

December 15, 1939.

Mr. Tommy Higgins,  
1100 Indiana St.,  
Lawrence, Kansas.

Dear Tommy:

I am sending my donation to Phi Kappa Psi, and  
the letters that have come to the office so that you may  
have them for your file.

I sincerely trust that this drive will prove  
very beneficial.

Fraternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH  
Enc.



December 15, 1939.

Mr. Webb Woodward,  
633 Jackson,  
Topeka, Kansas.

Dear Webb:

Thank you very much for your generous gift to  
the Phi Psis. We greatly appreciate your loyalty.

It was good to hear from you, and I hope that  
you will be able to get over to Lawrence quite often  
during the basketball season.

With kindest personal regards, I am

Fraternally yours,

FCA:AH

Director of Physical Education and Recreation,  
Varsity Basketball Coach.



December 15, 1939.

Mr. Larry Doyle,  
204 Leader Bldg.,  
Lubbock, Texas.

Dear Larry:

We certainly appreciate your gift to the Phi Psis, doubly so because of the difficult time you have had financially. You certainly have the spirit of the Phi Psis shot through and through in your make-up. It is the spirit of the giver and not the size of the gift that really counts.

It was good to have news of you, and I am passing your letter on to the boys so that they may also enjoy it.

With kindest personal regards, I am

Fraternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



December 15, 1939.

Mr. August W. Lauterbach,  
Farmers and Merchants State Bank,  
Colby, Kansas.

Dear Gus:

Thank you very much for your generous donation  
in response to our appeal for a Christmas gift for the  
Phi Psis.

I also want to congratulate you on the fact  
that, although you have made recommendations for some boys  
for the fraternity and the fraternity did not see fit to  
accept some of the recommendations, nevertheless you came  
through with a fine gift at a time when it is needed. The  
boys have at times commented on your loyalty, and I want  
to let you know that we do appreciate it.

With best wishes, I am

Fraternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



December 15, 1939.

Mr. Robert H. Busler,  
Busler & Company Insurance Service,  
511-512 Land Bank Bldg.,  
15 West 10th Street,  
Kansas City, Missouri.

Dear Bob:

Thank you very much for your generous donation  
in response to our appeal for a Christmas gift for the  
Phi Psis.

Tony Higgins gave me the information about the  
accomplishments of the Phi Psis, but I wrote the letter,  
and I certainly apologize for not mentioning the Champion-  
ship Golf Team last year. I am sure it was just an over-  
sight, and I am sorry that it was not included in the  
letter.

With best wishes to you, I am

Fraternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



December 23, 1939.

Mr. John A. Rush,  
121 So. Hudson Avenue,  
Los Angeles, California.

Dear Brother Rush:

I regret exceedingly that the letters to our chapter members, which were dated the 8th of December, were mimeographed before your letter of the 7th arrived, stating that you would like to be relieved of having your name used on the Special Gifts Committee of Phi Kappa Psi.

However, I am very glad that you wrote me pointedly as you did. You can appreciate perhaps, Brother Rush, that all of us here in the environment of Lawrence are showered at times by our active chapter to do things when and if the boys want them done. The boys came to me and said that they felt they were making a pretty good record and that their credit, academically and financially, was not only above reproach but subject to commendation. They asked if I would head up this Special Gifts Committee.

I told the boys if they would bring me certain data that would be helpful in presenting to the brothers nation-wide, that I would try to compose a letter and ask for contributions from the members who felt they desire to contribute something to the refinishing of the lower floor or the alumni parlor. I emphatically agree with you that the drive is badly timed. I know of no time that is a good time for a drive.

I remember when we started the drive for the stadium. Everybody said we would fail, and so many people said that that I thought perhaps we might. But I felt there was a great need for a beautiful stadium located in the valley with the open end looking toward the hill, and when the old-timers sang the Crimson and the Blue and yelled the Rock Chalk they would be looking into the open face of their alma mater. To me this seemed to be a high point with the alumni, and I started first on location and then on need.

I feel that this appeal by the Phi Psi actives has not only the element of need, but I believe it is something that the



Phi Psi alumni who are well acquainted with the actives will be glad to contribute as a testimonial to the active chapter's scholarship and general high rating on the hill. The last few years have seen Phi Kappa Psi very dominant by having perhaps the largest group of outstanding men that any fraternity has had in years at this University.

I might start by saying that I have asked Mr. Charles Galloway, of the Fraternities Management, Incorporated, to send you a financial statement of the chapter. This Fraternities Management, Inc., audits the fraternities' books monthly and their standing, not only here at the University but in other universities, is comparable to a C.P.A. in other lines. It is my information that the house indebtedness has been reduced over \$10,000 in the past ten or twelve years, until now there is a mortgage of \$18,500 against the house with a \$500 note, making a total of \$19,000. The interest has been reduced to 5% which shows the fine situation that Phi Psi presents externally. I am told that this valuation of around \$19,000 is what the fraternity could obtain on a sale.

As far as the internal management is concerned, I learned that on October 30 the balance due totaled only about \$30. I called the Fraternities Management, Inc., this morning and learned that the rushing expense and other pre-school, pre-enrollment activities brought the deficit up to \$160. The annual tax caught a group of the boys with their pocketbooks empty and the expense of the Christmas party has increased the deficit, but I am told by the Fraternities Management that all of this will be absorbed throughout the year so that Phi Psi is in exceptionally fine shape.

I will not go into further details only to let you know that every one of the alumni who are well acquainted with the progress the boys are making are very proud of them, and when you get the statement from Mr. Galloway, who at the present time is ill with flu, I am sure that you will be pleased.

The upstairs has been done over this last summer. They have put in new linoleum floors, indirect ceiling lamps, and painting. They also replastered the walls last summer. The downstairs should have certain improvements that the boys thought they might ask the brothers to help them with.

And this is how I got into this job of burdening you. I am very happy that I received your letter, but I am sorry that it came so late that I was unable to withdraw your name. However, it is always a pleasure to hear from you and I assure you that whatever your old friend Bill Piatt and I cook up will be for the benefit and glory of Phi Kappa Psi, the fraternity that you did so much for.



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With all good wishes for a very merry Christmas and a continued prosperous and happy New Year, I am

Fraternally yours,

FCA:AH

Director of Physical Education and Recreation,  
Varsity Basketball Coach.



LAW OFFICES OF  
**JOHN A. RUSH**  
PACIFIC FINANCE BUILDING  
LOS ANGELES, CAL.

December 7, 1939.

Dr. Forrest C. Allen,  
University of Kansas,  
Lawrence, Kans.

Dear Brother Allen:

I appreciate the compliment of being invited to become a member of a committee to refurnish the Phi Kappa Psi chapter house at Lawrence. A few years ago I contributed for a like purpose, and am always willing to do my share upon proper occasion.

However this situation reminds me of the young fellow who, without any whys or hows, blurted out a proposal of marriage, to which the young things naturally responded that "it was so sudden". Now comes your invitation on the wings of lightning. It is so sudden. It gives no hows or whys. It contains no statement of assets or liabilities of the chapter, nor of its annual income and expenditures, nor of whether or not the members of the chapter are keeping up in payment of their dues and obligations. Should I permit the use of my name until I have these facts? For I would then impliedly guarantee that all is well and would be pressing for contributions in a cause about whose needs and just demands I am ignorant. So, at this time and under these circumstances, I must beg to be excused from accepting your invitation.

