

A STUDY OF THE FINANCING OF THE PHYSICAL PLANT  
FACILITIES OF THE EMPORIA PUBLIC SCHOOLS  
FROM 1900 THROUGH 1951

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A Thesis

Presented to the Faculty of  
the Division of Business and Business  
Education and the Graduate Council of the  
Kansas State Teachers College of Emporia

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In Partial Fulfillment  
of the Requirements for the Degree  
Master of Science in Business

by  
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May 1959

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## CHAPTER I

### THE PROBLEM AND DEFINITIONS OF TERMS USED

For a number of years the provision of adequate school building facilities has been one of the most widely discussed issues of educators. The problem of providing adequate school building facilities is a basic one. "No matter what the curriculum, the quality of the teaching

staff or the educational equipment, an adequate building must be provided to house and protect the students."<sup>1</sup> Boards of

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Statement of the problem. It is the purpose of this study (1) to compare the economic cost of building new schools past and present; (2) to show the differences that exist among the different bond issues; (3) to disclose the sources and amounts of school funds used in building

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<sup>1</sup>G. W. Reida, Director of School Facilities, Office of the State Superintendent of Public Instruction, in a personal interview given in Topeka, Kansas, January 8, 1959.

<sup>2</sup>Dr. Harold W. Bolce, "Sources of School Building Economy," The American School Building Journal, CLXXVI, (May, 1956), p. 52.

construction from 1900 to 1959 to compare enrollment

## CHAPTER I

figures for the different periods of the study.

### THE PROBLEM AND DEFINITIONS OF TERMS USED

Thus, through the study of the four preceding points,

the second point of school building facilities. For a number of years the provision of adequate basic school building facilities has been one of the most widely discussed issues of educators. The problem of providing adequate school building facilities is a basic one. "No matter what the curriculum, the quality of the teaching staff or the educational equipment an adequate building must be provided to house and protect the students."<sup>1</sup> Boards of education and administrators of local districts are desperately trying to obtain maximum mileage from all school building funds.<sup>2</sup>

### I. PROBLEM

Importance of the study. The problem of providing

sufficient school building facilities. Statement of the problem. It is the purpose of this study (1) to compare the economic cost of building new schools past and present; (2) to show the differences that exist among the different bond issues; (3) to disclose the sources and amounts of school funds used in building

Kansas, Treasury Office nearly doubled during the period

from 1900 to 1959. <sup>1</sup>G. W. Reida, Director of School Facilities, Office of the State Superintendent of Public Instruction, in a personal interview given in Topeka, Kansas, January 8, 1959.

<sup>2</sup>Dr. Harold W. Boles, "Sources of School Building Economy," The American School Building Journal, CXXXVI, (May, 1958), p. 52.



construction from 1900 to 1951; (4) to compare enrollment figures for the different periods of the study. of raising funds. Thus, through the study of the four preceding points, the economic costs of school building on a square foot basis in the Emporia School District from 1900 through 1951 will be presented. Furthermore, it is the aim of this study to gain insight into the problem of school planning and programming as it pertains to financing in order to determine measures designed to lighten the financial burden of constructing adequate school housing. The National Schools Association

suggested that school boards should be given the power to levy taxes for new school construction without the approval of the voters. Delimitations. This study will be concerned only with buildings constructed in the Emporia School District from 1900 through 1951.

Importance of the study. The problem of providing sufficient school building facilities underlies the entire educational structure.<sup>3</sup> Furthermore, school construction costs have become increasingly burdensome as other state and local taxes have risen sharply over the past ten years. County Treasurer, Lyon County, Kansas, Tax Collector. The state and local taxes collected by the Lyon County, Kansas, Treasury Office nearly doubled during the period from 1947 to 1957. The Lyon County Treasurer's collections

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<sup>3</sup>G. W. Reida, Director of School Facilities, Office of the State Superintendent of Public Instruction, in a personal interview given in Topeka, Kansas, January 8, 1959.



in 1947 amounted to \$1,347,553.89; the collections rose to \$2,576,681.94 by 1957.<sup>4</sup> However, the difficulty of raising funds for school construction is more than just a local problem. Communities all over the nation have been voting down school bond proposals; the Investment Banker's Association reports that more than seven hundred million dollars worth of school bonds have been voted down in the last two and one-half years.<sup>5</sup> This situation has become so grave in the minds of many school superintendents that 69 per cent of those polled by the publication, The Nation's Schools, indicated that school boards should be given the power to levy taxes for new school construction without the approval of the voters.<sup>6</sup>

## II. DEFINITIONS OF TERMS USED

Adjusted cost. In order to make the comparison of costs Financing. Financing is interpreted throughout the study to mean the science of securing and managing money matters.<sup>7</sup>

<sup>4</sup>County Treasurer, Lyon County, Kansas, Tax Collection Abstract, 1947; Tax Collection Abstract, 1957.

<sup>5</sup>Charles Stevenson, "How to Have More School for Less Money," The Reader's Digest, LXXIV (February, 1959), p. 67.

<sup>6</sup>Ibid., pp. 67-68.

<sup>7</sup>Joseph H. Friend, David B. Guralnik (eds.) et al., Webster's New World Dictionary of the American Language, College Edition (Cleveland and New York: The World Publishing Company, 1953), p. 543.

Public schools. Throughout the report the term "public schools" will be interpreted as an elementary or secondary school that is part of a system of schools maintained by public taxes and supervised by municipal, county, or state authorities, offering education, usually free, to the children and youth of the district.<sup>8</sup>

Total cost. This term includes the cost of the building site when purchased for a particular school, the cost of construction, and the interest on bonds floated to finance the cost. The term "total cost" refers to all the information available on the expenditures for school construction which took place within the period covered by this paper.

Adjusted cost. In order to make the construction costs comparable, Mr. S. P. Vincent of the Economics Department, Kansas State Teachers College (Emporia), recommended the use of the Bureau of Labor Statistics' price index figures. Therefore, the term "adjusted cost" means the quotient of the total cost divided by the Bureau of Labor Statistics' price index figure for the year in which the bonds were dated. These price index figures are shown in Tables I and II. The parenthesized figures in Table I are

<sup>8</sup>Ibid., p. 1177.

TABLE I  
COST OF LIVING INDEX FROM 1900 TO 1913

Year	Index	Year	Index	Year	Index
1900	80 (33.840)	1905	87 (36.801)	1910	96 (40.608)
1901	82 (34.686)	1906	90 (38.070)	1911	96 (40.608)
1902	84 (35.532)	1907	95 (40.185)	1912	102 (43.146)
1903	88 (37.224)	1908	91 (38.493)	1913	100 (42.3)
1904	87 (36.801)	1909	91 (38.493)		

U. S. Bureau of Census, Statistical Abstract of the United States (Washington: Government Printing Office, 1954), p. 329.

TABLE II

CONSUMER PRICE INDEX--ALL ITEMS AND COMMODITY GROUPS:  
1913 TO 1951

Year	Index	Year	Index	Year	Index
1913	42.3	1926	75.6	1939	59.4
1914	42.9	1927	74.2	1940	59.9
1915	43.4	1928	73.3	1941	62.9
1916	46.6	1929	73.3	1942	69.7
1917	54.8	1930	71.4	1943	74.0
1918	64.3	1931	65.0	1944	75.2
1919	74.0	1932	58.4	1945	76.9
1920	85.7	1933	55.3	1946	83.4
1921	76.4	1934	57.2	1947	95.5
1922	71.6	1935	58.7	1948	102.7
1923	72.9	1936	59.3	1949	101.8
1924	73.1	1937	61.4	1950	102.8
1925	75.0	1938	60.3	1951	111.0

U. S. Bureau of Census, Statistical Abstract of the United States (Washington: Government Printing Office, 1954), p. 330.



the figures to be used in computing the adjusted cost for the years covered by that table. Since the year 1913 figures in both Tables I and II are equal to the 100 per cent base of Table I, the two tables may be made continuous by multiplying the index figures of Table I by the year 1913 figure of Table II, 42.3. The figures in parentheses in Table I are the product of the foregoing mathematical computation.

Adjusted cost per square foot. This is computed by dividing the adjusted cost by the total square feet in the building.

### III. SOURCE OF DATA AND METHODS OF PROCEDURE

Source of data. The largest portion of the data to be used in this study was secured from the "Minutes of the Emporia Public School Board" with supporting information from The Emporia Gazette and the state records in Topeka, Kansas. Data for computing the economic value of the dollar for the different years of the study was taken from the Statistical Abstract of the United States. The data used to determine improved planning and programming was taken from Dr. Harold W. Boles' "Sources of School Building Economy."

Method of procedure. The cost of the construction was determined from information in the "Minutes of the Emporia Public School Board," the School Board's auditor, the "Permanent School Bond Records," and the State Auditor's Office in Topeka, Kansas. The price index figures of the Bureau of Labor Statistics was applied against the total cost of the school building to obtain a constant value. The total square feet of all floors was divided into the constant economic cost of the school building, indicated as the "adjusted cost," to obtain comparable values.

From 1900 through 1951, there were three periods when school plant construction was carried on at a vigorous rate separated by periods of inactivity. The dates of the three chapters dealing with school plant construction were chosen so all the schools would be included in the chapter to which they were most akin chronologically.

After studying the three periods, it became apparent financing improvements would necessarily have to be initiated during the planning and programming phases of school construction. For this reason the material in Chapter V was included.

<sup>1</sup>Minutes of the Emporia Public School Board, 1900

<sup>2</sup>ibid.



## CHAPTER II

### SCHOOLS CONSTRUCTED FROM 1900 TO 1915

During the period from 1900 to 1915, the Emporia School District let the contracts for the construction of four grade schools--Century, Union, Maynard, Walnut--and one high school, Emporia Senior High. One factor causing the need for more schools was the increased enrollment. Figure 1 shows that the enrollment fluctuated considerably with only two years having a smaller enrollment than the year 1900. The enrollment stood at 1,835 in 1900 and rose to 2,004 in 1914. A second factor, the normal physical depreciation of the school buildings, made it necessary to begin replacement of buildings erected in the previous century. The "Minutes of the Board of Education" confirm these factors as follows:

The building committee reports the over-all condition of Walnut is too poor to warrant the necessary repairs to the north wall.<sup>1</sup>

On motion, it was resolved that the Board of Education should take the necessary steps for the erection of a new High School since the old one had become inadequate for the large number of students now enrolled.<sup>2</sup>

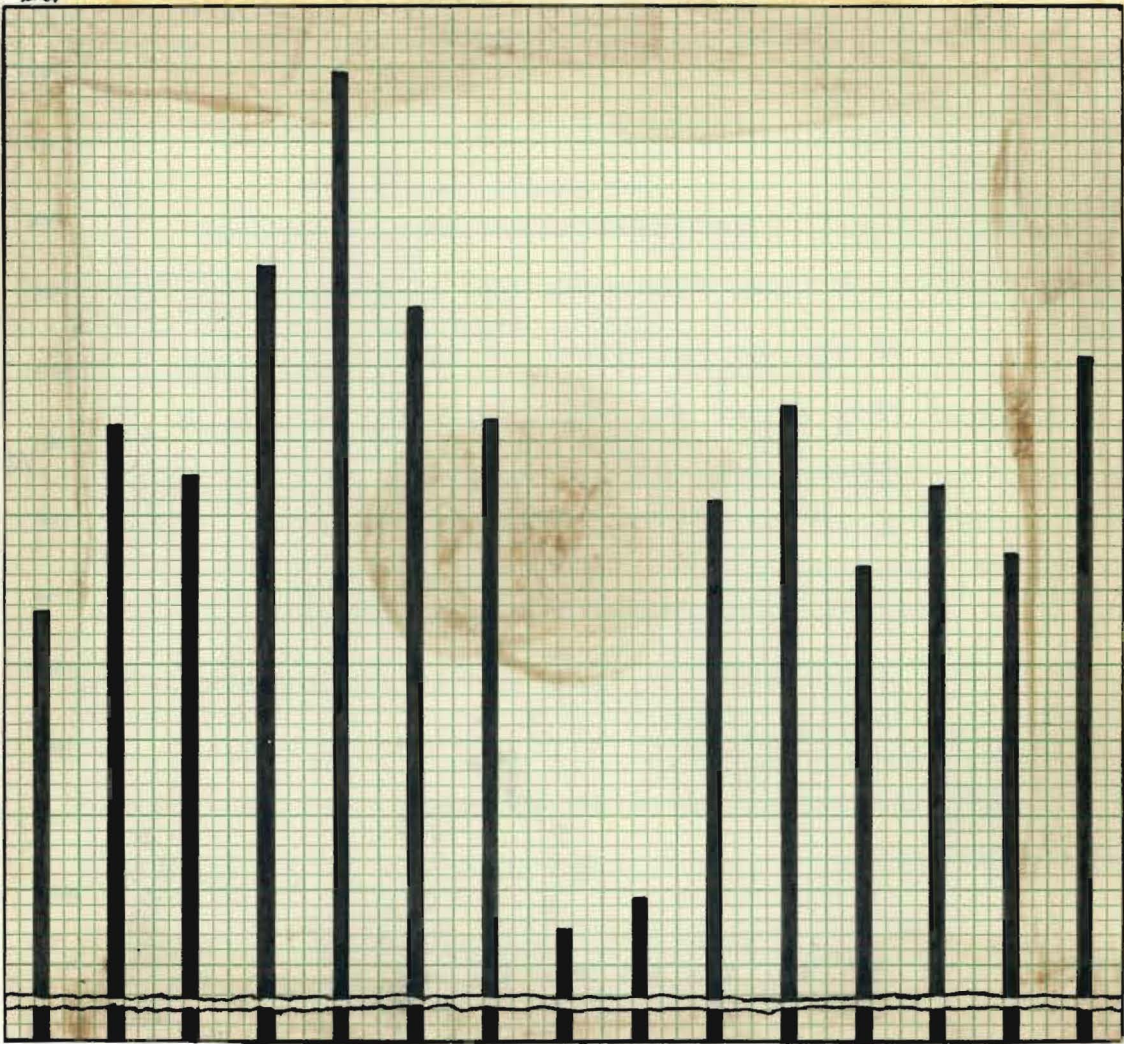
During this period, a change from the frame building to the more substantial limestone foundation and brick-walled

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<sup>1</sup>"Minutes of the Emporia Public School Board," 1908, p. 553.

