

Possible Condemnation If Some Fraternities, Sororities, Rooming Houses Don't Meet Code

(Editor's Note: The following article was written on a suggestion by one of our readers on housing facts and figures, present and future.)

By TOM KOTOUC

An off-campus fraternity center—University inspection of all off-campus housing by 1965.

Possible condemnation of some fraternity houses if they fail to meet University Housing Code health requirements by 1965.

400 off-campus facilities available for rent now and next fall.

This is a story about houses—the houses in which we live at the University.

It is a changing story—about the new dorms that will be built and the new sorority and fraternity houses that most likely will not be built.

It is a story that could be misunderstood—when the University begins to disapprove off-campus housing in 1965 for not meeting safety-health standards.

But it is the story of our University—now and in the future.

300 Graduate
Five hundred men have already registered to live in fraternities next fall. Will there be room?

Carl Donaldson, University business manager, says he doubts if we could get 24 more men in the fraternities next fall, each being presently filled. Only 300 seniors will graduate this spring to make space for incoming freshmen.

And Dr. C. B. Schultz, Interfraternity Council advisor, said that national fraternities and sororities, as Alpha Delta Pi, who are interested in founding chapters at the University have been discouraged from lack of space for building.

"However," said Schultz, the idea of an off-campus fraternity center similar to the one at the University of Oklahoma is now being considered by the IFC Board of Control, the Alumni Committee and the IFC Executive Committee.

But how will the University Housing Code affect fraternities and sororities when it goes into effect in 1965?

"Several houses will need to put new wings on their houses if they are to comply with the minimum space requirements for each man, or even cut down on the number living in the house," said Edward W. Simpson, University Public Health Engineer.

Frank Hallgren, Dean of Men, said that a fraternity house which fails to meet the code requirements of the University Housing Code by 1965 could be condemned, since the failure could affect the safety of the students living there.

Requires Parking
One of the complicating factors in new construction, however, is the city ordinance which requires one parking stall on fraternity property for every 400 square feet of floor space in the house, if the fraternity plans to construct a new house or add a new addition.

Sorority houses, coops and boarding houses must have one parking space for every 700 square feet of floor space.

"However, the Elgin or Nebraska Hall parking lot will fulfill the parking space requirement for those houses within 600 feet of the lot," said Simpson.

"Some houses, however, will not have to build new wings," said Simpson, "if they will simply start putting some of the beds in the rooms

instead of leaving them all in the dorms."

Some of the davenets and overstuffed chairs will have to go to make room for the beds, but at least the number sleeping in the house will not have to be reduced if this rearrangement is made, Simpson added.

"Other houses will need to move their kitchens and dining rooms out of the cellar (which is defined as a basement which is more than 50% underground) unless certain requirements are met," he said.

Other houses will need to put in walk down or stairway type fire escapes by 1965, according to Simpson.

"Unfortunately, several houses have not as yet set aside funds with which to make the needed improvements," said Simpson, "and may not be able to afford them when 1965 rolls around."

Enrollment vs. Expansion
But even if fraternity-sorority expansion doesn't take care of the increasing student enrollment, will the dorms, like Twin Towers, do the job?

Yes and then some, according to Carl Donaldson, University Business Manager. But there will be a shortage in men's on-campus housing for some time to come with an excess in women's facilities.

Here's why:

In spite of the present shortage in girls' facilities now, there are only 500 girls living off campus who might be interested in living in the new 960 capacity Twin Tower's dorm, said Donaldson.

This figure excludes all Lincoln girls living with relatives or family and all girls now living in University dorms or sororities.

"Based on the present rate of increase in female enrollment, we don't expect Twin Towers (which is actually being constructed as a girls' dorm) to be filled entirely by girls for seven or eight years," Donaldson explained. "As the men are gradually forced out of Twin Towers, we hope to have a 1000 man dorm across 17th constructed by August 1965 to

17th, and two more like it when the need arises, he added.

Construction Postponement
Depending on financing and the housing shortage in the next few years, the University might postpone construction of the new 1000-man dorm until after it completed work on 27 units of married student housing on Ag Campus, which would

be able to meet the standards set by the University housing code, slated to go into effect in 1965, said Simpson.

"We hope to get another man to help me make off-campus inspections by July," said Simpson.

Landlords Informed

Each landlord who has students living in his facilities has been sent a copy of the University Housing Code, according to Simpson. Thus each can know what requirements for health and sanitation must be met in order to have his facilities listed with the University Housing Office as approved housing, Simpson added.