Permit me to suggest that your drive is badly timed. We have just had demands from the Red Cross, and are now in the midst of a Community Chest Drive, and, in addition, Santa Claus has just straddled our backs. Father should have a breathing spell before he is asked to pungle up any further.

And, finally, I would much rather contribute to lifting the mortgage on the chapter house than to help pay running expenses that should be met by those who should properly pay them. How much is it? *(the mtg.)*

With my personal regards to you and to your co-conspirator, Bill Piatt, I am,

Fraternally yours,

*John A. Rush*  
John A. Rush  
121 So. Hudson Ave



Grade

July

17-18-39

July

18,500  
15,000

Dear Dr. Allen:

After talking with Mr. Winston Tate I discovered that the mortgage on the house which now stands at \$18,000 has been reduced over \$9,000 in the past 10 or 12 years and now nears the valuation which we could obtain. It was refinanced in <sup>July 1,</sup> 1938, and now carries a rate of interest of only 5% evidencing substantially the fine situation we present externally.

Internally, as of October 30 the balance due totaled only \$30 - as of Nov 30 this had increased to \$100 due largely to the annual tax catching a few of us with our pocketbooks empty. It also includes one brother's entire bill \$55 which is paid in full as of today 12-18-39. We owe only a few small bills to the merchants in town and have "contributed" our monthly rent of \$900 for 4 months so the Bldg. Assn. can pay taxes, Int. mortgage principal, insurance, refinancing commission, for improvements and repairs on the house, in line with our agreement.

The essential need of the chapter at the present time is improvements. We can end this year at about a break-even point but will have nothing to fix up the downstairs of the house. The upstairs has been done over this last summer by including linoleum floors, indirect ceiling lamps, and painting the replastered walls. The downstairs should have these improvements made at approximately these figures (Rounded off for lack of correct estimates)

Broadloom rug	300
2 New Davenports (leather preferred)	300
2 New chairs and a new lamp	100



a library inclusion in the sun room 200  
a repaper & repaint job of all needed  
places & one new table for papers 100  
1000

I hope I have given you enough of a  
summary so that you may adequately  
answer Brother Rush.

The Fund at present has reached \$38.50  
from a total of 18 alumni responses.  
It would take only a few responses from  
really financially prominent members to  
get us well on our way.

Please emphasize the fact that we can  
and will meet all of our current oblig-  
ations, the question remains as to whether  
we will be able to do any improving on the  
house.

I haven't had an opportunity to thank  
you for your contribution and I want  
you to know we do appreciate it and  
doubly so the work which you are  
putting in on this drive.

Fraternally  
Tom Higgins



BOULDER, COLORADO  
LAWRENCE, KANSAS  
COLUMBIA, MISSOURI  
LINCOLN, NEBRASKA

ESTABLISHED IN 1929

DIRECTOR  
C. H. FREEARK

# FRATERNITY MANAGEMENT

INCORPORATED

*Financial and Organization Advisers to Fraternities and Sororities*

729 MASSACHUSETTS STREET

LAWRENCE, KANSAS



FINANCIAL ADVISERS  
ORGANIZATION ADVISERS  
AUDITS - BUDGETS  
SYSTEMS - SUPPLIES  
SOCIAL SECURITY TAX  
BUILDING ANALYSIS

CHAS. A. GALLOWAY  
KANSAS REPRESENTATIVE

December 27, 1939

Mr. John A. Rush,  
121 South Hudson,  
Los Angeles, California.

Dear Mr. Rush:

Mr. Forrest C. Allen has informed me of your interest in the Kansas Alpha chapter of Phi Kappa Psi, and has asked that I write you giving pertinent facts in regard to the financial condition of the chapter and the Building Association at the present time. This I am very happy to do and am outlining below a brief, yet concise, picture of the chapter today.

The first mortgage on the property is now \$18,000.00. This mortgage was refinanced two years ago and is now held by the Central Trust Company, of Topeka, Kansas. The interest rate is 5%, the old rate of 5½%, and the budget calls for a principal reduction of \$1,000.00 per year.

In order to carry out some major repairs to the property, and furniture over and above the regular budget amount, the Building Association borrowed some money from a local bank. This note has been reduced to \$350.00 and will be completely liquidated by July 1, 1940.

The two above mentioned items are the only obligations against the Building Association.

In passing, I might mention that the budget program for the organization is divided into two parts; the Building Association budget, and the Active Chapter budget. The property is in the name of the Building Association, and consequently that organization, of which Mr. Corlett Cotton is Secretary-Treasurer, pays the mortgage, insurance, taxes, and takes care of the maintenance of furniture and property. Their annual budget income expense for the past two years has been \$6,300.00.

The active chapter pays \$700.00 each month for nine months to the Building Association as rent.



John A. Rush, Los Angeles, Calif.  
 Dec. 27, 1939

At the present time the chapter employs a house mother whose wages are . . . . . \$65.00 per month

house man . . . . .	70.00	"	"
cook . . . . .	100.00	"	"
assistant cook . . . . .	36.00	"	"
dish washer . . . . .	12.00	"	"
treasurer . . . . .	28.00	"	"
intramural manager . . . . .	5.00	"	"
4 of their own boys as waiters . . . . .	54.00	"	"
The total monthly payroll is . . . . .	<u>\$370.00</u>		

Social Security Taxes, including Old Age Pension and Unemployment Insurance amount to approximately \$20.00 per month.

The budget amount for:

Telephone . . . . .	\$30.00	per month
Electricity . . . . .	60.00	" "
Gas . . . . .	30.00	" "
Heat . . . . .	35.00	" "
Water . . . . .	35.00	" "
Laundry . . . . .	40.00	" "
Miscellaneous small repairs and supplies	60.00	" "
A total for utilities and supplies	<u>\$290.00</u>	" "

Under the classification that we call Activities, the following are the budgeted amounts for each item:

Publications . . . . .	\$14.45	per month
Interfraternity . . . . .	8.42	" "
Rushing . . . . .	38.89	" "
Special Events . . . . .	5.55	" "
News Letter . . . . .	5.55	" "
Social . . . . .	77.78	" "
Convention . . . . .	5.55	" "
Miscellaneous . . . . .	<u>33.81</u>	" "
The total budgeted expenditures for activities amounts to . . . . .	<u>\$190.00</u>	" "

We set up a reserve for doubtful accounts of \$30.00 per month.

The food costs approximately \$0.55 per person per day, or for an average month, about \$700.00.

Combining all of the above items, you will see that the chapter pays out the following each month:



John A. Rush, Los Angeles, Calif.  
Dec. 27, 1939

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Rent . . . . .	\$700.00
Wages . . . . .	370.00
Social Security Tax . . . . .	20.00
Utilities-Supplies . . . . .	290.00
Activities . . . . .	190.00
Reserve for doubtful accts. . . . .	30.00
Food . . . . .	698.00
Total	<u>\$2,298.00</u>

In order to meet this budget expense it is necessary for the chapter to have forty-seven members rooming and boarding at the house and six town members. The house members pay \$47.50 per month, and the town members pay \$11.00 per month.

