MINUTES OF THE SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE CLEMSON AGRICULTURAL COLLEGE
HELD IN THE PRESIDENT'S OFFICE, CLEMSON, S. C.
August 5, 1949

All members of the Board having been duly notified of the special meeting, the Chairman called the meeting to order at 10:15 A. M. On roll call the following members were present: Messrs. Christie Benet, Chairman, Paul Sanders, R. M. Cooper, J. F. Byrnes, Edgar A. Brown, Charles E. Daniel, Ben T. Leppard, J. F. McLaurin, F. E. Cope and J. B. Douthit, Jr. Dr. W. A. Barnette arrived shortly after the opening roll call. Mr. T. B. Young was absent due to illness and Mr. T. W. Thornhill was absent in Europe. Others present were: Messrs. R. F. Poole, Harold Major, G. H. Hill, J. C. Littlejohn, D. J. Watson, H. E. Glenn, J. H. Gates, S. B. Earle and A. J. Brown.

Chairman Benet stated that the purpose of the meeting was primarily to consider the proposed building program and further consider the location of the Chemistry Building. Other minor matters would be taken up if time permitted. The Chairman thanked Mr. Daniel for the work he had done in connection with the Building Program and asked him to present the matter to the Board.

Mr. Daniel stated that the National Housing Act, Title 6, Section 608 under which the work is proposed expired June 30, 1949 but had been extended 60 days, thus making immediate action necessary. He ably presented in detail the proposals and plan of organizations necessary to meet the requirements of the Federal Housing Act. A housing project on the college property and one on a site contiguous to college property were proposed. During the discussion of the proposals Mr. Gates was asked to present the needs; Mr. Littlejohn was asked to give estimate of outlay by the college to make necessary public utility connections to the projects and an estimate of annual cost of services to be furnished by the college. Messrs. D. J. Watson, S. B. Earle and H. E. Glenn gave information regarding sewage disposal.

The following guests were invited to join the meeting: Messrs. H. E. Bailey, R. C. Barnes, W. G. Lyles, Louis M. Wolff, H. F. Zimmerman, Charles A. Thrasher, W. R. Houseman and H. R. Hearn. Mr. Daniel presented Mr. Bailey, thanked him for the assistance that had been given and requested him to make such statement as he saw fit. Mr. Bailey emphasized the fact that August 30 was deadline for having approved proposals presented and requested that no publicity be given regarding the meeting.

Mr. Daniel then presented Mr. Lyles and asked that he explain the architectural features of the proposed buildings. Mr. Lyles with assistance of Mr. Wolff showed drawings of buildings and a proposed plan.

Mr. R. C. Barnes was presented and explained the regulations and financial features of the plan.

The Chairman thanked the visitors for the information given and invited them to have lunch with the Board at the Trustee House. The visitors, with exception of Mr. Barnes, then withdrew from the meeting.
1. The Chairman asked the pleasure of the Board on the proposals that had been presented:

*Moved by Mr. Cooper and Seconded by Mr. Cope: That proposed housing as presented by Mr. Daniel be approved and that necessary steps be taken to put the projects underway and file application immediately.*

**APPROVED** by unanimous vote of eleven members present.

2. *Moved by Mr. Douthit and Seconded by Mr. McLaurin: That the negro project be named Tom Littlejohn Homes, Inc.*

**APPROVED**

3. *Moved by Mr. Brown and Seconded by Mr. Douthit: That the white project be named Clemson House, Inc.*

**APPROVED**

Mr. Barnes was requested to present necessary resolutions for action by the Board. The following were presented:

- Mr. Charles E. Daniel informed the Board that he had discussed the housing shortage at Clemson with the office of the Federal Housing Administration in Columbia, and it appeared that, with the assistance of Clemson College, a housing project for the negro employees of the College could be built under the present emergency housing program known as Title VI, Section 608 of the National Housing Act.

- Mr. Daniel offered to act as Sponsor for a project consisting of fifty (50) housing units to house the negro employees of Clemson College, to be located on land contiguous to the Clemson College properties, if the Board of Trustees so desired, and provided the College would furnish the management of the project after completion, as well as furnish all electric power, hot and cold water, ground maintenance and garbage disposal which may be necessary in connection with the operation of this project, all without cost to the owning corporation.

