



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

RECEIVED

MAR 11 2022

CAMBRIDGE HISTORICAL COMMISSION

## APPLICATION FOR CERTIFICATE

- The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
- Address of property: 139 Main Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:  
(An additional page can be attached, if necessary).

MIT Cambridge Real Estate LLC is proposing a mural on the west facade of 139 Main Street, adjacent to 165 Main St. The contracted muralist is Percy Fortini Wright, a Cambridge-based artist, and mason, with extensive experience working on historic properties and brick. The mural is intended to last for approximately two years.

The mural is intended to encompass the facade, with the exception of the windows. Windows will be protected during the installation, as well as the granite sills. Scaffolding will be erected for mural prep and installation. The prep will involve a coating of Prosoco Defacer Eraser (<https://www.runyonsurfaceprep.com/products/prosoco-defacer-eraser-sacrificial-coating-sc-1/>), which is intended to provide a seal, or protective barrier, of the brick, to prevent the primer/paint from bleeding into the brick or leave any lasting effect. It will also promote the paint to peel off from the brick on its own after approximately two years.

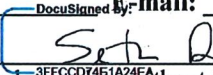
The install will take approximately three to four weeks and we hope to begin the process in late April, completing by the end of May.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.  
The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: MIT 139 Main Street Fee Owner LLC

Mailing Address: One Broadway, 9th Floor, Suite 200, Cambridge, MA 02142

Telephone/Fax: 617-715-5930 E-mail: ahbreed@mitimco.mit.edu

⇒ Signature of Property Owner of Record:   
(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: MIT Cambridge Real Estate LLC

Mailing Address: \_\_\_\_\_

Telephone/Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

(for office use only):

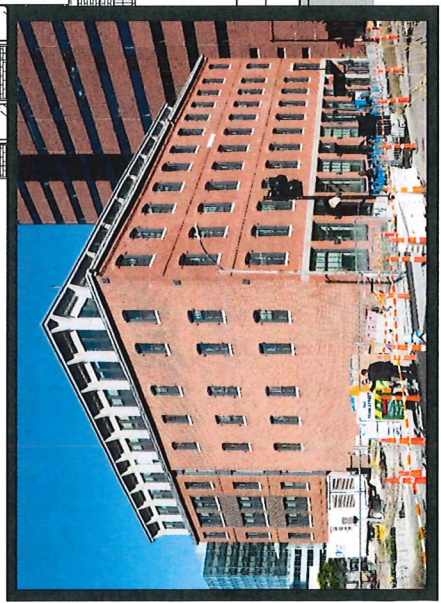
Date Application Received: 3/11/22 Case Number: 4757 Hearing Date: 4/7/22

Type of Certificate Issued: \_\_\_\_\_ Date Issued: \_\_\_\_\_



139 Main Street  
West Facade

proposed mural  
location







PROSOCO

# Defacer Eraser<sup>®</sup>

GRAFFITI REMOVAL & PROTECTION

## Sacrificial Coating SC-1

Defacer Eraser<sup>®</sup> Sacrificial Coating SC-1 is a clear, water-based sacrificial coating for control of graffiti on most building surfaces. SC-1 acts as a graffiti barrier, preventing spray paints, crayons and ink from penetrating and staining the underlying surface. Graffiti is removed by high-pressure hot water, Defacer Eraser<sup>®</sup> Graffiti Wipe or Sure Klean<sup>®</sup> Fast Acting Stripper. The coating must then be reapplied to restore the graffiti barrier.

Defacer Eraser<sup>®</sup> SC-1 allows cost-effective control of chronic graffiti without chemical strippers or abrasives that can damage building surfaces or the surrounding environment. It allows protection of limited areas and spot reapplication without a noticeable change in overall color or appearance. The coating is formulated as a water-thin liquid for spray application to porous and textured surfaces.

### TYPICAL TECHNICAL DATA

<b>FORM</b>	Opaque liquid, mild soap odor
<b>SPECIFIC GRAVITY</b>	0.976
<b>pH</b>	9.5-10
<b>WT/GAL</b>	8.12 lbs
<b>ACTIVE CONTENT</b>	10%
<b>TOTAL SOLIDS</b>	10% ASTM D2369
<b>VOC CONTENT</b>	<30 g/L Low Solids Coating
<b>FLASH POINT</b>	>200°F (>93°C) ASTM D3278
<b>FREEZE POINT</b>	32° F (0° C)
<b>SHELF LIFE</b>	2 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

### ADVANTAGES

- Allows quick removal of tough graffiti stains from porous and dense surfaces
- Multi-purpose – suitable for masonry, wood, metal and most painted and synthetic surfaces
- Does not darken or alter natural color. Very little color change – no shine or gloss
- Allows same-day re-protection
- Good UV stability provides minimum 5 years exterior performance
- Protected areas “breathe” – protects without heavy buildup