For the past few years the biggest problem we have encountered has been that of unpaid house bills; however, this is gradually being reduced until at the present time the current unpaid house bills are only about \$100 or \$200 at the end of each year. This may seem high, but considering six or eight years ago the total was approximately \$1,500 each year, there has been a substantial decrease.

At the present time the chapter only has forty-four boys living in the house and the income is therefore below the budget requirement by about \$150.00 per month. The only expense which decreases in proportion to the shortage of members is that of food, and consequently there is an actual loss incurred each month. Whether or not the chapter will be able to build up their membership at the beginning of the second semester is uncertain. They have an excellent group of boys, and we do not recommend that they increase their membership at the cost of lowering quality of men. If there is a shortage at the end of the year, and there undoubtedly will be, it will be necessary to postpone some major improvements to the property and furniture which would otherwise be done.

The chapter is very much in line in all respects with the other good organizations at Kansas. They have cooperated splendidly in carrying out the budget program which we outline each year, and have been very diligent in all of their activities.

I sincerely hope that this letter will give you a picture of the local chapter as it is today. If you have any questions or comments I shall be very happy to hear from you at any time.

CAG/haq

Copy to F.C.Allen

Yours very truly,

FRATERNITY MANAGEMENT, INC.

By *Chas. G. Salloway*



BOULDER, COLORADO  
LAWRENCE, KANSAS  
COLUMBIA, MISSOURI  
LINCOLN, NEBRASKA

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LAWRENCE, KANSAS



FINANCIAL ADVISERS  
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AUDITS - BUDGETS  
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SOCIAL SECURITY TAX  
BUILDING ANALYSIS

CHAS. A. GALLOWAY  
KANSAS REPRESENTATIVE

January 4, 1940

Mr. John A. Rush,  
121 South Hudson Avenue,  
Los Angeles, California.

Dear Mr. Rush:

I wish to acknowledge receipt of your letter of December 30 in which you requested further information in regard to the financial operations of Phi Kappa Psi, at the University of Kansas.

The Building Association budget calls for income from the active chapter of \$700 per month for nine months, or \$6,300 annually. The following is an itemized schedule of the estimated budgeted expenditures to be incurred during the school year 1939-40.

First Mortgage-Principal	\$500
First Mortgage-Interest	925
Insurance	220
Taxes	825
Furniture & Property Maintenance	2,000
Building Reserve Fund	930
Management Service	400
Bank Note	500
	<hr/>
Total	\$6,300

The above figures were set up at the beginning of the school year 1939-40. However, since making up the original budget some changes have been made.

At the beginning of this school year the mortgage balance was \$18,500 and the contract called for a payment of \$500 in June 1940. However, we found that it would be possible to make a principal payment of \$500 on January 1, which was done. When I wrote my previous letter, this payment had just been made and consequently I quoted the mortgage at \$18,000, which is actually the balance at this writing. The interest accordingly was set up at \$925.

The figures for insurance, taxes, and management service are fixed and will run very closely to the amounts above.

The balance on the bank note at the beginning of the school year was \$500, and we contemplate paying that note in full during the school year.



Mr. John A. Rush, Los Angeles, Calif.  
Jan. 4, 1940

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The other two items in the budget, namely; furniture and property maintenance, and reserve fund, are as you realize, variable items which can be controlled. Since the mortgage contract called for a principal payment of only \$500 this year, but hereafter \$1,000 per year, we set the budget for the mortgage reduction at \$500 with the thought in mind of using an additional \$500 of the reserve fund to apply which would make a total mortgage reduction during the year of \$1,000. The mortgage balance, or any part thereof, can be paid at any interest paying date.

There are some repairs to the house and property which need to be done, and if all of them were made, the figure of \$2,000 would not be too high. To the casual observer, \$2,000 a year for repairs may seem like a lot of money for this item, however, in the past few years there have been so many needed repairs and replacements to keep the chapter in good condition, that we have been unable to pay for them all out of that particular year's budget. Last year was the first year that the chapter paid the full \$6,300 in rent, previously they were able to pay only about \$5,000 or \$5,500 in rent. Since the great majority of these repairs are made during the summer months, and further since we will not know whether the chapter can pay the full \$6,300 until the last month of the school year, the actual amount of repairs which will be made is uncertain. Incidentally, a portion of this \$2,000 has already gone to pay for repairs made last summer over and above the budgeted amount for last year. I might explain that the attitude of the chapter toward the reduction of the mortgage is this; they feel that the money they pay to the Building Association as rent, should go primarily to keep their house in an up-to-date condition in line with other fraternities on the campus. Their attitude is that they do not feel they should deny themselves the advantages of a modern house and up-to-date equipment for the sake of reducing the mortgage so that the boys ten or fifteen years from now can have a fine new house. In other words, they want to spend their money on themselves rather than on some future class. This attitude is prevalent among undergraduates in every fraternity, although for the most part, they are quite reasonable in going along with the alumni toward the mortgage reduction.

Your thought that the reduction of the mortgage is most important is entirely in agreement with our views. We have for the past several years paid as much as we possibly could toward the mortgage reduction, while at the same time paying other bills that were incurred and keeping the furniture and property in good condition. Our plan is to make repairs and replacements as they are



Mr. John A. Rush, Los Angeles, Calif.  
Jan. 4, 1940

- 3 -

needed to maintain a satisfactory condition, but keeping in mind that in ten or fifteen years the present house will have served its purpose and a new one will be needed. Consequently, no major additions to the house have been made; the money for this instead has been and will be applied toward the mortgage.

We have a sinking fund which is in the nature of a savings account and amounts at this time to approximately \$1,500. This fund is made up of house note payments and is never used for general expenses. We hope to build this up sufficiently to have a sizable fund toward the down payment on a new house.

You may be certain that we will apply all available income which is not required for other expenditures toward the reduction of the mortgage. In those years in which the repairs and replacements can be held to a minimum, and if the chapter can meet the full rent requirement, it should be possible to pay \$1,500 on the mortgage per year. The problem we face, as you can understand, is keeping the income of the chapter up sufficiently to pay the rent in full each year, and at the same time making repairs and replacements only as they are needed to maintain the house and furniture in a satisfactory condition. When we began working with the chapter they were several thousand dollars in debt for furniture and were only paying \$500 a month in rent. We have gradually been able to increase the operating efficiency of the chapter up to a point where it is now possible to pay cash for the new furniture and repairs without eliminating any parts of the chapter program itself.

Your interest in this matter is certainly appreciated and I hope that you will continue to offer suggestions and comments from time to time.

Yours very truly,

FRATERNITY MANAGEMENT, INC.

By *Char. G. Salloway*

CAG/haq



January 8, 1940.

Mr. Chas. A. Galloway,  
Fraternity Management, Inc.,  
729 Massachusetts St.,  
Lawrence, Kansas.

Dear Mr. Galloway:

Thank you very much for sending me a copy  
of your letter of January 4th written to Mr. John A.  
Rush concerning the financial operations of Phi Kappa  
Psi. I appreciate it very much.

