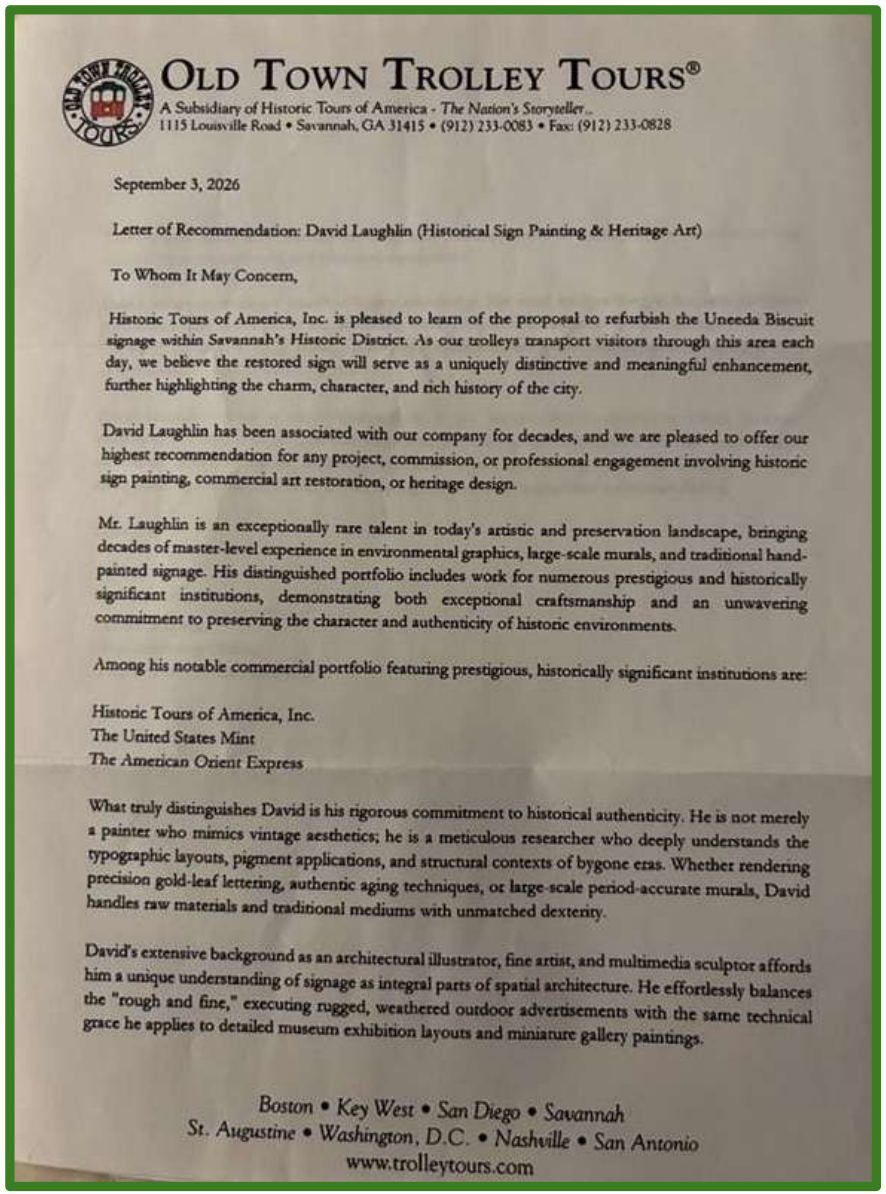


Old Town Trolley Tours®

A Subsidiary of Historic Tours of America - *The Nation's Storyteller*.
1115 Louisville Road • Savannah, GA 31415 • (912) 233-0083 • Fax: (912) 233-0828

September 3, 2026

Letter of Recommendation: David Laughlin (Historical Sign Painting & Heritage Art)

To Whom It May Concern,

Historic Tours of America, Inc. is pleased to learn of the proposal to refurbish the Uneeda Biscuit signage within Savannah's Historic District. As our trolleys transport visitors through this area each day, we believe the restored sign will serve as a uniquely distinctive and meaningful enhancement, further highlighting the charm, character, and rich history of the city.

David Laughlin has been associated with our company for decades, and we are pleased to offer our highest recommendation for any project, commission, or professional engagement involving historic sign painting, commercial art restoration, or heritage design.

