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PEKING UNIVERSITY
PEKING, CHINA

January 3, 1922

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Truscon Peking,
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Dr. Eric M. North
150 Fifth Avenue
New York City

My dear Dr. North:

A week or more ago I received your cablegram and have been proceeding along the lines suggested in it. Unfortunately I turned over the cable to Mr. Krause, so that he might find out about the possibility of securing a loan. Before he gave me an answer in regard to it he got married and is at present off on a honeymoon, and I will not be able to cable you in reply until the end of this week.

Various contractors are estimating on the buildings, but none of them has given us a complete estimate. So far as our own figuring goes in this office it would appear that the Recitation Building can be built for in the neighborhood of (M)\$90,000. This will involve certain economies in construction, such as substituting a beam and slab construction where the plans call for a tile construction.

We feel that to use the Truscon Company's metal tile is entirely too expensive, and all the hollow clay tiles that are being made here in Peking are entirely too heavy and too costly to make an inexpensive job. As soon as I can get a figure which I think will hold, I will send telegram which I hope will reach you before this letter does.

We have received the tracings for all six buildings, also three sets of plans of the Woman's College buildings, the last package of this coming this morning. We are surprised to find certain extravagances on the Woman's College plans, and after we have made a more careful study of them will send in some suggestions as to economies which must be made on them.

With the Season's Greetings,

Sincerely yours,

G/M

John M. Grew

January
Eight
1922

Professor J. McGregor Gibb
47 Yang Jou Hutang,
Peking, China.

My dear Gibb:-

We have here, as you may have discovered, felt distressed at the development of Mr. Hill's attitude toward his relationship to the building plans. We have been disturbed by the account from Dr. Stuart as to one or two steps which you have taken which seem to us to have been taken without sufficient authorization and one or two other items that seem to me to have made the situation more difficult instead of more easy.

I am sure that it must have been clear to you when Mr. Hill went out, and it was certainly the intention of the Building Committee, not to commit the whole development of the architectural work of the University in the future to Mr. Hill's hands. You will see at once, I think, how sensible this would be since none of us had seen any actual building construction by Mr. Hill and none of us could have any idea of how Mr. Hill would take to Chinese architecture. The specific indication in the contract was that he was to be architect with the Construction Bureau. The original ground for securing Mr. Hill was to supplement the lack of an architect in the Construction Bureau staff and to provide someone who would off-set your own natural tendency to look more at other features of the building operations than the architectural.

Somewhat to our surprise you have put the Chapel plans and the plans for the main Administration building in Mr. Hill's hands, but even then we supposed that those were for preliminary studies and did not commit us in your thought or Mr. Hill's to the acceptance of Mr. Hill as the full architect for the University buildings. It made the matter the more acute when you put into his hands the plans for the small Library even though, as I understand from President Stuart, you had agreed not to do so.

Dr. Stuart also reported that just a few hours before he was leaving Mr. Hill came to him in great agitation and said that you had shown him a letter in which someone writing from here had expressed

to his various criticisms made by Murphy, McGill and Hamlin of Mr. Hill's plans. No such letter has ever come, so far as I know, from any of the Trustees and we have had no criticisms of the plans of Mr. Hill by Murphy, McGill and Hamlin, as none of them, except the lay-out of the academic quadrangle of the Woman's College has ever been shown to them by us, as is indicated in my letter to Mr. Hill. If Dr. Stuart's understanding of Mr. Hill is correct, it seems to us that your showing him such a letter was either without thought of the consequences or was intentionally designed to force Mr. Hill to take a position which would intensify the difficulties already in existence.

I think that in general my communications to you should be regarded as confidential where any matter relating to personnel is included. You are the Director of the Construction Bureau and we ought to feel free to write knowing that our communications to you are not the property of the Bureau as a whole. It is, of course, quite likely that this is your practice as well.

We greatly hope that in the weeks and months to come you will be particularly careful not to do anything to intensify Mr. Hill's misunderstanding of our handling of matters at this end. I have tried to clear up these difficulties as much as I can by my frank statements to him in the letter which I have written him. I hope that you will join us in disabusing his mind of the impression that his plans are being subjected steadily to the presumably prejudiced criticism of Murphy, McGill and Hamlin. That this is not so I have clearly stated in my letter to him. The exact action of the Finance and Property Committee of the Trustees upon this matter is as follows:

"P-1421 VOTED: That we request the secretary to notify Mr. Gibb that the whole question of Mr. Hill's status will be taken up by the Chairman of the Executive Committee and President Stuart upon their arrival in China about June 1st, and that meanwhile we expect to continue operations according to the contract with Mr. Hill."

This action is covered in my letter to Mr. Hill.

In reference to the third paragraph of your letter of November 24th to Dr. Stuart, no such action as is referred to has been taken so far as we are concerned.

There! I have put into this letter I think all our woes and disappointments and I trust that you will not feel anything other than an appreciation that we have been frank about the matter and that we expect that you will co-operate with us in moving forward slowly and cautiously in the future solution of these questions. If it seems in this letter that we have been unduly critical of you, please remember that we are working at long range, that we may not have all the facts and that, like a mother about her child, we are a little nervous as to what the nurse may be doing when she is out of our sight. You will recognize, I am sure, that the Trustees have supported you fully on the matter of the controversy with Julian Arnold, on the matter of structural alterations, and we are not doing so in the

matter of the tile where we have had the facts, and that, as indicated by my previous letter, we have done so in the case of the advances of Lund and Gernow.

This further point should be noted and I have stressed it in Mr. Hill's letter and I am anxious that it should be in mind. We, the Trustees, and the Finance and Property Committee of the Trustees cannot dictate to the Woman's College Committee the procedure which they should follow in handling their plans, and if they insist on having Murphy, McGill and Hamlin examine or draw any further plans, we cannot help it. We know that committees of ladies have their own minds and their own ways, and "There y'are'."

Faithfully yours,

FME
CMI

燕京大學

Jim Crow

PEKING UNIVERSITY
PEKING, CHINA

PEKIN

January 9, 1922

Dr. Eric M. North
150 Fifth Avenue
New York City

*Read
E.M.N.
1/20/22*

*For
action*

Dear Dr. North:

We are sending sixty odd copies of plans of two proposed faculty residences. These are what we think might be called a medium-sized faculty residence. The smaller one of the two is as small as a four bed room house can possibly be made. It gives four bed rooms 10' x 14' and only one bathroom upstairs.

The other plan gives a little more space both upstairs and down and is perhaps as large as a four room house should be made. If we increase the size of it, the question of heating and other upkeep becomes more than a missionary salary can stand. If we should build all the seven room houses as small as the smallest one, we think some members of the faculty would think they were too crowded.

We have some contractors estimating on these buildings, and as soon as we have figures we will send them along so that you will be able to know exactly what to say when appealing for funds.

You might be interested to know that these plans were made in a stone lithograph shop carried on by the Presbyterian Mission, and the cost of producing them is almost nominal. Therefore, we have sent a large number and think you, Mr. Caskey and Dr. Luce may be able to use them.

We are still delaying in sending you figures on the buildings, as during each day's estimating we find a way to reduce the cost and are trying to get the buildings down to the irreducible minimum. We hope before the end of next week we will have plans for the Woman's College dormitories ready to send home.

In regard to borrowing money, the International Bank say they have a gold credit which they can lend us, but it will have to be approved by their New York office, and we are suggesting that they telegraph the New York office to get into communication with the Trustees in New York. If you have not heard from them before this letter reaches you, you might take up the question of a loan there.

G/M

Sincerely yours,

John Mc Gregor Gilbert Jr.

RECEIVED BY
M. W. H. ()
(DATE)
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FEB 15 1922
FEB 15 1922
FEB 15 1922

January
Thirteen
1922

Professor J. McGregor Gibb,
47 Yang Jou Hutung,
Peking, China.

My dear Gibb:-

We have here, as you may have discovered, felt distressed at the development of Mr. Hill's attitude toward his relationship to the building plans. We have been disturbed by the account from Dr. Stuart as to one or two steps which you have taken which seem to us to have been taken without sufficient authorization and one or two other items that seem to me to have made the situation more difficult instead of more easy.

I am sure that it must have been clear to you when Mr. Hill went out, and it was certainly the intention of the Building Committee, not to commit the whole development of the architectural work of the University in the future to Mr. Hill's hands. You will see at once, I think, how sensible this would be since none of us had seen any actual building construction by Mr. Hill and none of us could have any idea of how Mr. Hill would take to Chinese architecture. The specific indication in the contract was that he was to be architect with the Construction Bureau. The original ground for securing Mr. Hill was to supplement the lack of an architect in the Construction Bureau staff and to provide someone who would off-set your own natural tendency to look more at other features of the building operations than the architectural.

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Dr. Stuart also reported that just a few hours before he was leaving Mr. Hill came to him in great agitation and referred to a letter, which had apparently been shown him, in which someone writing from here had expressed to him various criticisms made by Murphy, McGill,

and Hamlin of Mr. Hill's plans. No such letter has ever come, so far as I know, from any of the Trustees and we have had no criticisms of the plans of Mr. Hill by Murphy, McGill and Hamlin, as none of the, except the lay-out of the academic quadrangle of the woman's College has ever been shown to them by us, as is indicated in my letter to Mr. Hill.

We greatly hope that in the weeks and months to come you will be particularly careful not to do anything to intensify Mr. Hill's misunderstanding of our handling of matters at this end. I have tried to clear up these difficulties as much as I can by my frank statements to him in the letter which I have written him. I hope that you will join us in disabusing his mind of the impression that his plans are being subjected steadily to the presumably prejudiced criticism of Murphy, McGill and Hamlin. That this is not so I have clearly stated in my letter to him. The exact action of the Finance and Property Committee of the Trustees upon this matter is as follows:

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Faithfully yours,

燕京大學

PEKING UNIVERSITY
PEKING, CHINA

PEKING
Implied Peking

January 16, 1922

My dear Dr. North:

We are in receipt of your cablegram in which you speak of Chao's appointment having been approved and ask for cables in regard to our letters of November 15th and December 5th. This message arrived in garbled condition, and we had to have two words repeated, which now clears the message up.

We are sending off today a cable as per the enclosed copy, by which we mean to say that as far as we are able to figure here now the Recitation Building should be built for less than \$60,000 Gold, if the rate of exchange does not go any lower than it is at present, i. e. \$1.70 Mex. for each gold dollar, and for the School of Religion Building in the neighborhood of \$30,000 Gold dollars.

These figures, of course, cover only the bricks, cement and mortar that would go into the buildings, also heating, lighting and plumbing equipment, but do not include anything for foreign supervision or for outside grading or other incidentals which will surely come along.

*Wrote
Gift
of gold*

In talking over the School of Religion Building with Dr. Stuart some two months ago, I said I thought it would cost \$40,000 Gold dollars, and he has named that figure to Dr. and Mrs. Gamewell in Shanghai, and they have given him to understand that this amount of money will be forthcoming from the donor of the gift which is to be in memory of Mrs. Gamewell's father, Bishop Nind. I mention this here so that for publicity at home the \$40,000 figure may be adhered to. This figure will not be large when you add the cost of the plans and expenses of the Construction Bureau, depreciation on machinery and something toward the general heating and lighting plant.

The Chinese contractors have found it extremely difficult to estimate on buildings of a class that we are proposing to construct, and I am coming to feel more and more that we will be forced to undertake the construction of the building ourselves, letting contracts for labor and possibly for maximum amounts of materials. By this I mean that the contractor will guarantee to do the work within a certain figure for labor costs, and he will also guarantee not to run over a certain amount of material. Then we will be at liberty to buy the material ourselves, or if he can get it at a better figure, allow him to buy it, but the University will actually pay for as much material as goes into the buildings. By this means we will be saving money for the University.