Sincerely yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



Dear Dr. Allen:

The collections, names and amounts, are listed below in order of receipt.

✓	Larry Winn	25
✓	Aug. Lauterbach	10
✓	Vic Matthews	2
✓	Bernard Sheridan	5
✓	Lewis F. Doyle	1
✓	Aug. Lauterbach	10
✓	Dolph Simons	10
✓	Webb Woodward	3
✓	Bob Busler	5
✓	Doctor Phog Allen	10
✓	V. G. Walling	2.50
✓	Paul M. O'Leary	5
✓	W. F. Stevenson	5
✓	Charles A. Hashins	10
✓	F. W. Tenney	5
✓	A. J. Spangler	10
✓	W. T. Lutz	10
✓	Winster R. Tate	10
✓	W. O. Lenhart	15
✓	Ward Coble	5
✓	Marvin H. Cleager	10
✓	Paul K. Brooker	2
✓	Robert Fegan	2
✓	Victor Newman	5
✓	Sam Steele	3
✓	Chester Woodward	5
✓	Major Clay Anderson	5
✓	Lloyd Wheeler	2
✓	George Ceterly	10
✓	Frederick H. Wood	100
✓	Edward W. Tanner	3
✓	J. A. Thompson	5
✓	Joe Wellman	5
✓	Lawrence Morris	5
✓	Charles Strickland	15
✓	Ill. Thompson Jr.	5
✓	K. C. Alum. Assn	20.50

(over)



Lwin K. Thacker M. D

5.

Total  
366.

The only expenses so far have been  
Stamps \$14.00  
Jean Milon + Gene 7.50  
Magazines 10.00 (To stock the library for 2 or  
3 years)  
\$31.50

This should leave us a balance of  
\$334.50.

Below is a list of Lawrence men  
who have not been heard from  
but who might remember if you  
would call them on the phone.

Thank you

Tom Higgins

Enclosed is a directory for the addresses  
and the check marks indicate  
answers we have sent

✓ by house

✓ by house &  
yourself.

(according to my files)

Lawrence men.

1. Herbert Bulleau - 710 Indiana
2. Corlett Cotton - 704 W. 17<sup>th</sup> St
3. David Evans - 1908 Vermont
4. Richard M. Jones - 2235 New Hampshire
5. Rufus Trivett - 1715 Barber
6. Robert Young - 1215 W. 4<sup>th</sup>
7. William Gilca - 401 Missouri

George Esterly Jr. Dean of Business School at  
University of Newark N.J.



April 24, 1940.

Mr. John A. Rush,  
121 So. Hudson Ave.,  
Los Angeles, California.

Dear Brother Rush:

Again I must beg your humble pardon for not answering your communication of the 9th instant sooner. I have intentionally taken some time for meditation and study before I answered your letter.

I had not had an opportunity to read your letter of February 29th to the Special Alumni Committee, addressed to 1100 Indiana Street. I called the brothers after receiving your letter and they brought it in. I also received a copy of Brother Tom Higgins letter to you in his attempt to answer your inquiries. Higgins is chairman of the finance committee at the house.

I have attempted to digest his letter and I can see some strong arguments that he has presented and I can also equally agree with you on many of your presentations. In reading your comparisons that you have made between Kansas Alpha and California Delta I can see some expenses that could be reduced somewhat. For instance, the \$5.00 monthly for intramural manager. I see no reason why activity such as this should receive compensation. I do agree that the boys who wait on the tables should receive remuneration because that takes time. If they got their meals for such service, then that would be compensation, but they do not.

The housenother plan is a requirement and it is not possible to get anyone for less than that amount. Gas and heat naturally run up here in Kansas on account of the extremely cold weather. And I believe that the social side is perhaps emphasized too much, but the boys are forced to go along with the company they keep.

Therefore, Brother Rush, I am not in a position to suggest to you whether you should make any donation to this fund or not. I do, however, assure you that I honor your opinion most highly and respect your knowledge of economics. I think that the matters that you have written to the brothers about should be taken very seriously by them, and I am very sure that they have counselled quite seriously since receiving your letter.



When heads of households or heads of firms receive a lesser income they are forced to cut their budget accordingly. It seems to me that any group of men, whether they are young or old, should have a budget of expectations and a budget of expenditures, and when annually they are faced with the vicissitudes of financial depressions and failures in academic achievement, then it is thinkable to me that this group should plan on having a larger possible pledging class to enable the organization to survive the momentary or sudden financial crisis in which they find themselves as an organization.

I do accept your word sincerely that you are willing to help your chapter when it is reasonably entitled to it. As I said before, I could not advise you or give you my opinion that you should add any stipend unless you are fully convinced that your admonitions have borne some fruit with the brothers, and out of the extreme goodness of your heart you want to make a donation in spite of your dissenting with them on the method they have employed.

I do hope that you will be able to come for the Golden Anniversary Reunion of the class of '90. The spring is very lovely here at the present. We have had a very cool spring, but it seems as if each shrub and tree is bursting with new life. I have never seen Lawrence more beautiful. However, I can appreciate the long distance that you would be forced to travel, and if on June 10th the weather man would give us the kind of weather that you deserve I am sure that the effort would be worth while. I do know that I would enjoy very much visiting with you.

With air-conditioned cars you would still be forced to gamble on the heat outside. I am sorry that the Eldridge Hotel does not have air-conditioned rooms and there are very few homes in Lawrence that have installed this, should I say luxury, but in Lawrence I might say necessity. At any rate, we would be delighted to see you and I know you will get a great thrill out of seeing your classmates here in Lawrence.

Again thanking you for the exceptional care that you have given this matter, and assuring you that it has been a pleasure to correspond with you, I am, with kindest personal regards,

Paternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



LAW OFFICES OF  
**JOHN A. RUSH**  
PACIFIC FINANCE BUILDING  
LOS ANGELES, CAL.

April 9, 1940.

Dr. Forrest C. Allen,  
University of Kansas,  
Lawrence, Kansas.

Dear Bro. Allen:

After I had received your letter dated December 8, 1939, concerning donations to Kansas Alpha for refurnishing the chapter house, I made some inquiries as to the situation and, about two months ago I wrote to the Special Alumni Committee, 1100 Indiana St., Lawrence, a report as to what I ascertained. I have heard nothing from it, and am wondering whether or not you have seen it.

