

**Old General Land Office Building/Capitol Visitors Center
Exterior Preservation and Roof Replacement
Project Update: 4-15-2024**



Before



After

BEFORE - Existing typical conditions prior to the exterior preservation and roof replacement

The cropped enlarged images below exhibit the variety of conditions that were addressed as primary concerns for the project. Varying degrees of deterioration, material loss and failure, water intrusion, and biological growth are shown in the images below as they relate to the different areas of work on the project.

Roof

Poor flashing details at the roof/parapet intersection.



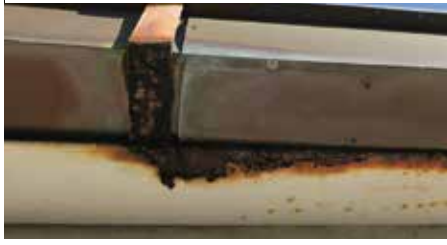
Broken slates and poor slate quality



Lifted slates and under or over nailing



Corroding and failing gutter supports from the non-historic box gutters.



Stucco



Cracking, loss, and biological growth.



Systemic failure of stucco at water table and projecting horizontal courses.



Stucco loss from water intrusion



Windows



Window glazing and sealant failure



Paint Peeling and deterioration to exposed wood window elements.



Paint



Biological growth



Improper paint application retaining water



Paint staining and failure from water intrusion



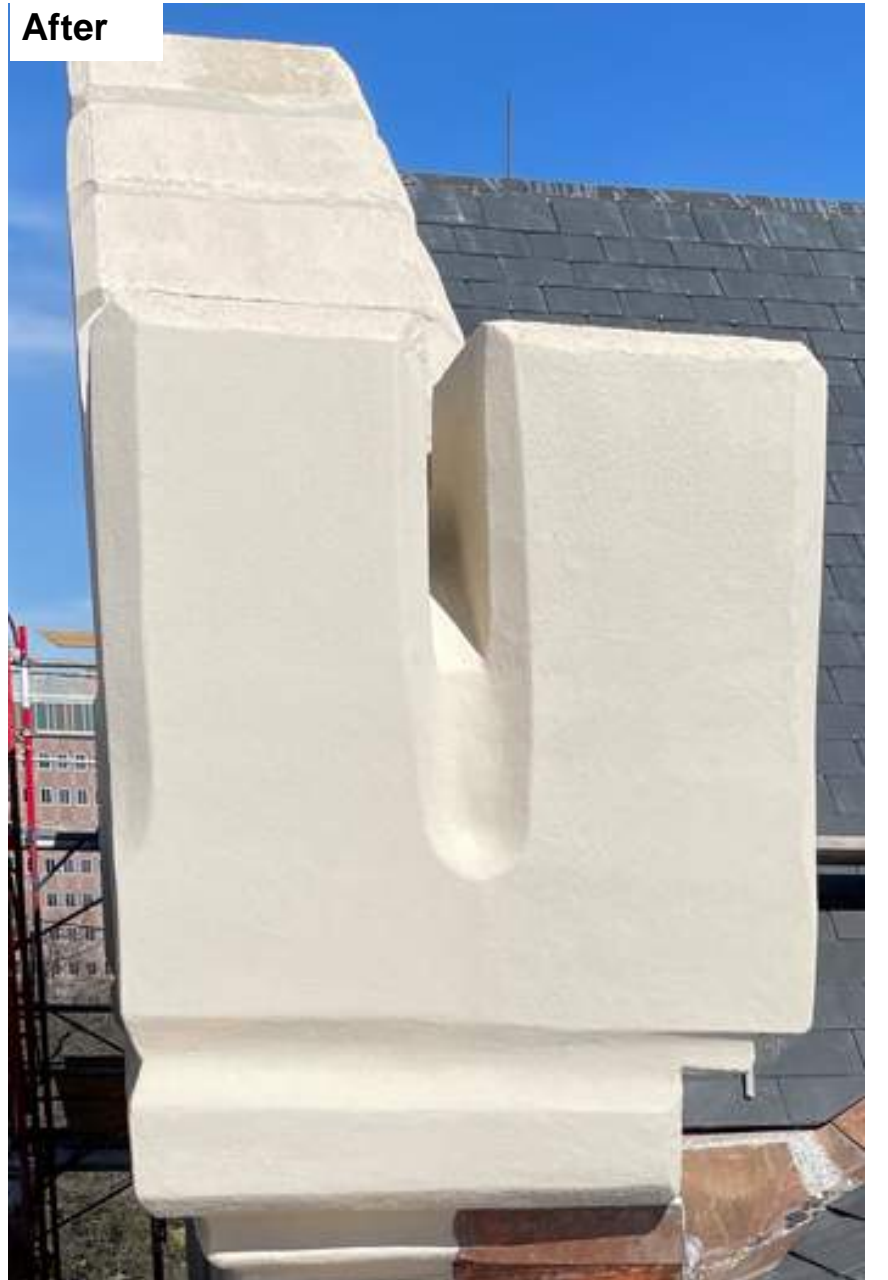
Project Scope Items - Before/After

Stucco - Crenellations

Before



After



Stucco - Projecting Horizontal Courses