### Limitations

- Abrasion will damage coating
- Graffiti resistance may be reduced by maintenance cleaning. Reapply sacrificial coating to restore graffiti resistance
- Not suitable for horizontal surfaces
- Not suitable for application over existing water repellents
- May blush on certain substrates or when over applied. Always test
- May blush when applied to damp surfaces or when moisture comes through the substrate

### REGULATORY COMPLIANCE

#### VOC Compliance

Defacer Eraser<sup>®</sup> Sacrificial Coating SC-1 is compliant with the following national, state and district VOC regulations:

- US Environmental Protection Agency
- California Air Resources Board SCM Districts
- South Coast Air Quality Management District
- Maricopa County, AZ
- Northeast Ozone Transport Commission



# Product Data Sheet

## Defacer Eraser® Sacrificial Coating SC-1

### PREPARATION

Protect people, vehicles, property and all surfaces not meant for application from product, splash, fumes, residue and wind drift. Plants may be protected with running sprinklers. Protect and/or divert pedestrian and auto traffic. Remove spill and over spray immediately from horizontal surfaces as they will become extremely slippery.

Surface must be clean, dry and absorbent. Do not apply after rain until surface is thoroughly dry. If cleaning is needed, use the appropriate Sure Klean® or Enviro Klean® cleaner. For previously painted or metal surfaces, most can be coated 20 minutes to one hour after cleaning. Other surfaces should be allowed to thoroughly dry before treatment.

Remove graffiti from unpainted surfaces using Defacer Eraser® Graffiti Wipe or Sure Klean® Fast Acting Stripper. Rinse thoroughly. Application can begin once surface appears dry.

On painted surfaces, cover graffiti with a fresh coat of paint. Let the new paint dry thoroughly before applying SC-1. Use clean water heated to 180° F (82° C) to remove SC-1 from painted surfaces.

### Surface and Air Temperatures

Surface and air temperatures should be 40–90° F (4–32° C). Do not apply during rain showers. Protect freshly coated surfaces from rain for two hours following application.

### Equipment

Apply using a garden tank sprayer or conventional airless spray equipment. Adjust tips and pressure for a wide spray pattern. Use only low pressure for application. Do not atomize.

SC-1 is made for spray application but may be applied with a brush or roller.

### Storage and Handling

Keep from freezing. Store in a cool, dry place. Always seal container when not dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperatures 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.

### APPLICATION

Read “Preparation” and the Safety Data Sheet before use. **ALWAYS TEST** each type of surface for suitability and results before overall application. Also test for application speed, pattern and technique needed for a uniform, even coat. Test using the following application instructions.

### Dilution & Mixing

Apply as packaged. Do not dilute or alter. Stir or mix well before use.

### Typical Coverage Rates

Coverage rates vary based on surface texture and porosity.

- 75–400 square feet per US gallon
- 7–37 square meters per US gallon

### Application Instructions

1. Spray surface lightly from top to bottom. Use an overlapping horizontal spray pattern. (Follow up with a vertical stroke for deep vertical recesses). Avoid flooding the surface or creating heavy rundowns.
2. Let treatment penetrate for 1–2 minutes. Remove buildups using a damp brush or roller. NOTE: Metal and some painted surfaces can be protected with one coat. Coverage rate for unpainted metal is 300–600 sq.ft./gal.
3. Two coats are recommended for porous surfaces and where protection against felt tip markers (inks) is required. Let previous coat dry to touch (20–30 minutes). Lightly apply subsequent coats. Will dry thoroughly in 1–2 hours.

### Minimizing Shadows

Three or four coats may be required for effective protection of more sensitive surfaces. The heavier protective film makes shadow removal easier. Shadows/residue left on some surfaces can be removed using Defacer Eraser® Graffiti Wipe or Sure Klean® Fast Acting Stripper followed by pressure water rinsing.



# Product Data Sheet

## Defacer Eraser® Sacrificial Coating SC-1

### Surface Inspection

After the surface is dry, inspect carefully to assure that enough material has been applied to create a continuous light film across the surface. This film can usually be seen within 12 inches of the surface and in raking (angled) light. If a continuous surface film cannot be detected, an additional coat may be required. Up to four spray coats may be required for adequate protection of some surfaces.

### Cleanup

Clean brushes, rollers and spray equipment using warm, soapy water. Use a mild solvent such as mineral spirits or paint thinner for heavy buildups.

### Graffiti Removal

Remove graffiti or other surface stains using high-pressure hot water. Equip sprayer with a 15–25° fan spray tip. Sprayer should deliver 3–6 gallons (minimum) per minute of 180° F (82° C) heated water at a pressure of 500–1500 psi. To avoid damaging the surface, always use the lowest psi possible that still gives effective results. Apply pressure spray from top to bottom, allowing warm water to flow over the graffiti-stained area. Rinse thoroughly.