- Mr. Daniel explained that it would be necessary to form a separate corporation, and the project would have to be built on land which is owned in fee simple by this corporation, and that all the common stock in this new corporation would be owned by Clemson College, with the possible exception of three (3) qualifying shares for Board membership.

- After discussing the matter, the following Resolution was proposed by Mr. Barnette and seconded by Mr. Sanders:

**BE IT RESOLVED** That a South Carolina Corporation with the name of Tom Littlejohn Homes, Inc. be formed for the purpose of owning a fifty (50) unit negro housing project on property contiguous to the Clemson College property. That all the common stock, except possibly three (3) qualifying shares, in this Corporation be owned by The Clemson Agricultural College of South Carolina, and that upon the completion of this housing project The Clemson Agricultural College of South Carolina will furnish without cost to the Corporation, Tom Littlejohn Homes, Inc., the following:

1. Management
2. Electric power for lighting and miscellaneous use
3. Water (hot and cold)
4. Ground maintenance
5. Garbage disposal

The above to be furnished for and during the life of the
mortgage covering the property whereon the housing unit is located, which mortgage will be insured by the Federal Housing Administration."

FURTHER, that the Chairman of the Board, The Honorable Christie Benet, and the Secretary of the Board, Mr. A. J. Brown, be authorized and empowered to execute such other instruments and documents as are necessary in order to obtain a satisfactory commitment from the Federal Housing Administration and a mortgagee.


Those opposed were: None

APPROVED by unanimous vote of eleven members present.

5. Mr. Charles E. Daniel called attention to the critical housing shortage at Clemson and stated that the Emergency Housing Program administered by the Federal Housing Administration was to expire shortly; however, he thought it feasible and so recommended that The Clemson Agricultural College of South Carolina or a subsidiary corporation make a sincere and serious effort to obtain a commitment from the Federal Housing Administration to insure a loan so as to enable the College to obtain a housing project consisting of approximately two hundred fifty-one (251) housing units, either apartments or individual homes or a combination of both.

Mr. Daniel explained that it would be necessary for the College to convey by fee simple deed approximately fifty-three (53) acres of land now owned by The Clemson Agricultural College of South Carolina to a new corporation to be formed and known as Clemson House, Inc., whereon the housing project would be located.

After some discussion, the following Resolution was proposed by Mr. Douthit and seconded by Mr. Brown:

BE IT RESOLVED That The Clemson Agricultural College of South Carolina convey by fee simple deed to Clemson House, Inc., a proposed corporation, a tract of land containing fifty-three (53) acres, more or less. The land in question is identified and shown on a plot plan prepared by William G. Lyles, Bissett, Carlisle & Wolff, Architects, dated July 25, 1949. In return for this conveyance, The Clemson Agricultural College of South Carolina is to receive all the common stock in the Corporation known as Clemson House, Inc., except for possibly three (3) qualifying shares for Board membership.

Further that at the proper time, the Chairman of the Board of Trustees of The Clemson Agricultural College of South Carolina prepare and have executed a deed in accordance with this Resolution and deliver same to the new Corporation, Clemson House, Inc.

Further that Mr. Charles E. Daniel act as Sponsor for the proposed housing project consisting of approximately two hundred fifty-one (251) housing units.

FURTHER, that the Chairman of the Board, The Honorable Christie Benet, and the Secretary of the Board, Mr. A. J. Brown, be authorized and empowered to execute such other instruments and documents as are necessary in order to obtain a satisfactory commitment from the Federal Housing Administration and a mortgagee.

Those opposed were: None

APPROVED by unanimous vote of eleven members present.

Mr. Charles E. Daniel explained that normally when a housing project is constructed under the Federal Housing Administration and the mortgage is insured by it, certain services and facilities are required to be furnished by the owning corporation, all of which naturally increases the cost of the housing accommodations to the owning corporation. If these services and facilities can be furnished from an outside source without cost to the owning corporation, the payments necessary to amortize the loan would be substantially less.

