

FILE - JOHNSON  
APR 13 1965

JOHNSON            1922 MASON STREET            SAN FRANCISCO 33

April 12, 1965

Mr. Charles W. Moore,  
Mr. William Turnbull, Jr.,  
Moore, Lyndon, Turnbull and  
Whitaker,  
1001 Heinz Avenue,  
Berkeley, California.

Dear Chuck and Bill:

Below are listed a series of notes Pamela and I have made since our discussion Saturday at the Ranch. Some relate to matters we talked about; some raise questions for you to answer; some are detailed specifications that happen to come to mind.

House - We should like you to design a house for us on Lot 6 in Block 9. When we are old and gray and have pots of money we would anticipate that the house would contain:

- large living room
- kitchen (which can be closed off from living room)
- 3 bedrooms
- 2 baths
- 1 studio for Pamela
- 1 darkroom for me

In the meantime, we'd like the core - space in which to sleep, eat and perform our daily ablutions. You have suggested that the core be placed between the two thickets in such a manner as to facilitate the view northwest up the coast, and we agree.

Cost - The most we can spend is \$10,000, including septic system, underground utilities from the street, hot water heater, stove and your fee. If what we're talking about can be done for less, so much the better. You might consider, however, how much it would cost to build at the outset the separate kitchen inside the northerly thicket.

Schedule - We should like to have Matty Sylvia do the construction and can probably fit into whatever slack period may exist in his schedule with Oceanic.



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Heat - Is it at all reasonable for us to think of heating the house solely by fireplaces, save for spot electric wall heaters? We prefer a cool living temperature, but it would be rather foolish to find after the house was built that the climate required more than a fireplace could furnish. What would be the cost of putting in ducts now but no furnace? Would there be any complications with fireplaces in each room - I think of chimney pipes in the middle of the thicket, for example. As for the type of fireplace, what are the relative cost factors with masonry and fire drums or similar metal devices? At the moment, I think we are partial to something along the line of fire drums.

Plumbing - Septic system should be designed for the ultimate structure - is this Brelje's bailiwick? Kitchen should have double sink. Bathroom should have shower instead of tub. Will need two outside water faucets, one in front and one in back. Probably would be wise to include washer-dryer fittings from the start. As between gas and electric hot water heaters, which is cheaper to operate? Since the lp gas from The Sea Ranch Gas & Water Company is going to be rather dear, I'd just as soon avoid gas appliances of any kind and stick to electricity, if this is feasible.

Floor - Basic criteria is low maintenance. We're not opposed to planks to be painted, or even to vinyl tile or the like.

Miscellaneous - Window or skylight in bathroom; control of late afternoon sun in living room; perhaps somewhere to sit in front for view, sun, but without wind; covered area in back for firewood and tools.

After you've had a chance to digest this and utter appropriate expletives, perhaps it would be worthwhile for Pamela and me to come over to Berkeley some evening to talk.

Sincerely,

*Reverdy*

Reverdy Johnson