

MILLION CASH, 1 THOUSAND ACRES FOR UNIVERSITY.
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MILLION CASH, THOUSAND ACRES FOR UNIVERSITY.

Big Offer to be Made State Regents as Part of Notable Plans for Palos Verdes Rancho Development.

Announcement was made here yesterday that an offer of \$1,000,000 in cash and 1000 acres of the great Palos Verdes Rancho, near San Pedro, will be made to the regents of the University of California by E. G. Lewis of Atascadero, holder of options on the property from Frank Vanderlip and associates, present owners of the ranch. The proposed gift is for the purpose of creating here facilities for a greatly extended Southern Branch of the State university and is to be made upon the completion of the underwriting of an extensive plan of Mr. Lewis for the development of the Palos Verdes as residence property.

The announcement was made by Prof. H. T. Cory, noted consulting engineer of San Francisco, who has just completed a survey of the Palos Verdes rancho for Mr. Lewis. In his report on this survey, Prof. Cory, in keeping with instructions from Mr. Lewis, submitted to the latter a detailed statement as to the desirability and feasibility of making such an important tender to the State university.

His enthusiastic assertion that such an institution would be ideally situated there and would, moreover, fill a pressing need in Southern California, resulted in his receiving permission from Mr. Lewis to make known the latter's plans for the great university branch.

It is proposed by Mr. Lewis, said Prof. Cory, to present a deed in fee simple to 1000 acres and \$1,000,000 in cash to the university regents as soon as the big land deal is consummated between Mr. Lewis and a group of Los Angeles capitalists, as the purchasers, and Mr. Vanderlip.

"NO STRINGS"

No strings of any kind will be attached either to the gift of land or money, Prof. Cory said. He stated that Mr. Lewis proposes to permit the university authorities to select the 1000 acres in any part of the Palos Verdes. When this selection is made, he said, the \$1,000,000 will be available for immediate construction of necessary buildings.

Prof. Cory, who has an international reputation as an engineer, said that it will be desirable to spend approximately \$50,000 in laying out the 1000-acre site for buildings, thus leaving \$850,000 of the original gift available for construction of a sufficient number of wooden structures to care for the branch university's immediate needs.

Mr. Lewis is expected to exercise his option on the big ranch before Jan. 1, 1922. Completion of his project, Prof. Cory said, will enable Mr. Lewis to make his proffer to the regents of the State university within six months.

BIG DEVELOPMENT.

Details of the proposed improvement of the Palos Verdes Rancho have not been made public by Mr. Lewis and his associates, but it is known that consummation of the proposed purchase will result in an expenditure of approximately

\$25,000,000 in the construction of streets, water and gas mains and various proposed civic structures and schools.

A tentative landscaping plan has been prepared by Olmsted Brothers of Brookline, Mass., and is now in the hands of Mr. Lewis.

A suggestion that somewhere in the Palos Verdes should be an ideal location for a great university branch was first made to Mr. Lewis when he discussed with various prominent Los Angeles bankers, business men and others the proposed improvement of the big tract, which has a frontage of fourteen miles between San Pedro and Redondo Beach.

He immediately acted on the proposal, requesting Prof. Cory to study the matter from a practical educational standpoint. The engineer's report covers all phases of the situation in a general way and will be amplified within the next ten days, Prof. Cory said, by a detailed statement of the specific requirements of the proposed university branch.

FEATURES OF REPORTS.

Some of the important features of the educational situation in Southern California and the relief to be obtained by the acceptance by the University Regents of the proposed offer of Mr. Lewis were presented by Prof. Cory as follows:

"The State now has a population of about 2,500,000 of which nearly 40 per cent live in Southern California, and almost 1,000,000 in Greater Los Angeles alone.

"The University of California has grown to enormous proportions and its activities are scattered all over the State. Last year nearly 10,000 undergraduates and 1200 graduate students were enrolled. The plant at Berkeley is crowded and this condition will be aggravated until some relief is afforded.

"Meanwhile, the southern portion of California is clamoring for university facilities nearer than half the distance from New York to Chicago.

"Approximately 1300 students were admitted to the Southern Branch of the University of California last month and 4000 were turned away. Undoubtedly a considerable number of young people, after investigating the situation and coming to realize

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PROFFERS HUGE GIFT TO SCHOOL

*E. G. Lewis Offers Million and
Thousand Acres.*

*Wants to Help the Southern
Branch of U. of C.*

*Holds Option of Immense
Palos Verdes Tract.*

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the limited facilities of the Southern Branch, made no attempt to enter in Los Angeles, but would either to Berkeley or to some other local or distant institution.

"Presenting all the details of the several considerations would render this report too long and so I will simply say that if the Southern Branch of the University of California is prepared to give instruction in only the four undergraduate years with the opening of the scholastic year in September, 1923--which is an only an area wooded buildings could be erected and the faculty assembled--there would enter at that 6000 students.

MUCH MATERIAL HERE.

"The matter may be examined from another point of view. Experience shows that university attendance is a matter of proportionality. For instance, Greater Los Angeles has nearly 40 per cent more high school students than Greater San Francisco, which must indicate approximately a like percentage of people interested in higher learning. Nevertheless, Greater San Francisco furnishes a few more than 500 graduates to the University of California as against 114 from Greater Los Angeles.

"The ultimate size of the proposed Southern Branch of the University of California is plainly not a matter of conjecture. University attendance is increasing much faster than the increase in population and in another report, which I have recently made upon the future of Los Angeles, I reached the conclusion that Greater Los Angeles would have 3,500,000 in twenty-five years. It would, therefore, seem conservative to expect an attendance at the Southern Branch twenty years hence of at least 15,000 students.

"No other State university has two establishments or plants giving undergraduate work, but thoughtful students of the question realize that our State university is growing so rapidly and attracting such enormous masses of students that one central location may not be desirable.

"In the case of the University of California the situation is, perhaps, more acute than in any other and it must first be faced here. Fortunately, the commonwealth is divided naturally geographically and topographically into two great sections and the southern section now has approximately 40 per cent of the assessed valuation, nearly 40 per cent of the population and Greater Los Angeles is larger and has a greater assessed valuation than Greater San Francisco.

"The southern section is growing very much more rapidly and in another decade the assessed valuation and population will, in all probability, equal those in the northern part. The providing of an additional undergraduate plant to relieve the strain is peculiarly simple in the case of California. It is highly desirable that the two institutions should have a common Board of Regents and that their activities should be co-ordinated to the end that needless duplication of facilities and personnel should be avoided.

FOR GIANT BOWL.

"In the matter of graduate work it can very well be seen that some graduate schools should be located in the Southern Branch and some at Berkeley. A campus of 1000 acres on the land slope of the Palos Verdes would include a natural stadium, requiring very little earth work to provide a bowl holding at least 140,000 people--twice the capacity of the Yale bowl and more than twice the capacity of that now being constructed at the University of California in Berkeley.

"In my conversations with representative men in Southern California I have found everywhere a strong feeling that the southern section of this State imperatively needs a bigger and better equipped branch of our State university.

"The need is too pressing and the time is too short to go to the Legislature and ask for a bond issue. Even if wooden structures, with a life of a quarter of a century or more, should be erected at once I believe that it would take the State nearly twenty-five years to fully catch up with the higher educational needs in the southern sections of California. Immediate action is the vital point."