



November 20, 2017

Honorable Judge Kenneth Liggett
Clay County Commissioner's Court
214 N. Main Street (North of Courthouse)
Henrietta, Texas 76365

Re: Dome Roof Evaluation, Clay County Courthouse

Judge Liggett:

As requested Mr. C.W. Farris of Harper Perkins Architects was at the Clay County Courthouse to visually inspect the Courthouse dome to evaluate the current condition for possible implementation of roof repair.

Our findings are as follows:

1. Long term water intrusion is very evident by stained and deteriorated roof sheathing
2. Long term water intrusion has allowed water to contact the structural members, some of which are exhibiting rot and reduction in load carrying capacity.
3. The roof surface has been damaged over time with broken tiles exposing areas of organic felt which are deteriorating in U.V. rays from the sun.
4. Debris on the ceiling structure consisting of years of sand and dust collections as well as debris left from maintenance or construction and duct installation as well as years of air borne sand and dust infiltration.

Conclusions:

1. The current circumstances will continue to degrade the deck and support structure to the point where the structural integrity will be a danger to the inhabitants of the building and users of the courthouse.
2. The Water intrusion must be stopped for any long term solution to be effective.
3. Any roofing work must include replacement of damaged roof sheathing not only for structural integrity but for the ability of a new roof to be properly attached
4. The weight of the new roof cover must be considered in the selection process. This calls into questions the ability of the roof structure to bear the weight of a slate roof to replace the current slate.
5. Compliance with the Texas Historical Commission guidelines and instructions is required.

Recommendation:

With the agreement and blessing of the Texas Historical Commission we recommend the following:

1. A thorough analysis by a structural engineer of the current structure with specific specifications on the members to be replaced or repaired including the roof decking and internal support structure.
2. The analysis must be performed taking into account which roof surface will be used, the weight and the attachment methods.
3. Repair and or replacement of the roof drainage system to properly catch and remove the roof drainage water from collection to properly discharge at ground level.

We are very aware of the historical and cultural significance and value this facility has in Clay County. Care and maintenance of a treasure such as this and the Courts' dedication to it's preservation is to be appreciated. We stand ready to advise and assist the court in it's journey to serve the people of Clay County.


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