



Mary R. O'Grady

Meghan H. Gabel

2929 North Central Avenue  
21st Floor  
Phoenix, Arizona 85012

Telephone 602.640.9000  
Facsimile 602.640.9050  
omlaw.com

October 13, 2015

*Via E-mail and U.S. Mail*

Mayor Greg Stanton  
Vice Mayor Daniel Valenzuela  
Councilwoman Thelda Williams  
Councilman Jim Waring  
Councilman Bill Gates  
Councilwoman Laura Pastor  
Councilman Sal Diccio  
Councilman Michael Nowakowski  
Councilwoman Kate Gallego

Re: HP-L Case No. Z-24-12-6 – David and Gladys Wright House.

Dear Mayor and Members of the City Council:

We represent Zach Rawling, Manager of David Wright House LLC – the entity that owns the David Wright House property. As you know, Mr. Rawling, unlike the previous owner, is working to preserve and restore the David Wright House property so that its significance can be fully appreciated in its historic setting. Part of the restoration effort is to replant the flood-irrigated citrus groves and olive trees historically found on the property. Indeed, a sweeping natural environment dense with groves, trees, and mountain views were fundamental to the home's design and orientation. Preserving that environment is fundamental to conveying the significance of Mr. Wright's organic design. To that end, Mr. Rawling has filed a Historic Preservation-Landmark ("HP-L") application that would protect the entire 6.1 acre lot on which the historic structure sits (Case No. Z-53-15).

On September 16, 2015, we sent a letter to Historic Preservation Officer Michelle Dodds requesting that the City withdraw its HP-L Application, Case No. Z-24-12-6 ("City-Initiated Application"). That letter is attached hereto as Attachment A. On September 30, Ms. Dodds responded to our letter, informing us that she does not have authority to withdraw the City-Initiated Application or remove its consideration from the October 21, 2015 City Council meeting agenda. In deference to Ms. Dodds, we respectfully ask that the City Council request that Staff withdraw the City-Initiated Application or to reject that Application outright so the City can focus on the owner-supported HP-L application that is now pending. The reasons supporting this request are as follows:

- 1. The narrow scope of the City-Initiated Application does not adequately protect the integrity of Frank Lloyd Wright's design.**

As described in the letter to Ms. Dodds (Attachment A), the City initiated this case to protect the David Wright House from imminent demolition at the hands of its then-owner, 8081 Meridian LLC. At the time, 8081 Meridian owned a 2.45 acre parcel, and the City-Initiated Application sought to designate that entire parcel as HP-L. Today, however, the relevant parcel is the one owned by the David Wright House LLC: a 6.1 acre lot that has been restored to give life to Frank Lloyd Wright's vision of a home that fits naturally into its unique suburban environment, surrounded by orchards and mountain views. The architectural brilliance of the site that makes it historic cannot be appreciated through the David Wright House structures alone. Those structures must be viewed in relation to their organic natural surroundings. The buildings, similar to Wright's masterpiece "Falling Water" in Pennsylvania, were carefully designed and situated to become an organic part of the natural world around them. In an August 16, 1955 interview with WTMJ out of Milwaukee, Mr. Wright described the David Wright House as follows:

Mr. Wright: [I]t is built up, off the ground, around a patio which is always cool. It raises the main floor of the house to the top of the orchards around it and you do not see the houses, you only see the mountains. The house itself is of a curved form because it is natural to that place and natural to the way the plan was made.

Q: Well, now why was a curved form natural to that place?

Mr. Wright: You would have to see the environment in order to get the answer. You would have to see the mountains across the way, and to the right and to the left and over behind.

Q: I see. And this [the house] is something that grew out of what you felt about the area around it? It's location?

Mr. Wright: It is natural to that site because of its relation to the things around it."

*See* Interview Transcript from Frank Lloyd Wright Archives, attached hereto as Attachment B.

When the City initiated its HP-L application, the then-existing parcel size and dense residential surroundings undermined Mr. Wright's intention that the David Wright House structures must appear to have grown out of and into its natural surroundings, an issue discussed at length in the owner's HP-L Application. *See* Application for Landmark Designation for the David and Gladys Wright House Property, Case No. Z-53-15, at pages 3, 14-23.

