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# Alive!

## GETTING IT WRIGHT

Frank Jew, Sr. Management Analyst II, Public Works/Project Restore, and Hsiao-Ling Ting, Architect, Public Works/Engineering.

City Employees from several departments work on Phase Three of redevelopment of Hollyhock House, the City's Frank Lloyd Wright masterpiece.

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Alive! photo by Tom Hawkins



City Employees Club of Los Angeles  
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# May 11

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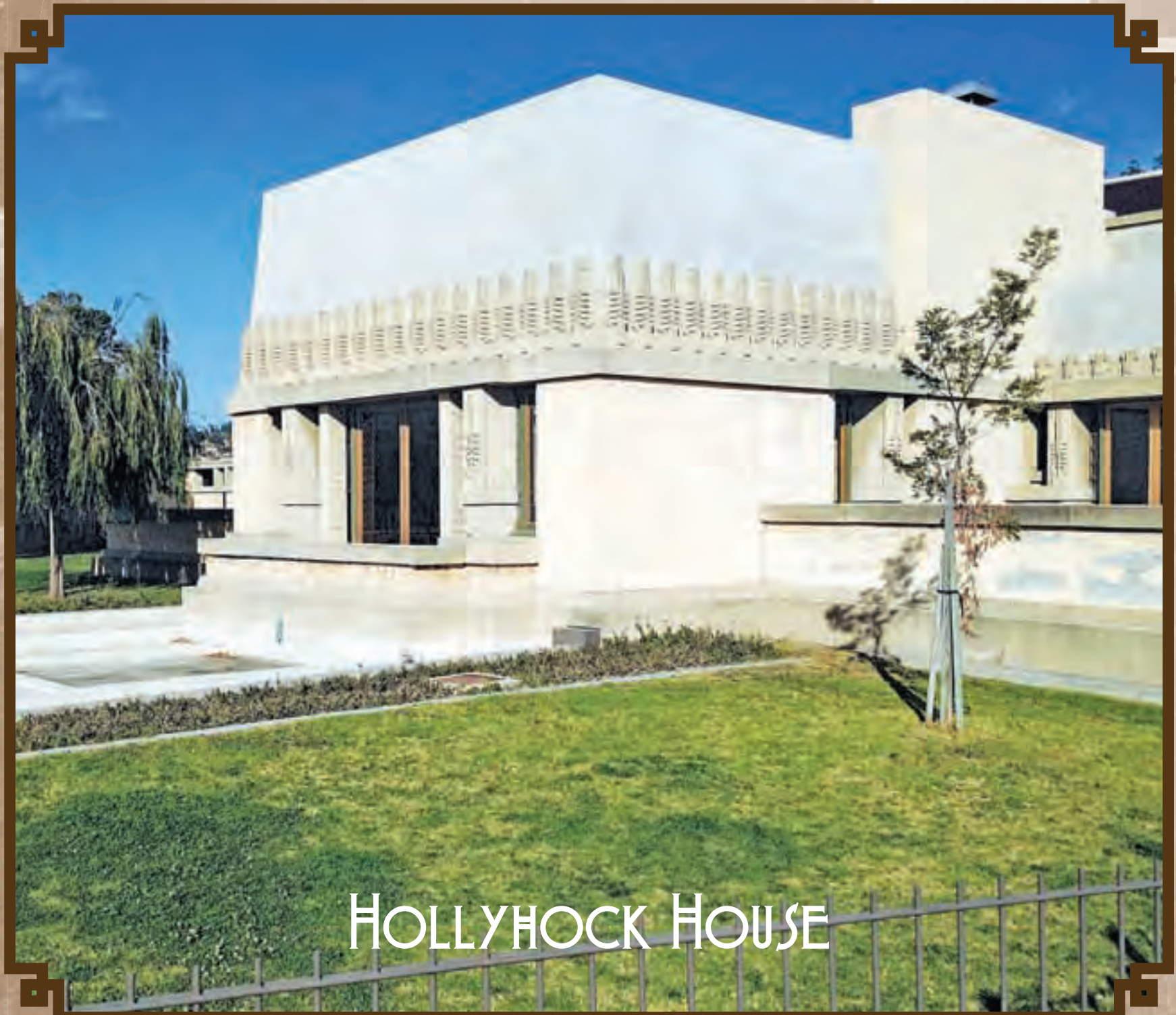
See  
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cover

