



**Application Z-53-15-6**

**Historic Preservation-Landmark Zoning  
for the  
David & Gladys Wright House**

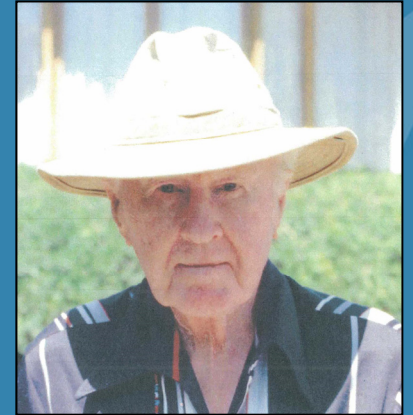
**5212 East Exeter Boulevard**

**City of Phoenix**

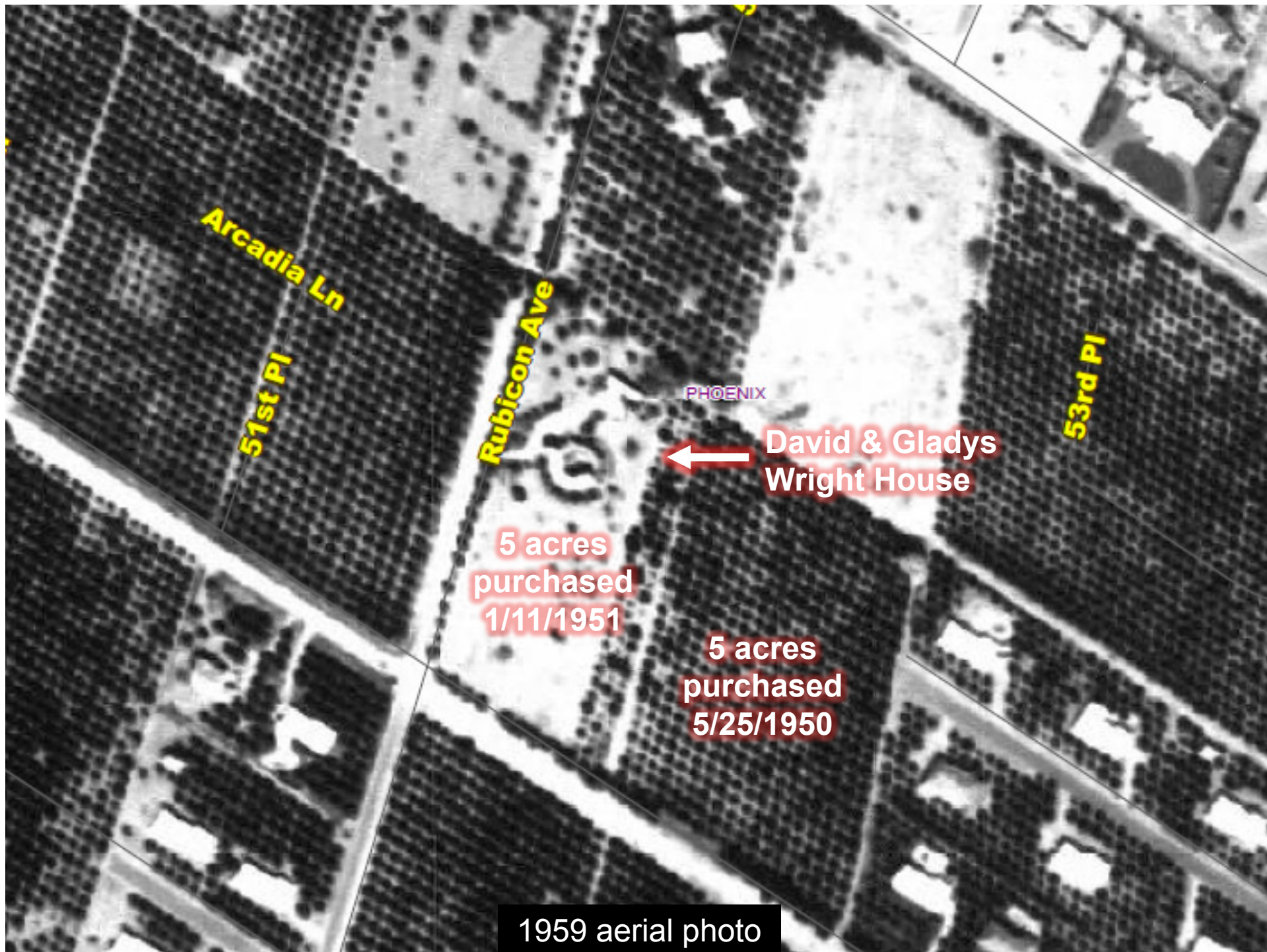


# David & Gladys Wright House History

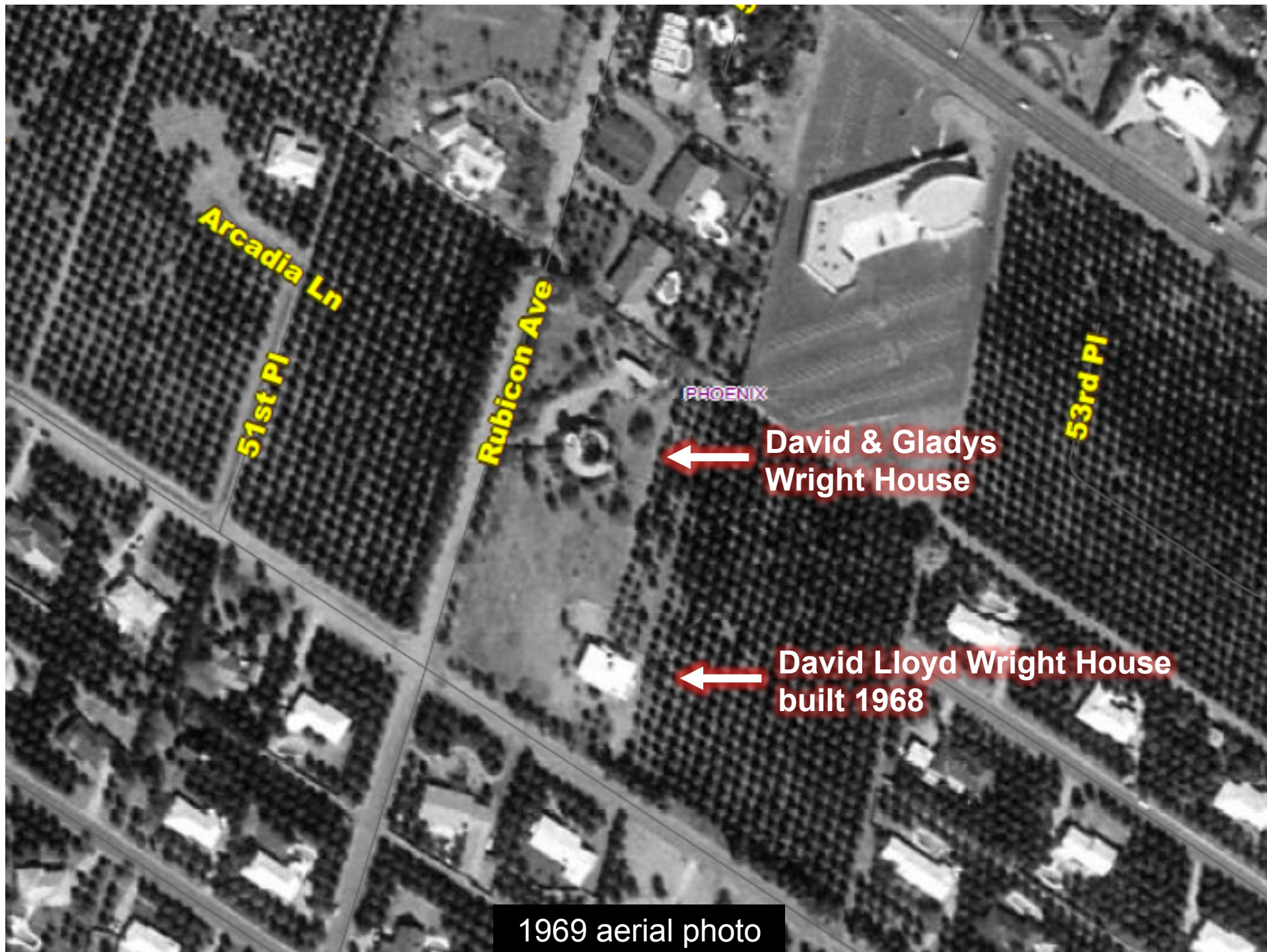
- Purchased property in May 1950 and January 1951
- House built in 1951-52
- Annexed to city of Phoenix in 1961
- Original 10-acre lot split into three lots when two new homes were constructed in 1968 and 1972
- David & Gladys lived in the house for the rest of their lives
  - David died in 1997 at the age of 102
  - Gladys died in 2008 at the age of 104