For that reason, the City-Initiated Application, focused on a narrow, once cluttered parcel, does not protect the landscape needed to convey the significance of the David Wright House. Any subsequent property owner could once more subdivide the land and construct an encroaching building that interrupts the natural and specifically intended relation of structure to site, thereby destroying the integrity of Frank Lloyd Wright's architectural design. The narrow scope of the City's application therefore falls short of the evaluation criteria established in

Section 807(D)(3) of the City's Zoning Ordinance, requiring that HP-designated properties "retain sufficient integrity of location, design, setting, ... feeling and association to convey their significance." By contrast, the owner's HP-L Application protects the full breadth of the parcel and reestablishes the visual connection between structure and nature that Frank Lloyd Wright intended the David Wright House property to convey.

**2. The City-Initiated Application is moot and inconsistent with past HP-L boundary designation precedent.**

Not only is the integrity of Mr. Wright's design undermined by the scope of the City-Initiated Application, the City-Initiated Application is based on a parcel that no longer exists and is therefore moot. The existing 6.1 acre parcel underlying Mr. Rawling's application has been approved by the City and recorded with the County, and is the only relevant parcel for consideration. There is simply no longer a 2.45 acre lot.

Under these circumstances, the City must justify why an HP-L designation is appropriate for only a subset of a larger recorded parcel. *See* Phoenix Zoning Ordinance Sections 807(D) and (E) (requiring that property boundaries be drawn carefully to ensure that, among other things, they contain documented historic resources, coincide with documented historic boundaries, and include non-historic areas where necessary to convey the significance and retain the integrity of the historic property). And any such justification will be inconsistent with Phoenix municipal precedent established by other HP-L cases that have come before the City Council, wherein the HP Commission recommended and the City approved boundary expansions for HP-L zoning overlays purely because they were sought by an owner who acquired additional land and asked to extend the HP-L protection accordingly.

Take the Tovrea Castle site, for example. In 1988, the City of Phoenix approved a HP Commission recommendation to place HP overlay zoning on a sprawling 42.5 acre site surrounding the Tovrea Castle, even though the actual "Castle" itself occupied only a portion of the property. *See* Tovrea Castle Staff Report (November 28, 1988). Following that designation, trustees to the estate of Philip Tovrea (the "Trust") who sought to develop the property contested the breadth of the HP zoning overlay. To resolve the dispute, the City negotiated a purchase of slightly more than 6.5 acres of the 43 acre site and narrowed the HP designation to only the City-owned portion of the property. *See* Staff Recommendation on Application No. 91-92-6. In exchange, the Trust agreed to record a deed restriction against their ownership that would provide development standards "to protect the integrity of the Castle and grounds and preserve public views to and from the Castle." *See id.* The Staff Report recommending approval of the deal made it clear that the City agreed to a smaller HP area in large part because "the owners have gone through the one-year stay of demolition and may now legally request approval of a plan that could alter or remove all the historic resources on the site." *See id.*

By 2004, the City had acquired not only the original 43 acre Castle site but an additional 3 acres of surrounding land. As part of a City initiative to designate historic properties as landmarks, the HP Commission recommended that the City remove the existing, narrow HP overlay "and replace it with a new HP-L overlay that would cover the entire 46-acre site now

owned by the City.” *See* Staff Report on Rezoning Application Z-119-03-6 (Tovrea Castle Landmark Designation). The HP-L boundary expansion was approved from less than 8 acres to 46 acres with no discussion of why or how the additional property was “historic.” The only consideration mentioned was that the City owned the larger parcel. *See id.*

The Monroe School Landmark Designation tells a similar story. In 1987, in response to a HP Commission application, the City approved an HP overlay on 3.73 acres located at the southeast corner of Seventh Street and Van Buren, covering the Monroe School structure and some surrounding land. *See* Application No. 37-87-8 (February 25, 1987). In 1999, the then-owner of the Monroe School filed an application with the HP Office to demolish the building. *See* Staff Report on Rezoning Application Z-106-03-8 (Monroe School Landmark Designation). After Phoenix voters approved a bond issuance to rehabilitate the building for use by the Children’s Museum of Phoenix, the City acquired 5.52 acres of the Monroe School property. *See id.*

In 2004, in response to the same City initiative that resulted in an expanded HP-L zoning overlay for the 46 acre Tovrea Castle estate, the City’s Lead Historic Preservation Planner proposed an HP-L overlay for Monroe School covering the full 5.52 acres (what he deemed “a slightly larger area” compared to the 3.73 acre previous HP designation) because it “encompass[ed] all of the property now owned by the City of Phoenix.” *See id.* Again, parcel ownership was the only criterion discussed as to why the expanded boundary should be included in the HP-L designation.

