

DALLAS THEATER CENTER
MASTER PLAN

KALITA HUMPHREYS THEATER AT TURTLE CREEK

12-30-2010



THE FOCUS OF THIS EXCEPTIONAL PARK SITE WAS AN MASTERPIECE BUILDING
IN SERVICE TO GREAT PERFORMANCE.

The scope of the Kalita Humphreys Theater at Turtle Creek Master Plan for the Office of Cultural Affairs included:

- All Buildings
- Associated parking
- Contiguous park areas.

a'ku-stiks

akustiks
Acoustical Consultant
(in defining sound for the next generation)



Accessology, Inc.
Accessibility Consultant



Charles Gojer & Associates, Inc.
Datum Gojer Engineers, LLC
Structural Engineers



Garza Program Management, LLC
Conceptual Cost Estimator



G|S Engineering
Mechanical, Electrical, Plumbing Engineer



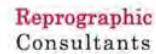
John G. Thorpe, AIA
Wright Public Sites, Architecture/Planning Consultant



MESA
Landscape Architect



Quimby McCoy Preservation Architecture, LLP
Restoration Architecture Consultant



Reprographic Consultants,
Printing Services



Schirmer Engineering
Code and Safety Consultant



Stewardship, Inc.
Sustainability Consultant



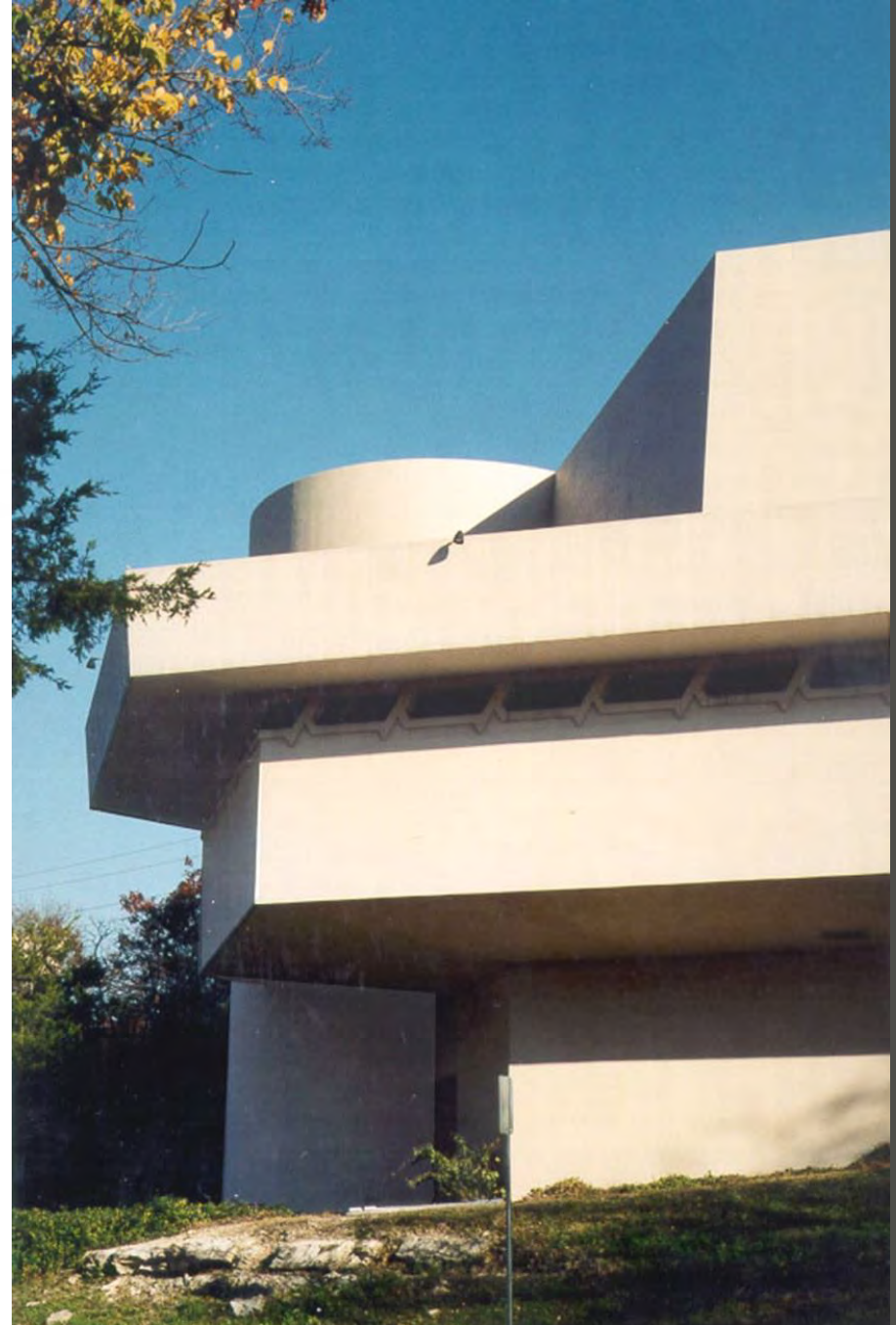
Theatre Projects Consultants
Theater Design and Planning Consultant



Booziotis & Company Architects
Architect/Planners



DALLAS THEATER CENTER
MASTER PLAN
12-30-10



An aerial photograph of Atlanta, Georgia, showing the city skyline in the background with various skyscrapers. In the foreground, there is a large park area with trees displaying autumn foliage in shades of orange, yellow, and brown. A prominent white, modern building with a circular roof is situated in the park. A river or creek flows through the park area on the right side. The sky is clear with some light clouds.

THE PURPOSE OF A MASTER PLAN IS CREATE A VISION AROUND
WHICH EFFORTS CAN BE ORGANIZED TO MAKE POSITIVE CHANGE
FOR OUR WHOLE COMMUNITY.

KALITA HUMPHREYS THEATER AT TURTLE CREEK MASTER PLAN



SIGNIFICANCE: ARCHITECTURE

KALITA HUMPHREYS THEATER / DALLAS THEATER CENTER AT TURTLE CREEK MASTER PLAN



SIGNIFICANCE: ARCHITECTURE



1936 TO 1959

Photos from left: Kaufman Residence;
Solomon R. Guggenheim Museum,
Kalita Humphreys Theater c. 1959



Photo: DTC Files, 1959

SIGNIFICANCE: THEATER



Photo: Dallas Theater Center Files



SIGNIFICANCE: CULTURAL HISTORY

Paul Baker was a legendary risk-taking inventive director and educator, who created a diaspora of theater professionals from the apprentice program here in Dallas, a unique repertory group.

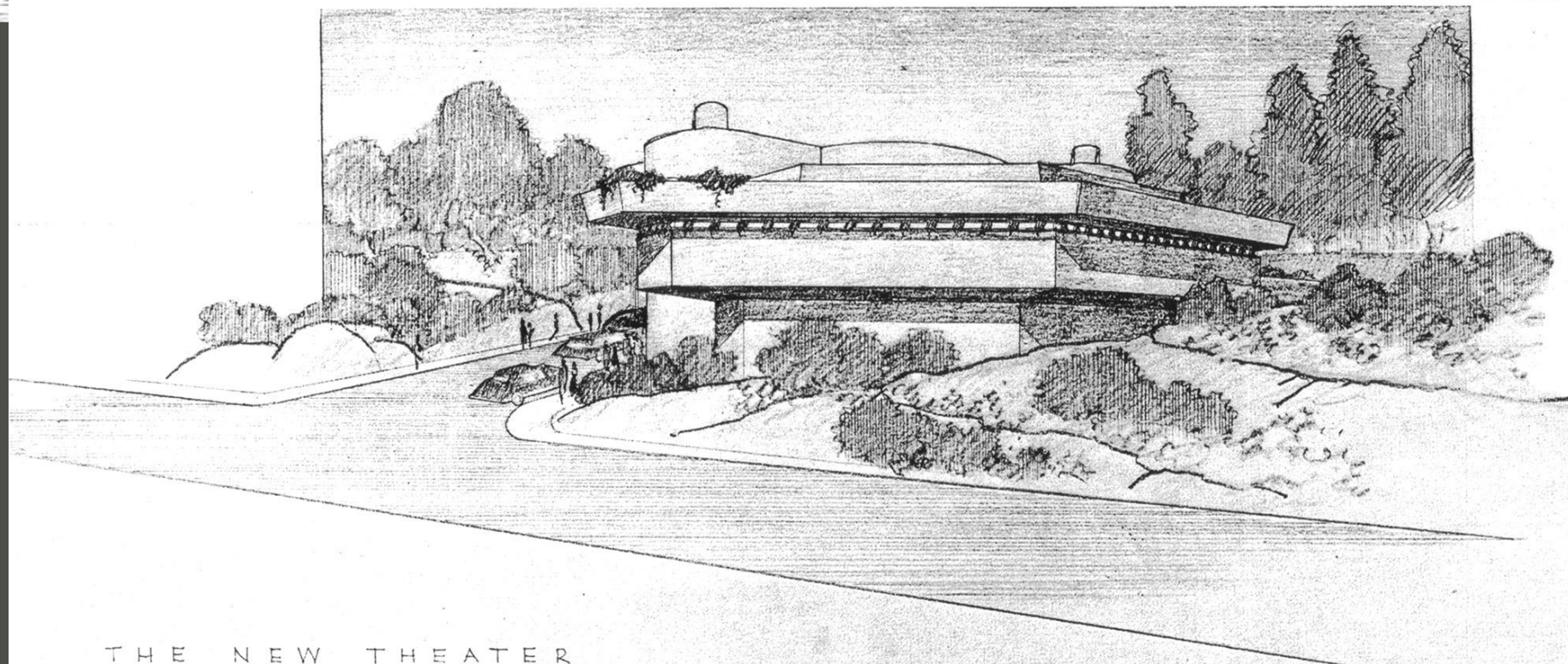
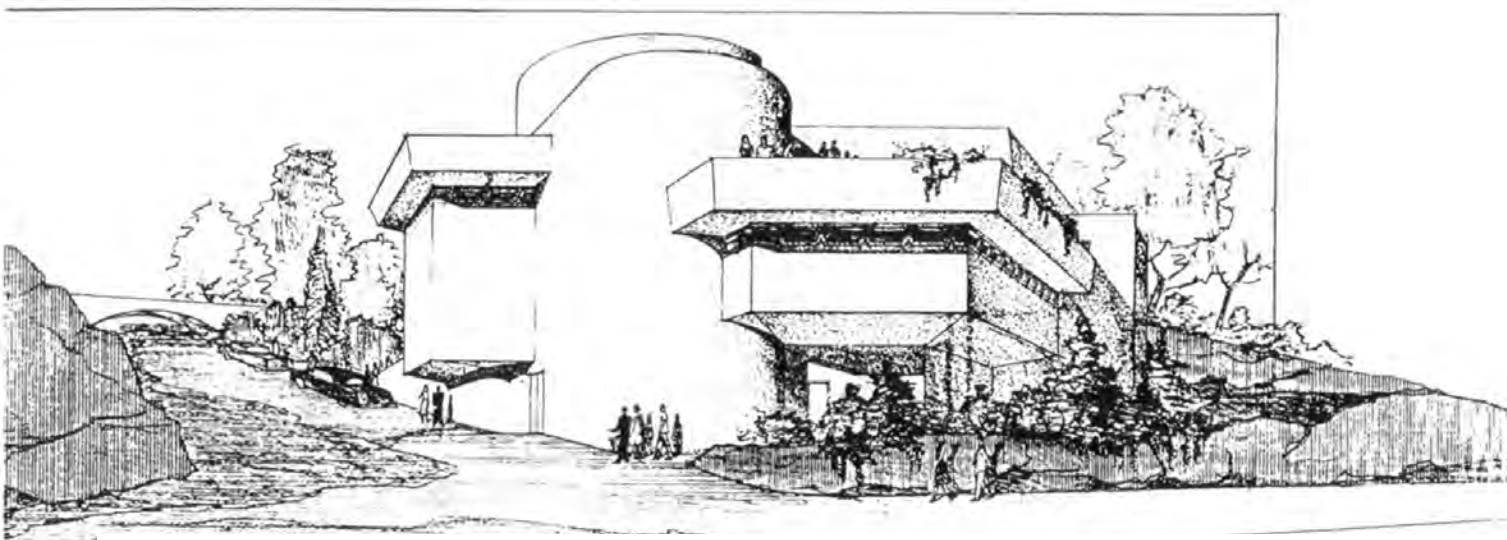
Dallas civic leaders created and tirelessly supported a project of lasting significance in theater art and architecture.



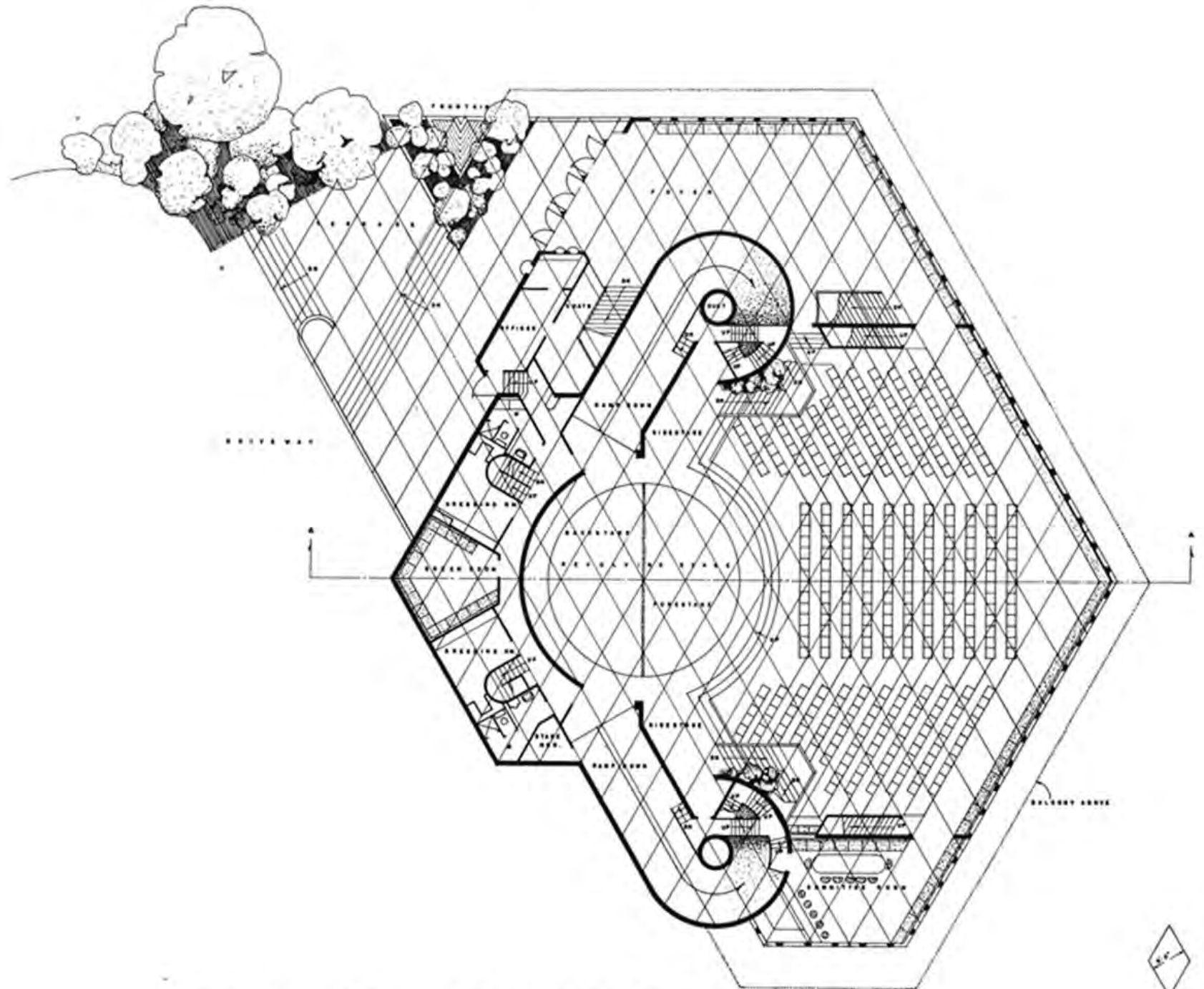
SIGNIFICANCE: LANDSCAPE DESIGN OF IMPORTANCE