© 2012 by j. spencer lake  
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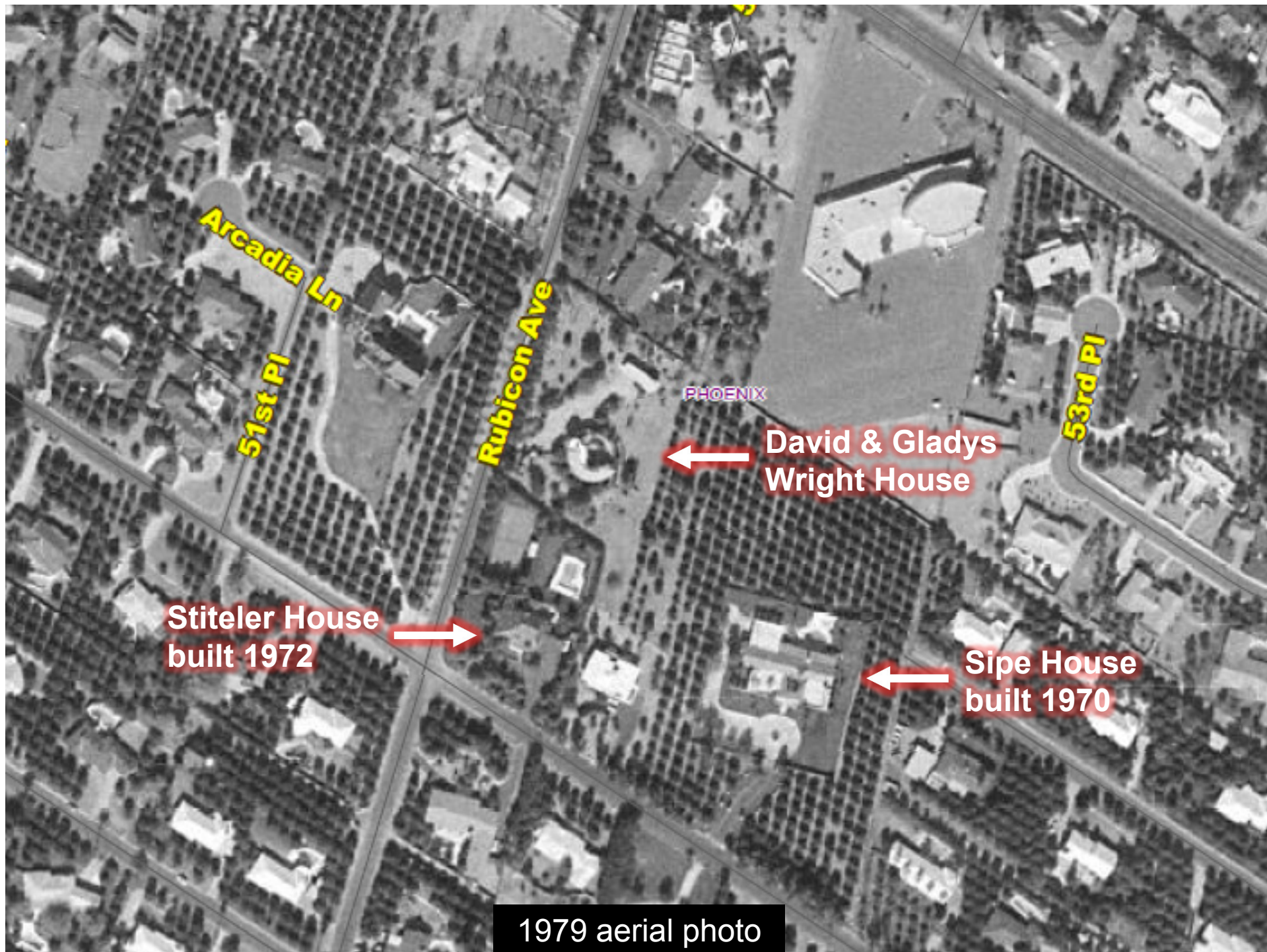
PHOENIX

David & Gladys  
Wright House

David Lloyd Wright House  
built 1968

1969 aerial photo





**Stiteler House  
built 1972**

**David & Gladys  
Wright House**

**Sipe House  
built 1970**

1979 aerial photo





2008 aerial photo





# David & Gladys Wright House History

- May 2009: Three granddaughters sell the property to JT Morning Glory Enterprises LP for \$2.8 million
- May 2012: 8081 Meridian LLC, while in escrow to purchase the property, files lot split application
- HP staff is contacted by the Frank Lloyd Wright Building Conservancy, concerned about demolition
- June 2012: 8081 Meridian LLC purchases property for \$1.8 million
- Mayor's Office and HP staff begin discussion with property owner regarding alternatives to demolition
- Planning Commission initiates HP-L overlay zoning (application # Z-24-12-6)





# David & Gladys Wright House History

September 2012: HPC recommends approval of HP-L overlay zoning (7-0)

October 2012: Camelback East VPC recommends approval of HP-L overlay zoning (9-5)

Planning Commission recommends approval of HP-L overlay zoning (7-1)

November 2012: City Council continues case because 8081 Meridian is in the process of selling the property to a new owner

December 2012: David Wright House LLC purchases property for \$2.38 million



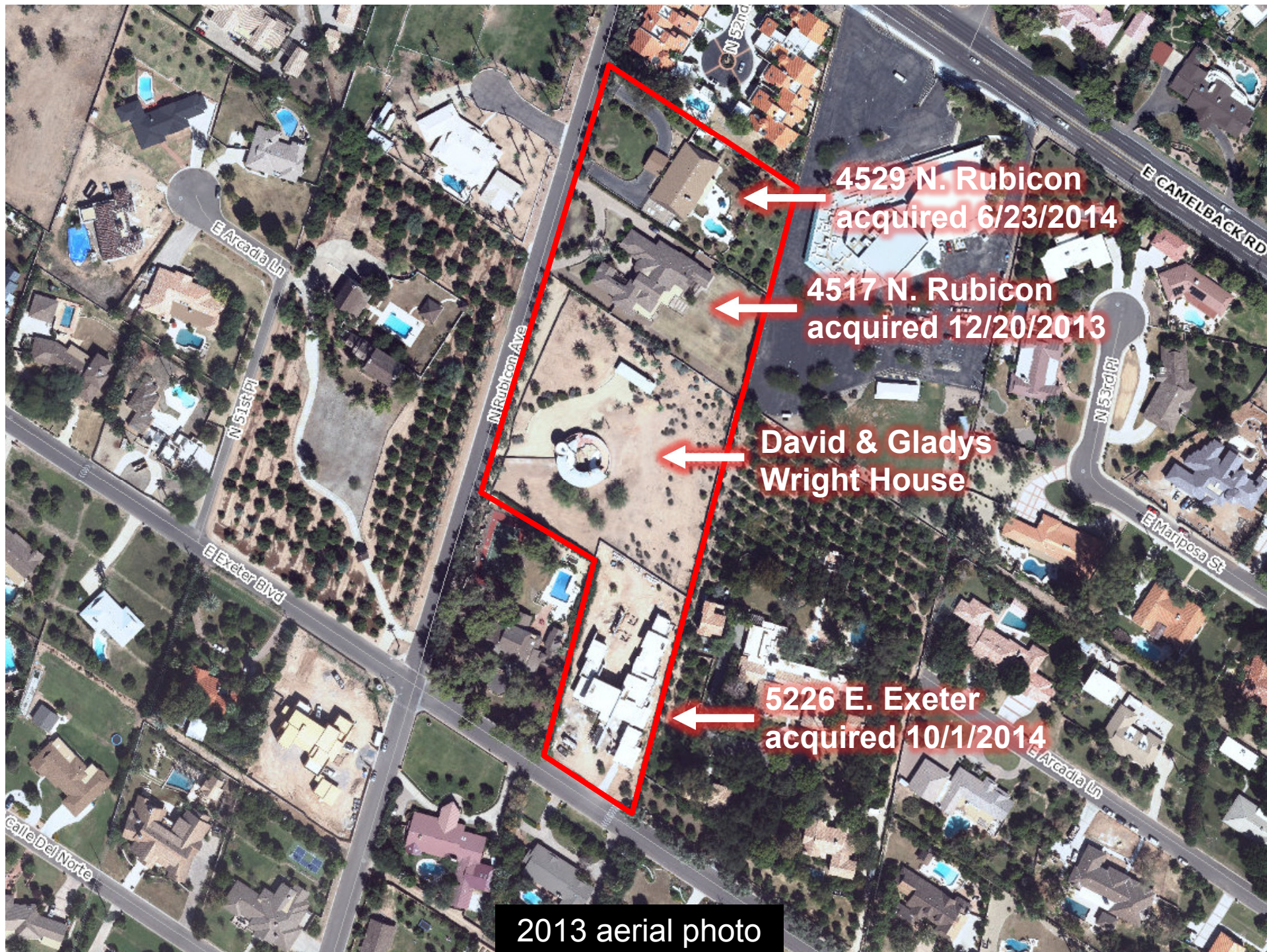
# David & Gladys Wright House History

April 2013: Planning Commission initiates text amendment to the Zoning Ordinance (TA-3-13) proposing that any property designated with an HP-L zoning overlay be allowed to open to the public, subject to approval of a Special Permit (SP)