In this case, Mr. Rawling owns the David Wright House on a 6.1 acre lot, which has been rehabilitated to restore the integrity of Frank Lloyd Wright’s historic design. There is no logical reason why an HP-L designation should apply to only a portion of that property, particularly a portion that would divorce the David Wright House from its historically accurate address on Exeter Boulevard. Consistent with its treatment of the HP-L boundary expansions at Tovrea Castle and the Monroe School, the City should extend HP-L protection to the entire recorded parcel. To do so, it must either withdraw or reject the narrow, City-Initiated Application, which – based on a parcel that no longer exists— is moot.

### **3. The City-Initiated Application is unnecessary to protect the David Wright House from demolition.**

Whenever an application for HP or HP-L zoning is made, a temporary restraint on demolition for the associated property arises under Section 806 of the Phoenix Zoning Ordinance. That stay is effective from the time the HP application is initiated or filed to the time the City Council takes action on it. *See* Phoenix Zoning Ordinance Section 806(D).

Here, because Mr. Rawling has filed an application for an HP-L overlay on the David Wright House property, a temporary stay of demolition will continue until the City Council votes on the application. The City-Initiated Application is no longer necessary to provide that temporary measure of protection. In fact, the protection against demolition is stronger with Mr. Rawling’s HP-L Application, which – unlike the City-Initiated Application – has no legal

infirmities and is fully supported by the landowner. Simply put, the City-initiated case is no longer necessary to protect the historic structure and property from destruction.

In the highly unlikely event that Mr. Rawling or any successor in interest to the David Wright House property sought to withdraw the HP-L application on the 6.1 acres, HP Staff would, by necessity, know immediately that the City should re-initiate HP-L proceedings by filing an application. Any such application would, presumably, continue to attempt to protect the entire 6.1 acre parcel now legally recorded at the historic and current property address.

#### **4. The City-Initiated Application is legally deficient.**

The City's zoning regulations plainly state that any HP-L application "shall be signed by a real property owner in the area included in the application." *See* Ord. 807(A); 506(A)(6). The City's application lacks the signature of any property owner, either past or present. Given that deficiency, the application should not have been accepted for processing by Commission Staff and should therefore not be entertained by the City Council. The only signed application, complying with all regulatory requirements, is that filed by the owner himself. Mr. Rawling expressly objects to the limited HP-L designation in the City-Initiated Application. Withdrawal of the legally deficient City-initiated application is therefore appropriate as a matter of law.

#### **5. The City-Initiated Application raises significant Proposition 207 concerns.**

The Private Property Right Protection Act, a landowner friendly statutory scheme approved by the voters in December of 2006 through Proposition 207, requires the government to compensate landowners for any diminution in fair market value of the landowner's property caused by the government's regulatory action. *See* A.R.S. § 12-1131, *et. seq.* Legislative history makes plain that historic preservation zoning overlays constitute land use laws that trigger Proposition 207 payments. *See* Secretary of State 2006 Ballot Proposition Guide for Proposition 207 (noting in the argument "against" proposition 207 that "approval or disapproval of historic overlay zoning" is an example of an "action[] that could trigger lawsuits and payments"); *Heath v. Kiger*, 217 Ariz. 492, 496, 176 P.3d 690, 694 (2008) ("To determine the intent of the electorate, courts . . . look to the publicity pamphlet."). For this reason, most cities – including Phoenix – have developed a general practice of securing "Proposition 207 Waivers" in order to avoid litigation in these types of scenarios. *See, e.g.,* <http://azpreservation.blogspot.com/2007/05/law-hinders-historic-preservation-in.html>.