<sup>2</sup>Ibid., 1911, p. 681.

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1914

FIGURE 1

ENROLLMENT IN THE EMPORIA PUBLIC SCHOOLS FROM 1900  
THROUGH 1914 (FROM THE BIENNIAL REPORT OF THE  
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION)



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index figure for 1900 (the year of the bond issue) an adjusted cost of \$64,821.84 was determined. The adjusted cost per square foot was \$4.44.

<sup>7</sup>Union School Plans, Emporia High School file of School Plans.

<sup>3</sup>The Emporia Gazette, April 5, 1957, p. 3.

<sup>4</sup>The Emporia Gazette, April 5, 1957, p. 1.

<sup>4</sup>Century School Plans, Emporia High School file of School Plans.

<sup>5</sup>Cf. Appendix A.

of \$81,739.26 was determined. <sup>11</sup> UNION adjusted cost per square foot was \$7.35.

On April 2, 1901, the citizens of Emporia voted 835 to 216 for the erection of a new building on the old Union School site in the four hundred block on the east side of Union Street.<sup>6</sup> This was the smallest school built during the first period of this study. It measured 56 feet by 64 feet and contained only 10,416 square feet on its three floors, including the basement.<sup>7</sup>

The new Union School was ready for occupancy in the fall of 1902 at a total cost of \$28,350.<sup>8</sup> The Board of Education provided \$2,500 from the general school fund, and \$15,000 was raised through the sale of bonds.<sup>9</sup> The remaining \$10,850 of the total cost was the interest accrued over the years on the bond issue which carried 4 per cent interest per annum.<sup>10</sup> The dates of the bond payments are shown in Appendix B. By dividing the total cost by the index figure for 1901 (the year date of the bond issue) an adjusted cost

<sup>6</sup>"Minutes of the Emporia Public School Board," 1901, p. 220.

<sup>7</sup>Union School Plans, Emporia High School file of School Plans.

<sup>8</sup>The Emporia Gazette, April 5, 1957, p. 3.

<sup>9</sup>Cf. Appendix B.

<sup>10</sup>Ibid.



of \$81,733.26 was determined; and the adjusted cost per square foot was \$7.85.

### III. MAYNARD

In the summer of 1908, a new school was completed consisting of a full basement and two stories.<sup>11</sup> The building was 90 feet by 60 feet making a total of 16,200 square feet.<sup>12</sup> It stood in place of the Third Ward School on Congress Street between First and South Avenues.

An outlay of \$28,439.00 was used to put the Maynard school into operation.<sup>13</sup> The sum of \$8,000 was raised through the sale of bonds.<sup>14</sup> The remaining \$20,439.00 came from the estate of Mrs. Catherine J. Maynard and the general school fund.<sup>15</sup> Since the total amount received from the property of Mrs. Catherine J. Maynard is not shown in the "Minutes of the Board of Education," it is impossible to determine the exact amount provided by the general school fund. The bonds were sold to the State, bearing interest

<sup>11</sup>Gazette, loc. cit.

<sup>12</sup>Maynard School Plans, Emporia High School file of School Plans.

<sup>13</sup>"Minutes of the Emporia Public School Board," 1923, p. 85.

<sup>14</sup>Cf. Appendix C.

<sup>15</sup>Ibid.



at the rate of 5 per cent per annum and were paid as shown in Appendix C. The interest on these bonds amounted to \$2,300 making a total cost of \$30,739. The total cost was divided by the index figure for the year of the bond date, 1908. The adjusted cost was \$79,856.08; the adjusted cost per square foot was \$4.93.

#### IV. WALNUT

Walnut Grade School, the last of the four to be built during this period, was built on the same site as the original Walnut School on the northeast corner of Eighth Avenue and Walnut Street. In the spring of 1910, the new building was completed.<sup>16</sup> The school measured 84 feet by 62 feet in dimension.<sup>17</sup> There were two stories above the ground and a full basement giving a total of 15,624 square feet.

To finance the building of Walnut School \$31,589.00 was needed.<sup>18</sup> The Emporia School Board appropriated \$6,589.00 from the general school fund and \$25,000 was raised through the sale of fifty \$500 bonds bearing interest

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<sup>16</sup>The Emporia Gazette, April 7, 1910, p. 1.

<sup>17</sup>Walnut School Plans, Emporia High School file of School Plans.

<sup>18</sup>"Minutes of the Emporia Public School Board," 1923, p. 85.

at the rate of  $4\frac{1}{2}$  per cent per annum.<sup>19</sup> These bonds were dated July 1, 1909.<sup>20</sup> They were redeemed as shown in Appendix D. The interest on these bonds amounted to \$13,950. The total cost was \$45,539.00; and when adjusted, this amounts to \$118,304.62. The adjusted cost per square foot figured to be \$7.57.<sup>21</sup> The Board of Education accepted the

new high school building October 13, 1911.

#### V. EMPORIA SENIOR HIGH

Money for the cost of the high school was raised through bonds. In 1911, the Board of Education was forced to turn its attention from elementary school construction to secondary school construction. July 1, 1912.<sup>22</sup> The School Board

used. . . it was resolved that the Board of Education should take the necessary steps for the erection of a New High School since the old one had become inadequate for the large number of students now enrolled.<sup>21</sup>

After the need was recognized and agreed upon, the interest cost on this bond issue amounted to \$266,527.00. Board of Education began extensive research into the problems the adjusted cost was \$87.71. The adjusted cost per square foot was \$8.62.

appointed by the Board President, visited cities in which new high schools had recently been built.<sup>22</sup>

<sup>23</sup>Proposed measurement by H. W. Fish of Fish.

<sup>19</sup>Cf. Appendix D. 1911, p. 680.

<sup>20</sup>Ibid. Appendix E.

<sup>21</sup>"Minutes of the Emporia Public School Board," 1911, p. 681.

<sup>22</sup>Ibid., p. 684. ditto.

The site of the new high school was the same as its predecessor, the block bounded on the south and north by Sixth and Seventh Avenues and on the east and west by Constitution and Congress Streets. The high school had three stories and a full basement. It contained a total of 70,020 square feet.<sup>23</sup> The Board of Education accepted the new high school building October 13, 1914.<sup>24</sup>

Money for the cost of the high school was raised through the sale of one hundred and thirty-five \$1,000 bonds bearing interest at the rate of  $4\frac{1}{2}$  per cent per annum.<sup>25</sup> These bonds were dated July 1, 1912.<sup>26</sup> The School Board used \$46,432.50 from the general school fund to complete the building.<sup>27</sup> A number of bonds were paid off each July first from 1922 through 1930 as is shown in Appendix E. The interest cost on this bond issue amounted to \$266,527.00; the adjusted cost was \$617,732.81. The adjusted cost per square foot was \$8.82.

<sup>23</sup>Physical measurement by C. F. Fish and L. F. Fish.

<sup>24</sup>"Minutes," op. cit., 1914, p. 809.

<sup>25</sup>Cf. Appendix E.

<sup>26</sup>Ibid.

<sup>27</sup>"Minutes," op. cit., p. 85.

## VI. SUMMARY

Table III, on page 17, is a summary depicting the total square feet, total cost, adjusted cost and adjusted cost per square foot of all the schools discussed in this chapter. The adjusted cost per square foot of Century and Maynard is considerably less than the other schools of this period. Why it would cost about \$6,000 more to build four thousand feet less of school space in 1902 than 1900 (particularly when a school site had to be purchased in 1900) is difficult to explain. However, if a corresponding amount of Maynard's construction price had been financed through bonds (as was the case for the other school built in that period), for which interest would have been paid, the adjusted cost per square foot of Maynard School would undoubtedly have corresponded to that of Union, Walnut and Emporia Senior High schools.

School	Year completed	Total cost	Adjusted cost	Adjusted cost per sq. ft.
Century	1900	\$11,000	\$11,000	7.82
Maynard	1902	\$17,000	\$11,000	7.57
Union	1906	\$15,000	\$15,000	7.82
Walnut	1910	\$15,000	\$15,000	7.82
Emporia Senior	1914	\$15,000	\$15,000	7.82

\*School for which a site was purchased



TABLE III

SUMMARY OF SCHOOL SIZES AND COSTS  
FROM 1900 TO 1915

School	Year completed	Total sq. ft.	Total cost	Adjusted cost	Adjusted cost per sq. ft.
Century*	1900	14,592	\$ 21,935.71	\$ 64,821.84	\$4.44
Union	1902	10,416	28,350.00	81,733.26	7.85
Maynard	1908	16,200	30,739.00	79,856.08	4.93
Walnut	1910	15,624	45,539.00	118,304.62	7.57
Emporia Sr. High	1914	70,020	266,527.00	617,732.81	8.82

\*School for which a site was purchased.



## CHAPTER III

### SCHOOLS CONSTRUCTED FROM 1915 THROUGH 1930

The need for construction of more schools had diminished by 1915 and the schools already in existence were adequate for the current enrollment. However, the school enrollment continued to rise. In 1915, the enrollment came to 2,150, and with the exception of the year 1918 the school enrollments increased beyond that figure until 1924. By 1924 it was over 2,900, and then after a drop to just under 2,800 in 1925, there were yearly increases so that by 1930 the enrollment had risen to 3,182 as shown in Figure 2. Consequently, shortly after World War I, the need to relieve overcrowding in certain areas was recognized.

#### I. LOWTHER JUNIOR HIGH

With the erection of the Junior High School in 1925, the School Board put into operation the 6-3-3 plan of education. All grade schools contained only through six elementary grades; the new Junior High School enrolled students for the seventh through ninth grades, and the Senior High School handled the grades ten through twelve.

The new Junior High School, constructed with the usual limestone foundation and brick walls, had a total of

3200

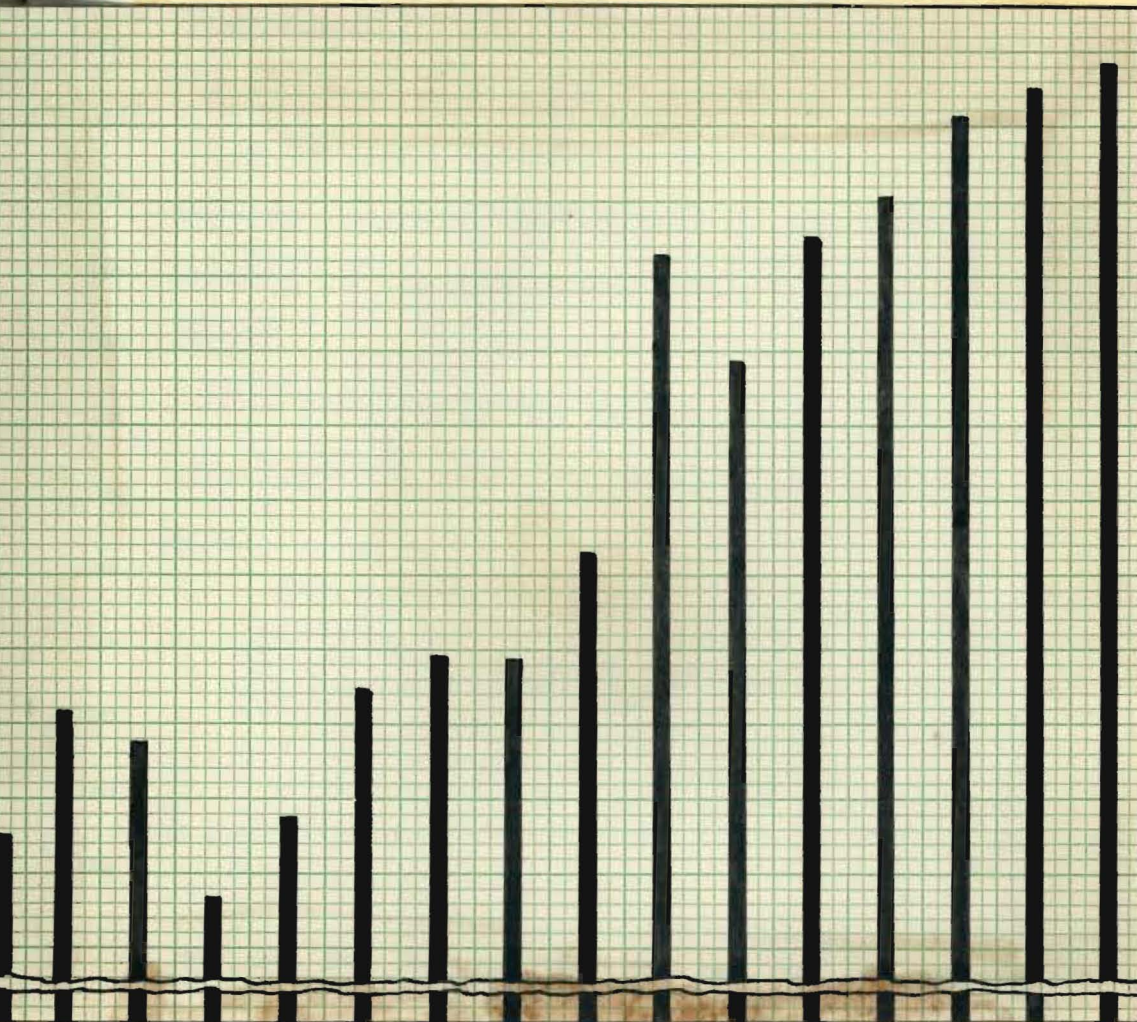


FIGURE 2

ENROLLMENT IN THE EMPORIA PUBLIC SCHOOLS FROM 1915  
THROUGH 1930 (FROM THE BIENNIAL REPORT OF THE  
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION)



93,258 square feet in its three floors and full basement.<sup>1</sup> The Board of Education chose the block ". . . bounded on the north by sixth Avenue, on the south by Fifth Avenue, on the west by Congress Street, and on the east by Constitution Street" as the new school site.<sup>2</sup> The date of completion was 1925.<sup>3</sup>

To finance the school, three separate bond issues were floated. A brief description of the first issue follows:

. . . that bonds hereby authorized be 150 in number; numbered one (1) to one hundred and fifty (150), both numbers included; of the denomination of one thousand dollars (\$1,000), each, . . . bear date as of November 1, 1923; become due and payable in numerical order fifteen thousand dollars (\$15,000) on November first of the years 1934 to 1943, both years included; bear interest at the rate of five per cent (5%) per annum . . . .<sup>4</sup>

The description of the second issue appears as follows:

#### II. KANSAS AVENUE

. . . that the bonds hereby authorized be designated 1 to 150 both numbers inclusive of the denomination of \$1,000 each; . . . bear date as of August 1, 1924; become due and payable August 1, 1954; the Board of Education reserving the right to redeem said bonds on

<sup>1</sup>Physical measurement by C. F. Fish and L. F. Fish.