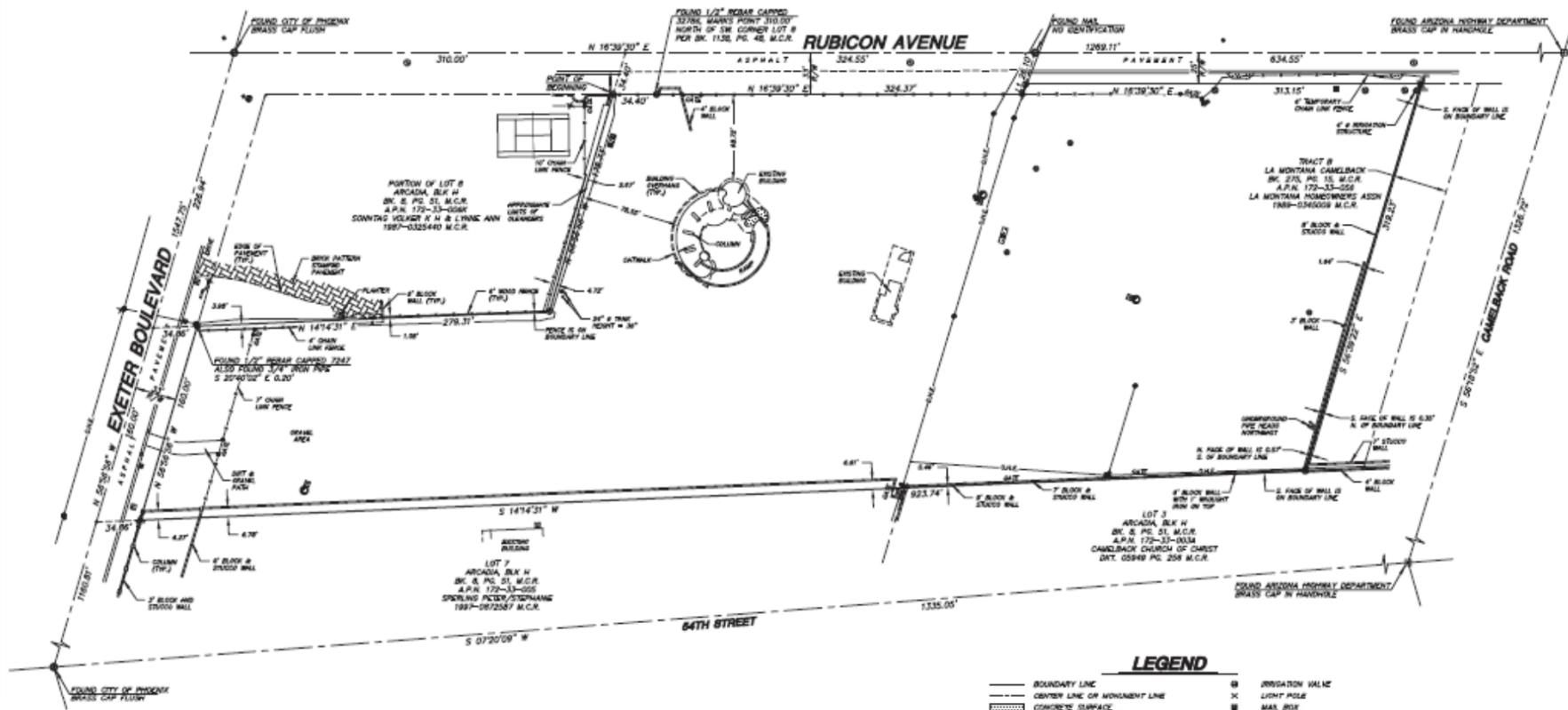
Sept.-Oct. 2013: Text amendment is recommended for approval by the seven VPCs that chose to review it (Alhambra, Camelback East, Central City, Encanto, Laveen, Maryvale, and North Mountain) and by the Planning Commission

November 2013: City Council approves text amendment









Lot Combination PRLC 15036

Filed 5/19/2015

Approved 8/20/2015

**LOT COMBINATION**  
5226 E. EXETER BOULEVARD &  
4505-4529 N. RUBICON AVENUE, PHOENIX, AZ 85018

21415 N. 23rd Avenue, Phoenix, AZ 85027  
602-888-2222 (office) 602-888-0726 (fax)  
www.superiorazsurveying.com  
info@superiorazsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 05/19/15  
SHEET: 1 OF 2  
JOB NO.: 15036





# David & Gladys Wright House History

September 2015: David Wright House LLC files new application to establish HP-L overlay zoning on combined 5.99-acre parcel

Intent is to “better protect the existing [5.99-acre] parcel and give public recognition to the intent of Frank Lloyd Wright’s design, reflecting the line of sight to Camelback Mountain over a lawn of citrus groves.”

October 2015: City Council continues original HP-L zoning case to March 2, 2016

November 2015: HP Commission hearing on new HP-L zoning application



1. Wright House from southeast, with entrance ramp spiraling counter-clockwise up to the main living floor.

2. David Wright House from southwest. Note guesthouse and Camelback Mountain beyond.







3. Interior of the courtyard. Note the decorative cast block at the level of the floor slab.

4. Interior of living room. Mahogany ceilings, windows and doors provide warm natural tones. Concrete floors and block walls are set off by the Wright-designed rug & furnishings.





5. A Wrightian kitchen (or “work space”). Cabinets are mahogany, floors are concrete, and walls are concrete block.





6. Guesthouse seen from south. The sloped design of the roof was intended to create a line of sight up Camelback Mountain.

7. Interior of guesthouse looking south towards David Wright House. Mahogany ceilings & window frames, concrete floors and concrete block walls are similar to main house.







# Landmark Designation

- Purpose is to recognize historic properties with exceptional significance
- Eligibility Criteria:
  1. A structure or site which contains an outstanding or unique example of an architectural style; or
  2. Contains or is associated with a major historic event or activity; or
  3. Contains important, intact archaeological resources; or
  4. A site or structure of unique visual quality and identification; or
  5. A site of general historic or cultural recognition by the community.

Must also meet all criteria for designation as an HP District (age and integrity)



# Landmark Designation

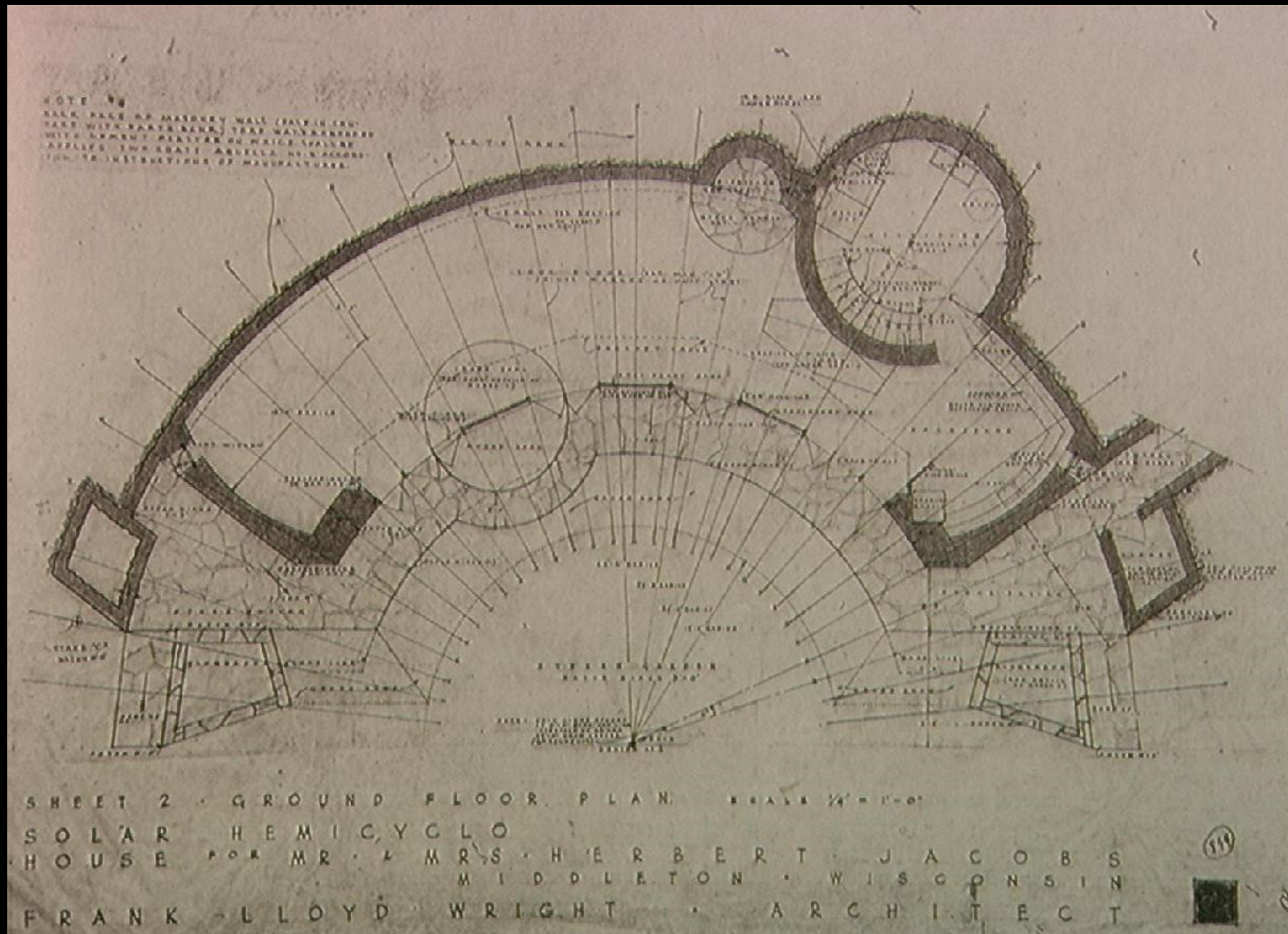
- Review and hearing procedures are the same as for regular HP designation, except that the HP Commission is required to adopt a set of findings documenting the property's uniqueness and significance
- Effects of Landmark Designation:
  1. Three-year stay of demolition
  2. Exterior alterations that require a building permit are subject to historic preservation design standards
  3. Eligible to receive financial incentives for preservation, such as Historic Preservation Bond funds, if available
  4. May be open to the public, with approval of subsequent special permit