# Knott's BERRY FARM.





# GETTING IT WRIGHT



HOLLYHOCK HOUSE



**ALIVE! FEATURE**

**At team from Public Works, Project Restore, Cultural Affairs, Rec and Parks and General Services is hard at work in Phase Three of the restoration of Hollyhock House, one of Frank Lloyd Wright's masterpieces.**

Photos by Tom Hawkins, Club Photographer; Angel Gomez, Club Sales Director; and courtesy Project Restore

In East Hollywood, with commanding views of the Hollywood sign, sits one of LA's great architectural treasures... and it's owned by the City.

But like all great classics, it must be taken care of. And with challenges as extensive as those on this project, it's not easy.

The City put together a team, lead by Kevin Jew, Sr. Management Analyst II, Public Works/Project Restore; Hsiao-Ling Ting, Architect, Public Works; and Jeffrey Herr, Curator, Cultural Affairs, to execute the current phase of the decade-long restoration. In these pages you'll see what the team is working on.

"This building is an international treasure," said Deborah Weintraub, Chief Deputy Engineer, Public Works/Engineering. "Our focus is to pay attention to the history and the details. Our effort has been to research the historical resources to make sure the restoration work reflects the original design intent of Frank Lloyd Wright."

"It is very difficult to manage a project with so many unforeseen conditions," said Mahmood Karimzadeh, Principal Architect, Public Works/Engineering. "We have to handle this project with a step-by-step approach. The team will only complete a task area before proceeding to the next one. This is to make sure that the house is always available for public tours, during and after the construction."

**The house is open for tours during restoration.**



*Alive!* editor John Burnes (left) discusses the project with Kevin Jew, Sr. Management Analyst II, in the courtyard of Hollyhock House.

**THE ALIVE! INTERVIEW**

**RESTORING HOLLYHOCK HOUSE**

**The Pride of L.A.**

On March 8, *Alive!* interviewed Kevin Jew, Hollyhock House Project Director; Hsiao-Ling Ting, Project Architect; and Edward Avila, President, Project Restore, a public-private partnership in charge of the Hollyhock House Project Phase Three. — Ed.

***Alive!*: Thanks for the tour of Hollyhock House this morning. First, let's talk about the funding of this project, Phase Three in the restoration.**

EDWARD AVILA: We were asked some time ago to apply for a state grant to pursue Phase Three of the Hollyhock House restoration preservation project. And we did. Our response was prepared by Kevin Jew, and we began the process. We were lucky enough to receive the grant with the City of L.A., putting up matching grants, which is required by the state. And Kevin also prepared

a response to a Save America's Treasures grant program for restoration projects. We were granted that, too, which is a federal program through the National Parks Service. We are very lucky to have received these grants.

KEVIN JEW: The funding came from the California Cultural and Historical Endowment [\$1.935 million], the National Park Service [\$489,000], Public Works' Bureau of Engineering [\$1.2 million] and Rec and Parks [\$735,000], for a total budget of \$4.359 million.

**Great, thanks. How much does Hollyhock House mean to L.A. and its cultural heritage?**

EDWARD AVILA: It means preserving our cultural heritage. It appears to be the only Frank Lloyd Wright home that is owned by a municipality solely for the use of the public. We looked around and up and down. It's really an important statement for the City of Los Angeles to have taken this Frank Lloyd Wright home, make it available to the public and do all of the

work that's being done. It's a spectacular place. Understand the statement the City is making: We are committed to this particular place.

HSIAO-LING TING: The City has invested tremendous resource into this vision, and also to maintain this property. The property has gone through many restorations. The City is determined to make sure this place continues its history and its mission.

**Depts. Together**

**A lot of City departments came together for this.**

KEVIN JEW: It's a long laundry list of people who are involved. Project Restore is a public/private partnership. I'm also an employee of the Board of Public Works. There's the Bureau of Engineering, the project manager and architect. There's General Services, our general contractor. Most of the work is being performed by them. Project Restore is using the grant money to hire some outside specialty contractors, but day in, day out, most of the work is being done by General Services.