<sup>2</sup>"Minutes of the Emporia Public School Board," 1923, p. 100.

<sup>3</sup>The Emporia Gazette. April 5, 1957, p. 3.

<sup>4</sup>Cf. Appendix F.

any interest paying date on or after August 1, 1944;  
 bear interest at the rate of  $4\frac{1}{2}\%$  per annum . . . .<sup>5</sup>

This second issue was redeemed on August 1, 1944, at which time bonds, numbered one through thirty, were paid and the remaining 120 bonds were refunded at one per cent per annum.<sup>6</sup> The refunded issue was paid according to the schedule shown in Appendix F.

The third issue had 100 bonds in the denomination of \$1,000 each and carried interest at the rate of  $4\frac{1}{2}\%$  per cent per annum.<sup>7</sup> They were paid off serially in years 1926 through 1955.<sup>8</sup>

The total cost for the three bond issues and the interest paid on them was \$722,425.00; thus, leading to an adjusted cost of \$983,561.31. The adjusted cost per square foot was \$10.55.

## II. KANSAS AVENUE

The second school to be built in the fifteen-year period between 1915 and 1930 was the Kansas Avenue Grade School which contained 18,229 square feet in its two floors

<sup>5</sup>Ibid. *Memphis Gazette*, April 5, 1957, p. 3.

<sup>6</sup>Cf. Appendix F.

<sup>7</sup>Ibid.

<sup>8</sup>Ibid. *Memphis Public School Board*, 127, p. 270.



for classrooms and a part basement for heating and storage.<sup>9</sup> It was constructed on the site of the previous Kansas Avenue School which was located on the west side of Market Street between Kansas and Norton Avenues. In September 1927, the school was ready to receive its first students.<sup>10</sup>

The Board of Education raised the necessary \$80,000 for the erection of the new grade school through the sale of eighty \$1,000 bonds.<sup>11</sup> These bonds carried an interest rate of 4½ per cent per annum.<sup>12</sup> The dates of payments for these bonds are listed with the description of the bond issue in Appendix G.

Consequently, the \$80,000 raised through bonds and the \$29,325.00 in interest payments made a total cost of \$109,325. After adjusting the total cost, a figure of \$147,338.27 is provided. This in turn gives the adjusted cost per square foot at \$8.08. If serially as listed in the description of the bond issue in Appendix G.

### III. MARY HERBERT

The last school to be considered in this section was erected on Block "C" of Greystone Third Subdivision.<sup>13</sup>

<sup>9</sup>Physical measurement by C. F. Fish and L. F. Fish.

<sup>10</sup>The Emporia Gazette. April 5, 1957, p. 3.

<sup>11</sup>Of. Appendix G.

<sup>12</sup>ibid. April 5, 1957, p. 3.

<sup>13</sup>"Minutes of the Emporia Public School Board," 1927, p. 298.

Block "C" lies between Seventh and Ninth Avenues, to the south and north, and Sherman and Wilson Streets, to the west and east. The site was purchased with funds raised through the sale of one \$9,000 bond bearing interest at the rate of  $4\frac{1}{2}$  per cent per annum.<sup>14</sup> This bond was dated February 15, 1927.<sup>15</sup> The capital from the bond and interest for it increased the cost of Mary Herbert fifty-eight cents per adjusted square foot. Mary Herbert, with two stories and a partial basement for heating and limited storage, provided 21,700 square feet.<sup>16</sup> The school was completed in January, 1930.<sup>17</sup>

The Board of Education provided \$100,000 through the sale of bonds for the construction of Mary Herbert Grade School. These bonds were numbered 1-100 in the denomination of \$1,000 each and carried an interest rate of  $4\frac{3}{4}$  per cent per annum.<sup>18</sup> They were paid off serially as listed in the description of the bond issue in Appendix H. Both bond issues and their accumulated interest gave a total cost of \$159,280.00 which when adjusted was

difference between Lester Junior High and Mary Herbert  
<sup>14</sup>Cr. Appendix H. should be remembered, the Junior

<sup>15</sup>Ibid. by the city as large as the grade school.

Also, <sup>16</sup>Physical measurement by C. F. Fish and E. F. Fish.

and was <sup>17</sup>The Emporia Gazette. April 5, 1937, p. 3. (from

information <sup>18</sup>Cr. Appendix H.

\$217,143.14. In turn, the adjusted cost per square foot was \$10.01.

#### IV. SUMMARY

Table IV, on page 25, is a summary depicting the total square feet, total cost, adjusted cost and adjusted cost per square foot of all the schools considered in this paper from 1900 through 1930.

It may be noted, that there are two schools for which sites were purchased, Lowther Junior High and Mary Herbert, which were not previously discussed. Since Emporia Senior High is more nearly the size of Lowther Junior High than any other school in the Emporia School District, a comparison of their adjusted cost per square foot should be made. The cost of the Junior High is \$1.73 more than the cost of the Senior High.

To continue the comparisons of the adjusted cost per square foot, Lowther Junior High cost fifty-four cents more than Mary Herbert and \$2.47 more than Kansas Avenue. The difference between Lowther Junior High and Mary Herbert seems small; however, it should be remembered, the Junior High was nearly four times as large as the grade school. Also, the site for the Junior High was acquired from improved land while the site for Mary Herbert was purchased from unimproved land.



TABLE IV  
SUMMARY OF SCHOOL SIZES AND COSTS  
FROM 1900 TO 1930

School	Year completed	Total sq. ft.	Total cost	Adjusted cost	Adjusted cost per sq. ft.
Century*	1900	14,592	\$ 21,935.71	\$ 64,821.84	\$ 4.44
Union	1902	10,416	28,350.00	81,733.26	7.85
Maynard	1908	16,200	30,739.00	79,856.08	4.93
Walnut	1910	15,624	45,539.00	118,304.62	7.57
Emporia Sr. High	1914	70,020	266,527.00	617,732.81	8.82
Lowther Jr. High*	1925	93,258	722,425.00	983,561.31	10.55
Kansas Avenue	1927	18,229	109,325.00	147,338.27	8.08
Mary Herbert*	1930	21,700	159,280.00	217,143.14	10.01

\*Schools for which sites were purchased.

In comparing Mary Herbert and Kansas Avenue, built during the period from 1915 through 1930, Mary Herbert cost \$1.93 more per adjusted square foot than Kansas Avenue. Mary Herbert's cost per adjusted square foot was increased fifty-eight cents by the purchase of a school site and ninety-seven cents by a longer schedule of bond payments coupled with a one-half per cent per annum increase in interest cost. After subtracting the cost of the site and the increased amount of interest, Mary Herbert cost only thirty-eight cents more per adjusted square foot than Kansas Avenue.

When comparing Kansas Avenue with Union and Walnut, the two most representative grade schools built in the period from 1900 to 1914, Kansas Avenue cost twenty-three cents more than Union and fifty-one cents more than Walnut per adjusted square foot.

of the Emporia School District refused on two separate occasions to approve a bond issue for the erection of a new school. First, they turned down a school bond proposal of \$236,000 on April 23, 1938.<sup>1</sup> Next, on August 31, 1938, they turned down a school bond proposal for \$145,000 even though the Federal Government was willing to provide approximately \$118,636.00 in

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<sup>1</sup>Minutes of the Emporia Public School Board, 1938, p. 11.



## CHAPTER IV

### SCHOOLS CONSTRUCTED FROM 1931 THROUGH 1951

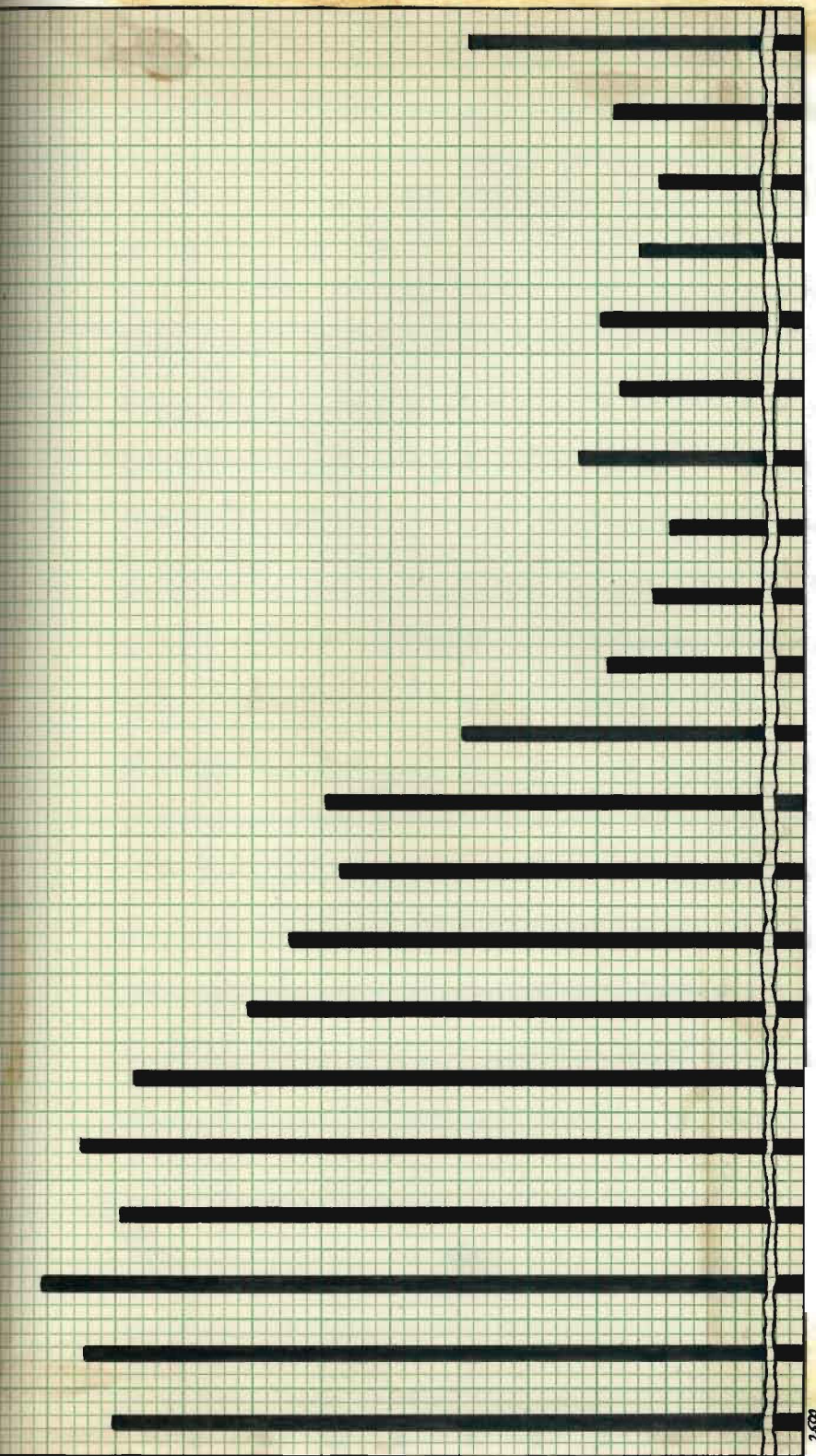
After the active building program of the 1920's, the Emporia School District could point with pride to adequate building facilities for its student population. Also, it should be noted, the school officials and the School Board provided fine service to the Emporia School District by initiating this active building program, for it was twenty years before another new school was built in Emporia. In 1933, school enrollment had reached a peak of 3,310; thereafter, enrollment started a downward movement which lasted until 1943 when the student population numbered 2,395 as shown in Figure 3.

