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Santa Cruz, Cal., March 12 1902.

To his Excellency
Governor H.T. Gage,
Sacramento, Cal.

Dear Sir:- -

Desiring to have your opinion as to the selection of the site for the California Polytechnical School, I take the liberty to make a report of the doings of the Trustees so far:

We decided that about 100 acres would be necessary. Mr John notified the people of San Luis and vicinity of our wants. Upon arrival there, we were shown the following places which I have noted by numbers in red ink on enclosed map.

#1 Ed Lowe	100 acres	\$10,000.00
#2 Dawson Lowe	100 acres	4,000.00
#3 W.F. Wood	99 7/10 acres	18,000.00
#4 Goldtree Bros.	100 acres	12,500.00
#5 G.H. Orcutt	100 acres	8,000.00
#6 J.L. Crittenden	115 acres	13,000.00
#7 County Bank	70 acres	4,200.00
#8 Grant & Vachell	100 acres	9,000.00
#9 J.L. Crittenden	93 1/2 acres	9,000.00
#10 F.C. Cherry	110 acres	11,000.00
#11 D.R. Venable	Spining place - 40 acres	10,000.00
#12 Louis Maree	80 acres at a reasonable price	
#13 McAllister	Priest Ranch	15,000.00

We were also offered the following places:

1000 acres of the Fillmore land on the line of the road towards Templeton - no price given

120 acres of the Goldtree land in the same locality at \$12000.

D.D. Bernard - part of the Chorro Ranch - 205 acres \$16000.

We did not visit the last three places, the first two are located in a narrow canyon and for that reason deemed unsuitable and too far from the Railroad. Mr Fillmore has made no written offer and has not named a price. The same objections apply to the Goldtree 120 acre place.

The D.D. Bernard place - We deem it unsuitable owing to its distance from San Luis and from the Railroad and we deem the price too high.

After consideration, we eliminated the following places:

#1, 3, 5, 6, 9, 11, 12, 13, 14, 15 & 16.

Our Second View - We deem #4 undesirable. The soil is too stiff, too many rocks and no visible sufficient water supply except by purchase from the owner at monthly rates. The price is too high. The owner offered to reduce the price but did not name a lower figure. The land is assessed at about \$70.00 per acre.

#7 - The price is too high, no visible supply of water and the quantity of land insufficient - assessed at \$40 per acre.

#8 - For purely agricultural purposes, this land is of choice quality, but too level for our purposes. The slight elevation on the land, claimed to be suitable for the location of the buildings, is not high enough. The outlet of the city sewer being between this land and the city, is an objection, also the distance from the Railroad. Assessed at from \$35 to \$40 per acre.

#10 - This place is suitable for our purposes but has been laid out and assessed in blocks and lots, with a fine wide avenue running through the middle leading to #6. It seems to be considered an open highway.

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five or six blocks or parcels of this land have been sold to others, the contracts or deeds to some of them at least describe the land sold by blocks and lots and refer to a map on which the blocks and lots are numbered and the streets named. Some of the land thus sold is near the center of the tract. The land belongs to the West Coast Land Company. Mr Cherry, its agent, has promised to reduce the price and to try to have the owners of the blocks and lots sold release their right, if any, to the use of the streets as shown on the map except so far as necessary to reach the public highway, but I doubt the success of this undertaking.

There is no natural forest from which to obtain firewood, but a part of the trees along the main avenue can be cut out and used for fuel.

Water --- There is none in sight. It is claimed there is an abundant supply under the surface about 20 feet deep. Connections can easily be made with the mains of the City Water Company. The lowest figure for this block has not been named but it may be as low as \$8000.00. Assessed at \$75 per acre.

#2 -- The 100 acres originally offered are assessed at from \$45 to \$60 per acre and are a part of a larger tract located adjoining to the Northern limit of San Luis. We deem this land as most suitable and the price reasonable. We have taken an option for the purchase of about 275 acres fronting on the East side of the S.P.R.R. I enclose a copy of the agreement. It was drawn by me; it is far from artistic; I had to write as Mr Lowe and I talked, without legal aid but Mr Graves approved of it before it was executed. I paid \$10 to secure an option for sixty days. In case we locate here, we think a flag station will be established here, also a side track.

A broad Avenue is to be located there so as to connect with Hathaway Avenue which leads to the center of the town. The neighborhood is clean

(Governor Gage #4)

and so far as we can judge, less windy and less frosty than many of the other locations offered. We sampled some of the oranges which we picked from Mr Lowe's grove on this land. They were the best we saw in the valley and though not equal to the best Riverside oranges, they are good marketable oranges.

The parcel of 40 acres and the last 15 acres parcel are good valley lands, and are assessed at \$60.00 per acre. The second parcel, containing about 80 acres is also valley land but the land between it and the R.R. is the better part of the valley. It is assessed at \$45 per acre. There is no waste land on either of the three parcels named except that a creek runs through the latter parcel which had quite a flow of water when we saw it but runs dry in the summer.