Shadows/residues that remain in some surfaces may be removed using Defacer Eraser® Graffiti Wipe. When surface is dry, reapply SC-1 to restore protection.

NOTE: If high-pressure hot water spray equipment is not available, remove graffiti and the SC-1 coating using Defacer Eraser® Graffiti Wipe. Apply Graffiti Wipe and allow to remain for 3–5 minutes. Remove with cold pressure-water rinse or stiff-bristled brush and garden hose. Rinse thoroughly.

### Maintenance

After five years, remove coatings not attacked by graffiti using high-pressure hot water. Reapply coating to restore graffiti resistance.

The treated surface may be periodically rinsed/ washed down with cold water and mild detergents. Avoid using harsh detergents or industrial cleaners on protected surfaces.

If thorough cleaning is required, remove coating completely and re-protect affected area after surface is cleaned. When hot water is not available, the sacrificial coating may be removed using conventional paint or graffiti removers followed by cold-water rinse.

### Other Uses

The easy reversibility of SC-1 makes the coating a suitable masking agent for many commercial and industrial applications requiring temporary protection against over spray of paint and other spray-applied materials.

SC-1 is an ideal maintenance coating for areas of commercial buildings that are difficult to keep clean. Protect trash enclosures, loading docks, landscape walls and other areas exposed to regular mud splash or other staining. Periodic washing with hot water restores a like-new appearance. The surface can then be re-protected for another maintenance cycle. NOTE: Not suitable for horizontal surfaces. Extremely slippery when wet.

### BEST PRACTICES

Rapid removal is the key to preventing graffiti. Studies show graffiti vandals move on from places where their work is not allowed to stay on view.

Never use products that are not specifically made and warranted for graffiti removal. The wrong product can lock the graffiti in permanently.

Remove graffiti media from Sacrificial Coating SC-1 protected masonry with a hot water pressure wash, or cold water assisted by Defacer Eraser® Graffiti Wipe.

After removing a “tagged” SC-1 coating, let the wall dry thoroughly before reapplying.

Apply SC-1 lightly. Inspect treated wall carefully after application to ensure uniform coverage.

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



# Product Data Sheet

## Defacer Eraser® Sacrificial Coating SC-1

---

### **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](http://www.prosoco.com), for the name of the PROSOCO representative in your area.



## Burks, Sarah

---

**From:** Caress, Stephanie <scaress@mitimco.mit.edu>  
**Sent:** Thursday, March 31, 2022 4:32 PM  
**To:** Burks, Sarah; Sullivan, Charles M.  
**Cc:** Breed, Allen H  
**Subject:** RE: 139 Main Street Mural Application  
**Attachments:** N+T Prosoco Murals.pdf; Percy Fortini Wright examples.pdf; Prosoco tests.pdf

Sarah,  
I've attached supplemental information per your suggestions below. The attachments include:

1. Examples of murals that utilized the Prosoco Defacer Eraser as a primer, protective coating (see N+T Prosoco Murals).
2. Example artwork, including paint on brick, of our selected artist (see Percy Fortini Wright examples).
3. Extensive tests done by Now + There (our consultant "N+T") of murals utilizing Prosoco Defacer Eraser as a base coat to protect the surface, and testing the ease of removal through power washing (see Prosoco tests).

I hope this additional information will be helpful to the committee. I look forward to our conversation next week.

Thank you,  
Stephanie

---

**From:** Burks, Sarah <sburks@cambridgema.gov>  
**Sent:** Thursday, March 24, 2022 11:09 AM  
**To:** Caress, Stephanie <scaress@mitimco.mit.edu>; Sullivan, Charles M. <csullivan@cambridgema.gov>  
**Cc:** Breed, Allen H <ahbreed@mitimco.mit.edu>  
**Subject:** RE: 139 Main Street Mural Application

Thank you, Stephanie.

I have printed out the specifications for the Prosoco Defacer Eraser product that were linked from the web address you provided on your application form, [file:///C:/Users/sburks/Downloads/DE\\_Sacrificial\\_Coating\\_SC-1\\_PDS\\_073115\\_C.pdf](file:///C:/Users/sburks/Downloads/DE_Sacrificial_Coating_SC-1_PDS_073115_C.pdf).

If you have more information that would supplement the elevation drawing such as photos of the artist/mason's work on another brick building, photos of another mural as the mural wears off, etc. that would be helpful to understand the proposal better. You can send any additional information to me by March 31 and I'll include it in the mailing to the commission members in advance of the meeting.