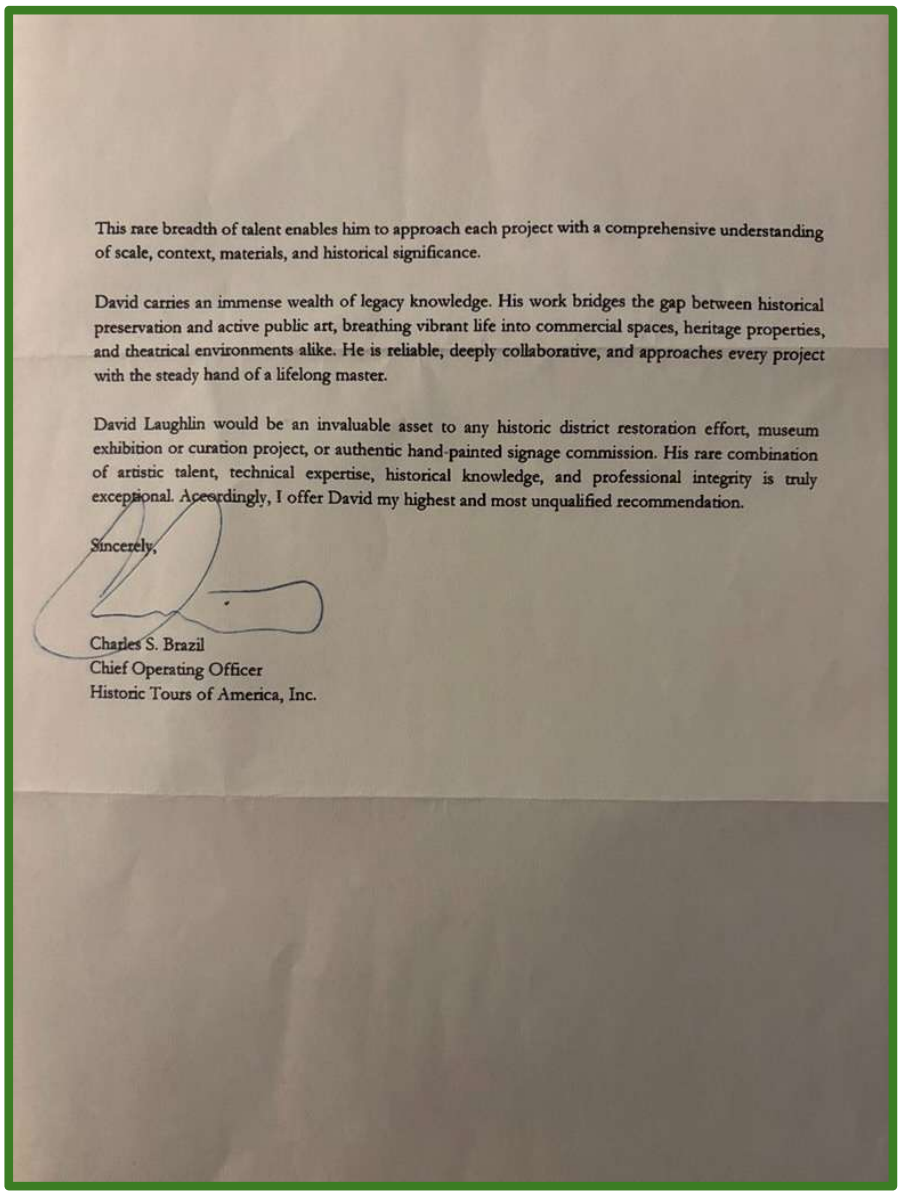
Mr. Laughlin is an exceptionally rare talent in today's artistic and preservation landscape, bringing decades of master-level experience in environmental graphics, large-scale murals, and traditional hand-painted signage. His distinguished portfolio includes work for numerous prestigious and historically significant institutions, demonstrating both exceptional craftsmanship and an unwavering commitment to preserving the character and authenticity of historic environments.

Among his notable commercial portfolio featuring prestigious, historically significant institutions are:

Historic Tours of America, Inc.
The United States Mint
The American Orient Express

What truly distinguishes David is his rigorous commitment to historical authenticity. He is not merely a painter who mimics vintage aesthetics; he is a meticulous researcher who deeply understands the typographic layouts, pigment applications, and structural contexts of bygone eras. Whether rendering precision gold-leaf lettering, authentic aging techniques, or large-scale period-accurate murals, David handles raw materials and traditional mediums with unmatched dexterity.

David's extensive background as an architectural illustrator, fine artist, and multimedia sculptor affords him a unique understanding of signage as integral parts of spatial architecture. He effortlessly balances the "rough and fine," executing rugged, weathered outdoor advertisements with the same technical grace he applies to detailed museum exhibition layouts and miniature gallery paintings.



This rare breadth of talent enables him to approach each project with a comprehensive understanding of scale, context, materials, and historical significance.

David carries an immense wealth of legacy knowledge. His work bridges the gap between historical preservation and active public art, breathing vibrant life into commercial spaces, heritage properties, and theatrical environments alike. He is reliable, deeply collaborative, and approaches every project with the steady hand of a lifelong master.

David Laughlin would be an invaluable asset to any historic district restoration effort, museum exhibition or curation project, or authentic hand-painted signage commission. His rare combination of artistic talent, technical expertise, historical knowledge, and professional integrity is truly exceptional. Accordingly, I offer David my highest and most unqualified recommendation.

Sincerely,

Charles S. Brazil
Chief Operating Officer
Historic Tours of America, Inc.