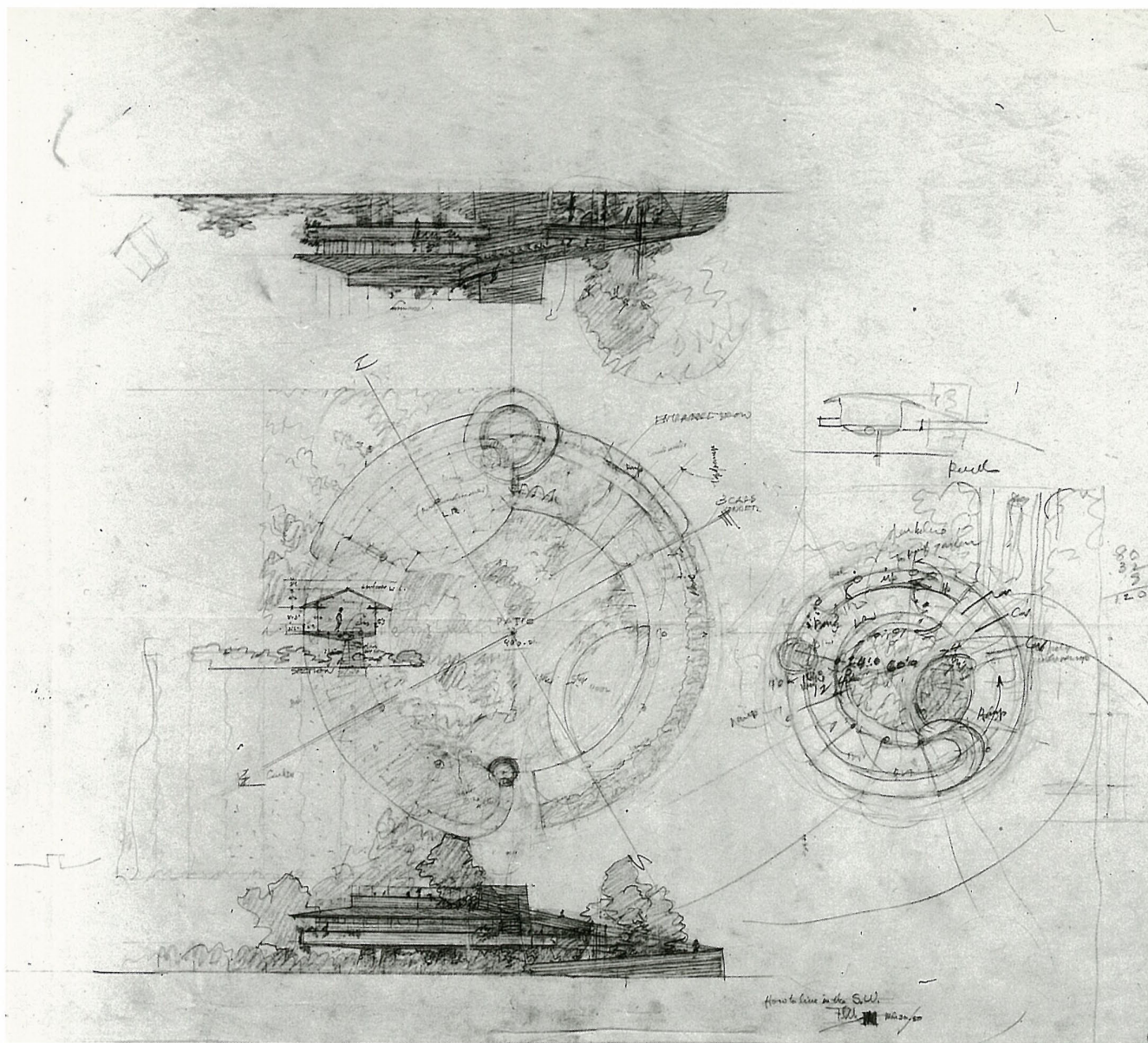
# David & Gladys Wright House Significance

- The David & Gladys Wright House qualifies for landmark designation under the following categories:
  1. A structure or site which contains an outstanding or unique example of an architectural style;
  4. A site or structure of unique visual quality and identification; and
  5. A site of general historic or cultural recognition by the community.
- Simply put, it is the most significant work within the city of Phoenix by the most significant architect in American history



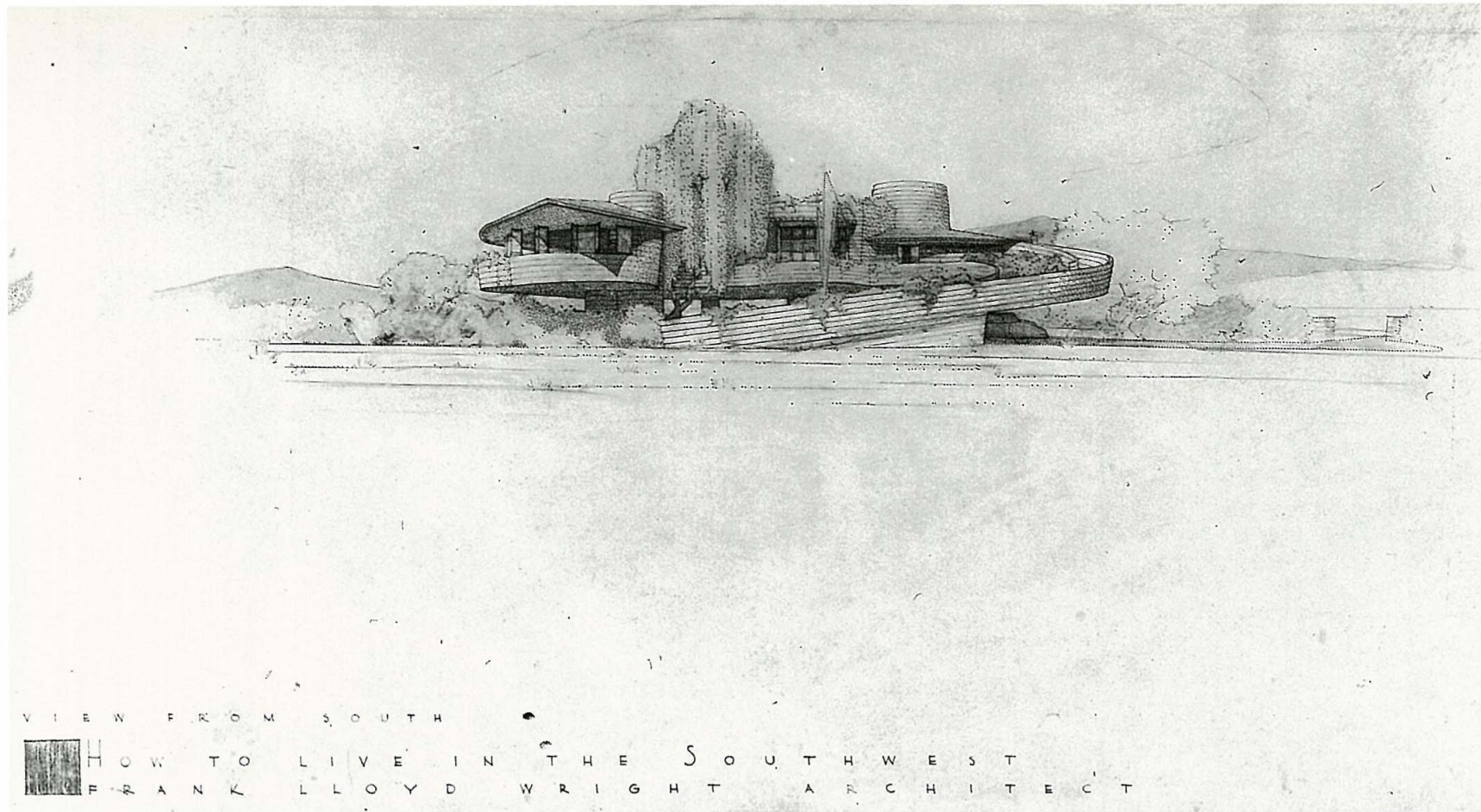


“Solar Hemicycle” House for Mr. & Mrs. Herbert Jacobs  
 Middleton, Wisconsin – built 1946-1948