In this case, Mr. Rawling owns 6.1 acres of land that he intends to use consistent with the limitations outlined in a text amendment to the City's zoning ordinance that was approved unanimously by the City Council specifically for the David Wright House property. Mr. Rawling has gone to great philanthropic lengths to restore the property, but cannot continue to maintain and preserve the historic site without being able to use the property to further the educational and cultural mission of the non-profit David Wright House Foundation. The City's text amendment ties the land use to an HP-L designation. If that designation were limited to the 2.45 acres underlying the City-Initiated Application, the result would be a highly unusual HP-L island on a much larger estate, foreclosing public access to Camelback Road-accessible parking and the home's current and historic Exeter address. Such an impact would both eradicate the

owner's ability to use the property to fund the ongoing maintenance and preservation of the historic David Wright House structures and significantly undermine the value of his 6.1 acre parcel.

For these reasons, Mr. Rawling seeks a HP-L overlay on the full 6.1 acre parcel and vehemently protests any narrower designation. Mr. Rawling's competing application for HP-L designation on 6.1 acres does not constitute a waiver of any claim for diminution in value if the City proceeds with its more restrictive application, and Mr. Rawling expressly disclaims any such waiver. If the City Council approves the City-Initiated Application, the City may be liable for damages equal to the diminution in fair market value of the existing 6.1 acre parcel. Damages could include, among other things, those related to the owner's inability to remove and sell the David Wright House structures to interested art and architectural buyers and to thereafter subdivide and develop the 6.1 acre property for residential use.

Mr. Rawling fervently hopes to avoid any such claim. Rather, he hopes that the City will continue to work with him and the David and Gladys Wright House Foundation to realize their mission to use the David Wright House property for the ongoing benefit of the public: to Preserve, to Celebrate, and to Inspire.

#### **Conclusion.**

Mr. Rawling is devoted to the David Wright House property. He is a student of Frank Lloyd Wright architecture and has a profound appreciation for the genius of Mr. Wright's designs. His hope, and that of the David and Gladys Wright House Foundation, is that he and the City Council can work together to preserve the David Wright House property in perpetuity. That goal cannot be accomplished if only 2.45 acres of the 6.1 acre parcel is designated as HP-L.

For the foregoing reasons, we respectfully ask that the City Council request that Staff withdraw the City-Initiated Application at the October 21, 2015 City Council meeting, or that the Council reject that Application outright. Doing so will allow the owner to pursue and the City to consider the owner's more comprehensive HP-L application that more accurately portrays the property as it existed in historic 1950 and as it exists today – not as it did in 2012, when the emergency City-Initiated Application was filed. At a minimum, we ask that you continue this item until the City Council meeting at which the owner's HP-L Application, case number Z-53-15, will be heard.

Please do not hesitate to call with any questions or concerns. We look forward to working with you.

Sincerely,



Mary R. O'Grady  
Meghan Grabel



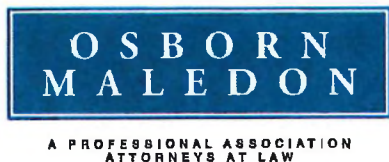
October 13, 2015

Page 7

cc: Alan Stephenson, Planning Director  
Michelle Dodds, Historic Preservation Officer  
Ed Zuercher, City Manager  
Brad Holm, City Attorney

# **EXHIBIT A**





**Mary R. O'Grady**

mogrady@omlaw.com

2929 North Central Avenue  
21st Floor  
Phoenix, Arizona 85012

Direct Line 602.640.9352

Telephone 602.640.9000

Facsimile 602.640.9050  
omlaw.com

September 16, 2015

***Via E-mail and U.S. Mail***

Ms. Michelle Dodds, AICP  
Historic Preservation Officer  
Planning and Development Department  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

Re: HP-L Case No. Z-24-12-6 – David and Gladys Wright house.

Dear Ms. Dodds:

We represent Zach Rawling, Manager of David Wright House LLC – the entity that owns the David Wright House property. As you know, the City initiated this case in June of 2012 to protect the David Wright House from imminent demolition at the hands of its former owner-developer, 8081 Meridian LLC. By initiating this case, the City triggered the temporary restraint on demolition governed by Section 806 of the City of Phoenix Zoning Ordinance, forestalling the destruction of the David Wright House and giving interested members of the historic preservation community additional time to find an owner committed to preserving the property.

Fortunately, the new owner of the David Wright House is firmly committed to preserving this beautiful and historically significant property. He has submitted a new Historic Preservation-Landmark (“HP-L”) application for the City’s consideration that would protect 6.1 acres of this historic property and urges withdrawal of the more limited City-initiated application (Case No. Z-24-12-6) so the City can focus on the owner-supported application that is now pending. The reasons for this request are described in detail below.