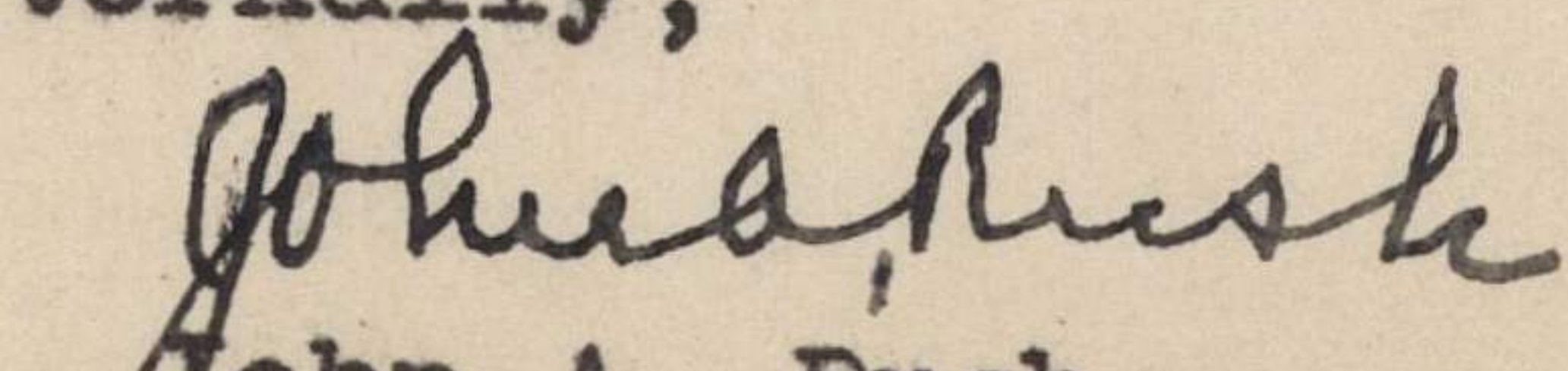
In my letter I asked for further information from which I could determine what I should fairly do as to making a contribution, but I have not been furnished with it.

I want to assure you and the other brothers that I am willing to help my chapter when it is reasonably entitled to it, and shall appreciate a letter from you after you have read my letter. If, under the circumstances, you advise that the chapter is entitled to aid then I shall send in a check payable to the order of whatever payee you may designate.

This Commencement will be the GOLDEN ANNIVERSARY REUNION of my Class of 1890, and I should be most happy to attend, but the distance to be travelled is so great and the heat sometimes experienced at that time of year somewhat deters me.

With my personal regards, I am,

Fraternally,

  
John A. Rush  
121 So. Hudson Ave  
Los Angeles, Calif.



Dear Brother Rush.

I received your letter of February 29, 1940 and am taking ~~of~~ this opportunity to answer some of the questions you raised <sup>either</sup> ~~your~~ directly or indirectly. Probably the biggest differences in the two houses are ① We have a house budgeted for 47 boys as compared to Cal. Delta's 25. ② There is a vast difference in the conditions in the two parts of the country. The expenses you listed varied very near to a 2 to 1 ratio with a few exceptions. It is a "hill rule" that we must have a house mother and our wage for her is the same as the other houses here. The rushing expense is met by a spring rushing assessment of \$2.50.

The unknown number of outside boys at \$11.00 per mo. is now 6 boys who live in Lawrence and pay for ~~the~~ three meals a week in the house and for their social privileges.

The annual budget requirement for refurbishing of \$2000 is not "annual" since this is the first year we have been able to set this up and this year has turned out to be a bad year for us financially and it appears that we won't be able to meet the full amount.

This bad year was due to the changing in financial conditions in this part of the country. The boys in Kansas are sons of wheat farmers or sons of entrepreneurs of small stores in the small Kansas towns. The whole country is dependent on the wheat crop which this year was below average and the price was very low. This caused a smaller group to choose from and necessitated us to do one of two things, lower Phi Psi's standards to fill the house with sub-standard boys or help the house <sup>practically</sup> ~~partially~~ full of boys who help Phi Psi. Which would you do in our positions? We thought we would be better Phi Psi to uphold its standards.



Also in line with these geographic conditions it is only natural that we pay \$50.00 more per mo. for gas and heat ~~at~~ since we have approximately 60 days of zero or sub-zero weather.

It also seems illogical to me that Cal Delta has no miscellaneous expenses such as broken windows, door locks, sewer repairs, and the like.

The present furnishings in the living room were put in 10 years ago and are now at a point where the rug is splitting down the middle and the chairs are worn thread-bare. The repairs and additions during the past years have consisted of repairs to the wiring of the house, putting linoleum on the upstairs floors, painting the outside of the house and miscellaneous repairs to the house. These repairs were done on a curtailed budget expense due to the heavy depression which hit the farming community especially hard.

As you said you were more interested in that the present mortgage will be paid off during the life of the present house. Our set up provides for each pledge to sign a house note of \$100 payable in one of four ways. 1. 90 cash within 90 days 2. \$25 for each of the four years a man is theoretically in the house 3. \$750 per month until paid off. 4. or an insurance policy is taken out by the boy and the dividends are assigned to the Pldg. Assn. until \$100 has accumulated then we get the money.

This fund has now reached \$2500 and any future income will automatically be applied to the mortgage payment. This will permit us to pay it off at a rate of near \$2000 a year and at the



same time we have this \$2500 in case of a calamity. We are protected carefully and fully in case of fire as our policies cover us for about \$30,000 or over \$17,000 over the mortgage.

Kansas Alpha is in a good position as far as its financial structure goes except for the current year. If we had been able to pledge and keep enough boys with financial stability and at the same time not lower our standard up we would not have needed to have asked our alumni for any support but we felt that if the alumni would help us over this hump by financing the refurbishing we would be able to end the year with a clean slate and at the same time have a house that would rank with any on the hill in furnishings. It really comes down to a matter of keeping up with the Joneses during the spring rushing and during rush week.

At present the alumni have graciously contributed \$360 of the \$1000 we set as a goal. The goal was set with the idea of doing these things:

New rug for living room	\$300 to \$400
New divans (2)	\$200 to 300
Two new tables	\$50 to \$60
3 new lamps	50 to \$75
2 new "easy chairs"	150 to 200
New tile & change of layout of Showers	150 to 200
	\$900 to \$1235

This would add to the house greatly and there would be few major additions needed for several years to come. We would thus be able to accumulate enough to do this on our own and even pay off the mortgage at a somewhat faster rate.



Brother Ruck, I hope I have  
successfully answered your questions  
but do hope that if I have not done  
so you will write to me so that  
I may try to enlighten you. I do  
want to thank you for the letter  
as it shows us many things and I  
hope that ~~and~~ the other brothers <sup>and I</sup> will  
be able to better our chapter and Phi  
Psi by the suggestions offered.

Fraternally yours  
Tom Higgins  
TOM HIGGINS  
Chairman of Finance Committee



LAW OFFICES OF  
**JOHN A. RUSH**  
 PACIFIC FINANCE BUILDING  
 LOS ANGELES, CAL.

February 29, 1940.

Special Alumni Committee,  
 Phi Kappa Psi House,  
 1100 Indiana Street,  
 Lawrence, Kansas.