Sarah

---

Sarah L. Burks, Preservation Planner  
Cambridge Historical Commission  
831 Massachusetts Ave., 2nd Fl.  
Cambridge, MA 02139  
ph 617-349-4687; fax 617-349-6165; TTY 617-349-6112  
<http://www.cambridgema.gov/Historic>





**From:** Caress, Stephanie <[scaress@mitimco.mit.edu](mailto:scaress@mitimco.mit.edu)>  
**Sent:** Thursday, March 24, 2022 10:59 AM  
**To:** Burks, Sarah <[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)>; Sullivan, Charles M. <[csullivan@cambridgema.gov](mailto:csullivan@cambridgema.gov)>  
**Cc:** Breed, Allen H <[ahbreed@mitimco.mit.edu](mailto:ahbreed@mitimco.mit.edu)>  
**Subject:** RE: 139 Main Street Mural Application

Hi Sarah,  
I believe it will just be the two of us. If we do have an addition, I will certainly let you know.

Thank you,  
Stephanie

**From:** Burks, Sarah <[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)>  
**Sent:** Thursday, March 24, 2022 10:27 AM  
**To:** Sullivan, Charles M. <[csullivan@cambridgema.gov](mailto:csullivan@cambridgema.gov)>; Caress, Stephanie <[scaress@mitimco.mit.edu](mailto:scaress@mitimco.mit.edu)>  
**Cc:** Breed, Allen H <[ahbreed@mitimco.mit.edu](mailto:ahbreed@mitimco.mit.edu)>  
**Subject:** RE: 139 Main Street Mural Application

Stephanie,

I can enter you and Allen as panelists in the zoom webinar. Will anyone else be presenting?

Sarah

---

Sarah L. Burks, Preservation Planner  
Cambridge Historical Commission  
831 Massachusetts Ave., 2nd Fl.  
Cambridge, MA 02139  
ph 617-349-4687; fax 617-349-6165; TTY 617-349-6112  
<http://www.cambridgema.gov/Historic>



**From:** Sullivan, Charles M. <[csullivan@cambridgema.gov](mailto:csullivan@cambridgema.gov)>  
**Sent:** Wednesday, March 23, 2022 6:48 PM  
**To:** Caress, Stephanie <[scaress@mitimco.mit.edu](mailto:scaress@mitimco.mit.edu)>  
**Cc:** Breed, Allen H <[ahbreed@mitimco.mit.edu](mailto:ahbreed@mitimco.mit.edu)>; Burks, Sarah <[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)>  
**Subject:** RE: 139 Main Street Mural Application

Stephanie,

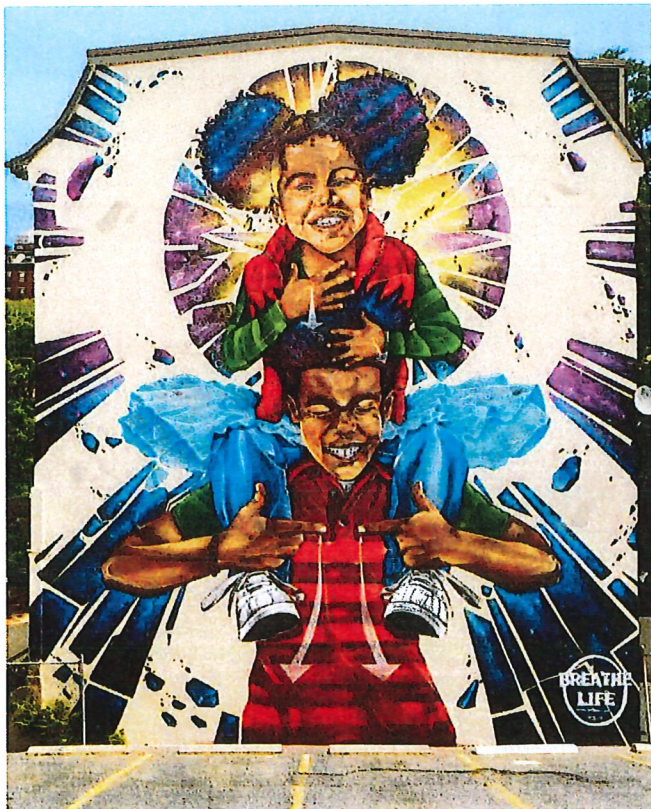


Our consultant (Now + There) learned about the technique of using Prosoco Defacer Eraser from the Greenway Conservancy. They used it on the Dewey Square wall for a few rotations. Prosoco Defacer Eraser was used by our consultant on the following locations:

Bowker overpass concrete wall (MassDOT property, in Landmarked district) along the footpath of the Esplanade; "Patterned Behavior" by Silvia Lopez Chavez.