The third parcel contains about 140 acres, consisting of a mountain slope and a timbered gulch with the creek flowing through it, which as said before, runs dry in the summer but is said to have water all summer above this parcel on other lands of Mr. Lowe; A gulch supposed to have springs empties into this creek. This gulch has a good little body of oak timber growing on it. On the western slope of the hill opposite to where the buildings are to be located and about 250 feet above it, there is a spring ^{which} is said to and we believe does run the year around. It yields not more than 1000 gallons a day, but we believe that the flow can be materially increased. The quality of the water seems to be very good. But a short distance from this spring, on the adjoining land, #6, there are similar springs which are yielding a sufficient amount of water for that place. We believe more water can be found along the same stratum further North, on the land on which we have an option. Besides the water, the land on this third parcel is suitable, a small part for raising hay and possibly vines and other fruit, a large part for pasture, nearly all

(Governor Gage #5)

of it for forestry. The price agreed upon, \$10 per acre, being low, we extended its boundaries so as to make sure that the visible spring and the water bearing stratum be included.

In addition to these four parcels and as an easement thereto, we have a right to dam the creek on Mr Lowe's land which extends a quarter of a mile above the land on which we have an option and to appropriate this water to our use. This right is very desirable for the purpose of irrigating a considerable part of the valley land, also to serve for stock purposes, should the spring supply prove insufficient. In addition to the water of the spring and creek, we are informed and believe that a sufficient supply of water for domestic and steam purposes can be obtained from wells 25 feet or less deep.

On the highest part of the 15 acre parcel, there is a rock deposit suitable for roads and also for concrete work for the foundation of the buildings and for reservoirs.

We may or may not buy this 15 acre parcel. If we do not buy it, we can for the sum of \$10 acquire the right to take rock from this deposit to the depth of ten feet below the highest point. It would seem best to include these 15 acres in the purchase as it will give us a wider frontage on the Railroad. The price of this 15 acre parcel is considerably higher than the other land, but it is worth more as one-half of the \$40 per acre parcel is foothill land, the same as the \$35. per acre parcel while the \$70. per acre parcel extends less than half the distance from the Railroad to the foothills - besides this, the 15 acre tract is nearer the City. Assuming the total area of the land on which we have an option to be 275 acres, the total price including the water privilege figures up \$6860.00 or say \$25.00 per acre.

We are seeking to secure about 30 acres of the land which lies between

2nd parcel and the Railroad and including the creek, at say \$50 per acre. It may however cost \$75 per acre. We deem it very desirable to purchase this land so as to square the tract and to further secure the water rights of the creek.

We have not decided yet to select the land offered by Dawson Lowe as the site for the school for several reasons:

First - We may be able to get better offers.

Second - We desire to submit our choice for your approval.

Third - We want to ascertain whether there is any flaw in the title and

Fourth - The owner wishes that no publicity be given to the proposed purchase for the present so as to give him a better chance to have Hathaway Avenue, which leads to his place, widened to the breadth of 100 feet.

We are brimful of projects as to the proposed school, but we have come to no conclusion so far, except that the foundation of the school is to be agriculture in all the branches carried on in this State, and domestic economy. From this, we propose to branch out into the mechanical branches and later on even sciences. We rely upon the Legislature supplying the means. It is suggested that as soon as the land is secured, we employ a Superintendent who has practical experience in such work and who we hope has a wife suitable to make the matron of the establishment.

We propose to give notice that we are ready to receive application for scholars. The first wanted are students in agriculture who will take an engineering course. They will assist in making a topographical map of the premises.

Next the Superintendent with said students will make floor plans for and locate the necessary buildings. These plans to be submitted to a competent architect for approval and for making plans for the elevations and for making specifications for all the buildings in detail; these plans

...my own suggestion.
Respectfully yours,
(Governor George W. ...)

and specifications to serve as text books for the instruction of the students.

Next we call for more students to make the necessary excavations and construct the foundations of the buildings, the first of which will probably be a work shop, a store house, a blacksmith shop, a residence for the Superintendent and his family with perhaps room enough for lodging the female students, a dining hall and kitchen, a stable for horses, also one for cows, sheep and chicken house, a school room and a social hall. Next we arrange for the construction of all these buildings, by contract if necessary or best, or by employing competent foremen and by taking in students who desire to learn the trade of mason, carpenter, plasterer or painter; the students who will thus make themselves useful to have the preference of being accepted as scholars.

We figure to provide for say 100 scholars, tuition to be free, the lodging and board to be paid for, except for such scholars who do enough work to pay for their board and lodging. The price of board and lodging be substantially at cost.

Until the necessary accommodations are provided, the Superintendent, students etc must board in town or elsewhere near by.

All these matters have been generally talked over - nothing has been determined on except that Senator Smith has been elected Chairman and Professor Wickson, Secretary. A meeting of the Board is to be held a week from next Saturday at the Palace Hotel, at which I trust you will honor us by your presence.

I am addressing you at the suggestion of Senator Smith, our Chairman, who left today for Bakersfield and at my own suggestion.

Respectfully yours,