**The Property Subject to Preservation.**

The property boundaries to which the City’s HP-L designation would apply made ample sense when the City initiated this case three years ago. Indeed, it covered the entire 2.45 acre parcel then-owned by 8081 Meridian LLC – a portion of Lot 8, Block H in the Arcadia Subdivision. But a dense 2.45 acre lot does not do justice to Frank Lloyd Wright’s artistic design of the house, which was intended to sit on a sprawling 10 acre rural estate. As history tells it, Frank Lloyd Wright designed and oriented his son’s home to demonstrate through visual connections the relationship of the house to its surroundings. As Frank Lloyd Wright himself said about the property, “[i]t is a good type of house for that [southwest] region and affords many advantages not possible to a house on the ground. It is a citrus orchard district and the orange trees make the lawn for the house. The slowly rising ramp reveals the surrounding mountains and gives security to the occupants.” See Exhibit A to the David Wright House Foundation HP-

L Application. A 1955 edition of *House Beautiful* similarly commented on the relationship between architecture and environment that Frank Lloyd Wright's design achieved, describing the house as "a castle in the air, curving above the hot, dusty floor of the desert, looking out in all directions above the tree tops of orange groves, 'the lawn of the house,' toward the surrounding mountains among which it stands as securely, as naturally, and fully as nobly as they."

To that end, the home was elevated in height to highlight views of both the head of Camelback Mountain and the Papago Buttes over a "lawn" of citrus orchards – a "lawn" covering not just the property that David Wright owned when he commissioned the house, but on each of the surrounding parcels. In fact, the David Wright House was originally intended to sit on Lot 7, Block H – the parcel immediately adjacent to Lot 8 on the east. *See* A Building Condition and Needs Assessment for the David and Gladys Wright House at page 9, attached as Exhibit B to the David Wright House Foundation HP-L Application. Like most of the surrounding landscape, Lot 7 was covered with hundreds of citrus trees, beloved to David Wright. David asked his father, renowned architect Frank Lloyd Wright, to preserve as many of the trees on Lot 7 as possible when designing the house and configuring its placement, which proved difficult for the architect to do. *See id.* Rather than build the house over the trees, David instead purchased Lot 8, the sparsely vegetated parcel on which the David Wright House was finally built. *See id.* at 11. And, as Frank Lloyd Wright's pencil drawings from 1950 demonstrate, the "lawn" of groves surrounding the house included those then-existing on Lot 4, a portion of which is now a part of the 6.1 acre parcel on which the David Wright House sits today. *See* Attachment A to this letter (1950 Frank Lloyd Wright pencil drawing of the house in relation to the surrounding property, showing that the citrus orchards on both Lots 4 and 7 were contemplated in his original design for the house).

Mr. Rawling has a profound appreciation for this history and has taken significant steps to preserve the home and restore the surrounding landscape to regenerate Frank Lloyd Wright's original vision for the property. Since purchasing the 2.45 acre lot in December of 2012, he has acquired three adjacent properties (parts of Lot 4 and Lot 8) and consolidated the four parcels into a single 6.1 acre parcel, thereby restoring both the historically correct address and the sense of space and openness that Frank Lloyd Wright designed the property to enjoy. Indeed, by expanding the property boundaries and replanting a grove of citrus trees where they had historically grown, the Foundation is re-establishing the visual connections between home and environment that Frank Lloyd Wright intended his masterpiece to demonstrate.

Consistent with its mission to preserve the integrity of the famous architect's last residential masterpiece, David Wright House LLC has filed a new application to establish an HP-L designation for the 6.1 acre parcel on which the David Wright House now sits. That filing, of course, triggers the Section 806 temporary restraint on demolition, protecting the David Wright House to an arguably greater extent than the City-initiated application underlying this case.

The City's valiant act of initiating the current case without the property owner's consent achieved its intended outcome: it protected the David Wright House structure until a preservation-minded buyer successfully purchased the property. But the scope of the underlying application, as described above and in the owner-initiated HP-L application, does not go far

enough. We therefore formally request that the City-initiated case be withdrawn and taken off of the City's October 21, 2015 Council Meeting Agenda so that the owner-initiated HP-L case can proceed without confusion caused by a competing application.