808 Tremont Street, Lower Roxbury, skim-coated wall; "Breathe Life" by Rob Gibbs (South End Landmark district).











Percy Fortini Wright

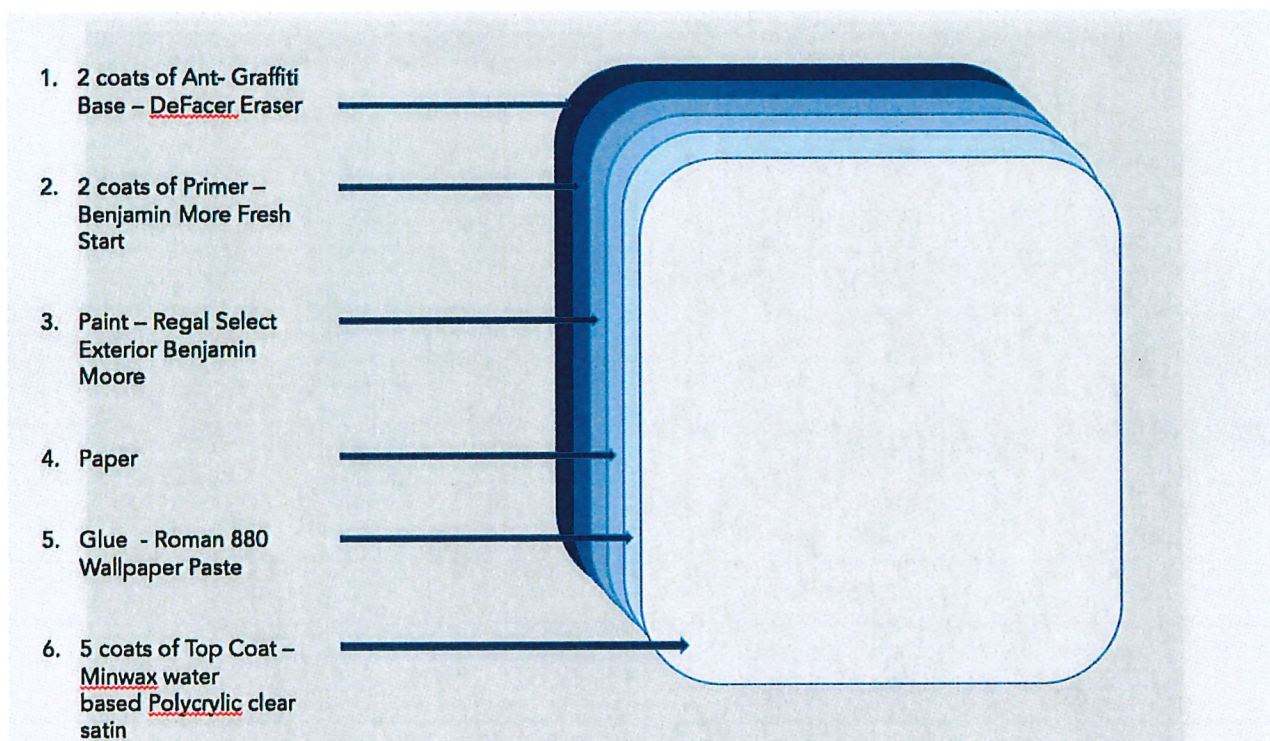




NOW  
+THERE

Percy Fortini Wright

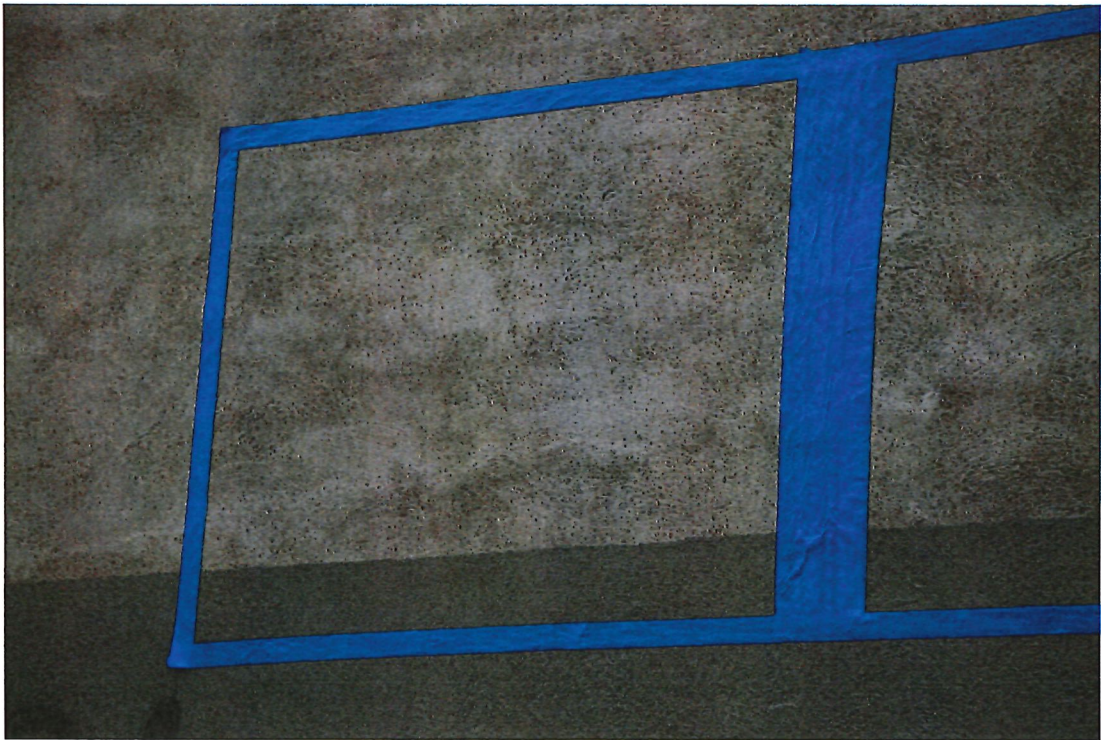
## Mural Wall: Materials



- Between Friday 5/12, 9AM and Saturday 5/13, 1:30 PM, N+T tested this method with proper drying time in between each layer.
- Images of the process follow.



