

AGENDA ITEM 7.0

California Cultural and Historical Endowment Board Meeting
6/13/2013

STAFF REPORT

GRANTEE:	Project Restore
PROJECT:	Hollyhock House
LOCATION:	Los Angeles
PROJECT SUMMARY:	Stabilization and partial restoration of Hollyhock House at Los Angeles Barnsdall Park.
FUNDING RESERVED:	\$1,935,000
FUNDING RESERVATION DATE:	8/23/2007
FUNDING APPROVAL DATE:	07/24/2008
IN GRANT AGREEMENT?:	Yes
GRANT AGREEMENT TERM:	11/21/2008-06/30/2013
FUNDING ROUND:	Funding Round 3

BACKGROUND INFO

The Hollyhock House is the first home designed by architect Frank Lloyd Wright in California and represents his earliest efforts to develop a regionally appropriate style of architecture for Southern California. Aline Barnsdall, an oil heiress and patron of the arts, commissioned Wright to design and build the home and a 36-acre arts colony which would include a home for herself, two secondary residences, artists' apartments, a theater and shops where artisans could sell their creations. Due to financial and artistic differences between Barnsdall and Wright, only the two secondary residences and the Barnsdall home were built.

Wright sited Hollyhock House on the hilltop to take advantage of 360-degree views of the Los Angeles basin and created a geometric interpretation of the hollyhock flower built of concrete, to resemble the many-petaled hollyhocks which inspired his design.

In 1927, Aline Barnsdall gave Hollyhock House and its eleven surrounding acres, the equivalent of four city blocks, to the City of Los Angeles for use as a public art park which is now known as Barnsdall Park. The house has been home to a variety of art clubs and associations, including the California Art Club, which made full use of its dramatic design to display art work. Barnsdall Park is now the home of the Los Angeles Municipal Art Gallery's Junior Arts Center and the Barnsdall Art Center.

The CCHE grant funds are being used to stabilize and restore the structure through ground and foundation work, excavation, re-leveling, footing repairs, the prevention of water intrusion, and seismic retrofitting of the walls and roofing systems. It will also be used to restore historic fabric, complete code-related mechanical, electrical, and plumbing repairs and upgrades related to stabilization and strengthening work.

REQUEST

The Grantee is requesting a twelve-month extension to address water leakage and ground settlement issues discovered during the deconstruction of each area of the project, which in turn, has increased the project scope of work.

Examples of the structural issues uncovered are:

1. Sagging concrete beams;
2. Incorrect roof surface drainage causing rot, mold, and termite damage;
3. Damaged hollow clay tile blocks; and
4. Collapsed Drain lines due to tree roots.

The project will address the issues by:

1. Replacing sagging beams with steel I-beams;
2. Replacing wood ceiling framing, plaster ceiling and roofing;
3. Reinforcing/replacing tile blocks; and
4. Replacing 1000 feet of drain lines.

This is the fourth request for a time extension for this project. The grantee previously received three, six-month staff-approved extensions.

BUDGET DETAIL

The attached Exhibit B-1 Workplan reflects time frame and cost revisions to tasks impacted by the extension request.

STAFF RECOMMENDATION

Staff recommends approval of the twelve-month time extension from July 31, 2013 to July 31, 2014, to enable the grantee to increase the scope of work in order to address the structure's ground settlement, tree root, and water intrusion issues in order to fulfill the CCHE grant project with integrity.

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May 13, 2013

Board of Directors of the California Cultural and Historical Endowment
900 "N" St, Room 461
Sacramento CA 95814

Dear Board of Directors,

Project Restore respectfully requests that the end date of our grant agreement (No. 08-C2-02) be extended from July 31, 2013, to July 31, 2014.

This project entailed the restoration and seismic retrofit of one of the earliest Frank Lloyd Wright structures in the state. This structure was originally constructed in 1921, and has suffered water leakage and ground settlement issues almost from the time it was completed. During the early investigational phases of each project area, serious and widespread structural and water damage was found, thus increasing our scope of work in every area of the structure.

For examples, the following was found during deconstruction:

1. Inadequate concrete beams that were sagging. One of these beams was 26 feet in length. These were replaced with steel I-beams.
2. Many of the roof surfaces possessed incorrect drainage. This condition allowed water to pond and then leak into the interior.
3. Because of the leakage issues mentioned above, many areas of wood ceiling framing experienced rot, mold, and termite damage. All of the wood ceiling framing in these damaged areas had to be replaced, along with the plaster ceilings and roofing.
4. All walls were constructed of hollow clay tile blocks (HCT) and contained no reinforcing concrete or steel re-bar. Many of these HCT blocks were found to be damaged by ground settlement issues, tree roots, and water intrusion.
5. The structure is located at the top of a hill, surrounded by hundreds of trees. The tree roots had collapsed a number drain lines in different locations heading downhill to the street. Almost 1000 feet of drain line required replacement.

For the reasons mentioned above, we are requesting that a time extension for our grant be approved. At this time, no other adjustments are required for our work plan or project budget.

Sincerely,

Edward J. Avila, President

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Exhibit B – Scope of Work
R3-09 PROJECT RESTORE - HOLLYHOCK HOUSE
Exhibit B-1 Workplan, Sources of Funding and Schedule

Revised May13, 2013

Task Descriptions	Deliverable(s)	CCHE	Match	Match Source	Start Date	Completion Date
1. Design and Survey	Historic Structures Report, architectural drawings, and survey	520,000.00	450,000.00	City of LA	10/20/08	07/31/14
2. Testing, permits, and specialty contractors	Materials; geo-tech; structural testing; hazardous materials abatement; permits; survey; fountain and tree specialists	74,500.00	-		10/20/08	07/31/14
3. Project Management	Oversee construction and administer CCHE grant	295,500.00	192,000.00	City of LA	10/20/08	07/31/14
4. Historical Monitor	Historic Architect to oversee historic restoration work	-	150,000.00	City of LA	04/01/09	07/31/14
5. Stabilization	Stabilization work of the ground and foundation - footing repair, excavation, re-level, and water intrusion	220,000.00	350,000.00	City of LA	06/01/09	07/31/14
6. Strengthening of the structure	Structural strengthening of the walls and roofing systems.	300,000.00	400,000.00	City of LA	06/01/09	07/31/14
7. Restoration of the structure	Restoration of historic fabric in stabilized and strengthened areas - paint, plaster, concrete, furnishings, wood work, hardscape, planters, landscape, and irrigation	425,000.00	243,000.00	City of LA	09/01/09	07/31/14
8. Mechanical, Electrical, Plumbing Systems	Code related repairs and upgrades due to the seismic retrofit	100,000.00	150,000.00		06/01/09	07/31/14

9. Contingency [Not to exceed 10% of CCHE grant]	Unforeseen project expenses					
10. Project Close-out	Final report and invoice					07/31/13
TOTAL		1,935,000.00	1,935,000.00			3,870,000.00
Workplan		Budget			Schedule	
Please provide extension justification here: Investigations revealed structural and termite damage, and wood rot and mold caused by prolonged water leakage.						