Part of the Kessler Plan for Parks, naturalistic and rare, and an important link along Turtle Creek Corridor





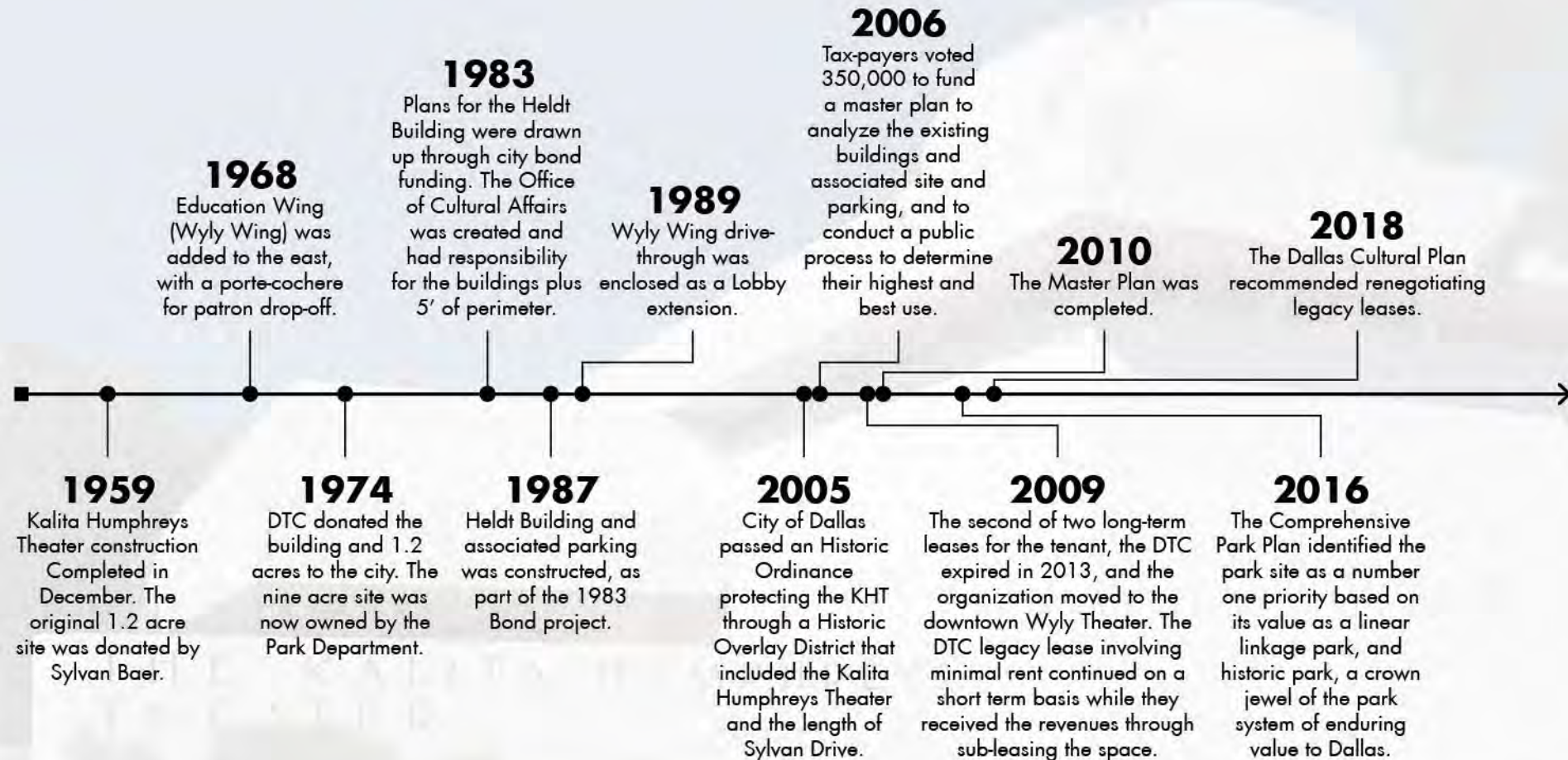
THE NEW THEATER
DALLAS THEATER CENTER
FRANK LLOYD WRIGHT ARCHITECT



P L A N O F A U D I T O R I U M L E V E L



CHRONOLOGY & OWNERSHIP



1968 - MAIN ENTRANCE



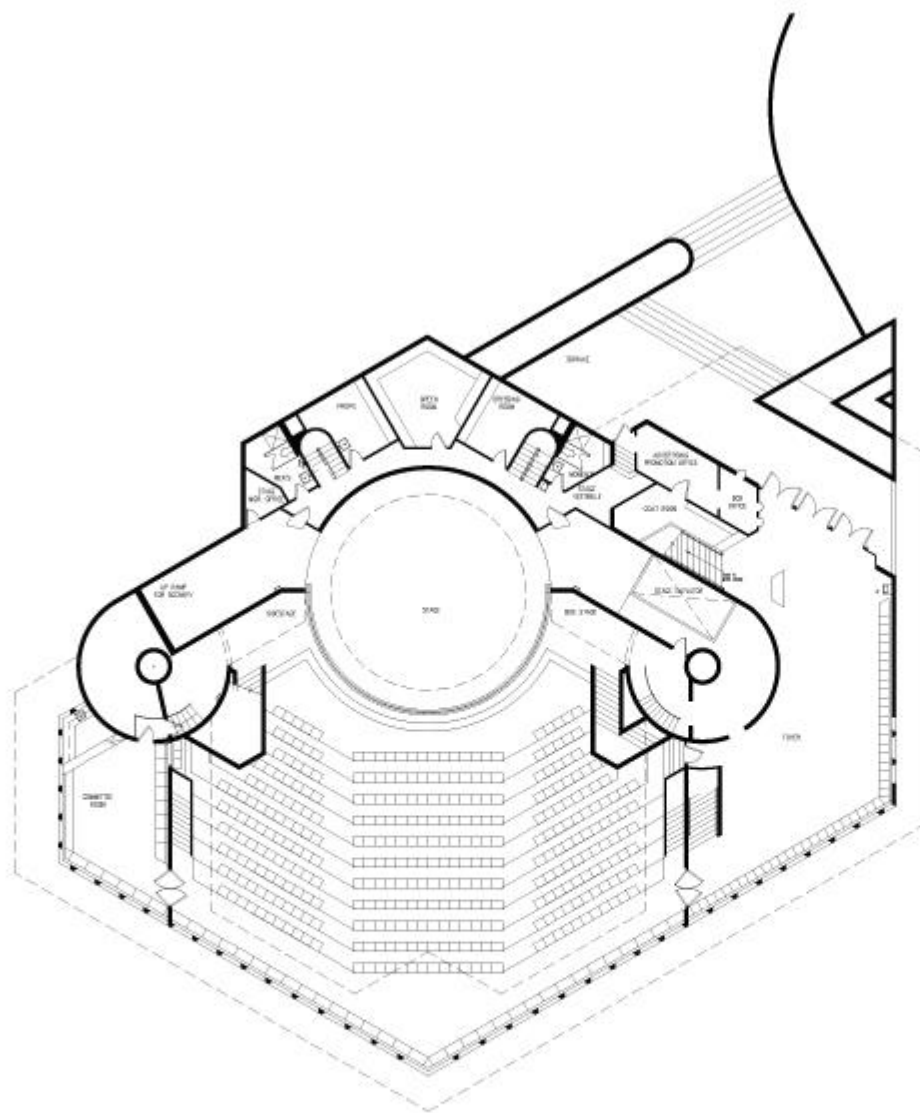
UTG Files - 1968

2010 - MAIN ENTRANCE

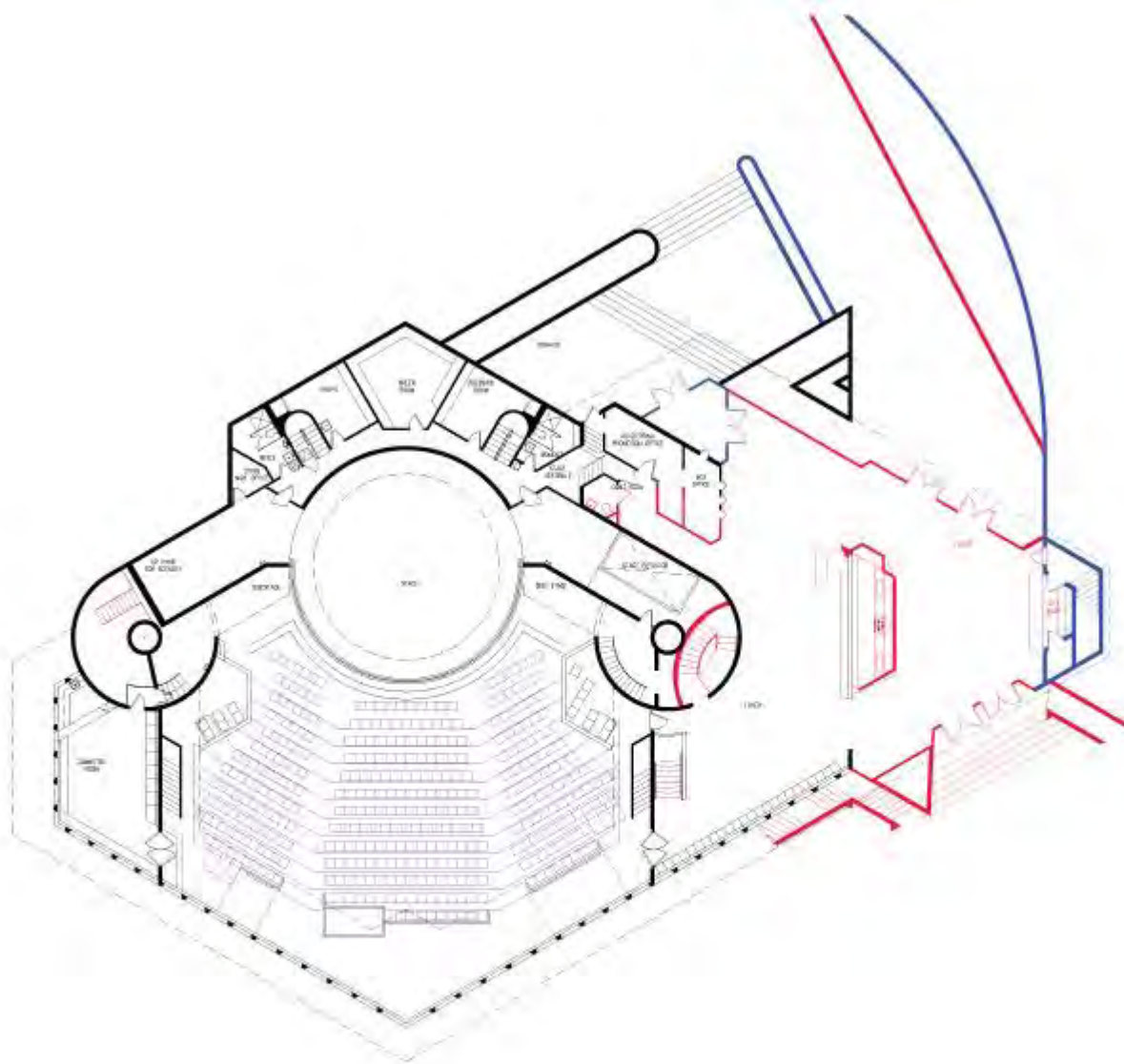




2008 - WITH 1987 SOUTH ENTRANCE ADDITIONS



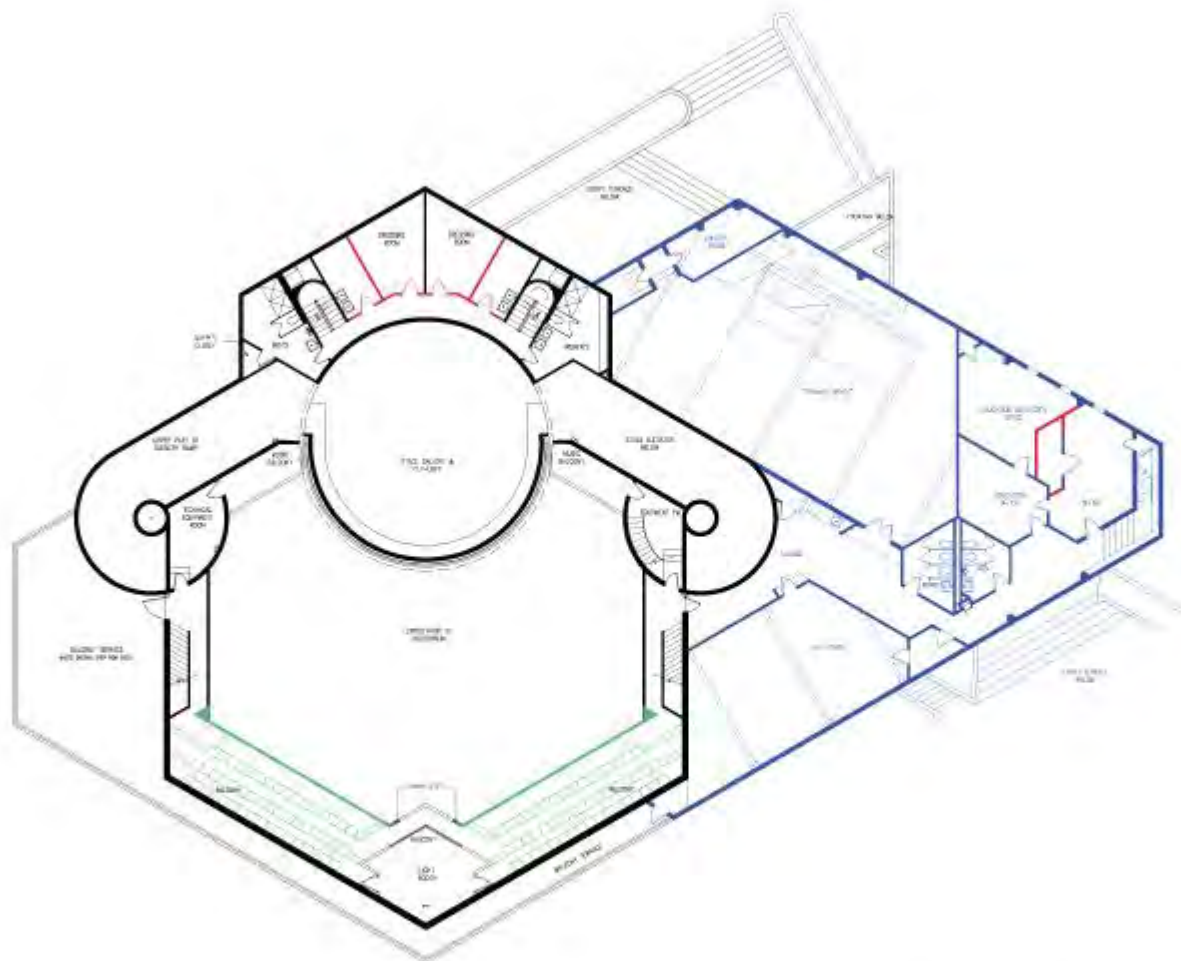
MAIN LEVEL
1959



MAIN LEVEL
2008

1959

ARCHITECTURE: FLOOR PLAN STUDY



MEZZANINE LEVEL
2008





HELDT ADMINISTRATION
BUILDING

PLANNING AND PUBLIC INPUT

Input Gathering

Themes for Use

Statement One: Maintain the Kalita Humphreys Theater as a working theater that realizes its unique qualities.

