

CORNELL UNIVERSITY RESIDENCE PLAN

April 16, 1966

This Residence Plan is established by Cornell University through action of the University's Board of Trustees on April 16, 1966. It consists of (1) a policy statement concerning small group residences as approved by the University Faculty Committee on Student Affairs, on March 18, 1966, and (2) a statement of terms and conditions for administration of the Plan in implementation of the policy statement. This Plan replaces and supersedes the Group Housing Plan which was adopted by the Board of Trustees on April 26, 1952, and amended January 24, 1959 and by the Executive Committee on February 15, 1966.

POLICY STATEMENT

The purpose of this Plan is to implement the University's interest in the student's total education by addressing itself to one aspect of student housing. Cornell desires to foster an academic atmosphere in student residence units by providing appropriate facilities for intellectual and cultural activities and by encouraging student participation in these pursuits.

The quality of education is a function of what goes on outside, as well as within, the classroom. The influence of the teacher can be felt even at a distance, if the residential group encourages the consideration of the social issues and value questions that are not pursued in the classroom. Reverberations from the lecture can echo in discussions within the residential group.

A university with as diverse a student population as Cornell should have available a variety of student housing. As a supplement to the present University-maintained dormitory complex, the existing fraternity and sorority system, the off-campus apartments and rooming houses, facilities for smaller residential groups should be developed. Some students see the large dormitory as impersonal and anonymous. For them the smaller residence is a significant alternative.

Small residence units, when they are the setting for self-government, can provide an effective environment for the development of personal responsibility and for gaining the maturity to

handle the burdens of freedom. Such opportunities may be even more significant in those organizations designed for cooperative management.

Although social opportunities constitute one of the values of the small residence group, residents should be given a full appreciation of the intellectual and cultural values as well. Residents should understand their responsibility to support and contribute to these values.

Since members will have obligations to their special colleges, departments and classes, these residences should provide optimum facilities for serious study and should sustain an atmosphere favorable to intellectual endeavor. Of special importance should be the development of appropriate reference libraries.

In summary, the specific purposes of this Plan are:

1. To encourage the development of an intellectual and cultural environment within student residences; n
2. to foster the development of a number of residences for relatively small groups of students within the University's system of student housing facilities;
3. to expand and diversify the presently insufficient dormitory facilities of the University;
4. to assist the rehabilitation of old or substandard housing now owned and operated by fraternities or other non-University groups and
5. to extend to various student groups, including fraternities and sororities, an opportunity to participate in the benefits of this Plan, provided they agree to all of its terms and conditions and provided that the University deems that their participation is in the best interests of the University.

#### TERMS AND CONDITIONS

The terms and conditions of the Plan are the following:

1. University Ownership. All residential units within the Plan, together with furniture and furnishings therein, shall be owned outright by Cornell University and shall be operated by the University within its regular system of housing and dining for

students, except in those instances in which title to land and buildings for particular units is transferred to the New York State Dormitory Authority (or similar agency established for the purpose of assisting educational institutions in providing buildings.) In such latter case, the unit or units will remain under the University management and operating control through appropriate agreements of lease.

2. Operation and Physical Maintenance. Operation and maintenance of such residential units, including any dining service, shall be the responsibility of the University's Department of Housing and Dining or successor department having responsibility for operation of the University's system of dormitories. Students assigned to the units shall have individual room contracts similar to those used in other units of the dormitory system, and shall make payments for room and meal service directly to the University. Rates for room and meal service shall be determined by the University and shall be based upon the cost of operation.

3. Program and Academic Environment. Overall coordination of this plan, administration of recreational, educational, and social programs and regulation of student conduct at residence units within the Plan shall be exclusively the responsibility of the University through its regularly established faculty, administration, and student offices and committees dealing with student life outside the classroom. The President of the University shall specify an individual or administrative committee to actively encourage, advise, and assist the residents of units to develop and sustain programs consistent with the stated objectives of this Plan.

4. Student Participation. Student residents may participate in the development and implementation of educational, recreational and social programs, and the regulation of student conduct under appropriate staff direction and in like manner as in similar small units of the University's dormitory system. They may assist in operation and maintenance of physical plant as part-time University employees. Likewise, individual units may be operated on a student self-help cooperative plan under proper University staff direction and within the limitations of this Plan.

However, no priority group, sponsoring group or other non-University entity may gain or exercise any proprietary rights in the development and administration of programs and regulations described in Paragraphs #3 and #4 or in the operation and maintenance of residence units established under this Plan.