Mr. Gernow has done a great deal of work on the Recitation Building, and has cut down the amount of materials to such an extent that I am sure he has more than saved a year's salary for us on this one building alone.

Sincerely yours, *Wm. Gernow*

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 DATE
2/17/22
 BY

RECEIVED BY
 DATE
 BY

Handwritten signature

燕京大學

PEKING UNIVERSITY
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

January 20, 1922

My dear Dr. North:

Since writing you on the 16th we have sent you a second cable as follows:

WENCHING NEW YORK CITY LYURMETYTV EPMACIFAWM EGIXCIPARB YFCANHYINK
EXFEKTOCC (referring to our letter of December 15, 1921, credit is established at Copenhagen. No funds required until documents received Peking. Gibb) ✓

As we said in our letter of December 5th, the simplest way was to establish credit in Denmark and let the manufacturers draw there against documents. When I wrote you the letter of December 5th I thought that would involve our paying the bank as soon as the money was drawn, but I find out now they will not collect from us until the documents arrive here by mail. So that means that we will draw ^{draft} against you at about that time, so that really New York will not have to pay the bill until a month later. As near as we can figure it now that will be sometime about the middle of March. In other words the machinery should be here and working by the time New York has paid for it. ✓

The only fly in the ointment is that ^{we} will probably have to pay a little bit more money because of double exchange, but still we may be saving that much in interest if we had had to borrow the money earlier. ✓

Yesterday we cabled to Seattle for a Ford sedan. The price they quoted me on my way out was \$1056 which included speedometer and a dash light and was c. i. f. Tientsin. This price I take it was better than the quotation made me from New York and is much better than any price we could get out here. China agencies for almost all commodities figure their overhead and their foreign staff at such a high figure that it is ruinous to do any business with them. ✓

I am enclosing a copy of our letter to the Central Agency for Fords in Seattle, and as I say there, I hope the sedan will be on the water before this reaches you and is all paid for and the transaction closed. ✓

In our letter to this agency of October 11th we explained to them how they could collect their bill and exactly how the thing should be packed and shipped, so that there is no reason why upon receipt of our telegram they could not immediately act and forward the car. ✓

The Pacific cable is broken down halfway between here and Honolulu, so that makes cable service both slow and expensive, but as one trip in a motor car to the new site costs more than two cable words, we thought the earlier we got the car here the more we would save. ✓

We enclose two or three copies of litho print of what we have worked out for the women's dormitories and a bird's-eye-view and a ground plot of the same. We have no estimates on the buildings, so do not know

Dictated

E. M. N.

-2-

1/20/22

what they will cost, but think they will be very much less expensive per student than the larger palaced styles which have been drawn for the other college buildings.

We are now working on the plans for building number 6 which we are designating for Physics and Chemistry, and which Dr. Stuart has every reason to expect the Rockefeller Foundation is going to build for us.

I have nothing to add to the prices of the other buildings. ~~The~~ number of estimates which have been sent in, being small in comparison with the number of contractors who have examined the plans, vary so much on each building, as for instance, \$57,000 as compared with \$135,000, that I am still of the opinion the University will have to act as contractor, simply sub-letting as explained in my last letter.

Very sincerely yours, /

J. M. G. J. N.

G/M
Enc.



PEKING

January 26, 1922

Mr. J. M. Gibb,
Peking University,
Peking, China

My dear Mr. Gibb:

Will you please send on at once a second set of the floor plans for the two science buildings. I have shown the set which you sent us, to the China Medical Board and as they are giving one of the buildings, they want to keep one set for their file. I have asked them to suggest any alterations they may desire to make so that we can report them to you, but I think it would be highly important for you to furnish us with an additional set of the plans as they now stand. Incidentally, I may say that I have never received any plans of the Woman's College Dormitories except those which Mrs. Lee sent on to me from Chicago. Nor do I think that we have had here the drawings of the old Summer Palace site that you said you were sending to Dr. Stuart.

Faithfully yours,

EMN
JL

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大
學PEKING UNIVERSITY
PEKING, CHINA

January 30, 1922

My dear Dr. North:

I have yours of December 23rd, also a telegram which arrived here on January 26th. I will reply to the latter first. The telegram arrived the day before the Chinese New Year's celebration really began. That day I got some money and hurried out to the new site to see the Ting family and try to buy their garden--which perhaps had better be called a truck patch. They did not talk of any figure less than \$4500 Mex. and as the \$2200 Gold offered would have come to less than \$4,000, I did not feel free to offer even the \$4,000. Personally I do not think I should have offered \$4,000 even if the money had been sufficient.

Knowing the difficulties of the Trustees in getting the money together, and feeling that the Ting place is not essential at the present time, I think it would be more feasible to consider the \$4000 as being at compound interest for the present, so that if after the expiration of ten years we actually need to buy the place and they then ask us \$7,000 Mex., we would still not be paying any more for it than if we were paying \$4,000 at the present time.

We are glad to have the authorization to buy materials for the School of Religion Building and in addition materials for the Women's College. I have placed an order in France for one hundred tons of reinforcing iron which will cost us about \$75 Gold a ton, laid down on the new site, as against \$90 Gold which was the best price we have had so far for American iron.

I also tried to buy some lumber at an advantageous rate just before New Year, but after careful inspection of the material offered, decided it would not be useful for the University. I will, however, within a day or two be buying about three thousand bags of cement and some materials of other kinds, so that the money which I suppose Mr. Krause has already drawn will be needed. We are having a meeting of the Grounds and Building Committee to-morrow and will have some definite actions to report to you from that meeting.

To go back to your letter of the 23rd, I note that you had a luncheon in the interest of the Theological School. I think I said in my last letter that Dr. and Mrs. Gamewell assure us that the \$40,000 Gold necessary for that building, including architects' bills, and a proportion of the Construction Bureau expenses will be forthcoming as needed, so that any funds raised for theological education as a result of your luncheon might very well go into endowment for that department.

I might here add that I am becoming more and more convinced that every building should carry with it a very large quota of endowment in order that the institution may have some basis on which to work.

I think my previous letters and cablegram have made clear the way in which we are going to call on you for the money for the cement making machinery, and we shall keep our drafts upon you as low as possible.

1/30/22

With regard to borrowing money here on the old site, we have made no progress outside of the suggestion that the International Bank might do something through its New York office which I sent to you several weeks ago. I quite understand that we are not authorized to borrow, even if a good offer should be made, but that we may telegraph you and close the deal after hearing from you further. ✓

We have understood for some time that we are authorized to go ahead with the Women's College buildings and have been making all our plans in that way. The Anglo-American Chinese Educational Commission have made some suggestions looking towards the consolidating of Shantung University with the Peking University, and suggested that the School of Education might go down into Shantung. The Peking University senate unanimously disapproves of a transfer of the School of Education to Shantung, but as most of the women students in Yenching College are tending towards the teaching profession, Miss Miner is reluctant to go ahead with the Women's College buildings until it is absolutely certain that no such transfer of the school is going to take place. ✓

This is a disquieting suggestion so far as the Construction Bureau is concerned, and I am not sure where the final authority as to whether those buildings are to go ahead or not rests. But if every wind that blows is going to cause a change in the building operations, you will appreciate our difficulties in placing contracts either for materials or labor from this end. There may be more light on this situation after tomorrow's meeting. ✓

I note your suggestion that proportionate charges for the Construction Bureau be made against the Women's College, and we shall keep that in mind. ✓

Your suggestions as to the location of the buildings in a symmetrical group exactly coincide with the Construction Bureau's ideas in that matter. Numbers 5, 11, and 6 would make a symmetrical group, and if we can get the money for No. 11, I agree with you it can be used for a Library and Administration building to start with, and even possibly a few class rooms can be located in it. These other uses can be slowly crowded out as the Library demands more space.

The one unsymmetrical point about the plan, however, is that the money which is nearest in sight is for the School of Religion or building No. 9, with perhaps No. 6, if it comes from the Medical Board, as the second nearest in sight. It would seem, therefore, to us here that, if we could build Numbers 9, 5, 6 and 10, we would have a symmetrical arrangement and that 10 might be used temporarily as Library. Or supposing there is no large definite Library gift which will enable us to put up 11. ✓

I also agree with you that we want to keep down the auditorium and assembly space as much as possible, and I have never considered building No. 1 as a possible study hall. I do not think we will need any more large rooms besides those already provided for, i. e. two seating 150 people in the Recitation Building and one seating nearly 300 in the School of Religion Building, and the Chapel, which I understand is to come later as a gift from the Wheeler family.

Very Sincerely yours
Jesse W. Gering

RECEIVED
ERIC H. ROSS ()
(DATE)
3/3/22
BY _____
BY _____

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TRUSTEES OF
PEKING UNIVERSITY

PEKING UNIVERSITY
PEKING, CHINA

Construction Bureau

February 2, 1922

My dear Dr. North:

I have to report three cables sent to you since January 21st, two of them by Mr. Krause, one of which you have heard of indirectly from us. The one of January 21st I think needs no explanation. ✓

JANUARY 21st OF THIS YEAR HAVE DRAWN ON YOU AT THREE DAYS SIGHT FOR G. \$3,000 FOR CONSTRUCTION BUREAU KRAUSE ✓

The other cablegram is as follows: JANUARY 27th OF THIS YEAR BY YOUR AUTHORITY TO GIBB HAVE DRAWN ON YOU AT THREE DAYS SIGHT FOR PURCHASE OF LAND FOR G. \$2200. HAVE DRAWN ON YOU FOR BUILDING PURPOSES \$6,000, TOTAL AMOUNT G. \$8,2000. ALSO DRAWING ON THE TREASURER GIRLS' COLLEGE SIGHT DRAFT G. \$5,000. KRAUSE. ✓

This does not need explanation except to say the sums drawn for the purchase of land, etc. still remain unexpended. At a meeting of the Building and Grounds Committee held on the 31st of January, the Committee were unanimously of the opinion that the Ting garden should be bought, and instructed me to do so, even though we had to pay the \$4500 Mex. that they are asking. I say the Committee was unanimously of the opinion. That does not include me, because I still feel as I did when I wrote you a letter of a few days ago. Still, acting on their instructions, I shall proceed to try to buy the land, even though I have to go up to the full amount. This land is about twenty Chinese mou or over three foreign acres.

The question of faculty residences was discussed, and a report was made of an informal discussion held by the faculty on October 3rd. The result of the discussion was that the residences should be built in three sizes--large, small and medium--and might be either foreign, semi-foreign or Chinese. The idea of this discussion was that rent should be attached to each house, and a member of the faculty would be at liberty to occupy any size or any style of house that he may desire, providing he is able to pay the rent.

Of course this would look toward the foreign faculty having their salaries increased by a certain proportion to cover their rent expenditures, as at present their salaries do not include rent. I believe this decision was reached so that there might not be any distinction of Chinese and foreigners on the faculty, and there were one or two members on the foreign staff who preferred Chinese style of residences.

The Committee instructed the Construction Bureau to draw further plans of houses according to these ideas and to get estimates on the costs of them. It was also the consensus of opinion that there need be no haste in beginning the construction of the houses, as nine months is ample time in which to finish a house, while it would take longer time to construct University buildings. This decision was reached partly because there seems to be no desirable place for faculty residences available at present, and as it is hoped political changes may

2/2/22

make available say the President's garden immediately North of the site, or some other piece of ground, and that by the time it becomes available there may be funds with which to buy it.

