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Alfred Boeke
Vice President &
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May 30, 1964

Moore, Lyndon, Turnbull & Whitaker
1001 Heinz Ave.
Berkeley, California

Regarding: Final preliminary plans.

Dear Chuck, et al:

In order to achieve some undisturbed time reviewing your condominium plans, I came down on Saturday afternoon and have been pouring through them the last three hours. I guess you'd better roll up your sleeves....that is, all four of you, because I am suggesting a lot of changes or really a lot of food for thought.

GENERAL

1. These plans are difficult for me to read and quite impossible for anyone else. They lack the unit number, room sizes, square footage, room name, the floor line dotted on elevations, etc. ①
2. The architecture is difficult to visualize....is this a complex that is strong, primitive and handsome in its way, or brutal, somewhat ugly and forbidding. The southeast elevation seems rather like the backs and alleysides of San Francisco tenements and hardly anywhere a front. Please look at the drawings you sent me rather than visualizing the end result as you see it in your own mind. This is a rather unpleasant crit but there aren't any copies to anybody. ②
3. It seems that most units are confined or look primarily into their own gardens. It seems to me that more people will wish to enjoy the view of the sea and the surroundings. After all, that is what they came for. ③
4. Have we taken full advantage of the nob? Unit 1 gives it a sideways glance while the sauna must have translucent glass for privacy and unit 2 ignores it altogether.

✓ +
sliding dr.

Why not a hole from the nob into the entry court under the sauna rather than a laundry. I think this would be delightful and is quite needed. The laundry we do need, but it can go elsewhere.

④

5. In units 1, 2, 6, 7, 8 and 9 the stair has a poor relationship to the entry door and hence lacks flexibility for family use.
6. In units 2, 5 and 6 the entry door is painfully close to the 4-poster and the latter is violated just to achieve normal circulation.
7. What is the kitchen-bath-stair detail? Using the uniform code's maximum of 7½" riser to 10" run, your stair only rises 7 feet...doesn't seem to work?
8. I think you should now show furniture arrangements in two or three typical units, particularly in the living-dining areas and the bedroom on top of the 4-poster.
9. Is the roof of the west half of the condominium too high at the mauka end and too low makai in relation to ceiling heights and floor levels?
10. Now is the time for a landscape preliminary plan in order to fully evaluate the basic concepts visually.
11. As one stands in the garage court the car space on the extreme right next to the entry to the condominium is almost impossible to park in. The wall will become scarred by bumpers and doors at this main entrance corner. I suggest some kind of offset so this can work.
12. Does the skylight over the 4-poster light and warm the downstairs....I do not have a section. It seems that the desire for privacy in the bed space, hence a fairly high rail mitigates against the access of sunlight to the lower floor.
13. The sliding barn door between the cube and the porch cuts off windows when the door is in the normal open position in units 2, 4, 5, etc.
14. How does one wash the windows at the second level?

✓

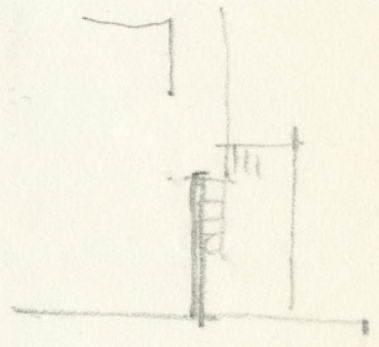
✓

Answer

O.K.

Answer

?



fix

UNIT 1

1. Shouldn't the 4-poster tuck into the southeast corner, hence flopping the stair-kitchen block for improved circulation.
2. Better figure out what to do with the volume under the first floor....can't the lower floor elevation drop to 92 with a retaining wall in the east corner.

no say why

*stair down
alluminum*

UNIT 2

1. Move the 4-poster southeast and flop kitchen. This will improve circulation and warmth through the skylight in the morning will fall on the floor not against the north-west wall.
2. Swing the entry door the other way.
3. This produces a better view from the 4-poster bedroom.

*ok
ok
ok*

UNIT 3

1. I am willing to bet the owner of this unit would rather open up the entire porch to the southwest view...and why not, for the height above grade allows a low rail to produce privacy.
2. A porch header detail could allow barn doors to be added for south wind protection if desired.

*ok.
lets not*

UNIT 4

OK.

UNIT 5

1. The first floor is terribly cut up. The view from dining and the southeast corner is inadequate. The 4-poster becomes a hallway. Why not a view to the ocean (other than kitchen only) from the main box.
2. Why not move the stair-bath-kitchen to northwest wall with 4-poster in southeast corner. Then living room and porch are one, large area.
3. Why not push a bay window out of the southwest corner onto the ocean view for dining as in unit 1.

*} ok
ok*

4. The second floor window on the northwest wall looks at nothing but the prying eyes next door...we're not all bachelors!

out

UNIT 6

1. This unit has very little outlook. Why not a porch in the southeast corner of and instead of the garden. View windows to the southeast and northwest. This garden is so wind exposed and on the ocean side that it seems a strange relationship to me.
2. Move 4-poster to northwest corner and flop kitchen-stair access to second floor.
3. The second floor window in the southeast wall places view from ladder-bunk straight into 4-poster bedroom of unit 5 if you don't flop it as suggested.

done as shown #

ok.

fixed

UNIT 7

1. Flop kitchen and put 4-poster in southeast corner.
2. This way the stair works better as does the dining bay. At least the circulation is confined in the no-man's land between kitchen and is it a porch? in northeast corner. How do you suggest using the multi-levels in this no-man's land. Why not put all of it at elevation 74.
3. Why not a whole row of windows along this no-man's land...isn't it a magnificent view.

Cont.

but phrase answer

UNIT 8

1. This is a strange, big, chopped-up, viewless box.
2. Why not major windows to the ocean view on the southwest wall of the southwest corner.

fixed.

UNIT 9

1. Suggest diagonal flop of kitchen block and 4-poster. Put kitchen in south corner with "your reverse stair" and 4-poster in north corner.
2. The lower area will have a handsome relationship to the view through the bay.

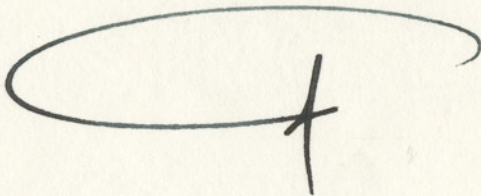
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3. Move the entry door in the main block so that southeast room can be extra bedroom, study or whatever, rather than hallway. ole.
4. Have second floor window on northwest wall for view out of 4-poster bedroom. ole.

Diane, my secretary whom I called in to do this, this Saturday afternoon, say at this point, "good luck", which I guess about sums it up. It is a damn shame that I can't simply spend the day with you on and off the board and work this out together. I trust that there is some continuity of thought and approach in my suggestions. Yes, they are second homes, not first, but as long as we are building all that volume it might as well produce the greatest flexibility possible. I still have the feeling that we are under-exposing the view.

Thanks.

Cordially,

A handwritten signature consisting of a large, stylized capital letter 'P' with a vertical line extending downwards from its center.