5. Student Occupancy. Residence at units within the Plan shall be assigned by the University to its registered students under such rules and regulations for room assignment as may be adopted by it from time to time. Such rules and regulations shall not restrict student occupancy on the basis of race, creed, color or national origin. Student occupancy may not be restricted to members of any student organization, including a fraternity, sorority or cooperative, except that priority may be given, among those otherwise qualified, to members of a particular University-approved student organization in accordance with the provisions of Paragraph #6 below. Selection of residents for a particular unit should reflect a representative mixture of all classes, undergraduate and/or graduate.

6. Priority Assignment for Members of a Group. A priority for occupancy of any particular unit may be given to members of any student organization, including a fraternity, sorority or cooperative, which qualifies for participation in this Plan and agrees to abide by the terms and conditions hereof. Such priority shall mean that, among students otherwise qualified for occupancy, the University will give priority to members of the particular student organization in making assignments to occupancy of any given unit.

Among the criteria to be applied in establishing the qualification of any student organization for such participation in the Plan are the following:

a. Such student organizations shall comply with Paragraph #10 hereof pertaining to discrimination.

b. Since the educational climate of a small residence group can depend greatly on the sharing of mutual goals and interests, some degree of self-selection shall be permitted. The selection of new members shall be solely within the determination of the local active members of the group, though the power of one member or a small percentage of the membership to veto the acceptance of an individual is prohibited.

Final authority over student occupancy shall be vested in the University and students not members of a student priority group may be assigned to a particular residence unit in the event that there is an insufficient number of qualified student members of the priority group to fill the available space as of the beginning of any academic year. Any non-members assigned to a unit shall be entitled to the same rights of use and occupancy as are members of

the priority group, and to full rights of participation in planning and implementation of social, recreational and other extra-curricular programs upon payment of any fees or other charges which may be assessed against members of the priority group for such participation. However, non-members of the priority group shall have no right of participation in the private meetings of that group.

7. Group Sponsorship. Alumni groups and others are encouraged to sponsor student group participation in this Plan. This may take the form of contributions to the University to finance the cost of acquisition, construction, reconstruction, rehabilitation, maintenance or operation of the unit occupied by the members of a particular priority group. It may also take the form of a continuing relationship between the sponsoring group and the student priority group. The University will lend every cooperation in the preservation and further development of such alumni-student relationships so long as they do not constitute a violation of the University's rules and regulations for operation, use and occupancy of the unit and are consistent with the educational goals of the University. Any fund-raising conducted by a sponsoring group shall be entitled to the usual acknowledgment as a gift to Cornell University provided that the fund-raising is conducted within the University's established fund-raising policies and is conducted with advance University approval.

8. New Construction. When development of a new small residence unit involves new construction, the project, including site selection, development of architectural plans, construction and financing, shall be controlled by the University. Every effort will be made to give sympathetic consideration to the wishes of members of a priority group and/or their sponsoring group in these matters.

9. Rehabilitation. Rehabilitation of the existing residence of any student group seeking participation in this Plan shall be on terms approved by and under the control of the University in order that the rehabilitated unit may meet University standards.

10. Discrimination. In accordance with established University policy, there shall be no discrimination on the basis of race, creed, color or national origin in the use, occupancy or program of any unit within this Plan or by any student priority group participating herein.

Cornell University Residence Plan of 1966 •  
Schedule I, Appendix A  
Group House No. 4, The Phi Kappa Psi Fraternity  
525 Stewart Avenue

May 3, 1966

#### A G R E E M E N T

between the Cornell University ("University") and the Group Sponsor for Group House No. 4, being the newly-constructed facility at 525 Stewart Avenue on West Campus;

occupied and possessed by the Priority Group known as the Irving Literary Society, d.b.a. the New York Alpha Chapter of the Phi Kappa Psi Fraternity at Cornell University;

WHEREAS, the Irving Literary Society, as represented by alumni and friends of the New York Alpha Chapter of the Phi Kappa Psi Fraternity at Cornell, constituted from time to time as the Phi Kappa Psi Society and/or the Phi Kappa Psi Association ("Group Sponsor"), and their successors and assigns, have:

1. Contracted in the past with the University for the sale of property at 312 Thurston Avenue at a discount price advantageous to the University;
2. Did so at the request of the University on June 30, 1959, to support the Cornell University Residence Plan of 1958 with greater numbers of participating fraternities;
3. Further did so in order to support construction of new facilities for the School of Music.

