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Application for Loan for Development of Custer Hall

Fort Hays Kansas State College

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Three sets of preliminary blue prints for
dormitory filed with Mr. Keating.

Form H-1000
(9-55)HOUSING AND HOME FINANCE AGENCY
COMMUNITY FACILITIES ADMINISTRATION
COLLEGE HOUSING PROGRAM

APPLICANT LEAVE BLANK

APPLICATION FOR LOAN ASSISTANCE UNDER
TITLE IV OF THE HOUSING ACT OF 1950

Application No.

Date received

Prepare four copies of this application. Submit three
copies with three copies of all required attachments.

READ CAREFULLY THE INSTRUCTIONS ON PAGE 4 BEFORE PREPARING APPLICATION

The applicant named below, an institution of higher learning, makes application to the United States of America for a loan pursuant to Title IV of the Housing Act of 1950, for the purpose of providing housing for its students or faculty, or both, as described in Part I below.

The Applicant represents that if a loan is granted as a result of this application, it will undertake the construction of the housing for which the loan is made in such a manner that economy will be promoted, and that the housing will not be of elaborate or extravagant design or materials; that the data contained in this application or in support thereof are true and correct; that it will furnish promptly such other supporting information and documents as may be requested; and that the undersigned has been duly authorized by the appropriate governing body of the Applicant to file this application.

IN WITNESS WHEREOF the Applicant has caused this application to be duly executed in its name on this 21day of January, 19 56Fort Hays Kansas State College
(Title of institution)Hays, Kansas
(Address)Fort Hays Kansas State College
(Correct corporate name of institution)By McL...President
(Title)

Applicant's authorized representative to whom communications should be addressed:

McL...
(Name)President
(Title)Fort Hays Kansas State College, Hays, Kansas
(Address)4-5611 Extension 31
(Phone)

I. PROPOSED PROJECT

A. TYPE AND NUMBER OF DWELLING UNITS

	DORMITORY	STUDENT FAMILY APARTMENTS	FACULTY APARTMENTS	FACULTY HOUSES	OTHER *	TOTAL
Number of living units ¹	Men Women <u>150</u>					x x x x x x x
Anticipated over-all cost.....	<u>\$550,000</u>					<u>\$550,000</u>
Amount of loan requested.....	<u>\$450,000</u>					

¹ For dormitories, indicate number of students to be housed; for other accommodations, indicate number of family units.

* Describe in B, below.

B. GENERAL NARRATIVE DESCRIPTION.—Where the loan requested includes land cost—state amount. To the extent possible, describe the number of buildings, number of stories, type of construction, estimated floor and site areas, facilities to be included, and the desired starting and completion dates for each type of dwelling unit (whether to be newly constructed or rehabilitated), in the order of preference. In the case of rehabilitation of existing structures, describe in general terms the work to be done. If more space is needed, attach extra sheets and mark them I-B.

We plan to build a four story addition on Custer Hall, which at present houses 203 freshmen ^{women} ~~girls~~. The new wing will accommodate about 150 ^{women} ~~girls~~ and will be four stories high built of native limestone. It will consist primarily of bedrooms, with quarters for a housemother. The present building has adequate lounge ^{and dining} facilities to accommodate the new wing. However, we would like to include a recreational area in the new addition since none is available in the present structure. No dining facilities are planned for the new addition.

C. EVIDENCE OF HOUSING NEED

1. Number of full-time students enrolled as of end of second week of autumn term or semester on the campus where the housing is to be constructed.

ACTUAL				ESTIMATED*	
1939	1944	1947	CURRENT YEAR	1960	1965
1008	281	926	1667	2300	2800

*Summarize method used to estimate future enrollment.

Based on percentage of increase over past five years plus a study of births from 1937-1950.

2. Housing of full-time students and faculty, autumn term or semester of current academic year.

STUDENTS AND FACULTY OCCUPYING LIVING QUARTERS	STUDENTS			FACULTY ¹ (Including full-time graduate assistants and instructors)		
	SINGLE		NUMBER OF FAMILIES	SINGLE		NUMBER OF FAMILIES
	Men	Women		Men	Women	
(a) Living in buildings owned by Institution.	35 173	300	Apartments 88			Apartments 12
(b) Living in other buildings operated by Institution.	None	None		(See Exhibit C, pages 3 and 4 of supplementary information)		
(c) Living in fraternity or sorority houses (exclude any listed in (a) and (b) above). ²	103	67				
(d) Living at home. ²	144	82	64			
(e) Living elsewhere. ²	489	63	47			
TOTAL	938	518	199			12