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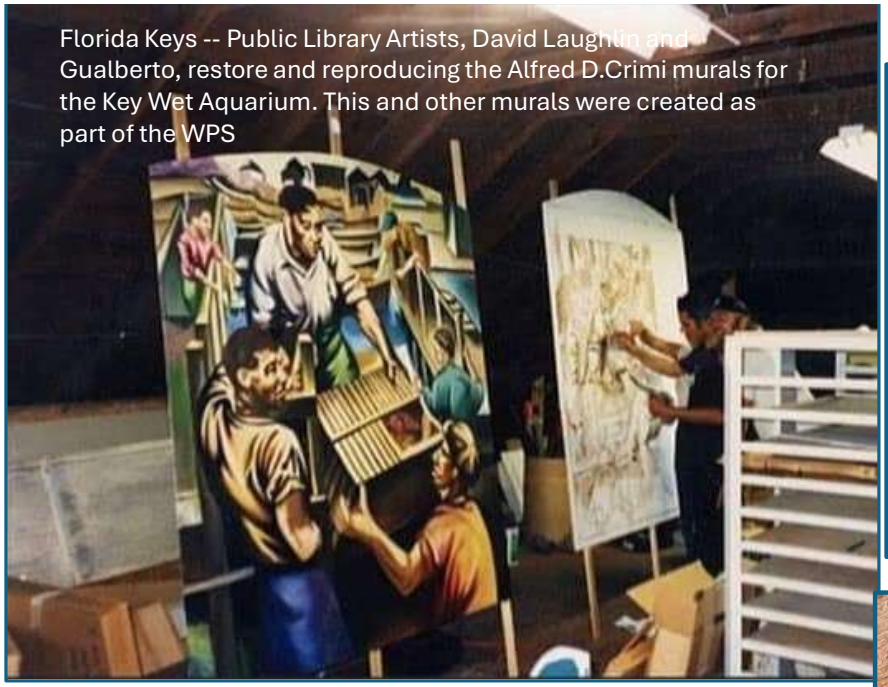
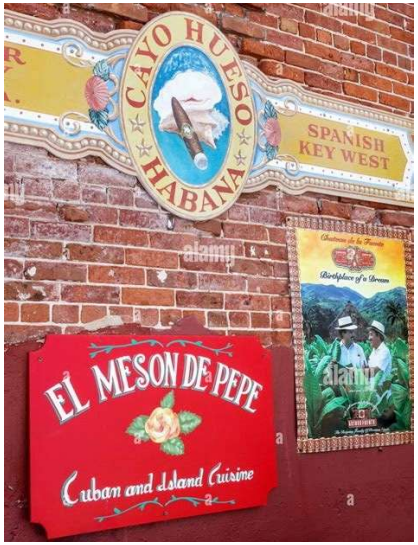
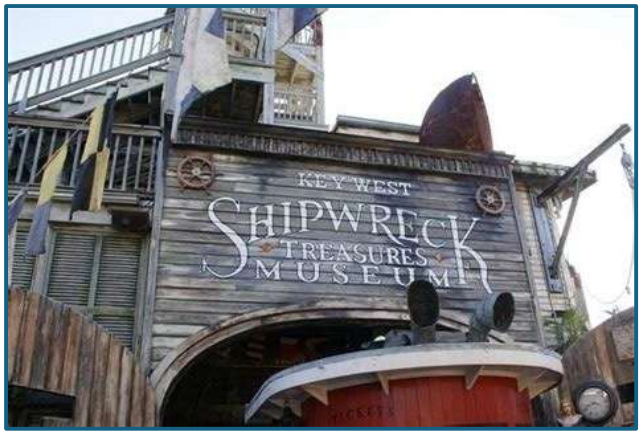


Florida Keys -- Public Library Artists, David Laughlin and Gualberto, restore and reproducing the Alfred D.Crimi murals for the Key Wet Aquarium. This and other murals were created as part of the WPS





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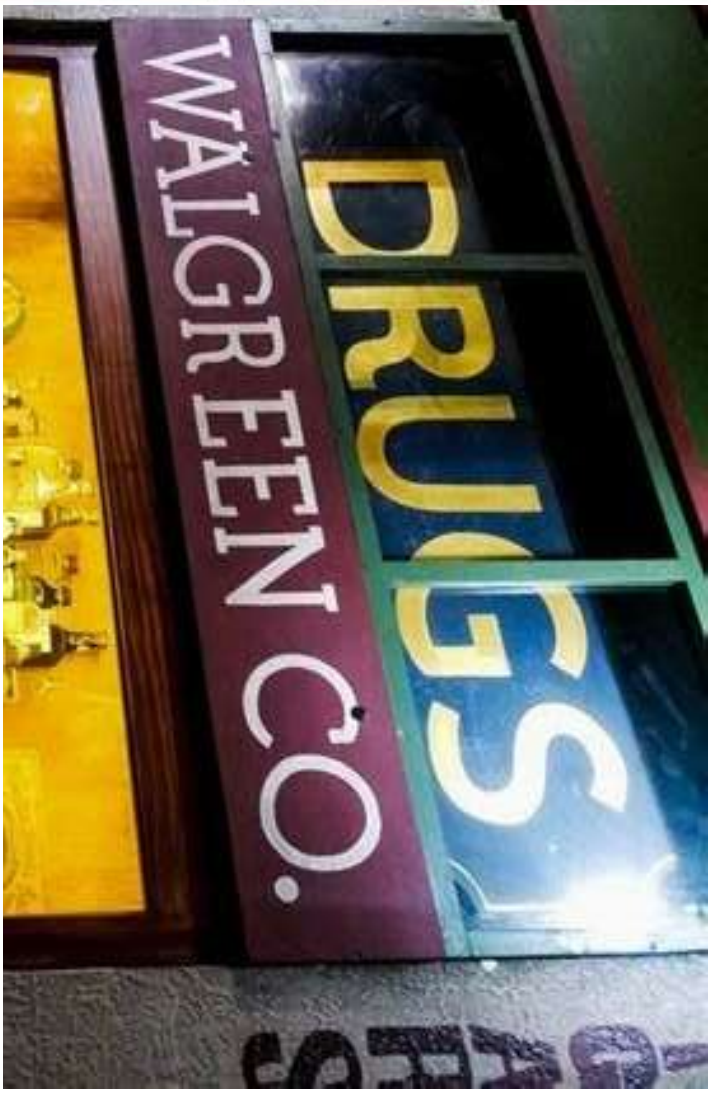