By way of suggestion, it was proposed that The Clemson Agricultural College of South Carolina furnish to Clemson House, Inc., without cost to the latter, the following eight items:

1. Management
2. Electricity and/or gas for miscellaneous lighting and elevator power and/or any other domestic use
3. Fuel for heating and domestic hot water
4. Water
5. Janitor supplies
6. Janitor service, when required
7. Garbage removal
8. Ground maintenance

After some discussion of this proposal, the following Resolution was proposed by Mr. Sanders and seconded by Mr. Cope:

BE IT RESOLVED That The Clemson Agricultural College of South Carolina furnish without cost to the owning corporation, Clemson House, Inc., a housing project consisting of approximately two hundred fifty (250) housing units located at Clemson, South Carolina, for and during the entire life of the mortgage covering the property of Clemson House, Inc., which mortgage is insured by the Federal Housing Administration, the following:

1. Management
2. Electricity and/or gas for miscellaneous lighting and elevator power and/or any other domestic use
3. Fuel for heating and domestic hot water
4. Water
5. Janitor supplies
6. Janitor service, when required
7. Garbage removal
8. Ground maintenance

In return for the above, The Clemson Agricultural College of South Carolina is to receive all of the common stock in the corporation known as Clemson House, Inc., except for possibly three (3) qualifying shares for Board membership.

FURTHER, that the Chairman of the Board, The Honorable Christie Benet, and the Secretary of the Board, Mr. A. J. Brown, be authorized and empowered to execute such other instruments and documents as are necessary in order to obtain a satisfactory commitment from the Federal Housing Administration and a mortgagee.


Those opposed were: None

APPROVED by unanimous vote of eleven members present.

Mr. Cooper moved that the Board give rising vote for all who rendered service in connection with the project.

APPROVED
8. Mr. Douthit moved that Mr. Thornhill be advised of action of Board. The Chairman deplored the fact that Mr. Thornhill's cable address was not available.

Approved

9. The President recommended approval of the installation of an irrigation system at the Sandhill Experiment Station at a cost of approximately $8,000 to be paid partly from Farm Products Funds of the station and by the use of $3,000 Agricultural Research Funds.

The President requested the Board's authority to ask approval of the State Budget Commission for the use of the Agricultural Research Funds for these permanent improvements as required by the State Appropriation Act.

Moved by Mr. Cope and Seconded by Mr. McLaurin: That the President's recommendation be approved.

Approved

10. The President recommended approval of the construction of a four room Bright Leaf Tobacco Barn at the Pee Dee Experiment Station at cost of approximately $1,000.00 to be paid from Farm Products Funds now available at the station.

Moved by Mr. Sanders and Seconded by Mr. Leppard: That the President's recommendation be approved.

Approved

11. The question of location of Chemistry Building was again discussed and consideration given to long range overall plan of college expansion.

A motion was made and duly seconded: That Chemistry Building be located north of present Chemistry Building on site selected.

Approved

12. The question of retaining Hopkins & Baker, Architects, as Architects for the Chemistry Building as redesigned by the Clemson Architectural Department was considered. It was decided that as public policy the original architects should be retained but that the College Administration should negotiate with Hopkins & Baker to have fee adjusted in consideration of assistance that might be rendered by the College Architectural staff.

Moved by Mr. Brown and Seconded by Mr. McLaurin: That approval be given to draft of plans for Chemistry Building submitted by Mr. Gates and that Hopkins & Baker, Architects be retained as Architects and that the College Administration be authorized to negotiate with Hopkins & Baker for adjustment of fee.

Approved

13. Resolved that all measures and recommendations made at this the August 5, 1949 meeting, which, according to the By-Laws, require a roll call vote of nine or more members, be hereby adopted and confirmed and that the Treasurer be authorized to issue his checks for all expenditures authorized at this meeting.

The resolution was unanimously adopted on roll call vote. Eleven members present voted "aye".

There being no further business, the meeting was adjourned.

Approved:

Christie Benet, Chairman

Correct:

A. J. Brown, Secretary