3. Data concerning unsatisfactory living quarters:

(a) Existing unsatisfactory living quarters owned or operated by the Institution, included in Section I-C-2, above:

DESCRIPTION OF BUILDING OR UNIT				NUMBER OF OCCUPANTS					
IDENTITY	TYPE ²	GROSS AREA IN SQUARE FEET	AGE	STUDENTS		FACULTY		NORMAL CAPACITY	MAXIMUM CAPACITY
				Single	Family	Single	Family		
Stadium	Stone-Barrack Style		1934	35				35	48
Lewis Field Apts.	Wood frame		1947		90		10	100 families	
	See page 4 supplementary information								

(b) Explain why above-named structures are unsatisfactory. Apartments are old hospitals and apartment buildings from Walker Army Air Base. They were just temporary constructed buildings in the first place. Inadequately wired; not fire proof, etc.

(c) Give the estimated number of prospective students who desired to enroll but were unable to do so because of lack of suitable housing; give similar information concerning full-time faculty members. State the basis for making these estimates and also indicate the efforts made to secure adequate housing for such students and faculty.

(d) Indicate the number and types of new or rehabilitated quarters, included in Section I-A, to replace existing unsatisfactory units.

4. List new housing facilities for students and faculty on which construction has been started, showing proximity to campus, type of structure, gross area in square feet, occupant group and number, and anticipated date when these facilities will be ready for occupancy. List in tabular form, as in Section I-C-3 above; or enter "None." Completion of center unit to Agnew Hall. Agnew Hall wings completed in Fall 1955. Center unit to house an additional 93 girls. Will have dining facilities. Cost \$500,000.00 or more.

¹ Omit boxes (c), (d), and (e), if no faculty housing is applied for.² If exact figures are not readily available, give as accurate estimates as possible and indicate that they are estimates.³ Use same designation as in Section I-A, where applicable.

INSTRUCTIONS FOR COMPLETING APPLICATION

I. SUBMISSION OF PRELIMINARY APPLICATION

A. PURPOSE OF PRELIMINARY APPLICATION

Considerable time and expense is involved, both for an applicant institution and the Agency, in developing and processing the information, data, and exhibits required in the full application for a College Housing loan. The application procedure has therefore been divided into two phases: (1) The Preliminary Application, requiring a relatively simple completion of basic information on eligibility and need for the facility; and (2) the Full Application, in which all factors of eligibility and need are developed and reviewed in detail for final approval.

II. SUBMISSION OF FULL APPLICATION

Fill in Parts II and III on page 3—In addition, submit the data called for below

A. ENGINEERING DATA TO BE SUBMITTED

Submit as attachments to Part I-B, the following architectural and engineering data:

- Plot plan showing location of site or sites and proposed building or buildings.
- Preliminary drawing or sketch plans, consisting of plan and elevation views of all buildings, and showing layout of each floor, drawn to correct scale, with all rooms and attendant facilities.
- Outline specifications for all buildings, indicating type of construction, heating and ventilating, plumbing, electrical, source of light and heat, water and sewer connections, cubage and square foot floor area for each building.
- Show space allocation for each building, as follows:

	Area (square feet)	Percent of total floor area	Area per student (square feet)
Study—Bedroom	-----	-----	-----
Lounge—Recreation	-----	-----	-----
Toilets—Showers	-----	-----	-----
Kitchen—Dining	-----	-----	-----
Service—Laundry	-----	-----	-----
Storage	-----	-----	-----
Corridors—Stairs	-----	-----	-----
Other	-----	-----	-----
TOTAL	-----	-----	-----

- Describe dining facilities, including total seating capacity, area of dining hall, type of service and number of seatings.
- Cost estimate for each building, as follows:

Preliminary expense ¹	\$-----
Land and rights-of-way	-----
Construction:	
(a) Building	\$-----
(b) Site improvements	-----
(c) Utility connections	-----
(d) Equipment (fixed only)	-----
(e) Contingencies ²	-----
Architectural engineering services	-----
Government field expense (inspection and audit) ³	-----
Legal and administrative expense	-----
Interest during construction	-----
Project contingency ⁴	-----
TOTAL	\$-----
Estimated construction time	----- months

- Indicate present status of site as to ownership.
- Name and address of architect and terms of his employment.

B. FINANCIAL DATA TO BE SUBMITTED

Submit as Part II-B of the application a comprehensive statement of the institution's financial condition, including the following:

1. General financial information—

(a) Financial reports for the last three (3) years, prepared in accordance with generally accepted principles of accounting and reporting for educational institutions.

(b) Statement of the operations of reserves, sinking funds, or other funds set aside for debt retirement, showing amounts applicable to each item of debt, annual amounts added to and disbursed from the funds, and description of assets of such funds.