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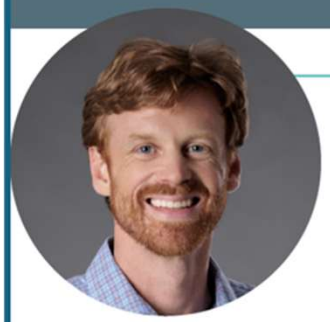
Another key member of her team is David Bonham who will be our Construction Manager for the cleaning, pointing, consolidation effort in addition to managing the previously approved restoration work on the rest of the house with RHOWE-DB. David provides extensive experience in the preservation & restoring historic structures and the implementation of the cleaning product, consolidant and potassium silicate paint.

David Bonham



Senior Project Manager

David has more than 15 years of experience in construction management with a strong focus on historic preservation and complex remodeling projects. His work has been recognized with a Historic Savannah Foundation Preservation Award, and includes numerous successful historic restoration and preservation projects throughout Savannah's Historic District. As the Senior Project Manager, David will be responsible for the various project phases, including pre-construction bidding, design-assist coordination, construction, and final punch list, ensuring quality execution and compliance at every phase.

EDUCATION

SAVANNAH COLLEGE OF ART AND DESIGN
Savannah, GA
College of Fine Arts

B.S. in Fine Arts, Performing Arts (Magna Cume Laude)

LICENCES

- EPA Lead Safety RRP Certification
- OSHA 30 Certification

REFERENCES

JAMES BONNEY
Vice President
Rhowe Design + Build
(706) 725-9109
jdbonney@rhowedb.com

DAVID BONHAM

PROFESSIONAL EXPERIENCE

Rhowe Design + Build, LLC, Savannah, GA
Senior Project Manager August 2024 - Present
Rhowe is a General Contractor Start-up focused in public and private commercial construction projects in Georgia & South Carolina and will complete approximately $3.5M in projects in 2022.

- Leading and managing commercial construction projects from pre-construction to closeout
- Preparing estimates and proposals and managing subcontractor bidding
- Developing and reviewing owner contracts and writing subcontracts
- Developing and maintaining project schedules, budgets, and quality control
- Coordinating with and managing architects, engineers, subcontractors, and suppliers
- Ensuring compliance with safety regulations and company policies

Choate Construction, Savannah, GA
Assistant Project Manager July 2023 – July 2024

- Developing budget and construction plans with Preconstruction and Project Management team
- Daily coordination and support with Project Superintendent
- Responsible for delivery of all commercial construction project components from contract and budget development, through execution to closeout and warranty phase

Ellsworth Design Build
Operations Manager/General Manager August 2011 - July 2023

- Overseeing and coordinating with Field Operations Manager, project managers, designers, accounting, and field staff to set, manage, and adhere to weekly construction and deliverable schedules
- Business Development; cultivating and maintaining client and partner relationships and correspondence
- Reviewing and approving accounts payable and receivable
- Company recruiting and hiring

Senior Project Manager and Superintendent

- Coordinating between client and design/development team
- Responsible for subcontractor and vendor scheduling, management, and logistics planning
- Sourcing quality vendors, subcontractors, and materials
- Effectively interpreting and building according to blueprints, architectural drawings, and designs
- Writing and reviewing proposals, contracts, and change orders
- Establishing company standard operating procedures as well as standards for behavior and conduct
- Training and evaluating new hires to effectively integrate employees into team and process

STAFF RECOMMENDATION #1. *OBTAIN THE SERVICES OF AN ART CONSERVATOR TO ASSESS THE PROPER PROCESS, COLORS, & MATERIALS FOR RESTORATION*

STAFF RECOMMENDATION #2.
Provide spec sheets for the proposed paint, consolidator, and other cleaning materials that are appropriate for historic painted brick.

RESPONSE
Based on your recommendation, we have revaluated our product. Selection. The expert team reached consensus regarding the following products.

Façade Cleaner - Prosoco Sure Klean (spec sheet attached)

Restoration Cleaner Primer & Consolidant - Ecologic Waterglass Primer and Consolidant (spec sheet attached)
This is an appropriate and necessary step prior to painting.

Paint - Ecologic Potassium Silicate Based Paint (spec sheet attached) this is the appropriate mineral based paint product to use on historic masonry. Our Team members have successfully used other similar products in the past (Keim) that have been approved by the MPC/HDBR.

PROSOCO®

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

Restoration Cleaner

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a carbon solubilizer. Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete. This product has been safely and effectively used to clean historic structures throughout the United States and Canada.

When properly used, Sure Klean® Restoration Cleaner is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse removes unsightly stains.

