

City of Phoenix

Pre-Applicaition Submittal Package

July 31, 2015

Beus Gilbert PLLC

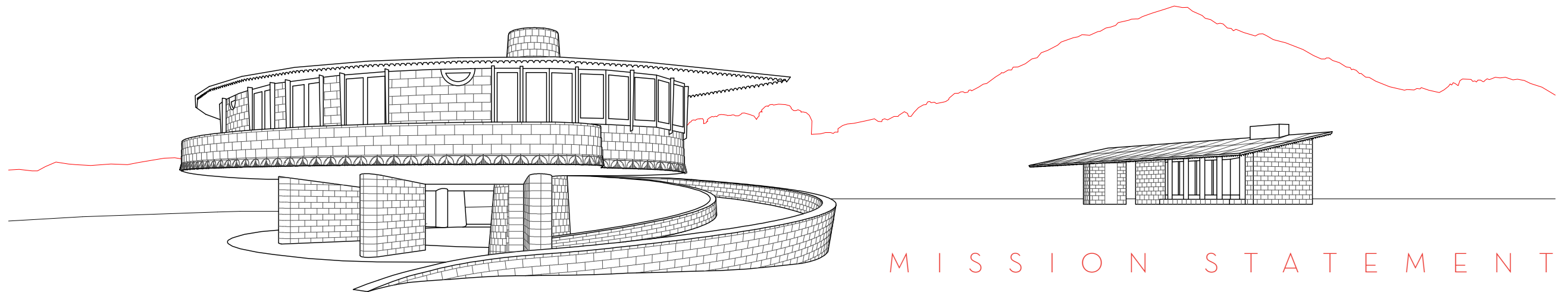
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On Behalf of the David and Gladys Wright House Foundation

FRANK LLOYD WRIGHT'S DAVID & GLADYS WRIGHT HOUSE RESTORATION
AND PROPOSED EDUCATIONAL CENTER BY ORGANIC ARCHITECTURE, INC.

Images courtesy Frank Lloyd Wright Foundation Archives (The Museum of Modern Art | Avery Architectural & Fine Arts Library, Columbia University, New York)



MISSION STATEMENT

In 1950, Frank Lloyd Wright designed a home for his son David and daughter-in-law Gladys on ten acres in the middle of citrus groves at the base of Camelback Mountain in Phoenix, Arizona. The design elevated the home in the form of a spiral rising

from the desert floor, converting the tree tops into the lawn and revealing 360 degree views of the mountains forming the valley. Mr. Wright titled the plans "How to Live in the Southwest". Completed in 1952, the David Wright House is one of three spiral

designs realized by Mr. Wright and the precursor to the Guggenheim Museum in New York City. The house is regarded as Mr. Wright's last residential masterpiece.

The mission of the David and Gladys Wright House Foundation is to restore and maintain the David Wright House and grounds, to celebrate the artistic legacy of Frank Lloyd Wright at the site of one of his most unique and architecturally significant houses

through tours, educational programs, exhibitions, lectures, research facilities, events and performances, and to inspire creativity in future generations of artists and architects.

Welcome to the David Wright House.

H I S T O R I C S U M M A R Y

Designed by one of the world's most renowned architects for his son and daughter-in-law, this house illuminates Frank Lloyd Wright's treatise on *How to Live in the Southwest*. David and Gladys Wright commissioned Wright to design a home for them in Phoenix, Arizona, in 1950. Ling Po, one of the last delineators of Frank Lloyd Wright's work, refers to this house as "Mr. Wright's last masterpiece." One of only three Wright spiral ramp designs which was realized, along with the Morris Gift Shop and the Guggenheim Museum, it is his only built residence that uses this device.

This home sees Wright drawing from the world heritage of architecture with references from ancient circular elements reminiscent of the great kivas and towers of the Ancestral Pueblo found at Mesa Verde and Chaco Canyon, the spiraled ramp of the Minaret of the Great Mosque of Samara, to the ornate Mayan block and tile construction found at sites like Copán, and including a tip of the hat to Greek architecture and fellow architect Louis Sullivan as seen its dental ornamentation.

