

# Report to the Fifty-third Legislature

State Capitol Preservation Commission

February 2012



# Report to the Fifty-third Legislature

## State Capitol Preservation Commission

February 2012

The State Capitol Preservation Commission (CPC) was established by bi-partisan legislation almost thirty years ago to address the critical needs of one of Oklahoma's greatest treasures and most iconic structures.

The Commission is charged by statute to plan and supervise the preservation and restoration of the State Capitol Building and to acquire and conserve museum-quality artworks to adorn the public spaces. It also holds the same duties in respect to the Governor's Mansion.

The Commission consists of fifteen individuals; five Ex-officio members and ten appointed members. The Ex-officio members include: the Director of the Department of Central Services, the Capitol Building Superintendant, the Capitol Architect, the Chair of the Oklahoma Arts Council and the President of the Oklahoma Historical Society. The majority two-thirds membership of the Commission is comprised of appointments by the Capitol's stakeholders; three by the Governor, three by the President Pro Tempore of the Senate, three by the Speaker of the House of Representatives and one by the Chief Justice of the Supreme Court. Collectively, these individuals ensure that the Capitol is maintained as a functional seat of governance, and as an architectural, cultural, historical and artistic treasure.

For nearly three decades, the Commission, in partnership with the Legislature and Governor's office, has labored to create one of the region's finest Capitol structures. We have reversed decades of adverse and unsympathetic change; we have sought to create a culture of informed practices that will preserve the Capitol for generations to come; and we have adorned the public spaces with magnificent artworks that celebrate the vibrant and stirring history of our state.

We thank you for your support of our endeavors and hope this brief statement will offer additional insight into our previous and on-going accomplishments and show how, together, we can and will ensure a lasting future for The People's House.

### The CPC...

was established twenty-nine years ago by our state government to preserve, promote and protect our Capitol as a functional and symbolic treasure for today and for future generations of Oklahomans.

## Together We Have:

Our work together in the past twenty-nine years has resulted in a beautiful and iconic Capitol. Each renovation and restoration project carried-out under the auspices of the Commission has been done so in a respectful and appropriate manner with a goal toward preservation and enhancement of this treasure.

A number of items we have accomplished with legislative support are:

- Redesigned exterior lighting to be more dramatic, uniform in color, and energy efficient
- Provided additional security to the building post 9/11
- Acquired artwork to adorn the public spaces
- Restored the “Tribute to Range Riders” statue in 2002
- Remodeled restrooms to comply with current ADA standards
- Created the Visitor Center and Orientation Theater in 2005
- Installed Constitution Display at the Supreme Court Monumental Corridor in 2001
- Renovated entryways at the corridors to the House offices in 2000
- Restored House and Senate Chambers
- Opened up the Hall of Governors and Grand Staircase between 1<sup>st</sup> and 2<sup>nd</sup> floors
- Installed Betty Price Gallery in West Corridor in 2006
- Created a new West Entrance in 2007
- Restored the Plaza of the Oklahomans in 2002
- Added the Capitol Dome in 2002

Renovations to the Capitol since the inception of the Commission have also maintained a focus toward historically and architecturally appropriate solutions to the changing functional requirements of the building.



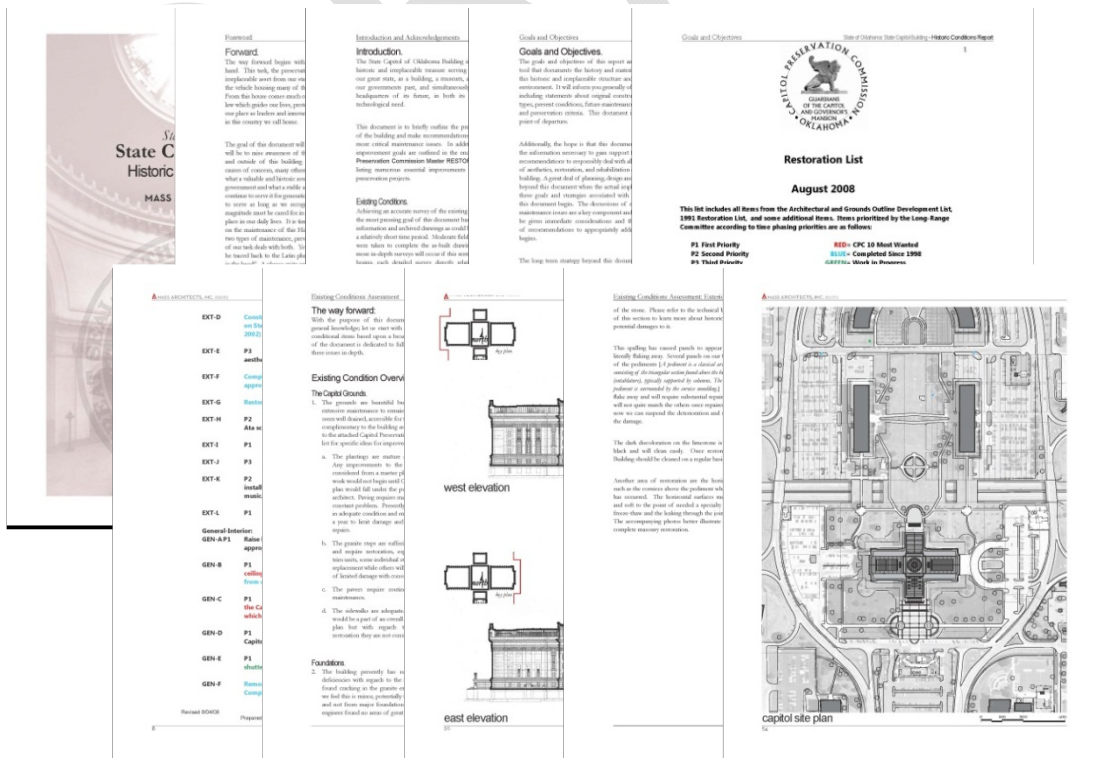
# The Here and Now:

Having suffered through a century of use, exposure to the elements, and often neglect, the Capitol is nearing a critical juncture in its life cycle. The exterior façade is rapidly deteriorating; mechanical, electrical and plumbing systems are worn; life-safety systems are inadequate and modern additions for technology are almost impossible to accomplish. Many previous repairs, made in haste and for the sake of economy, are actively causing irreparable damage to the existing structure.