Material Test: two spaces taped off



NOW  
✦THERE

Material Test: 2 coats DefacerEraser® sprayed and rolled on



NOW  
+THERE



Material Test: 2 coats primer rolled on



NOW  
⚡THERE

Material Test: laser-print paper and paste squeegeed



NOW  
⊕THERE



Material Test: acrylic paint



NOW  
⊕THERE

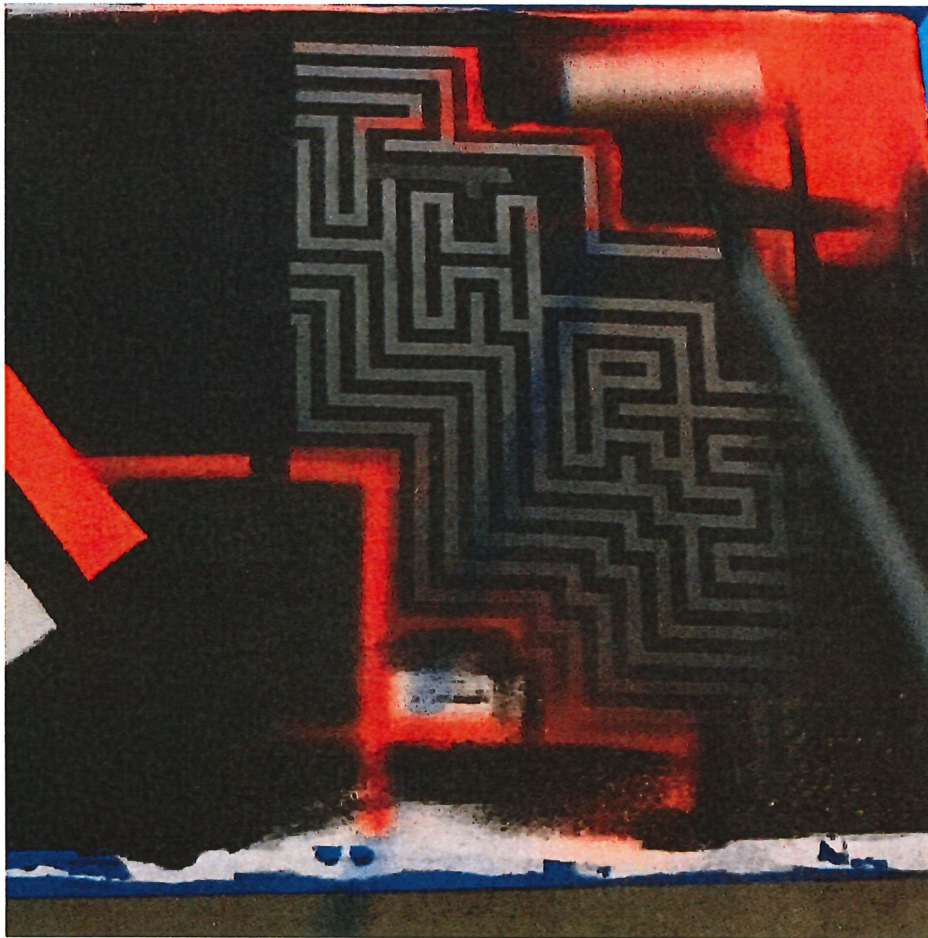
## Material Test: spray paint



NOW  
⊕THERE



Material Test: 5 coats polycrylic clear satin rolled on



NOW  
⊕THERE