ADVANTAGES

- **Proven effective for cleaning dirty and heavily carboned buildings.**
- **Safer than sandblasting. Will not pit or damage the masonry when properly applied.**

Limitations

- May etch window glass.
- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash literature for these applications.
- Not recommended for interior use. Contact PROSOCO's Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® or Enviro Klean® interior cleaning system.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Restoration Cleaner is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid
SPECIFIC GRAVITY	1.050
pH	2.2 @ 1:3 dilution
WT/GAL	8.75 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	no data
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

PREPARATION

Protect people, vehicles, property, plants, metal, and all non masonry and acid-sensitive surfaces from contact with cleaner, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Maintain sufficient ventilation to avoid buildup of potentially damaging fumes. Avoid exposing building occupants to fumes. On occupied buildings, cover all windows, air intakes and exterior air conditioning vents. Shut down air handling equipment during cleaning and until surfaces are thoroughly dry. Fumes attack glass, metal and all other acid-sensitive surfaces.

Clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items. If already installed, protect with Sure Klean® Strippable Masking or polyethylene before application.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	*Type*	*Use?*	*Coverage*
Architectural Concrete Block	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick	no	N/A
	Tile	no	
	Precast Panels	no	
	Pavers	no	
	Cast-in-place	no	
Fired Clay	Brick	**yes**	125–400 sq.ft. 12–37 sq.m.
	Tile	**yes**	
	Terra Cotta	**yes**	
	Pavers	**yes**	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	**yes**	200–500 sq.ft. 19–47 sq.m.
Sandstone	Unpolished	**yes**	125–400 sq.ft. 12–37 sq.m.
Slate	Unpolished	**yes**	200–500 sq.ft. 19–47 sq.m.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

Surface and Air Temperatures

Best cleaning temperatures are 40° F (4° C) or above for air and masonry. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions have existed, let the masonry thaw before cleaning.

Equipment

Apply using low pressure (50 psi max) spray, roller or densely filled (tampico) masonry washing brush. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Product Data Sheet
Sure Klean® Restoration Cleaner

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Always pour water into empty bucket first, then carefully add concentrate. Handle in polypropylene or polyethylene buckets only. Acidic liquids and fumes attack metal.

Porous Masonry: Use concentrate during initial testing. If concentrate cleans effectively, run tests with diluted solutions of up to 3 parts water to 1 part concentrate. Use the mildest effective solution based on test results.

Nonporous Masonry (glazed brick & terra cotta): Dilute with 1 to 3 parts water to 1 part product concentrate, depending on test results. Sure Klean® Restoration Cleaner is an acidic product and may etch polished and glazed surfaces. Etching can be controlled by dilution.

Application Instructions

1. After protecting all non masonry surfaces, thoroughly prewet the area to be cleaned with fresh water, working from the bottom to the top.
2. Apply the cleaning solution liberally.
3. Leave the cleaning solution on the surface for 3–5 minutes. Reapply. Light scrubbing improves cleaning results especially if high-pressure rinsing equipment isn't available. Keep people away from treated surfaces. Do not let the cleaning solution "dry in" to the masonry – bleaching may occur.
4. Water rinse with low-pressure, flood rinse to remove initial acidic residue with minimum risk of wind drift. Then rinse the treated area thoroughly with high-pressure spray. Rinse from the bottom to the top. Flush each section of the surface with a concentrated stream of water. Keep the wall below wet and rinsed free of cleaner and residues to avoid streaks.

On severely stained horizontal surfaces under window sills, eaves, etc., pretreating with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations. Pressure rinse, then "afterwash" with Sure Klean® Restoration Cleaner followed by water rinse.

Cleanup

Clean tools and equipment using fresh water.

Maintenance

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. It also makes future cleaning operations faster and easier. For more information about water repellents for masonry, contact PROSOCO's Customer Care (800-255-4255) regarding Sure Klean® Weather Seal products.

BEST PRACTICES

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

On severely stained horizontal surfaces, under window sills, eaves, etc., pretreatment with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations.

When diluting, always pour water into empty bucket first, then carefully add product concentrate. Use the mildest effective solution based on test results.

Apply using low pressure spray, 50 psi maximum. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. For more information about water repellents for masonry, contact PROSOCO's Customer Care at 800-255-4255.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

Product Data Sheet
Sure Klean® Restoration Cleaner

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose**. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the PROSOCO representative in your area.

Waterglass Primer & Consolidant for Masonry

Technical Data Sheet

Primer-Binder-Fixative

Last Modified: Jul 21, 2015

Properties

Ecologic™ Waterglass Primer & Consolidant is a clear primer, conditioner, and thinner for silicate dispersion paints. It is vapor permeable and helps to balance the surface absorbancy and to stabilize old lime & cement plaster, natural sandstone or concrete.

Ecologic™ Potassium Silicate Paint Disperson Paint can be used on most rigid and absorbent exterior and interior wall surfaces. Ideal are mineral-based surfaces such as concrete, lime & cement plaster (stucco), brick, stone, or old powdery stucco, if it has been solidified by a mineralizing coat of Ecologic™ Waterglass Primer & Consolidant.

Not suitable for:
Wood (not stable), plastic, metal (non-absorbent), floors (mechanical abrasion) and gypsum plaster (not chemically neutral).