Even though it was necessary to abandon Century School in 1943, the voters of the Emporia School District refused on two separate occasions to approve a bond issue for the erection of a new school. First, they turned down a school bond proposal of \$236,000 on April 28, 1938.<sup>1</sup> Next, on August 31, 1938, they turned down a school bond proposal for \$145,000 even though the Federal Government was willing to provide approximately \$118,636.00 in

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<sup>1</sup>"Minutes of the Emporia Public School Board," 1938, p. 11.





2500

2400

2300

0 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951

FIGURE 3

ENROLLMENT IN THE EMPORIA PUBLIC SCHOOLS FROM 1931 THROUGH 1951 (FROM THE BIENNIAL REPORT OF THE STATE SUPERINTENDENT OF PUBLIC INSTRUCTION YEARS 1931 THROUGH 1937; "ANNUAL REPORT" SUPERINTENDENT OF EMPORIA PUBLIC SCHOOL DISTRICT, YEARS 1938 THROUGH 1951)

addition.<sup>2</sup> Then, throughout World War II labor and material shortages delayed construction of new schools.

The construction of William Allen White School, on a

# I. WALNUT, WILLIAM ALLEN WHITE, AND MAYNARD

Even during World War II, however, the Board of Education was looking forward to new schools. First, in 1944, the Board then in office adopted a proposal for a building fund of \$15,000 a year.<sup>3</sup> Then, in 1945, it modified the building fund proposition to read: "... a two mill levy until \$330,000 is raised."<sup>4</sup> Therefore, since the money raised through the building fund and later the bond issues was for all three schools, they will be considered hereafter as a single unit in this study and the adjusted cost per square foot will be the same for all three schools.

New school sites were chosen for both Walnut and William Allen White Grade Schools. The new site chosen for Walnut School faced Grove Avenue in the middle of the block between West and Walnut Streets, with an entrance to the school grounds running back to Ninth Avenue. Walnut, a one

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<sup>2</sup>Ibid., p. 55.

<sup>3</sup>"Minutes of the Emporia Public School Board," 1944, p. 376.

<sup>4</sup>Ibid., 1945, p. 413.



story building with a small basement for heating facilities, contained a total of 26,336 square feet.<sup>5</sup> Series '1948.'

Third, The construction of William Allen White School, on a site chosen between Ninth and Tenth Avenues, to the south and north, and between Exchange and Cottonwood Streets, to the west and east, provided the Emporia School District with its first school facilities north of Sixth Avenue and east of Commercial Street since the retirement of Century School. The single story building with a small basement for heating facilities provided 24,340 square feet.<sup>6</sup> Schools was

31,040. The third smallest of the schools was Maynard Grade School. This new building was constructed on the site of the original Maynard School, on Congress and Constitution Streets, between First and South Avenues. Maynard, like her sister schools, is a one story building with hardly more than enough space for heating facilities in the basement. The total area of Maynard amounts to 18,597 square feet.<sup>7</sup> San

Archite The money for the construction of these three schools came from four sources. First, \$190,000 was raised through figured at two per cent a year, thus, providing a building

<sup>5</sup>Walnut School Plans, Emporia High School file of School Plans.

<sup>6</sup>William Allen White School Plans, Emporia High School file of School Plans.

<sup>7</sup>Maynard School Plans, Emporia High School file of School Plans.



the general levy for the building fund.<sup>8</sup> Second, \$500,000 was raised through a bond issue known as "Series '1948.'"<sup>9</sup> Third, a bond issue of \$140,000 known as "Series 'A of 1950'" was used to fulfill the building fund.<sup>10</sup> Fourth, a bond issue known as "Series 'B of 1950'" provided the last \$150,000 needed for the completion of the three schools.<sup>11</sup>

If the bonds of the three issues are paid off according to the schedule arranged for them, which may be seen in Appendix I, the total interest will amount to \$90,110.83.

The adjusted cost of the three schools was \$1,040,963.84. The adjusted cost per square foot of the three schools was \$15.03.

There are two questions which need to be considered before comparisons can be made between the three periods--1900 to 1915, 1915 through 1930, and 1931 through 1951. First, how does the life of the school buildings compare? According to Mr. J. S. Hagan, of the firm Brinkman and Hagan Architects, the depreciation of buildings such as those built by the Emporia School District since 1900 should be figured at two per cent a year, thus, providing a building

Hagan Architects, in a personal interview given in Emporia, Kansas, January 23, 1959.

<sup>8</sup>Cf. Appendix I.

<sup>9</sup>Ibid. "An Ideal Schoolhouse," World's Work, Vol. IV (May-October, 1901), p. 869.

<sup>10</sup>Ibid. State Department of Public Instruction, Standards for Accrediting Kansas Elementary Schools: 1950. Bulletin 301 (Topeka: State Printing Plant, 1950), pp. 4-10.

<sup>11</sup>Ibid.

<sup>12</sup>Physical measurement by L. F. Fish.

life of fifty years.<sup>12</sup> Second, how do standards for school buildings and sites of the early 1900's compare to those of the 1950's? In 1900 Dr. Wm. H. Burnham wrote of "An Ideal Schoolhouse" as follows:

This schoolhouse is situated on a slight elevation, the soil is natural, sandy, free from organic impurities, and well drained. No high buildings, noisy, dirty, or ill-smelling industries are near it. There are large grounds containing a school garden, shade trees, playgrounds, etc. . . . Two hundred and fifty cubic feet of air space is provided for each pupil.<sup>13</sup>

In 1959, Bulletin 301 (Revised), issued by Adel F. Throckmorton, State Superintendent of Public Instruction, reads as follows:

. . . The site should have a minimum of five acres. . . (having) provision for disposal of sewage and other waste. . . . The school site should be well drained . . . . The site should have adequate space in addition to the amount necessary for the building and landscaping for the playground space to meet the needs of the pupils. . . . The school site should be located away from traffic and other hazards. . . . Classrooms should have at least 900 square feet. . . . The desirable maximum enrollment. . . should not exceed 30 pupils.<sup>14</sup>

The height for the level ceilinged classrooms of Walnut, William Allen White and Maynard is ten feet.<sup>15</sup> However,

<sup>12</sup>J. S. Hagan, Architect of the firm of Brinkman and Hagan Architects, in a personal interview given in Emporia, Kansas, January 23, 1959.

<sup>13</sup>Dr. Wm. H. Burnham, "An Ideal Schoolhouse," World's Work, Vol. II (May-October, 1901), p. 869.

<sup>14</sup>The State Department of Public Instruction, Standards for Accrediting Kansas Elementary Schools: 1959. Bulletin 301 (Revised), (Topeka: State Printing Plant, 1958), pp. 4-10.

<sup>15</sup>Physical measurement by L. F. Fish.



most of the rooms in Walnut and Maynard have slanted ceilings. They start at a height of ten feet at the outside wall and rise to a height of fourteen feet at the inside square feet, total cost, adjusted cost and adjusted cost per wall.<sup>16</sup> This allows the use of a skylight to increase the square foot of all the schools discussed. When comparing daylight next to the inside wall. William Allen White has the combined adjusted cost per square foot of Walnut an offset in the ceiling to accomplish the same purpose. William Allen White and Maynard, it must be remembered, two Since the increased ceiling height of the inner portion of of the three schools required new sites; both sites were the room is for lighting purposes, it will be discounted in chosen from improved land. There was no land purchased for figuring cubic feet per pupil. The School Board requested Maynard, since it was a replacement school using the former nine hundred square feet per classroom.<sup>17</sup> With ceilings ten feet high, this would provide nine thousand cubic feet of air space per classroom. In a class of thirty this would allow three hundred cubic feet per student, only slightly more than the two hundred and fifty cubic feet recommended by Dr. Burnham in 1901. However, the size of the schoolroom has been increasing over the years.<sup>18</sup> Apparently, the enlargement did not evolve from a change in the standard for amount attributable to the two sites purchased for the three school rooms, but rather, through a slow acceptance of known standards.

<sup>16</sup> Leo J. Brinkman Accountant, Board of Education

Exempted Kansas Audit and Worksheet for Period July 1, 1947 to June 30, 1948. Schedule "C."

<sup>17</sup> Hagan, loc. cit.

Exempted Kansas Audit and Worksheet for Period July 1, 1948 to June 30, 1949. Schedule "C."

<sup>18</sup> Ibid.

<sup>21</sup> Ibid.



## II. SUMMARY

Table V, on page 35, is a summary presenting the total square feet, total cost, adjusted cost and adjusted cost per square foot of all the schools discussed. When comparing the combined adjusted cost per square foot of Walnut, William Allen White and Maynard, it must be remembered, two of the three schools required new sites; both sites were chosen from improved land. There was no land purchased for Maynard, since it was a replacement school using the former site. The Walnut school site cost \$45,436.04.<sup>19</sup> The school site for William Allen White cost \$65,400.00.<sup>20</sup> The sale of the buildings on the sites brought \$13,402.50.<sup>21</sup> Hence, the balance, \$97,433.54, represents the cost of the two sites; this is 9.1 per cent of the total cost of the three schools. Nine and one tenth per cent of the adjusted cost per square foot of the three schools is \$1.37 which represents the amount attributable to the two sites purchased for the three schools. A comparison between the adjusted cost per square

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<sup>19</sup>Leo J. Brinkman Accountant, Board of Education Emporia, Kansas Audit and Worksheet for Period July 1, 1947 to June 30, 1948, "Schedule 'C.'"

<sup>20</sup>Leo J. Brinkman Accountant, Board of Education Emporia, Kansas Audit and Worksheet for Period July 1, 1948 to June 30, 1949, "Schedule 'C.'"

<sup>21</sup>Ibid.

TABLE V

## SUMMARY OF SCHOOL SIZES AND COSTS FROM 1900 THROUGH 1951

School	Year completed	Total sq. ft.	Total cost	Adjusted cost	Adjusted cost per sq. ft.
Century*	1900	14,592	\$ 21,935.71	\$ 64,821.84	\$ 4.44
Union	1902	10,416	28,350.00	81,733.26	7.85
Maynard	1908	16,200	30,739.00	79,856.08	4.93
Walnut	1910	15,624	45,539.00	118,304.62	7.57
Emporia Sr. High	1914	70,020	266,527.00	617,732.81	8.82
Lowther Jr. High*	1925	93,258	722,425.00	983,561.31	10.55
Kansas Avenue	1927	18,229	109,325.00	147,338.27	8.08
Mary Herbert*	1930	21,700	159,280.00	217,143.14	10.01
Walnut*	1950	26,336)			
Wm. A. White*	1950	24,340)	1,070,110.83**	1,040,963.84**	15.03**
Maynard	1951	18,597)			

\*Schools for which a site or a new site was purchased.

\*\*Since these three schools were considered as a single unit only one total is given.

foot of Walnut, William Allen White and Maynard--built in 1950 and 1951--and Union and Walnut--built in 1902 and 1910--reveals that the economic cost per square foot has nearly doubled. All be that schools like businesses are all

The study of the financing of school buildings in the Emporia School District reveals the overall financing of school construction has been improved through the years. Also, it would appear, in order to save sizeable amounts on school construction, that many areas will have to be investigated with savings being made wherever possible. phases of school construction that sound economies can be advanced. Thus, improved financing may be achieved

The school building economies set forth in this chapter are taken from Dr. Harold W. Boles' "Sources of School Building Economy." The article provides an exhaustive list of proved means by which boards of education, administrators, architects, citizens' councils and other interested persons or groups can co-operate, thus achieving sound and attractive construction without waste of precious funds or loss of educational effectiveness.<sup>2</sup> Not all of Dr. Boles' suggestions

<sup>1</sup>William E. Hubbard and James C. Dockrrey, Modern Corporation Finance (third edition) Chicago: Richard D. Irwin, Inc., 1952, p. 149.

<sup>2</sup>Dr. Harold W. Boles, "Sources of School Building Economy," The American School Building Journal, CLXXV, (May, 1956), p. 52.



were used, but the suggestions CHAPTER V and here are presented, as nearly as possible, in their order of importance.

#### IMPROVED FINANCING THROUGH PLANNING AND PROGRAMMING

1. "Be sure that competitive bids are taken on all building. It may well be that schools like businesses are all too frequently put into effect in a haphazard manner without any real analysis of the problem at hand.<sup>1</sup> In a school building venture, just as in a business venture, careful and sound planning must precede the actual financing if the most is to be derived from the capital investment.

It is during the planning and programming phases of school construction that sound economies can be advanced. Thus, improved financing may be achieved. The school building economies set forth in this chapter are taken from Dr. Harold W. Boles' "Sources of School Building Economy." The article provides an exhaustive list of proved means by which boards of education, administrators, architects, citizens' councils and other interested persons or groups can co-operate, thus achieving sound and attractive construction without waste of precious funds or loss of educational effectiveness.<sup>2</sup> Not all of Mr. Boles' suggestions

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<sup>1</sup>William H. Husband and James C. Dockeray, Modern Corporation Finance (third edition; Chicago: Richard D. Irwin, Inc., 1952), p. 169.

<sup>2</sup>Dr. Harold W. Boles, "Sources of School Building Economy," The American School Building Journal, CXXXVI, (May, 1958), p. 52.

were used, but the suggestions listed here are presented, as nearly as possible, in their order of importance.

1. "Be sure that competitive bids are taken on all building projects." Even though most states require competitive bidding those who have built "low cost" schools consider this the most important of the suggestions. Reasons for this are varied. For example, interested bidders may not learn early enough to submit a bid. In some cases an architect may have a "favorite" builder; thus, other contractors either fail to bid or at best submit a token bid.