(c) Statement of any defaults or postponements in payment of principal or interest on any obligations within the past twenty (20) years, explaining such defaults or postponements.

2. Financial operations of present housing and feeding facilities:

Indicate the following items (If this information is separately shown in the financial reports furnished under 1 above, it need not be reported separately here if appropriate references are given):

(a) INCOME (showing sources).

(b) EXPENSES, with a breakdown showing administrative salaries, share of institutional administrative expense, and other general and administrative expenses, if possible; operation expenses (showing expenditures for wages, supplies, food (in the case of feeding facilities only), laundry, utilities, repairs, equipment replacements, insurance, and other charges, if possible).

B. SUBMISSION OF PRELIMINARY APPLICATION

1. Fill in the application only with respect to the information called for in Parts I-A, I-B, and I-C (pages 1 and 2). Parts II and III should not be filled in at this stage.

2. Complete all signatures called for on page 1 of the form, and submit the original and two copies of the application to the Regional Office, HHFA.

3. If this Preliminary Application is approved, all copies will be returned to you for completion and submission of the full application.

(c) DEBT SERVICE. Show payments for interest, debt retirement, and provision for debt retirement by transfers to reserves or sinking funds, and including a summary statement of debts for such housing and feeding facilities, showing purposes for which incurred, interest rates, maturities, and type of obligation.

3. Anticipated financial operations of proposed project:

Statement of anticipated operations of the proposed project, prepared in accordance with the general headings in item 2 above.

4. Other information:

(a) Statement of other funds available for construction of the housing applied for.

(b) Statement of availability of revenues from existing facilities or sources which may be pledged for payment of debt service on proposed project.

C. LEGAL DATA TO BE SUBMITTED

Submit as Part III of the application a legal memorandum signed by counsel for the Applicant discussing in detail all legal questions arising in connection with the project and the incurring of the proposed indebtedness. Among other points the memorandum should cover—

1. Citations to the general, special, or local laws, and State constitutional provisions pursuant to which Applicant was organized and exists. Copies of any such special or local laws and of any special charter, certificate of incorporation, and bylaws of the institution, together with all amendments thereto should be included, each certified by the proper officer as a true and correct copy including all amendments to date. In addition, there should be furnished certified copies of resolutions of the proper authorizing body, authorizing the making of the loan application and, in the case of a private institution, a copy of the letter from the Bureau of Internal Revenue concerning the tax exempt status of the Applicant.

2. Power of Applicant to construct the proposed project and to incur and secure indebtedness in the manner proposed. Include appropriate citations to articles of incorporation or charter and any applicable statutes and court decisions.

3. Any statutory or other limitations on debts of the Applicant, and present status of indebtedness subject to such limitations.

4. The legal proceedings, formalities, and corporate or other action required in connection with construction or operation of the project, including permits, approvals, or consents from Federal, State, or local public bodies or others required for such construction or operation, with appropriate citations of statutory or other provisions concerning the granting of such permits, approvals, or consents.

5. Legal proceedings, formalities, and corporate action taken and to be taken by the Applicant in connection with the proposed loan.

6. A full statement as to any litigation, pending or threatened, which might in any way affect the corporate existence of the Applicant, the proposed project, the proposed loan, the security therefor, the financial condition of the Applicant, or the incumbency of any of its officers; if there is no such litigation, so state.

7. Necessity for Applicant to obtain property by condemnation proceedings or otherwise. Give references to laws authorizing any such proceedings and state approximately how long it will take to acquire such property. If project site is owned by Applicant, is it held free and clear of all liens and encumbrances and may it legally be used for the intended purpose?

8. The extent of tax exemption of proposed project. Cite statutory provisions and court decisions.

9. If the Applicant is a public institution and its proposed securities are what are generally known as revenue bonds, and are payable only from the revenues to be derived from the operation of the project, the holder thereof having no recourse for payment to the general taxing power of the State or municipality, then—

(a) Does the issuance of such securities constitute the incurring of a debt within any State constitutional or statutory limitation? Cite any court decisions.

(b) In the event of failure on the part of the Applicant to perform the covenants and agreements to be set forth in the proposed obligations, what will be the remedies of the holder of such obligations?

(c) If the proposed obligations will be additionally secured by mortgage or trust indenture, has the court of last resort of the State in which the Applicant is situated passed upon the power of the Applicant to make such a mortgage or trust indenture? If so, cite decisions.

10. Any other pertinent information concerning the obligations to be issued and the security to be offered for the loan requested, including any requirements as to maximum maturities of such obligations and whether they would be tax exempt in the hands of private holders.

