

## A CONDOMINIUM CASTLE FOR WEEKEND LIVING

The site of the Sea Ranch, two and a quarter hours' drive north of San Francisco in Sonoma County, could hardly be more splendid. Once an immense pasture for sheep, it is measured off by majestic hedgerows of cypress and overlooked by upland forests of redwood and Douglas fir. At one end of the 5,000 acres—which have fourteen miles of private waterfront for swimming, riding, hiking, and fishing—stands perhaps the roughest hewn and most romantic building since Fort Lara-

mie. A condominium, it contains ten units, already sold out at up to \$35,000 apiece. Nearby are seven new houses carefully placed along the hedgerows.

The paradoxical presence of the condominium—essentially apartment-house living on this enormous site—makes the point of the newborn project, which will preserve as much of the natural landscape as possible for common use instead of chopping it all up into building lots. Two-thirds of the land will be kept wild, a pri-

vately owned park for all the residents' use.

The developer, Oceanic Properties, Inc., is a subsidiary of Hawaii's Castle & Cooke, which also owns Dole Pineapple. Oceanic paid \$2,700,000 for the acreage in 1963, and has since invested close to another \$2 million for roads, services, and planting (300,000 trees are being added). Lawrence Halprin, planner and landscape architect, has laid out the development with great respect for the land, surveying the slopes for house sites that will preserve privacy.







Sea Ranch architecture is anything but suburban ranch style. Its buildings are barn-framed with the heavy timbers—up to ten-inch-square—now economically practical only on the timber-rich West Coast. Designers of the condominium (below) are Charles Moore and William Turnbull Jr. of Moore, Lyndon, Turnbull, Whitaker. They made the interior of the apartments (one is shown at left) very lofty, some with pavilion-roof sleeping quarters up under the ceilings.

Architect for the demonstration homes and a restaurant and general store (far right) was Joseph Esherick & Associates. Planner Lawrence Halprin, Oceanic staff architect Alfred Boeke, and Esherick agreed that all the house roofs should be pitched and covered either with wood shingles or with sod, like the one at the right, so they will not mar the view from houses above them. The first seven houses were priced up to \$53,000; six have been sold. More houses and another condominium are under construction.