Where to use it

Ecologic™ Waterglass Primer & Consolidant is used mainly as a conditioning base coat prior to Silicate Dispersion Paint coats or as a thinner for all Silicate Mineral Paint products.

- Use Ecologic™ Waterglass Primer & Consolidant to stabilize any mineral surface that has loose and powdery particles or to condition surfaces that are highly absorbent or unevenly absorbent.
- Use Ecologic™ Waterglass Primer & Consolidant to condition new drywall before using pigmented silicate dispersion paint.

Color

Milky white, dries clear (test before major usage on experimental applications)

Coverage

Approx. 240 sq.ft/gallon (can vary substantially depending on surface type)

Drying Time

Depending on the temperature and the relative humidity, dry to touch after approx. 1 hr, but allow at least 6 – 8 hours for drying between coats.

Waterglass Primer & Consolidant for Masonry

Technical Data Sheet

Primer-Binder-Fixative

Application

Stir well before use. Do not use if the working temperature is below 41ºF (5ºC) or above 113ºF (45ºC). As a primer-conditioner to fix loose & powdery surfaces: Apply with a brush, sprayer, or a roller. Apply an even coat and let it absorb into the surface. For color wash/glazing: Apply desired number of coats as per design in selected color shades.

Cleaning	Wash tools with warm water.
Storage	Keep containers tightly sealed in a cool, dry, and frost free-place. Shelf life is min. 2 years in unopened containers @ temperatures between 41ºF (5ºC) and 113ºF (45ºC).
Safety	Keep containers sealed and out of the reach of children. Ecologic™ Waterglass Primer & Consolidant is biodegradable. DO NOT empty into drains or water sources, but let dry and discard solid leftover with regular garbage. Use goggles & protective gear when working overhead.
Ingredients	Water, potassium silicate, pure acrylate stabilizer, ammonium solution, tenside

General Preparation

Surfaces must be rigid & absorbent, dry, clean, and free of dust, oily residues and chemically neutral or alkaline. Old coats of latex or alkyd paints must be removed, since they inhibit penetration of the silicate binder into the substrate and vapor-permeability. Flaking or peeling paints must be removed completely. Carefully protect all adjacent glass, metal, ceramic, etc against splatters. Remove unavoidable splatters immediately with water.

Note:
Silicate Paint products are slightly alkaline. ***(pH = 8.5 – 9.5)***

Old Exterior Lime & Cement, Stucco, and highly absorbent Mineral Surfaces

Remove loose particles, solidify remaining semi-loose mineral particles from mortar plaster, adobe, concrete, or unglazed bricks with 1 – 2 coats (as needed) of Ecologic™ Waterglass Primer & Consolidant straight or with a 1st coat prepared out of Ecologic™ Potassium Silicate and up to 20% Ecologic™ Waterglass Primer & Consolidant.

Disclaimer: This technical sheet is given in good faith to help you to achieve the desired results. However, the user is responsible for testing the product on the intended surface to ensure that it is suitabe for the specific requirement, therefore NO LEGAL LIABILITY can be based on this sheet's content. The manufacturer's liability is limited to the replacement of faulty product.

Technical Data Sheet

Waterglass Primer & Consolidant for Masonry

Primer-Binder-Fixative

New Exterior Concrete, Mortar, Stucco, etc.
Make sure surfaces are fully cured, i.e. min. 30 days old at time of painting. Remove or neutralize any oily residues such as forms, release agents, etc.

Apply 1 Primer coat of Ecologic™ Potassium Silicate diluted with 10% Ecologic™ Waterglass Primer & Consolidant plus two coats of Ecologic™ Potassium Silicate.

Proper surface preparation is important for proper product performance:

- The substrate must be chemically neutral or alkaline, free of dust and fatty or other separating substances. If necessary or as a precaution, power-wash with TSP solution.
- Loose or powdery particles from weathered mineral surfaces must be removed or stabilized with 1 coat of Ecologic™ Waterglass Primer & Consolidant or a 1st coat made of Ecologic™ Potassium Silicate Paint diluted with up to 10% of Ecologic™ Waterglass Primer & Consolidant.
- Old paint coats that restrict the surface absorbency must be removed, i.e. old glossy latex and alkyd paints have to go ideally @ 80-100%. Old Lime paints can be compatible but should be checked for adherence. Very absorbent surfaces must be primed & saturated with 1 coat of Ecologic™ Waterglass Primer & Consolidant.
- It is very important to only apply one flooded coat to the friable masonry after fully masking off and protecting all glass or other absorptive masonry surfaces not intended to be treated. It is critical to blot up any puddles of material within the treatment using a clean cloth rag. If this is not done then Ecologic™ Waterglass Primer and Consolidant can turn white on the surface and permanently discolor the surface.
- If whiteness begins to appear within 2 hours of application it should be scrubbed and rinsed off several times before it cures the same day. Never apply more than one flooded coat to absorptive or friable masonry because the Ecologic™ Waterglass Primer is like “liquid stone” and if there is little absorption remaining due to the first cured treatment, a subsequent treatment will have no place to absorb into, sit on the surface, and turn white permanently.
- Ecologic™ Waterglass Primer should cure for 48 hours prior to any appropriate repair materials to be placed over the treated masonry.