**Additional Reasons the 2012 Application Should Be Withdrawn.**

Withdrawal of the 2012 application is also appropriate for the following legal insufficiencies:

1. **The Application is Deficient.** The City's zoning regulations require that the Historic Preservation-Landmark overlay application "shall be signed by a real property owner in the area included in the application." *See* Ord. 807(A); 506(A)(6). The 2012 application lacks the signature of any property owner, either past or present. Given that deficiency, the application should not have been accepted for processing by Commission Staff and it should therefore not be entertained by the City Council. The only signed application, supported by the property owner, is the recent application that would protect the 6.1 acre parcel on which the David Wright House currently sits. The property owner expressly objects to the limited HP-L designation in the 2012 application and favors its withdrawal so the City can focus on the recent owner-filed application that is more comprehensive and historically accurate.
2. **Lack of Owner Consent.** Approval of the 2012 application absent the owner's consent constitutes a regulatory taking, requiring compensation under the Private Property Right Protection Act - a landowner friendly statutory scheme added in December 2006 by Proposition 207. *See* A.R.S. § 12-1131 *et. seq.* There is little question that the property restrictions attending an HP-L designation will reduce Mr. Rawling's existing property rights, and that he would be entitled to payment equal to the resulting diminution in fair market value if the City approves an HP-L designation without his agreement. *See* A.R.S. § 12-1134(A); *see also* Secretary of State 2006 Ballot Proposition Guide for Proposition 207 (noting in the argument "against" proposition 207 that "approval or disapproval of historic overlay zoning" is an example of an "action[] that could trigger lawsuits and payments"); *Heath v. Kiger*, 217 Ariz. 492, 496, 176 P.3d 690, 694 (2008) ("To determine the intent of the electorate, courts . . . look to the publicity pamphlet."). In fact, most cities - including Phoenix - have developed a general practice of securing "Proposition 207 Waivers" in order to avoid litigation in these types of scenarios. *See, e.g.,* <http://azpreservation.blogspot.com/2007/05/law-hinders-historic-preservation-in.html>. While the risk of pursuing the 2012 application without a Proposition 207 waiver was worth taking when dealing with the former owner who had every intention of destroying the historic home and further subdividing the already reduced Wright acreage, it makes no sense today with an owner who seeks to protect the integrity of the David Wright House and surrounding property.

Having restored much of the environment underpinning the David Wright House placement and design, Mr. Rawling plans to use the 6.1 acre property consistent with the limitations that will be outlined in a special permit - a permit authorized by an amendment to the Phoenix Zoning Ordinance to allow HP-L designated properties to undertake various public uses, passed unanimously by City Council specifically for the

David Wright House. The value of the Foundation's 6.1 acre parcel will be materially diminished if the HP-L designation and permitted use applies to less than half of the property. The limited HP-L boundary proposed in the City's application under present land conditions would create an HP-L island on a much larger estate, foreclosing access to Camelback Road accessible parking and the home's current and historic Exeter address – an untenable result.

3. **Inaccurate Property Description.** The parcel underlying the 2012 application no longer exists, rendering that application moot. As mentioned above, the City of Phoenix has approved an application joining four parcels to restore the sense of openness and space intended for the David Wright House property, and the owner has filed an application seeking a HP-L overlay for the full 6.1 acre consolidated parcel. As discussed above, the acreage surrounding the David Wright House was subdivided at various times from 1968 to 1970, and the "lawn" of citrus groves was removed. By joining four parcels that surround the home and replanting the trees that grew on Lots 4 and 8 in 1950, Mr. Rawling is doing exactly what the Historic Preservation Office advises its historic property homeowners to do: "reversing earlier adverse alterations" and "recapturing the original appearance" of the property, as it was designed to be viewed. *See* City of Phoenix Planning and Development Department, Historic Preservation Office Preservation Philosophy at 2. It defies law and logic to establish an HP-L overlay on only a small portion of the overall historic estate, contrary to the property owner's wishes, the City's own preservation philosophy, and past Commission practice.

### **Conclusion.**

For the foregoing reasons, we respectfully request that the 2012 application be withdrawn and taken off of the agenda for consideration and vote at the October 21, 2015 City Council meeting. Doing so will allow the owner to pursue and the City to consider a more comprehensive HP-L overlay application that more accurately portrays the property as it exists today – not as it did in 2012, when the underlying application was filed.

