

Feb. 7th. 1927.

Miss Julia Morgan.
San Francisco Cal.

Dear Miss Morgan:-

I hereby transcribe some instructions I received from Mr. Hearst yesterday.:"

Dear Mr. Rossi: I am going to put in one elevator and one only. That will be in the North-West tower. Any body in the Doges suite who doesnt want to climb to it on the East stair cases, can go up in the elevator to the library floor and walk along the corridors and down to the Doges suite. The one elevator will serve the Library, the Gothic suites and the tower rooms. I want to make a bed room of the room East of the study, the room where we are going to put the ALABASTER MANTEL. We can make a bath room of one of the alcoves and a closet of the other. Also please make immense closets of the space East of this bed room where I can store all kinds of clothes, personal things etc. Run these closets clear through to the East wall and light them as the study is lighted from the top. (2) I will make bed rooms of the towers and restore the bath rooms on the roof which we tried once and then took down. The towers are higher now and will not appear dwarfed. Then we need the bed rooms in the big house for winter weather. It is a nuisance to go to the cottages through the rain. With this layout we will have twelve bedrooms in the main house. (3) The above plans are sufficiently sane, the following may not seem to be so, but please take them up with Miss Morgan. First I wonder when we build the new cottages E and F if we could build a tunnel passage connecting them with the cellar floor of the towers in one case and with the amusement wing in the other case so we can reach the main house in rainy weather. Second, I wonder if we could take down the towers of C and erect them much larger so that the bath rooms for the main floor would be big and fine and also that the upperv tower room would be very fine and large. Third, I have a plan for A but it is difficult to explain so I will talk to you about it. Finally can we put some sound proofing in the walls and ceilings of such houses as we build ~~them~~ or rebuild. It keeps people in the bed rooms from being annoyed by the phonographs and radios and maniacs in the parlors. Otherwise I guess we are all right for a few days any how. W.R.H." "Please get copy of my telegrams to Miss Morgan in which I ask for several important improvements. Please help all possible to have these various things furnished as early as may be. Here are some other things which must positively be done promptly (1) You must get more power into the houses so we can have more heat and more light. The heating plan we have laid out but we must also have light. We should have four standards in each of the four large rooms of A and at least two of these in each room should have a cluster of lights so as to give liberal illumination. We must have ample illumination in all the rooms of the little houses and the big house. They are as a rule underlighted. Also please stop coloring the bulbs. Use plain ground glass bulbs of high candle power. We can put on shades in some instances if needed. (2) We must make the doors and windows waterproof and draft proof. At present the water drives in everywhere and the wind blows in through cracks and crevices until the rugs flap on the floor. I want the doors and windows remade twice

RECORDED FEB 9 - 1927

Miss Morgan #2- Feb. 7-27.

as heavy including the outside double windows. I want them all fitted with metal weather strips and with sills. I want all except a few windows SEALED IN. We need a few windows and only a few to open for ventilation or egress. The rest should be sealed. Lets take one room at a time and fix the doors and windows and fire places and electric heaters and lighting apparatus. Then move to the next room. You are working now on the lower West room of A, fix the fire-place, then install the electric heaters then put in the necessary lighting connections and fixtures then make the doors and windows water tight and draft tight. Put sills under the door into the hall and into the closets and into the small bath room hall and into the bath room. Make the door which goes out on the West porch heavier, much heavier and fit it tightly with sill and weather strips. Make the ventilator window in the bath room easier to close and tighter when closed. Close the windows in the clothes closets, there is no need of ventilation there. Then please take each room and do the same. Then take central Hall and seal up the two side doors having only the center door to open. Make that door water and draft proof with metal weather strips. If antiqued iron doors not permit of this, dont use antique iron. Lets have COMFORT AND HEALTH before so much art. The art wont do us any good if we are all dead of pneumonia. Lets make it possible to be warm and comfortable. After you are quite through with the lower floor of A take the upper floor. The front windows in the parlor can be sealed. The side windows must be made heavier inside and out. They must have metal weather proofing. The fireplace must be built out a foot, there should be another ceiling chandelier and some standards We have arranged for the electric heatres. In my room there are only two windows which should open. The others should be sealed. The two that open should be made much heavier inside and out and furnished with weather stripping and with frames and sills to hold weather strips properly. Mrs Hearsts room should be treated similarly. There are really too many windows in the small rooms. I wish we could get rid of one. However if we cant let us seal one up and make the others tight. When you have finished house A in this thorough way please take house B That is to be rebuilt, and while that is being done, the fire places, lighting system, heating system, telephone system doors and windows can all be made right.. Then we can have some SOLID COMFORT.. W.R.H." P.S. The water leaks through the concrete in many places notably in the lowest terrace rooms of A and in the new clothes closet of A. Concrete can be treated with an iron preparation and made absolutely water proof, Ask Flannery to send up the man who does this. Have him come up while I am here if possible. Please realize Mr. Rossi that there are not merely things which ought to be done some time. They are things which we positively must do just as soon as possible. W.R.H.

W.R.H.

Recd FEB 9 - 1927