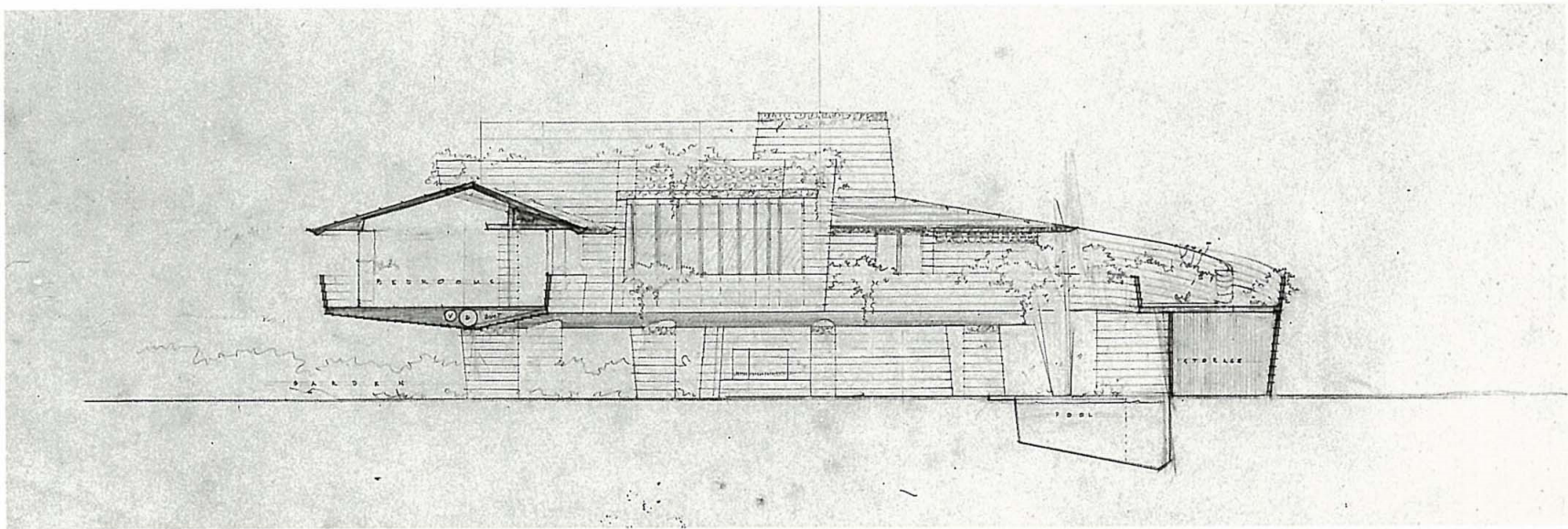
"HOW TO LIVE IN THE SOUTHWEST," DAVID WRIGHT HOUSE,  
 PHOENIX, ARIZONA. 1950. PLAN, SECTION, AND ELEVATION. PENCIL AND COLOR PENCIL ON TRACING PAPER, 46 X 30". FLLW FDN# 5011.001





"HOW TO LIVE IN THE SOUTHWEST," DAVID WRIGHT HOUSE,  
 PHOENIX, ARIZONA. 1950. PERSPECTIVE. PENCIL ON TRACING PAPER, 36 X 23". FLLW FDN # 5030.003

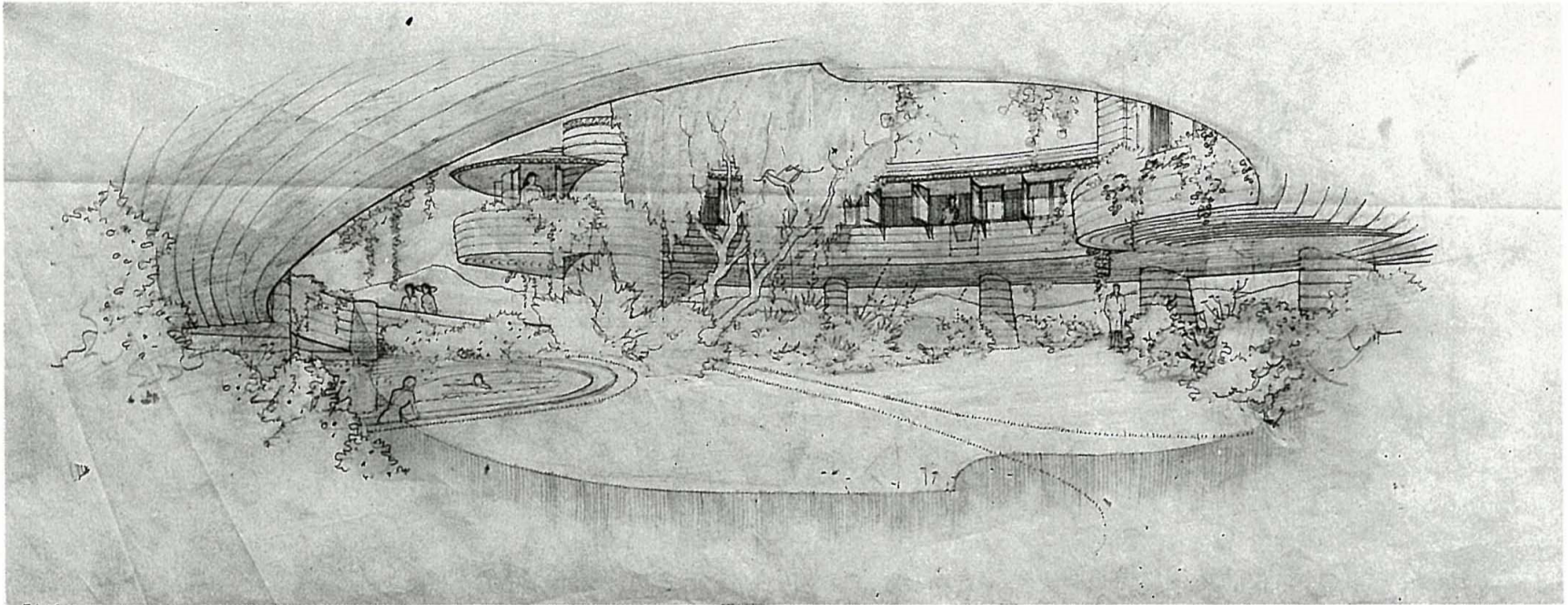
Sketch from *Frank Lloyd Wright Drawings: Masterworks from the Frank Lloyd Wright Archives* by Bruce Brooks Pfeiffer  
 © 1990 The Frank Lloyd Wright Foundation



"HOW TO LIVE IN THE SOUTHWEST," DAVID WRIGHT HOUSE,  
PHOENIX, ARIZONA. 1950. ELEVATION. PENCIL AND SEPIA INK ON TRACING PAPER, 36 X 18". FLLW FDN# 5011.002