11. A legal opinion to the effect that—

(a) The Applicant is duly organized and existing under the laws of the State of its organization (specifying the State).

(b) The Applicant has full power and authority to construct and operate the project.

(c) There are no legal obstacles which would prevent or unreasonably delay the carrying out of the project, the creating of the indebtedness, the issuing of evidences thereof, or the giving of security therefor.

(d) The loan application has been duly executed on behalf of the Applicant by its duly authorized officer or officers.

¹ "Preliminary expense" is intended to cover any costs incurred by applicant, prior to approval of the loan, which are considered eligible for inclusion in the cost of the project.

² "Contingencies" should show a reasonable allowance, usually about 5 percent, to cover unforeseen items of construction.

³ "Government Field Expense" is one-half of 1 percent of the construction cost, with a minimum of \$2,600 and a maximum of \$7,500.

⁴ "Project Contingency" should show a reasonable allowance, usually about 1 percent or 2 percent, depending on the size of the project, which is considered necessary to cover unforeseen costs or possible overruns of estimates for items other than construction.

HOUSING AND HOME FINANCE AGENCY
Office of Regional AdministratorOUTLINE OF SUPPLEMENTAL INFORMATION SUBMITTED WITH APPLICATION FOR COLLEGE
STUDENT HOUSING LOAN, H-1000I. GENERAL INFORMATION

Name of Institution: Fort Hays Kansas State College

Location: The college is located at Hays, Ellis County, Kansas. Midway between Kansas City and Denver, three hundred miles west of Kansas City, and one hundred miles west of Salina. Hays is a city of over 10,000 population, located at the intersection of US highways 40 and 183.

Classification: A liberal and applied arts college, conferring bachelors and masters degrees.

Control: Fort Hays Kansas State College is a tax supported state college. It is governed by a nine-member Board of Regents. This is a bi-partisan board appointed by the governor.

History: The Legislature of 1901 accepted the federal grant of the old Fort Hays Military Reservation, comprising 7,600 acres of land, for the purpose of establishing a college, an experiment station and a park thereon. The same legislature established the college as a branch of the Kansas State Normal School at Emporia, and made an appropriation for same. In June, 1902 this branch of the state normal school was opened. In 1913 the college was made independent and was established as the Fort Hays State Normal School. In 1923 it became the Kansas State Teachers College of Hays, and in 1931 it became the Fort Hays Kansas State College. Graduate work was first offered in 1929.

Accreditation: Fort Hays Kansas State College is fully accredited by the North Central Association of Colleges and Secondary Schools, the American Association of Colleges for Teacher Education, the National Commission on Accrediting, the State Department of Education, The National Association of Schools of Music, the American Association of University Women.

Student Body: The Student Body is coeducational

FORT HAYS KANSAS STATE COLLEGE
Supplementary Information , H-1000

EXHIBIT B

II. Enrollment Data:

- A. Enroll of full-time, college level students, as of the end of the second week of the current autumn term:

Men	1078	
Women	<u>589</u>	
Total	1667	(plus 412 part time)

B. Enrollment Trend:

1. Total number of full-time college level students as of the end of the second week of the autumn term.

<u>Autumn term</u>	<u>Men</u>	<u>Women</u>	<u>Total</u>
1939-40	585	423	1,008
1944-45	55	226	281
1947-48	672	254	926
1950-51	670	323	993
1951-52	606	315	921
1952-53	598	391	989
1953-54	661	444	1,105
1954-55	906	539	1,445
1955-56	1,078	589	1,667

2. Number of first time (freshmen and other first time enrollees) full-time, college level students as of end of second week of autumn term.

<u>Autumn term</u>	<u>Men</u>	<u>Women</u>	<u>Total</u>
1950-51	189	126	315
1951-52	203	135	338
1952-53	220	161	381
1953-54	292	190	482
1954-55	346	208	554
1955-56	393	275	668

C. Enrollment Forecast:

In the light of the anticipated student demand, the aims and objectives of the institution, available and projected plant facilities, and other pertinent factors, estimate of enrollment for the years:

1958-59	1,900
1960-61	2,300
1965-66	2,800
1970-71	3,200

FORT HAYS KANSAS STATE COLLEGE
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EXHIBIT C

III. Evidence of Housing Need:

A. Housing Considered Standard

1. Owned by the applicant institution

Name	Age	Construction	Condition	Men	Women
Custer Hall	1921	stone	good		92
Custer Hall (new)	1953	stone	excellent		128
Agnew Hall	1955	stone	excellent		80
Men's Residence Hall	1955	stone	excellent	173	
Projected Center Unit Agnew	1957	stone			93

2. None

3. None

B. Housing Considered sub-standard

1. Owned by applicant institution

Name	Age	Construction	Condition	Men	Women	married
Stadium	1934	stone	fair	35		
Lewis Field Apts.	1946	frame	fair			100 couples

These apartment buildings were originally
apartment and hospital buildings at Walker
Army Air Base, and were moved to the campus.