Because Mr. Rawling has filed an application for an HP-L overlay on the David Wright House property, the temporary stay of demolition now in place will continue upon withdrawal of the 2012 application. The City-initiated case is no longer necessary to protect the historic structure and property from destruction and it should be withdrawn.

September 16, 2015

Page 5

Please do not hesitate to call with any questions or concerns. We look forward to working with you to protect and preserve Frank Lloyd Wright's masterpiece as it was intended to be experienced.

Sincerely,



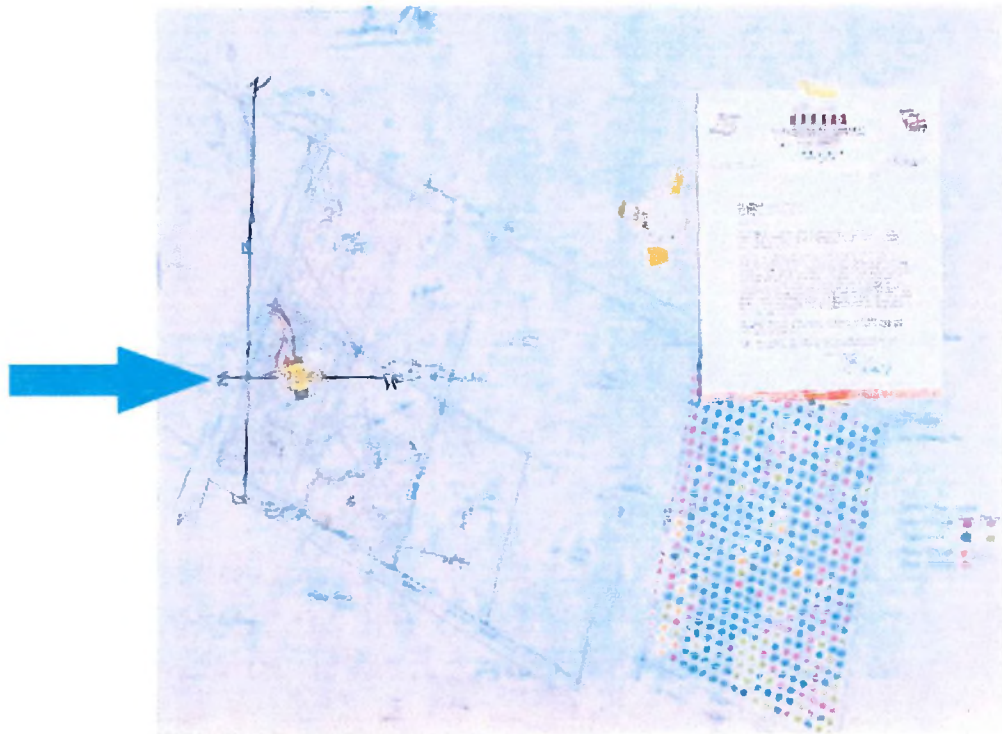
Mary R. O'Grady  
Meghan Grabel

cc: Mayor Greg Stanton  
Vice Mayor Daniel Valenzuela  
Councilwoman Thelda Williams  
Councilman Jim Waring  
Councilman Bill Gates  
Councilwoman Laura Pastor  
Councilman Sal Diciccio  
Councilman Michael Nowakowski  
Councilwoman Kate Gallego  
Alan Stephenson, Planning Director

# **ATTACHMENT A**



This Attachment A can also be found on page 19 of the HP-L Application submitted by the property owner, case number Z-53-15.



*Schematic Site Plan of Lot 8 drawn by Frank Lloyd Wright in 1950; arrow indicates location of the David Wright House. Note the ripples drawn in pencil by Frank Lloyd Wright on Lot 4 to the north, indicating that citrus orchard was part of design concept. Color coded drawing at right was made by David of Lot 7, identifying all the trees and their condition; when he concluded that too many trees would be lost if he built there, he bought Lot 8 to the west (a parcel with far fewer trees). (Sketch: FLLW FDN # 5030.011)*





## **EXHIBIT B**

#259

FRANK LLOYD WRIGHT

WTMJ - Interview

August 16, 1955 - #259

*The American Home: The  
Upper Automobile  
(The Orient, the Davis Wright House, Fallingwater)*

"Today I wonder if we could talk about your feeling about what a home

should be. Will you tell us what you try to put into a home and what

we should look for in a home, when we are building?"