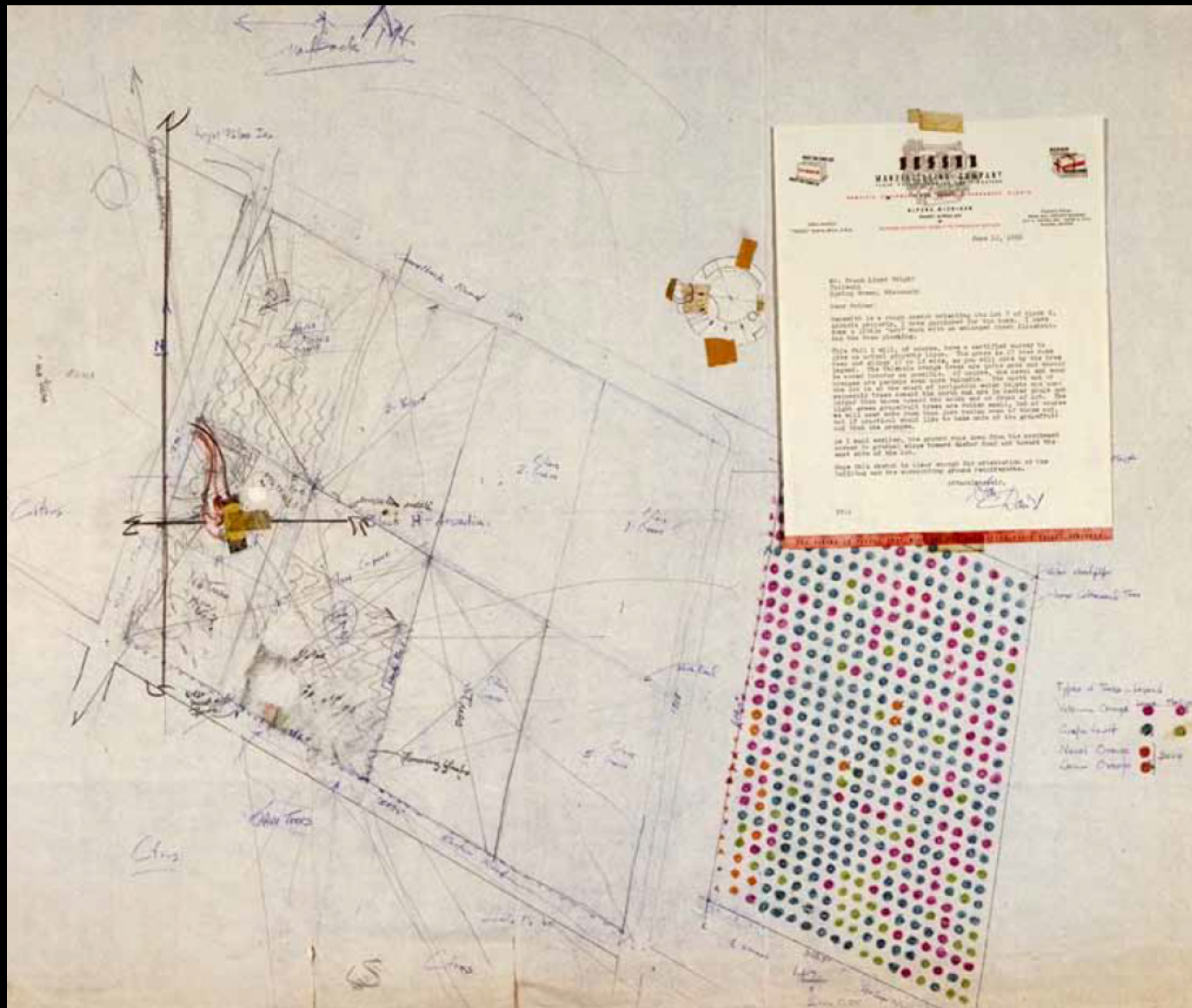
Sketch from *Frank Lloyd Wright Drawings: Masterworks from the Frank Lloyd Wright Archives* by Bruce Brooks Pfeiffer  
© 1990 The Frank Lloyd Wright Foundation





"HOW TO LIVE IN THE SOUTHWEST," DAVID WRIGHT HOUSE,  
PHOENIX, ARIZONA. 1950. PERSPECTIVE. PENCIL ON TRACING PAPER, 36 X 14". FLLW FDN# 5030.005

Sketch from *Frank Lloyd Wright Drawings: Masterworks from the Frank Lloyd Wright Archives* by Bruce Brooks Pfeiffer  
© 1990 The Frank Lloyd Wright Foundation



Courtesy of The Frank Lloyd Wright Foundation Archives  
 (The Museum of Modern Art / Avery Architectural & Fine Arts Library, Columbia University, New York)  
 © The Frank Lloyd Wright Foundation, Scottsdale, AZ



FRANK LLOYD WRIGHT: THIS NEW DESERT HOUSE FOR HIS SON IS A MAGNIFICENT COIL OF CONCRETE BLOCK

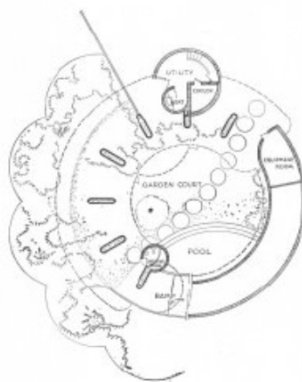


*House & Home*, June 1953  
Photos by Pedro E. Guerrero



F. E. Guerrero, photos

## IN THIS STRANGE AND WONDERFUL HOUSE FRANK LLOYD WRIGHT AGAIN CHALLENGES A DOZEN FIXED IDEAS

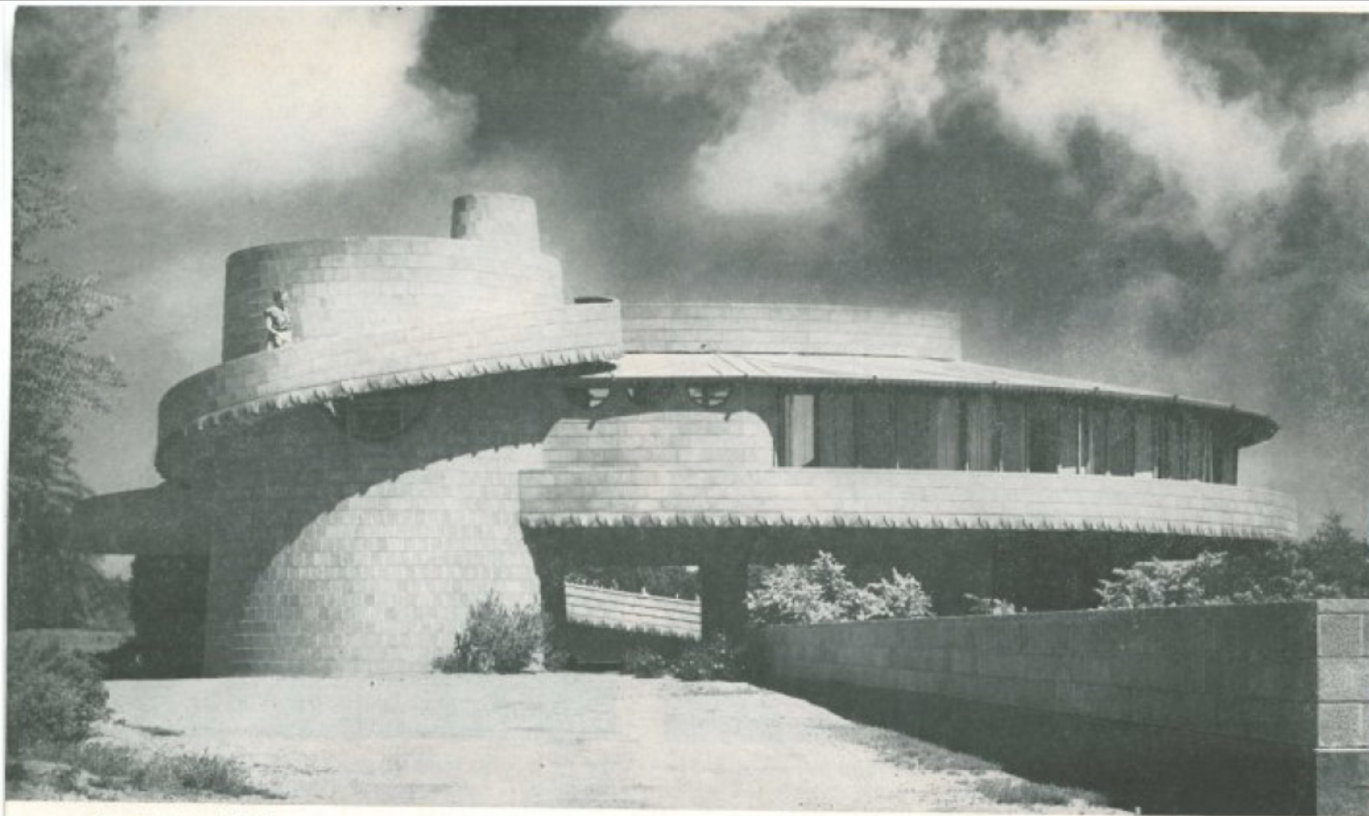


Some men grow timid as they grow older — others gain confidence. Only Wright's supreme confidence, at the age of 84, made this house possible: a house that will be praised, talked about — and argued over — as no other Wright house since Falling Water. A house that nobody who has seen these pictures will ever forget.

And that, of course, is the point. In building a house that looks, from some angles, like a Gila monster or a rattlesnake, Wright is not trying to say that everybody should live in a Gila monster or a rattlesnake. He is simply dramatizing some very important ideas, and making very sure that nobody can ignore them.

Wright's ideas have changed the course of architecture for more than 60 years. They have changed it because the ideas were so challenging in themselves, and they have changed it because Wright knew how to drive the ideas home forcefully and dramatically. In this house for his son, David, there are more ideas and there is more drama. Some of the ideas are listed on the next pages; the drama speaks out of every picture.





Superbly beautiful, his son's house embodies all the profound principles which have inspired Wright with ever-new, ever-significant forms.