Below are a few things we are accomplishing now:

- Redesigning Capitol grounds to include landscaping, sculpture, flags and exterior furnishings
- Adding historic road signage on Lincoln Boulevard and surrounding areas
- Installing artwork and adding appropriate lighting
- Repairing the copper roof and gutters
- Installing an audio/visual exhibition in the 1<sup>st</sup> Floor Rotunda
- Installing restoration lamps at the Grand Staircase and Rotunda
- Completed both a Collections and Architectural Preservation assessment of the building and its artworks
- Established rigorous policies and procedures for art preservation and collections management
- Partnered with Oklahoma Arts Council to create a Collections Manager position to address issues regarding Capitol artworks

We have also compiled a comprehensive Historic Conditions Report of the State Capitol Building. This 168-page document contains existing conditions of the exterior and interior including structural, plumbing, electrical and other assessments. To view the entire document, visit <http://www.ok.gov/DCS/>.



## Our Critical Path:

In 2007 CPC identified the Capitol's historic masonry skin as requiring maintenance. That issue now has become critical due to falling stonework on the South Plaza. The Commission has an action plan in place for the restoration of the masonry. This plan includes all budgetary and scheduling options. This issue was also addressed in the Historic Conditions Report prepared by Mass Architects, Inc. and presented to the Leadership in February, 2010 (see page 3).

### Major areas of concern are:

- Missing mortar and improper jointing
- Spalling and breaking of cornice due to water damage
- Collapsing main sewer lines leaving large amounts of effluent under the basement
- Leaking sanitary waste pipes will soon become a public health issue
- Mold at bases of columns on the face
- Mold, water damage and carbon black staining on limestone, especially parapets
- Mold, water damage and staining at pediment
- Chipping and erosion on horizontal surfaces
- Roof drain risers are leaking
- Water issues with the foundation are flooding east underground walkway
- South portico concrete beam needs to be repaired immediately, as stone is breaking away and falling
- Original detail band requires restoration on upper exterior
- Significant loss of detail to griffins and exterior stone detail
- Area drainage needs to be assessed to stop basement infiltration
- A total building-wide upgrade of electrical systems for public safety
- Polished surfaces of courtyard become slick when wet
- Sidewalks need to be addressed as trip hazards
- Sealant joints and exterior cabling needs to be addressed

### Immediate Actions:

- A budget and timeline has been established for a complete exterior masonry restoration project. The masonry needs to be repaired before irreplaceable elements are lost and a long term plan for cyclical maintenance items needs to be established.

## Our Goals for the Future:

### Preservation:

- Establish a budget line-item for Capitol Maintenance Fund to ensure long-term care and preservation of the building and its collections
- Devise a long term plan for maintenance and preservation of systems and materials so the structure will survive for future generations.
- Repair the deteriorating granite of the Plaza of the Oklahomans
- Renovate all nonconforming doors throughout the Capitol to Commission standards. (There are currently at least 32 different types of interior doors)
- Clean the exterior and repair the stone as it is rapidly crumbling in many areas
- Remove all plywood paneling in the hallways of the Supreme Court and restore sidelights and doorways



- Reopen the Southeast monumental corridor after relocation of the Lt. Governor's office
- Restore the four shells over the 4<sup>th</sup> Floor Rotunda paintings
- Renovate the original assembly room on the 5<sup>th</sup> Floor for House and Senate use

### Enhancements:

- Extend the granite walks and upper walks around the Capitol and install sculptures, benches and a sound system
- Raise light levels and maintain a uniform light color with energy efficient lamps throughout interior public spaces
- Relocate the entrance to the Governor's Suite to the foyer of the Governor's Conference Room
- Open existing skylights over the Grand Staircase and Entry Lobbies to the House and Senate chambers
- Renovate and relocate the Press Room

### Improvements:

- Build a new underground parking area
- Develop the East side of the Capitol for Oklahoma Treasure Te Ata sculpture and fountain
- Remove all surface wiring and conduits and relocate them to above ceilings or behind walls
- Add air conditioning in all public areas
- Add ADA upgrades
- Install an electronic self-guided tour system for visitors

### Security:

- Re-open South entrance and ceremonial stairway with appropriate, modern security measures
- Create additional building security stations at entrances
- Install a sound system in the Rotunda and other public areas for fire safety and to add ADA compliance
- Install a uniform key system
- Add fire-safety upgrades to the East and West dead-end corridors
- Campus-wide upgrade of video surveillance camera

We on the State Capitol Preservation Commission hope this report sheds insight into our past work, current undertakings and future goals in caring for and preserving the Oklahoma State Capitol. As the building's centennial approaches, we must be mindful of the tremendous work and momentous efforts to be undertaken to bring our Capitol into the Twenty-first Century. We fervently desire to partner with our state's leaders to establish information, resources, procedures and pathways to prepare the building for its next century of service.

Richard Ellwanger, Chair  
State Capitol Preservation Commission