

From: Richard Reineman <reineman@gwrinstruments.com>
Sent: Tuesday, May 12, 2020 9:06 PM
To: emsmike@san.rr.com
Subject: RE: historical photos of 411 Sea Ridge

Hi Mike,

Thanks again for taking such a serious look at the 411 project. One thing I forgot to mention that bugs me is the statements the architect made about the east end pool-deck undercutting being due to a “one time occurrence due to poor pool drain maintenance at 417”. I will describe this drain situation in more detail:

This is assertion of one time pool leakage is totally incorrect. Perhaps the Wrench family descendants were forgetting the facts or perhaps they were trying to paint a “rosier” picture of the erosion problem in their hopes of getting a good price for their property.

There is an on-going seepage problem due to the “underground stream” that exits the ocean cliff approximately between the two properties . Ed Wrench admitted to me some years ago before he died, about how they had bulldozed over the stream bed so they could build their house at 411 without regard to the natural watershed in the area. Ed stuck a few 4” PVC drain pipes into the ground horizontally and diverted what water he could collect over the bluff.



Added by Mike Costello Please note the white drain pipe from 411 Sea Ridge, also note the erosion between 411 and 417 Sea Ridge. Photo taken 8 Aug 2004 by Mary Lynn Hyde.

This worked more or less ok, and besides, he had an extra 25 feet of bluff at that time, so was not particularly worried. Later, Dr. Pierre Steiner bought both 417 and 425. He moved the property line

between them east about 25 feet and replaced the pleasant beach cottage at 417 with the edifice you see today.

At that time, Dr. Steiner noticed the problem of the perpetually wet earth on the west side of his 417 property where the streambed was previously located. In order to stabilize the soft mud there, he needed to dry it out for suitable foundations for the massive structure he was to build and also for the "un-permitted" maid's quarters on the south west corner of the structure. In order to dry out the earth, Dr. Steiner built a massive sump and catchment structure beneath front 1/3 of his house to collect and occasionally discharge the water (this was all done after he had "fired his architect" and was doubtless un-permitted as well). He wanted to bore a hole in the cliff and discharge into the ocean but was persuaded to dump it into the street instead to be legal.

The ground is drier, but the maid's quarters have always smelled damp and I doubt that they are mold free to this day. None the less, this system removed the bulk of the water during the Steiner's occupancy. Every few days, the float switch would activate and a huge column of water would gush out of the elbow, across the sidewalk, and down to the storm drain at Linda Avenue.

The Moncrief's subsequently owned the home and neglected to keep the system in good operation and refused to consider the damage that this caused the 411 property. During this time, there were periods of excess seepage that impacted 411, speeding erosion under their pool deck.

At any rate, the sump Dr. Steiner built is about 30 feet across and is 4 -5 feet wide and 8 feet deep. It has a very large sump pump that discharges accumulated water over the sidewalk and onto the street. Originally the "spout" was a 6" diameter elbow located in the place where the present mailbox is situated in an attempt to conceal the pipe. The new owners diverted this outflow to a 2" PVC pipe at the west property line that discharges to the street, mostly, as a portion of it drains into the driveway of the 411 home. This discharge rate varies seasonally, but being a smaller pipe, is much more frequent than before.

It is probably irrelevant for the purposes of the new 411 structure permitting but I do not want the new owners to be under false pretenses regarding the source of seepage on their east property line, as it will affect their long term bluff integrity. Maybe they need to consider their own sump and catchment system rather on relying only on the owners of 417 to reliably catch, and divert to the street, most of the ground water.

I don't know what to do with this information but here it is.

Rich