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Research and Design

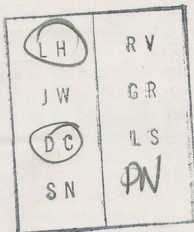
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Air Mail Special Delivery

30 July 1964

Mr. Al Boeke
Oceanic Properties Inc.
P. O. Box 2780
Honolulu 3, Hawaii



Re: The Sea Ranch

RECEIVED

JUL 31 1964

LAWRENCE HALPRIN & ASSOCIATES

Dear Al:

I made another trip to the site yesterday to make a final check on the various layouts following the receipt of corner grades of the houses as staked from Brelje. Actual staking and determination of grades revealed some serious problems and these combined with concern about the layout of the houses on Lots 9, 10 and 11 have led me to a perhaps radical change in our proposal. This shows on the enclosed plot plan.

Let me begin with what is good about the layout. First of all the house on Lot 12 seems to me to be almost perfectly situated although I will be making some slight changes in window arrangement because of tree locations, etc. I have however changed the garage location relative to this house. The house on Lot 11 is also fine although I think this and all of the other houses to the north of the wind row should be rotated, holding the southeast corners as pivot points, counter clock-wise about seven degrees. This moves the north end then a little bit more to the west and improves the view up the coast somewhat better. This was not apparent when I first checked the stake out because the fog obscured the view beyond the point. I also propose a slight change in the location of the garage for Lot 11.

It so happens that where we had the house staked on Lot 13 is more or less half on and half off what looks like an ancient slide. The saucer on which the house partially sat produced very awkward grade conditions. I therefore propose moving this house about 35 feet west from the original location, this then locates the garage east of the house and I think the whole thing works out reasonably well.

My principal concern was with the line up that we had produced of the houses on Lots 9, 10 and 11, all of which were in a line more or less parallel to the bluff. This seemed to me to be somewhat inconsistent with some of our basic attitudes on the one hand and on the other hand the houses were getting in the way of one another and were producing an altogether too tight appearance, or so I felt quite strongly on seeing the site condition. My proposal is simply to eliminate Lot 8 and move the houses on 10 and 9 much more to the east so that each has a clear view up the coast. (We can easily compensate for this by adding a lot east of the present Lot 15, particularly since Lot 13 shifts west about 30 feet.) I have not had these houses re-staked but have taped off the locations that I propose and examined the implications of these moves and am convinced that this is a good idea.

Part of my reason for doing this was to make it possible to get a better location for the house in the little gully on Lot 7. My point in this is that I want to be able to produce the best possible demonstrations of how one can use existing land configurations without changing the land too radically. Lot 7 can then be quite small compared with its former size. In this connection I hope you will not think I'm involved in a conflict of interest here. While it is clear that the situation at Lot 7 is vastly improved, the improvements to the houses on 10 and 11 are even more significant.

The store has been staked out and seems to me to be almost perfectly located. The entrance road is interesting and as one comes in one gets a view of the condominium, then the road goes behind the little rocky knoll, cutting out the condominium view and opening up the view to the store. Then the condominium appears again along with the full sweep of the ranch. It looks pretty exciting.

We also enclose a plan which shows a relocation of the gate house. The gate house is staked on the site in its original position; you can easily locate the proposed new location by inspection. I have moved the gate house because I think the parking should not get piled up in front of the gatehouse but should be across the little east-west section of the entrance road, that is to the south. This seems to disobey all kinds of traffic rules but I simply don't believe that there is that much traffic in this area at this time. In any case I think the most important thing to change at the entrance if anything is going to be changed is to widen the road on the east so as to provide a pullout left turn lane.

I went over the site for the corporation yard and Ned Westover's house and I think it would be a waste of time to do any drawing until we get more of a survey in this area. The existing survey is simply not accurate or complete enough as we have it, the land does slope very steeply so that

Mr. Al Boeke

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grading is going to be a real problem and in addition the land is cut with a deep and sharp gully that will have to be worked around. I think that Walter should be authorized to proceed with his survey at the earliest possible date.

I hope this catches you but if it doesn't a copy of it is going to Fred so that he can check out the things I mentioned above at the site on Saturday.

Sincerely,



Joseph Esherick

JE/ds

enclosures 2

cc Mr. Fred Simpich, Castle & Cook
Mr. Don Carter, Lawrence Halprin & Associates