The significance of this house in Frank Lloyd Wright's body of work is documented in the masterwork *Frank Lloyd Wright: Drawings for a Living Architecture*, from the Kaufman Charitable Trust; Taschen's *Frank Lloyd Wright; GA's Global Architecture Traveler: Elegant Houses*; and when it was built, in the 1950's, it was the subject of many articles, such as *House Beautiful* and *House and Home*. Accordingly, the American Institute of American Architecture, which presented Wright with its prestigious Gold Medal, states that "Several architectural historians and architecture critics consider the David and Gladys Wright House to be among the most significant Wright buildings."

Wright's iconographic allusions here, such as the head of a dragon over its tail, tell a greater story from the bard of Taliesin, painting images from world architecture as well as the Wright and American milieu, for example the carpet design, redrawn for this project by apprentice Ling Po, derived from covers drawn years before for Liberty Magazine. It is mid-century modern with a twist, and Wright's compliment to the masterworks of such giants as Mies van der Rohe and Bruce Goff. From the man who gave us the basis for the ubiquitous ranch house, Wright turns that model on its head with this house, leading the way for architectural artists to explore the curvilinear, such as John Lautner and Wallace Cunningham.

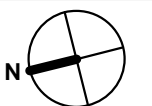
David Wright, who became a concrete block salesman, was the fourth child of Frank Lloyd Wright and Catherine Wright. The concrete blocks that he sold were used in the construction of this home. Harkening back to his own childhood and that of his son with the natural similarity to Froebel Gift blocks, his father used what must have been familiar references from David's boyhood home in Oak Park, IL: a prominent hearth, and curvilinear mortar walls on its exterior. Here the semi-circle from the vaulted ceiling of the playroom comes full circle, and the half-circle window from the boy's bedroom is inverted. This is only one of two houses that Wright designed and built for his children from his marriage with Catherine, and certainly one of his most renowned homes -- truly his last masterpiece.

IMPLEMENTATION PLAN

Upon substantial completion of the restoration of the existing residence and guest house two phases of new construction are proposed. Phase 1 includes a free-standing, open-air shade structure located at the northern portion of the property. Other phase 1 improvements include a terraced landscape garden, a circular site wall, reflecting pool, and below grade bathrooms. Circular pedestrian paths will connect the garden improvements to the existing house and garden. Phase 2 includes the addition of a new educational center. Located entirely below existing grade, the education center will include classroom space, multi-purpose area, and support facilities such as accessible bathrooms, a small catered café, and gift shop. Site improvements associated with the education center include a sunken garden, small parking area, and pedestrian pathways.