Dear Brothers:

Last December I received a telegram from Bro. Forrest C. Allen about refurbishing the chapter house. Naturally I wished information for the need of money from the alumni for that purpose, since generally those who wear out property should replace and repair it. Therefore I made inquiry of Fraternity Management, Inc., and of California Delta, and found:

Expenses	Kansas Alpha-	Calif. Delta	
House mother -----	\$65.00	\$ nothing-per mo.	
House man -----	70.00	50.00	"
Cook -----	100.00	100.00	"
Assistant cook -----	36.00	50.00	"
Dish washer -----	12.00	nothing	"
Treasurer -----	28.00	"	"
Intramural manager -----	5.00	"	"
4 of own boys as waiters ---	54.00	"	"
(Cal. Delta pledges do this gratis)			
	<u>\$370.00</u>	<u>\$250.00</u>	
Telephone -----	30.00	15.00	"
Electricity -----	60.00	34.00	"
Gas and Heat -----	65.00	18.00	"
Water -----	35.00	40.00	"
Laundry -----	40.00	18.00	"
Miscellaneous -----	60.00	Nothing	"
	<u>\$290.00</u>	<u>\$125.00</u>	
Publications -----	14.45	1.50	"
Interfraternity -----	8.42	Nothing	"
Rushing -----	38.89	See below	"
Special events -----	5.55	"	"
Social -----	77.78	"	"
Miscellaneous -----	33.81	Nothing	"
Convention and News Letter ----	11.10	5.50	"
(No news letter; rushing, social, and special events paid by each member in addition to monthly acct.)	<u>\$190.00</u>	<u>\$7.00</u>	"

California Delta has 25 members in the house at \$47.50 per month and 25 outside at \$25.00 per month- a total of \$1812.50



#2-JAR to SAC.

per month, as against 44 members in the house at Kansas Alpha at \$47.50 per month, or a total of \$2,000.00 per month and has also an unknown number of outside members who pay \$11.00 per month each. Thus it appears that the operating monthly expense of Kansas Alpha out side of rent and food is at least \$400.00 more per month than at California Delta, and on the other hand Kansas Alpha collects from its members at least \$200.00 more per month than does Calif. Delta. This means a difference of \$5,400 for nine months.

Under these circumstances it hardly seems fair to call on the alumni for money to refurnish the house and I hesitate to respond to the call unless these marked differences are explained away. I am further informed that the annual budget requirement for refurnishing is \$2,000 per annum. That seems rather large. Worthwhile furnishings should easily last ten years on the average, and at the rate of \$2,000 annual replacement this would mean an equipment cost of \$20,000. What was the original cost of the present equipment in the house? What is it worth now?

For payments on the mortgage, insurance, taxes, building reserve fund, management service-the total required annually is \$3,800, or only \$422.25 per month for 9 months, or but \$9.60 per month for each of the boys in the house. Certainly that is cheap enough rent even for unfurnished rooms, and I feel sure that the boys will realize under these circumstances that they should pay enough additional to make good their own wear and tear.

I am more interested in knowing that the present mortgage will be paid at least during the life of the present house. Besides, plans must be made for then replacing it or disaster will come. I enclose a letter from Bro. A. C. (Tom) Platt of California Delta and the results of his 10-year plan by which he has collected \$80,000 and now has enough for a new chapter house after having paid \$32,000 for the old one and the ground. Each man who goes out from the chapter signs a note for payment of at least \$100.00 to the building fund, and this should be done at Kansas Alpha. In addition a plan something like the Platt plan should be adopted and carried out. But unless some one man will take the burden of keeping forever on the job and pounding the brothers on the back year and year out for their remittances it will fail. After I had secured a chapter house for Colorado Alpha and had put in \$1,000 of my own money, when I left Denver it was not properly cared for and the house was lost and we lost practically all our money. Therefore, I emphasize the necessity of a hard-boiled collector on the job all the time and persistently at it.

I write this not captiously but in a fraternal spirit and hope it may result in something practical being done.

Fraternally yours,

*John A. Rush*



February 14, 1940

Mr. John A. Rush,  
121 So. Hudson Ave.,  
Los Angeles, Calif.

Dear Judge:

I am enclosing you a copy of the 10-yr. plan we put in force at Calif. Delta in order to secure sufficient funds with which to purchase a property.

I might say that after the first year we ran ahead of the figures from that year on through the 10th, so that the figures you can consider as conservative.

We insured five of the young men on a 10-yr. basis, and the young men who took out the insurance permitted the premium he would receive for same to go on an extra policy which gave us about \$28,000.

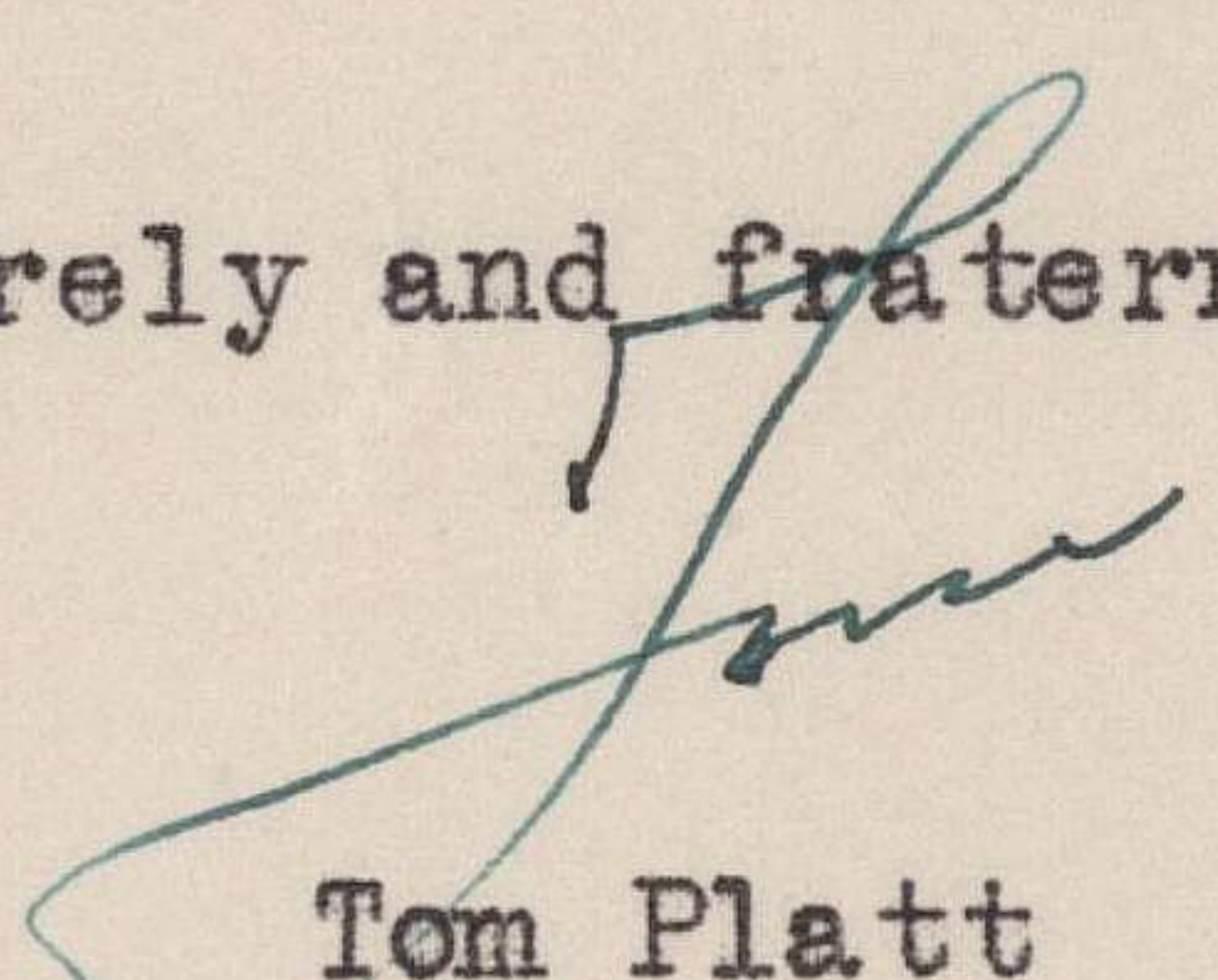
We asked each man in the house and all alumni to pay into this fund at the rate of \$1.00 a week for five years, amounting to \$260.00 -- that is the manner in which the money was raised.