The Committee approved the layout of the Women's College dormitories and recommended that they be allotted the necessary additional ground called for by this layout. They also approved of the plan of the dormitory. We are trying to get an estimate on this building, and hope to find that the cost per student will be a great deal less than the Men's dormitory.

The Construction Bureau cabled you yesterday to the following effect:

REFERRING TO YOUR LETTER OF DECEMBER 23rd, YOUR SUGGESTION REGARDING BUILDING ELEVEN(REFERENCE AND) PROPERTY COMMITTEE CONCUR. ✓

This was the result of the action of the Committee. They were heartily in accord with your idea that Building No. 11 should be called the Library, and might be built as soon as funds were available. ✓

They were also in accord with your idea that so long as the whole was not needed for Library purposes, the extra space could be used as Administration offices and perhaps class rooms, these secondary uses giving way when the building was needed for Library purposes. The Committee also agreed with you that a good deal of space for study and reading would be necessary in the building.

The following motion was passed: That we request the Board of Trustees to continue to send their ideas and the ideas of the donors regarding all buildings to the field, and not make arrangements for drawing plans until Mr. Hill and the Construction Bureau have had an opportunity to present plans for the various buildings. *

Mr. Hill is doing exceptionally fine work here on every problem that comes up. When he needs a particular design he goes out and hunts for it among Chinese buildings until he finds exactly what he wants. He then gets good photographs, and brings them back to the office, from which he can make his plans. We believe that Chinese buildings can more adequately express Chinese architecture when drawn in this way. Of course, there is no need for me to add here the immense saving of cost that would be effected by drawing the plans out here.

We would be glad to have all the ideas available for the Wheeler Memorial Chapel and for the Library as soon as possible, so that these plans may be gotten under way and sent to the Trustees for their approval.

May we have your approval of the Women's College dormitory plan, if the small prints we have sent you are sufficient to grant approval on. As soon as we have any prints of larger size we will forward those to you.

I failed to say above the reason we sent you the cable in regard to the Library was that the Committee thought Mr. Luce might be on the Pacific coast, and definite word from us would enable him to make his plans more definite when talking with the people there.

E. M. North

-3-

2/2/22

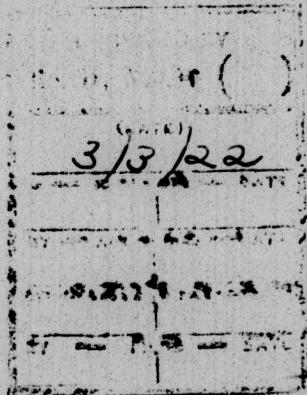
We are working on the budget for next year. You will be glad to know that so far we are asking the Trustees for fifteen thousand odd Mexican dollars, this as against the \$19,000 that we asked from you last year. I mention this here even though the budget has not been formally approved by the Managers, and I may even be able to get around to put a copy of the budget or outline of it in this letter for your study. The Managers will meet in about two weeks and then the finally approved budget can be sent off.

Something in one of your letters gives the impression here that the Trustees are of the opinion that Dr. Stuart's house was built and paid for out of funds saved from the appropriations made by the Trustees of a year or more back. I believe this is not the case. Authority was given to borrow money for that building, the same to be paid back by the rent charges for the President's house. Mr. Krause has been able, I believe to carry this loan on his books without going out definitely into the market and borrowing the money. I do not believe this means the house is paid for. I will ask him to write you fully in regard to the matter.

Yours very sincerely,

Ernesto J. G. G. G.

G/M



TRUSTEES OF
PEKING UNIVERSITY

February 9, 1922.

The Rev. John McGregor Gibb,
Peking University,
Peking, China.

My dear Gibb:-

Just this word while I have time with reference to the drawing upon us for equipment and costs of the Building Bureau. At the present time our funds here are in such condition as to make it extremely desirable that all charges that are proper against the buildings of the Woman's College should be made and that you should collect from them in your drafts upon them for building construction.

I was surprised that you drew on them for \$5000 only for material for an additional building, in view of the feeling you had that we should ^{push} as much as possible before China New Year..

I trust that it is perfectly clear to you that you are to go ahead and construct the two Woman's College buildings and to draw on them as needed for this purpose. I doubt very much whether the \$5000 which you report by cable that you have drawn can begin to cover material for these buildings and for a third. It may be, however, that it covered all the material which you found it desirable to buy before China New Year. In other words, for the time being, unless you get word by cable or otherwise, throw your energies toward the pushing forward of these two buildings. I believe that we shall be able to authorize the construction of one or more buildings for the University before long.

Let me acknowledge your cable received January 19th with reference to the cost of the Recitation and School of Religion buildings; Krause's cable of January 21st notifying us of draft of \$3000 for Construction Bureau, and of January 27th indicating drafts of \$8200 and \$5000 on Girls' College; also one received February 4th approving my suggestions concerning Library Building. I have also a letter from the Ford Agency in Seattle concerning Ford Sedan at \$1056. I will cover this as soon as I find I can cover the other drafts already drawn.

More later.

Cordially yours,

February
Twenty
1922

Professor John McGregor Gibb,
Peking University,
Peking, China.

My dear Gibb:-

I have your letters of January 9th and 16th and have received the copies of the plans of Faculty residences.

I am particularly interested in the paragraph concerning possible credit at the International Banking Corporation and we shall be taking this up at once. We have not heard from this yet. If we can work this out I think it will be of considerable help.

With reference to your letter of January 16th I am much disturbed at finding that the figures which you sent to us for the Recitation and School of Religion Buildings are not the outside figures and do not include anything for "foreign supervision, for outside grading or other incidentals." Fortunately no damage has been done as the figures have not been used in campaign work, except that, on the basis of these figures plus my knowledge of what the architect's fees would be, I had pushed the cost of the Theological Building to \$35,000 and had so held it in mind. Now that you and Dr. Stuart have pushed it up to \$40,000 I am a little embarrassed, but I think the matter can be straightened out, particularly as the interest of Dr. and Mrs. Jamewell in it is extremely influential and will perhaps serve to push the figure up to \$40,000. I am anxious to secure this in definite pledge form inasmuch as it will count very materially toward meeting the conditional pledge of \$50,000 by E. H. Harkness toward the Theological School.

May I, therefore, ask that, in your cost calculations, when they are intended to cover the total cost of a building, you include plans, expenses of the Construction Bureau, depreciation of machinery and other incidental items. It is imperative that when we tackle donors for a building we tackle them for enough to cover the cost of the building complete and do not find ourselves forced to hunt around for funds to complete the building, as many donors resent being asked for additional funds when they understood that they were giving enough for that purpose.

I note in two or three of your letters indications of considerable alteration in concrete construction and other items that you look upon as likely to mean savings. May I urge that you be very careful not to skimp upon either permanence of construction, architectural appearance of the building or its utility. Though the funds are coming slowly, I do not believe that we are in a condition where economies that later may be regretted should be undertaken at any point. While I am as anxious as you are to get the most for our money, I am also most earnest that our plant should be in every respect of high standard and more than modestly creditable to the enterprise in which we are engaged. The strategic position of the University is so strong that I do not believe we need to erect anything of which, as architects, engineers or educators we should have any future occasion to fail to look upon with pride.

May I again urge that you draw upon the Woman's College Committee for all expenses properly chargeable to expenses of their buildings, upon which you are authorized to go ahead as rapidly as you can. So far as possible avoid drawing upon us for any items that may be properly charged to them.

I note that you are nearly finished with plans for the Woman's College Dormitories, I am somewhat surprised that these were the next undertaken as my impression was, from the Yenching College Committee meeting which you attended, that the order of probable construction was:

- (1) Junior College Recitation Building and Faculty Club House
- (2) Administration Building
- (3) Domestic Science Building (22)

It was thought that the Domestic Science Building could be made temporarily into a dormitory and then shifted to its permanent use as the growth of the college made necessary. This order would give for the Woman's College a systematic group of buildings which would be up-set by the erection of dormitories before this group is complete. You will, of course, be guided by what guides us here, namely the judgment of Miss Miner and the group on the field primarily concerned.

My suggestions, therefore, as to the next buildings for study on the field are the Administration Building of the Woman's College and the Library and Administration Building of the Men's College (#11), though I would not work too extensively on #11 until further word from us. But, as Luce puts it, "there is a 90% chance of our getting funds for this building". You will be interested to know that it was reported to me yesterday that at a parlor meeting in Rochester one of the campaigners for the Joint Committee for Woman's Colleges, who knew that designations for Yenching College were not very numerous, raised \$20,000 for Yenching in one fell swoop. Please pass this information on to Miss Miner. You understand that in addition to the necessary funds for buildings nos. 19 and 21 for the Woman's College, you are authorized still to draw \$5,000 gold in addition to what you have already drawn for the purchase of materials for some third building. I think it probable that the Yenching College Committee will have funds for this third building, if not for more, within the next few months.

With reference to the residences for the Faculty it will of course be impossible for us to make any headway in appealing for funds for them until we have actually in hand the figures which you consider necessary. In making up the estimate for the needs of the Theological School, for residences, and for other campaign work we have endeavored to set any outside figure that will cover not only the residence, but the cost of the land which we shall have to buy. We have used the figure \$4000 for a bungalow residence and \$7000 for a regular residence, our thought being that in this way we could accumulate a fund for residences, part of which would go for the purchase of land and the rest for construction of the residence at whatever figure the approved type of residence might make necessary. At the present time we have received two subscriptions of \$6000 each for residences. I do not see, however, that we can commence to erect houses until we get enough to pay for the land upon which they are to be erected. If we are able to negotiate a satisfactory loan with the International Banking Corporation on the old site, it may be possible for us to make that necessary purchase and to proceed with residences. If I remember correctly the site discussed was over beyond President's Garden, the other side of the highway. Is it not desirable that, in considering a location for these residences, we find out whether we can get (what I think they call) an easement, which will enable us to run piping from our power plant to the block of residences?

In drawing the new birdseye, copies of which have been sent you, I presume, by Murphy, McGill and Hamlin, they made a little study of the Chapel, that is simply for the purposes of the drawing. Their conclusion as to cost, based upon volume, was that it would cost \$100,000. The Wheeler family pledge for the Chapel, however, is only \$50,000, and the whole question of assembly halls for the University in relation to its future student body should be very carefully canvassed and then re-canvassed from time to time as the University develops. I have referred to this question on the fourth page of my letter of December 23rd, in referring to the Gymnasium. I should like to raise the question for consideration, whether it is desirable that the Chapel be large enough to include at one time the entire future student body of the University, which would mean, of course, the Junior College, the Senior College, the Woman's College with its Junior and Senior sub-divisions, and some of the special schools. This consideration would have much to do with determining the size and thus the cost of the Chapel. On the sketch as made in the new birdseye there is considerable query as to its Chinese character. The somewhat cruciform shape of the lower stories with the third story and pinnacle in Chinese style might not make an acceptable compromise. The roof ridges on the central roof were put in in order to help out the drawing in the birdseye, though that seemed to fit more or less the natural lines of sight made by the angles and bays of the cruciform first story.

Faithfully yours,

EMN
CMM

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TRUSTEES OF
PEKING UNIVERSITY

PEKING UNIVERSITY
PEKING, CHINA

Construction Bureau

Dr. Eric M. North
150 Fifth Avenue
New York City.