Statement Two: Restore and maintain the building as an example of great modern architecture of collaborative organic design in a park setting.

Statement Three: Increase awareness of the cultural asset by promoting creativity in the arts through performances, educational classes, events, tours and integration into its setting.

Historic Period of Significance

Combining the findings related to the theater's significant architectural features, original intent, cultural significance, current condition and potential for re-use, the Master Plan team reached a consensus that the Kalita Humphreys Theater's period of greatest significance was between 1959 and 1967. This was the period during which:

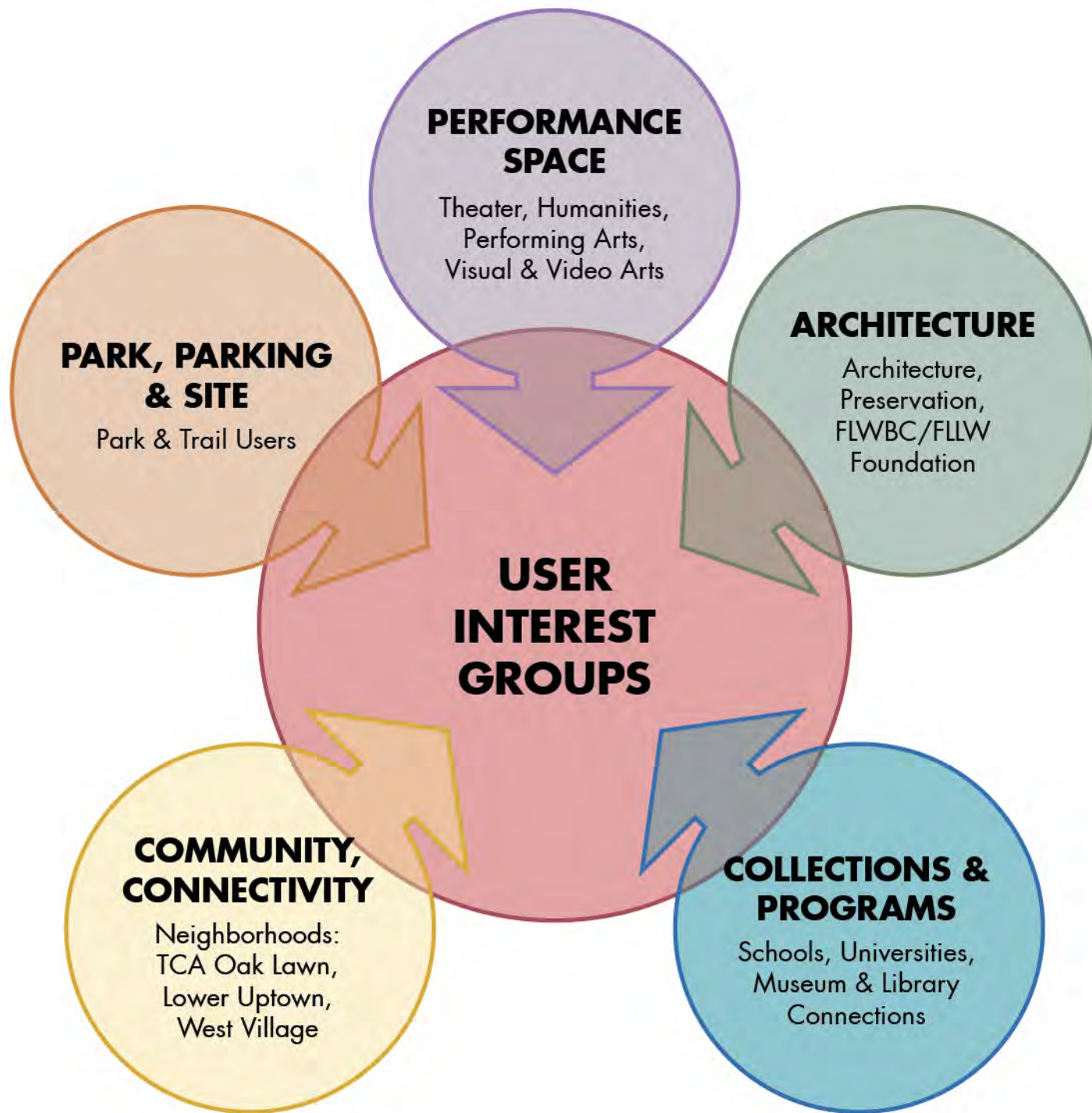
- The architect of greatest importance with the broadest impact nationally and internationally was Frank Lloyd Wright.
- The director who has had the greatest influence upon theater for the longest period was Paul Baker.
- The theater had a unique panoramic design and acoustic nature that influenced other theaters nationally and internationally.

The Master Plan recommends the replacement of the Heldt Administration Building with a support building (or buildings) complementary to the theater and in no way compromising the site and its landscape.

Design and Regulatory Parameters

The Historic Ordinance for the Kalita Humphreys Theater mandates adherence to the Secretary of the Interior Standards, which codify four alternatives: preservation, restoration, rehabilitation and reconstruction.

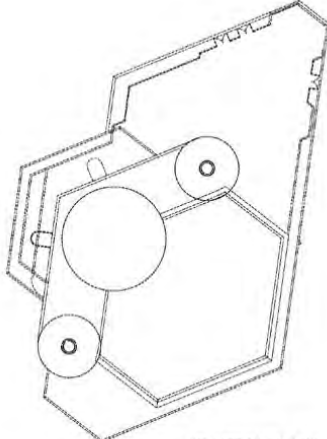
Section 5 of the Master Plan develops general regulatory and design parameters to insure an achievable plan including: building statistics, relevant building codes, zoning issues, type of construction, type of occupancy, plumbing fixtures counts and exiting diagrams.





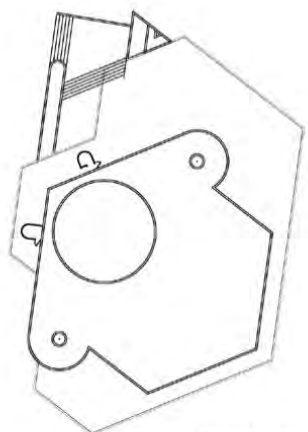
W KELLY OLIVER – **WRIGHT'S SUPERVISING** APPRENTICE

Taliesin architects Kelly Oliver and David George during an interview in 2009



TOTAL INTERIOR AREA: 34002
 EXTERIOR: 2000
 CATWALK: 2003

KALITA HUMPHREYS THEATER
 EXISTING



INTERIOR SPACE: 27120
 CATWALK: 2000
 EXTERIOR: 5539

KALITA HUMPHREYS THEATER
 RESTORED AND REHABILITATED

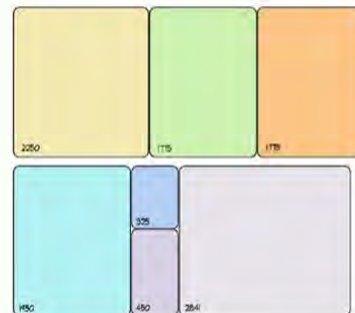
- ADMINISTRATIVE
- PERFORMANCE
- RECEPTION
- HERITAGE TOURISM
- SUPPORT SPACE
- THEATER TECHNICAL
- FLEXIBLE PROGRAM
- UNASSIGNED



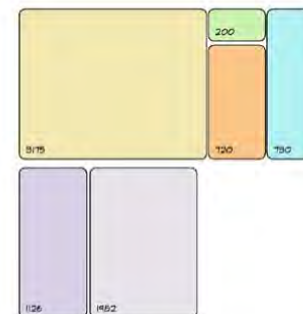
HELDT ADMINISTRATION BUILDING
 EXISTING USE



