

May 6th, 1929

Mr. William R. Hearst
137 Riverside Drive
New York City, N.Y.

Dear Mr. Hearst:

In outlining, in sketch form, a building plan for Miss Davies, I have tried to make the house and garden conform in some of their features to the larger plan we had before, while preserving as much of the existing house as possible.

The axis of the house does not lie perpendicular to the rear lot line and parallel to the tennis court and it seemed desirable to have the west wall of the garden parallel to the courts. The axis of the house could not be changed and so with these two elements established our garden plot developed into the form shown, a form which is not unpleasant and which gives, perhaps, more freedom of expression than we had before.

In place of the wings of the larger plan, we would have enclosing walls which, with their little towers or turrets, would be picturesque and attractive.

At the end of the garden overlooking the pool, is a loggia, where we had a projection room before, and behind the cloisters at either side are dressing rooms and showers, six in all, all that Miss Davies thought were desirable.

The pool, 30' x 30', could be finished like the pool at Wyntoon. The filter plant could be located under the garden and the pool heater could be put in the basement of the house with the rest of the heating, i.e., if we want to heat the pool.

The garage for six cars is where we located it before. There is a shop at one end, above which would be the chauffeurs' quarters.

In order to extend the axis of the house along the top of the hill, where we had it before, it was necessary to extend the house to the east rather than to the west, and the breakfast room bay window was fixed upon as the central feature of the garden facade. Then by turning the library and kitchen as flanking wings, we get a symmetrical composition on our garden face.

The long dining room facing the garden with wide groups of casements would be a much lighter and more cheerful room than that we have at present.

Mr. William R. Hearst

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The living room is not increased in size but would be extended if desirable. The 16' x 16' music room could be made a part of the library and a music room could be placed beyond the library adjoining the living room extension. Miss Davies thought the living room was large enough.

There is a corridor or "long gallery" from the post cochere to the entrance hall. I have changed the stairs to make them more commodious.

Just how much repair work will be required can not be told until we break through. There may not be a great saving in altering over, demolishing and starting new, but if we can preserve as much as I have preserved in these plans, I think there would be some saving on what entirely new construction would cost. It is a gamble and I am sure that if we depart from the existing lines any farther than I have done, the building will cost as much as an entirely new structure, including the wrecking of the old house.

I suppose you would like to have the house heated by steam. The present heating plant is a hot air furnace.

It is difficult to estimate the cost of such a place in the present state of the plans. The house should be figured as an entirely new construction. You say it should be luxurious and luxury is expensive.

The house as planned herewith could be build for \$60,000.00 done in a manner that would be considered luxurious to the average client.

The pool and its equipment would cost, I think, about \$12,000.00.

The garage, shop and chauffeurs' quarters would cost about \$8,000.00.

The loggia and dressing rooms might cost about \$8,000.00.

The garden walls, gates, turrets and terrace should not cost over \$6,000.00 to \$10,000.00.

There is a rough estimate - very rough- and totals to about \$100,000.00

Yours truly,