March 7, 1922

My dear Dr. North:

Yesterday we sent you a telegram as follows:

Girls' College suggests trying some other plan. Must be referred to the Board. Building operations must be deferred. In order to keep good faith, it is very desirable that contract for--building be made at earliest date. Please cable authority School of Religion. ✓

It was pretty hard to find in the code book words with which to express our feelings, but they are something like this. When I arrived back in November with the whole layout, Miss Miner of the Women's College was surprised to find seven buildings in their academic group. It was explained to me then, though we had no such information while in New York, that in order to make themselves a balanced grouping, the ladies had added one building to the group which they drew, one building more than they at the time thought they had any use for. So when we added another building, their excess was even greater. ✓

As soon as I heard this I showed them how they might build five buildings of this group and still have a balanced group for all time, although no more buildings were erected. If at any time, even in the remote future they needed two buildings, they still had a place for them. This meant the erection of buildings number 19, 20, 21, 23, 25. ✓

Since that time I have been under the impression that the matter was settled, and we of the Construction Bureau have been making our plans accordingly. On Wednesday, the 22nd of February, I heard a conversation which led me to suppose that there was still some dissatisfaction in the women's faculty, and I understood from this conversation that they were going to have a meeting on the following Friday to go over the situation. Saturday morning I made inquiries in regard to this meeting, and was told it had been held on Thursday and that the faculty had decided to build only five buildings and to change the whole layout of their academic group. ✓

The following Monday morning I had an appointment on the new site and started to go there on my bicycle. Somewhere along the road I was either run into, or the bicycle collapsed, and I was knocked senseless and was unable to do very much work for the balance of the week. ✓

Yesterday Dr. Stuart and I had a conference with the members of the ladies' faculty and tried to convince them that to build five buildings, leaving a space for two more was better than to change their whole layout and wait for the approval of the plans from New York or Chicago. They did not seem to mind the delay, but remained firm in their decision to refer the matter to New York. ✓

In the meantime the Construction Bureau finds itself in rather a difficult position. We have been working with the contractors for months assuring them that whatever happened we were sure to go ahead with two buildings during the month of March, and probably three or more buildings.

On the Friday before my accident I had a contractor in my study early in the morning whose prices on the buildings were very reasonable, and if he had been a little more reasonable, I certainly would have made a contract with him then and there. It would then have been too late to listen to any change of plans from the women's faculty. Fortunately or unfortunately, I am not quite sure which, he did not at that time come to the figure which I thought was equitable. Since then this firm is willing to undertake the work at our figure.

Since writing to you last Mr. Gernow and I have spent some time on the new site and have laid out the axes and laid off the women's academic group. We also had the men's academic group partly laid out, besides making some cross sections of the site in order to decide on what level the buildings ought to be placed.

On one of these days Professor Berkey of Columbia University and Mr. Barbour made a survey of the place in regard to deep water well prospects and have given us a very favorable report on the subject.

We are at present unloading bricks and sand and will be unloading pebbles and lime in the near future, because we have gone too far with our work in these various lines to stop now. It is because of these various beginnings that we do not feel it is right to stand still with the work. I sent you the cable with Dr. Stuart's approval, asking that if possible we might have the approval of the Trustees to begin the School of Religion building immediately.

It is our thought here, as the letters with the assurances which you have been given by Dr. and Mrs. Gamewell indicate, that the School of Religion money will be forthcoming as needed. As you have the proceeds of the Theological School campaign in hand, you will at least be able to authorize the School of Religion building and perhaps a Refectory and Dormitory building at the same time.

If this can be done, we will be able to keep our contractors and Construction Bureau staff busy until the women's committee can telegraph us their approval of the new suggested layout. I am still unconvinced that their ideas of this layout is better than five buildings of the old layout as mentioned above, but they on the other hand are just as determined to cut down the size of the compound.

We have twice thought that we have got the Ting family to consent to sell their land at \$4,000, but on both occasions when I have gone forth with the guarantee money in my pockets, they have failed to sign the necessary documents, and that money is still unspent.

Though we cabled for a Ford Sedan nearly seven weeks ago, we still have no reply from it and are wondering whether the cable went wrong somewhere.

Another complication of the holdup by the women's faculty is the fact that I assured Messrs. Lund and Gernow in December that we would be building at least two buildings. At that time they were

facing the question of whether they were going to be able to do all which they think they ought to do for the University and at the same time carry on some work for Chinese municipality which they have been engaged to do.

On the strength of my statement that we would surely be building two buildings, they telegraphed to Denmark for a second re-inforced concrete engineer to come out. He is arriving in Peking to-night.

Of course, our monthly check to this firm does not anywhere near pay for the services which they are rendering, and will not cover anything on the salary of this third man. While they have not said anything, and I have made no promises, it has been my thought that as the work progressed and we found that we were saving a great deal of money because of the help of Messrs. Lund & Gemow, we would be able to increase the stipend which we are giving them, and so help them carry this extra man.

The prices which we have been able to get on some of the costs of material have been extremely low, so low that I am surprised they can possibly be bought at such figures

I expect to keep hauling these materials so long as the roads remain good, and the prices stay as low as they are.

It seems almost superfluous for me to write this long letter on the eve of Dr. Stuart's departure, but I think you will be glad to have it in hand, and I am sure he will corroborate all we have said in it.

Yours very sincerely,

John M. Pearson

G/M

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PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

March 10, 1922

My dear Dr. North:

I have your letter of February 9th which arrived yesterday morning. First of all in regard to drawing for materials. We are buying tremendous quantities of materials and are getting them at very low prices, but while the materials are being delivered on the site, our contractors are not calling on us to pay for very much as yet. These are the materials which must be hauled over long miles of Chinese roads and which must be delivered before the animals are needed for farm work or the roads become muddy and almost impassable.

I have as yet bought no lumber, and as there seems to be a determination on the part of the cement works located in North China to hold us up on Portland cement and charge to the very last cent, I have not as yet contracted for cement. Their price is \$3.50 a bag when we know they can sell for \$2.80 and still make money. We are trying to do everything in our power to break this combine and get the cement at a reasonable rate.

Other materials are really coming down in price as we go along. For instance, after buying bricks at \$12.00 we now are buying at \$11.40. Pebbles for concrete, after placing a small contract at \$4.50, we are able to get now at \$4.00, and hope for even better prices.

After waiting ten days for a reply from my telegram of March 6th I called the Grounds and Building committee together to see if there was any other way to proceed with some of the buildings and so keep faith with the contractors, keep this office as busy as it should be and get some of the buildings finished before the winter comes around. As we have had no answer from the home committee we felt sure they were not able to do anything for us, and my suggestion was that we move the north and south axis one hundred feet to the East and commence the construction of the women's academic group as though it were to be a seven building group. Then if and when the committee approved the five building group, move the axis to the west one hundred feet and later on as buildings were approved finish the five building group.

I talked this plan over with Dr. Stuart before he left, and had his approval. Dr. Hopkins is a member of the Grounds and Building committee but could not attend this meeting, so I talked it over with him and he approved. Two days before the meeting I sent to Miss Miner an outline and asked her to canvass the Women's College faculty and see what they had to say.

After going over the matter with the committee very carefully it was moved and seconded that the change in axis be made. Then after more discussion the results of the canvass in the women's faculty was sprung upon us and we were surprised to find that they were unanimous in the opinion that they should not commence any Women's College buildings until the question of the union with Shantung, and also the question of having a five building group, had been decided upon in America.

*But this
would upset
balance
of the
building
group*

To say the least this leaves our Construction Bureau feeling at loose ends, and I am afraid the Trustees will feel they have tried to help us out here faster than we ourselves are willing to go. I can only say that the Construction Bureau has done everything in its power to push the work and is still willing to do anything that can be done.

Miss Miner made a suggestion that they might telegraph to the women's committee asking them to lend sufficient funds to the Men's College with which to put up the School of Religion building, so before you receive this letter such a cable may have come and an answer received, and we may be going ahead with that building.

In order to work economically and use the concrete forms in rotation it would be better to have two or more buildings going up at one time. I am still hoping that we may get started on something before this month is out.

I am glad for your word in regard to the Ford car, as I am going out to the new site two or three times a week, and paying between \$6.00 and \$7.00 every trip, and that is a lower rate than is usually charged, so the sooner we get our own conveyance the better we will be off.

Status of Hill

I have written Dr. Stuart very fully by this same mail and taken up the question of the status of Mr. Hill versus the status of Murphy, McGill & Hamlin. Mr. Hill is doing very conscientious and very splendid work for the University, and I think is very much interested in the work. Every once in a while, however, someone is unfortunate enough to refer back to the previous firm as though the work that is done here must have their O. K. before it becomes official. I told the committee yesterday in Mr. Hill's presence that my understanding was that this firm's services to the University were finished when they completed the plans of the six buildings which they have drawn and a layout ~~and~~ the bird's-eye-view, and that the Trustees were hardly likely to consult them in any further developments, nor was that firm likely to give any further service to the University without charging us additional high fees.

I hope so far as possible we can spare Mr. Hill's feelings and not make it appear that he is working subject to the approval of another firm. I don't know if there is any action possible or necessary in this case, and think that the references made here are due partly to thoughtlessness and partly to lack of information, because so far as I have been able to ascertain everybody feels that Mr. Hill's work is of a very splendid character and feels that he is entirely competent to do everything that the University needs. I mention this here simply that you may be kept informed of all the important things which happen in this office.

I know it is not necessary for me to urge the Trustees to let us push ahead as fast as possible, because we all realize that unless we do a great deal of work our overhead is going to become exorbitant.

Yours very sincerely,

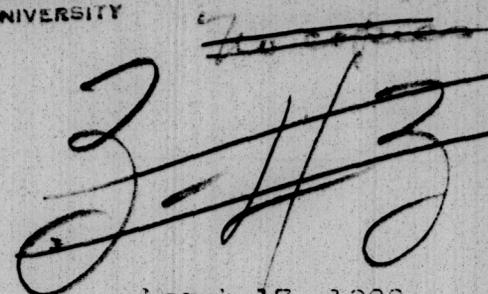
John J. Gibbs

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TRUSTEES OF
PEKING UNIVERSITY

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA



March 17, 1922

CONSTRUCTION BUREAU

My dear Dr. North:

This office is today in receipt of a copy of a letter dated March 13th from the office of the American Commercial Attache in Shanghai. This letter contained a copy of a letter sent by the Truscon Steel Company of Shanghai to myself here in Peking. I am enclosing herewith a copy of my answer to this letter from the Truscon Steel Company, also a copy of a letter which I send on February 23rd to Mr. Julian Arnold, Commercial Attache, which I think needs no explanation.

At the risk of repeating myself I would like to say that the European engineers retained by the University are receiving only \$300 local currency a month for the services of two men, one a mechanical and electrical engineer and the other a civil engineer of large experience in both reinforcing concrete work, railroad work and kindred lines. Lund and Gernow prefer that this price should not be mentioned.

Mr. Arnold says that I am evidently being misled into the belief that economy in construction is being secured through the retention of European engineers and the use of non-American materials.

To give you some idea of how prices vary I would like to give you these approximate figures. An American firm's figure for heating the School of Religion is \$4900, while a European firm is \$3400. To heat the Recitation building the American figure is \$9200 and the European figure \$5200. On the lighting question the School of Religion can be lighted on an American estimate at \$1300, while the European is \$900. The Recitation building can be lighted on an American estimate for \$3100 and the European estimate \$1200.

I say these are only approximate figures as rates of exchange may vary and the question of duty to be paid already included and freight costs may also vary. None of these materials have been ordered or contracted for, but you can readily see how looking at the thing in a purely dollars and cents way, our inclination here is to purchase from Europe.