HELDT ADMINISTRATION BUILDING
 TEMPORARY RENOVATION



SUPPORT BUILDING



EXPANSION BUILDING

CURRENT CONDITION

PHASE I

PHASE II - OPTION A

PHASE III - OPTION A

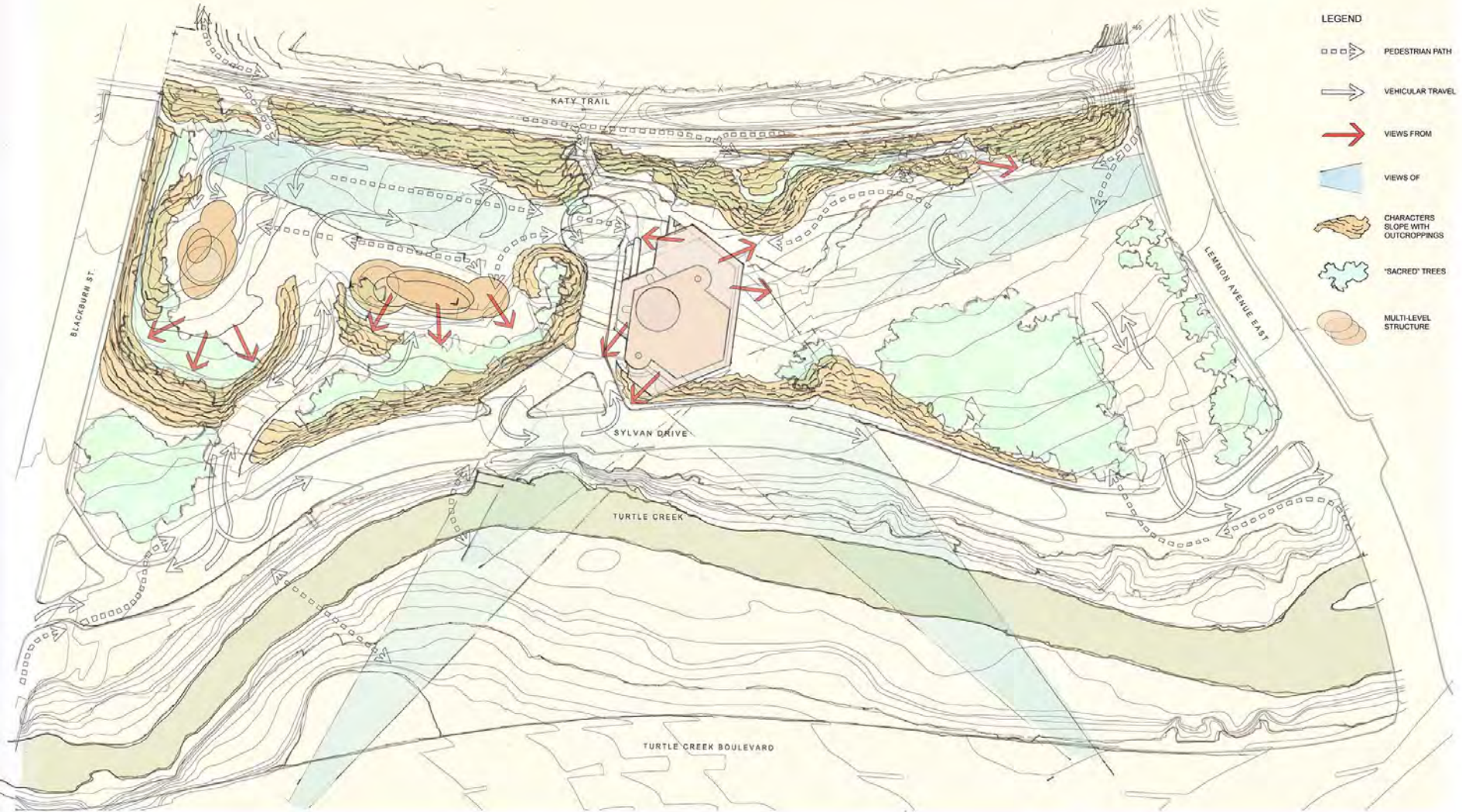


SUPPORT BUILDING



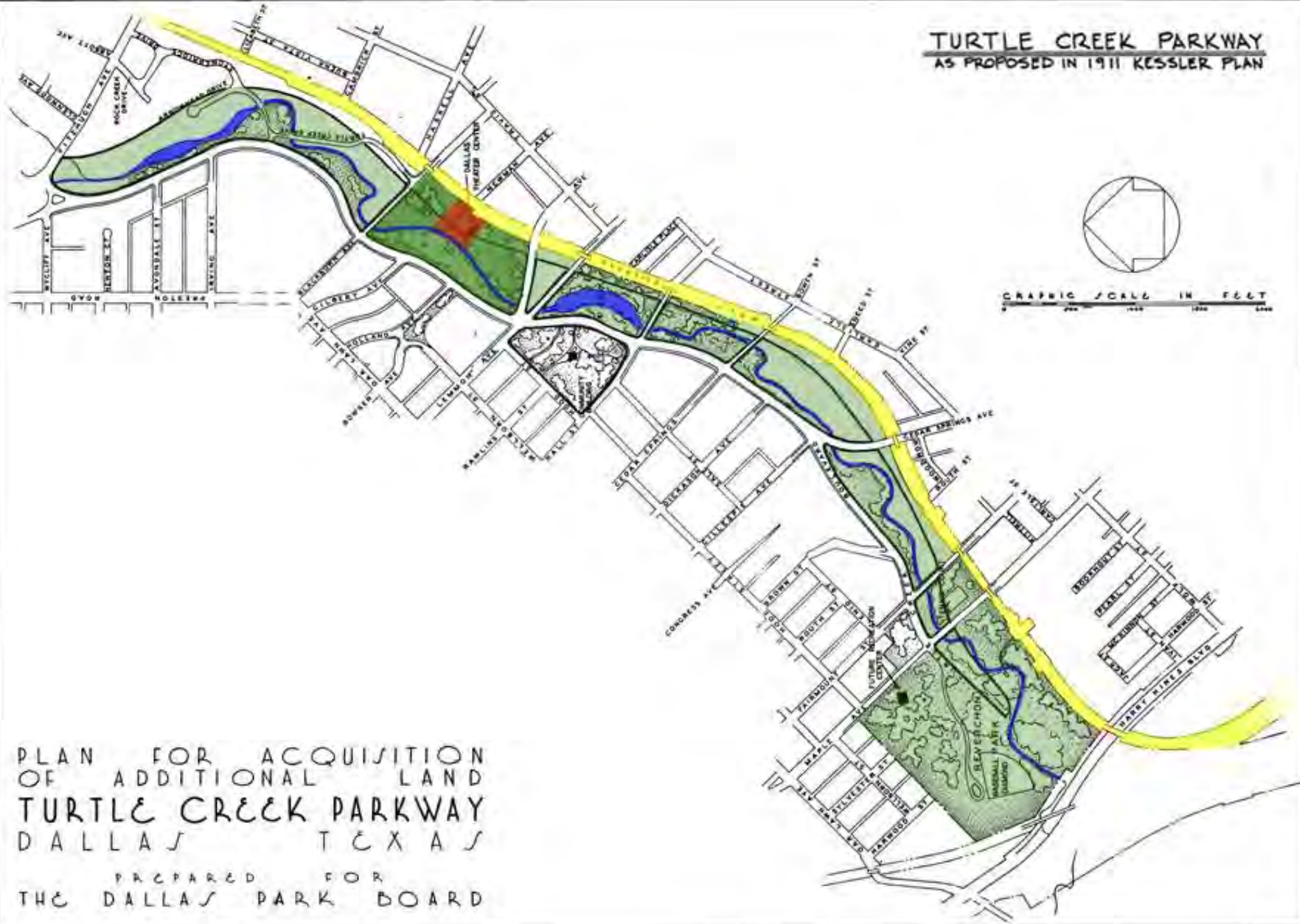
VISITOR'S CENTER

PHASE II - OPTION B

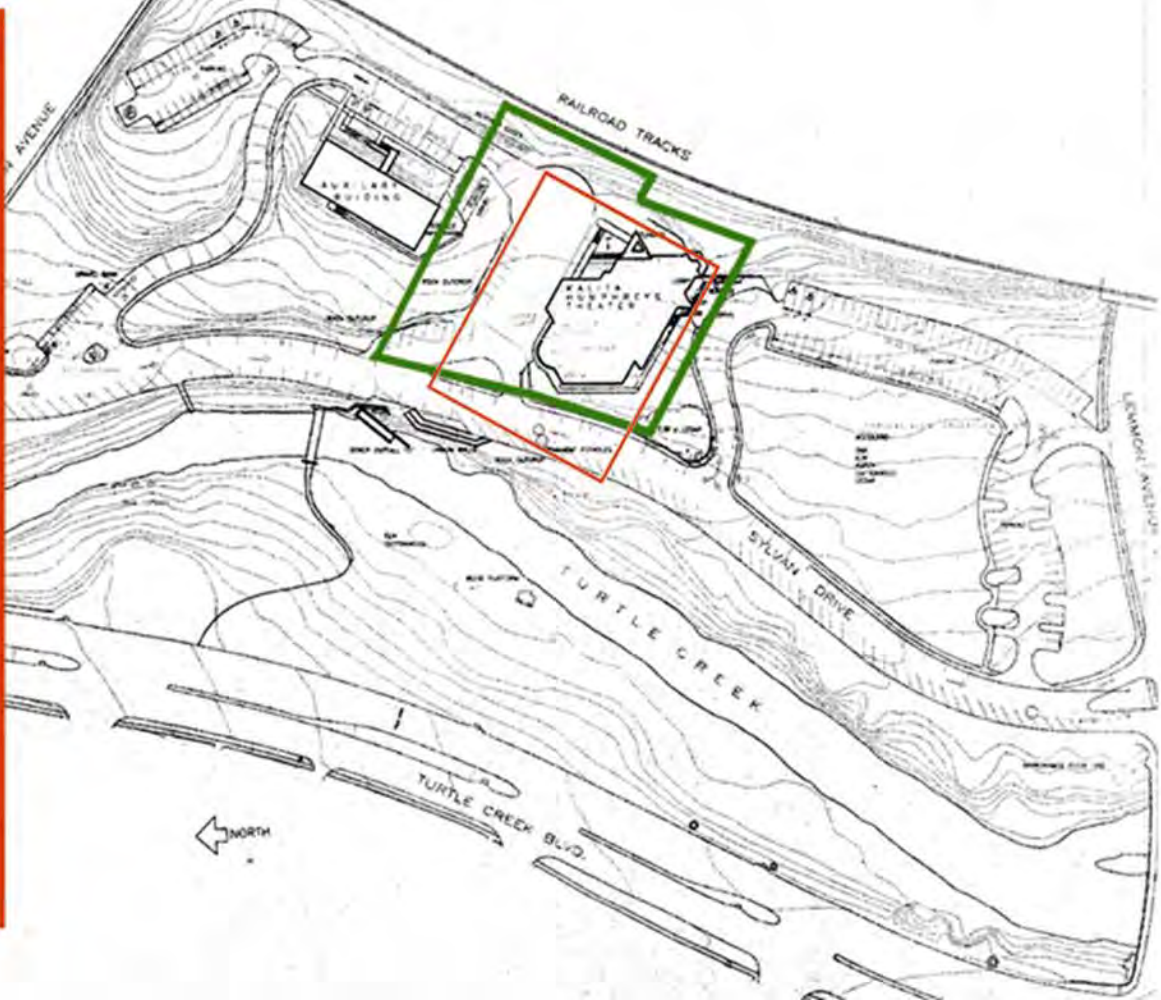
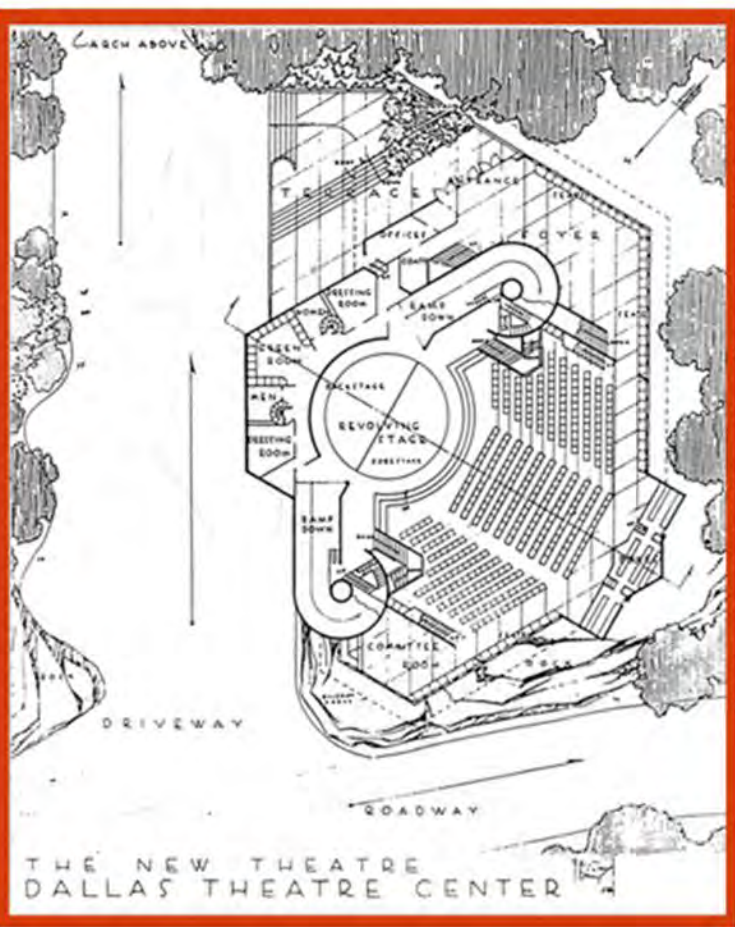


PLANNING – SITE DIAGRAM

TURTLE CREEK PARKWAY AS PROPOSED IN 1911 KESSLER PLAN



PLAN FOR ACQUISITION
OF ADDITIONAL LAND
TURTLE CREEK PARKWAY
DALLAS TEXAS
PREPARED FOR
THE DALLAS PARK BOARD



EVOLUTION OF THE SITE – HISTORIC DESIGNATION

Within this park, the Historic Designation Overlay District established by the City in 2005, defined the limits of designation according to the original 1959 site boundaries, plus the access road, Sylvan Drive.

THE NEW THEATRE

DESIGNED TO LIBERATE THE STAGE FROM THE SHACKLES OF TRADITION AND AFFORD A MORE PLASTIC AND INTIMATE MEANS OF DRAMATIC PRESENTATION. "SYMPATHETIC HOUSE" WITH A CAREFUL ATMOSPHERE THROUGHOUT. AUDIENCE AND PERFORMER IN DIRECT CONTACT.

1. PROCESSION ABOLISHED, AND MORE SENSITIVE ACOUSTICS, REQUIRING NO "HAM" NO FOOTLIGHTS REQUIRING EXCESSIVE "ACTING". INSTEAD, MANUAL AND AUTOMATIC OVERHEAD AND SIDE LIGHTING.

AND WIDTHS

2. GREAT VARIETY IN DEPTH OF BACKGROUNDS FACILITIES AFFORDED: THREE FORESTAGES AND TWO SIDE-STAGES, VARIOUS ENTRANCES (AND EXITS) FOR PERFORMANCES, FRONT AND REAR OF STAGE AREA, SHIELDED BY PERFORMERS AND EXITS.

3. MOMENTARY CHANGE OF SCENES: AUTOMATIC CHANGES WHEN AND IF DESIRED, MOSTLY MODELLED IN THE ROUND, BUT COMBINED WITH PERSPECTIVES.

AND READY

4. ALL PREPARATION FOR STAGING MAY BE SET WHILE PERFORMANCE IN THE AUDITORIUM IS CONTINUED.

5. DUMMY STAGE IS LOCATED BELOW AUDITORIUM WHERE STAGE SETTINGS AS CONCEPTED MAY BE PRELIMINARY SO THAT SETTINGS MAY BE STUDIED WHILE BEING BUILT IN STAGIOUS WORKSPACE ON THE SAME LEVEL AS MADE.

6. EASY TO TRANSFER ENTIRE CHANGE OF STAGE SETTINGS WHILE PLAY IS IN ACTION WITHOUT INTERRUPTING PLAY.

7. INFINITE VARIETY OF STAGE EFFECTS BOTH IN WIDTH AND DEPTH, ENABLING THE PRESENTATION OF ALMOST EVERYTHING IMAGINABLE IN THREE DIMENSIONS.

8. ORDINARY ROAD COMPANIES MAY PRESENT THEIR PROCESSION AND CURTAIN SHOWS TO GREATER ADVANTAGE IN THIS HOUSE.

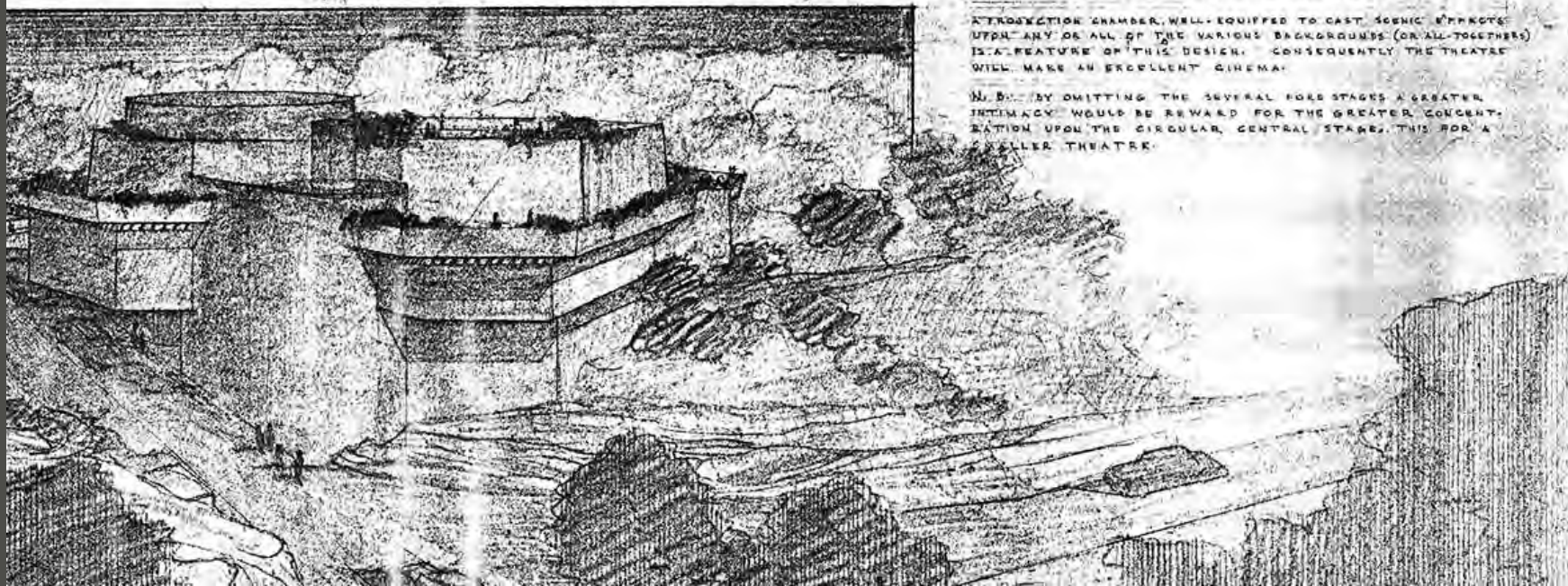
THESE

9. ACOUSTICS AND "ATMOSPHERE" EQUALLY GOOD FOR CHAMBER MUSIC, LECTURING, OR SOLOISTS.

THESE OVER-ALL ADVANTAGES SHOULD STIMULATE NEW STAGE LITERATURE --- ONE MORE IN KEEPING WITH THE SPIRIT OF OUR TIME, AND AFFORD THE "LEGITIMATE" THEATER A NEW LEASE ON LIFE, COMPETING WITH MOVIES OR TELEVISION.

A PROJECTION CHAMBER, WELL-EQUIPPED TO CAST SCENIC EFFECTS UPON ANY OR ALL OF THE VARIOUS BACKGROUNDS (OR ALL TOGETHER) IS A FEATURE OF THIS DESIGN. CONSEQUENTLY THE THEATRE WILL MAKE AN EXCELLENT CINEMA.

11. BY OMITTING THE SEVERAL FORE STAGES A GREATER INTIMACY WOULD BE REWARD FOR THE GREATER CONCENTRATION UPON THE CIRCULAR, CENTRAL STAGE, THIS FOR A SMALLER THEATRE.







EVOLUTION OF THE SITE – HISTORIC DESIGNATION

Hidden and disconnected, new landscape restorations, new programs and pathways , will reconnect the Kalita to the neighborhood and the city.

