

**MEMORANDUM**

May 12, 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 upgrades to security, environmental controls, and fire and life safety systems. Utilizing architectural and engineering drawings prepared by Architectural Resources Group, (ARG), and through a careful competitive bidding process designed to find the best possible quality and price for the Mission, the Preservation Department entered into contract with selective contractors to upgrade the West Wing Building. Through proactive planning and scheduling and due to a very tight, high volume construction schedule, the West Wing Upgrade Project was more or less completely run during off hours in order to minimize impacts and to maintain a positive and safe visitors' experience. The project scope of work included: re-designing exterior doors and retrofitting existing windows to improve the building's overall performance of environmental heating and cooling efficiencies; installing a heating ventilation air conditioning system, (HVAC), to meet current museum environmental standards; installation of early detection fire monitoring system; and upgrading interior lighting systems. The total cost for the project was \$159,908 and funded from the designated general preservation account. The project completed May 7, 2010. (Project photos are provided as Attachment 1).

South Wing Dining Room Door Project

In January, the Mission entered into contract with Antique Refinishers, Inc. to fabricate a high-quality hand-carved replica to replace the fragile historic South Wing Dining Room Door. Constructed completely by hand using traditional pegged mortise and tenon construction, the new replica is fabricated of Douglas Fir lumber and walnut carved panels and given an aged finish. The new replica door and frame were not distressed or intentionally damaged, but presented as an appropriate reconstruction of the original door, as it must have appeared when installed. In addition, replica hand-forged door pull and hinges were added to the replica. This project was completed March 5, 2010 at a total cost of \$9,010 and paid for through the TEA Grant. (Project photos are provided as Attachment 2).

### Restroom Preservation Project

The rapidly deteriorating exposed adobe walls and the decorative brick cap of the corner adobe building located on Ortega Highway and El Camino have been successfully stabilized by in-house staff at no extra cost to restricted or designated funds. Additional preservation efforts are needed to stabilize and preserve the entire building envelope. (Attachment 3).

### Front Gate Docent Building

In order to gain a better understating of the conditions present in the historic original Front Gate building, the Preservation Department recently removed the invasive creeping fig from the exterior of the building. Scheduling and funding permitting, a detailed building assessment will follow to document conditions present, sources of deterioration, and to recommend treatments to stabilize the building.

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

Currently preparations for the Mission's 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. The project is scheduled to be completed May 25, 2010.

### 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 scheduled for installation in mid-May 2010.

### **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.

#### 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. The project is scheduled for summer 2010.

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 to assist staff in prioritizing 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. West Wing Building Upgrade Project
2. South Wing Dining Room Replica Door
3. Restroom Preservation Project