The only things ordered so far have been certain concrete machinery for which I made many inquiries while in the United States, and as the European prices were nearly half those of American prices, finally ordered from Denmark. We have also ordered one hundred tons of reinforcing steel. *at about \$20 less a ton than the American price then given.*

As explained in my letters herewith enclosed, I have been in communication with American firms since November and have given them every opportunity to bid, and this order was not placed until nearly three months after this time. Before placing the order I called up an American firm and practically told them what price I was expecting to pay and gave them an opportunity to undef-bid. They did not, or could not, at that time make me a better offer, and as delay would risk losing the very favorable price they offered from Europe, I placed the order there. Since then I have

ordered forty tons of steel from an American firm and have had other offers for American goods lower than those which I have paid from both of these orders. If I was in a position to order more steel now I would certainly order from America.

I very much regret using the time of this office writing letters in answer to such charges as this, and if I have the consent of the authorities at home, this is the last time I will pay attention to any of them.

Dr. Stuart can answer for himself as to what success he has had with the support of American firms here in the Orient in the Business Training Department.

Very much more might be written in regard to this matter, but I think this letter with the enclosed copies will explain entirely our attitude in the whole affair.

Very sincerely yours,

Wm. C. Fitzgerald

G/M

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Peking University
Construction Bureau

Mr. Julian Arnold
Commercial Attache
American Legation
Peking

February 23, 1927

My dear Mr. Arnold:

President Stuart has given this office the outline of a conversation you had with him last evening at the Washington birthday celebration, and has suggested that we send you a letter in regard to the progress of the work for the University buildings.

As regards the use of American materials, the writer went to America in July, and before leaving told the China branches of American firms that he was going and the purpose of his visit, i. e. to get bids for materials for use in the University, as well as to secure plans for these buildings while in New York.

opportunity
He had many conferences with firms which supply materials to the Far East and gave them all an offer to estimate and place bids in his hands for any and all lines of materials that the buildings will need. On his return to China the only set of plans which he allowed to go out of his office were placed in the hands of an American firm who promised very faithfully to give estimates on the lines of materials in which they were interested within a few weeks. This was early in November, and this office waited until February before placing any order for material. Before finally placing an order we called up the American firm above referred to and went so far as to tell them an approximate price to which we were placing an order.

As to the use of a firm of consulting engineers of other nationality than American by the University, we would say that our retaining fee was purely nominal and they are giving their services as a matter of interest in the University, its aims and its staff.

We would like to state that this bureau is not accepting snap judgments as to qualities of specifications or materials from these consulting engineers, but on the other hand, it cannot accept the statements of the representatives of any firms which are trying to sell certain kinds of materials without checking them up against the specifications which can be culled from various sources.

We can assure you that if there is no great margin of difference in bids, this office will place the order every time for American goods, but as we are trying to make each dollar do the work of two, you can readily understand that we cannot make our purchases in any but the very lowest markets.

Thanking you for your kind interest in the Institution, and hoping you will give its projects the widest publicity, I beg to remain
Yours very truly,

4115/22
Raw 4105

Raw 11/24/22

Copy

Construction Bureau

March 14, 1932

Truscon Steel Co.
c/o American Trading Co.
Shanghai, China

Dear Sir:

Attention: Mr. E. A. Silagi

I am in receipt of your letter of March 8th. While there are many paragraphs in it which show that your information is neither complete nor correct, I do not think this office need take the time to straighten them all out.

We would simply state that it is our policy, prices being equal, to purchase all our material from American concerns. That we are not accepting anybody's statements as to the relative advantages of different methods of construction without going into those statements very carefully and comparing them with all the information we can glean from various books on construction procedure.

There is no material ordered by anyone in this office except the writer, and when he ordered bars from Europe the best American price he had at that time was more than \$20 per ton dearer than the price at which he ordered.

Before ordering he called up the American Trading Co., and while they promised to give him their most recent prices, they did not do so until several days later, and if he had waited to place his order in Europe until that time the time limit would have expired.

I might point out that early in November we placed our complete plans for the buildings in the hands of an American firm and asked them for quotations on all kinds of material they are able and willing to supply that might be used in these buildings. They promised to give us these quotations within two or three weeks, and it was not until nearly three months after this that we placed our order, and your bids came in sometime after that.

Yours very sincerely,

John McGregor Gibb, Jr.

COPY

Shanghai, March 20, 1922.

Peking University,
Construction Bureau,
Attention of Mr. J. W. McGregor Gibb,
Peking, China.

Dear Sir:

In answer to your favor of March 14th I was very glad to see in writing that your policy is to purchase all of your materials from American concerns. Congratulations on this worthy decision; I am convinced you will live up to same.

Regret to advise that your letter does not check up very well with your verbal statements given to me in the presence of Mr. Merritt and Mr. Oestricher. When I paid a visit to you on the 7th of February and asked if you purchased any bars yet, you stated that "No order is placed yet", but that you have a quotation from France for round bars at about G\$65.00 c.i.f.&c. Tientsin to which I answered that I am willing to sign up with you at once on this price, and next day you received the confirmation of this in writing, quoting you on direct shipment from the States at G\$65.00 per long ton. If you were so anxious to do business with American firms, why did you neglect to even offer us the business at a price you thought would be proper and possible before going to Europe to purchase?

On the 9th of February, when I presented the American Trading Co.'s written quotation on bars, floretyle, two alternate designs for slabs, etc., you expressed yourself that you are surprised how low the prices are, and stated that in four days' time you will decide what type of floor construction you will select and let us know your decision. You never advised the American Trading Co. what your decision was until they called again, when they received the advice - I do not know from whom - that your instructors will design with solid slabs and the bars were already ordered from Europe.

The same time on Feb. 9th I asked you if you have any figures completed in solid slab designs showing concrete, steel quantities and necessary formwork, in order that you and I may compare them with my detailed estimates of hollow slab designs to establish which is the more economical layout, and you answered that your figures are not completed yet and in accordance with your letter of March 14th you ordered the steel before Feb. 9th for a design which was not completed yet on that date.

Referring to the 2nd paragraph of your letter that the statements given to you about the relative advantages of different methods of construction are not accepted until you compare them with all the information you can glean from various books on construction procedure: I take the liberty to remark here

that if you are trying to establish the relative advantages and costs of different floor systems in Peking from books, you have a very hard job ahead of you and I doubt very much the results you will obtain. It would be similar to a man who will take the advices of different doctors for his illness, then go to the library to decide from the medical books whose advice he will follow. You have plenty of American engineers in China who are familiar with American advanced methods of fireproof construction which are not yet even dealt with in books, and would only be too glad to tabulate for you the results of their investigation based on professional knowledge learned from technical books and supported with practical experience; I am convinced any of them would do this without any fee whatsoever.

Referring to the last paragraph of your favour that you asked the American firms in November to quote you on building materials, I admit that this was done and you gave them a set of plans covering two buildings, but did not furnish them with specifications, stating that same is to be translated into Chinese before they could be given out and at the same time you notified them that you have no appropriation for these buildings yet and you cannot buy the material. How could you expect any firm to give you a firm quotation for such an indefinite prospect? How could they protect themselves on material in November if they do not know when they should be able to contract for same?

You will permit me to state here that the whole affair has been surrounded with mystery, with contradictory statements, with many "ifs" and "mays", so that the American firms were discouraged and did not want to waste their time and energy with such indefinite prospects.

Please have confidence in the American technical and commercial men; they don't want to take any advantage of you; they are willing to co-operate with you and serve your worthy cause with their best intentions and knowledge.

I am myself one of the American business men who is convinced from practical knowledge that our American missions are the greatest assets to our foreign trade, and that our trade will follow not the flag but the American missions, and that the American business men should do everything possible to support our missions to the greatest extent.

Wishing you success with your undertaking, I am

Yours very truly,

TRUSCON STEEL CO.,

M. Am. Soc. C. E.
M. A. Assn. E.

Far Eastern Manager.

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

March 27, 1922

My dear North:

I am very much pleased to receive your letter of February 20th, and will take it up paragraph by paragraph.

In regard to the faculty residences, we here now have plans for eight houses. These range from the largest one which we sent you, containing four bed rooms, down to some which contain only two bed rooms and two rooms down stairs with an alcove. We have lately borrowed a blue-printing frame and hope in the near future to make blue prints. When we do we will send you a complete file of all these plans.

We have as yet drawn no bungalow plans. My own feeling in the matter is that the foreigners are more healthy here in China when they are able to sleep in a two story building away from the ground. The instructions of the Building and Grounds Committee of the University to this Bureau are that we are to draw plans of foreign, semi-foreign and Chinese houses of various sizes.

Realizing, however, that the building of houses will probably be delayed for a year, we have at present turned our attention to plans of other buildings. I think Mr. Hill would be pleased if we could hear what reception the plans already submitted have received at home.

I like your suggestion, in asking for money for residences, that the amount asked for may also be made to cover all or part of the ground for the residences. We are still making long range negotiations for part of the Old Summer Palace site, as you remember correctly, North of President Hsü's garden. Our go-betweens in this matter, however, are the same men who have been acting for us in other land purchases, and I fear that during the last three or four days I have found them out in one deal which looks like a swindle. I had a very straight heart to heart talk with the man this morning in regard to the land behind the two Devil Walls, of which I wrote you and on which I have paid them \$200.

The local police officials have been trying to take this over as a Barracks for some of their soldiers, and while I am still insisting that the property is permanently leased to the University and they have no claim on it and cannot take it over, I am coming to realize that our claim is very small, and have taken the go-betweens to task along this line. I shall, however, continue to insist that no police barracks shall be put in there as, all other considerations aside, it will be very undesirable to have a large number of good-for-nothing, vile soldiers immediately across from our plant.

In regard to the possible borrowing of money from the International Banking Company, I infer that you have not been able to do anything, as our cables appealing for permission to go ahead with the School of Religion

3/27/22

building have received no reply from you. In regard to the figures sent for cost of Recitation and School of Religion buildings, they were meant for the consideration of your office in the hope that they might lead to permission to begin one or the other of these buildings, and were not meant to be used for campaign work. That is, I knew the home office is already pledged for the architect's fees and the Construction Bureau's cost; and I felt if they could provide the additional sums mentioned, these buildings could go forward.

How much will have to be added to each building for supervision and Construction Bureau and depreciation on machinery and other equipment must of necessity remain more or less theoretical until we have been operating for a year at least. But when we are quoting figures for campaign work or publicity, we will have it in mind to add enough to cover these items.

I am a bit disappointed to find that this \$40,000 or some portion of it for the School of Religion has been counted in as an additional amount to the E. H. Harkness conditional pledge. When we out here have been hearing about eighty thousand odd dollars for Theology we have felt that this was outside of the School of Religion building already pledged, and we have hoped that it might lead to the building of dormitories and perhaps a residence or two for the theological faculty.

In regard to your paragraph concerning alterations in construction, it is not our intention here in any way to save at the expense of either permanency of the building, its architectural appearance or its utility. When I was in New York after consultation with the Truscon Steel Company, who assured me that certain forms might be rented at a low price out here, and after talking the matter over with Murphy, McGill and Hamlin, we decided to make our drawings so that we could use the Truscon company materials. On returning to China, however, I found these forms could not be rented, and their representatives out here assure me that buying them and using them once and again would mean no saving over using their ordinary Floor Tyle.

We have carefully figures out the difference of cost of this construction and a straight slab and beam construction for the School of Religion building. We find that there would be a saving of \$3900 affected in the floors of the building alone, on a saving of about 26 per cent in that item, while the slab and beam construction would give a larger factor of safety than the other style mentioned.