Legend:

1. Kalita Humphreys Theater
2. Visitor Center, Box Office and Administration Building
3. Expansion Space
4. Entrance to Parking Garage Below
5. Turtle Creek Bridge
6. Katy Trail Parking
7. Katy Trail Drop-off
8. Katy Trail Ramp
9. Staircase from Katy Trail
10. Theater Drop-off and Firelane access

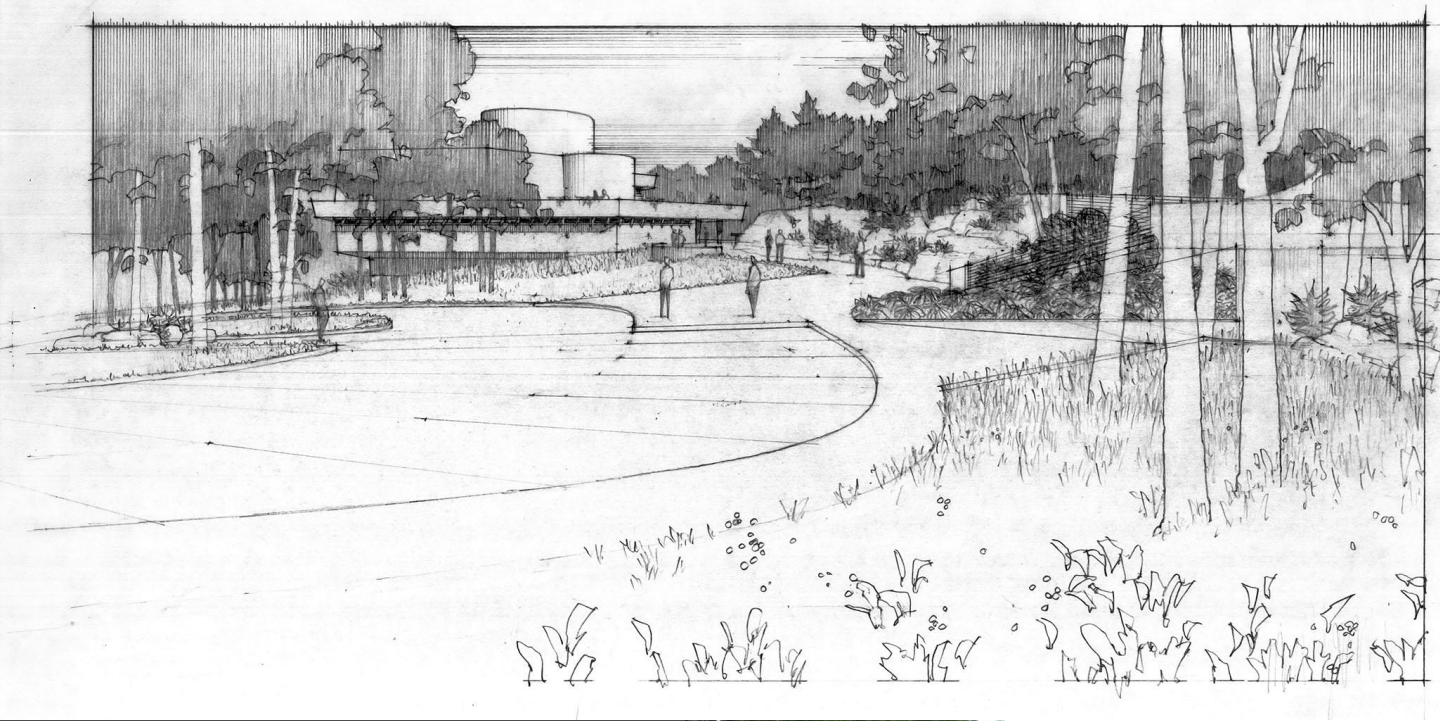


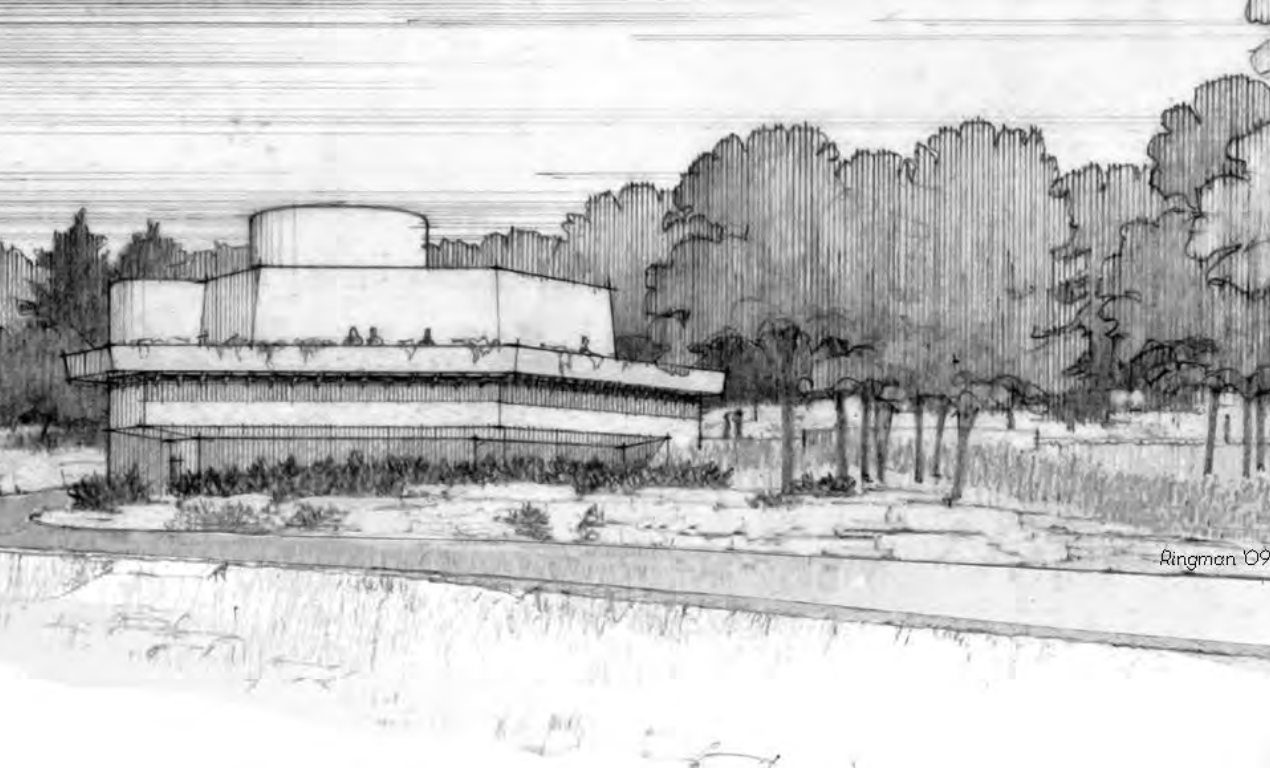
DESIGN - CONCEPTUAL SITE PLAN

Option A locates the new support building conveniently close to the Kalita Humphreys Theater in an area already disturbed by construction. On a relatively flat part of the site, the new support building would afford spectacular views, and a close connection to trails and parking.

The original direction of entry is restored. Additional parking is located below grade to maximize the landscape, utilizing the sloping terrain to minimize impact.









EVOLUTION OF THE SITE

Integration means that no part of anything is of any great value in itself except as it be an integrate part of the harmonious whole - Frank Lloyd Wright