BE IT THEREFORE AGREED between the University and the Group Sponsor for Group House No. 4, that the occupancy and possession of the University-owned facilities at 525 Stewart Avenue shall be in perpetuity upon good behavior of the Priority Group, and if upon the suspension or termination of said Priority Group, the Group House No. 4, being the facilities at 525 Stewart Avenue and its curtilage, shall be reserved for reorganization of the same Priority Group by the Group Sponsor, here contracted with.

BE IT AGREED between the University and the Group Sponsor for Group House No. 4, that the occupancy and operation of the University-owned facilities at 525 Stewart Avenue shall be conditioned upon the maintenance of a Residence Program properly executed by the Governing Board of the Priority Group, under the guidance of the Group Sponsor, pursuant to para. four (4) of the Cornell University Residence Plan of 1966.

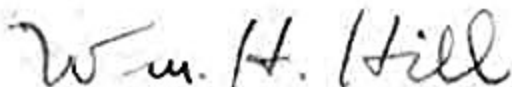
BE IT AGREED that Group House No. 4 and its curtilage shall include the present building at 525 Stewart Avenue, all future expansions, and all grounds bounded by the stair to Llenroc on the north, the curb marking Forest Park Lane on the east, the curb marking Stewart Avenue to the west, and the curb marking the Delta Tau Delta utility access to the south. Where that utility access curb ends in lawn at the head of lower Wee Stinky Glen, the curtilage line shall cut diagonally to the southwest and meet Stewart Avenue seventy-five feet south of the culvert draining Lower Wee Stinky Glen under Stewart Avenue and into the City Cemetery.

For the University,



Mark Barlow, Jr.  
Vice President for Student Affairs

For the Group Sponsor,



William H. Hill, Class of 1922  
President, Phi Kappa Psi Association

CORNELL UNIVERSITY

ITHACA, NEW YORK

*Vice President for Student Affairs*

**April 23, 1966**

Mr. William Maxfield, President  
Phi Kappa Psi Fraternity  
525 Stewart Avenue  
Ithaca, New York 14850

Dear Bill:

Thank you for meeting with both Neal Stamp and myself after receipt of my April 16th letter. We do understand the concerns offered by the men of Phi Kappa Psi regarding the security of the alumni and actives' investment in the facility at 525 Stewart Avenue.

The University recognizes the New York Alpha Chapter of the Phi Kappa Psi Fraternity at Cornell University as the Priority Group possessing the University-owned facility at 525 Stewart Avenue, and that the Cornell friends and alumni of that priority group, organized as they are from time to time as the Phi Kappa Psi Society of Cornell University or the Phi Kappa Psi Association, are the Group Sponsor of the same facility under the Cornell University Residence Plan of 1966 (C.U.R.P. '66).

The University's position is dictated by the need to protect its charitable status. But within the ambit of the State and federal rules and regulations defining that status, our intention is to use the Cornell University Residence Plan of 1966 as an equivalent of the title security Phi Kappa Psi held at its former residences in Cayuga Heights, on West Campus, and in Collegetown.

To reduce the relationship to core terms: only the University's Board of Trustees can alter the agreement that Cornell's chapter of Phi Kappa Psi - represented by its alumni and actives - have entered into with the University.



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Mr. William Maxfield  
April 23, 1966

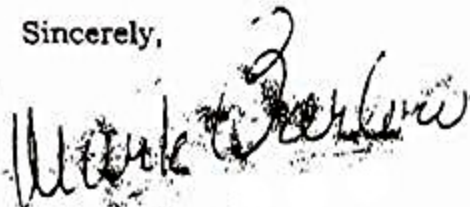
While your tenure is 'at will' of the Trustees, I also recognize that the University will not be contributing to the capital maintenance of the property, my Office's fee structure will only cover our operational costs incurred while managing the Residence Plan, and New York Alpha of Phi Kappa Psi therefore bears the burden, and derives the benefit, from continuous capital support of the facility you, the brothers of Phi Kappa Psi, built at 525 Stewart Avenue

As long as your chapter remains strong and well-organized, as both an active and an alumnus organization, the capital support provided by New York Alpha to maintain the facility at 525 Stewart Avenue will be your single strongest indicator of tenure on the Hill.

Again, the University thanks the house for its continuing charity in providing housing for Cornell undergraduates. Your commitment to the Cornell era, spanning 98 years, provides a role model to all Cornell fraternities and sororities, as well as the non-fraternity Group Houses organized under the Residence Program.

Please don't hesitate to call either me or Neal Stamp if you have questions.

Sincerely,



Mark Barlow, Jr.  
Vice President for Student Affairs

MB:NS