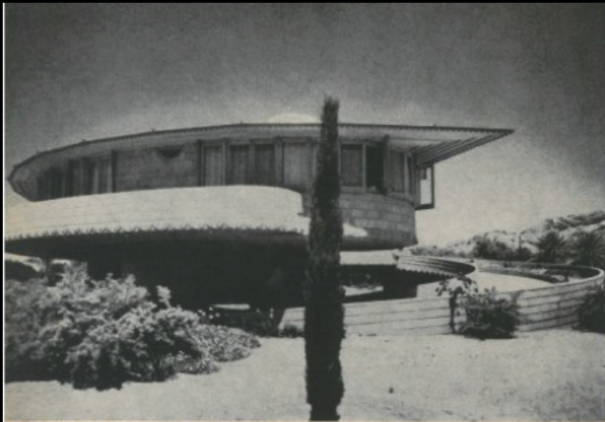
## A Modern Castle in the Air

From the perpetual springs of Frank Lloyd Wright's genius comes one of his freshest, finest houses. Built of standard concrete block, it rises in a great curve of beauty above the dusty desert floor

*House Beautiful*, November 1955  
Photos by Maynard Parker



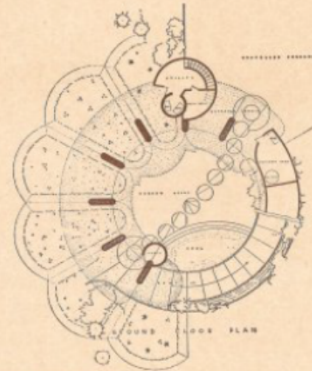




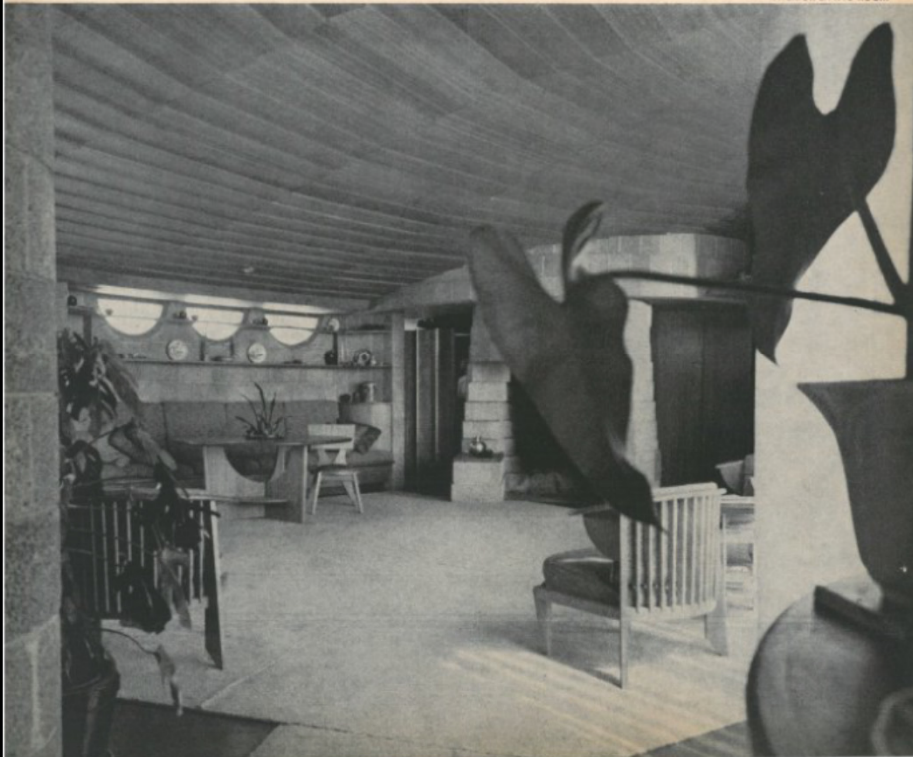
EXTERIOR VIEW SHOWING RAMP TO ENTRANCE

# DAVID WRIGHT PATIO-

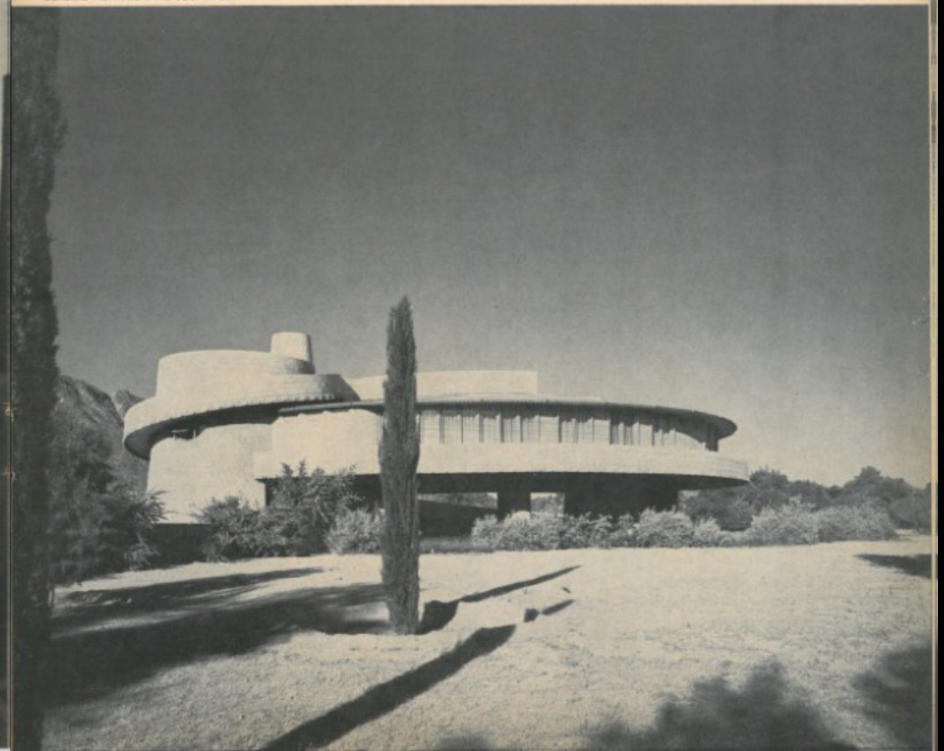
# HOUSE IN CITRUS GROVE AT THE FOOT OF CAMELBACK MOUNTAIN



GENERAL VIEW FROM THE SOUTHWEST



INTERIOR LIVING ROOM





# David & Gladys Wright House Significance

- Circular ramps
  - Served as a study for the Guggenheim Museum, along with the Morris Gift Shop in San Francisco
- One of Frank Lloyd Wright's most personal buildings
  - Designed for his son & daughter-in-law
  - Red signature tile



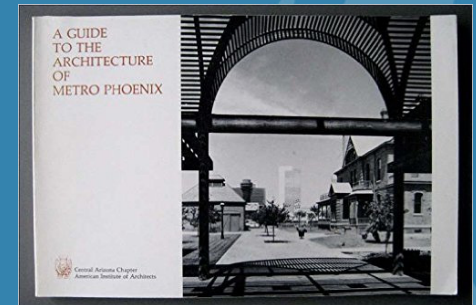




# David & Gladys Wright House Significance

- Recognition

- Widely recognized by the architectural community as a significant property
- Included in *A Guide to the Architecture of Metro Phoenix*, published in 1983 by local chapter of American Institute of Architects
- Has been featured in numerous other publications
- Considered by many historians and architectural critics to be one of Wright's 20 most significant works
- In 1998, the National Park Service recommended it as one of 56 Frank Lloyd Wright-designed buildings eligible for listing as a National Historic Landmark





# David & Gladys Wright House Additional Criteria

- Age (must be at least 50 years old)
  - House completed in 1952 (63 years old)
  - Guesthouse completed in 1954 (61 years old)
- Integrity (location, design, setting, materials, workmanship, feeling, and association)
  - House and guesthouse are relatively unchanged
    - Ramp rebuilt with non-matching block
    - Pool filled in
    - Applicant has indicated that both of these will be restored
  - Integrity of setting compromised to some degree by loss of citrus trees and splitting of the original 10-acre estate into four smaller lots each with single-family homes
    - However, most of the changes were done by the Wrights themselves dating back to the 1960s, so they may be deemed appropriate, if not actually historic





# David & Gladys Wright House Boundaries

- Boundaries for an HP-L overlay district should be drawn as carefully as possible to ensure that:
  1. The district contains documented historic, architectural, archaeological or natural resources **Yes**  
*Contains two documented historic buildings (house and guest house)*



# David & Gladys Wright House Boundaries

- Boundaries for an HP-L overlay district should be drawn as carefully as possible to ensure that:
  2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines *No*

*Includes as much of the original 10-acre estate as is currently available*

*Inappropriately extends beyond the historic boundary to include approximately two acres to the north*





# David & Gladys Wright House Boundaries

Applicant's justification for including northern acreage:

*It once contained citrus trees that formed part of the "lawn" for the house.*

Issues:

1. The historic trees are now largely gone, having been removed approximately 50 years ago.





# David & Gladys Wright House Boundaries

Applicant's justification for including northern acreage:

*It once contained citrus trees that formed part of the "lawn" for the house.*

## Issues:

1. The historic trees are now largely gone, having been removed approximately 50 years ago.
2. The northern acreage has no direct association with the Wrights, as they never owned it, lived on it, or planted the trees that once grew there.
3. Including the northern acreage in the HP-L boundary will likely create a false sense of history by suggesting that it was always part of the Wright property.





