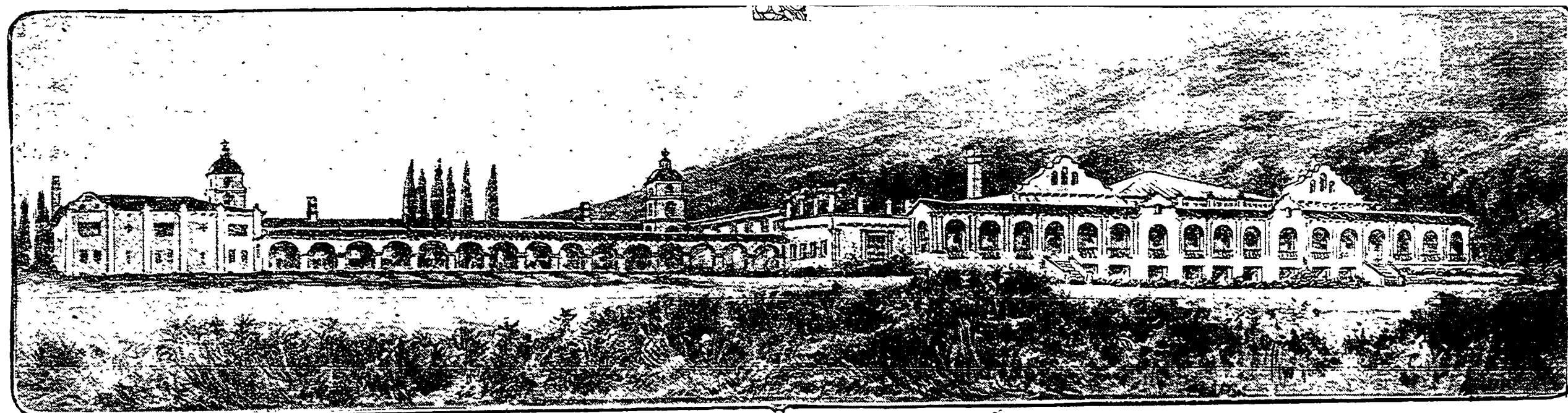


SPLENDID COUNTRY CLUB WILL OVERLOOK OCEAN.

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Rambling and Picturesque Mission Structure Designed for Commanding Site on Bluffs Above Portuguese Bend.



Preliminary sketch for projected Los Palos Verdes Country Club, for which Howard Shaw of Chicago and Myron Hunt of Los Angeles, as associated architects, are now preparing plans.

Monumental.

SPLENDID COUNTRY CLUB WILL OVERLOOK OCEAN.

Los Angeles Representatives of Vanderlip Syndicate Receive Sketches for Beautiful Mission Structure Designed for Site Above Portuguese Bend—Plans for Millionaire Colony on Palos Verdes Ranch Maturing.

PRELIMINARY sketches for the magnificent country club building projected by the new multi-millionaire owners of the Palos Verdes ranch were submitted to the local representatives of the Palos Verdes Syndicate during the past week. The drawings were prepared by Howard Shaw, of Chicago, and Myron Hunt, of this city, who are associated together as architects for this and other projects contemplated for the former ranch holding after it shall have been converted, as is planned, into the country's most fashionable and exclusive residence colony.

The fifty or more men who are associated with Frank A. Vanderlip, president of the City National Bank of New York, in the present ownership of the great 16,000-acre holding lying to the north of San Pedro and who expect to establish the nucleus of the proposed new Pacific Coast Newport have decided to build one of the finest country club buildings in the world on the commanding bluffs above Portuguese Bend in the event that the general plans for the colony do not go awry, a contingency which those in a position to speak for the wealthy syndicate members say will not arise.

The sketches for the building, which is to be known as "Los Palos Verdes Country Club," show a picturesque and rambling structure of mission design and reinforced concrete and hollow tile construction. The club will be absolutely fireproof throughout. Mission gables, towers and arcades, effectively placed, will give the structure a truly monumental character. On its high site above the ocean bluffs it will be a conspicuously beautiful landmark, not only in all the country between Redondo Beach and South Coast resorts, but from the sea as well, bidding fair to be one of the sights for the passengers in ships following the coast.