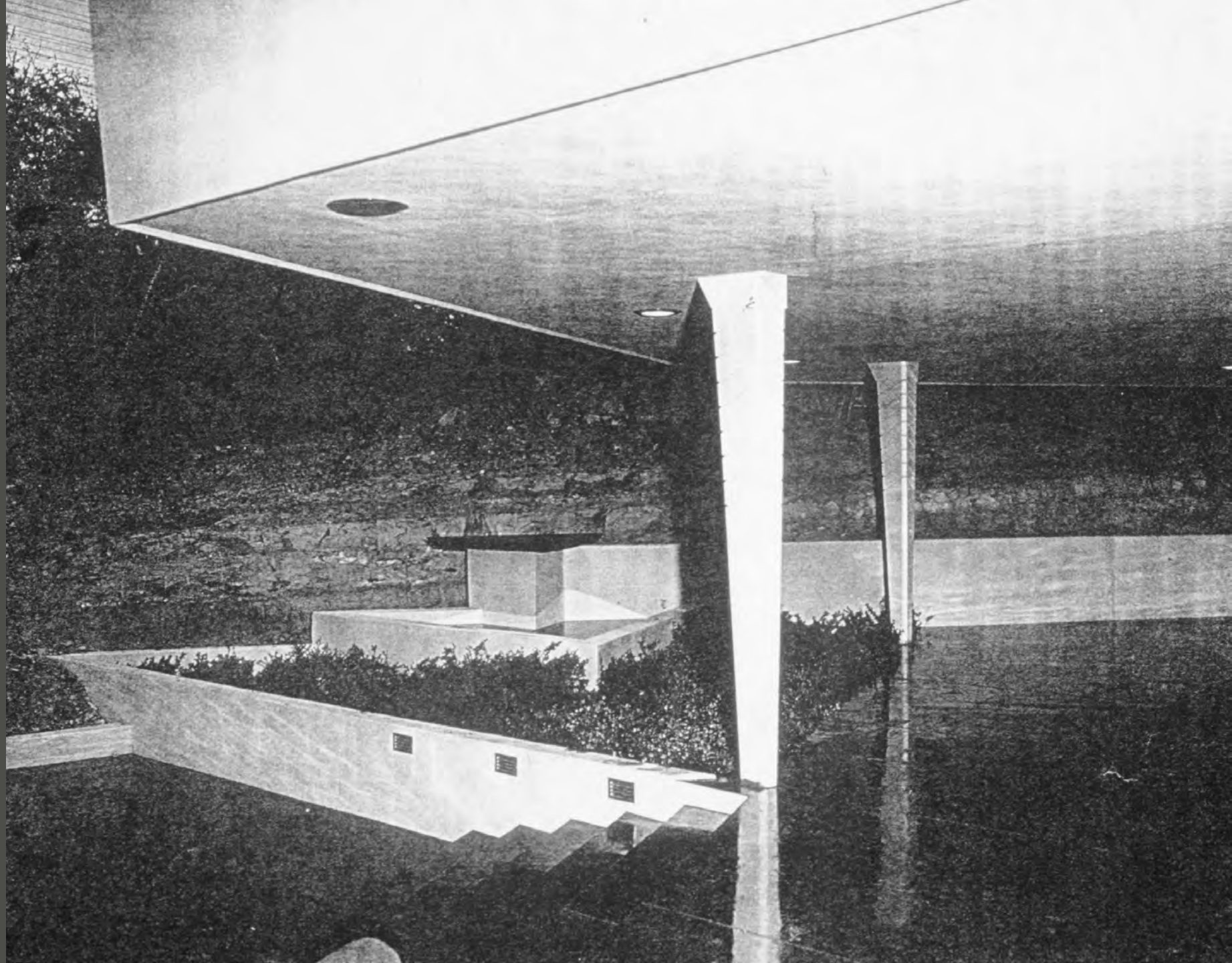


1959 - ROOF

5514.022



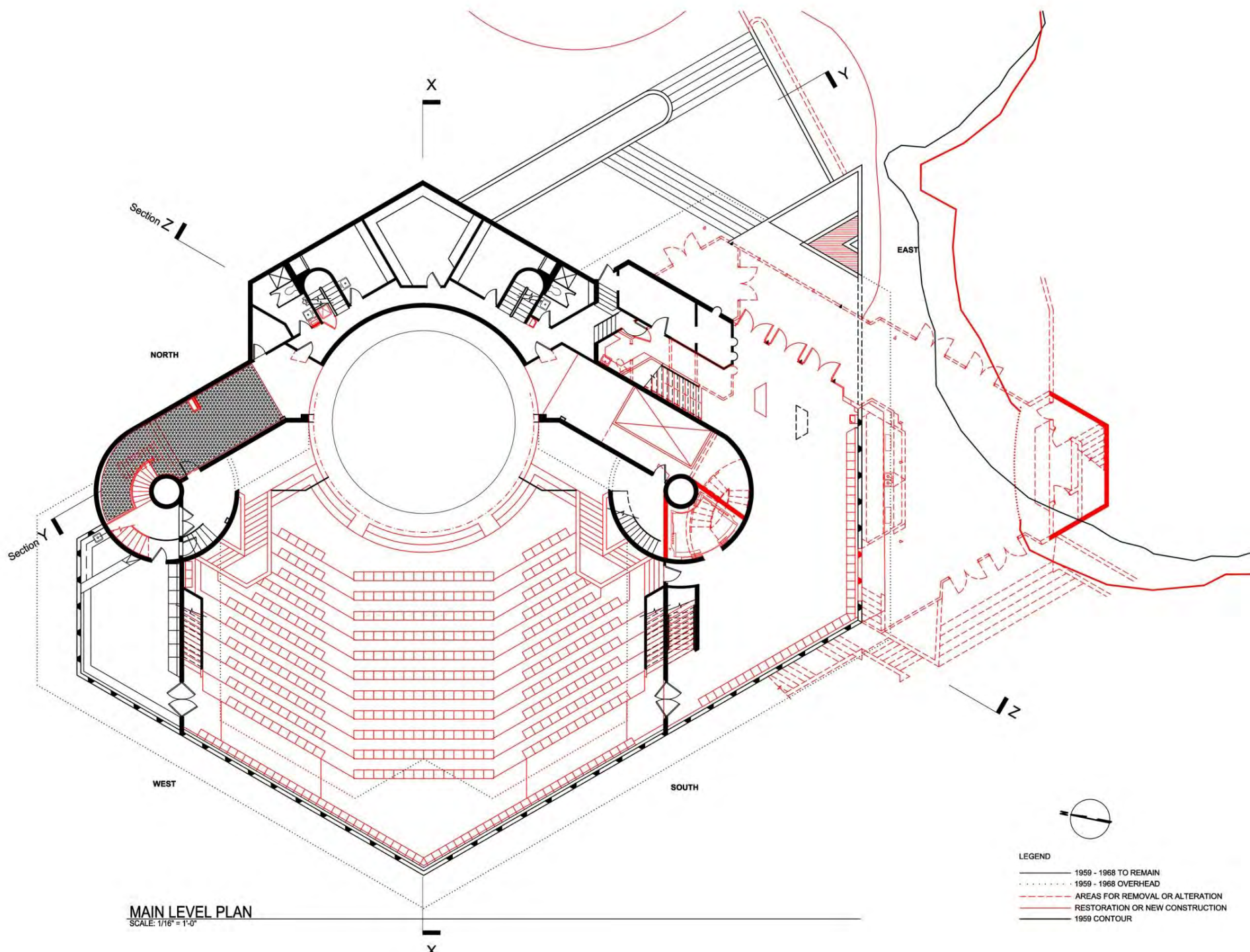
CURRENT - ROOF
DRONE VIEW







T H





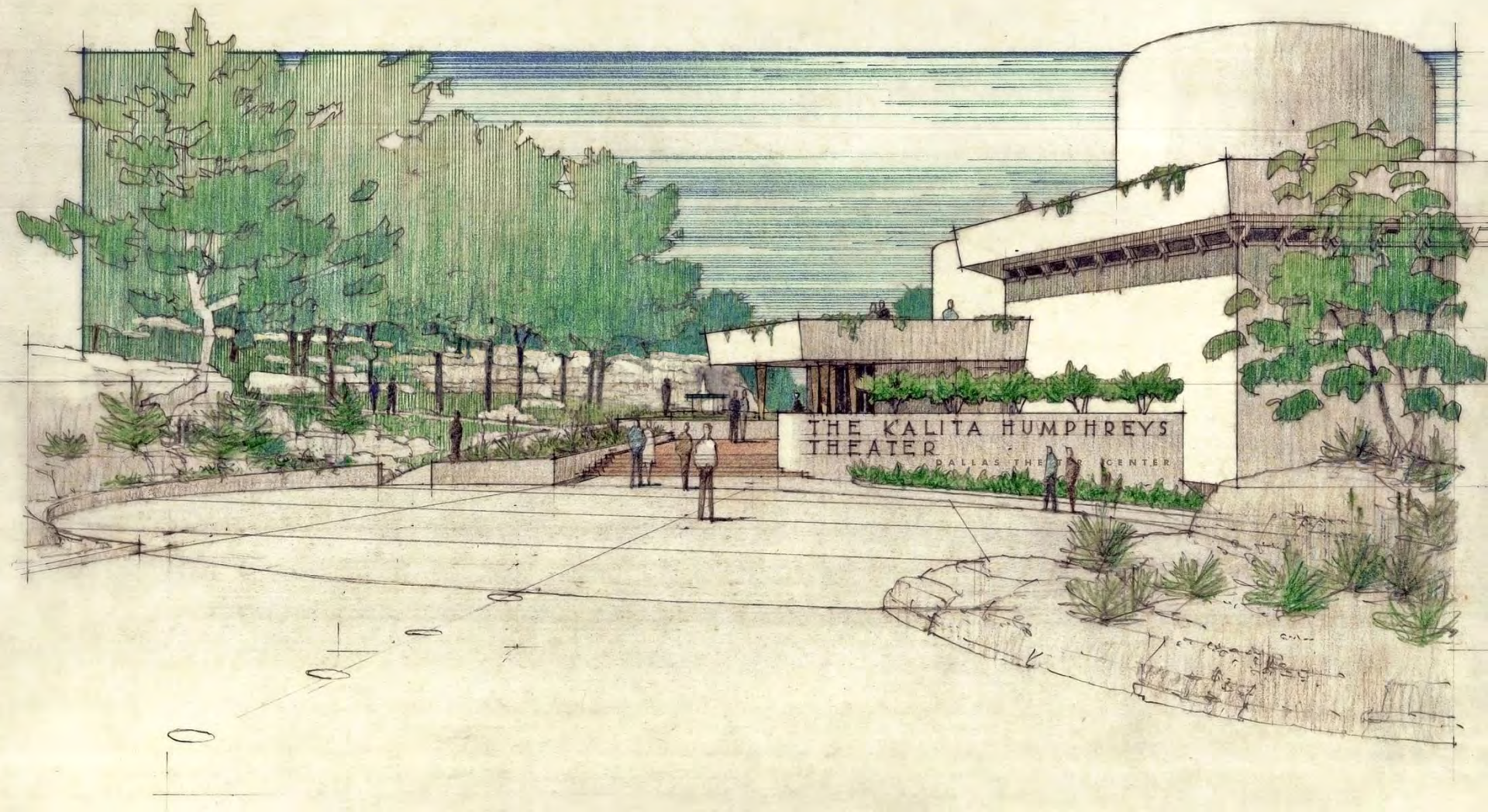
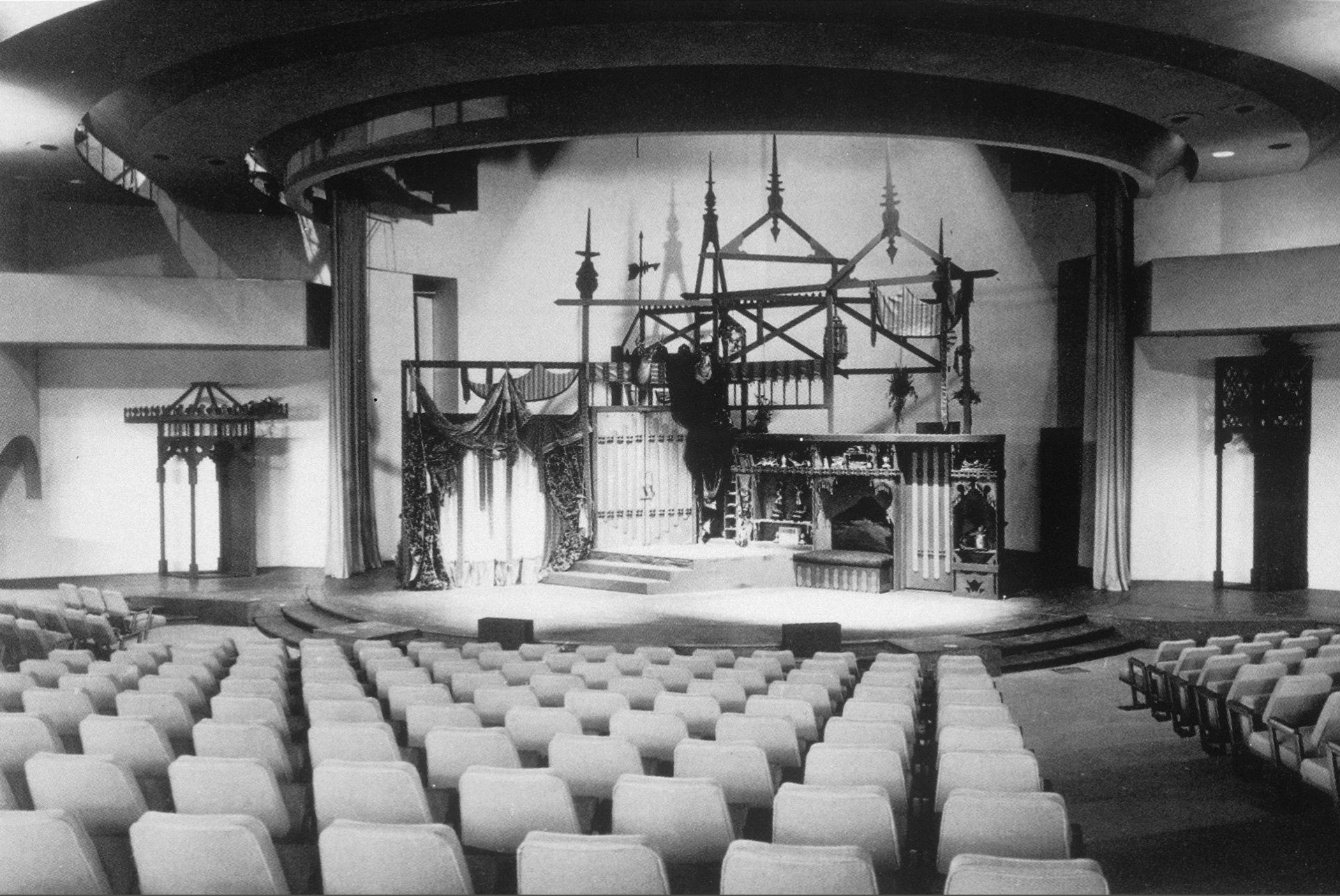
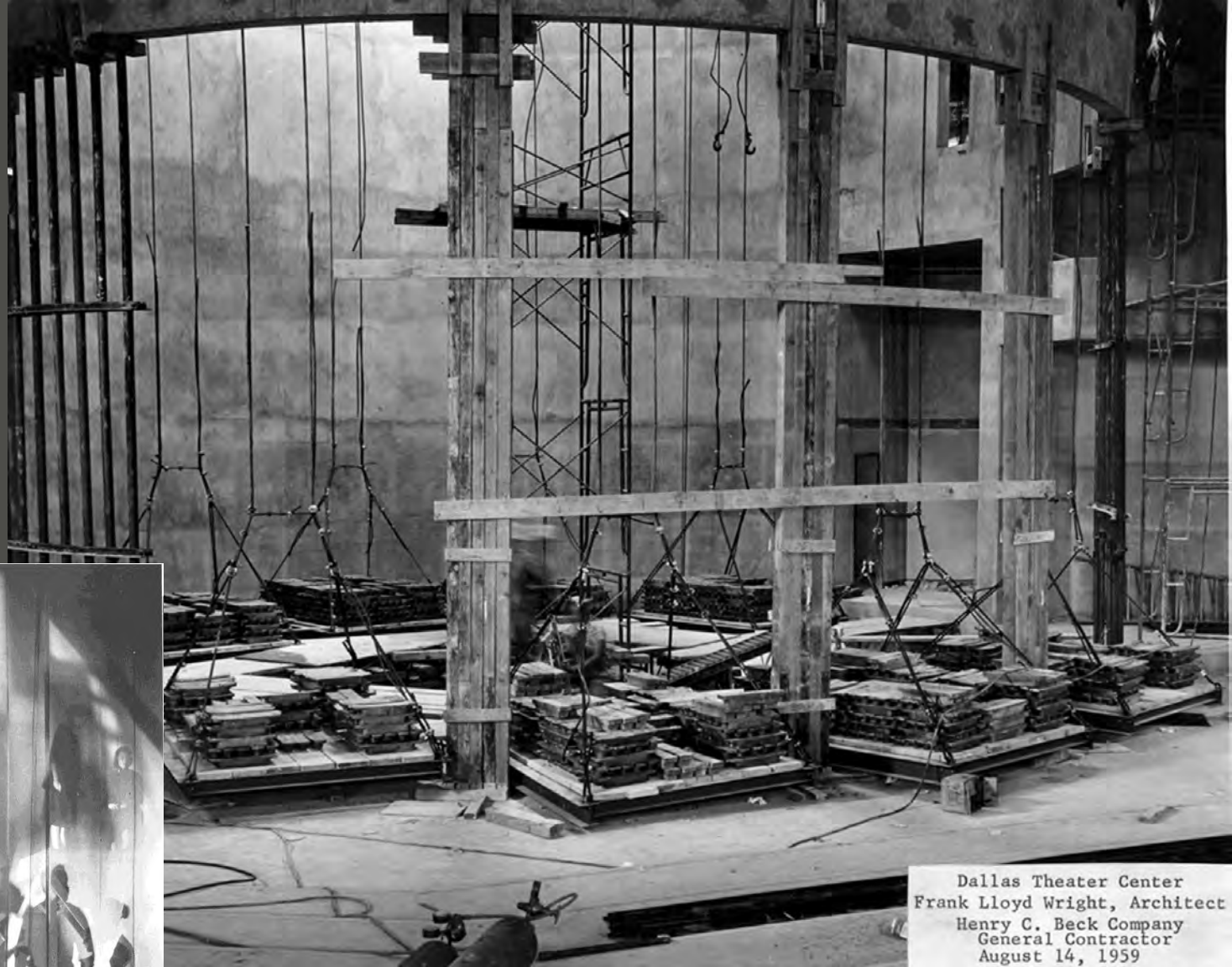




Photo: DTC Files, 1959



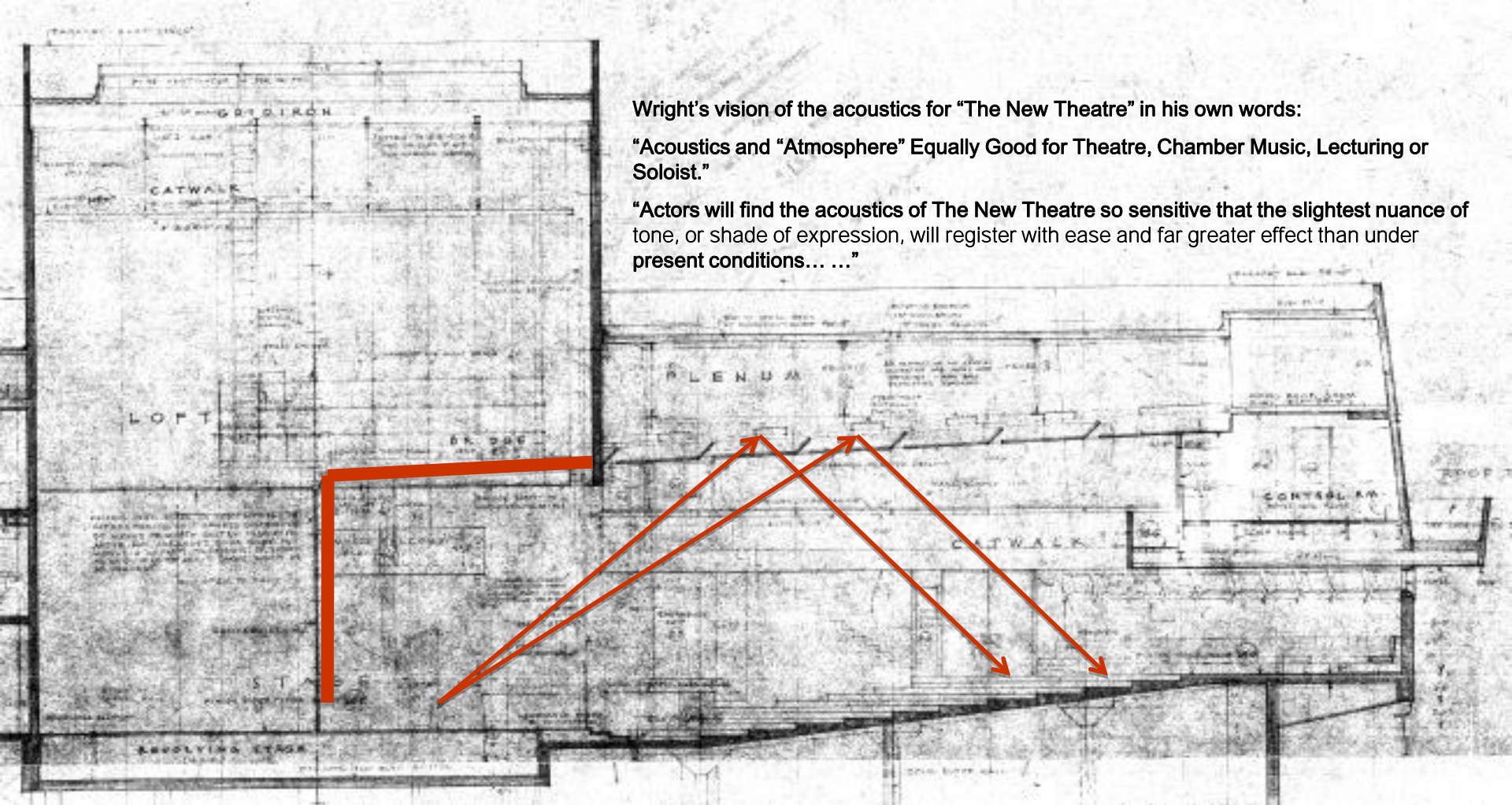


Dallas Theater Center
Frank Lloyd Wright, Architect
Henry C. Beck Company
General Contractor
August 14, 1959



1960's

"GOLDEN BOWL" , STRUCTURAL TOUR DE FORCE, AVANT-GARDE PANORAMIC STAGE



Wright's vision of the acoustics for "The New Theatre" in his own words:

"Acoustics and "Atmosphere" Equally Good for Theatre, Chamber Music, Lecturing or Soloist."

"Actors will find the acoustics of The New Theatre so sensitive that the slightest nuance of tone, or shade of expression, will register with ease and far greater effect than under present conditions...."

