

## **MEMORANDUM**

August 19, 2009

**TO:** Mechelle Lawrence-Adams, Executive Director  
**FROM:** Sam U'Ren, Architectural Conservator  
**SUBJECT:** Preservation Status Report

The following is a synopsis of preservation related projects carried out over the last few months since the Board's April status report. The Preservation Department has been continually challenged to provide alternative cost effective project solutions, proactive planning and scheduling, and maintaining a balance between providing a positive visitors' experience, and maintaining the historic integrity of the site. Since the Board's last update the following preservation projects were successfully completed on time, under budget, and reflect savings to the Mission of \$57,755 in previously anticipated costs. These savings were made possible by re-bidding projects since last year when original budgets were developed.

### **Recent Projects Completed**

#### **West Wing Re-Roof Project**

The Mission has transitioned from a planning phase into a busy summer construction campaign. Through a competitive bidding process the Mission selected the J.L. Ray Company Inc. to provide a new waterproofing roof system and to repair damaged carpentry elements on the 1975 West Wing Building.

- The Project Included:
  - Removing and recycling existing deteriorated roofing materials.
  - Removing and replacing 14 deteriorated (non-historic) arcade rafters, wood planking and plywood sheathing.
  - Installing new lead scupper drains.
  - Installing new built up plywood crickets sloped to scupper drains.
  - Painting all new wood repairs to match the existing wood.
  - Installing a new cold application roof membrane system above the arcade.
  - Repairing the leaking roof on the Ramada adobe shelter.

Initial project cost estimates were \$108,064 and at project-end the actual costs were \$50,308 (including permit fees, drawings, survey, and contracts) reflecting a total savings of \$57,755.

### Dormitory Project, Phase 1

Located in historic South Wing, a small room, known as the Dormitory during the Mission's founding period, will now serve as either the new home to Ms. Marion the loom weaver or used as additional interpretive space. To be able to use this space, staff need all old items stored in the room, stabilize ceiling plasters, upgrade lighting, and cleaning the space. The space, not properly used in recent years, can now be publicly appreciated. The museum upgrades underway provided the Mission the incentive to execute much needed repairs to the space.

### The Immaculate Conception Painting Conservation Project, Phase 1

In order to carry out much needed conservation treatments to the 18<sup>th</sup> century painting, it was necessary to remove it from the wall in which it was embedded. After an in-depth investigation, the Preservation Department successfully removed it without causing further damage to the artwork, the plaster frame, or building.

### Mission Campus Water Main Leak Project

In April, a water main leak was identified in an historic retaining wall located northwest of the Administration Building. The large volume of water being leaked behind the historic retaining wall required immediate action to save the wall from becoming permanently damaged or collapsing. Staff identified and implemented a cost effective preservation solution. Archaeological monitoring and reporting were also needed as part of the project.

### Great Stone Church Sacristy Monitoring Project

In continuing efforts to care for and protect the Great Stone Church ruins, the Sacristy ceiling underwent an annual engineering and safety testing this June to see if the stabilization measures completed in 2004 were still performing to specifications. The Preservation Department, along with the Roselund Engineering Company, tested the loads on the ceiling hanger rods that support the old ceiling. The results were found to be within appropriate target ranges and no adjustments were found to be necessary.

### Serra Chapel Baptismal Font Protection Project

In a response to the public's continued mishandling and touching of this precious artifact, the Preservation Department designed a special intervening protective Plexiglas cover for the font.

### The Serra Chapel Conservation Project's Fire Supply Line and Archeology Report

Staff oversaw the preparation, completion and City approval of the archeology reports related to the Serra Chapel Conservation Project completed (Fall, 2009). The reports have been filed with the City of San Juan Capistrano and with the Mission Archives.

### The Mission Parish School East Driveway Repair/Serra Chapel Conservation Project's Fire Supply Line Project

Staff followed up with the project contractor on poor subsurface compaction issues. Repairs were made to correct the problems at no cost to the Mission.

### Donation Boxes for Museum Rooms and Front Gate

Donation boxes were installed in several museum rooms and at the front gate to encourage visitors to support Mission preservation and museum projects. Donations coming in from these boxes have helped to increase funds received compared to last year.

### Rectory Garden Project – Building Permit Close-Out

The Preservation Department has been active in pursuing a closure to the building permit for the Rectory Garden Project. The primary focus for the department has been the approval of construction related documents, permitting, and inspections with the City of San Juan Capistrano. To date the Mission has been successful in obtaining approval of construction documents, and has been issued a building permit. Final Inspections are to follow this August.

### The Mission Arcade Lighting Project

Due to available funding, the Mission is able to afford the installation of new low profile and energy efficient fixtures to replace the existing assortment of lighting fixtures and extension cords situated along the West Wing, Serra Chapel, and South Wing arcades. The outcome for the Mission will be a consistent, attractive illuminated arcade.

### **Future Projects:**

The following projects are planned for the coming months.

- The Dormitory Project (Phase 2) will involve the relocation Ms. Marion's loom weaving exhibit from the West Wing to the South Wing Dormitory, adjusting lighting fixtures, and making final exhibit adjustments as needed.
- Gold Rush Exhibit installation in the West Wing.
- Restroom Facility Building conservation of the exterior corner adobe building and its adjacent walls located on Ortega Highway and El Camino.
- Hydrology Study for the South Wing, Sacred Garden and Gift Shop.
- Winter "El Nino" preparations, and site to do list.

Respectfully submitted,

Sam U'Ren  
Architectural Conservator

Attachments:

1. West Wing Re-Roof Project Photographs
2. Dormitory Project Phase 1 Photographs
3. Serra Chapel Baptismal Font Project / Mission Arcade Lighting Project Photographs.