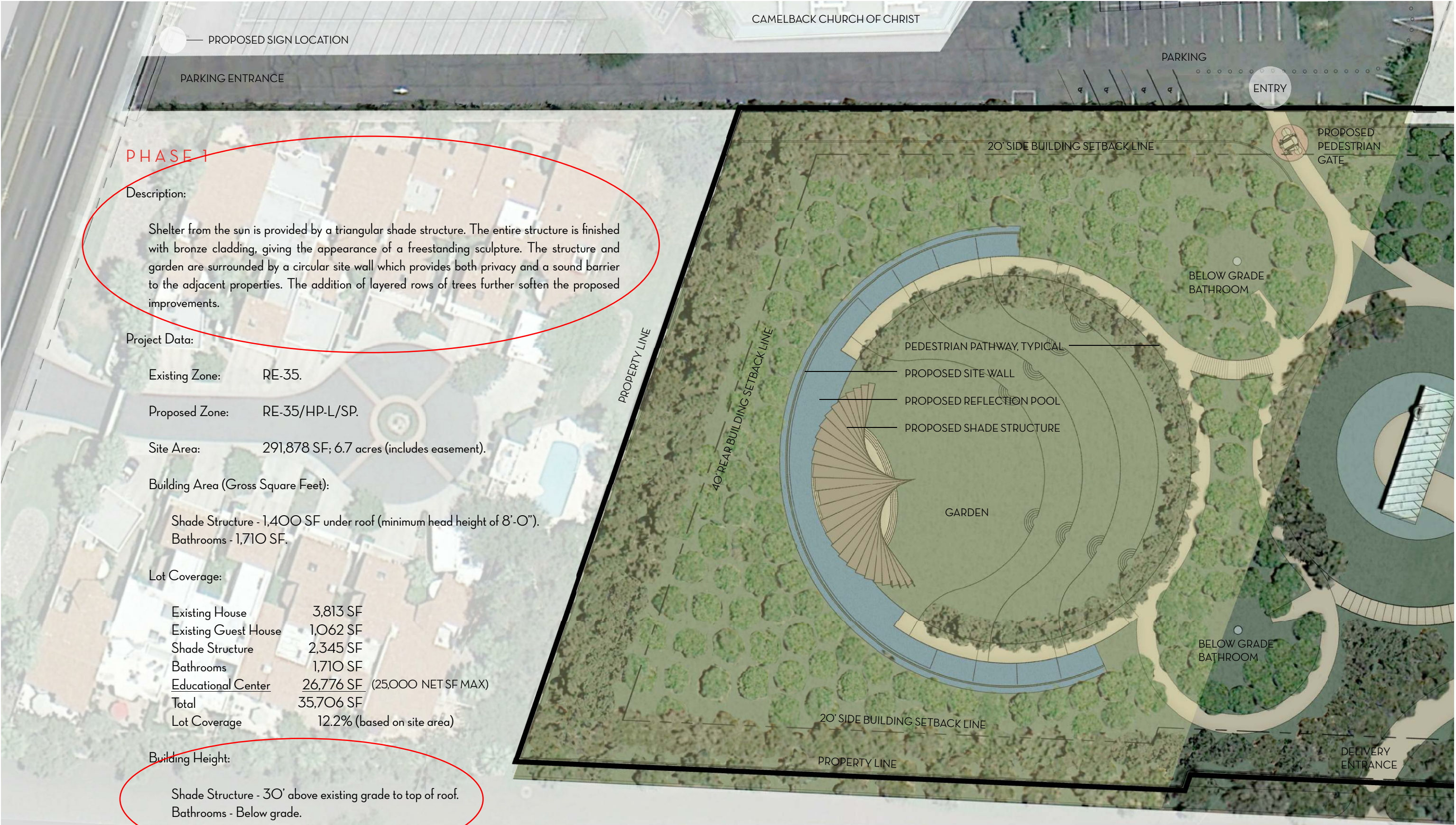
SITE MASTER PLAN





PHASING PLAN





PHASE 1

Description:

Shelter from the sun is provided by a triangular shade structure. The entire structure is finished with bronze cladding, giving the appearance of a freestanding sculpture. The structure and garden are surrounded by a circular site wall which provides both privacy and a sound barrier to the adjacent properties. The addition of layered rows of trees further soften the proposed improvements.

Project Data:

Existing Zone: RE-35.

Proposed Zone: RE-35/HP-L/SP.

Site Area: 291,878 SF; 6.7 acres (includes easement).

Building Area (Gross Square Feet):

Shade Structure - 1,400 SF under roof (minimum head height of 8'-0").
Bathrooms - 1,710 SF.

Lot Coverage:

Existing House	3,813 SF
Existing Guest House	1,062 SF
Shade Structure	2,345 SF
Bathrooms	1,710 SF
Educational Center	26,776 SF (25,000 NET SF MAX)
Total	35,706 SF
Lot Coverage	12.2% (based on site area)

Building Height:

Shade Structure - 30' above existing grade to top of roof.
Bathrooms - Below grade.





Intended Uses: All uses, including but not limited to the following, shall be in substantial conformance to the Site and Landscape Plans submitted and limited by the Restrictions identified herein.