2. "Keep noninstructional spaces to a minimum." A school to be considered really efficient should have at least 55 per cent of its gross floor area used for actual teaching stations.

3. "Be sure drawings and specifications are complete, concise, and free of ambiguity." Doubt in the contractors mind may lead to "padded" bids. It probably would save money to hire a reputable contractor to check over the drawings and specifications before issuing the documents to prospective bidders.

4. "Select and purchase the site well in advance of actual need." If word gets around that a certain tract is to be purchased, real estate values are likely to rise sharply. If the board waits to buy a tract until it is it may mean total cost of construction contracts.

surrounded by new housing, this will also raise the price of the site.

5. "Make sure there are several bidders on each project." Everything said in paragraph 1 applies here also. By waiting a few weeks or months and taking bids in the contractors slack season the number of bidders may be increased.

6. "Allow bidders at least one full month to prepare their proposals." By giving contractors more time to figure, the likelihood of padded bids (to take care of items which might have been overlooked in a rush) will be lessened.

7. "Size your school for actual needs. Do not over-build." Know your community's rate of growth; do not assume your community's growth is the same as the communities around you.

8. "Have the architect's contract clear and definite in regard to services to be performed and fees to be paid." If misunderstandings are to be avoided it is essential that all services to be performed and fees to be paid be clearly stated and understood.

9. "Be sure the architect thoroughly understands the building budget from the start." To the board members, "cost of the building" may mean gross cost; to the architect it may mean total cost of construction contracts.



10. "Give careful attention to ascertaining that contractors are competent before awarding contracts." After construction has started it can be expensive to learn the contractor is incompetent in some respect. "The law usually requires acceptance of 'the lowest and best bid'--and courts generally are inclined to protect the public interest."

11. "Select your architect through careful screening of several architects."

12. "Provide the architect with complete educational specifications." The building should be provided for the curriculum, not dictate the curriculum.

13. "Hold numerous 'give and take' conferences between architect and school personnel." The most experienced school architect can receive useful information about school rooms from the people who occupy them day after day.

14. "Be certain the administration is properly organized for dealing with building matters." It is necessary at this point for the board, the superintendent, the educational consultant, the staff, the public, the bond attorney, the architect, the contractor and all others concerned in the building program to function as a team.

15. "Have many school staff persons participate in preparing educational specifications."

16. "Thoroughly familiarize all members of the board of education with building problems and procedures."

17. "Select an architect with a modern concept of school design which considers function and utility."

18. "Select an architect who is known to be cost conscious."

19. "Allow the architect ample time to complete his drawings." Each little line and dot that is omitted can cost you money.

20. "Finance the building with wisdom and forethought, so that emergency measures need not be utilized."

21. "Modernize your over-all educational program before writing educational specifications for a new building."

22. "Have the architect and/or engineers participate in the site selection." These experts can help avoid many of the pitfalls of costly construction. Sometimes, the school board can obtain their advice free of charge.

23. "Hold legal fees to a minimum." The city solicitor or the county prosecuting attorney may be designated by law to act as legal council for the board of education.

24. "Plan any building project only as part of a long-range plan."

25. "Do not duplicate facilities which might be provided in an existing building nearby, even if that building is in another district." It may be possible to enhance the

educational opportunities through wider offerings and better instruction as well as to save tax dollars. (This might have been accomplished in Emporia had the William Allen White and Thomas Butcher Grade schools been combined.)

26. "Do everything possible to assure minimum maintenance and replacement costs." It is false economy to reduce initial cost and increase maintenance cost.

27. "Leave all technical decisions to your architect."

28. "Have a school survey made." A good survey will provide a starting point from which a progress direction can be chosen. (Emporia had a survey made before the construction of the schools built in 1950 and 1951, but did not follow the suggestions contained in the report.)

29. "Make all equipment decisions early in the planning stage." The whole educational plant must grow as a unit to the finished product.

30. "Don't involve any more subcontractors than absolutely necessary." Keep the number of profit takers to a minimum. The fewer the subcontractors the more concentrated the responsibility.

31. "Exert every effort to make the bond issue attractive to potential buyers." When dealing with bond attorneys, if you do not prove the district is in good financial condition they will assume you cannot do so; and, it will cost the community a higher rate of interest.



32. "Make certain that all possible building extensions which may be foreseen are planned for now." Additions can cost dearly unless planned for beforehand. Pay the architect for the design of the entire building. Buy the working plans only for the part you can build now.

33. "Don't saddle the architect with preconceived ideas about plan and materials."

34. "Manage the sale of bonds carefully." Do not take and pay for the bond principal until it is needed.

35. "Integrate your planning of school facilities with the planning of civic agencies which will help share the cost, thus reducing duplication of facilities."

36. "Don't try to force completion time of a building project."

37. "Seek bids at an advantageous time of year."

38. "If more than one building project is being planned, take bids on all the buildings at the same time." Lower over-all bids may be obtained if one contractor can move his men and equipment in and do all the job at one time.

39. "Finance buildings if at all possible on a pay-as-you-go basis or short-term bonds."

40. "Submit plans promptly to all required regulatory and advisory authorities." If errors, discrepancies, or omissions are found in the plans, they will probably be

less expensive in the bid than as change orders after the contracts are let.

#### SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

41. "Seek help from contractors in simplifying the building in the planning stage."<sup>3</sup>

In order to compare the schools constructed in the three periods--1900 to 1915, 1915 through 1930 and 1931 through 1951--Table V, page 35, should have been found useful. For it is a summarization of the total square feet, total cost, adjusted cost and the adjusted cost per square foot of all the schools discussed.

When comparing the adjusted cost per square foot of the schools built during the period from 1900 to 1915, it will be noted that the cost of Century and Maynard is considerably less than the other schools built during this period. Why it should cost about \$6,000 more to build four thousand feet less of school space in 1902 than in 1900 cannot be explained. However, if a corresponding amount of Maynard's construction price had been financed through bonds, for which interest would have been paid, its adjusted cost per square foot would have been more nearly congruent to that of Union, Walnut and Emporia Senior High schools.

<sup>3</sup>Dr. Harold W. Boles, "Sources of School Building Economy," The American School Building Journal, CXXXVI, May, 1958, pp. 52-54; June, 1958, pp. 39-40. CXXXVII, July, 1958, pp. 26-28; August, 1958, pp. 21-22; September, 1958, pp. 49-50. 54 cents per adjusted square foot more than

Mary Herbert (1930) and CHAPTER VI adjusted square foot more

than Kansas Avenue (1927). The difference between Lowther

# SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

Junior High and Mary Herbert seems small; however, it should

be remembered the Junior I. SUMMARY was nearly four times

as large as the grade school. Also, the site for Lowther

In order to compare the schools constructed in the Junior High was acquired from improved land while the site three periods--1900 to 1915, 1915 through 1930 and 1931 for Mary Herbert was purchased from unimproved land. Mary through 1951--Table V, page 35, should have been found useful, for it is a summarization of the total square feet, more than Kansas Avenue after subtracting the cost of the total cost, adjusted cost and the adjusted cost per square site and the increased amount of interest. When comparing foot of all the schools discussed.

Kansas Avenue with Union and Walnut, the two most representa-

When comparing the adjusted cost per square foot of five grade schools built during the period from 1900 to 1915, the schools built during the period from 1900 to 1915, it Kansas Avenue cost more by twenty-three and fifty-one cents will be noted that the cost of Century and Maynard is considerably less than the other schools built during this period. Why it should cost about \$6,000 more to build four the cost of the Junior High is \$1.71 more per adjusted thousand feet less of school space in 1902 than in 1900 square feet than the cost of the senior high for which no cannot be explained. However, if a corresponding amount of new site was purchased.

Maynard's construction price had been financed through

There were three schools built in the period from bonds, for which interest would have been paid, its adjusted 1931 through 1951. Two of the three schools, Walnut and cost per square foot would have been more nearly congruent William Allen White, were built on new sites; the combined to that of Union, Walnut and Emporia Senior High schools. cost of the two sites increased the adjusted cost per square

During the period from 1915 through 1930, schools foot of each of the three schools by \$1.37. A comparison were built in the years 1925, 1927 and 1930. Lowther Junior between the adjusted cost per square foot of Walnut, William High (1925) cost 54 cents per adjusted square foot more than Allen White and Maynard--built in 1950 and 1951--and Union



Mary Herbert (1930) and \$2.47 per adjusted square foot more than Kansas Avenue (1927). The difference between Lowther Junior High and Mary Herbert seems small; however, it should be remembered the junior high school was nearly four times as large as the grade school. Also, the site for Lowther Junior High was acquired from improved land while the site for Mary Herbert was purchased from unimproved land. Mary Herbert cost thirty-eight cents per adjusted square foot more than Kansas Avenue after subtracting the cost of the site and the increased amount of interest. When comparing Kansas Avenue with Union and Walnut, the two most representative grade schools built during the period from 1900 to 1915, Kansas Avenue cost more by twenty-three and fifty-one cents per adjusted square foot. A comparison of the two largest schools, Lowther Junior High and Emporia Senior High, shows the cost of the junior high is \$1.73 more per adjusted square foot than the cost of the senior high for which no new site was purchased. There were three schools built in the period from 1931 through 1951. Two of the three schools, Walnut and William Allen White, were built on new sites; the combined cost of the two sites increased the adjusted cost per square foot of each of the three schools by \$1.37. A comparison between the adjusted cost per square foot of Walnut, William Allen White and Maynard--built in 1950 and 1951--and Union

and Walnut--built in 1902 and 1910--reveals that the economic cost per adjusted square foot had nearly doubled.  $4\frac{1}{2}$  per cent per annum. Every school built from 1900 through 1951 used at least one bond issue to raise all or part of the money needed for construction. During the period from 1900 to 1915, five bond issues were sold by the Emporia School District. Four of the five issues were sold to private investment companies. The interest charged by these companies ranged from  $4$  to  $4\frac{1}{2}$  per cent per annum; the issues matured in twenty years with an option to pay after ten years. The bond issue for Maynard was the exception; the Emporia Board of Education sold eight \$1,000 bonds, which bore interest at the rate of 5 per cent per annum, to the state. Lowther Junior High Issue No. I and Mary Herbert bond issues. During the period from 1915 through 1930, there were six bond issues sold (all to private investment companies) to raise money for school construction purposes. The interest ranged from  $4\frac{1}{2}$  to 5 per cent per annum. The smallest bond issue was for the purchase of Block "C" Greystone Third Subdivision, the site for Mary Herbert Grade School. This bond issue consisted of a single \$9,000 bond, bore interest at  $4\frac{1}{2}$  per cent per annum, was dated February 15, 1927, and became due and payable February 15, 1928. The bond issue known as Lowther Junior High School Issue No. II was dated August 1, 1924, became due and payable August 1, 1954 with



an option to redeem the issue after August 1, 1944. The \$150,000 bond issue bore interest at the rate of  $4\frac{1}{2}$  per cent per annum. On August 1, 1944 the Board of Education exercised its option of prior payment when thirty of the 150 bonds were paid off; the remaining 120 bonds were refunded. The refunded issue was dated August 1, 1944 and bore interest at the rate of 1 per cent per annum. The bond issues known as Lowther Junior High Issue No. I, Lowther Junior High Issue No. III, Kansas Avenue Grade School bonds and Mary Herbert Grade School bonds all became due and payable serially. The interest on these four issues ran from  $4\frac{1}{2}$  to 5 per cent per annum. Of these four issues, the Kansas Avenue bond issue was paid in the shortest time, fifteen years; Lowther Junior High Issue No. I and Mary Herbert bond issues were both paid in twenty years; Lowther Junior High Issue No. III was paid in thirty years. None of the last four issues had the option of prior payment.

During the period from 1931 through 1951, three bond issues were sold to private investment companies in order to raise the combined construction funds for three schools: Walnut and William Allen White--built in 1950--and Maynard--built in 1951. The first issue sold, Series "1948," consisted of five hundred \$1,000 bonds dated November 1, 1948. They are to be paid off serially on March 1st and September 1st of each year from 1950 through 1959. The



interest on the bonds is as follows: bonds numbered 1 to 200, inclusive, 2 per cent per annum; bonds numbered 201 to 325, inclusive,  $1\frac{1}{2}$  per cent per annum; bonds numbered 326 to 500, inclusive,  $1\frac{3}{4}$  per cent per annum. Series "A of 1950," the second issue sold, consisted of one hundred and forty \$1,000 bonds dated January 1, 1950. The bonds are to mature serially in the amount of \$7,000 on March 1st and September 1st of each year from 1951 to 1960 inclusive. The bonds bear interest as follows: bonds maturing March 1, 1951 to September 1, 1953  $1\frac{1}{2}$  per cent per annum; bonds maturing March 1, 1954 to September 1, 1956 1 per cent per annum; bonds maturing March 1, 1957 to September 1, 1960  $1\frac{1}{2}$  per cent per annum. The last issue sold, Series "B of 1950," consisted of one hundred and fifty \$1,000 bonds dated March 1, 1950. The bonds are to mature in this order: seven bonds on the first of September of each of the years 1951 to 1960; eight bonds on the first of September of each of the years 1961 to 1970. Bonds maturing September 1, 1951 to September 1, 1954 bear interest at the rate of  $1\frac{3}{4}$  per cent per annum, September 1, 1955 to September 1, 1959  $1\frac{1}{2}$  per cent per annum, September 1, 1960 to September 1, 1963  $1\frac{1}{2}$  per cent per annum and September 1, 1964 to September 1, 1970  $1\frac{3}{4}$  per cent per annum. None of the issues has a clause permitting prior payment.