"Many of the landlords will not be able to make the needed changes to meet University standards," predicted Simpson.

The code will not affect students living with their parents or relatives, said Simpson, and may not affect married students, although no decision has been made yet on this phase.

University Power

What power does the University have over its students in forcing them to live in University approved housing?

Hallgren said that the University can force a student to move to an alternative location by threatening his enrollment.

"This power over the housing of both men and women is given to the administration by the Regents.

Approved Housing

According to the rules of the Regents, "Undergraduate men who are freshman may be required to live in University residence halls for an academic year, and all other undergraduate men whose legal residence is not in the city of Lincoln are required to reside in University residence halls, cooperative dormitories, fraternity houses or rooming houses listed and approved by the office of the Dean of Student Affairs.

"Exceptions deemed necessary may be made by the Dean of the Division of Student Affairs."

The same requirements apply to women students.

"Although we have imposed the rules entirely on women, we have been unable to do the same with men because of lack of inspection personnel to check off-campus housing and from lack of University dorms for freshmen men," said Hallgren.

Limited Inspection

At present, Hallgren said that the University has no personnel assigned to make off-campus inspections, but that when complaints of flagrant violations are reported administrative personnel check out the housing on a catch-as-can basis.

"At present we have no particular list of disapproved housing," added Hallgren.

But who will make sure students live in approved off-campus housing when the University housing code goes into effect in 1965? And how?

Housing Office

Probably this will be the University Housing Office, which has handled about 1700 off-campus listings since last August, helping students to find housing in the price range they can afford.

"At present," said Ron Wright, of the University Housing Office, "there are more than 2900 off-campus houses which may be considered University approved, although all of the 2900 have not been listed in our files."

This May the Housing Office had 400 off-campus apartments listed for rent this summer and fall, with 1200 off-campus facilities in the inactive file.

Criteria

But how does the office check out each of the 2900 off-campus facilities, and what criteria does it use?

First, each student is required to report his address to the University Housing Office before each semester begins, or by Sept. 10 this fall, according to Wright.

"We then check the census forms on each neighborhood where students are living off-campus to see if the house or apartment should be checked.

"Then we try to check it out," said Wright.

Approved

"At present we must assume that all off-campus apartments are approved unless specifically disapproved, said Wright.

But Wright would not tell how many houses already had been disapproved by the University for student living.

Hallgren said that no particular list of disapproved housing exists, since his office approves or disapproves housing on a catch-as-can basis.

Code Standards

Simpson said that to date he had made no off-campus housing inspections under the standards of the Code.

"One of the biggest problems in off-campus housing when the code goes into effect," Simpson had said, "will be finding enough low-cost, approved housing facilities for international students who have a limited budget."

One of the weaknesses in off-campus housing inspection is getting the student to report his address, said Wright.

When a student comes into our office, we ask that he submit his new address, and we do get a copy of the addresses reported by students on their registration forms at the first of the semester," he added.

As a freshman each student is required to get permission to live off-campus by requesting a specific location on the back of his housing application form.

"However, in more cases than believed, the student can have his off-campus housing approved by the University Housing Office and then move to a new address without submitting his change in address," admitted Wright.

How?

But when enrollment does increase, how does the University Housing Office hope to find more off-campus facilities?

"We are asking juniors and seniors who will be vacating housing this spring and not returning to it next fall to report the name of the landlord to us.

"We will be contacting the landlords, this summer, asking them if they would like to have students, especially freshmen, again next year," explained Wright.

Size in 1970

And exactly what size will the University be in 1970? Will it double in enrollment as the Glenn report predicted?

"I doubt if the University will double in the next 10 years," said Lee W. Chatfield, Director of the Junior Division, "but it probably will increase by 50 per cent."

Youth and young families are leaving the state at a high rate, Chatfield said, meaning that the University's rate of growth will probably not keep up with the national average in the growth of universities.

★ ★ ★ ★ WHERE THEY LIVE

	Unmarried Students	Married Students
University owned housing	1922	65
In fraternities, sororities and coops	1657	
In the YMCA or YWCA	36	
With parents, (unmarried students only)	1360	
With relatives	118	
With private families	89	
In off-campus rooms and apartments	1311	1729
Commute from nearby small towns	126	172
Miscellaneous	48	20
Total	6667	1986

Figures courtesy University Housing Office

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accommodate them," he added.

The University is fortunate that the city of Lincoln, being the size it is, has sufficient space to house over 1000 men in off-campus apartments and homes, Donaldson said.