Before



After

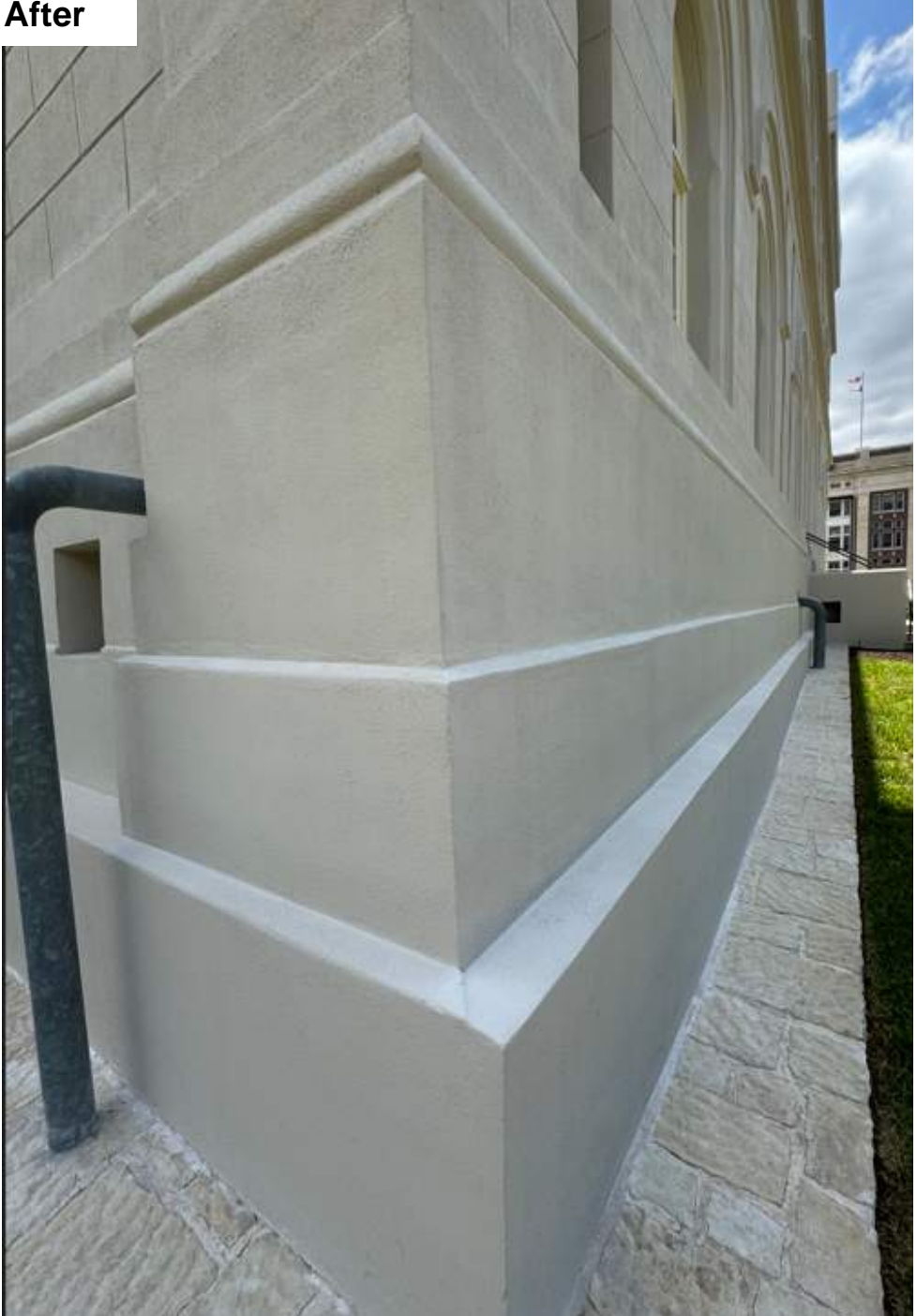


Stucco - Water Table

Before



After

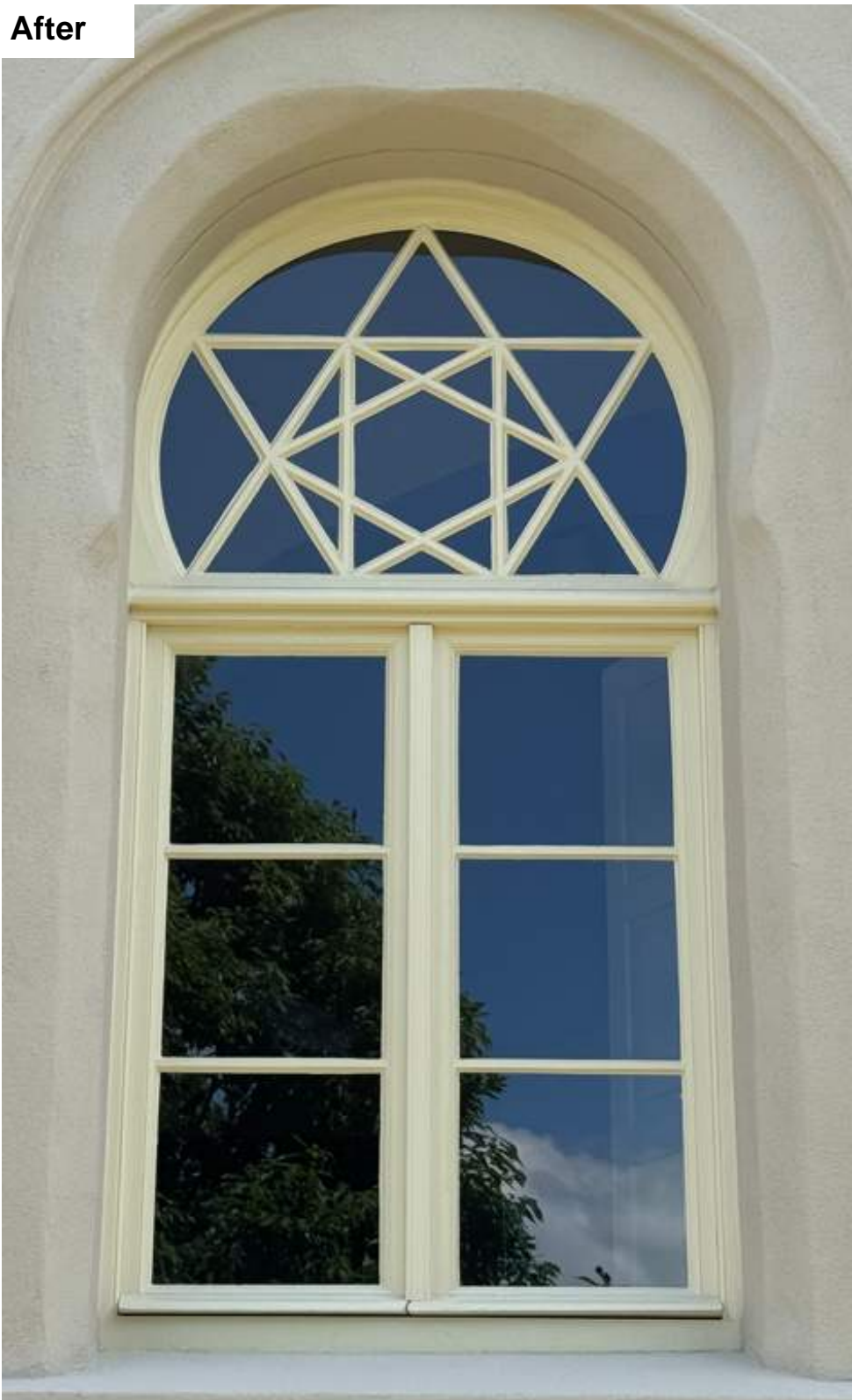


Windows

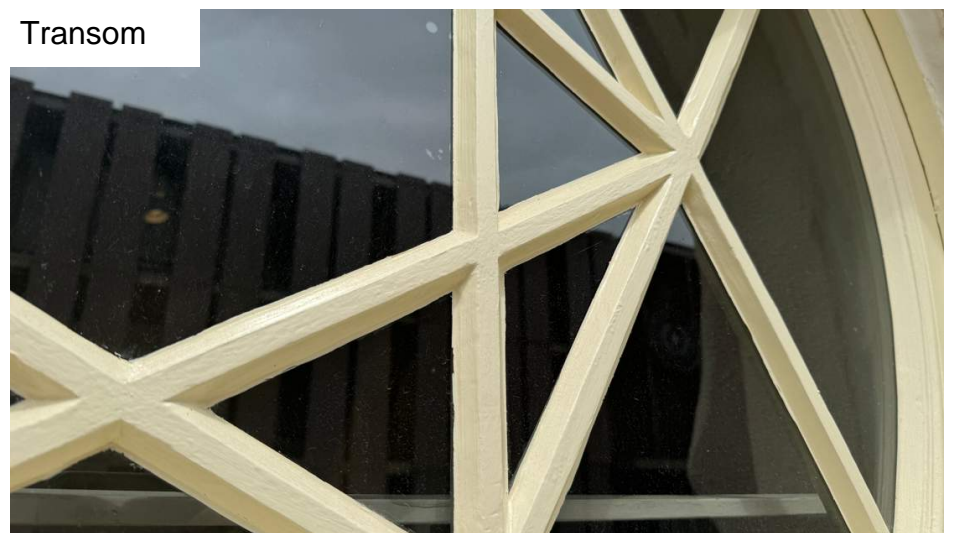
Before



After



Transom



Mullion



Sill



Roof



Broken, spalling, dislodged, and stained slates. Note the closed valleys cause slates to expand into each other and cause further breakage. Poor quality slate, stains and breaks easily.



Restored gutters, better performing and quality slates installed with nails and slate hooks, open valley flashings to allow slate movement, and step flashings.

Final Product



North Elevation



East Elevation

Final Product



South Elevation



Northwest Perspective