Although every school built from 1900 through 1951 has used the sale of bonds in order to obtain funds for school construction, there are three other sources which were also used. The three other sources are the general school fund, the estate of Mrs. Catherine J. Maynard, and a building fund raised through a general tax levy. During the period from 1900 to 1915, it was the general practice of the Board of Education to obtain part of the school construction cost from the general school fund. The only exception to this is Century Grade School; the "Minutes of the Board of Education" indicate that only the funds from the \$13,000 bond issue were used in this school's construction. Maynard, on the other hand, not only used money from a bond issue and the general school fund, but also, received funds from the estate of Mrs. Catherine J. Maynard. The last school to obtain money from the general school fund for construction purposes was the Emporia Senior High School. Also, this was the largest amount ever taken by the School Board from the general school fund for school construction purposes; the amount was \$46,432.50. There is no evidence to indicate that there were any funds used for school construction purposes other than those raised through the sale of bonds during the period from 1915 through 1930.



In addition to the three bond issues sold during the period from 1931 through 1951, the Board of Education initiated a building fund. This building fund was raised through a two-mill general tax levy and was to be in force until \$330,000 was raised.

Each of the three periods covered by this study had its own distinctive enrollment trend. The enrollment figures per square foot increase. As the long-standing space requirements per pupil have come to be more fully accepted, were wider differences within the period than between the the basis for school construction costs has been broadened. beginning and ending years, 1900 and 1914. During the period from 1915 through 1930, the general trend was upward. In 1915, the enrollment figure stood at 2,115; in 1930, the enrollment had increased to 3,182. The general upward trend of the second period was continued into the third period, from 1931 through 1951. The upward trend ended in 1933 when the enrollment figure reached 3,310. From 1945 through 1951 enrollment vacillated ending with a sharp increase. Figures 1, 2 and 3 in Chapters II, III and IV show the yearly enrollment figures for each of the periods covered by this study.

Chapter V lists a number of suggestions designed to lead to improved planning and programming; the ultimate goal being improved financing without the loss of sound and attractive construction or educational effectiveness.

During the period from 1900 to 1915, some of the bond issues had a definite schedule of payment; during the period from 1915 through 1930, only one bond issue was sold which did not have a definite schedule of payment; during the period from 1931 through 1951, all of the bond issues had a



definite schedule of II. CONCLUSIONS

The economic cost of school construction in the Emporia School District, when considered on an adjusted cost per square foot basis, has nearly doubled between the periods 1900 to 1915 and 1931 through 1951. However, overall construction costs have not been limited to this adjusted cost per square foot increase. As the long-standing space requirements per pupil have come to be more fully accepted, the basis for school construction costs has been broadened.

Certain changes in the bond issues for the different periods have led to improved financing. During the period from 1900 to 1915, none of the bonds sold to private investment companies could be paid off in less than ten years after which time the bonds were paid off on an indefinite schedule between the tenth and twentieth years. However, the bonds of Series "1948" and Series "A of 1950" will be completely paid off in ten years and ten months and ten years and nine months respectively. Thus, the interest paying time has been reduced materially.

(During the period from 1900 to 1915, none of the bond issues had a definite schedule of payment; during the period from 1915 through 1930, only one bond issue was sold which did not have a definite schedule of payment; during the period from 1931 through 1951, all of the bond issues had a

definite schedule of payment. Arranging a precise schedule for the payment of bonds demands detailed and careful planning and in the event of future bond needs makes possible the same type of planning.)

Since the interest rate has declined considerably during the period covered by this study, the per-dollar cost of raising funds has been drastically reduced. Although the bequest of an estate is advantageous to the taxpayer, the infrequency of such gifts prohibits them from being considered a likely source of school construction funds. However, building funds collected in advance of construction will benefit the taxpayer through the saving of interest charges.

(Finally, the overall financing of school construction in the Emporia School District has been improved through the years. This has been accomplished by eliminating options of prior payment, by using accelerated bond payment plans and by using a building fund program.)

### III. RECOMMENDATIONS

It would appear, in order to save sizeable amounts on school construction, that many areas will have to be investigated with savings being made wherever possible.

Short term bonds reduce the amount of interest to be paid. The Emporia School Board adopted a policy of rapid pay-off for two of the last three bond issues sold. During



the years 1951 through 1959 the Emporia School District was obligated to pay off \$71,000 worth of bonds yearly. In 1960 they will be obligated to pay off \$21,000 worth of bonds and in the years 1961 through 1970 they will be obligated to pay off only \$8,000 worth of bonds annually. If the same plan of rapid pay-off employed in 1951 through 1959 had been continued in the years 1960 and 1961 there would be no interest charges for the years 1962 through 1970.

Purchasing a school site from a residential district is expensive. Therefore, school boards should watch closely the development of outlying residential districts, and plan to purchase new school sites from unimproved land.

The school board should work closely with all the component groups of the community in order to avoid duplication of facilities. For instance, if Emporia's William Allen White Grade School and Emporia State Teachers College's Thomas Butcher Grade School could have been combined, it would have eliminated the need for duplicate facilities now employed in the two schools.

In order to obtain the most for its money, the school board must take and give adequate time for work performance, select the executive building staff with the utmost care and plan with infinite detail.

The board must allow itself the necessary time to study the situation and become properly organized to deal



with the building matters. The architect must be allowed to make his drawings and specifications complete and concise. An architect cannot rush the plans simply by putting more men to work; the number of draftsmen that can work on a set of plans at one time is limited. Also, the contractor needs adequate opportunity to go over the plans and specifications carefully to make his best bid. By giving the contractors more time to figure, the likelihood of padded bids will be lessened. Furthermore, by waiting and seeking bids in the contractors' slack season, the number of bidders may be increased and competition sharpened.

The first problem in choosing an executive building staff is that every member of the Board of Education become familiar with the problems and procedures of construction. The architect chosen should already be familiar with school design and have a record of combining both function and utility. Also, he should be known to be cost conscious. A thorough investigation of each contractor should be made before he is awarded any contract in order to determine his capability of fulfilling that contract. Many good suggestions can be obtained from the teachers and maintenance men; they have the experience of working day after day in the school and will have numerous ideas on what they need most to be efficient but not superfluous. The advice of a contractor may be useful during the planning period.

The first planning steps should be the selection of a definite starting point and then a progress direction. In order to do this it may be necessary to have a school survey made. To provide best for present and future needs through a new building, the overall educational program should be modernized. Thus, present and future needs can best be planned. The primary function of a school is education; so non-instructional space should be kept to a minimum. Do not let "pet" plans lead to the building of facilities which may eventually become unused. As the planning is being done for what is ahead, make provisions for everything in the foreseeable future but build only what is needed now. Additions that are planned for in advance need not be unduly expensive.

It has been the practice to build schools with a life expectancy of fifty years or more. However, research has revealed evidence to indicate buildings become educationally obsolete in less than fifty years. If school plants were built of lighter, less costly materials and without the idea of such permanence, the construction should be achieved with considerably less capital. This would allow the financing to be done through short term bonds or, more ideally, on a pay-as-you-build basis. This would materially reduce or eliminate interest charges.

Dr. Harold W. Boles' "Sources of School Building Economy" presented in the eight issues of The American School Building Journal, May, 1958 through December, 1958 provides an exhaustive list of proved means of achieving sound and attractive construction without waste of funds or loss of educational effectiveness.

A study to determine the rate of obsolescence in various types of school plant facilities would be useful to boards of education in determining the type of building to be constructed.

#### APPENDIX



## APPENDIX A

## DESCRIPTION OF CENTURY GRADE SCHOOL BOND ISSUE

I, A. F. Myser, Clerk of the Board of Education of Emporia Kansas hereby certify that bonds amounting to Thirteen Thousand Dollars (\$13,000) numbered from one to twenty-six inclusive, of Five hundred Dollars each bearing interest at a rate of Four and one-fourth per cent per annum interest payable January 1 and July 1 each year, bonds bearing date January 1, 1900 and redeemable at the maturity of any interest coupon after ten years from date at option of said board of Education have been duly executed by the proper officers and registered according to law.

Above described bonds are an original issue authorized at an election November 7, 1899 for the purpose of purchasing site and erecting school building.

## APPENDIX

Signed: A. F. Myser  
Clerk Board of Education

(from the "Minutes of the Emporia Board of Education," 1899, p. 176.)

## SCHEDULE OF BOND PAYMENTS FOR CENTURY SCHOOL

Bond numbers	Date of payment
1-3	January 1, 1915
4-10	July 1, "
11-13	January 1, 1916
14-20	July 1, "
21-23	January 1, 1917
24-26	July 1, "

(from the "Permanent School Bond Register" in the State Auditor's Office in Topeka, Kansas.)

## APPENDIX A

## DESCRIPTION OF CENTURY GRADE SCHOOL BOND ISSUE

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Above described bonds are an original issue authorized at an election November 7, 1899 for the purpose of purchasing site and erecting school building.

Signed: A. F. Myser  
Clerk Board of Education

(from the "Minutes of the Emporia Board of Education," 1899, p. 176.) the "Minutes of the Emporia Board of Education," 1901, pp. 232-233.)

## SCHEDULE OF BOND PAYMENTS FOR CENTURY SCHOOL

## SCHEDULE OF BOND PAYMENTS FOR UNION SCHOOL

Bond numbers	Date of payment
1-3	January 1, 1915
4-10	July 1, 1915
11-13	January 1, 1916
14-20	July 1, 1916
21-23	January 1, 1917
24-26	July 1, 1917

(from the "Permanent School Bond Register" in the State Auditor's Office in Topeka, Kansas.)

## APPENDIX B

## DESCRIPTION OF UNION GRADE SCHOOL BOND ISSUE

CATHERINE J. MAYNARD,

DECEASED

Be it resolved that the president, clerk, board and treasurer of the said board be authorized, and are hereby directed to prepare and execute thirty bonds of five hundred (\$500) each, to bear date of June 1, 1901, and become due and payable twenty years after said date, or at any time after ten years after said date at the option of the Board of Education. They are to bear interest at the rate of four per cent per annum, payable semi-annually, interest to be evidenced by coupons of \$10.00 each, payable on the first days of June and December; and the interest coupons shall not bear interest until after due, and then at the rate of not to exceed four per cent per annum. Principal and interest to be payable at the fiscal agency of the state of Kansas in the city of New York. The paid bond to be payable to bearer, and to be signed by the president and attested by the clerk, and countersigned by the treasurer. Signed: Mae N. Clark, Clerk to any just claims for which I may be liable.

(from the "Minutes of the Emporia Board of Education," 1901, pp. 232-233.)

## SCHEDULE OF BOND PAYMENTS FOR UNION SCHOOL

We do certify, that Catherine J. Maynard signed the foregoing instrument in our presence, that she said she was not lost will and testament, that she acted as the same as witnesses thereto. Date of payment

1-4	June 1, 1918
5-8	December 1, 1918
9-17	June 1, 1919
18-26	December 1, 1919
27-30	June 1, 1920

(from the "Auditor's Annual Report," Emporia High School files.)

August 11, 1906 Catherine J. Maynard



I also request the APPENDIX G should be placed in proper place on said lot to be paid for from the estate.

I appoint LAST WILL AND TESTAMENT OF my last will and testament CATHERINE J. MAYNARD, she not be required to give any bond since DECEASED her duties as such.

I bequeath all my pictures to Mrs. E. L. Wiley.

Be it Remembered: That I, Catherine J. Maynard, of Emporia, Kansas, being of sound mind and memory, do make, ordain and publish this, my last will and testament:

August 11, 1906

I give and bequeath to my daughter, Mary E. Maynard, all my property and estate, real and personal, without reservation, if she survive me.

(From the Minutes of the Emporia Board of Education,

1906. I constitute and appoint the said Mary E. Maynard the sole Executor of this my last will and testament, and direct that she be not required to give or furnish any bond or security for the performance of her duties as such. In case my daughter, Mary E. Maynard, shall not survive me, I, in that case, give and bequeath all my estate, real and personal, to the Board of Education, of the City Emporia, of the State of Kansas, in trust and to be used for public school purposes - - subject only to any just claims for which I may die liable.

(From the Minutes of the Emporia Board of Education,

October Dated at Emporia, Kansas, this 22nd day of June, 1894.

The clerk reported having received Signed: C. J. Maynard school bonds in the state auditor's office and taking

We do certify, that Catherine J. Maynard signed the foregoing instrument in our presence, that she said the same was her last will and testament, that she asked us to sign the same as witnesses thereto.

Board of Education, January 8, 1908, p. 537.)

We have therefore signed the same as such witnesses in her presence and in the presence of each other this 22nd day of June 1894 at Emporia, Kansas.

Signed: H. D. Dickson  
J. Jay Buck

It is my wish and request that (\$100) one hundred dollars of the estate be deposited in the Emporia National Bank, the interest to be used yearly for the purpose of keeping in good order the "Maynard Lot" in Maplewood Cemetery.

August 11, 1906 Catherine J. Maynard

I also request that two head stones be placed in proper place on said lot to be paid for from the estate.

I appoint Mrs. M. L. Wibley as executor of my last will and testament, and direct that she not be required to give any bond security for her duties as such.

I bequeath all my pictures to Mrs. M. L. Wibley.

Signed: Catherine J. Maynard

August 11, 1906

M. L. Wibley

T. S. Wibley witnesses

(from the "Minutes of the Emporia Board of Education," 1906, pp. 483-484.) See in Topeka, Kansas.)

