

LOS ANGELES EXAMINER

April 23, 1929.

Miss Julia Morgan,
Merchants Exchange Building,
San Francisco, California.

My dear Miss Morgan:

Miss Davies wants to improve the Beverly Hills house. She does not want to reconstruct it the way we had originally planned but she wants to add to it and get some of the benefits of the former plan at a moderate cost. The idea in a general way is this:

First, to extend the living room and make a room beyond it, which may be the music room or something of that kind.

Second, to extend the dining room in the same direction and make a library. The library would open into the music room and into the living room.

Third, to build above these rooms fine, large bed rooms and to make an over-hang in an early English style of the upper story, so that there would be plenty of width to enable us to have fine large bed rooms. We will also have a bath and a dressing room with each bed room if possible. In fact we want a luxurious establishment.

Towards the other side we think the kitchen, pantry, screen porch etcetera, should be extended in a similar manner and over these there should be more bed rooms. Perhaps you can get four more bed rooms in on that side, making eight in all.

Then we would like to take the garage and move it down where we had intended to put the garage on the expensive scheme, but of course making the construction as cheap as possible.

I would also like to extend the gardens in the same way that we had intended on the expensive scheme and to put the swimming pool in the garden just as we had planned on the expensive scheme. In fact the garden layout to be exactly similar and the garage layout to be similar except for cheapness of construction.

We could then finish the steps down to the terrace courts and complete the terrace.

Mr. Joy is familiar with the plans we had before and perhaps he would be the one to make the plans for the reconstruction. Miss Davies feels she has got to abandon the idea of having a big expensive house there, because in all probability she will sell the property, but she does want a layout which will be very attractive and enable her to get a big price for the property.

Can Mr. Joy run down and see Miss Davies and Mr. Hellenthal about this?

Sincerely yours

(Signed) W. R. Hearst

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