

## GRACIANO CORPORATION CONTINUES TO BUILD ON ITS HISTORY OF SUCCESS

Many firms stake a claim in the historic restoration business. Few, however, have attained the level of accomplishment and success that Graciano Corporation has. For nearly 90 years, Graciano Corporation has been growing into one of the restoration industry's premier masonry restoration firms.

A major player in the restoration of some of New York's most beloved structures – such as the Brooklyn Academy of Music, the Waldorf-Astoria, The Cloisters, Rockefeller Center and the Queensboro Bridge – to name just a few – the company maintains a uniform focus when approaching every assignment.

“Organization is the cornerstone of our approach,” remarked David Graciano. “Long before we start work on a jobsite, we’ve considered every facet of the assignment to ensure that all bases are covered. We do our homework, visit the structure during the bidding process, and carefully note what needs to be done. Then, we bring together the right people with the correct skills to do what’s needed exceptionally well. That approach leads to success every time.”

Flexibility is also a key component in the Graciano approach. According to Glenn Foglio, President of Graciano Corporation, “Through our planning and pre-project assessment

processes, we do our best to determine the scope and expenses of every assignment. However, once we’re on the jobsite, unanticipated situations – such as hidden deterioration, water infiltration or structural issues – can add a new dimension to the assignment. When any of these challenges appear on a job, it’s often necessary to rethink our approach – quickly. With nearly 10 decades of experience of working on all types of buildings, we frequently find that many of our craftsmen have successfully faced these particular issues on other assignments. Drawing on their expertise, we determine the extent of the situation, and then work closely with the building owner to integrate resolution of the hidden problem into the timeframe and budget of the overall assignment.”

Organization and flexibility are only part of the Graciano equation. In New York City, Graciano's reputation for hiring and retaining the finest craftsmen has become renowned in the restoration industry. “We have been fortunate to have generations of craftsmen join our company and stay,” remarked Tom Corbo, Vice President of Graciano Corporation's New York Division. “We have an extremely low turnover rate within our ranks, and, as a result, have developed a deep pool of talent that passes skills on to the younger members of our team. There's a lot of pride put into each project by our employees, and I think that really shows when you step back and look at the final product.”

### ROCKEFELLER CENTER



Rockefeller Center is one of New York's largest and most recognizable landmarks. In November of 2004, Graciano was awarded the contract to clean the 12 buildings that comprise the complex. Built in the 1930's and clad in 2.5 million square feet of Indiana Limestone, the structures is the home of a number of the world's leading corporations.

“Due to the heavy pedestrian and vehicle traffic in and around the complex, we've been challenged with completing the cleaning work as unobtrusively as possible,” remarked Dino Rossi, Graciano's Vice President of New York Operations.”



Graciano conducts all cleaning operations at night. Truck cranes equipped with man baskets are used for lower elevations and suspended scaffolding is employed for higher elevations. This access approach was selected to accommodate compressed project deadlines and to address the need to be unobtrusive.

“We are pleased to be working this high-profile project, and are honored to have earned the repeat business from the owners of the complex,” remarked Glenn Foglio, President of Graciano Corporation. ✍

### THE CLOISTERS

Built by the Rockefeller family in the 1930s, The Cloisters is located on four acres in Fort Tryon Park, and overlooks the Hudson River in northern Manhattan. The structure incorporates architectural elements from five medieval French cloisters, as well as stone and other building materials indigenous to the Manhattan area.



Due to the effects of aging and exposure to the elements, the exterior surfaces of The Cloisters required significant repair and restoration to maintain their structural and aesthetic integrity. Repairs were also needed to curtail water infiltration. Specific tasks included replication and replacement of numerous Mission-style tiles, cleaning and repointing of the building's granite façades, and probing of the structure's stonework to identify hidden structural problems. In addition, the company was responsible for resetting sections of the building's bluestone and granite roof surfaces, and overseeing the removal and reconstruction of a 70-year-old elevated stone walkway in the building's Fuentidueña Chapel area. As a result of the building's landmark status, the renovation project was governed by strict preservation guidelines.

Once the project was initiated, a significant challenge presented itself. “Due to the way the structures were built, many of the roofs couldn't bear the weight of traditional scaffolding,” commented Rossi. “To overcome this problem we built a steel framework over the existing roof surfaces and then assembled scaffolding on the frame. The frame and scaffolding were carefully assembled to avoid damage to any of the stonework on the building's

façades, and to prevent obstruction of traffic in or out of the museum.”

When access to the structure was secured, crews from Graciano carefully removed and salvaged existing mission roof tiles to reach deteriorated substructures. New concrete roof decks, state-of-the-art roof membranes, and precisely crafted terra cotta roof tiles were subsequently installed. The project was completed by the end of the 2004 construction season, and there was no disruption of the museum's operations. ✍

### WARD'S ISLAND WASTEWATER TREATMENT FACILITIES

Graciano Corporation continues work on the rehabilitation of two buildings at the Wards Island Wastewater Treatment Plant – the first stage sewage treatment facility for Manhattan and the Bronx. The interior was designed to house grit chambers – large holding tanks that allow solids and dense materials to settle out of incoming wastewater. The structure's exterior features an ornate façade integrating stone carvings, decorative brickwork, and cast aluminum metalwork that effectively hides the inner workings of the buildings.

“This project has been challenging, in that the facility needs to continue operating at full capacity during the renovation procedures,” commented Rossi. “We have arranged our activities around the plant's work schedule to make sure that wastewater operations are not disrupted.”

Restoration of the Wards Island buildings has involved brick restoration, removal, restoration and replacement of spandrel covers and other carved stone features, and removal, cataloging, repair and replacement of the structure's ornamental aluminum trim elements.

According to Corbo, “These structures were extremely attractive and well-built to begin with. Over time, wear and tear, combined with the effects of the elements, have taken their toll on the brick and stonework. We are also building a series of new masonry and terra cotta walls within the buildings to update the facilities

for today's needs. When this project is complete, the exteriors of these structures will look much the way they did when they were built, and the interiors will be significantly upgraded.” ✍

### NASSAU COUNTY COURT HOUSE PORTICO

Located on the western end of Long Island, the Nassau County Court House – officially known as the Theodore Roosevelt Executive and Legislative Building – has been a regional landmark for 100 years. The Greek-revival building's portico – comprised of cast-in-place and precast components – provides cover to the main entrance of the structure. The building is listed on the National Register of Historic Places.

We will be addressing some significant deterioration issues on this assignment,” remarked Corbo. “A number of pieces are missing from the portico, and there are a lot of cracks, spalls and chips. In addition, all exterior surfaces of the structure's façade feature an aggregate finish that will need to be carefully matched. Our first challenge will be to stabilize the pediment on the top of the portico structure. After that, we will begin work on the lower areas.” ✍

### LUCY G. MOSES AWARD

In April, Graciano Corporation was honored with a 2004 Lucy G.

Moses Award for its restoration work on the Brooklyn Academy of Music (BAM). This award is bestowed annually by the New York Landmarks Conservancy to recognize excellence in historic preservation. Graciano supervised and executed all phases of a comprehensive plan to restore the façade of BAM's structure back to its original appearance. ✍



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