1. Preservation of Residence and Guest House
 - a. Artist(s) in residence who may stay periodically in the residence and/or guest house.
 - b. Potential overnight stays in the residence and/or guest house.
2. Public tours, which will include paid admission.
3. Construction of subterranean Education Center, not to exceed 25,000 net square feet, and a sunken Shade Structure and Garden Area, with uses as shown on the Site Plan, including but not limited to the following:
 - a. Art and architectural library.
 - b. Meetings, performances, and conferences.
 - c. Café serving food and beverages (Series 7 liquor license - beer and wine only). Access to the café area shall be limited to ticketed or invited guests. There shall be no public access to the café except as provided herein.
 - d. Bookstore.
 - e. Artwork and historical exhibitions.
 - f. Lectures, classes, and youth education programs.
4. Outdoor art and architectural exhibitions.
5. Cultural events such as music, dance, theater, and cinema.
6. Weddings.

Restrictions: Restrictions set forth herein shall not apply to construction and related activities.

1. General Restrictions:
 - a. No more than twelve (12) weddings per year.
 - b. Series 7 Liquor License – serving beer and wine only.
 - c. Hours of operation:
 - i. Public: Monday through Saturday, 8:00 a.m. to 10:00 p.m. Sunday, 1:30 p.m. to 8:00 p.m.
 - ii. ACMNA Members: Monday through Saturday, 7:00 a.m. to 10:00, Sunday 1:30 to 8:00 pm.

- d. All events shall end by 10:00 p.m.
 - e. No event shall exceed 500 attendees at any one time.
 - f. Security personnel will be present on site for any event with greater than 250 attendees.
 - g. There shall be a review of the Special Permit by the City Council one (1) year after the approval of the Special Permit with full authority of the City Council to review any and all uses, events, and activities.
 - h. All proceeds will go to the David and Gladys Wright House Foundation ("Foundation") and will be used to maintain the Property.
2. Signs: Shall install one (1) sign per every 300 feet of perimeter fence adjacent to Exeter Boulevard and Rubicon Avenue stating that "No Parking for the David and Gladys Wright House" is allowed and directing all vehicular traffic to the appropriate location for parking.
3. Lighting:
- a. Illumination of the property shall not exceed ambient levels.
 - b. There shall be no spillage onto any adjacent lot.
 - c. The height of any lighting added to the property shall not exceed 8 feet as measured from grade.
4. Parking and Deliveries:
- a. "No parking" along the perimeter of the Property adjacent to Exeter Boulevard and Rubicon Avenue.
 - b. All public parking shall be at the Church or other off-site location(s) and shall not be located on any residential streets.
 - c. There shall be no public, delivery, or maintenance vehicles parked on Rubicon Avenue or Exeter Boulevard.
 - d. All delivery vehicles shall load and unload on the Property, not on Rubicon Avenue or Exeter Boulevard.
 - e. All deliveries, except postal deliveries, shall be made at the entrance to the Property off Rubicon Avenue as shown on the Site Plan.
5. Access:
- a. Public vehicular access is limited to the Camelback Road entrances to the Church.
 - b. Public pedestrian and bicycle access is limited to the gate located on the west side of the south parking lot of the Church as shown on the Site Plan.
 - c. The entrance to the Property on Exeter Boulevard shall be used for neighborhood Open House events and special guests of the Foundation only.
6. Sound Attenuation:
- a. Sound monitoring stations shall be established along the Property boundaries.
 - b. The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency. An increase not to exceed 5 db on an intermittent basis that does not exceed 5 continuous seconds shall not be deemed a violation.

- c. Sound buffering measures adjacent to the sunken Shade Structure and Garden Area shall be used.
- d. Adherence to the RE-35 building setback requirement for all activities on the Property adjacent to any existing single-family residence as shown on the Site Plan.
- e. Approximately 300 mature trees will be planted on the property to provide additional sound attenuation as well as to create the impression of a grove of trees consistent with the Frank Lloyd Wright historical past of the Property/design.
- f. The property shall be surrounded, where necessary, by decorative 8 foot high “Wright” block walls with limited historic sight lines, subject to the City Historic Preservation Staff approval.