THEATER ACOUSTICS

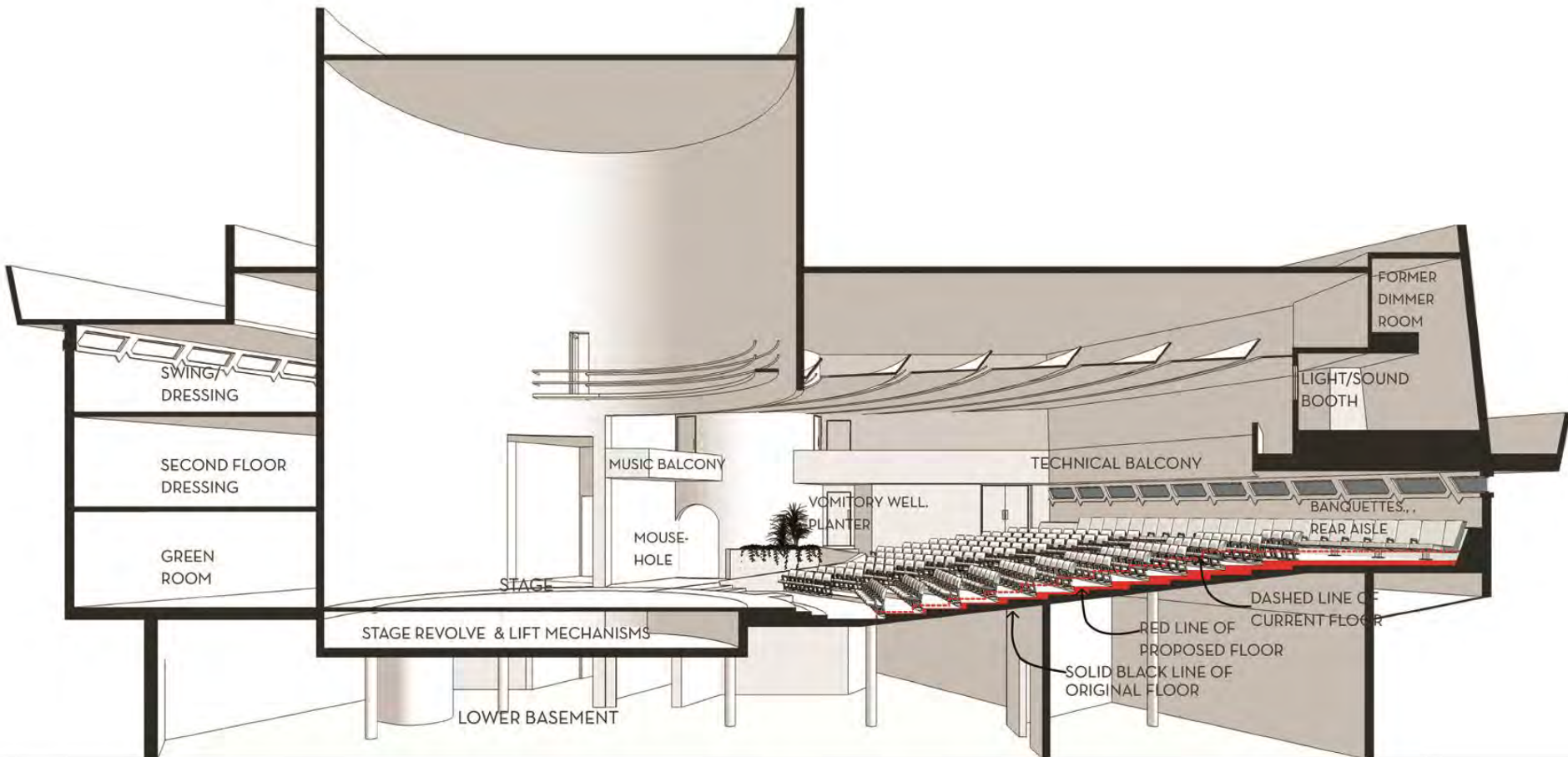
Evolution of the performance space away from Wrights vision:

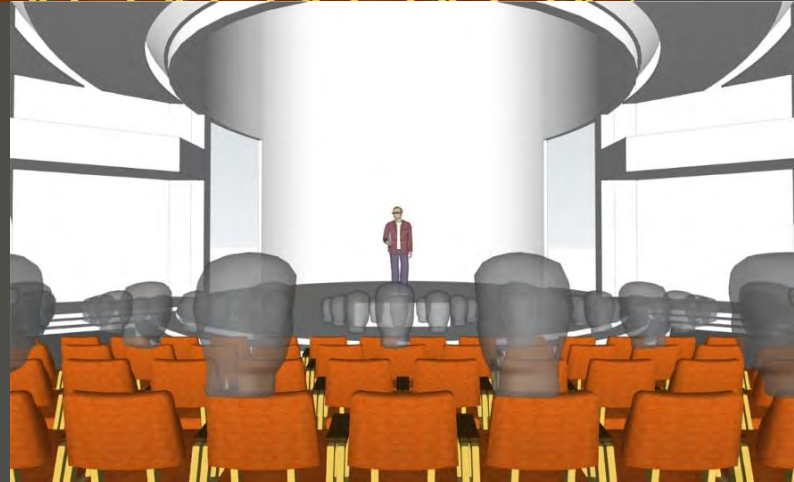
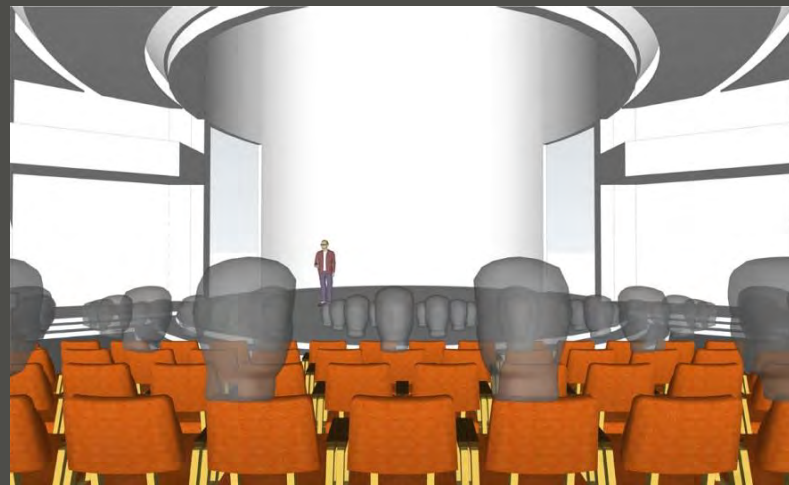
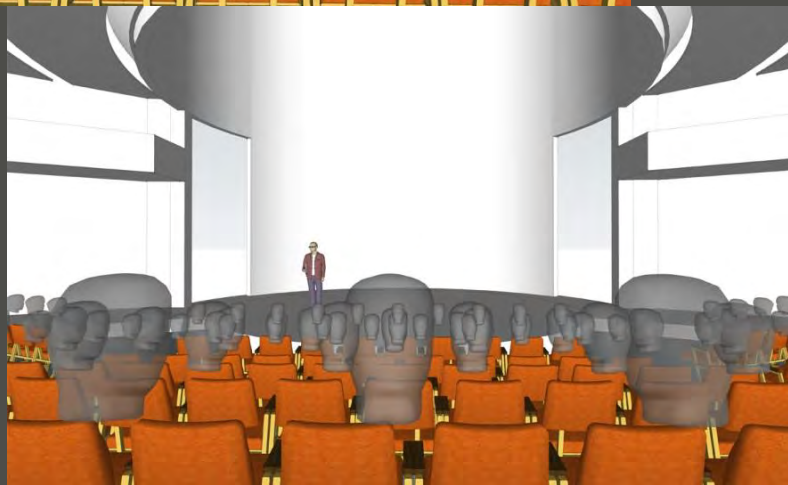
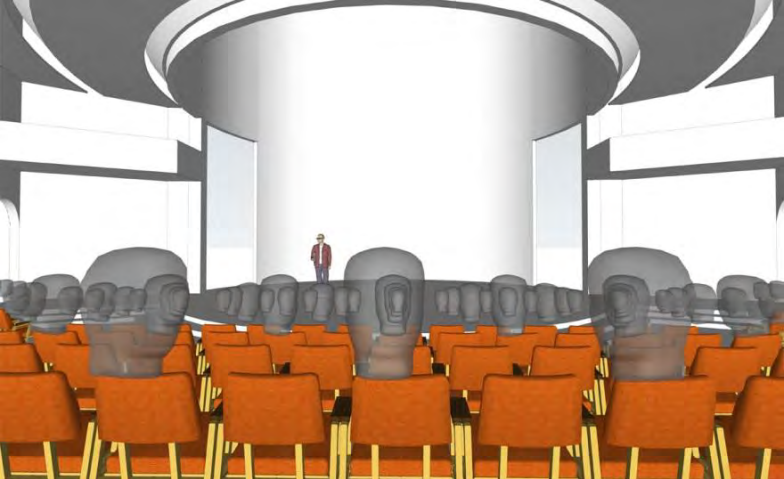
- Ceiling – reflective to absorptive
- Seating rake – steeper, more absorptive
- Seats – increased surface area of absorption
- Extended balcony - reduced room volume more audience absorption





“Why would you take a unique theater and try to make it just like every other theater? As an alternative kind of space, it could be exciting and revelatory in that uniqueness.” - Public meeting participant.





ROW 6 (CENTER STAGE):