#### DESCRIPTION OF MAYNARD GRADE SCHOOL BOND ISSUE

Mr. Ireland offered motion, which prevailed, that the \$8,000 school bonds be offered to the state school fund commission at 5 per cent.

(from the "Minutes of the Emporia Board of Education," October 7, 1907, p. 530.)

The clerk reported having registered the \$8,000 school bonds in the state auditor's office and taking receipt for same, the state to pay for the bonds the first week in January.

(from the "Minutes of the Emporia Board of Education," January 6, 1908, p. 537.)

# SCHEDULE OF BOND PAYMENTS FOR MAYNARD SCHOOL

Bond numbers	Date of payment
1	July 1, 1912
2	January 1, 1913
3-4	July 1, 1913
5	January 1, 1914
6-8	July 1, 1914

(from the "Permanent School Bond Register" in the State Auditor's Office in Topeka, Kansas.)

These bonds are to be dated July 1, 1909, due in twenty years from date with interest at 4½ per annum, payable semi-annually on the first day of January and July each year in the city of Topeka, Kansas, number of bonds to be issued, fifty; denomination, \$500; the proceeds of said bonds to be used in payment for the creation of a new Walnut Street school building on the Walnut Street school site, Emporia, Lyon County, Kansas, in pursuance of Chapter 92, General Statutes of the State of Kansas, 1901, and acts amendatory and supplemented thereto. Bonds to be optional in ten years.

Signed: Mae E. Clark, Clerk.

(from the "Minutes of the Emporia Board of Education," 1909, pp. 608-609.)

## SCHEDULE OF BOND PAYMENTS FOR WALNUT SCHOOL

Bond numbers	Date of payment
1-8	July 1, 1920
9-22	July 1, 1921
23-50	July 1, 1922

(from the "Auditor's Annual Report," Emporia High School files.)



## APPENDIX D

## DESCRIPTION OF WALNUT GRADE SCHOOL BOND ISSUE

Whereas, at a regular session of the school fund commission held on May 29, 1909, the Emporia Board of Education's bonds for twenty-five thousand (\$25,000) dollars, at  $4\frac{1}{2}$  per cent, were rejected in writing, on account of lack of funds; now, therefore, be it

Resolved, that said bonds be, and same are hereby awarded, and sold to John Nuveen and Company, Chicago, Ill., at twenty-five thousand, four hundred two dollars and fifty cents (25,402.50), and in addition this company is to furnish lithographed blank bonds without expense to the Board of Education and to comply with all the conditions, and to pay accrued interest, if any.

These bonds are to be dated July 1, 1909, due in twenty years from date with interest at  $4\frac{1}{2}$  per annum, payable semi-annually on the first day of January and July each year in the city of Topeka, Kansas, number of bonds to be issued, fifty; denomination, \$500; the proceeds of said bonds to be used in payment for the erection of a new Walnut Street school building on the Walnut Street school site, Emporia, Lyon County, Kansas, in pursuance of Chapter 92, General Statutes of the State of Kansas, 1901, and acts amendatory and supplemental thereto. Bonds to be optional in ten years.

Signed: M. Mae N. Clark, Clerk.

(from the "Minutes of the Emporia Board of Education," 1909, pp. 608-609.)

## SCHEDULE OF BOND PAYMENTS FOR WALNUT SCHOOL

Bond numbers	Signed: M. Mae N. Clark.	Date of payment
1912, 1-8. 723-724.		July 1, 1920
9-22		July 1, 1921
23-50		July 1, 1922

(from the "Auditor's Annual Report," Emporia High School files.)

SCHEDULE APPENDIX E  
EMPORIA SENIOR HIGH SCHOOL

DESCRIPTION OF EMPORIA HIGH SCHOOL BOND ISSUE

Whereas, At the regular meeting held May 6, 1912, all members present, the bids for the sale of said bonds were opened, examined and considered, and the bid of the Fidelity Trust Company, of Kansas City, Mo., being considered by the Board to be the best bid for said bonds; now, therefore, be it

Resolved, That said bonds be and the same hereby are sold to the Fidelity Trust Co., of Kansas City, Mo., at pay with a cash premium of \$481.50, and in addition the purchaser to furnish blanks free of cost to the Board, ready for execution, and to comply with all the conditions, and to pay accrued interest from date of bonds to date of delivery. The Fidelity Trust Co. also agreeing to accept delivery as follows: \$35,000, July 1, 1912; \$50,000, October 1, 1912; \$50,000, January 1, 1913, all subject to the first right of purchase by the State School Fund Commission.

These bonds are to be dated July 1, 1912, due in twenty years from date with interest at  $4\frac{1}{2}$  per cent per annum, payable semi-annually, on the first day of January and July each year at the fiscal agency of the State of Kansas, in the city of Topeka, Kansas; number of bonds to be issued one hundred thirty-five; denomination, \$1,000, the proceeds of said bonds to be used in payment for the erection of a new H. S. Bldg. on the block now occupied by the present H. S. Bldg., in pursuance of Chapter 260, Section I, General Statutes of the state of Kansas, 1911, and all acts amendatory and supplemental thereto.

These bonds are optional in ten years.

Signed: Mae N. Clark, Clerk.

(from the "Minutes of the Emporia Board of Education," 1912, pp. 723-724.



# SCHEDULE OF BOND PAYMENTS FOR EMPORIA SENIOR HIGH SCHOOL

## DESCRIPTION OF EMPORIA SENIOR HIGH SCHOOL

Bond numbers	Date of payment
1-10	July 1, 1922
11-34	July 1, 1923
35-41	July 1, 1924
42-54	July 1, 1925
55-64	July 1, 1926
65-97	July 1, 1927
98-111	July 1, 1928
112-128	July 1, 1929
129-135	July 1, 1930

(from the "Auditor's Annual Report," Emporia High School files.)

attested by the Clerk and countersigned by the Treasurer of this Board; that the interest accruing on said bonds be evidenced by coupons thereto attached maturing on the several days when such interest matures, and that such coupons be signed by the President and by the Clerk of this Board by facsimile signatures, and that said officials, by the execution of said bonds shall adopt as and for their respective proper signatures, their respective facsimile signatures appearing upon said coupons; that said bonds and coupons be payable at the office of the State Treasurer of the State of Kansas in the City of Topeka, in the State of Kansas; that the Clerk of this Board of Education register said bonds in a book provided for that purpose and endorse on each of said bonds a certificate of such registration; and that said bonds be registered in the office of the Auditor of the State of Kansas and proper forms for certificates evidencing registration of such bonds in said respective offices be endorsed upon said bonds.

Signed: H. E. French, President  
Signed: Nora Wood, Clerk

(from the "Minutes of the Emporia Board of Education," 1923, p. 126.)



## APPENDIX F

THE DESCRIPTION OF LOWTHER JUNIOR HIGH SCHOOL 1 to 150, both numbers included; of the denomination of \$1,000.00 each; be known as Junior High School Bonds; bear date as of August 1, 1924; become due and payable August 1, 1925; the ISSUES NO. 1 reservation reserving the right to redeem said bonds on any interest paying date on or after August 1, 1924; bear interest at the rate of 5%.

That the bonds hereby authorized be one hundred fifty (150) in number; numbered from one (1) to one hundred fifty (150), both numbers included; of the denomination of One Thousand Dollars (\$1,000), each; be known as Junior High School Bonds; bear date as of November 1, 1923; become due and payable in numerical order Fifteen Thousand Dollars (\$15,000) on November 1st of each of the years 1934 to 1943, both years included; bear interest at the rate of five per cent (5) per annum from date until paid, payable semi-annually on May 1st and November 1st of each year; that such bonds be signed by the President, attested by the Clerk and countersigned by the Treasurer of this Board; that the interest accruing on said bonds be evidenced by coupons thereto attached maturing on the several days when such interest matures, and that such coupons be signed by the President and by the Clerk of this Board by facsimile signatures, and that said officials, by the execution of said bonds shall adopt as and for their respective proper signatures, their respective facsimile signatures appearing upon said coupons; that said bonds and coupons be payable at the office of the State Treasurer of the State of Kansas in the City of Topeka, in the State of Kansas; that the Clerk of this Board of Education register said bonds in a book provided for that purpose and endorse on each of said bonds a certificate of such registration; and that said bonds be registered in the office of the Auditor of the State of Kansas and proper forms for certificates evidencing registration of such bonds in said respective offices be endorsed upon said bonds.

Signed: H. E. Peach, President  
Signed: Nora Wood, Clerk

(from the "Minutes of the Emporia Board of Education," 1923, p. 126.)

That the bonds hereby authorized be designated as Series No. 3, being 100 in number and numbered 1 to 100,

## ISSUE NO. II

both inclusive, of \$1,000.00 each; to be known as Junior High School bonds; bearing date as of February 1, 1924.

That the bonds hereby authorized be designated 1 to 150, both numbers inclusive of the denomination of \$1,000.00 each; be known as Junior High School bonds; bear date as of August 1, 1924; become due and payable August 1, 1954; the Board of Education reserving the right to redeem said bonds on any interest paying date on or after August 1, 1944; bear interest at the rate of 4½% per annum from date until paid. Said interest payable semi-annually on February 1 and August 1 of each year, that such bonds be signed by the President, attested by the Clerk; that the interest accruing on said bonds be evidenced by coupons thereto attached, maturing on the several days when such interest matures and that such coupons be signed by the President and by the Clerk of the Board of Education by facsimile signatures and that said officials, by the execution of said bonds shall adopt as and for their respective proper signatures, their respective facsimile signatures appearing upon said coupon; that said bonds and coupons be payable at the office of the State Treasurer of the State of Kansas, Topeka, Kansas; that the Clerk of the Board of Education register said bonds in a book provided for that purpose and endorse on each of said bonds a Certificate of such registration; and that said bonds be registered in the office of the Auditor of the State of Kansas and proper forms for certificates evidencing registration of such bonds in said respective offices be endorsed upon said bonds.

Signed: H. E. Peach, President.  
Nora Wood, Clerk.

(from the "Minutes of the Emporia Board of Education," 1924, pp. 173-174.)

## ISSUE NO. III

That there are hereby ordered issued the negotiable coupon bonds of said school district in the aggregate sum of \$100,000.00 for the purpose of raising funds to acquire a site, and to erect thereon a high school building, to be known as the Junior High School.

That the bonds hereby authorized be designated as Series No. 3, being 100 in number and numbered 1 to 100,



both inclusive, of the denomination of \$1,000.00 each; to be known as Junior High School Bonds; bearing date as of February 1, 1925; become due and payable serially from 1 to 30 years, as follows:

Bonds No.	1 to	4,	due and payable	Feb. 1, 1926
No.	5 to	7		Feb. 1, 1927
No.	8 to	11	allows:	Feb. 1, 1928
No.	12 to	14		Feb. 1, 1929
No.	15 to	18		Feb. 1, 1930
No.	19 to	21	option and privi	Feb. 1, 1931
No.	22 to	25	the hundred fifty	Feb. 1, 1932
No.	26 to	28	High School Bonds,	Feb. 1, 1933
No.	29 to	32	ly herein before	Feb. 1, 1934
No.	33 to	35	Bonds, Series Two,	Feb. 1, 1935
No.	36 to	39	one hundred fifty	Feb. 1, 1936
No.	40 to	42	(\$1,000) denomi	Feb. 1, 1937
No.	43 to	46	able August 1,	Feb. 1, 1938
No.	47 to	49		Feb. 1, 1939
No.	50 to	53	Board of Educa	Feb. 1, 1940
No.	54 to	56	available from taxes	Feb. 1, 1941
No.	57 to	60	in making redemp	Feb. 1, 1942
No.	61 to	63	are, under and by	Feb. 1, 1943
No.	64 to	67	Board of Educa	Feb. 1, 1944
No.	68 to	70	to issued One	Feb. 1, 1945
No.	71 to	73	(\$30,000) of refund	Feb. 1, 1946
No.	74 to	76	in making red	Feb. 1, 1947
No.	77 to	79	aid bonds to be i	Feb. 1, 1948
No.	80 to	82		Feb. 1, 1949
No.	83 to	85		Feb. 1, 1950
No.	86 to	88	Refunding Bonds,	Feb. 1, 1951
No.	89 to	91	one hundred twenty,	Feb. 1, 1952
No.	92 to	94	each, to bear i	Feb. 1, 1953
No.	95 to	97	annuo, and	Feb. 1, 1954
No.	98 to	100	(\$120,000).	Feb. 1, 1955

Said bonds to bear interest at the rate of  $4\frac{1}{2}$  per cent per annum from date until paid, said interest payable semi-annually on February 1st and August 1st of each year; that said bonds be signed by the president and attested by the clerk; that the interest accruing on said bonds be evidenced by coupons thereto attached, maturing on the several dates when such interest matures and that said coupons be signed by the president and by the clerk of the Board of Education.

Signed: H. E. Peach, President.  
Nora Wood, Clerk.

(from the "Minutes of the Emporia Board of Education," 1925, pp. 200-201.)



SCHEDULE  
DESCRIPTION OF REFUNDED LOWTHER  
JUNIOR HIGH SCHOOL SERIES II  
BOND ISSUE

NOW THEREFORE, be it, and it is hereby resolved by the Board of Education of the City of Emporia, Lyon County, Kansas, as follows:

Section 1. That said Board of Education does hereby elect to exercise its option and privilege of calling for redemption the One Hundred Fifty Thousand Dollars (\$150,000). Junior High School Bonds, now outstanding, being more specifically herein before described as Junior High School Bonds, Series Two, issued August 1, 1924, numbered one to one hundred fifty, inclusive, of One Thousand Dollars (\$1,000) denomination each, payable August 1, 1954, callable August 1, 1944.