The club will in addition to its numerous community rooms, contain close to 150 guest rooms each with

private bath. There will be numerous private dining rooms in addition to the main dining-room. An immense living-room will open from the lobby. Provision is made for cardrooms, reading-rooms, writing-rooms and locker rooms. One of the features planned is an open-air swimming pool 60x120 feet in dimensions directly in front of the building and with easy access of dressing-rooms. Everything that wealthy lovers of outdoor sports could desire will be included in the appointments.

The building will crown a knoll adjacent to and overlooking a golf links, polo grounds and tennis courts. At the foot of the bluff and just back of the surf line a yacht club is planned, this building to have its own concrete pier out into a sheltered inlet.

The architects have also drawn up tentative ground plans for the three model villages the colony is planning to establish in different parts of the property. These places will follow the true "town planning" idea, their streets radiating in orderly arrangement from business and civic centers. In each village the architecture of every building, from the business blocks to the humblest cottages, will be regulated, it being the intention of the syndicate to create towns having all the charm of some of the places that so delight tourists traveling in certain rural districts of Germany and England. These villages will constitute the shopping points for the colonists, making their domain a small principality to itself.

BREAKS ALL RECORDS.

Working under the direction of Frederick Law Olmstead, the world-famous landscape architect who is in charge of the laying out of the ranch property, the Los Angeles engineering firm of Koebig & Koebig has just completed on the former Bixby holding the most extensive survey ever made on five-foot contour lines. The engineers in question have platted every foot of the ranch and have mapped it on the scale of an inch to 200 feet, with every variation of five feet in altitude above sea level indicated. The resulting map is twenty-

one feet long and seventeen feet wide and is said to exceed in minuteness of detail any other contour map ever made in this country.

Within ninety days, according to the syndicate representatives, Olmstead himself, with a number of assistants, will come to Los Angeles to take charge of the landscaping of the property. More than 100 miles of contour roads will be laid out in the tract, and these are to be lined with trees. A wide, paved highway, extending from the northern line of the property, at the edge of Clifton-by-the-Sea, to the southern edge of the ranch, just above San Pedro, will be thrown open to public use by the syndicate. This magnificent highway, which will follow the brink of the rugged Palos Verdes ocean bluffs, for more than fourteen miles, will be the most scenically-beautiful automobile route in Southern California, overlooking at every turn a new panorama of sea and rugged coast and inland hills.

The earliest colony development will probably be confined to the 6000 acres comprising the first and second benches back of the shore line bluffs. Here, in a strip of land fourteen miles long and from half to three-quarters of a mile in width, will be platted the individual estates of the colonists, each place being laid out in such a way as to give it an interesting marine and land view of its own. The various places will range in size from a few acres to a hundred or more acres in extent. Palatial homes with elaborate grounds will be the rule, as the restrictions will be such as to bar all others.

"STILL EXPERIMENTING."

The syndicate members still refer to their plans as "tentative" and to the extensive surveying and planting operations already witnessed on the ranch as "experimental." They admit, however, that the so-called "experiments" have been entirely satisfactory and that no change from the plan of establishing their projected multi-millionaire residence colony has even been considered thus far.

One of the first things done under the direction of Olmstead was the establishment at various points on the Palos Verdes property of weather-testing stations, where for some months the most careful record has been kept of changes of temperature, rainfall and the like. These tests, it is stated, have demonstrated convincingly that the tract possesses all the climatic advantages for which the wealthy men interested in the colony project have been seeking in different parts of the continent. The report in this respect, it is said, will be entirely favorable.

Scarcely to be classed as merely "experimental," to the understanding of the average layman, at least, is the extensive planting that is being done in the syndicate nurseries in one portion of the holding. Here more than 100,000 infant trees of countless varieties are now being cared for by expert horticulturalists, while thousands of others are being set out weekly. In all, it is estimated that fully 500,000 trees and shrubs will be required for the general planting scheme, these not including the stock to be set out for the beautification of individual estates.