



Talking Rock Ranch Planning & Design Philosophy

PHILOSOPHY: Talking Rock Ranch and its [custom homes in Prescott](#), Ariz. were designed with one goal in mind: to make the environment, not the buildings, the overriding focus of the community. Designers, builders and architects have come together to create an environment that accentuates the beauty of its surroundings. Buildings featuring natural materials and immaculate design are delicately placed within their sites to become one with the land, rather than dominating over it.

FRANK LLOYD WRIGHT CONNECTION: Managing partner Vern Swaback of Talking Rock's design firm, Swaback Partners, began his apprenticeship under Frank Lloyd Wright in 1957 and remained with the Wright Foundation for 22 years. During his time with the Foundation, Swaback served as the director of planning for several major projects. His current business partner, John Sather, also attended the Frank Lloyd Wright School of Architecture and has since become one of the Phoenix-area's premier architects.

While Swaback Partner's design style highlighted at Talking Rock is quite different than the Usonian design Wright is known for, they still incorporated much of the planning philosophy learned during his work with FLW. At Talking Rock, homes are built low to the ground and into nature to prevent environmental disruption. The community layout also emphasizes walkability and uses elements found in its natural surroundings.

DESIGN FEATURES & GUIDELINES: The custom homes at Talking Rock are meant to complement and highlight the surrounding environment of Williamson Valley and make the best use of [Prescott land](#). Home designs include:

- Low, one-story roof lines that do not detract from mountain views
- Significant porches wrapping the length of the building to allow space for relaxing next to nature
- Natural materials such as stone, wood and weathered metal that blend into nature's beauty
- Home height is limited to 22 feet above natural grade
- Landscaping is only done in disturbed areas; all other surrounding greenery is left in its natural state

PREFERRED ARCHITECTS/ BUILDERS: In order to maintain and the uphold Talking Rock's environmental philosophy, it has partnered with top builders, designers and architects in Arizona, including:

- Adams Architecture & Planning, Inc.
- AKA Architecture LLC
- C. Leyva Design
- Catalyst Architecture, LLC
- Desert to Mountain Architecture
- Design Barbarians Architects
- Everwood Ltd.
- Swaback Partners
- Tru North/DLB Homes
- Mom's Custom Homes
- TRD&B

**ABOUT TALKING
ROCK:**

Talking Rock is a 3,600-acre private new-homes community in Prescott, Ariz. with a casual western lifestyle and the amenities of an exclusive country club. The Jay Morrish-designed 7,350-yard championship [golf course in Prescott](#) winds through more than 1,000 acres of preserved open space, presenting residents with the spaciousness of Arizona's high country. Talking Rock offers spacious custom homesites in Prescott, as well as [Ranch Cottages](#), Ranch Homes and custom homes designed in an authentic ranch style and built by the area's finest craftsmen. www.TalkingRockRanch.com

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