Furthermore, we have now made some excavations on the site and find the bearing qualities of the soil there to be most excellent. This will enable us to cut down the quantity of materials used in the foundations.

The only other major saving that we are considering is the question of whether to use pine instead of teak as given in the specifications. The saving which would be made by using pine varies from \$8,000 in the Recitation building down to \$4,000 in one of the smaller buildings. If we substitute oak for teak, the saving will be almost as great. The use of oak, however, entails the making of a lumber kiln, and that, of course, would bring the expense up.

I shall be most disappointed if the buildings that we are able to construct are not in every respect better than those heretofore constructed in missionary enterprises in China, though I do not hope to be able to equal the extravagancies which have been gone into in the Union

Medical College here, with which buildings we will unfortunately be compared.'

I note you are surprised we have been working on the Women's College Dormitory buildings. When I got back in Peking I found that Miss Miner and the women's faculty did not like the idea of using building 22 as a temporary dormitory, but wish to try to plan a small and unpretentious dormitory group for the Women's College. They also had the idea that the money for these small buildings might be easier to raise. I realize with you that this will not give them a harmonious grouping for their buildings, but they were willing to save that so as to get the permanent use of the kind of buildings they desire.

Furthermore, they are not as yet sure that they wish to have their domestic science classes in a large building, but think they may prefer some building which will approximate the buildings in which the Chinese women will eventually live.

You will have noted in the women's college dormitory plans that there is considerable less waste space in the attics than there is in some of the other buildings. This, of course, will save considerable in the cost of the building, and if dormitory rooms were put on both sides of the corridor, it would make the buildings very economical indeed.

I am, however, in agreement with the women's faculty that when you are building a dormitory to be occupied by countless generations of students, it is well to give them the very best outlook so far as winter goes, and shoulder the extra cost once and for all in the construction of the building.

I notice that you suggest for the next building for study on the field here the Administration building, and if we can get the necessary information from the women's faculty we will proceed with that. The Library and Administration building for the men's college have been drawn and sent forward with Dr. Stuart. You will have all the information about that long before this letter reaches you.

I note what you say about the easement enabling us to run piping from our power plant to the residences, and am sure that can be easily arranged when the time comes.

Coming down to the question of a chapel, Mr. Hill has been giving it considerable thought during the last ten days and has made some very interesting studies along that line. We seem to be up against the same considerations in the chapel as we were in the library. If we are to plan for a total of three thousand students, we must plan each building which is a memorial building to do its work for that number of people.

In the case of the Library the task was simpler, as we realize that the extra space there could be temporarily adapted for many purposes. In fact, we think large gatherings could be held in the main reading room until such a time as that may be needed entirely for reading room purposes.

But in planning the Chapel we have not as yet been able to find temporary uses for such a large building, and a building that will seat three thousand is a large building. When these studies that Mr. Hill is making have come to a state of completion so that we can send you blueprints of them, we shall do so. We think that the building now proposed

will have no criticism so far as the Chinese architecture of it goes, and as a place of worship or public entertainment it will be very suitable. I am not prepared, however, to say whether the University should at this time build a building of such dimensions.

We have also considered the possibility of a smaller chapel and one which will admit of extensions being built to it as the time passes and the University needs more space, but here the Chinese style of architecture does not admit of anything that can be added to, unless you make an ordinary oblong building about the dimensions of the Recitation building, and plan as years come to add one or more "chien" (section of building) at either end as the Chinese did in their Confucian temple when they raised Confucius up on an equality with the sun, moon and stars. My objection to this is that almost all of our buildings are plain oblong in shape and for variety we need some other form. Also an oblong building that will seat fifteen hundred never will make a very good assembly hall.

*Send
5/1/22*

We have as yet received no copy of the birdseye, at least in this office, and nowhere in the University so far as I have heard. We will be very glad for a copy, if same could come forward without too much expense.

It is a great grief to this office that these beautiful spring days are going by and we are still unable to make a beginning on any one of the building. ✓

We have enough bricks on the site to complete two buildings and sand in equal quantities. I expect today to commence the hauling of lumber for two buildings, and other materials are being delivered and paid for as opportunity offers, all at very good rates. ✓

I am afraid, however, that when our permission to begin construction comes we will suffer because the good workmen have all found employment elsewhere. Perhaps before this letter has reached you a cable will have been sent on and we will have begun. I sincerely hope so. ✓

Yours very sincerely,

John W. Ferguson

G/M

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

April 3, 1922

My dear Dr. North:

Chapel We are sending you herewith today blue prints of the Chapel of which we spoke in our letter of March 27th. All who have seen these plans are very much pleased with the appearance of the building. *Recd 5/6*

The questions brought up in my letter regarding the size and the advisability of the University undertaking a building of this size still remain open. The possibility has been suggested that the University never build such a large Chapel, but that it have a building set aside exclusively for religious services that will accommodate ultimately one thousand, and when the student body grows to a greater size that two or more services be held on Sundays, and also that different services be held during the week, thus giving each student opportunity to attend and still not maintain a large building which would have relatively few hours of occupancy during the week.

If this is done, the gymnasium should be so planned as to provide an auditorium which will accommodate the ultimate student body for such gatherings as will be necessary when the whole student body will assemble at one time.

There is something to be said in favor of a Chapel or church which is used exclusively for religious gatherings, yet in these days of efficiency it does not seem a good policy to build large buildings and let them stand idle twenty-three twenty fourths of the time.

This morning I received from the President's office a copy of the new folder which includes the reprint of the bird's-eye-view as drawn by Murphy, McGill and Hamlin. It certainly makes a very attractive layout. There are a large number of inaccuracies in the pamphlet, however. The location of the new site on the left hand side of the road to the Summer Palace is incorrect, and it certainly is too close to the city wall to give the reader the correct impression.

Write In the letter press under this map the description of the various cities is not clear, though perhaps if one analysed it carefully it would not be right to say it is incorrect. The list of Managers and Officers of Administration on the back of the inside cover is decidedly not up-to-date. I am afraid when the present Dean of Theology sees it his feelings may be hurt.

In regard to the accommodations of the dormitory building 11, the capacity will be less than one hundred students and not one hundred twenty as it is printed in the pamphlet.

Julean Arnold To come down to the affairs of the Construction Bureau office on Friday last I had a long talk with Julean Arnold, the American Commercial attache. He maintains the position that it would be a good policy for the University to buy all its equipment from American firms.

even though it would bring the total cost of each building up ten per cent. While I do not agree with him, I will still be willing to go that far if the Trustees think it wise. I would be inclined, however, to do all the purchasing in New York or on the Pacific coast direct, and not try to deal with the firms out here whose overhead expenses are so high that it makes their cost of materials very great.

Still this does not have to be decided offhand. I pointed out to Mr. Arnold that this institution was not purely an American institution, though the major part of the funds so far have come from America. The faculty also include people from the continent of Europe.

It occurs to me that if the Trustees should decide to instruct us to use American materials only, we might hurt the feelings of some of our European and English friends. Personally I do not like this national striving after precedence, and when I think of the disinterested way in which both Mr. Lund and Mr. Gernow are working for the institution, I do not like to have them discriminated against because they are Danish and not Americans. Certainly in furthering the Christian cause in China they are both doing as much as any resident out here.

Lund
I have a strong feeling that Mr. Lund would gladly become a permanent member of the University staff and would be able to render yeoman's services in any engineering or technical line in which the University might wish to use him. This feeling comes not direct from statements made by Mr. Lund, but by such ideas as he drops from time to time as we go to and fro together. A few days ago he was wondering whether he had not better buy himself a small piece of land upon which he might settle down near the new University site.

Purchases
We are unloading materials in increasing quantities. On Saturday when I was out there the last of forty tons of steel was being unloaded. This, by the way, is American steel. I have also purchased an odd assortment of lumber which I got at considerably more than ten per cent less than the ruling market price here in Peking. It had originally been bought by a Chinese as a speculation, and he, I think, has come to the conclusion that he is not cut out for a lumber merchant and in order to get rid of it offered it to the University at this low price. After very careful inspection we decided it was a good buy, and we have sent out twenty cart loads or more already, and more are on the way out this morning.

I have also closed a contract for fifty ^{thousand} cubic feet of pebbles at \$4.80 per hundred. The price that we expected to pay in the middle of the winter was nearly \$7.75. I have been working very hard to get permission to bring pebbles out of the old Summer Palace grounds. Could this permission have been obtained, we could have gotten them at \$4.00 or even less.

We have also closed a contract for lime at less than \$2.40, the ruling price of which before was nearly \$2.90. We have temporarily suspended the unloading of lime, as the small force which I have on the site now could not handle everything that was happening.

I think I have not told you of the telephone connection which we have had put in between Peking central and the new site. The first charge of this was very high, but feeling sure that the University would need it all the time, I went ahead and installed it.

As Assistant Treasurer I may report the taking over from Mr. Chiu, the former Animal Husbandry benefactor, 1200 mou (200 American acres) of land out South of Peking, which was originally bought for the use of that Department.

*Agrie ult
Land
G. M.
Chiu*

As Dr. Stuart will be able to explain to you, Mr. Chiu has come upon bad times financially and is not able to give the support to the Animal Husbandry Department he had planned. He felt his responsibility to the University, and in order to clear the matter up as much as possible, he ^{also} gave us the remainder of last fall's grain crop, what animals there were on his place, the buildings and quite a large consignment of bricks and a motor car to take Mr. Chamberlain back and forth to the University. Machinery was also included.

Unfortunately there comes with the gift a mortgage on the land in the neighborhood of G \$6,000, for which the department will have to pay interest at fifteen per cent per year unless we can find some other way of borrowing the money. Mr. Chamberlain thinks, however, that the crops to be grown will cover this interest charge, and the running expenses of the place; and the department will have sufficient ground on which to carry out all the operations that it needs to undertake.

This gift was made last Thursday afternoon. There was a condition attached to the gift, and that is that the University is not free to sell the land, though we can lease it out and assist the lessee to run it as a model farm.

Yours very sincerely,

Geo W. Gregory

G/M

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

April 10, 1922

Dear Dr. North:

We are sending you today a blueprint scale 1/60" to the inch of the layout in the grounds as it would stand when the Board at home has approved the suggestion of the Women's College committee, that they have five buildings in their academic group instead of seven, and when their suggestion of small dormitory units instead of larger dormitory units has been approved.

We have also placed on this drawing a Chapel which is true to scale, if the Trustees decide to build a building that will seat three thousand students, somewhat on the lines of the sketch plan sent last week.

The size and shape of the Library building is also according to scale. We have very little more to report here at this time, but are raised to a high point of expectancy, knowing that the Board of Trustees has been meeting this week, and expecting some cable that will permit us to go ahead early next week. ✓

The Ford car is supposed to have arrived in Shanghai, and we have had word that it was forwarded to Tientsin. Later word from Tientsin is contradictory, as it says in one letter that it has arrived and in another that it has not, so we are waiting for further word. ✓

On the advice of some of the Chinese members of the University staff, and after consultation with Acting-President Tayler and one of two other foreigners, I have dismissed the two men by the name of Chang who have been acting as middlemen in the purchase of land for the University. It is known that these men have been partners in some crooked dealings, and they and their underlings have given the University rather a bad name out near the new site. ✓

The last deal was an attempt to buy the ground surrounding the yellow screens (Devil Walls) which are directly opposite the site, and of which I wrote you at least several months ago. At that time you will remember I was putting up \$100 local currency for guarantee money on the site. As the thing developed I finally put up \$200 which, however, was paid over not so much as guarantee money as a loan to the man who held the lease from the Imperial family for this piece of ground, the lease being put in my hands as guarantee for the loan. ✓

It worked out in this shape, because when I saw the lease I was not satisfied that it was a genuine document and tried to make the middlemen obtain one which was genuine. This they professed to have tried to do, but were unable at that time, and persuaded me to lend the money in order to keep the land from passing into the possession of someone else. ✓

4/10/22

Ever since that time there has been considerable communication going back and forth between this office and various Chinese Government offices in regard the ownership of the place. The more correspondence we carried on, the more I became sure there was something false about the document; and I at last called in the middle men and told them they must either get me a genuine document or return my \$200. They tried to give me some information about the document and explained why things must be as they were, all of which I refused to listen to, demanding either the return of the money or the genuine document.

