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*W.B.S.*

2nd January, 1925

Dr. F. C. Button, President,  
Morehead State Normal School,  
Morehead, Ky.

Dear Sir:

We are mailing you today under separate cover three prints of our general plan No. 20 for the Morehead State Normal School. One is a plain print colored for general show purposes, one is a blueprint made in combination with the topographical map and without any color, and the third is a white print made in combination with the topographical map but with roads, walks and buildings colored.

This plan conforms in all major respects with the general study submitted to you last fall. Some modifications, however, were required by the change in the location of the new administration building and a few more minor adjustments have been made as a result of our more detailed study of the building sites, grading, walk and road locations and playfield requirements. But none of these changes were serious or fundamental enough to require a resubmission of the general scheme to your Board.

The general arrangement of parts, particularly roads, buildings, and athletic field, needs no special discussion because it has already been presented to you and for the most part talked over with you on the ground. We wish merely to comment on certain matters which are particularly important or which might be overlooked unless they were called specifically to your attention.

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No heating plant has been shown. Our understanding is that you will try to accomplish the establishment of a central heating plant adjacent to the railroad in order to save the yearly costs of transportation of fuel and ashes. As we do not know just where this plant will be built we cannot determine at this time where the heating pipes could most economically be laid. If this central heating proposition does not materialize we understand that you are quite likely to heat your buildings from one, two or three separate plants connected with the principal buildings. We are not in a position to reach definite conclusions as to the relative economy of these different methods, but we do believe that, considering the restricted area you have available, several small plants in the basements of buildings would be better than a large central heating plant built on any portion of the Campus as it now exists.

As to water, we have assumed that it will not be long before the town of Morehead has an adequate supply and that you will connect with the town system. We have shown the water main, therefore, entering your property from Second Street near the southerly corner of the Campus.

If in the meantime you utilize springs or cisterns on the hillside above your plant, you can readily make the necessary connections with the main distributing system as laid out on your plan.

As for the sanitary sewer, we have made a similar assumption, namely that the town is soon to have a sewerage system and that the sewage from the School will be discharged into that system. Presumably this can take place also at Second Avenue near the southerly corner of the Campus.

The field house, however, on account of the low elevation of the meadow, must be handled independently. If a town sewer is laid along the Midland Trail opposite the athletic field, the field house sewer can probably be discharged into it. If not, we suggest a septic tank with overflow into Evans Branch as indicated on the plan.

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We have shown a separate system of piping for storm water drainage. It is usual good practice nowadays to separate storm water and sanitary sewage. On the other hand, if the town of Morehead adopts a combined system of disposal, you will be able to economize somewhat over the layout indicated on our plan by discharging the roof water from buildings and the surface water from catch basins and inlets into the sanitary system. But we would caution you that if this is done the pipe size shown for the sanitary system would be inadequate and we recommend that you have the size refigured either by us or by a local engineer.

Of the present buildings we propose that Burgess Hall be retained and probably enlarged by extensions at either end. Such extensions are not only needed to give you the future desired capacity but will greatly improve the appearance of the building.

Withers Hall is not fire-proof, but it appears to be in reasonably good condition and we suggest that it be moved to the new location shown and veneered with brick to make it more nearly fire-proof and to bring it into harmony with the other buildings of the group. All other existing buildings should probably be abandoned and demolished as soon as money becomes available for the construction of better and safer buildings.

In our study of grades, we have attempted to minimize the grading required for the satisfactory appearance about the buildings and for reasonable approaches thereto. However, the hillside character of the site will absolutely necessitate a considerable amount of grading for roads, walks and other purposes, and this is a development cost or burden which you should frankly face.

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We have adjusted the roads and walks and the grading in order to save existing trees wherever possible. In spite of this many trees will be sacrificed as the development proceeds and many trees which are now in only fair condition are likely to die, even though grading and construction operations do not interfere with them.

We feel that the general character of your campus or grounds should be as naturalistic or country-like as is consistent with the purposes of the School, and we should like to see a scattered growth of trees informally distributed throughout your grounds. We have therefore shown on our plan many new trees in addition to those already existing and we should hope to see you proceed steadily from year to year with a regular planting program. You also have an opportunity to develop, especially on the lower slopes of your Campus, an interesting and varied collection of native shrubs as well as trees. This would be picturesque and attractive as well as a real asset to your School. Furthermore, by making these plantings rather heavy and dense around the borders of your property, you would secure a much desired sense of enclosure and privacy.

Our plan indicates the general masses and groupings of trees and shrubs. Working details for the planting could not be shown on this plan but they can be worked out either piece-meal or all at once whenever you decide to go ahead with that sort of work. Planting around buildings, however, should always wait until the actual building plans have been determined, as the planting must depend to a large extent on the locations of windows, doors, areas, etc.

We believe that the plans herewith submitted fulfill in all respects the intentions of our original agreement and we trust that you will find them satisfactory. If there are any points about the plans not clear to you, however, please do not hesitate to write us, as we shall be glad to offer further explanations as may be required.

Very truly yours,

Under separate cover  
prints 7304-20 (3 prints) ✓