

## UCCSN Board of Regents' Meeting Minutes March 14-15, 1925

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Reno, Nevada  
March 14, 1925

The Board of Regents held a special meeting in the Office President of the University at 2 o'clock Saturday afternoon, March 14th. There were present Chairman Pratt, Mrs. Hood, Judge Talbot and Mrs. Williams of the Regents and President Clark. Absent: Regent Frank Williams.

The meeting was called to order by Chairman Pratt who stated the meeting had been called at the request of Mrs. Hood and Mrs. Williams.

In stating the object of the meeting, Mrs. Hood referred to the Biennial Report of 1921 in which the Regents adopted a building program, the first building of that program being listed as the Annex to Manzanita Hall. Mrs. Hood feels very strongly that deviation from that program is failure to keep faith with the people of the Commonwealth. The Public Service Departments are comfortably housed in their present quarters. The Doctors of the City prefer to have the State Hygienic Laboratory nearer their offices than is the Campus, since they make several trips daily to this Laboratory. Also it is not wise for the sick to come into contact with the well, which would be the case if the Public Service building were located in here on the Campus. Mrs. Hood suggested that we buy the present Laboratory. It seems to Mrs. Hood that the important buildings at this time are the enlargement of Manzanita Hall, the Dining Hall and the Heating Plant. Why take up now the building which is listed in the last biennium in the third group? Dr. Albert and Mr. Dinsmore are in warm, comfortable quarters, as are Mr. Doten and Dr. Records, while the girls in the Dormitory are cold. It is up to us to house the girls in the Dormitory comfortably. Mrs. Hood wrote and wired Mr. Williams but has had no reply from him on this matter. Mr. Pratt explained that frequently Mr. Williams did not come to town for his mail for a week at a time.

Mrs. Hood said that Regents may come and Regents may go but it is worthwhile to conform to a definite building plan; that it is a great satisfaction to look forward to a building plan and to

know that the respective buildings would come in their turn. If we cannot keep faith with the people of the Commonwealth, we cannot expect the Legislature to keep faith with us and it would be only right that the Legislature would come back at us. She wished her position known in the State and wished the gentlemen of the Board could change to conform with the adopted building program.

Judget Talbot inquired if Mrs. Hood understood that there are threats in the Legislature to remove our 2 cent Permanent Building Fund tax. Mrs. Hood said that she had heard of no threats. The Regents had departed from their approved plan where they could feel that the Board of Control and the Board of Examiners were back of them. She asked the Governor what he thought about such a departure and he said he could only speak for himself but that he certainly would think such departure an evidence of bad faith.

Judge Talbot said that if the Legislature does not want us to go ahead with the Public Service building, he should change his attitude, but that it was a matter of opinion as to which of the proposed buildings was most important. He made suggestion that heat will be needed in any new building and the new Heating Plant will cost from \$60,000 to \$70,000 according to the estimates. The new Heating Plant would take care of the first of the new buildings to be erected and make allowance for further new buildings. He understands that the Hatch building has to go and then the Chemistry building. Of the Dormitories, first the girls' and then the boys' should be enlarged.

President Clark says that space is available back of Lincoln Hall for a Public Service building and that the erection of such building at any time would not interfere with the Campus building plan.

Judge Talbot stated that he would not like to commit himself years in advance as to the order in which the buildings should be erected, since conditions were constantly changing.

Dr. Clark said that Mr. Pratt stated to him that in all probability the present Dining Hall could be moved, which, being done, space for the Annex to Manzanita Hall would be immediately available. He estimated that the cost of such Annex would be from \$75,000 to \$90,000. That last year 10 or 15 girls were refused admission to Manzanita Hall because the Hall could not accommodate them, and that a few did not come to the University at all because they could not reside in Manzanita Hall. Looking forward to the time when the student body numbers 1100 in any

one university year, we should be prepared to care for 160 to 175 girls, the Annex, therefore, would have to take care of 70 to 85 girls eventually, while for the next year or two it would probably not need to care for more than 35 to 50 girls. Within the decade 1920 to 1930 he believes that state increase in population will be slow but steady. He is inclined to think that within 5 or 6 or 8 years, we will go up to 600 students from Nevada and that anywhere from 7 to 10 years we shall have a semestral enrollment of 1000 right here on the campus. Then we shall need quarters for about 175 girls. He stated that he feels keenly that there will be trouble if the time ever comes when we have to refuse admission to Manzanita Hall to Nevada girls. If we adopt the rule that all girls, coming from homes outside the Reno district, whether from Nevada or from outside the State, shall reside in Manzanita at least for their first year in college so that they can be under supervision, we must have larger dormitory space.

Mrs. Williams felt very keenly that such requirement should be made, excepting, of course, girls who lived in sorority houses or with friends in the City.

President Clark said he would like to submit a proposition for consideration, provided two things of which he is not sure, could be granted:

1. Can we use University Permanent Construction Funds to buy the property on the corner of Sierra and Fifth Streets? He believes that if the Attorney General would rule that we can make such use and the Board of Examiners would assure their approval, this could be done.
2. Can the Dining Hall be moved?