## Material Test: prep for removal



- Left side removed May 12
- Right side to be removed May 31-June 1

NOW  
⊕THERE

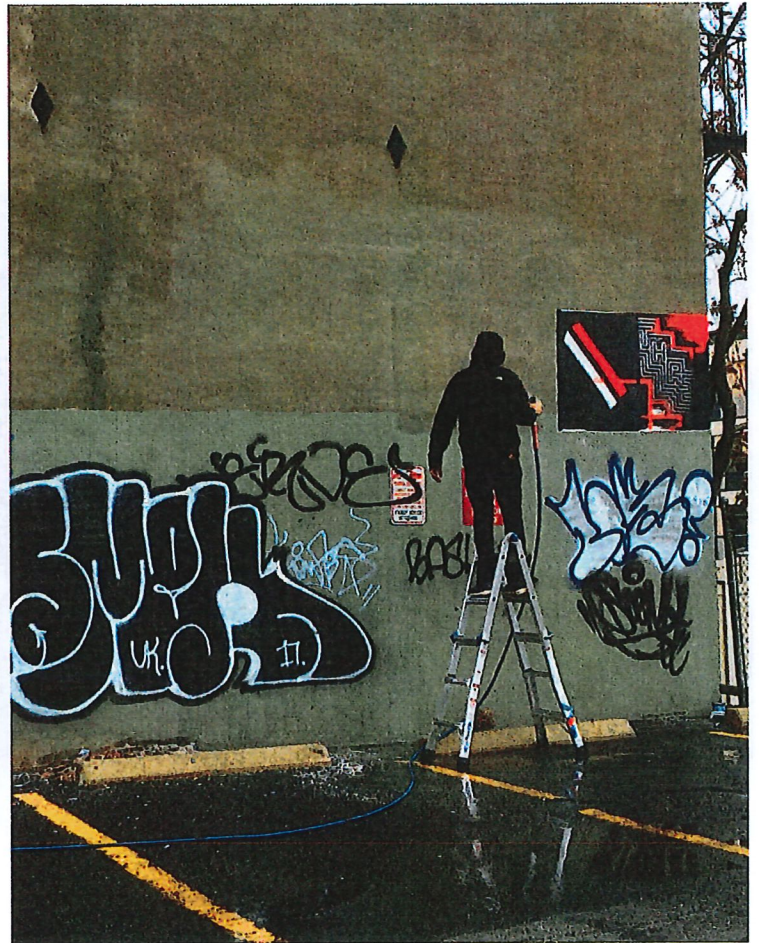


Material Test: 2 coats of SafStrip® painted on



NOW  
⊕THERE

## Material Test: pressure wash



NOW  
⊕THERE



Before & After



NOW  
⊕THERE

# MATERIALS

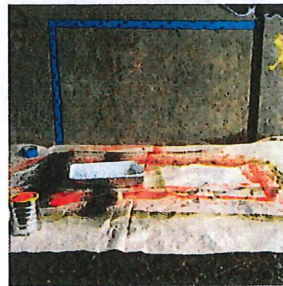
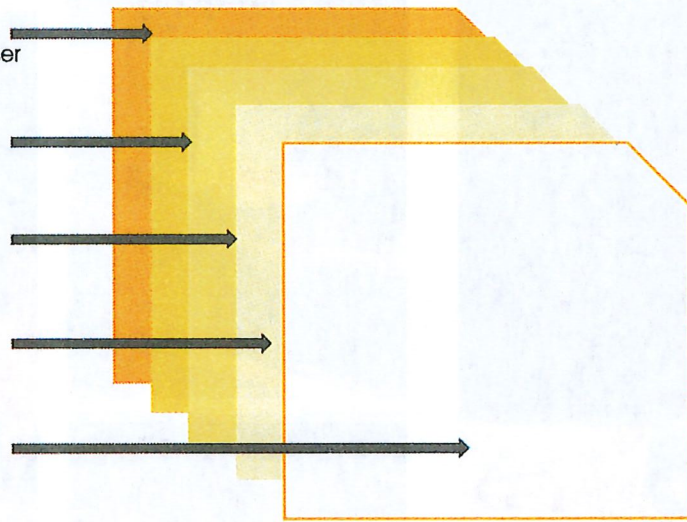
1. Two coats of anti-graffiti base – Prosoco DeFacer Eraser

