

Beauty

“Restored”

at Hilton Pearl River



Nestled on 17 picturesque acres in a rustic Hudson Valley setting in New York state, the Hilton Pearl River transports its guests back to a more elegant time, whether they are attending one of the many weddings or events on-site, traveling for business or merely seeking a unique destination in which to relax and enjoy its Old World atmosphere.

But there's nothing "old" about the "Chateau in the Country Near the City." Family owned and

managed since its opening in 1988, the European-styled exterior and Country French interiors house modern conveniences delivered by a staff that offers nothing less than the best to its patrons.

According to William V. Maloney, general manager/owner, "When my family built and developed the property in 1988, one of the things that went into the design was the desire to make it unique, and we feel we've certainly done that. The



reaction from guests is unbelievable; some of them say, "This has only been here for 19 years? It looks like a 300-year-old building, and I mean that as a compliment."

First impressions are everything in the hospitality business, and Maloney admits that the look of the building "is our calling card." The Hilton Pearl River's exterior aesthetic and detailing make this facility exceptional and matchless – thanks to the Dryvit Outsulation® exterior insulation and finish system (EIFS) selected almost 20 years ago. In 2006, however, the owners noticed a brownish-greenish tint on the north side of the building and concluded that a thorough cleaning of the façade was in order to restore the facility to its formerly pristine condition. "At first we thought we were involved in a power washing project, where we would wash the entire exterior," recalls Maloney. "And then, upon further inspection with the help of Nanuet, NY-based restoration contractor Weather-Tite, we realized there were other things that needed to be done as well."

Dryvit District Sales Manager Mike LeRoy

and Gabriel Zitany of Architectural Wall Systems introduced Maloney to the concept of the industry-unique DryvitCARE renewal program, in which an existing Dryvit system can be restored to its original condition or updated using a clearly defined process with 21st-century materials and finishes that may not have been available when the building was first completed. The DryvitCARE concept defines for the building owner the necessary maintenance needed to ensure the long-term performance of an EIFS-clad building. A part of the comprehen-

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About the Hilton Pearl River

- ✘ Located in Pearl River, NY, just 2.5 miles off the Palisades Interstate Parkway at Exit 6W.
- ✘ Five stories in height, with a larger ground-floor footprint than floors two through five.
- ✘ Approximately 150,000 square feet in size.
- ✘ Offers 150 guest rooms and about 25,000 square feet of banquet and meeting space.
- ✘ Recreational amenities include an indoor heated pool, whirlpool and health club offering state-of-the-art fitness equipment.
- ✘ The hotel's restaurant, La Maisonette, has received a Mobil four-star rating.
- ✘ Original exterior at the building's 1988 opening: Dryvit Outsulation® System.
- ✘ Exterior renovation in 2006: Repair, recaulk and recoat using the DryvitCARE program with its Platinum Warranty.

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- William V. Maloney, General Manager/Owner, Hilton Pearl River



sive *package* that intrigued Maloney was the program's Platinum Warranty (essentially, a new warranty for existing buildings clad with Dryvit Outsulation System), which involves independent, third-party building envelope consultants to prescribe the building's exterior renewal, and results in a new, transferable system warranty for the Dryvit Outsulation System. Mark Colon of Weather-Tite says, "We met with a certified engineer, walked the building and determined areas

in need of repair. In addition to the necessary cleaning, patching, re-caulking and recoating recommended by the certified engineer, what this program meant to us as a contractor is that everyone was involved in the project's success. We had support from the engineer, from Dryvit and from the owner to do the best job possible."

Special situations at the Hilton Pearl River – a larger ground-floor footprint than upper stories (resulting in complicated access issues), the building's intricate detailing on its exterior, a large number of windows (all of which were re-caulked), a bird roosting concern around dormers and the 24/7 nature of hotel operations – made this project anything but usual. "Thankfully, we worked well with Weather-Tite to avoid any major pitfalls. The necessary attention to detail was crucial, but we also needed to ensure that we looked our best throughout the entire process,"

recalls Maloney. That meant continual coordination of schedules throughout the four-month-long process, with multiple crews simultaneously performing cleaning, patching, caulking and coating tasks to ensure the fastest and most effective project delivery.

"While the project did evolve from our original intent of mere cleaning," says Maloney, "we realized there were things we might have missed if we had not had the help of our contractor and consultant. By its completion, we were confident about our investment. We simply look a lot better than we did and, although our hotel is certainly not for sale, any investor would easily recognize the value added to the property through this exterior restoration."

Even more importantly, beauty has been restored at Hilton Pearl River – and its clientele will never have to settle for service or a facility that is anything less than impeccable. 🌟

Inspection and Cleaning

According to the DryvitCARE concept, a small investment in routine maintenance can pay long-term dividends in performance. Inspect your building's exterior annually and clean it thoroughly as needed. This will identify problems when they are small and will keep your building looking its best. This is particularly important if the building is close to a highway or in a damp climate where there are high levels of dirt, mildew, algae or other pollutants. These conditions will affect the frequency of cleaning.

During the visual inspection, look for the following (in addition to the dirt previously mentioned):

- ✘ Worn, damaged or leaking sealant around the openings or expansion joints.
- ✘ Direct damage to the EIFS (e.g. cracks/holes/attachments).
- ✘ Damage or deteriorated flashing.
- ✘ Damage to other exterior components.

If these conditions or any damage to the building envelope are found, contract the services of a trained EIFS professional to immediately repair and minimize potential further damage. Your local Dryvit distributor (a listing is available at www.dryvit.com) can recommend a professional contractor. Be sure that they use only Dryvit-approved components.