

CALIFORNIA STATE POLYTECHNIC COLLEGE
San Luis Obispo

Coed Housing Report
June 23, 1954

Since campus housing is likely to be the only space available for housing the majority of our coeds, our housing will set the standard. Other colleges have sororities, few luxurious boarding houses, good cooperative housing, some fine private homes, even if their dormitory housing is only ordinary.

Another factor to consider is that coeds on our campus will be relatively limited in the number of places outside the dormitory to which they will be able to go freely. Our men will go to the gymnasium, rodeo grounds, their projects on our farm, to laboratories as well as to recreational outlets available to them. Our coeds will spend much more time in their dormitories. This is especially true in San Luis Obispo where our community outlets are limited. Consequently, more care must be given to make the dormitories home-like.

Coed Housing - to be presented to the Coed Committee.

Estimates are now made for projected changes. These should be considered in light of our total program for girls. Also, we should consider public relations factors in analyzing this problem.

Undoubtedly there will be a relationship between coed housing and:

- (1) the total number of girls applying for admission. We are dealing in a highly competitive area for women students. Accommodations will be very important factor in the number we receive and retain;
- (2) the type of girl who comes to college. Unless there are at least a minimum of conveniences and a homelike atmosphere, the more desirable students will not come, leaving us with those who may become disciplinary problems. This in turn can cause a general reaction among the secondary schools against our total program.

In housing coeds, it is believed that the best plan would be to house three girls in two adjoining rooms, in the Chase, Jespersen and Heron dormitories. If two girls are assigned to a room, the closet space is too limited to handle the average amount of clothing which the average girl possesses. Also the dresser space is decidedly limited. It would make it virtually impossible to add an additional desk chair or equipment for the girls. A minimum standard suggested for dorm rooms for two persons is 180 sq. ft. plus closet space. These dorms contain only 120, a 50 per cent reduction from the standard. Housing one girl to a room is possible, but it does increase operating costs by 100 per cent. Also it reduces substantially the number we could house. By careful arrangement we can get three in two rooms, thus compromising the extremes.

In making the following estimates, the ideas indicated above were used as a basis for decision. Also each estimate contains an evaluation statement to indicate either its necessity or desirability.

1. Plumbing -\$ 18,200
 - a. Requires removal of urinals, the addition of one more stool which can be accomplished by absorbing space now used for janitor closet. Includes also the installation of one individual shower each floor and necessary tiling to complete the work.
 - b. It is believed that this work is all required. Inadequate toilet facilities would be one of the very first sources of complaint. Changes suggested are minimum.
2. Electrical -\$ 8,500
 - a. Requires transformer, outlets, some re-wiring. It is believed that a general re-wiring job is not required.
 - b. Present electrical facilities are not adequate even for men. Like all buildings constructed 20 or 30 years ago, provisions for electricity are low. Radios, electric shavers, extra lighting, small soldering irons used in hobbies, electric hand irons for clothes, TV for lounges, fans, hair dryers and some electrically operated instruments are but a few of the items legitimately used in dorms. It is my belief that the electrical work indicated is required for either coeds or men students.
3. Painting -\$ 14,000
 - a. 2-coat paint job.
 - b. Recommended by the maintenance department. Needed to clean and freshen area. Present paint jobs are getting old.
4. New Construction -\$ 16,000
 - a. Conversion of present basement room to laundry area. Provide space for coin operated washers and dryers. Includes bringing electricity to room, provision for sewer lines. (\$2,500 for tying into sewer lines because of an elevation problem. Also includes painting, shelving, etc. to finish room.)
 - b. If provision is not made for washing, drying and ironing in a utility room such as proposed, coeds would be using lavatory facilities, with attendant problems of clogging drains, hanging wash in rooms and lavatory, including areas outside, making an unattractive area. Also it would require girls to hand iron in their rooms. This in turn would use much electrical power necessitating a complete re-wiring of the building.