Cultural Affairs is the curator of the facility, and we get a lot of input from them regarding the historic treatment. And Recreation and Parks owns the land. They maintain the landscaping. And then General Services maintains the buildings.

EDWARD AVILA: And let's mention the historic studies of Ken Bernstein from the Planning Dept. Planning is also involved.

Hollyhock is a vision if you think about it. It's the commitment to historic structures, to the architectural treasures that this City has. The East Coast is known for many, many such structures. The West Coast is not known for maintaining these historical beauties that we have. We're making a statement that we need to maintain and restore our buildings.

**Thank you very much for speaking to us today. It's a beautiful project.**

EDWARD AVILA: Thank you!

HSIAO-LING TING: Thank you.



John Burnes, *Alive!* editor; Edward Avila, President, Project Restore; Hsiao-Ling Ting, Architect, Public Works; and Kevin Jew, Public Works/Project Restore.



(ALIVE! FEATURE)

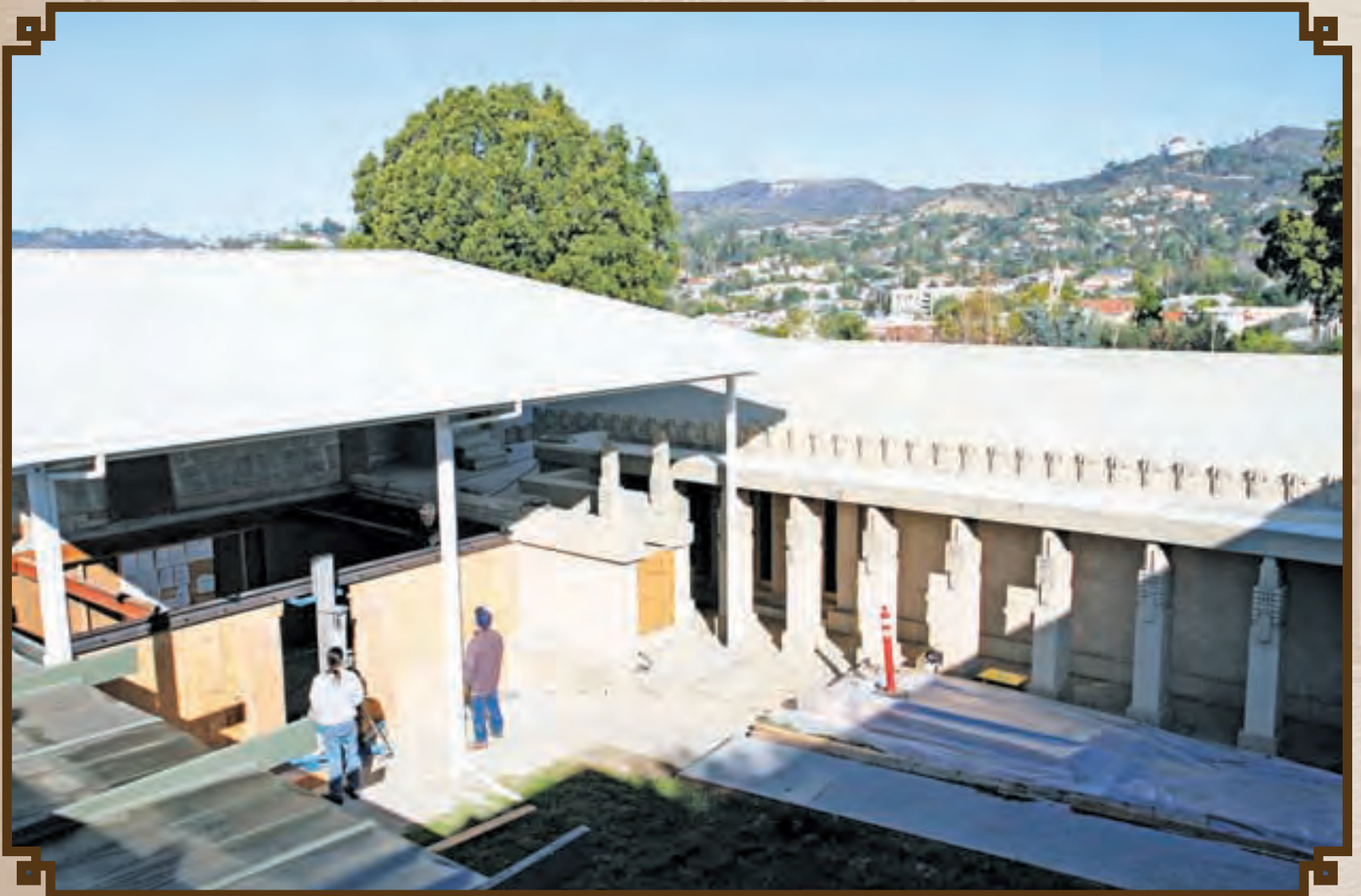
# THIS OLD HOUSE

Here's how Phase Three of the renovation is fixing Hollyhock House. The majority of the work focuses on the entry patio to the living room, and the adjacent north and south hallways.

The scope of the work in these areas is mainly the repair of damaged structural systems and the restoration of areas where incorrect alterations were made. This includes reinstating of entry doors and decorative moldings that have been missing for 65 years.

## Living Room Entry Patio

By far the biggest part of this current renovation has been shoring up the large, flat roof that served as an entrance to the house's gorgeous living room. Like on most Wright homes, the extensive flat roof surfaces eventually leak and cause structural damage. A new steel crossmember was installed, strengthening the structure so that the building could be stabilized and properly waterproofed.