I might say that each year now I invest anywhere from \$5,000 to \$6,000 toward the building of a new home, and in 18 years we have raised practically \$80,000 cash.

Any further information I can give you would be glad to do so.

With kind regards --

Sincerely and fraternally,



Tom Platt

ACP:CB

Los Angeles, California.



1st Year

25 Actives @ \$25.00 per year \$ 625.00  
 60 Alumni @ \$50.00 " " 3,000.00  
 \$ 3,625.00  
 Less Insurance Premium 2,500.00  
 Balance 1st Year \$ 1,125.00

2nd Year

Balance 1st Year \$ 1,125.00  
 25 Actives @ \$25.00 per year 625.00  
 68 Alumni @ \$50.00 " " 3,400.00  
 \$ 5,150.00  
 Less Insurance Premium 2,500.00  
 Balance 2nd Year \$ 2,650.00

3rd Year

Balance 2nd Year \$ 2,650.00  
 25 Actives @ \$25.00 per year 625.00  
 76 Alumni @ \$50.00 " " 3,800.00  
 \$ 7,075.00  
 Less Insurance Premium 2,500.00  
 Balance 3rd Year \$ 4,575.00

4th Year

Balance 3rd Year \$ 4,575.00  
 25 Actives @ \$25.00 per year 625.00  
 84 Alumni @ \$50.00 " " 4,200.00  
 \$ 9,400.00  
 Less Insurance Premium 2,500.00  
 Balance 4th Year \$ 6,900.00

5th Year

Balance 4th Year \$ 6,900.00  
 25 Actives @ \$25.00 per year 625.00  
 92 Alumni @ \$50.00 " " 4,600.00  
 \$ 12,125.00  
 Less Insurance Premium 2,500.00  
 Balance 5th Year \$ 9,625.00

6th Year

Balance 5th Year \$ 9,625.00  
 25 Actives @ \$25.00 per year 625.00  
 100 Alumni @ \$50.00 " " 5,000.00  
 \$ 15,250.00  
 Less Insurance Premium 2,500.00  
 Balance 6th Year \$ 12,750.00

7th Year

Balance 6th Year \$ 12,750.00  
 25 Actives @ \$25.00 per year 625.00  
 108 Alumni @ \$50.00 " " 5,400.00  
 \$ 18,775.00  
 Less Insurance Premium 2,500.00  
 Balance 7th Year \$ 16,275.00

8th Year

Balance 7th Year \$ 16,275.00  
 25 Actives @ \$25.00 per year 625.00  
 116 Alumni @ \$50.00 " " 5,800.00  
 \$ 22,700.00  
 Less Insurance Premium 2,500.00  
 Balance 8th Year \$ 20,200.00

9th Year

Balance 8th Year \$ 20,200.00  
 25 Actives @ \$25.00 per year 625.00  
 124 Alumni @ \$50.00 " " 6,200.00  
 \$ 27,025.00  
 Less Insurance 2,500.00  
 Balance 9th Year \$ 24,525.00

10th Year

Balance 9th Year \$ 24,525.00  
 25 Actives @ \$25.00 per year 625.00  
 132 Alumni @ \$50.00 " " 6,600.00  
 Balance 10th Year \$ 31,750.00



Good of Human Civilization

Mr Genl A. Comstock  
Teachers College

Columbia Univ

Right to  
Think  
Speak  
Write  
& Inquiries

Human Mind as an Instrument  
Program for Intellectual  
Defense

1. Defended Directly  
a. Come to defense of  
B. Colleges & U. do practice

but do not provide what these  
practices mean - Political liberty  
schools - educate  
bring together all people of community

2. Defended Indirectly  
Obligation of Secular  
Scholar  
Thomas Jefferson, Father of Amer. Democracy

Mustard has  
always wanted  
freedom  
Security

Compromise  
Cannot have both  
in unrestricted terms

Conflict between  
Economics & politics  
Rich & Poor  
Charles Beard, Great Economics

military state  
Put 10 or 14 million men  
back to work  
4 or 5 million between 16 & 24  
who are not in schools.

Totalitarian  
Left or Right

Less Insurance Premium	\$ 2,500.00
84 Alumni @ \$20.00	\$ 1,680.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 2nd Year	\$ 2,120.00
Less Insurance Premium	\$ 2,500.00
108 Alumni @ \$20.00	\$ 2,160.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 3rd Year	\$ 2,284.00
Less Insurance Premium	\$ 2,500.00
133 Alumni @ \$20.00	\$ 2,660.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 4th Year	\$ 2,784.00

Less Insurance Premium	\$ 2,500.00
154 Alumni @ \$20.00	\$ 3,080.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 5th Year	\$ 3,204.00
Less Insurance Premium	\$ 2,500.00
179 Alumni @ \$20.00	\$ 3,580.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 6th Year	\$ 3,704.00
Less Insurance Premium	\$ 2,500.00
204 Alumni @ \$20.00	\$ 4,080.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 7th Year	\$ 4,204.00
Less Insurance Premium	\$ 2,500.00
229 Alumni @ \$20.00	\$ 4,580.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 8th Year	\$ 4,304.00
Less Insurance Premium	\$ 2,500.00
254 Alumni @ \$20.00	\$ 5,080.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 9th Year	\$ 5,204.00
Less Insurance Premium	\$ 2,500.00
279 Alumni @ \$20.00	\$ 5,580.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 10th Year	\$ 5,304.00

Balance 2th Year	\$ 2,624.00
Less Insurance Premium	\$ 2,500.00
84 Alumni @ \$20.00	\$ 1,680.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 3th Year	\$ 2,748.00
Less Insurance Premium	\$ 2,500.00
108 Alumni @ \$20.00	\$ 2,160.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 4th Year	\$ 2,864.00

Balance 10th Year	\$ 5,304.00
Less Insurance Premium	\$ 2,500.00
133 Alumni @ \$20.00	\$ 2,660.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 11th Year	\$ 5,428.00
Less Insurance Premium	\$ 2,500.00
158 Alumni @ \$20.00	\$ 3,160.00
82 Active @ \$32.00 per Year	\$ 2,624.00
Balance 12th Year	\$ 5,552.00



Well, this has turned out to be a rather long letter rather than a short one. Before I close, I want to say how sorry I was that I wasn't able to make a contribution to the Phi Psi Christmas fund, but you can well understand that if I am able to make any donations I should make them here. This does not mean lack of interest in Kansas Alpha but merely indicates the rather continued demands here coupled with the problems associated with academic salaries. I have been asked to serve as chairman of a North Jersey group to round up alumni to attend the Phi Psi G.A.C. at Spring Lake this June, and I hope that I can have a good number on hand. Therefore, if I can't make any contributions in funds, I will attempt to do so in services. Frankly, it is only in the last year or two that I have received much correspondence or information concerning the Phi Psi Fraternity, but I find that my interest has not suffered because of the dirth of information.