2. Two coats of primer – Benjamin Moore Fresh Start

3. Paint – Regal Select Exterior Benjamin Moore

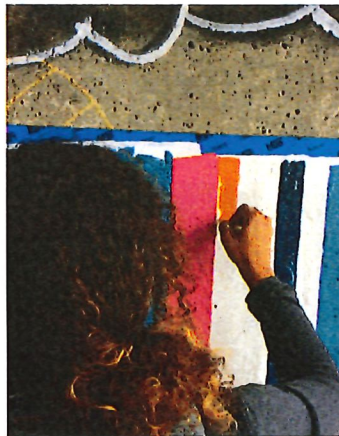
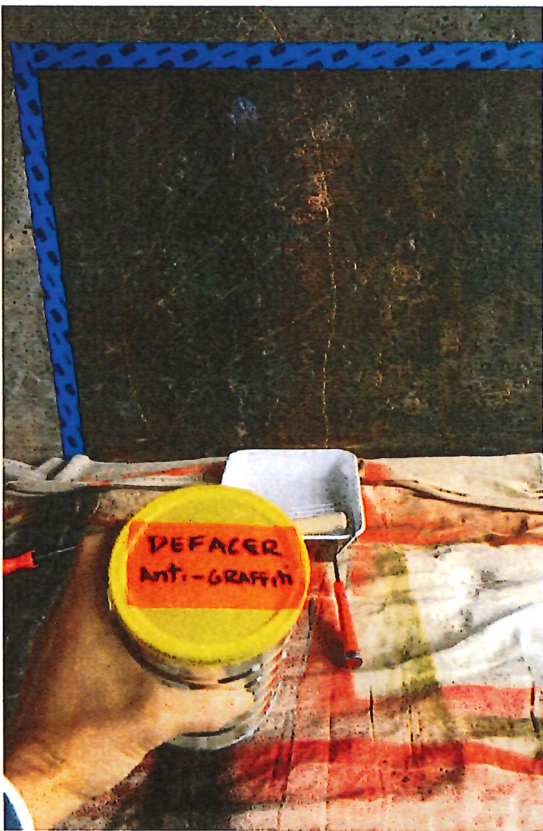
4. Two coats of top coat – Minwax water based Polycrylic clear satin

5. Two coats of anti-graffiti sealer



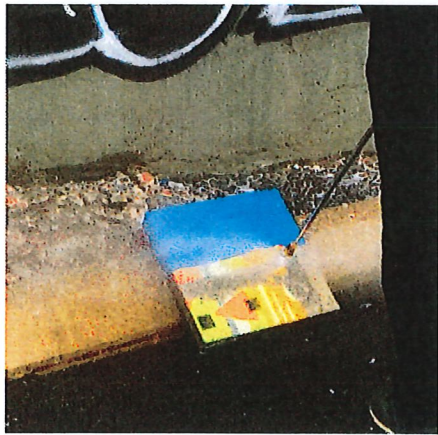
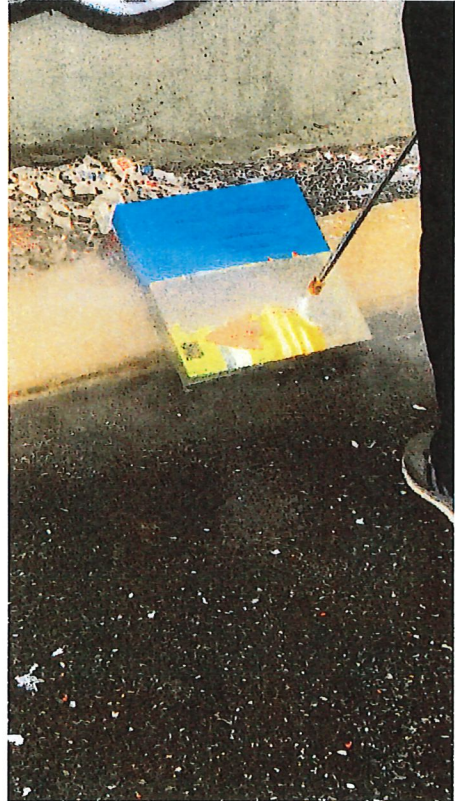
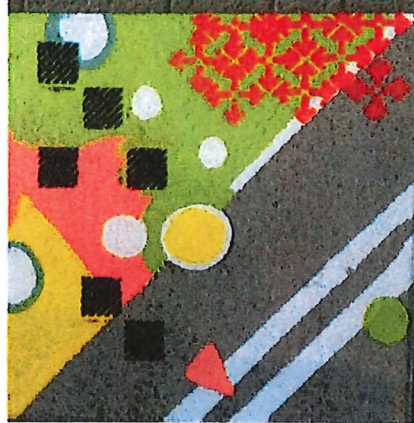
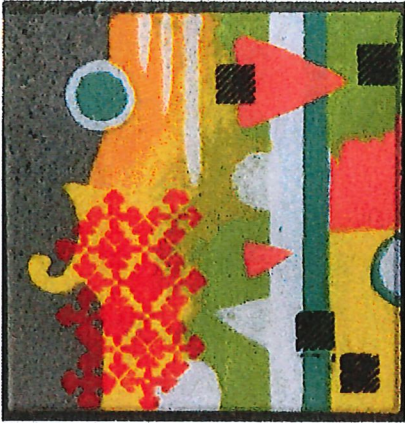


## MATERIALS TEST ON SITE



# REMOVAL TEST

## CONCRETE SYSTEM TEST



NOW  
⊕THERE