5. Furniture -\$ 49,000

- a. Attached is a list of recommended furniture.
- b. Dressers now in rooms are built in wall. They are very old and badly worn. They occupy space which would become a doorway enabling us to connect two rooms and thus put one additional girl in dorms. It would be advisable to replace beds. They are old and worn. Beds similar to those in new dorm would be advisable. Desks, chairs, lamps are needed. Arm chairs would be desirable but not essential (cost \$1,706.40). Full length mirrors are in the same category (cost \$1,141.92). However, there should be at least one on each floor. Drapes are a necessity. Window blinds would not provide sufficient privacy, particularly since the dorms are on a public street and adjacent to a meh's dorm (Deuel). Provision for proctors space is not much and is essential. Basement facilities are minimum. Resident-counselors furnishings are minimum. Lounges contain some items which are desirable but not essential, as follows: 12 love seats \$2,100; 24 end tables \$600; one-half the table lamps \$179,40; 3 radio-phonographs \$900; 3 pianos \$1,410; and hooked rugs in place of carpeting at \$2,000 rather than \$4,412.50. If all desirable items are eliminated, recognizing that quarters become more spartan, cost for furniture would be about \$39,000.

In making these estimates, it should be recognized that the State Division of Architecture would be involved and that their costs would likely be added. In view of past experience, this might run as high as 25 per cent. Thus, the total cost appears to be approximately \$115,000 to \$125,000. Incidentally this figure doesn't include street and dorm lighting.

It may be appropriate to make suggestions as to rent. It is my belief that annual charges for board and room should not exceed \$600.

Everett M. Chandler
Dean of Students

FURNITURE REQUIREMENTS - Conversion of Chase, Jespersen and Heron
Dormitories for Women Students

In this conversion, one room would have one bunk bed and one single bed and three dressers. The other would have three desks (or one dual desk and one single desk), three desk chairs and one arm chair. This would give ample room for three girls, and two 2' x 4' closets for three girls would be a bare minimum.

Number of girls housed	Chase	40
	Jespersen	39
	Heron	<u>43</u>
	Total	122

Dormitory Rooms

122 dressers (5-drawer chests)	\$ 68.94	\$ 8,410.68
61 bunk beds (12 122 singles) (need beds soon even for men)	104.49	6,373.89
122 desks	82.80	10,101.60
122 desk chairs	13.86	1,690.92
122 desk lamps	4.95	603.90
48 arm chairs (not essential)	35.55	1,706.40
122 dresser mirrors	9.36	1,141.92
48 full length mirrors (not essential but should have a few available)	9.00	432.00
95 windows to drape - 6 yds per window	2.25 yd.	<u>1,282.50</u>
		<u>\$31,743.81</u>

3 Proctors' Rooms

3 desks	\$ 45.00	\$ 135.00
3 desk chairs	13.86	41.58
3 desk lamps	4.95	14.85
3 wall clocks	5.00	<u>15.00</u>
		<u>\$ 206.43</u>

Basement Facilities

Washers and dryers - coin operated		
12 ironing boards	\$ 9.00	<u>\$ 108.00</u>

3 Resident-Counselor Living Quarters

3 desks	\$ 45.00	\$ 135.00
3 desk chairs	13.86	41.58
3 desk lamps	4.95	14.85
3 couches	137.25	411.75
12 straight chairs	13.86	166.32
6 arm chairs	35.55	213.30
6 end tables	14.95	89.70
3 card tables	9.95	29.85
3 bookcases	33.50	100.50
3 floor lamps	17.95	53.85
6 table lamps	14.95	89.70
3 beds	52.25	156.75
3 dressers (5-drawer chests)	68.94	206.82
3 dresser mirrors	9.36	28.08
3 full length mirrors	9.00	27.00
Provision for windows, 63 yards	2.25 yd	141.75
Bathroom fixtures	35.00	105.00
		<u>\$ 2,011.80</u>

3 Lounges

9 couches	\$195.00	\$ 1,755.00
12 love seats (not essential; could add more straight chairs)	175.00	2,100.00
36 straight chairs	30.00	1,080.00
24 end tables (not essential)	25.00	600.00
6 coffee tables	35.00	210.00
12 floor lamps	17.95	215.40
24 table lamps (could reduce number)	14.95	358.80
9 card tables	44.00	396.00
12 arm chairs	85.00	1,020.00
3 radio-victrola comb. (not essential)	300.00	900.00
Provision for windows, 108 yds	2.25 yd	243.00
Venetian blinds	20.00	240.00
3 pianos, spinet (not essential)	470.00	1,410.00
Carpeting, approx. 91 sq yds each lounge. (Rugs acceptable; possibly use hooked rugs at half cost.)	12.50 sq yd	4,412.50
		<u>\$14,940.70</u>
		<u>\$49,010.74</u>