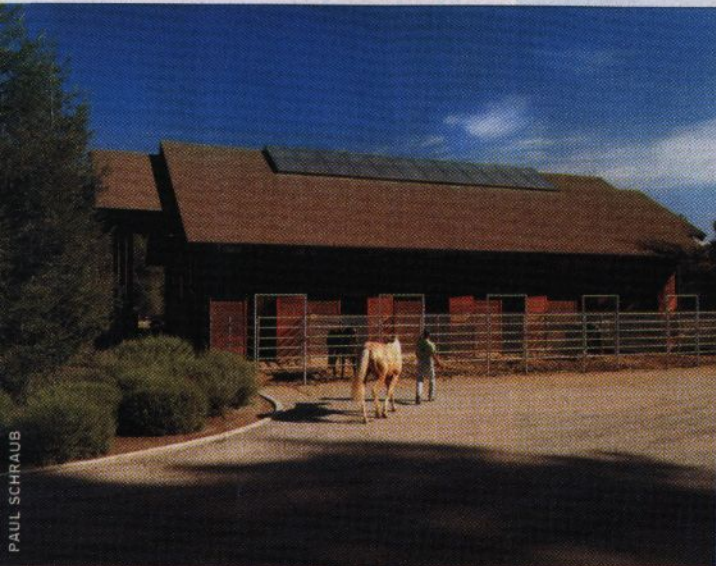


PAUL SCHRAUB



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STABLE PLAN

California Dreaming

Devine Ranch, Aptos, California

BY JOHN BLACKBURN

The stretch of land that runs between the California coastline and the hills of San Jose is famous for its moderate climate, ocean breezes and stunning views, as well as for being home to orchards, vineyards and ranchland. When Rick and Vicki Devine approached me about building a barn and residence on 90 acres in this area, one thing was certain: incorporating the region's natural beauty was essential.

When building any equestrian facility, however, the needs of the horses come first. The Devines' barn was designed to ensure safety and efficiency for the family and their horses. The barn features eight stalls (six with attached paddocks), interlocking rubber-tile flooring, thermostatically controlled washing stations, and a kitchen, bath and secure tack room. As with all of my barn designs, vertical ventilation allows air and heat to flow up and out, maintaining a safer and healthier environment for the horses.

All of this is housed in a building

embodying the beautiful California landscape. Natural wood and stone finishes are used throughout both the interior and exterior, and a central skylight provides the barn abundant natural light.

The Devines' priority was to keep the architectural style consistent throughout the property; the residence, barn and other buildings feature rough-hewn timber and natural stone. In addition to the barn, the property boasts a covered round pen with

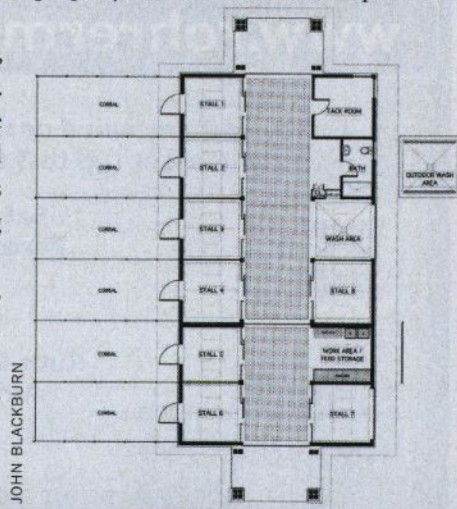
observation seating and a sand floor, an open 200-by-300-foot sand-floored arena with a viewing patio, a run-in shed and 11 turnout pastures.

Deep overhangs and copper gutters protect the interior of the barn from thunderstorms. To take advantage of the temperate climate of this part of California, many of the Devines' facilities are open-air, a design choice that wouldn't be appropriate for a ranch that might face colder winters or other extreme weather conditions.

The cost of a barn of this size could range anywhere between \$300,000 to \$1 million, depending on materials choices. Heavy timber or interlocking brick floors, for example, would result in construction costs on the higher end of that range. For Devine Ranch, its location in an earthquake zone added to construction costs, because more extensive foundations, sheer walls and other structural elements were needed.

In addition to addressing safety and health concerns, a barn's design should always reflect the needs and desires of its owner. The result might be the simplest of designs or, as with Devine Ranch, might reflect the natural beauty of the land around it.

John Blackburn is an architect whose portfolio includes hundreds of equestrian projects, ranging from barns and arenas to complete training facilities. He has offices in San Francisco, California, and Washington, D.C. To learn more about Blackburn's work, visit blackburnarch.com.



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