George R. Esterly



Twin Starr	5.00
E. L. Carter	10.00
Henry K. Humphreyville	2.00
Joe Dyer	2.50
Morton Snow	10
Solon E. Quinerville Summerfield	100

(From Tommy Higgins - additional contributions to Phi Psi fund - all these have been acknowledged.)



May 25, 1940.

Mr. John A. Rush,  
121 So. Hudson Ave.,  
Los Angeles, Calif.

Dear Brother Rush:

I am sorry that I have delayed answering your good letter of the 15th instant. I have had a great number of commencement addresses over the state and I have just returned to my desk this morning from traveling over the various parts of Kansas.

I do want you to know that I am pleased indeed that you are coming out to the Golden Anniversary of your graduation. I certainly do want to see you and have a good long talk with you. I feel that you have done Kansas Alpha of Phi Kappa Psi a real favor. These boys naturally are young and although they are very ambitious, sometimes their inexperience costs them much money.

Tom Higgins is a fine boy and I am sure when you meet him you will agree with me.

Now, regarding the additional degree that you spoke about. I called for Chancellor Malott as soon as your letter arrived and found that he was out of town. I then called Dean E. B. Stouffer of the Graduate School and talked to him about the possibility of the University honoring you with a degree. Dean Stouffer told me that the statutes prohibited the giving of any honorary degrees by the University. He said some sixty years ago there were some Doctor of Divinity degrees given, but those were the last.

I know that you will understand that the University would be happy to do anything she could to honor her sons if it were within her power. But under the conditions I know that you will understand.

I want to congratulate you on the contribution in Who's Who in America in volume 20, page 2161. It is a very nice tribute to you and your work.

With kindest regards, and awaiting the pleasure of seeing you,  
I am

Faternally yours,

Director of Physical Education and Recreation,  
Varsity Basketball Coach.

FCA:AH



LAW OFFICES OF  
**JOHN A. RUSH**  
PACIFIC FINANCE BUILDING  
LOS ANGELES, CAL.

May 15, 1940.

Dr. Forest C. Allen,  
University of Kansas,  
Lawrence, Kansas.

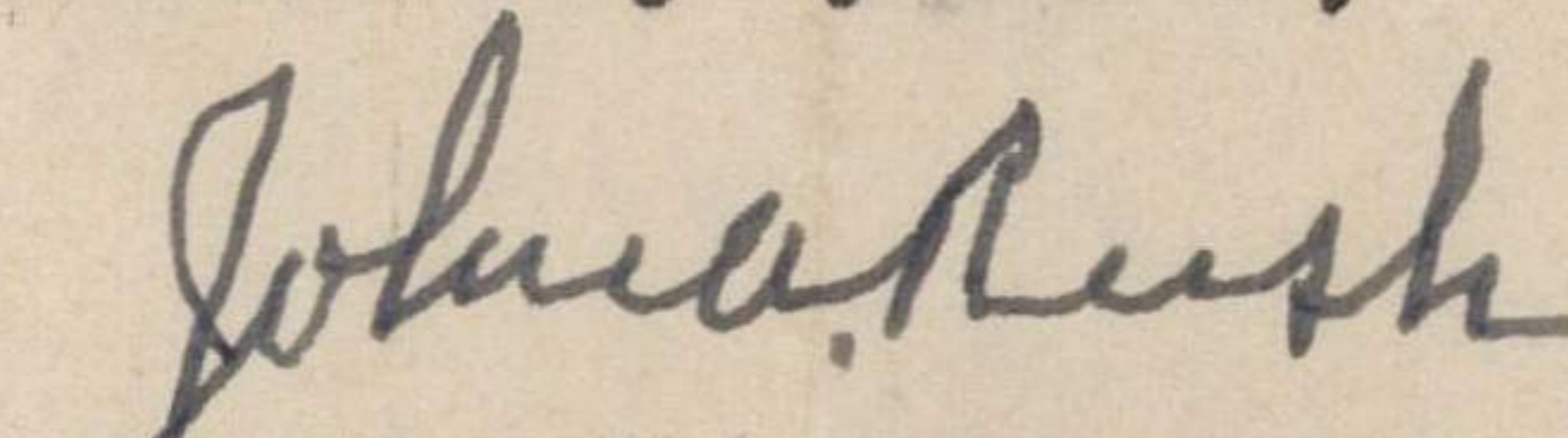
Dear Brother Allen:

Enclosed is a self-explanatory letter which I am mailing to the Special Alumni Committee of Kansas Alpha. Had it not been for you I doubt that they would have gotten it. Perhaps my investigation may result in stirring the boys to a more economical management. If so, it is worth my while.

As I state in the enclosure I now plan to attend my class re-union on June 9th on the Golden Anniversary of our graduation. I shall want to see you again if I am there.

In strictest confidence, will you read my sketch in Vol. 20, p. 2161 of "Who's Who in America" and think over whether or not my work entitles me to a degree at the hands of my alma mater. I have now finished the manuscript on the "City-County Consolidated" which I hope to have published, and an additional degree would look well on its title page. My training at the University gave me the start on this subject fifty years ago which I have followed up ever since. This suggestion is in confidence as I would not want to be placed in the position of asking for something to which I may not be justly entitled.

Fraternally yours,



John A. Rush  
121 So. Hudson Ave  
Los Angeles



C O P Y

May 15, 1940.

Special Alumni Committee,  
Mr. Tom Higgins, Sec'y.,  
Phi Kappa Psi House,  
1100 Indiana Street,  
Lawrence, Kansas.

Dear Brothers:

After careful investigation I have decided to contribute \$25.00 toward refurnishing the living room of the chapter house, and herewith enclose my check in that amount. I hope you may collect a sufficient amount.

The actuating reason for doing this is the scholarship standing being maintained by the chapter, and I wish to encourage its continuance. So keep it up.

My investigation leads me to the belief that considerable economies are possible in the management of your chapter house affairs. In these times I am sure you will agree that this should receive your very serious attention. It is better to reduce expenses rather than to take in a lot of mediocre members in order to increase your income. Don't try too hard to keep up with the Joneses as their standard may not be best for us.

From the fraternity catalogue I made a list of California Phi Psis, which I herewith enclose. I telephoned those who have telephones in Los Angeles asking that they send you a check. Hale Hamilton said to tell you he will, and Louis Moore said he thought he might. Spotts says he has two sons in Cal. Epsilon whose demands there take his spare cash. Ray Foulks told me at our alumni luncheon that he would contribute. The others checked on the enclosed list gave me no encouragement. Delaney said he had contributed \$100.00 to build the chapter house.

I am sending a copy of this letter to Judge Owen, Piatt and Dr. Allen, as an encouragement. I hope to attend my class re-union this June 9th as it is the Golden Anniversary of our graduation. Will try to call on you.

Fraternally yours,

John A. Rush  
121 So. Hudson Ave  
Los Angeles