They called to see me another time, bringing with them the man who had the lease on the place and a small Yamen runner from Hai Tien. The latter man I had met before in land deals and was sure he was dishonest. On this trip I refused to see all of them, simply sending them word that my position remained the same.

Several days after this visit the owner of the lease, Li, came again, this time in great distress. Our middlemen apparently had turned on him and had him arrested and punished, and he was threatened with more dire punishment.

He brought with him a new lease for the land, made out by a Government office in the name of one of our Chinese instructors. I had seen this paper once before, and that time it contained the name of Peking University as well. When he brought it this time the name had been erased, he said at the instigation of the officials out in the vicinity of the site.

He told me when he was originally approached in regard to the transfer of his rights to the ground he had been willing to accept \$600, but our middlemen told him he must ask for \$2,000. He also confessed that the first document presented to us was his own lease from the Government office with his name rubbed out and the name of the University substituted.

He said that in order to escape further punishment he told the local authorities he had not sold to the University, but had exchanged the place for eleven mou of land given him by the University. Of course, I told him I could not be a party to such a deceit and explained that I still had no authority from America to buy the place and was not sure we could buy it with the present question as to being able to hold it unsettled.

He was willing, however, to give me the paper which he had in exchange for the bogus one which I was still holding, and my verbal promise that if I got word from America and if we were able to convince the authorities we were the rightful owners of the land, I would pay him the other \$400.

Having discovered the middlemen in this piece of fraudulent work, and having felt convinced that the Ting garden difficulties were of similar origin, and knowing the University was not going to buy very much more land out there, and also feeling sure we could buy it direct, I thought it was time to discharge these middlemen. Mr. Ch'uan, who is the right hand man to Dean Porter, and I went to call on them,

and politely but firmly gave them their dismissal. Of course the middle men realized they were really being dismissed for cause, and painted all the subordinates who had worked for them out on the new site in very somber shades, while they tried to explain they had made absolutely nothing in the work they had done for the University. ✓

Since then we have posted notice at the site that we are buying no land and have no one in our employ who is able to speak for the University or transact any business for us. ✓

The middleman as a parting shot told us that the man Li had been arrested again and had been sent to the Board of Punishments for his crime in this matter. I have since been trying to find out if this is true, and have also been endeavoring to get an interview with the Minister of the Interior in regard to this whole matter, but have not been able to do so as yet. ✓

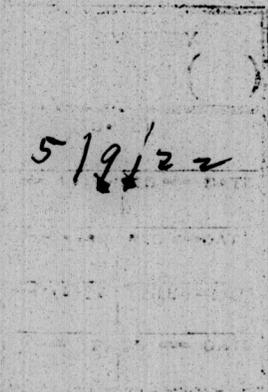
In the meantime, some inquiries have come from one of the local officers as to who Tsao Ching Pan is, which is the name of our instructor, so at least we know the paper we have now is a bone fide paper from some office out there. ✓

This is all that I have to report of last week's work.

Very sincerely yours,

James J. Giblin

G/M



燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

OFFICE OF
UNIVERSITY

CONSTRUCTION BUREAU

April 13, 1922

*Recd
5/10/22*

My dear North:

It is not often that we here write you twice a week, but two or three days ago word was passed through to this office that the Medical Board was anxious to dispose of a large stock of surplus supplies. These had accumulated during the course of their building, partly because orders were sent in duplicate and partly because supplies ordered far ahead failed to come to hand when needed, and in order to press forward their work it was necessary to buy locally, and also through various other causes.

On Tuesday Mr. Lund and I went up there and visited with Mr. Goodrich, who is taking Roger Green's place, and with Mr. Anner who is now their architect in charge.

They took us through the store yard, and we had a chance to see some of the things. They also gave us access to a complete list of surplus materials which cover twenty-four closely type-written sheets. We went over this list and made out a list of our own, of which we are sending you a copy. I have written Mr. Goodrich this morning and am sending you a copy of this letter to him.

I hope that you there can do something to push this matter with the China Medical Board. I believe the people here will be glad to turn all this material over to us, and I know they want to get it out of their hands. I do not believe they could sell very much of it for cash at anything like its replacement value, and it is difficult of storage because of the pilfering that it is continually subject to. You will note what I say in my letter to Mr. Goodrich about building a store house, which I am sure will have to be done if we take over this supply of materials.

If we had this material as a gift, it would pay us to make slight changes in sizes of pipes or sizes of window sash, and in many other things, so as to use up the material. These changes would never be noticed in the finished buildings, and would probably not mean anything in the cost of the buildings, even though we figured the Medical Board materials at their full price. I will write you again when I get any word from Mr. Goodrich or the Board here as to what action they have taken in this matter.

On visiting their store yard the other day I was very much surprised they had not disposed of their concrete mixers. You remember we cabled from New York last summer about these, and somehow the reply came back to us that there was nothing available. They also still have their hoisting engines. What they did sell almost entirely was their wood working plant, except such parts of it as they have kept for permanent equipment in connection with the Medical School.

To go back to one point, I hope you will be able to persuade them to turn the whole stock over to us, and that we can use such of it as we need and sell what is left over for the benefit of the Medical Board if they require this, or for the University if they are willing to give us the whole stock outright. If they suggest that this be taken over as part of their subscription to the Science building, which I hope they have decided to build for us, I think we must be very careful how much we accept of it, because we will find ourselves liable to complete the building, and there would be considerable of this material which would not be used for a long time ahead.

Will you ask Mr. Black, if his services are available to the University, and if not, will you yourself send out about two tons of Truscon water-proofing paste concentrated. This is made by the Truscon Laboratories of Detroit Michigan, but can be procured in New York City. This is specified by the architects for all finished floors and on outside stucco work on the buildings. We will need it in rather large quantities. I could buy it locally, but feel sure that it can be bought more cheaply in New York than here.

After very careful consideration and considerably conference we have decided to substitute granite for the artificial stone finish around the ashlar base of the buildings. This will increase the cost of the buildings slightly, say in the School of Religion buildings to a sum not quite amounting to \$1,000. We believe this will give a finish more permanent and better looking than any artificial stone that can be made. I am very much surprised to find out how cheaply the granite can be procured here.

You would have been amused to see me attempt to call on the head of the Manchuria Board of the Interior this morning in regard to that Ying Pei land. By the use of scouts we had found out he was home and would be home the better part of the morning, so Mr. Chau and I hurried up on our bicycles, and the soldier on duty at the gate told us he was in, but when we presented our cards to the civilian gateman we were informed he had just gone out and it was very unfortunate we had not arrived fifteen minutes before.

We felt he was in but had given instructions not to admit any troublesome representatives of the Peking University. Mr. Peck of the Legation was going to write requesting an interview for us, so I think sooner or later we will be able to sift this matter to the bottom.

As it stands now it looks as though the military governor of the city, or the man who corresponds to the military governor, wants this piece of land, nobody can tell for what purpose exactly and the Manchuria Board does not dare to say, "No", to him. At the same time the document which we have gives us a considerable claim on the place, and he does not dare to come out in the open and try to take the place away from us. I suspect he is trying to stave us both off until one party or the other gives up. I find this matter rather amusing, still rather serious in so far as I do not want to lose this piece of ground which carries with it free access for the water which will be needed for the water treatment of our place, and I also do not want the Barracks or some worse use made of the land. Hence I expect to hold on until the last minute.

I was very pleased to see a letter which told of Mrs. Willard Straight's gift to the University. May many more of her kind come to our aid.

Sincerely yours, *Wm McQuinn Gilbert*

Copy for
New York Office

April 17, 1952

Mr. Carrington Goodrich
China Medical Board
32 San Tiao Hutung, Peking

My dear Carrington:

Herewith the list that we have made up of the surplus stock we would like to have for the University buildings out at Hai Tien. I am torn between two opinions. At present we are only authorized to go ahead completely with two buildings, and it will be evident to you at a glance that this material cannot be used up in two buildings. So if the Medical Board wishes us to pay for it immediately, it will be quite impossible for us to take it over. Furthermore, as we have not complete lists of the materials that will be needed in these buildings or in all of the buildings, we cannot be absolutely sure whether we are asking for more materials than we will need or less.

The hope that keeps coming to my mind all the time is that the Medical Board may see its way to giving us this whole surplus stock in so far as it can be used in the University enterprise. I hope they will do this over and above what they are thinking of doing in the way of a Science building and other help.

Then we could take over the stock and store it (this may mean building a store house out on the new site, but even that could be done) and use the material where it would fit in, and then what is left over sell for the credit of the Medical Board as soon as we were sure we could not use it.

Take, for instance, the question of the glass, of which you have so much in stock. I have not put any of this down on our list, because the sizes are such that I cannot be sure of using it in any buildings of which we have plans at present. If, however, we had it on hand to use, I feel that we could make our sashes in some of the buildings of such size that it would use up a great deal of this, and a good many of the other materials would come under the same category.

If the Medical Board does not feel it can go quite as far as turning over the whole stock to the University for storage and use and then ultimate sale of the balance for the credit of the board, I hope it will be willing to turn over the surplus on our list and allow the University to pay for it as its building program progresses and as the stock is consumed.