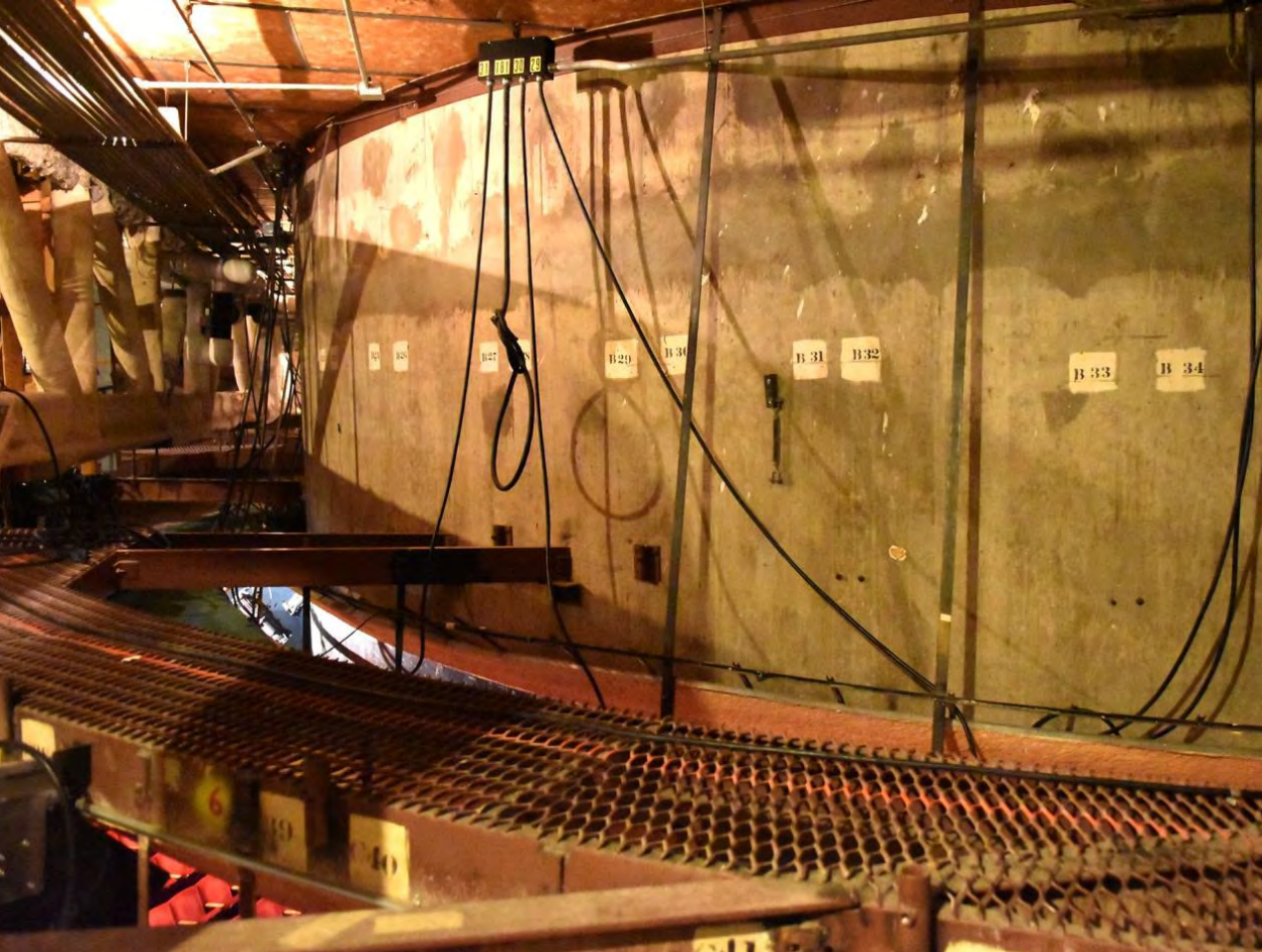
ORIGINAL RAKE

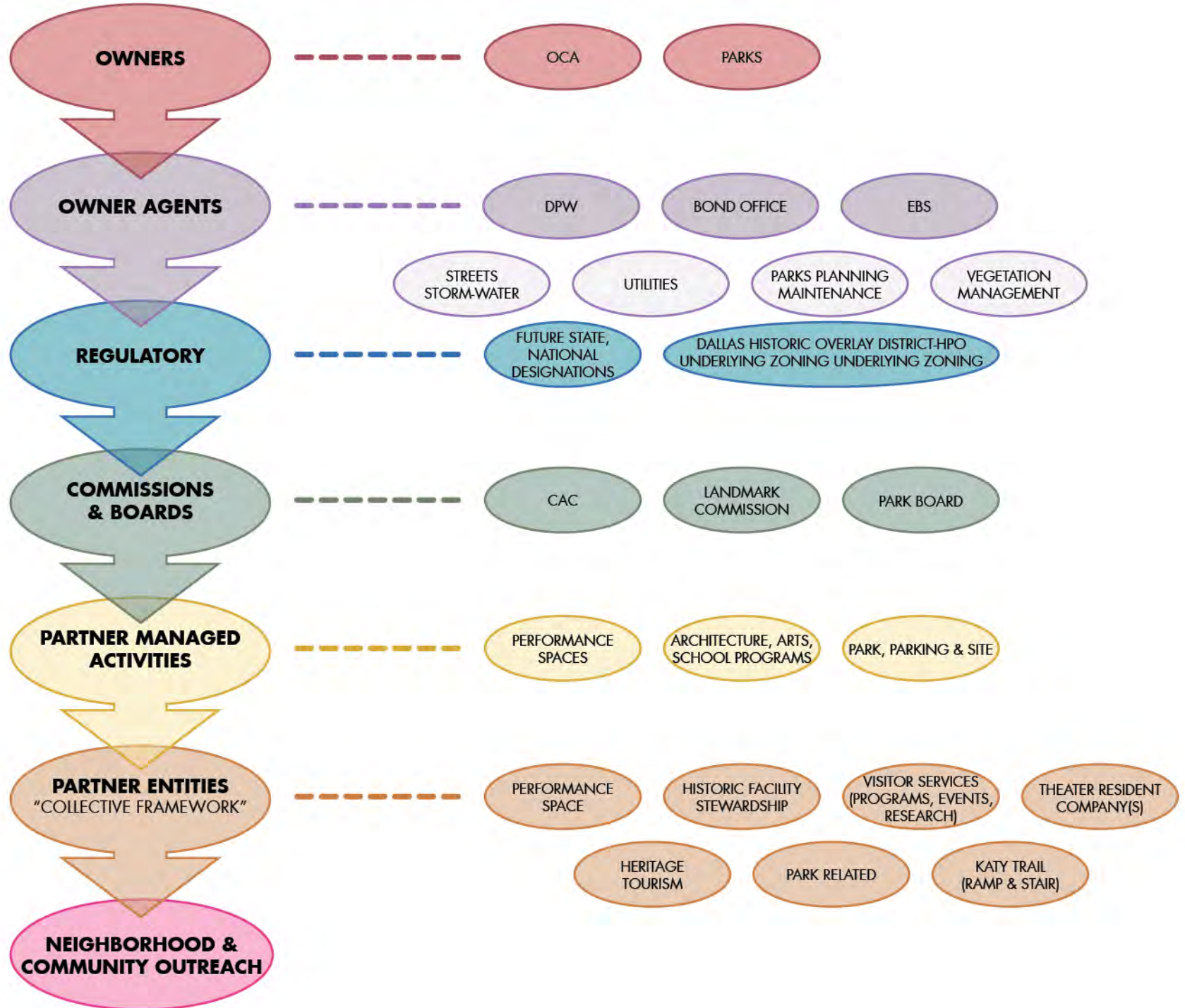
EXISTING / PROPOSED

PROPOSED WITH PLATFORM

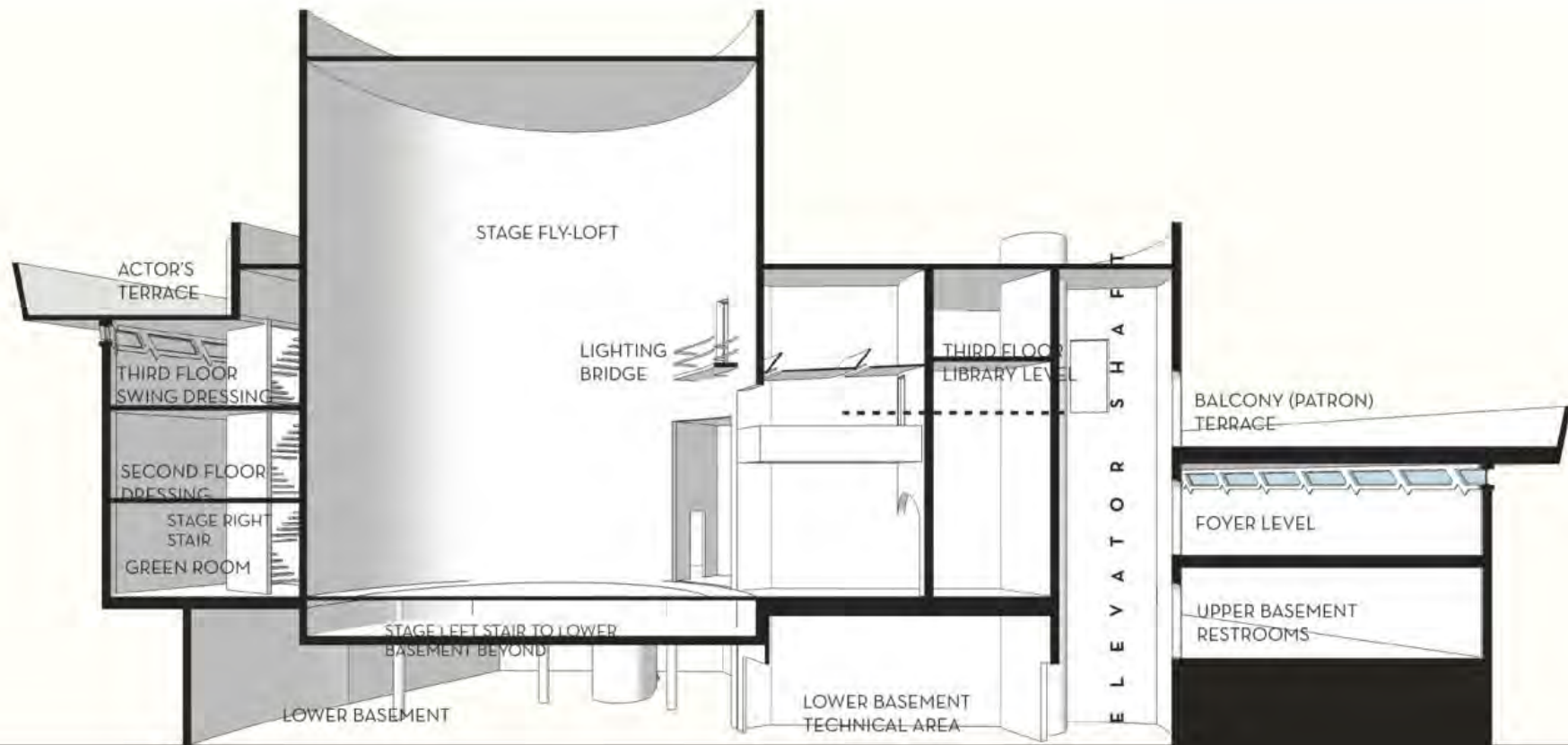
STAGE WINGS, STAGE LOFT, FIRE SAFETY











DESIGN – KALITA HUMPHREYS THEATER INTERIOR SPACES

An ADA compliant passenger elevator will allow the public to access restrooms, the basement and the restored third-floor library and small event space. The stage elevator would also be ADA compliant.





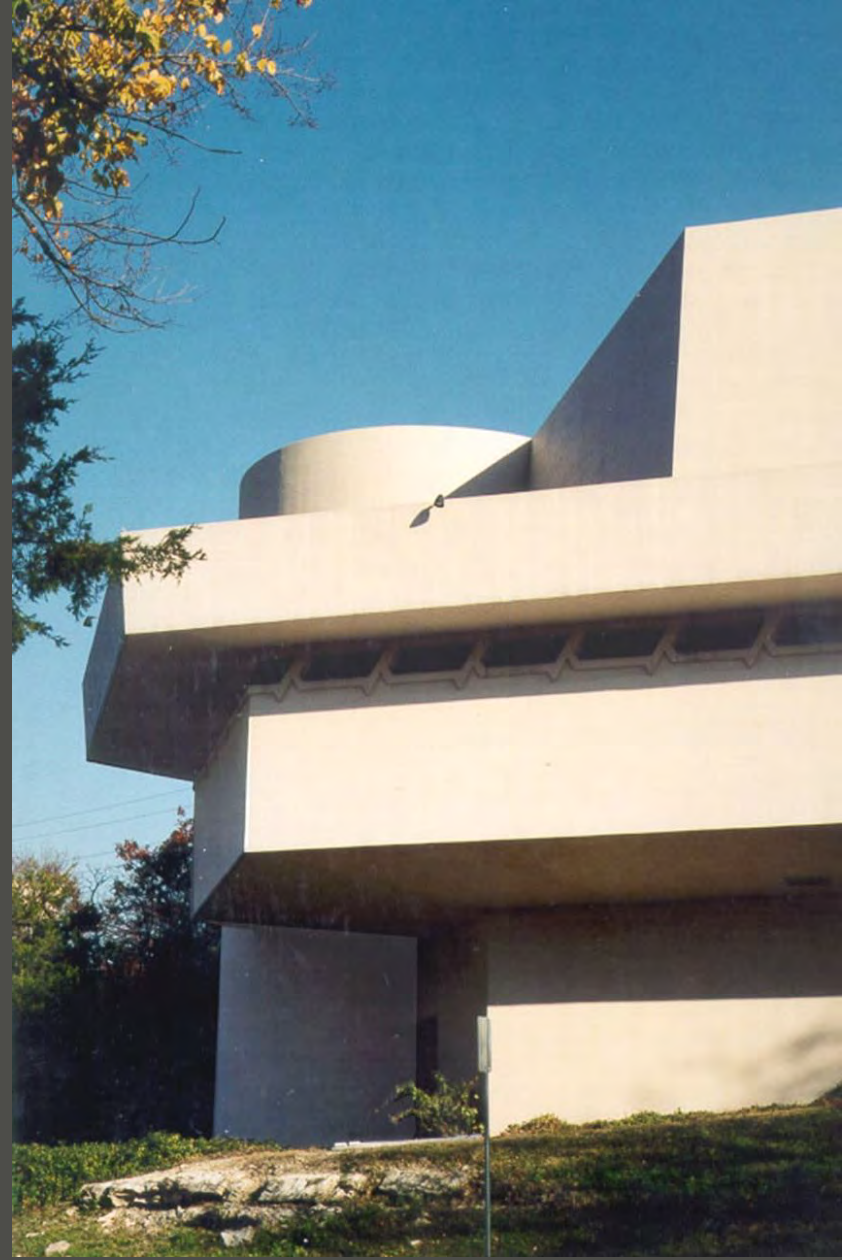


BACK OF HOUSE:
SCENE SHOP
“DOWN-CENTER STAGE”



MASTER PLAN RECOMMENDATIONS:

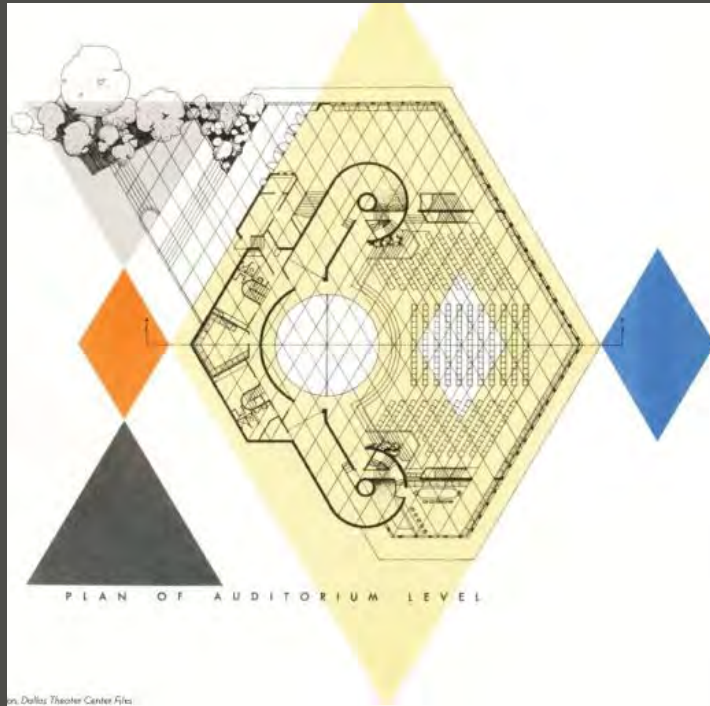
- **Restore Wright's only theater as an example of great modern architecture;**
- Create a great unique performance space inside the Kalita by rehabilitating it to its original intentions with modern equipment and functionality;
- Create a support building that fully supports the program;
- Restore and enhance the landscape , protecting the park, correcting parking.
- Increase awareness of the cultural asset locally, nationally and internationally
- Bringing together advocates and owners in a collective operation to ensure good stewardship for the future.



A CULTURAL TREASURE FOR ALL OF DALLAS AND BEYOND

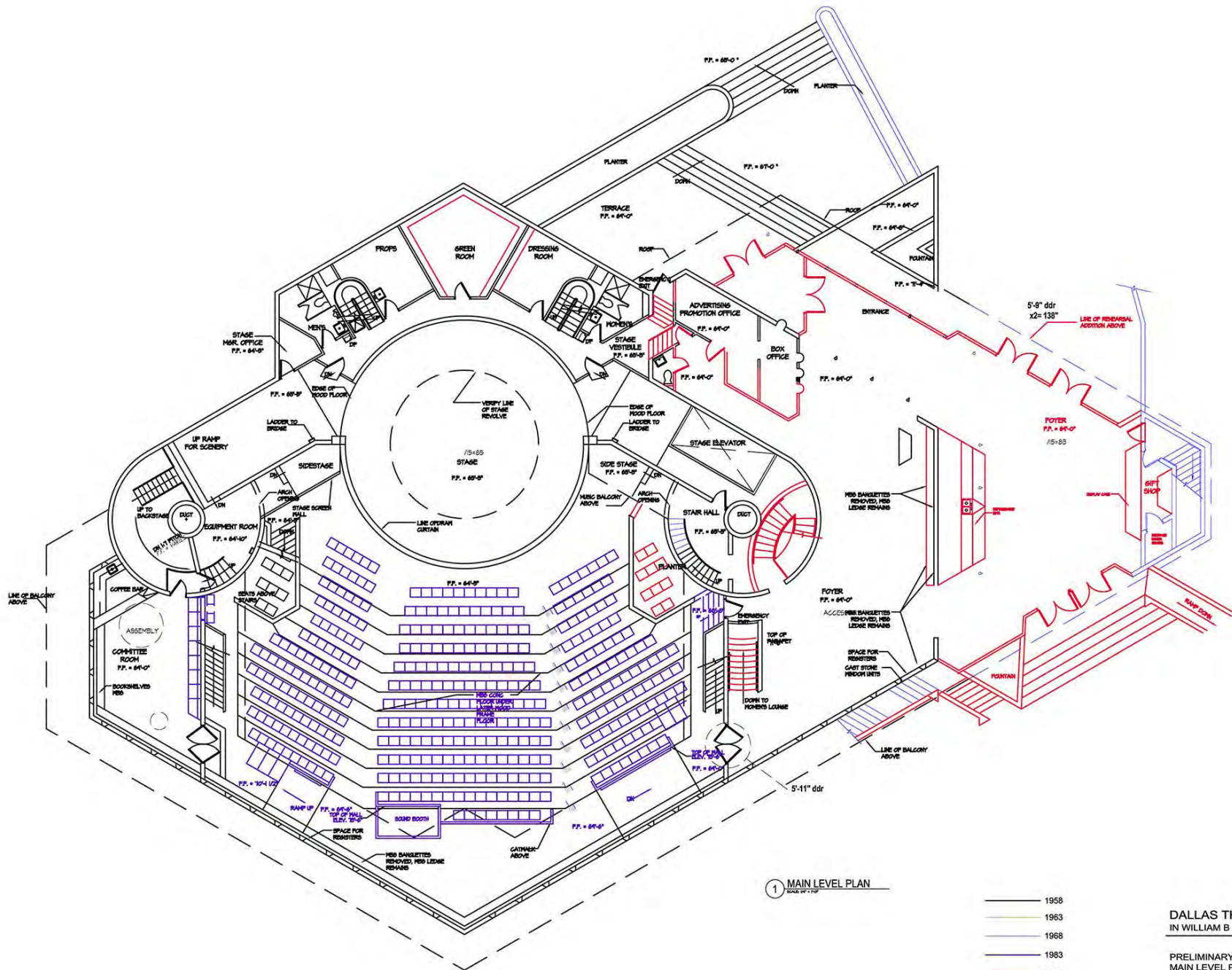
What is old can become new again – inspiring, enlivening, and active

How do we meet the guiding principles of Dallas cultural plan



- Equitable Use
- Diversity of Performance Space Users from other areas of Dallas
- Variety of Campus Activities
- Outreach through Programs
- Partnering and Collaboration Opportunities
- Economically Sustainable Model
- Sustainability Plan
- Renegotiate long term legacy leases.
- Partner with trails, transport, park, neighborhood for plural use

Bringing the components of theater, park and architecture together this property will be a **CULTURAL TREASURE** – a local asset of international reputation, an economic boon, a source of pride.



DALLAS THEATER CENTER
IN WILLIAM B DEAN PARK

PRELIMINARY CHRONOLOGICAL
MAIN LEVEL PLAN 1959-2005
SCALE: 1/16" = 1'-0"