Section 2. That said Board of Education not having sufficient funds available from taxes and assessments to pay for all said bonds in making redemption thereof, does hereby elect and declare, under and by virtue of the authority vested in said Board of Education by the statutes of this State, to issued One Hundred Twenty Thousand dollars (\$120,000) of refunding bonds for the purpose of raising funds in making redemption of said bonds as aforesaid, said bonds to be issued and identified as follows:

Junior High School Refunding Bonds, Series One, numbered one to one hundred twenty, inclusive, of \$1,000.00 denomination each, to bear interest at the rate of one per cent per annum, and aggregating One Hundred Twenty Dollars (\$120,000).

(from the "Minutes of the Emporia Board of Education," 1944, p. 371.)

**SCHEDULE OF REPUNDED SERIES II BOND PAYMENTS  
FOR LOWTHER JUNIOR HIGH SCHOOL**

Bond numbers	Date of payment
1-24	August 1, 1945
25-48	August 1, 1946 .00
49-72	August 1, 1947
73-96	August 1, 1948
97-120	August 1, 1949

(from the "Permanent School Bond Register" in the State Auditor's Office, Topeka, Kansas.)

their issuance and shall mature and come due and payable as follows:

Numbers (inclusive)	Amount	Due and Payable
1 to 4	\$4,000	June 1, 1928
5 to 8	4,000	June 1, 1929
9 to 12	4,000	June 1, 1930
13 to 16	4,000	June 1, 1931
17 to 20	4,000	June 1, 1932
21 to 24	4,000	June 1, 1933
25 to 28	4,000	June 1, 1934
29 to 32	4,000	June 1, 1935
33 to 36	4,000	June 1, 1936
37 to 40	4,000	June 1, 1937
41 to 44	4,000	June 1, 1938
45 to 48	4,000	June 1, 1939
49 to 52	4,000	June 1, 1940
53 to 56	4,000	June 1, 1941
57 to 60	4,000	June 1, 1942

Said bonds shall be in the usual form and contain the usual recitals and the interest thereon shall be evidenced by coupons attached thereto, numbered to correspond to the bonds to which they belong and maturing on the days when interest matures.

(from the "Minutes of the Mayor's Board of Education," 1927, pp. 323-324.)

## APPENDIX G

DESCRIPTION OF KANSAS AVENUE GRADE SCHOOL  
BOND ISSUE

That there is hereby ordered to be issued negotiable bonds of this Board of Education or School District Number One, Lyon County, Kansas, in the sum of \$80,000.00 for the purpose of erecting a suitable school building for grade school purposes on the present site of the Kansas Avenue School in said City of Emporia, Kansas; that said issue of bonds shall consist of eighty (80) bonds, numbered 1 to 80, inclusive, in denomination of \$1,000.00 each shall be dated June 1, 1927, shall bear interest at the rate of  $4\frac{1}{2}$  per cent per annum, payable semi-annually on the first day of December and June each year after their issuance and shall mature and come due and payable as follows:

Numbers (inclusive)	Amount	Due and Payable
1 to 4	\$4,000	June 1, 1928
5 to 8	4,000	June 1, 1929
9 to 12	4,000	June 1, 1930
13 to 16	4,000	June 1, 1931
17 to 20	4,000	June 1, 1932
21 to 26	6,000	June 1, 1933
27 to 32	6,000	June 1, 1934
33 to 38	6,000	June 1, 1935
39 to 44	6,000	June 1, 1936
45 to 50	6,000	June 1, 1937
51 to 56	6,000	June 1, 1938
57 to 62	6,000	June 1, 1939
63 to 68	6,000	June 1, 1940
69 to 74	6,000	June 1, 1941
75 to 80	6,000	June 1, 1942

Said bonds shall be in the usual form and contain the usual recitals and the interest thereon shall be evidenced by coupons attached thereto, numbered to correspond to the bonds to which they belong and maturing on the days when interest matures.

(from the "Minutes of the Emporia Board of Education," 1927, pp. 323-324.) All of said bonds shall be dated July 1, 1929, and shall become due serially as follows:



## APPENDIX H

DESCRIPTION OF BOND ISSUE FOR PURCHASE OF  
BLOCK "C" GREYSTONE THIRD SUBDIVISION

That there is hereby ordered issued the negotiable coupon bond of said School District in the sum of \$9,000.00 for the purpose aforesaid.

That said bond hereby authorized be one in number and numbered one, of the denomination of \$9,000.00, and bear date as of February 15, 1927; become due and payable on February 15, 1928; bear interest at the rate of four and one-half per cent per annum from date until paid, payable semi-annually on August 15, 1927, and February 15, 1928; that the said bond be signed by the President, attested by the Clerk and countersigned by the Treasurer of this Board; that the interest accruing on said bond be evidenced by coupons thereto attached, maturing on the several days when such interest matures, and that such coupons be signed by the President and by the Clerk of said Board; that said bond and coupons be payable at the office of the State Treasurer of the State of Kansas in the City of Topeka in the State of Kansas.

(from the "Minutes of the Emporia Board of Education," 1927, p. 298.)

DESCRIPTION OF MARY HERBERT GRADE SCHOOL  
BOND ISSUE

That for the purpose of raising funds with which to erect a new grade school building on the Greystone Addition site in the School District, composing the City of Emporia, Kansas, and the territory attached thereto for school purposes, being School District No. 1, of Lyon County, Kansas, there shall be issued and hereby are issued bonds of the Board of Education of the City of Emporia, of the State of Kansas, in the principal sum of \$100,000.00. Said issue shall consist of 100 bonds, numbered from 1 to 100, inclusive, in the denomination of \$1,000 each. All of said bonds shall be dated July 1, 1929, and shall become due serially as follows:

\$5,000.00 on July 1, 1930;  
 5,000.00 on July 1, 1931;  
 5,000.00 on July 1, 1932;  
 5,000.00 on July 1, 1933;  
 5,000.00 on July 1, 1934;  
 5,000.00 on July 1, 1935;  
 5,000.00 on July 1, 1936;  
 5,000.00 on July 1, 1937;  
 5,000.00 on July 1, 1938;  
 5,000.00 on July 1, 1939;  
 5,000.00 on July 1, 1940;  
 5,000.00 on July 1, 1941;  
 5,000.00 on July 1, 1942;  
 5,000.00 on July 1, 1943;  
 5,000.00 on July 1, 1944;  
 5,000.00 on July 1, 1945;  
 5,000.00 on July 1, 1946;  
 5,000.00 on July 1, 1947;  
 5,000.00 on July 1, 1948; and  
 5,000.00 on July 1, 1949.

Said bonds shall bear interest at the rate of  $4 \frac{3}{4}$  per annum, payable semi-annually on January 1st and July 1st in each year, both principal and interest of said bonds being payable at the office of the State Treasurer of the State of Kansas, in the City of Topeka, Kansas.

(from the "Minutes of the Emporia Board of Education," 1929, pp. 417-418.)

"1948" and shall consist of 500 bonds, numbered from 1 to 500, inclusive, each in the denomination of \$1,000. All of said bonds shall be dated November 1, 1948, and shall become due serially, without option of prior payment, as follows:

Bond No.	Amount	Maturity
1-25	\$25,000	March 1, 1949
26-50	25,000	September 1, 1949
51-75	25,000	March 1, 1950
76-100	25,000	September 1, 1950
101-125	25,000	March 1, 1951
126-150	25,000	September 1, 1951
151-175	25,000	March 1, 1952
176-200	25,000	September 1, 1952
201-225	25,000	March 1, 1953
226-250	25,000	September 1, 1953
251-275	25,000	March 1, 1954
276-300	25,000	September 1, 1954



## APPENDIX I

Numbers

301-325

326-350

351-375

376-400

401-425

## DESCRIPTION OF BUILDING FUND LEVY

After full consideration of the resolution hereto attached, to raise \$330,000 at a two mill levy until that amount is raised, Mr. Pennington moved its adoption.

Said bonds shall bear interest as follows:

(from the "Minutes of the Emporia Board of Education," 1945, p. 413.)

DESCRIPTION OF WALNUT, WILLIAM ALLEN WHITE, AND MAYNARD GRADE SCHOOLS BOND ISSUES

March 1, 1950 and March 1 in each year, according to the tenor of interest coupons to be attached to said bonds. Both principal of and interest on said bonds shall be payable at the office of the State Treasurer of the State of Kansas, in the City of Topeka, Kansas.

## SERIES "1948"

Section 1. That for the purpose of providing funds to pay the cost of purchasing a site or sites and erecting a suitable school building or buildings thereon, and equipping and furnishing the same, there shall be issued and hereby are issued the School Bonds of the Board of Education of the City of Emporia, of the State of Kansas, in the principal amount of \$500,000. Said issue shall be designated Series "1948" and shall consist of 500 bonds, numbered from 1 to 500, inclusive, each in the denomination of \$1,000. All of said bonds shall be dated November 1, 1948, and shall become due serially, without option of prior payment, as follows:

Numbers	Amount	Maturity
26-50	\$25,000	March 1, 1950
51-75	25,000	September 1, 1950
76-100	25,000	March 1, 1951
101-125	25,000	September 1, 1951
126-150	25,000	March 1, 1952
151-175	25,000	September 1, 1952
176-200	25,000	March 1, 1953
201-225	25,000	September 1, 1953
226-250	25,000	March 1, 1954
251-275	25,000	September 1, 1954
276-300	25,000	March 1, 1955
		September 1, 1955



Numbers	Amount	Maturity
301-325	\$25,000	March 1, 1956
326-350	25,000	September 1, 1956
351-375	25,000	March 1, 1957
376-400	25,000	September 1, 1957
401-425	25,000	March 1, 1958
426-450	25,000	September 1, 1958
451-475	25,000	March 1, 1959
476-500	25,000	September 1, 1959

Said bonds shall bear interest as follows:

- Bonds numbered 1 to 200, inclusive, 2%;
- Bonds numbered 201 to 325, inclusive, 1½%;
- Bonds numbered 326 to 500, inclusive, 1¾%.

Interest on said bonds shall be payable on March 1, 1950 and thereafter semi-annually on September 1, and March 1 in each year, according to the tenor of interest coupons to be attached to said bonds. Both principal of and interest on said bonds shall be payable at the office of the State Treasurer of the State of Kansas, in the City of Topeka, Kansas.

(from the "Minutes of the Emporia Board of Education," November 30, 1948.)

#### SERIES "A OF 1950"

Section 1. That the purpose of providing additional moneys for the Building Fund of the Board of Education of the City of Emporia of the State of Kansas, created pursuant to the provisions of Chapter 294, Laws of Kansas, 1945, and acts amendatory thereto, there shall be issued and hereby are issued Building Bonds of the Board of Education of the City of Emporia of the State of Kansas, in the total principal amount of \$140,000. Said bonds shall be designated "Series A of 1950" and shall consist of 140 bonds numbered 1 to 140, inclusive, each in the denomination of \$1,000.00. All said bonds shall be dated January 1, 1950, and said bonds shall become due and payable, without option of prior payment, as follows:

Bonds in the amount of \$7,000.00 shall mature on March 1st and September 1st of each of the years 1950, 1951 to 1960 inclusive;

Said bonds shall bear interest as follows:

Bonds maturing March 1, 1951 to September 1, 1953, inclusive, at the rate of  $1\frac{1}{4}$  per cent per annum;

Bonds maturing March 1, 1954 to September 1, 1956, inclusive, at the rate of One per cent per annum;

Bonds maturing March 1, 1957 to September 1, 1960, inclusive, at the rate of  $1\frac{1}{4}$  per cent per annum;

June 7. All of said interest shall be payable March 1, 1951 and thereafter semi-annually on September 1 and March 1.

(from the "Minutes of the Emporia Board of Education," January 21, 1950.)

#### SERIES "B OF 1950"

Section 1. That for the purpose of providing funds for erecting a suitable school building or buildings and equipping and furnishing the same, as provided by Senate Bill 357, Laws of Kansas, 1949, there shall be issued and hereby are issued Building Bonds of the Board of Education of the City of Emporia of the State of Kansas, in the total principal amount of \$150,000.00. Said bonds shall be designated "Series B of 1950" and shall consist of 150 bonds numbered 1 to 150, inclusive, each in the denomination of \$1,000.00. All said bonds shall be dated March 1, 1950 and said bonds shall become due and payable, without option of prior payment as follows:

Bonds in the amount of \$7,000.00 shall mature on September 1st of each of the years 1951 to 1960, inclusive; and bonds in the amount of \$8,000.00 shall mature on September 1st of each year 1961 to 1970, inclusive.

Said bonds shall bear interest as follows:

Bonds maturing September 1, 1951 to September 1, 1954, inclusive, at the rate of  $1\frac{3}{4}$  per cent per annum;

Bonds maturing September 1, 1955 to September 1, 1959, inclusive, at the rate of  $1\frac{1}{4}$  per cent per annum;



Bonds maturing September 1, 1960 to September 1, 1963, inclusive, at the rate of  $1\frac{1}{2}$  per cent per annum;

Bonds maturing September 1, 1964 to September 1, 1970, inclusive, at the rate of  $1\frac{3}{4}$  per cent per annum.

All of said interest shall be payable March 1, 1951 and thereafter semi-annually on September 1, and March 1 of each year until said bonds shall mature.

(from the "Minutes of the Emporia Board of Education,"  
June 7, 1950.)



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