

MEMORANDUM

January 20, 2010

TO: Mechelle Lawrence-Adams, Executive Director

FROM: Sam U'Ren, Preservation Project Manager

SUBJECT: Preservation Status Report

Since the Board's last update the following preservation projects were completed, or are in process.

West Wing Building Upgrade Project

To ensure the security of artifacts currently on display, and in order to qualify for future high quality traveling exhibits, it was determined that the West Wing Museum needed vital security, environmental controls, and fire and life safety systems. As a result staff has begun the process of upgrading the West Wing Building by contracting with Architectural Resources Group, (ARG), to provide a complete set of "permit ready" architectural and engineering drawings to address system deficiencies. The project scope includes: conducting an assessment of the building for compliance with the California Building Code and ADA Guidelines; re-designing exterior doors and retrofitting existing windows to improve the buildings overall performance of environmental heating and cooling efficiencies; designing a heating ventilation air conditioning system, (HVAC), to meet current museum environmental standards; and designing and upgrading interior lighting systems. The total cost for the condition assessment is \$47,305, funding available from the Museum Development Fund. The report and will be completed by January 16, 2010.

Rectory Garden Project – Building Permit Close-Out

Since the Board's last update, final inspections of the masonry structures and electrical components within the Rectory Garden were inspected by the City of San Juan Capistrano's Building Department. Archeology reports associated with the project have also been finalized and formally submitted to the City. The required interpretive signs have been installed, and the irrigation systems inspected and approved. The project is closed.

Mission Parish School Garage and Passageway Re-Roof Project

The Mission found it necessary to make desperately needed repairs to the Mission Parish School garage, storage shed, and passageway structures located on the school property adjoining the Historic Mission's Administrative Offices. The structures had reached a point in which they were no longer waterproof and in a

state of disrepair. The scope of the project included the replacement of deteriorated weatherproof roofing membrane, deteriorated wooden elements, and the installation of a new weatherproof roof membrane. This project was completed on time and on budget for \$9,035.

Serra Statue Cross

Upon initial installation of the Serra Statue Cross in March 2009, the Preservation Department found the new sculpture to be structurally inadequate and in need of additional reinforcement. Once repairs to the cross were completed, the Preservation Department was successful in carrying out the re-installation of the new sculpture.

Unmasking Zorro: The History and Legend of the Original "Curse of Capistrano" Zorro Exhibit Project

Currently preparations for the Missions' next traveling exhibit, Unmasking Zorro are underway. The Preservation Department is managing the project schedule detailing all aspects of the ambitious project from creative conception to opening night. (Attachment 1).

Immaculate Conception Painting

In order to properly carry out the much needed conservation treatment of the 18th century painting, it was found to be necessary to remove the painting from the wall in which it was embedded. This was a much more extensive project than originally envisioned. After an in-depth investigation, exhaustive conservation treatment, and a specialized installation of mounting hardware to secure the painting to the wall, the staff was successful in returning the Immaculate Conception to the Serra Chapel.

Future Projects:

The following projects are planned for the coming months:

Preservation Masonry Repairs

The Department will identify potential masonry repairs and prioritize their repairs according to the seriousness of the condition, potential to become permanently damaged, and the costs associated with work.

Serra Chapel Holy Water Urn Project

Staff is currently in the process of commissioning a new holy water urn to replace the existing urn located outside the altar rail of the Serra Chapel. The new urn will

incorporate the decorative elements found in the Chapel into the stand and urn, and will be designed with the liturgical needs of the Parish in mind.

South Wing Dinning Room Door Project

One of the historic exterior doors in the South Wing has an active powder post beetle infestation. Given the door's historical significance, and its fragile state, it is necessary to mitigate the infestation as soon as possible. This means the door needs to be permanently removed. In place of the original, a high quality hand carved replica will be designed and installed. The Department is in the process of soliciting proposals for fabricating a replica and will provide an update in the next Board Update. (Attachment 2).

Serra Chapel Breezeway Chandelier

The current breezeway chandelier has been determined to be incompatible within the entrance. As a result, the Mission team has identified and purchased a replacement chandelier. The chandelier is slated for delivery in mid-January and will be installed upon arrival.

Sacred Garden Fountain

Due to water being found present in the Sacred Garden and along the Gift Shop Building, staff suspects the fountain is a possible leak source. Some leaks have appeared in the side walls of the fountain. As a result, the Department is recommending that a prescription for the treatment of the water leaks be identified and that repairs be made. The project scope is anticipated to involve draining the fountain for an undetermined period of time to let the masonry dry out, identifying and repairing the sources of the leaks, and re-sealing the fountain inner bowl. More information on this project will be provided in future Board Updates.

Restroom Preservation Project

There is a necessary need to preserve the rapidly deteriorating exposed adobe walls and the decorative brick cap of the corner adobe building located on Ortega Highway and El Camino. Work will begin (weather and schedule planning permitting), by Winter/Spring 2010, and is estimated to take 3 weeks. The project will be carried out by in-house staff at no extra cost to restricted or designated funds.

Master Preservation Schedule and Annual Building Survey

Further development of an Annual Preservation Needs Building Survey is in the process of being developed to help staff identify potential preservation needs and staff prioritizes future projects. The data collected will aid in the creation of a Preservation Department Master Schedule and will help staff monitor through

documentation the effectiveness of past conservation treatments. This project is currently a low priority, schedule and funding permitting.

This concludes the Preservation Status Report.

Respectfully submitted,

Sam U'Ren
Preservation Project Manager

Attachments:

1. Unmasking Zorro Project Schedule
2. South Wing Dining Room Replica Door Proposal

