

September 8, 1964

Mr. Alfred Boeke  
Vice President and  
Planning Director  
Oceanic Properties Inc.  
401 Kamakee Street  
Honolulu 3, Hawaii

Dear Al:

This letter is to put forth a program for a tennis and swim club at the mauka end of the second windrow on the Sea Ranch. We are delighted to be working on it, and have given considerable thought to what seems to us one of the prime opportunities to attract people to the Sea Ranch. The place, should, we think, in its own way, exercise the same kind of hold on the memories and imaginations of people as Nepenthe does on visitors to the South Coast.

It ought, we think, to be the things that private houses or condominiums on the Sea Ranch are not; where the condominium units, for instance, sit on the bare site with a minimum of landscaping, this club demands extensive landscape, and a close connection between the landscape and elements of the building. We hope it will hook closely onto the site, perhaps along a walk which would continue a pathway down the middle of the windrow to the beach.

The outdoor facilities have been suggested by the Halprin office, whose activities in connection with this site will be as important as our own. They include two tennis courts (with a possibility of more later) well protected from the wind, with space for spectators on the slope above, parking for 8 to 16 cars, and a pool (they suggest 30' x 60', but we would hope that could be modified or extended to include some smaller pools, deep and shallow, to surround a kind of water world, sheltered maybe partly under glass, but more outdoors than in, that would be the heart of the club).

The main structure, then, could be a terrace room, built perhaps like a conservatory, perhaps like an enclosable pavilion by the water. We think it might be big enough for dancing, with the right kind of floor (wood or waxed concrete), with a



Mr. Alfred Boeke

Sept. 8, 1964

- 2 -

minimum of furniture except perhaps for poolside things. It needn't be huge, but should be bigger than an average living room. Say 1,200 sq.ft., \$10,000 - \$15,000. This is the opposite of cosy, but there might be close by a large "conversation pit" sort of place, with soft furniture and a huge fireplace, to sit around and talk or drink. Call it 300 sq.ft., \$6,000 - \$8,000. Near that should be a kitchen-bar, say another 100 sq.ft., \$2,000, and an office, another 100 sq.ft., \$1,500. A pair of locker rooms might set the mood for the whole place: we have in mind the possibility of stepping in bare feet onto a Port Orford cedar deck with a glass roof, with showers in an enclosure, steps up into a Sauna, a small (say 10' diameter) plunge inside or out and a chance to sea bathe on an enclosed but unroofed deck, or under lamps. If this occurs in 500 sq.ft. each for men and women it might add another \$12,000 - \$15,000, including the Saunas and plunges.

This all adds up to 2,700 square feet, and \$31,500 to \$41,500, not counting the pool or pools, the tennis court, fences and walls, decks, and landscaping. Many more facilities could be added, and certain of these simplified, eliminated, or scheduled for later construction. The big point, it seems to us, is to have someplace where it's very pleasant to be, not just to prepare for an activity, like tennis, but before or after, or just to sit around.

What is your reaction?

Sincerely,

Charles W. Moore

CWM:go

cc: Mr. D. O'Leary  
Mr. L. Halprin  
Mr. J. Esherick