deGruchy's LIME deG WORKS.us™
Makers of ecologic® Brand
Mortar & Plaster For Historic Restoration and Green Building
Phone: 215-536-6706
Fax: 215-453-1310
3145 State Road, Telford, PA 18969
www.LimeWorks.us

Last Modified: Nov 22, 2021

Ecologic™ Potassium Silicate Paint for Masonry

Ecologic™ Potassium Silicate Paint for Masonry is a highly durable interior & exterior silicate dispersion paint due to its vapor permeability and chemical bonding with the substrate. It is non-combustible, fire retardant, washable and bonds & cures after penetrating the substrate and crystallization of the quartz binder. Ecologic™ Potassium Silicate Paint for Masonry is 96% mineral-sourced in a water base, a property which makes it odorless within hours (zero VOCs) and gives it microcrystalline properties of natural stone. It doesn't blister or peel, is water-repellent and dries to matt finish with a life expectancy of 20 years.

Where to use:
Ecologic™ Potassium Silicate Paint for Masonry can be used on most rigid and absorbent exterior and interior wall surfaces. Ideal are mineral-based surfaces such as concrete, lime & cement plaster (stucco), brick, Stone, or old powdery stucco if it has been solidified by a mineralizing coat of Ecologic™ Waterglass. Not suitable for wood (not stable), plastic, metal (not absorbent) and floors (too much abrasion).

Important for proper product performance is a proper preparation of the substrates:

- The substrate must be chemically neutral or alkaline, free of dust and fatty or other separating substances. If necessary or as a precaution, power-wash with TSP solution.
- Loose or powdery particles from weathered mineral surfaces must be removed or stabilized with 1 coat of Ecologic™ Waterglass or a 1st coat made of Ecologic™ Potassium Silicate Paint diluted with up to 10 % Ecologic™ Waterglass.
- Old paint coats that restrict the surface absorbency must be removed, i.e. old glossy latex and alkyd paints have to go ideally at 80-100% of the surface area. Old Lime paints can be compatible but should be checked for adherence. Very absorbent surfaces must be primed & saturated with 1 coat of Ecologic™ Waterglass.

Colors:
13 Stock colors available plus custom simulations upon request.

Coverage:
Approx. 300 - 320 sq ft. per gallon (varies with surface material, texture and pre-treatment).

Drying Time:
Depending on the temperature and the relative humidity, dry to touch after 2 hours, but allow min.12 hours before applying 2nd coat.

Application:
Stir well before using. Do not apply at working temperatures (surface + air) below 40° F or above 110° F. Apply 2 coats by brush, roller or airless sprayer after proper surface preparation. Final coat to be applied continuously wet-in-wet especially when using stronger tinted colors. Ideally to be sprayed.

Cleaning:
Wash tools with warm water and soap.

Storage:
Keep containers tightly sealed in a cool, dry and frost-free place. Shelf life is min. 24 months in unopened containers.

Safety:
Keep out of reach of children. Do not empty wet paint into drains or water courses, but let dry and discard solid leftover with regular garbage.
Use goggles & protective gear when working overhead.

Ingredients:
Water, potassium silicate, mineral fillers & extenders, earthen & mineral pigments, < 5 % acrylic stabilizer, ammonia solution, polysaccharide, cellulose, sodium phosphonate, fatty acid de-foamer, hydrophobing agent

General Preparation:
Surfaces must be rigid & absorbent, dry, clean and free of dust, oily residues and chemically neutral or alkaline. Remove any loose particles and make good with cementitious filler. Old coats of latex or alkyd paints must be removed, since they inhibit penetration of the silicate binder into the substrate and vapor-permeability. Flaking or peeling paints must be removed completely. Carefully protect all adjacent glass, metal, ceramic etc against splatters. Remove unavoidable splatters immediately with water.
Note:
Silicate Paint products are alkaline. (pH = 8.5 - 9.5)

On Old Exterior Lime & Cement Stucco and other highly absorbent Mineral Surfaces, remove loose particles, solidify remaining semi-loose mineral particles from mortar plaster, adobe, concrete or unglazed bricks with 1-2 coats (as needed) of Ecologic™ Waterglass straight or with a 1st coat prepared out of Ecologic™ Potassium Silicate Paint and up to 20 % Ecologic™ Waterglass
On New Exterior Concrete, Mortar Stucco etc, make sure surfaces are fully cured, i.e. min. 30 days old at time of painting. Remove or neutralize any oily residues such as forms release agents, etc. Apply 1 Primer coat of Ecologic™ Potassium Silicate Paint diluted with 10% Ecologic™ Waterglass plus two coats of Ecologic™ Potassium Silicate Paint exterior/interior mineral paint for masonry.

Breathability:
Technically breathability is measured as Water Vapor Permeance and it can be expressed in US-perms or in Metric perms.

Comparative Data:

- 1 coat of latex paint = 1.2 US-perms.
- 2 coats of latex paint = 0.7 US-perms.
- 2 coats of Ecologic™ Potassium Silicate Paint = 77.5 US-perms.

This means a standard 2 coat application of our Interior & Exterior Silicate Dispersion Paint has approximately 100 X the Water Vapor Transmission rate of a 2 coat Latex Paint and is in the same range as house wraps, which are especially designed for optimal water vapor permeance.

