

October 25, 1919.

Miss Julia Morgan,

Architect,
Merchants Exchange,
San Francisco, Cal.

Dear Miss Morgan:

I mailed you to-day the plans you sent me and the topographical map. I endeavored to locate the houses ~~as per~~ the topographical map, but I do not know that the map is accurate, and the houses may not be perfectly placed where I put them. If there is any considerable doubt in the matter, I will take the train and come West when the strike is over and your material is assembled on the ranch and you are about ready to begin work.

then We can locate the houses exactly, and even a scantling outline could be erected to give an idea of just how they would look on the landscape and how the landscape would look from them.

There are some considerable changes in the interior arrangements of the houses and I have put notes on the plans which I think will make the changes sufficiently clear. I will review them in brief here, however.

The main thing at the ranch is the view. I found in the plans that the sitting rooms had been recessed or recessed behind the front line of the house, while in order to get the best of the view these sitting rooms should protrude beyond the front line of the house and have big windows and window seats so that the view could be seen not only from the front but from the left and right. I have so marked the sitting rooms in both A and B.

In plan A the sitting room ran parallel with the front line. I have made it run perpendicular to the front line and have partially shut off the sides of the old sitting room with bookcases about four feet in height. This is a customary bungalow treatment, as you know, and it leaves a nook on each side of the perpendicular sitting room where there will be a certain seclusion, and where there can be tables and books, etc.

On each side of the forward projection of the sitting room, in the plans of both A and B, I have left open terraces, uncovered and without obstruction, so that the best possible view can be had from the windows of the sitting room.

where I think they should be upon

I have thought that it might be a good idea to carry these terraces around the corner of the house and back parallel with the side lines, but I do not know how this would work out architecturally.

I have changed the bath and dressing room plans in plan A to correspond something to the bath and dressing room plans of B; that is to say, I have made a hall connecting the back and forward rooms and opening on the inside porch.

Then I have made big closets, because we need them for trunks as well as clothes. And I have made a bath room and dressing room with clothes cases on one side and the usual bath room paraphernalia on the other, and I have extended the wings in order to make this bath room and dressing room sufficiently large to be completely commodious.

I think there should be a dressing table in these wings with window lighting properly arranged for it. There should be room enough for a bath and a shower, etc.

In the bedrooms of plan A, I have asked that the bedrooms be extended on the entrance side sufficiently to take care of the closets and window seats that have been put in there.

In the plan A scheme, I think the interior court should not be merely a terrace but a little formal garden of some kind with a statue in the middle, and an opportunity to have either some beds of hardy flowers or some climbing plants.

The alterations in plan B will be sufficiently clear with these explanations of plan A.

I like the side elevation of plan B, and I should think something like it for the side elevation of A would be advisable.

Have you thought whether or not it would be advisable to build a foundation of the red rock of that section up to the floor level of the house and then rest the white house upon that? I do not know that this is advisable at all, but it might keep the lines of the house more clearly and prevent that down-hill effect which gives rather ugly lines to the side elevation. Please do not adopt this suggestion unless you heartily approve of it, because it may be entirely wrong.

In placing the houses on the topographical plan, I have gone by the elevation lines of the plan and by what I remember to be the best outlooks. The lines of the plan may not be wholly accurate and my remembrance of the outlooks may be somewhat at fault, but I think they are pretty nearly correct.

I put the houses farther down the hill, as you suggested. I have done this in the case of every one of them, and I think it is an advantage; because it gives a more comprehensive view from the houses and also keeps them lower on the landscape and causes them to interfere less with the view

that will be had from the main, central building.

Still, I may have gone too far down the hill or something. Please have your agent report on this carefully.

Now, regarding your letter: I selected the quieter colors and suggest avoiding any elaborate tiling. When the buildings are nearing completion, there may be some opportunities to decorate them simply, but I am afraid to go into much decoration until we get something to decorate and see what it needs.

I feel, as I noted on the plan, that the outside fireplace of plan A should be an effective feature of the architecture; but not in an elaborately tiled way-- rather in the matter of modeling.

I think on the plan B a Della Robia bas relief in blue and white, or blue and white and yellow, against the white background of the wall would be fairly effective instead of this fireplace. Still, we might come across something which would be better.

The interior court in plan B is too small for a garden but there might be a chance for some climbing plants.

I do not think there should be much wood used outside or inside of these little houses. The columnettes would better be of cast cement, interestingly modeled. I am in doubt about the coloring. They could be colored later if desirable.

In the interior I suppose the floors must be of wood, although if we could avoid it I would like to do so.

Paneling, however, or ceilings, doors or window frames, beams or anything else, which appears to be of wood, should be made of composition, by all means.

In the first place, the composition is cheaper, as it can be cast in any number of duplicates; in the second place, it is non-inflammable; and in the third place, the rats will not eat it, and they will eat anything of wood.

I do not care to have ceilings upen up to the roof in the living room or anywhere. I think flat beam ceilings, moulded and decorated, are much richer and more home-like.

I think the walls and floors of the baths should be tiled in white tile.

I do not want to start on the main building until after we have had our summer vacation on this site. Moreover, I want to give some further thought to the main building. I hope, however, that the strike will end soon and the cottages can be completed before the summer vacation season.

Sincerely yours, *W. R. Hearst*