It would be this pool of men plus those forced out of Twin Towers that would fill the new 1000-man dorm east of

hold 270 families when completed in 1965, Donaldson noted.

But why the Capital Hotel facilities, which will accommodate 140 men this fall at rates lower than the dorm?

Donaldson suggested that this remodeled hotel space would take the edge off the present shortage of space in Sellick.

"If Twin Towers does not take care of all our housing demands in August 1963, then we may continue use of the hotel facilities," added Donaldson.

"Otherwise we will vacate the hotel when Twin Towers opens."

Asked whether or not the University would lose money by revamping the three upper floors of the hotel for these few years, Donaldson noted that the only University investment will be in furniture—bunk beds and wardrobe cabinets, which would be used in University dorms when the hotel is vacated.

Off-Campus Housing

But now, let's leave the University campus—and look into the apartments, rooming houses, and private homes where some 6000 of our students live.

What is being done to insure that these homes and apartments are fit for students to live in?

According to Frank Hallgren, dean of men, and Ronald Wright of the University Housing Office, inspections of these facilities to date have been on a "catch-as-can" or "by request" basis.

Housing Code

The standards which the Office of the Dean of Student Affairs and the Office of University Housing use are some of the requirements of those of the University Housing Code (slated to go into effect in 1965).

But as for which requirements were being omitted there was no explanation.

And according to the individual who has been designated by the Board of Regents to make the 6000 off-campus housing inspections:

"We (I) have neither inspected nor disapproved any of the off-campus housing in which students live," said Edward W. Simpson, University Public Health Engineer.

Some 1000 men are now living in 500 places in Lin-

Daily Nebraskan

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Outstanding Nebraskan Regents Will Be Named Friday Approve Budget

Shirley Gates, John Schroeder, Bruce Williams and Diane Tinan have been added to the nominations list for the Daily Nebraskan's Outstanding Nebraskan student award.

Letters were received seconding the nominations of Dr. Robert Forster and Miss Mary Jean Mulvaney for faculty honors. Dr. Henry Baumgartner's name has been added to the faculty list also.

Five Nominations

The five Friday additions closed the nominations with thirteen in the race for the annual student and faculty award.

Recognition of the top Nebraskan student and faculty member will be made this Friday at a luncheon in their honor.

Tickets for the noon program are on sale in the business office of the Daily Nebraskan.

In Dr. Baumgartner's letter of nomination his scholarly awards and accomplishments were cited. Since joining the faculty in 1949 he has written over thirty publications, mainly concerned with aliphatic amine chemistry and synthesis. This year Dr. Baumgartner received the John Simon Guggenheim award "granted to persons of unusual capacity for scholarly research."

Chemistry

In the organic chemistry department he is a member of three departmental committees and is the chairman of a fourth. He is a member of the American Chemical Society, Phi Beta Kappa and Sigma Xi.

His contributions to student activities were also listed: "Dr. Baumgartner has served as advisor to the Student Council for four years and has served on the Publications Board for two years.

"As a member of the Pub Board, his keen and perceptive mind help him to make human evaluations which put the best people in the proper positions. On the Pub Board and as an adviser to the Council, he has consistently supported the rights of students to discuss and hold their differing opinions.

He has also urged that students be given more responsibility in the formulation of University policy. His capacity and wisdom in so many fields allow him to make timely and meaningful observations which demand to be heard," the letter continued.

Miss Shirley Gates, a senior in the College of Agriculture, was cited for her "ability to be a campus leader in many city and ag campus organizations." She has served as treasurer and president of Fedde Hall, has been active in Phi Upsilon Omicron, Omicron Nu and Home Economics Club.

She has served on the Ag Executive board and in 1961 was the delegate to the Nebraska Home Economics Association state meeting. Miss Gates was secretary of 4-H Club and received the 4-H award for the highest average in her class among the members of the club for three years. She has been honored at the annual Honors Convocation for the past four years and is in the top three percent of her graduating senior class this year.

"Shirley has always been willing to lend a hand at any time to anyone including faculty and students who need her help. She works for their improvement as well as for her own," the letter said.

John Schroeder's letter of nomination pointed out his contribution to the University through his leadership and friendliness. Schroeder a senior in Arts and Sciences majoring in economics, has been section editor of the Cornhusker, assistant business manager of the Daily Nebraskan and business manager of Kosmet Klub. John is a member of Kappa Sigma fraternity.

"Perhaps one of John's most outstanding contributions to the campus has been through his work in the Nebraska Union." He served as president of the Union Board of Managers and as president of the Union Program Council.