Granting that these two things may be done, then suppose we buy the building and lot at Sierra and Fifth Streets for from \$10,000 to \$12,000 (\$12,000 was their last offer to us). We have in sight in our building fund, including the income from July of 1926, \$156,000. If we include the December income of 1926, then we would have \$176,000. Taking from this the \$12,000 would leave us \$164,000. Suppose we say the new Heating Plant will cost \$64,000. Then we would have available for other construction a balance of \$100,000. In the meantime, by the early purchase of the building and lot at Sierra and Fifth Streets, we would save \$1750 in rent from the budgeted \$2000 for such rent during 1924 and 1925. With this amount we could reroof, repaint all outside woodwork, put in a good door at entrance, repaint

and renovate the entire interior of the building and put it in first class order. This, of course, would be a temporary arrangement, but Dr. Albert and Commissioner Dinsmore would be better housed than they have ever been. Then, coming to Doten and Records. Both are at present comfortably housed, though neither has as much room as he would wish to have. Dr. Records is, perhaps, rather crowded. When the Clark building is to be built and the Hatch Station building is torn down, for one year Doten and Records would have to be assigned temporary quarters, then they could move into Stewart Hall and have the entire building (save the basement, which is the quarters for the Military Department) until such time as we could erect the Public Service building, without in any way cramping our funds for necessary University proper buildings. I think we could probably build an extension to Manzanita Hall that would take care of 60 to 80 girls at from \$70,000 to \$90,000. If so, we could then put up, out of our \$100,000 this Annex and leave perhaps \$10,000 additional for the Heating Plant, or a safety fund of \$74,000 for our Heating Plant.

President Clark has wired Mr. Mackay of the Caloner \$750 annual membership for the Mackay School of Mines and had reply from Mr. Mackay in which Mr. Mackay said that by a singular coincidence Mr. W. A. Clark was in his office conferring with him when President Clark's message came and that both Mr. Clark and Mr. Mackay were well pleased over Mr. Chaloner's Fellowship. President Clark feels assured that the two most needed academic buildings for our Campus (the Mackay Science Hall, already assured, and the Clark Memorial Library and Social Science building, under serious present negotiation) are in process of being cared for by Mr. Mackay and Mr. Clark.

The President suggested that it was possible that eventually the State would take over the State Hygienic Laboratory. This would be more possible were an aggressive young man to Head the State Board of Health. Or, they might decide that Mr. Dinsmore's work should be taken over by the State. Even Dr. Record's Division might be made a State Department. Suppose that only Mr. Dinsmore's work were so taken over, then when we came to erect the Public Service building on our Campus in anywhere from 6 to 10 years, provision would have to be made but for 3 Public Service Departments. Should Dr. Albert's work also be taken over -- and there is a bill proposing an enlarged and extended State Board of Health now pending in the Legislature which might or might not eventually, with a younger man heading the State Board of Health, make probable such a change -- then we would have to provide for but two Public Service Departments. Should the State Veterinary Control Service also during this period be transferred to State

jurisdiction, then we would have to provide for but one Public Service Division, Mr. Doten's Agricultural Experiment Station, which is an integral part of the University. With any such lessening of Departments we should be called upon for a corresponding lower cost to the University for Public Service building construction.

Suppose we had purchased the lot at Sierra and Fifth. When the time came for us to erect the Public Service building, there would remain open for us 3 courses: (1) Dispose of the property to the State, especially desirable if the widened State Board of Health should have taken over 1 to 3 of these Public Service Departments and should need a building plot on which to house its enlarged State Board of Health; (2) Building on that lot our new Public Service building; (3) Simply dispose of it to any buyer in case we decided to build on the University Campus whatever Public Service building were then needed. By all present business indications that Fifth and Sierra property in 6 or 8 years would certainly bring in at least as much as we would have to pay for it and easily it might possibly bring a considerably larger sum. Already important business use is being made of Sierra Street property within a block of this property in both directions. The property is excellently located and of right size for a large apartment house.

General discussion followed all the above suggestions. Mrs. Williams and Mrs. Hood are quite convinced that the most pressing need on the Campus is an extension of the Girls' Dormitory so the young women in their first year of College life should be under the supervision of an older woman. Judge Talbot said it was undoubtedly easier for the boys to take care of themselves. Mr. Pratt raised question of any need of Dormitory expansion since some larger eastern institutions do not favor such a plan. He also questioned whether new Dormitories might not be built on bond issues and paid out of Dormitory incomes as was being done in some other places. President Clark suggested that such a plan should be inadvisable here because it would pledge all Dormitory net income for probably 20 or 30 years, whereas, if Dormitories were built from gift or State Building Funds, any Dormitory net income would add to the general funds so necessary for general maintenance and operation.

Mr. Pratt asked if there is anything to do before the submission of plans at the next general meeting of the Board.

Mrs. Hood replied that the action of the Board at its former meeting could be rescinded.

Mr. Pratt inquired if that would be courteous when the man who made the motion was absent.

Mrs. Hood replied that it would be parliamentary and therefore courteous. That if this action of the Board were rescinded, we could feel secure in our rate when on next Thursday the general tax levy bill came up before the Legislature.

Mrs. Williams said that she felt confident that Mr. Williams' feelings would not be hurt if such action were taken, or, at least, she felt reasonably certain that he would not feel hurt at such action.

Judge Talbot said it didn't matter whether Mr. Williams were here or not, if he could be shown that any considerable number Nevada girls were being turned away from Manzanita Hall, he would be inclined to change his attitude, but that, so far as he could learn, such had not yet been the case. It was his opinion that the Public Service building should be erected now, but if the Legislature expressed itself against the erection of the Public Service building at this time, he would not be in favor of erecting it now.

After some further discussion, Mr. Pratt expressed himself as willing to make motion for recommendation of the motion to build the Public Service building at the next meeting of the Board, provided that a full Board were present. The Secretary was instructed to call the next meeting of the Board for 9 o'clock Tuesday morning, March 31st, with understanding that Mr. Pratt would get the word to Mr. Williams and thus insure his presence at this meeting, and with further understanding that if Mr. Williams definitely prefers either Saturday, March 28th, or Monday, March 30, rather than Tuesday, March 31st, the day of his preference shall be the day for the meeting.

Chairman Pratt reported the sale of the Rousseau estate for \$4500, \$2000 of which was cash and balance on time.

Walter E. Pratt  
Chairman

Carolyn M. Beckwith  
Secretary