2. None

3. Fraternities

The fraternities are buying their houses

Sigma Tau Gamma	15
Delta Sigma Phi	21
Tau Kappa Epsilon	26
Phi Sigma Epsilon	21
Kappa Sigma Kappa	20
Total	103

Sororities

The sororities rent their houses

Theta Sigma Upsilon	19
Sigma Sigma Sigma	18
Delta Sigma Epsilon	20
Alpha Sigma Alpha	11
Total	67

FORT HAYS KANSAS STATE COLLEGE, HAYS, KANSAS
Supplementary Information, H-1000

EXHIBIT C, Cont.

4. The foregoing housing is considered sub-standard for the following reasons:

- a. (1) Owned by applicant institution
1. Paper roofing
 2. Paper covered plaster siding
 3. No regular foundations
 4. Cement floors
 5. Inadequate electric wiring
 6. Not fireproof
- b. (3) Fraternity and Sorority Houses
1. Old converted private homes
 2. Wood structure
 3. Poorly planned
 4. Overcrowded
 5. Inadequate wiring
 6. Insufficient hot water facilities

- C. Number of full-time college level students actually housed in above accommodations, and elsewhere during the fall term of 1955

1. Standard	<u>Men</u>	<u>Women</u>	<u>Married</u>	<u>Total</u>
A. 1. Custer Hall		220		
Agnew Hall		80		300
Residence Hall	173			173
Sub-totals	173	300		473
Sub-standard				
B. 1. Stadium	35			35
Lewis Field apts.			100	100 couples
Fraternities and	103			103
Sororities		67		67
Sub-totals	138	67	100	305
3. Living at home	144	82	64	290
4. Living elsewhere	483	69	47	599
Grand totals	938	518	211	1667

FORT HAYS KANSAS STATE COLLEGE, HAYS, KANSAS
Supplementary Information , H-1000

EXHIBIT D

D. Housing Under Construction

Agnew Hall (center Unit) for women

The two end wings of this dormitory were completed in August 1955. An appropriation has been made, and plans will be completed early in 1956 to connect these two units with a center section. This section will cost approximately \$500,000.00 and should be completed by September 1, 1957. This construction will be of stone and will house an additional 93 women, and contain kitchen and dining facilities for all three sections.

E. Summary of Housing Need

Deficiency of adequate housing based on the 1955-56 fall term enrollment of full-time college level students

	<u>Men</u>	<u>Women</u>	<u>Married</u>	<u>Total</u>
1. Overcrowding of existing standard facilities				
2. Living in sub-standard facilities	35		100	135
3. Living elsewhere than at home	457	69	60	586
4. Living at home but commuting unreasonable distances	65	20	15	100
Total Deficiency	557	89	175	821

IV. Dining Facilities

A. Food service facilities owned and operated by applicant institution:

Name	Seating Capacity	Age	Condition	Students Fed
Custer Hall	220	1953	Excellent	220
Men's Residence Hall	184	1955	Excellent	173
Cody Commons Cafeteria	500	1923	Good	175
To be constructed				
Agnew Hall	184	1957		

Custer Hall is the main dormitory for freshmen women. For the fall of 1955 we had eight freshmen women living in upperclass dormitories. We added an additional seventeen beds in Custer Hall by using the pressing rooms, the hospital room and by making all single rooms into double rooms and placing a freshman with each counselor. We feel that additional girls cannot be accommodated in Custer Hall until an addition is made to the building.

The following figures show the enrollment for freshman women for the last four years. We predict that there will continue to be an increase *each year, in keeping with national predictions.*

Fall of 1952	153
1953	194
1954	217
1955	280

Since the Board of Regents rules that freshmen women must live in a dormitory, the upperclass women are being deprived of housing as the freshman class increases. We are already planning to take over at least one upperclass women's dormitory for freshmen girls next fall, which leaves only one dormitory for forty girls available for upperclassmen. Since sororities house only 75, we will either have a large number of upperclass women living in substandard rooms or we will lose upperclass women because of inadequate housing.

We feel we have a fine program in our freshman hall at the present time and that freshmen can benefit considerably by living together rather than dividing them among three halls.

For some time the enrollment of freshman women has been limited by the facilities available at this college. Parents greatly prefer to have their daughters live in dormitories operated by the college rather than in private homes where there is inadequate supervision and limited social opportunities.