Leadership

"This year under his leadership 12,000 more students availed themselves of the programming sponsored by this council (Union Program Council) than the previous year. John has been most concerned with broadening student interest and general knowledge."

As a result of his recommendation a liberal arts seminar will be sponsored by the Union next year to supplement classroom learning in an informal atmosphere, the letter stated.

E-Week Board

Williams was selected as a member of the 1962 E-Week Board and was a committee chairman for the Pi Tau Sigma National Convention.

He served as an IFC representative and as social chairman for Acacia fraternity.

"... He has the type of attitude necessary for today's world, an attitude which has fostered his hard work, his frankness, his good nature, his drive," the letter of nomination stated.

Miss Diane Tinan's contributions to the University "exemplify her extreme loyalty to the school, as well as to the student," her letter of nomination said.

Spring Day

Miss Tinan is a past member of Red Cross, Kernals and Union. She served on the Spring Day committee during her sophomore year, has been a member of Tassels and served as treasurer and vice president of that organization. Miss Tinan also served as a chairman of the Builders board and treasurer of Builders and Mortar Board. She worked as a skit director of the Lincoln Project show.

Her sincere participation in activities, as well as her friendliness, saw her an attendant to the Homecoming Queen and also a finalist for Ideal Nebraska Coed."

As a member of Kappa Kappa Gamma she has served as past song chairman, activities chairman and vice president.

This year Miss Tinan served on the central steering committee of People-to-People and as treasurer of

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The University will operate on only a slightly higher budget for the 1962-63 term as a result of action taken Friday by the Board of Regents.

The Board approved an increase of \$58,945 over the current year's budget of \$18,886,255. This sets the budget for the coming year at \$18,945,200.

As recommended by the 1961 Legislature, the 1961-63 biennial income from the state's general fund was divided evenly between the present and the coming fiscal years—\$14 million for each year. The additional \$4,945,200 in income will come from federal grants, student tuition and other miscellaneous sources.

Staff Benefits

Making up most of the increases were added staff benefits and additional needs for operating and maintaining the physical plants, both on the Lincoln and Omaha campuses.

The budget calls for an increase in staff benefits of \$120,234 over the \$92,441 spent in 1961-62. The proposed increase in maintenance of the physical plant is \$119,459 over the current year's expenditures of \$1,821,456.

Comptroller Joseph Soshnik said the maintenance increase on the Lincoln campus is due largely to the needed services at Nebraska Hall and on the Omaha campus to the University Hospital.

Faculty Salaries
Only minor increases were noted in faculty salaries and these boosts are primarily a result of promotions in rank.

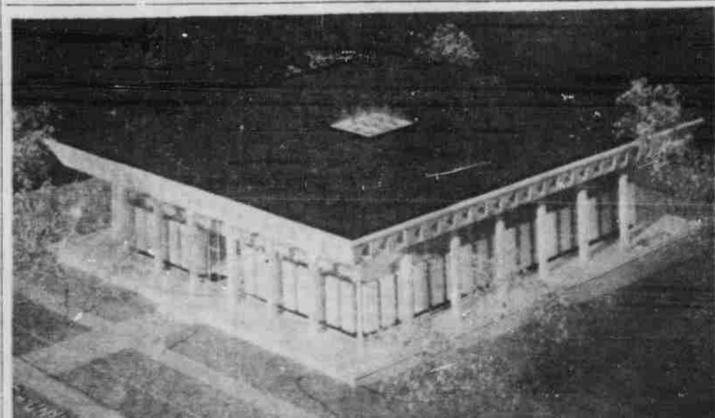
The University in the past year has been able to hold its relative position in the Big 8 regarding faculty salaries, Dr. Soshnik pointed out.

But he cautioned that Colorado, Kansas and Kansas State already have approved appropriation increases for the coming school term.

"With these schools increasing appropriations, we will clearly lose ground in our relative position as far as faculty salaries are concerned," Dr. Soshnik said.

Chancellor Clifford M. Hardin explained that major

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FLEXIBLE LIBRARY

The proposed \$1.2 million Ag College library will be one of the most flexible structures in the Lincoln campuses. The two-story building, with basement, will have no interior partitions except for those enclosing a central core and stairways. A large portion of the exterior walls will

be glass, with a roof overhang to protect the second-floor reading areas. Bids are expected to be sought next September, with construction scheduled in early fall. The structure was designed by Clark and Enersen architectural firm of Lincoln. (U of N Photo)