RESISTANCE AGAINST PENETRATING RAIN IS EQUALLY IMPORTANT, WHEN PAINTING EXTERIOR SURFACES.

An independent US - test laboratory from Brooklynn, NY has tested the "Resistance against Wind-driven Rain" in accordance with ASTM D 6940 on Ecologic™ Potassium Silicate Paint Interior & Exterior Silicate Dispersion Paints and Ecologic™ Colorwash Stains for Masonry.

Test Results:
Ecologic™ Potassium Silicate Paint complies with the qualitative requirements stated in US Federal TT-C-555B "Coating, Textured for interior and exterior masonry surfaces." -3.3.3
Resistance against wind-driven rain, from which ASTM D 6940 has been derived.

Contact

LimeWorks.us
3145 State Road, Telford, PA 18969
www.LimeWorks.us
Technical help phone: 215-536-6706
Fax number: 215-453-1310
E-mail: info@LimeWorks.us

STAFF RECOMMENDATION #3.
Indicate where the brick will be repointed and the proposed tooling.

RESPONSE:
Please see the attached document indicating the proposed areas where repointing is needed and the proposed tooling method.

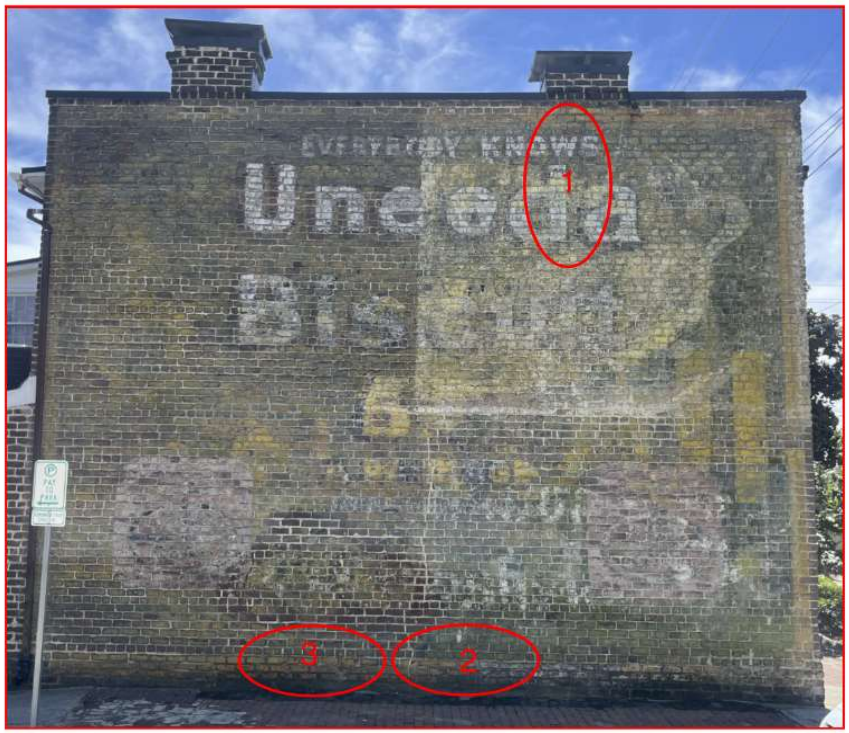
COA Request File No.
26-004118-PA
Project Name: 234 Price St.
Owner: Lou Posada

Rhowe DESIGN + BUILD

PREPARED BY DAVID BONHAM

Overall assessment: The existing mortar appears to be the appropriate lime based mortar typically used in historic masonry and mortar repairs. The majority of the existing mortar is stable and sound. There are a few areas that will need to be re-pointed indicated in the image below.

Re-pointing Locations



COA Request File No.
26-004118-PA
Project Name: 234 Price St.
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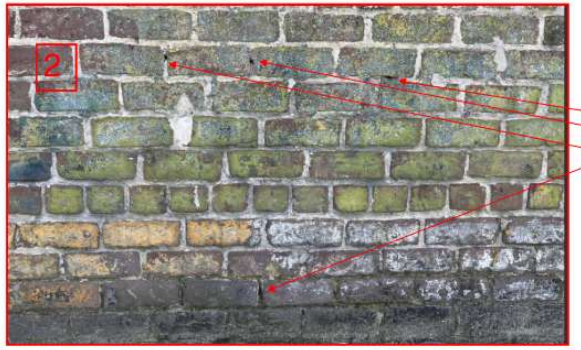
Detailed Re-pointing Locations

Rhowe DESIGN + BUILD

PREPARED BY DAVID BONHAM



STAFF RECOMMENDATION #3. *Indicate where the brick will be repointed & the proposed tooling.*

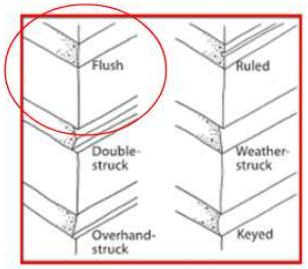
COA Request File No.
26-004118-PA
Project Name: 234 Price St.
Owner: Lou Posada

Rhowe
DESIGN + BUILD

PREPARED BY DAVID BONHAM

Example of existing mortar tooling:
Flush

Proposed re-pointing tooling method:
Flush



STAFF RECOMMENDATION #3. *Indicate where the brick will be repointed & the proposed tooling.*