



Cleaning and Restoration of Exteriors

DryvitCARE™: Bringing New Life to the Perry Building

The Perry Building in downtown Lima, Ohio, is home to the Perry Corporation, a leading provider of office automation technology to large, medium and small organizations throughout the region. Owned by the Perry family for many years, the old brick structure had been renovated with an exterior insulation and finish system (EIFS) in 1990.

Project Name:

Perry Corporation, Lima, Ohio

Dryvit Finishes & Coatings:

Custom Brick™, Limestone™, and Weatherlastic® Smooth

DryvitCARE Contractor:

Trisco Systems, Lima, Ohio

DryvitCARE Applicator:

Halker Drywall, Inc.,
Columbus Grove, Ohio

DryvitCARE Distributor:

Interior Supply, Lima, Ohio

Seventeen years after the renovation, the EIF system showed signs of age. In the intervening years, the building had been coated several times by different contractors and the coating was delaminating in large sheets, which was unsightly. The building owner's representative, Evans Pseekos, vice president and trust officer with the Fifth/Third Private Bank, decided it was time to find an EIFS expert who could repair the exterior.

Through community ties, Pseekos found Trisco Systems, a local company that specializes in exterior building and structure restoration, renovation and retrofit, and asked them to recommend a course of action for repairing the building. Trisco, in the restoration business since 1936, has an excellent reputation for preserving and restoring buildings to achieve optimal appearance and structural soundness.

After performing various field investigations on the building, Trisco proposed an exterior restoration through the DryvitCARE program. DryvitCARE is a comprehensive care and maintenance program designed to extend and ensure long-term performance of commercial building exteriors. DryvitCARE offers guidelines for cleaning, repairing and restoring exterior walls, as well as the opportunity to obtain a new EIF system warranty for existing buildings clad with Dryvit systems.

Together with Dryvit Systems, Trisco developed a plan for repairing and refinishing the Perry Building that would enhance not only its aesthetics but also its performance. According to Steve Walter of Trisco, "We chose to pursue the project in the DryvitCARE 'spirit,' which is the total restoration of an old EIFS building. This approach would add not only substantial architectural enhancements, but also add numerous years of additional service life to the system and the building."



For the Perry Building, Trisco Systems proposed an exterior restoration through the DryvitCARE program.

[Click here to visit the DryvitCARE website.](#)

Trisco's plan called for creating a fresh architectural look by incorporating shapes and finishes that were not available when the building was first refinished. The new look would be achieved by refinishing the exterior with a blend of Dryvit Custom Brick and Limestone finishes, and incorporating architectural features such as columns, cornice belts and a water table.

Trisco's proposal was approved by the Perry family, and soon after, the restoration process began. Two layers of paint were stripped from the 26,000-square-foot exterior and numerous repairs, including the complete replacement of various walls, were made to fix improper original installation errors. The building was then cleaned using a low-pressure waterblasting technique. Once the repairs and cleaning were completed, one entire elevation was overcladded with a Dryvit Weatherlastic Smooth exterior coating. The last step was the addition of the architectural elements. Trisco personnel, along with installers from Halker Drywall, installed Dryvit Custom Brick finish in strategic locations, and coated the remaining elevations with Dryvit Limestone finish.

The entire process went smoothly and took approximately four months to complete. Steve Walter was enthusiastic about Dryvit's role in the project. "Dryvit's support from the initial building inspection through the entire construction period was excellent," said Walter. "Their technical support was very good, as well as their material delivery system."

The results were dramatic. By combining Dryvit's advanced technology with imagination, Trisco was able not only to properly repair the Perry Building's old EIF system, but to give the entire building new life by virtue of a sparkling new façade. Most important, the new look was achieved cost effectively, thanks to Dryvit technology. The Perry Building's brick and stone façade, along with the architectural features, would have been cost prohibitive if performed using conventional masonry materials.

The refinished Perry Building has been a tremendous hit with the Perry family and the community at large. Since its restoration, the building has won two awards from the city of Lima for its overall effect on the city's beautification. According to Pseekos,

"The difference between before and after is truly unbelievable. We are extremely pleased with the results."

Pseekos and the Perry family are so pleased with how the project turned out that they are planning to contract with Trisco again to extend the Dryvit Custom Brick finish into the building's lobby area.



The new look, achieved by refinishing the exterior with a blend of Dryvit Custom Brick and Limestone finishes, set the scene for two awards from the city for its overall effect on the city's beautification.