

PPG Profiles

Skyline Office Buildings at Bailey's Crossroads Arlington, Virginia

Case Study



Owner

Vornado Group (formerly Charles E. Smith Company);
Washington, D.C.

Architect

Weihe Design Group; Washington, D.C.

PPG Metal Coatings

CORAFLON® ADS Coatings

Coatings Applicators

Universal Building Service; Germantown, Maryland
John B. Conomos; Bridgeville, Pennsylvania

Project Overview

At Bailey's Crossroads, near Arlington, Va., a three-building office complex known as the Skyline buildings had begun to show its age. Erected in the 1970s, the trio of aluminum-clad, 15-story structures had dulled from a collection of sleek black towers into a strand of mud-colored eyesores.

To clean up and contemporize the buildings, which had since been surrounded by a neighborhood of gleaming new buildings, then-owner Charles E. Smith Co., of Washington, D.C., hired William Pegues, FCIC, of Weihe Design Group, a firm also located in the nation's capital.

After two years of work and the application of *Coraflon* ADS coatings, a revolutionary new field-applied coating system from PPG, the Skyline Towers looked brand new. In fact, this renovation project was so successful that it became the subject of a feature article in the *Journal of Architectural Coatings* (April 2005).

In an interview with the magazine, architect Pegues summed-up the problems posed by the Skyline Towers and the ultimate outcome desired by the building owners. "Here were three big obelisks of dark brown chocolate, very dated in the quality of the coating," he explained. "What the owners wanted was for the aging towers to complement the newer, more colorful



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buildings in the fast-growing area. "They wanted them to blend in, be a little more contemporary," he said, instead of "standing on end like dominoes."

To fulfill that mission, Pegues contacted his PPG architectural representative who recommended the application of *Corafilon* ADS coatings, a fluoropolymer resin-based coating that is field-applied but has the UV-resistance, durability and extensive color selection associated with factory-applied coatings.

In fact, the durability of *Corafilon* ADS coatings was one of the key selling points for the building owners and the architect, who wanted a long-term solution for maintaining the buildings' appearance in place of the stop-gap painting projects that had sustained them through the 1990s. PPG was able to address their concerns by providing a long-term warranty that covered adhesion, color retention and chalk resistance.

During the course of the restoration project, over 750 gallons of *Corafilon* ADS coatings, custom-blended to "Beaver Creek," were applied to the three buildings, covering approximately 450,000 square feet of surface area.



The rich color of Corafilon ADS coatings from PPG allowed the owners of Bailey's Crossroads to revive a trio of 30-year-old office towers, which now look as sleek and contemporary as the new buildings that surround them.

The work on Skyline One, the oldest of the three towers, began in 2001 with a hand-stripping and sanding assisted by an acetone solvent wipe. Afterward, a conventional acid-based wash primer was applied by brush and roller, followed by a recoatable epoxy primer. *Corafilon* ADS coatings were then applied with an air-assisted electrostatic spray. Work on Skyline Towers Two and Three was completed the following year, although stripping was not required for those buildings.

In addition to expanding the durability, color options and renovation opportunities for older metal-clad buildings, *Corafilon* ADS coatings are also a pioneering product in the area of environmental sustainability. *Corafilon* ADS coatings comply with national EPA rules governing the release of volatile organic compounds (VOCs) for architectural coatings and industrial maintenance.

The ability to apply *Corafilon* ADS coatings on-site also yields dramatic cost-savings for building owners. Roger Mabe, national sales and marketing manager, Building Restoration Products, PPG, told the *Journal of Architectural Coatings*, "You're going to restore the original fluoropolymer durability with a field-applied coating versus pulling the skin off the building and putting a new one up there. That's probably 10 times more expensive than doing the field application."

Mr. Pegues agreed. He told the magazine that *Corafilon* ADS coatings helped fulfill his client's need for a building that will retain its good looks well into the future. "This is a great coating with a long-term warranty. I thought we got great results," he exclaimed.

To learn more about *Corafilon* ADS coatings, visit www.ppgmetalcoatings.com or call 1-800-258-6398.



Workers applied over 750 gallons of Corafilon ADS coatings to Bailey's Crossroads, a three-building office complex in Arlington, Virginia. This revolutionary field-applied fluoropolymer resin-based coating from PPG features the UV-resistance, durability and color selection of traditional factory-applied coatings.

Special thanks to the *Journal of Architectural Coatings* permitting the reprint of quotes and content from their April 2005 Project Profile on the Skyline Towers at Bailey's Crossroads.