Well, you try to put the people in the home they belong in. That I

consider my job, ~~and~~ I think they should give a little more considera-

tion to being put into a home then they seem to be willing to give.

Architecture, you know, is the basis for a culture. And that saying

of the witty Frenchman that "we are the only great nation who proceeded

directly from barbarism to degeneracy, with no culture in between" is

true, because we do not have an architecture of our own. We are

struggling now to gain on e, and making some progress in that direction.

"When you say a home architecture of our own, what do you mean?"

I mean something that belongs to our democratic ideal. Something that

is based upon the freedom that was guaranteed to us by the Declaration of Independence, and all for the free and the brave, ~~is it not?~~ And so on. ~~Now~~ Most other homes would have to be in a fashion, they would have to be fashion-built, ~~And, so far, our homes have been~~ what they call taste-built. You know what taste is, ~~do you not?~~

~~"Well, I know what Mr. Russell Eames calls taste."~~

~~Well,~~ I it is a matter of ignorance, chiefly. You taste because you do not know. And if you like the taste, well, that is it. Now that is all the architecture we have now.

"Well how are we going to get the kind of architecture that you think we should have? ~~What do we look for?~~"

By studying a little bit and acquainting oneself with the nature of the thing. We ought to study Nature more than we do, everywhere. And until you know the nature of a good house, how can you get a good house? You are not going to go to the right man to build you a good house unless you know the nature of that thing and understand it well enough to know

when you get a good one and when you get a bad one.

*u*  
~~"Well now,"~~ *W*hat is the nature of a good house?"

*Caution*  
~~What,~~ *I*t would be something that belonged right there where it was,  
would it not? First of all, it would recognize the nature of the ground,  
the nature of the site, and become a part of it for all time. ~~And,~~ *L*ooking  
at it, you could not imagine it anywhere but right there. Of the ground  
and out of the ground and into the light is the first basis of a good house.  
And I think, on that basis, almost all that you see around you ~~are~~ so  
casually there you could say was pretty bad.

→ "Now you said a moment ago that it must also be a kind of home for the  
free and the brave -- do you also have to consider the individual person  
in that house, as it is coming out of the ground?"

Inevitably, but principles do not change for individuals. The individual  
is an individual insofar as he can absorb and express that principle.

And if he is not familiar with it, if he does not understand the nature  
of it, all he has to go by is *what is* called taste. ~~And~~ *I*t is a very unsafe guide,

"Well, what is that secret?"

Form is to the life as the life is to the form. In other words, the nature of the thing has its own expression according to the materials, according to the method, and according to the man. And when the building is of that character, it is beautiful. ~~And~~ <sup>It</sup> has not failed the beauty because it will have the same quality that a tree has, or that flowers have, or that a beautiful human being has.

"Mr. Wright, I wonder if you would translate that into something quite practical? I have a beautiful picture here of that house of yours designed for - its your son, I guess - David Wright, out in the West. Now, how does this exemplify what you are talking about?"

This is the unusual concrete block house and it is built up, off the ground, around <sup>a</sup> ~~the~~ patio which is always cool. ~~And~~ <sup>It</sup> raises the main floor of the house to the top of the orchards around it and you do not see the houses, you only see the mountains. The house itself is of a curved form because it is natural to that place and natural to the way the plan was made.

"Well, now why was a curved form natural to that place?"

You would have to see the environment in order to get the answer.

You would have to see the mountains across the way, and to the right  
and to the left and over behind.

"I see. And this is something that grew out of what you felt about the  
area around it? It's location?"

It is natural to that site because of its relation to the things around it.

"Now, as another example, this very, very famous, very much publicized house of yours "Falling Waters" at <sup>Bea</sup> ~~Beer~~ Run, Pa. ...."

~~Well, that you see~~ Mr. Kaufman, the owner of the house, <sup>used a</sup> ~~that was~~

~~his~~ favorite place where he used to go and sit and listen to the waterfall.

And I said, "Why don't we build our house there and you will have it  
built in", and he agreed, and there the house is - and that is all. This  
was the first house I had a chance to build in reinforced concrete and  
the glamour of this house went around the world because it was the first