# David & Gladys Wright House Boundaries

- Boundaries for an HP-L overlay district should be drawn as carefully as possible to ensure that:
  3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and **N/A**
  4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the eligibility criteria. **N/A**

*These criteria generally apply to larger historic districts encompassing multiple properties*

*The intent is to include vacant lots or non-contributing properties where necessary in order to create an eligible district*

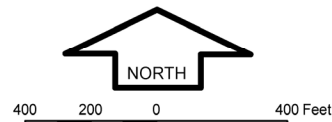
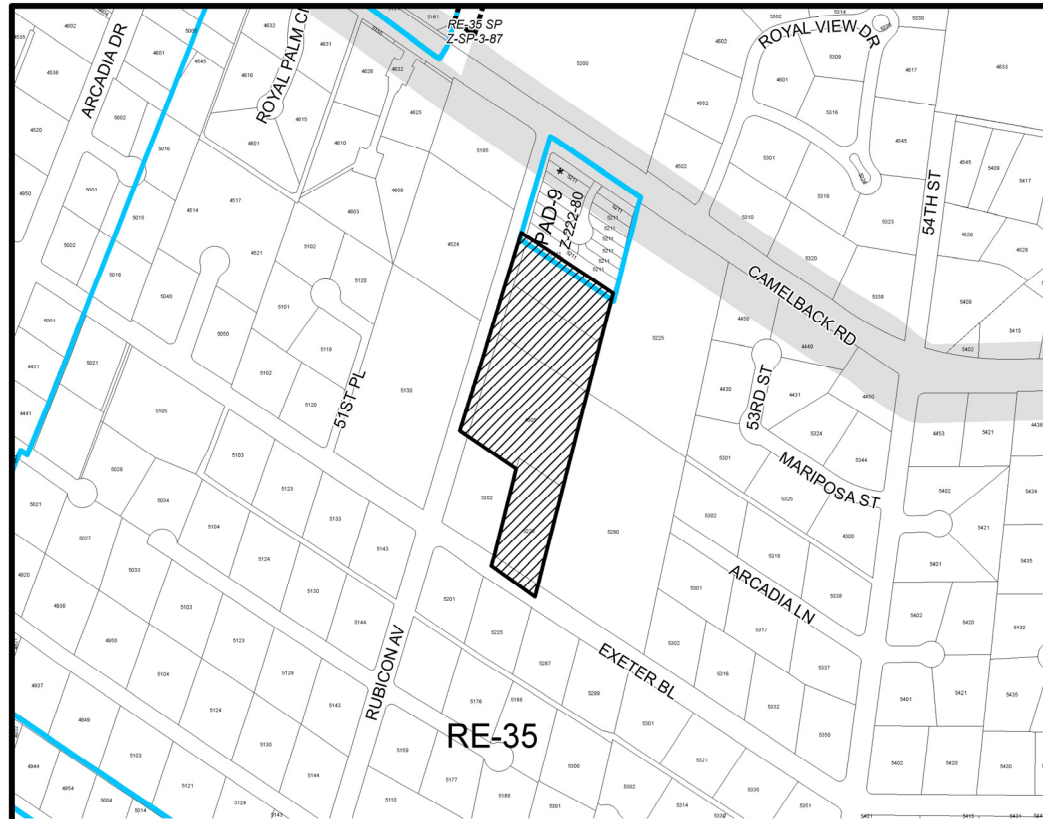
*In this case, it is not necessary for the northern acreage to be included for the property to be eligible*



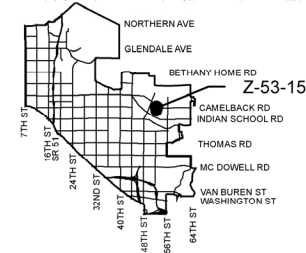
# David & Gladys Wright House Conclusion

- Staff Recommendation: Denied as filed and approved with a reduced boundary (3.67 acres)
  1. The property meets the requirements for landmark designation set forth in Section 808 of the Zoning Ordinance;
  2. The property also meets the eligibility criteria for age and integrity set forth in Section 807.D; and
  3. The reduced boundaries meet the eligibility criteria outlined in Section 807.E.
- Staff recommends that the staff report be adopted as the set of findings documenting the uniqueness and significance of the subject property.





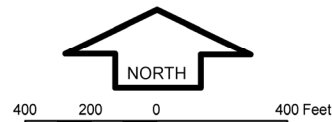
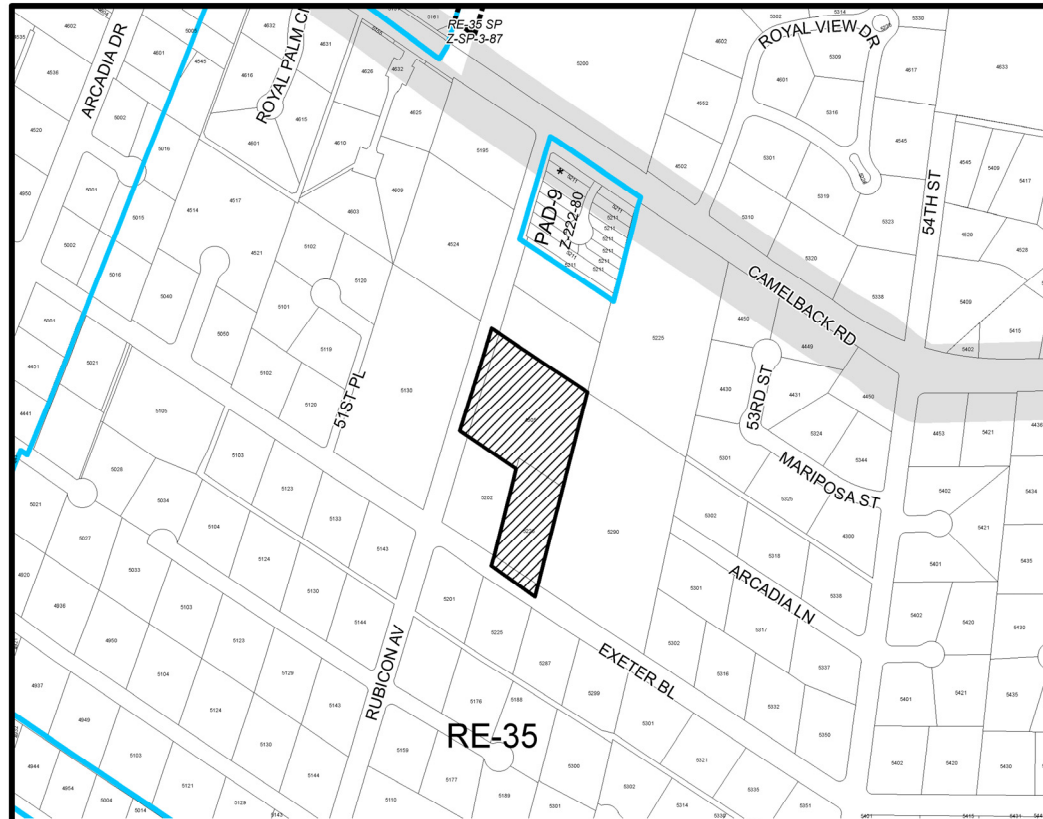
CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6



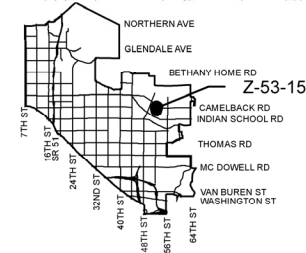
<b>APPLICANT'S NAME:</b> David and Gladys Wright House Foundation		<b>REQUESTED CHANGE:</b> FROM: RE-35 ACSPD (5.99 a.c.) TO: RE-35 ACSPD HP-L (5.99 a.c.)	
<b>APPLICATION NO.</b> Z-53-15	<b>DATE:</b> 9/21/15 <b>REVISION DATE:</b>	<b>AERIAL PHOTO &amp; ZONING MAP</b> 17-39, 17-40, 18-40 H-11	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.99 Acres</b>			
<b>MULTIPLES PERMITTED</b> RE-35 ACSPD RE-35 ACSPD HP-L	<b>CONVENTIONAL OPTION</b> 6 6	<b>* UNITS P.R.D. OPTION</b> 8 8	

\* Maximum Units Allowed with P.R.D. Bonus

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CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: David and Gladys Wright House Foundation		<b>REQUESTED CHANGE (AS RECOMMENDED BY STAFF):</b> FROM: RE-35 ACSPD (3.67 a.c.)  TO: RE-35 ACSPD HP-L (3.67 a.c.)	
APPLICATION NO. Z-53-15	DATE: 10/30/15 REVISION DATE:	FROM: RE-35 ACSPD (3.67 a.c.)  TO: RE-35 ACSPD HP-L (3.67 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  3.67 Acres	AERIAL PHOTO & QUARTER SEC. NO. 17-39, 17-40, 18-40		
<b>MULTIPLES PERMITTED</b> RE-35 ACSPD RE-35 ACSPD HP-L		<b>CONVENTIONAL OPTION</b> 4 4	<b>* UNITS P.R.D. OPTION</b> 5 5

\* Maximum Units Allowed with P.R.D. Bonus

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