# GETTING IT WRIGHT

## About Hollyhock House

The Aline Barnsdall Hollyhock House was designed by Frank Lloyd Wright as a residence for Aline Barnsdall, and was built from 1919 to 1921. Barnsdall donated the house to the City in 1927. Beginning in 1974, the City sponsored a series of restorations, but the structure was damaged in the 1994 Northridge earthquake. The current Phase Three of the restoration is both repairing damage and undoing earlier restorations that were not done correctly.

### Curating the Restoration

“Thanks to newly discovered photo archives, and actual forensic work at the house, we are beginning to happily discover what the house looked like in 1921,” said Jeffrey Herr, Curator, Cultural Affairs. “When we finish, we will have something much closer to what it looked like, than we ever thought possible.”

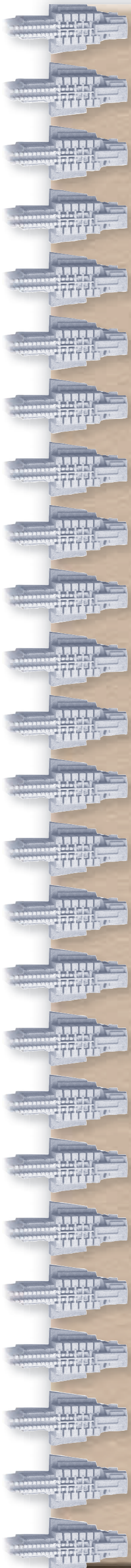
“Speaking with the community is important,” he continued. “We’ve been explaining what we’ve achieved, and what is to come. It gives the public a chance to respond, because we’re using public funds.”



Jeffrey Herr, Curator, Cultural Affairs, speaks at a community meeting, held at the refurbished garage at Hollyhock House.







(ALIVE! FEATURE)

# GETTING IT WRIGHT

## North and South Hallways

Work on the Living Room Entrance Patio lead to work on the north and south hallways that lead to and from it. The structure near the patio was shored up, and decorative details like the original doors are being reinstalled.



## Terrace Retaining Wall

The roots of an old and very large tree had been destroying Hollyhock House's terrace retaining wall. This restoration included removing the tree and its roots, and rebuilt part of the wall's structure.



## Garage/Chauffeur Quarters

The original house's garage/chauffeur's quarters are being restored and repurposed as a possible visitor's center. The structural work is covered under this phase, but development into a visitor's center or other use is not.