I am calling Mr. Anner's attention to the fact that the lumber which we were looking at the other morning is not on this list, and very likely some of the other things which we say in your surplus stock yard have not been listed as yet. The lumber I would like to take over and could begin to haul it as soon as you give permission and tell us what the course of procedure should be. Thanking you very much for your co-operation in this matter, I am
Yours sincerely,

			pcs.	
Chisel, Carpenter	1 1/2"		39	
"	2"		30	
Ferrules, Cast Iron	4"		10	
Hammer, All Steel			4	
" Ball Pein 2lbs.			8	
Knives, Plane	1 1/2"		12	
" Putty			57	
Plumb Bobs 6 oz.			7	
Saws, Coping			5	
Screwdrivers	3"		1	
"	4"		2	
"	8"		6	
"	12"		6	
Trowels, Brick layer's			34	
Anvils, Blacksmith's	127 lbs.		4	
"	107 1/2 "		4	
"	204 "		2	
Iron, Round	5/8"		1095 1/2	lbs.
"	1"		545	"
Iron Galvd. Sheets, Gauge No. 24			16230 1/2	"
Brads, Wire	1/8"		100	"
"	5/8"		100	"
Nails, Finishing	1"		492 1/2	"
"	1 1/2"		718	"
"	2"		10	kgs.
"	2 1/2"		10	"
"	3"		10	"
"	3 1/2"		10	"
"	4"		10	"
Nails, Wire	1"		1536 1/2	lbs.
"	1 1/2"		1239	"
"	1 3/4"		3315 1/2	"
"	3"		4520	"
"	5"		3390 1/2	"
"	3 1/2"		6254	"
Screws, Iron Wood		X No. 3	12	doz.
"		X No. 4	12	"
"		X No. 5	12	"
"		X No. 1	12	"
"		X No. 2	12	"
"		X No. 3	12	"
"		X No. 5	12	"
"		X No. 3	12	"
"		X No. 5	12	"
"		X No. 8	12	"
"		X No. 9	12	"
"		X No. 10	12	"
"		X No. 3	12	"
"		X No. 10	12	"
"		X No. 7	12	"
"		1" X No. 10	12	"
"		1" X No. 12	12	"
"		1 1/4" X No. 6	185-5/12	Doz.
"		1 1/4" X No. 7	342-6/12	"
"		1 1/4" X No. 9	1304-5/12	"
"		1 1/4" X No. 9	357	"
"		2" X No. 7	151	"
"		2" X No. 8	276-6/12	"
"		2" X No. 9	139-7/12	"
"		2" X No. 14	99-9/12	"
"		2 1/2" X No. 9	12	"

Screws, Iron Wood	2 1/2"	x	No. 13	.	.	.	60	doz.
"	2 1/2"	x	No. 14	.	.	.	10	"
"	3"	x	No. 12	.	.	.	10	"
"	Brass Wood	7"	x	No. 12	.	.	10	"
"	"	1"	x	No. 16	.	.	10	"
"	"	1 1/2"	x	No. 7	.	.	10	"
"	"	1 1/2"	x	No. 12	.	.	10	"
"	"	1 1/2"	x	No. 7	.	.	10	"
"	"	1 1/2"	x	No. 8	.	.	10	"
"	"	1 1/2"	x	No. 8	.	.	10	"
"	"	1 1/2"	x	No. 9	.	.	10	"
"	"	1 1/2"	x	No. 12	.	.	10	"
"	"	2 1/2"	x	No.	.	.		
"	"	2"	x	No. 8	.	.	10	"
"	"	2"	x	No. 10	.	.	10	"
"	"	2"	x	No. 12	.	.	10	"
"	"	2 1/2"	x	No. 12	.	.	10	"
"	"	2 1/2"	x	No. 12	.	.	10	"
"	"	2 1/2"	x	No. 16	.	.	10	"
"	"	3"	x	No. 12	.	.	10	"
"	"	3"	x	No. 26	.	.	10	"
Soapstone, Powdered							574	lbs.
Tees, G.I. M.B.	1/2"	x	1/2" x 1/2"	.	.	.	15	pcs.
"	2"	x	2" x 1 1/2"	.	.	.	110	"
Tiles, Floor Hex.	3"	No.	57	.	.	.	7483	"
Traps, Syphon	1/2"	H-5	No. 12	.	.	.	10	"
"	1/2"	H-5	No. 22	.	.	.	10	"
"	1/2"		No. 412 R	.	.	.	10	"
"	Steam	Anderson Junior	1/2"	.	.	.	10	"
Valves, Brass	1/2"	No.	440	.	.	.	2	"
"	Gate	Brass E.H.	2"	.	.	.	3	"
"	Globe	Brass	2 1/2"	.	.	.	2	"
"	Globe	Brass Pressure	1/2"	.	.	.	23	"
"	"	"	2"	.	.	.	2	"
"	"	E.H.	1"	.	.	.	2	"
Ventilators	6" x 8"			.	.	.	15	"
"	20" x 30"			.	.	.	1	"
Ys, G.I. Mall Bd.	4"			.	.	.	26	"
Ys, G.I. Mall Bd.	4" x 4" x 2"			.	.	.	8	"
Ys, C.I. Soils	2"			.	.	.	112	"
Brooms, Large				.	.	.	35	"
Bolts & Nuts Sq. Hd.	1/2" x 5"			.	.	.	1	"
Cement, Asbestos				.	.	.	18	lbs.
Clamps, Iron				.	.	.	12	pcs.
Cock Shower	3-turn	1/2"		.	.	.	1	"
"	Deherly Self closing	P.B. Drink-Fount.		.	.	.	5	"
"	Double, Rockefeller with Goose Neck	Nozzle & Flanged Hose-end	1/2"	.	.	.	1	"
Couplings, Special	P.B. with ext. pcs.	1 1/2"		.	.	.	4	"
Closet Type	1-B			.	.	.	3	"
"	2-B			.	.	.	1	"
"	European "Pacific"			.	.	.	4	"
Connection, Waste	P.B. for 17-G Sinks			.	.	.	3	"
Crosses, Cast Iron	H.P. 6"			.	.	.	2	"
Cocks, Iron with Brass Plugs	Sq. Hd. 4"			.	.	.	3	"
Cleanouts, Running	E.H. with brass plugs	2"		.	.	.	16	"
"	"	"	4"	.	.	.	12	"
"	"	"	4"	.	.	.	12	"
Drains, Brass	2"			.	.	.	2	"
"	Floor Spec. with brass covers			.	.	.	2	"

Cable, Braided R.C. 600,000 c.m.	90 Feet
" Leaded 750,000 c.m.	178 "
" Braided 750,000 c.m.	1035 "
" Leaded 900,000 c.m.	72 "
" Braided 900,000 c.m.	56 "
" Leaded 1,000,000 c.m.	98 "
" " No. 2 3cc	518 "
" " Strd. D.B. B & S No. 4 3cc	2435 Ft.
" Stranded Rubber Covered No. 4 1/0	NIL
" Leaded No. 8 3cc	298'8"
" " Double Braided No. 2	63 "
" " No. 4/0	93 "
" " No. 4	92 "
Covers, Switch 1-gang 1/2"	9 pcs.
Touiches, "Eveready"	2 "
Bolts & Nuts, B.I. Sq. Hd. 1/2" x 1 1/2"	1 "
" " Rd. Hd. 1/2" x 1/2"	5 "
Bends, Soil C.I. 1/6 2"	52 "
" " E.H. 1/8 3"	16 "
" " " 1/4 3"	8 "
" " " 1/4 2"	31 "
" " C.I. 1/4 2"	34 "
" " " 1/4 L.H. 4" x 2" outlet	5 "
" " " 1/4 R.H. 4" x 2" "	2 "
" " C.I. 1/4 3"	1 "
" " " 1/4 12" E.H.	NIL
" Std. Loose 1/4 102	3 "
Bar, Curtain for Shower P.B. 3/4"	2 "
Bath Tub 5'6"	1 "
Cocks, Steam Brass Sq. Hd. 1/2"	78 "
Cocks, Stop and Waste Brass 1"	1 "
Felt, Asphalt No. 2	30 rolls
Grease, Gear	592 lbs.
Hammers, Ball Pein 1 1/2 lb.	6 pcs.
Iron Round 3/16"	416 lbs.
" Perforated	3760 feet
" Galvd. Sheet (Special No. 24	7424 lbs.
" " " No. 22	6332 1/2 "
Planes, No. 60 1/2 6"	6 pcs.
Putty, Brine Nonpareil	1047 lbs.
Pipes, Soil C.I. E.H. S.H. 10"	40 feet
" " " S.H. 2"	1770 "
" Black Iron 2 1/2"	1842'8"
" Stand Brass 1 1/2"	23 pcs.
" Galvd. Iron 3 1/2"	481'9 1/2"
Saws, Panel 24"	5 pcs.
" " 28"	5 "
Valves, Gate w/square nuts 3"	1 "
<u>Electrical</u>	
Boxes B. B. 2-gang	6 "
Couplings, Conduit 2 1/2"	275 "
" " " 2"	639 "
" " " 1 1/2"	171 "
Compound, Splicing	62 rolls
<u>Experimental Power System</u>	
Cabinet, Expm. Power BE-1	1 pcs.
" " " CE-1	1 "
" " " DE-3	1 "
" " " BE-3	1 "
Boxes, Junction 12" x 12"	4 "

<u>Telephone System</u>			
Box, Telephone Junction	CTC-2	.	1 pcs.
Cabinet, Telephone	CTC-4	.	1 "
Box, Telephone Junction	DTC-2	.	1 "
<u>Storage Battery system</u>			
Boxes, Panel 2-circuit	.	.	3 "
Cabinet, D SP	.	.	1 "
" C SP	.	.	1 "
Boxes, Panel 6-circuit	.	.	3 "
" Junction Nos. 1 to 7	.	.	7 "
Conduit, Electrical 1½"	.	.	4860 feet
" Flexible ¾"	.	.	113'6"
" " 1½"	.	.	84 "
Couplings, Conduit 1½"	.	.	215 pcs.
Bends, Conduit 4"	.	.	7 pcs.
Switches, Knife Double Pole 200 amps.	.	.	2 "
" Bohnell Service w/fuse	.	.	
and Cabinet 3-pole No. 263	.	.	4 "
Rods, Ebonite	"	.	42 feet
" " "	"	.	39 "
" " 6/8"	"	.	39 "
" " "	"	.	41'6"
Tubes " "	"	.	38'4"
" " "	"	.	33 "
" " "	"	.	42 "
" " 1"	"	.	42 "
Conduit, Electrical 1½"	.	.	3570 "
Saw Sets.	.	.	2 "
<u>Paint</u>			
Varnish	.	.	16 gals.
Putty, Linseed	.	.	6363 lbs.
Wall Primer	.	.	1123 gals.
Frames, Hacksaw 12"	.	.	27 pcs.
Hammers, Claw	.	.	10 "
Levels, Spirit 12"	.	.	6 "
" " 18"	.	.	6 "
" " Stanley 20"	.	.	3 "
" " " 22"	.	.	1 "
" " " 24"	.	.	2 "
Planes No. 3 8"	.	.	2 "
" No. 5 14"	.	.	2 "
" No. 7 22"	.	.	2 "
" wing 10"	.	.	2 "
Steel, Square No. 3 24" x 16"	.	.	5 "
Stone, Carborundum Sharpening No. 292	.	.	5 "
Wrenches, Purnelle No. 1	.	.	6 "
Chandeliers, 3 light (No shade)	.	.	19 "
Fixture with shades Type "F"	.	.	2 "
Marble 3" x	.	.	723'11"
" Trimmings	.	.	200 feet
" 1½" x 8'5" x 6'9½"	.	.	1 pcs.
" 1½" x 6'9½" x 5'10½"	.	.	2 "
" 1½" x 8'0" x 6'4½"	.	.	3 "
" 1½" x 6'0½" x 5'10½"	.	.	1 "
" 1½" x 6'4½" x 5'10"	.	.	1 "
" 1½" x 6'4½" x 6'½"	.	.	2 "
Pump, Well No. 3 VA	.	.	1 set
Rules, Stanleys Folding 3'	.	.	8 pcs.
Saw Sinks 17" x 14" x 8"	.	.	2 "

Sinks	20" x 16" x 16"	. . . . .	7	pcs.
"	Item No. 2	. . . . .	1	"
"	Type 2 G	. . . . .	1	"
"	" 9 G	. . . . .	1	"
"	" 17 G	. . . . .	1	"
"	" 23 G	. . . . .	1	"
"	Slop Type 1 & 2 E	. . . . .	4	"
Sink Supports	P. W. W/ Iron Spider Top	. . . . .	3	"
Strainers, P. B.	"LARGE"	. . . . .	2	"
"	" "SMALL"	. . . . .	1	"
"	Porcelain "LARGE"	. . . . .	2	"
"	" "SMALL"	3	"
"	With thimble P. B.	7	"
Supports & Frame for Belfast Sink		1	"
Stair Nosing		1114	"

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京
大
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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

CONSTRUCTION BUREAU

April 24, 1922

Dr. Eric M. North
150 Fifth Avenue
New York City

Dear Dr. North:

We have not written you now for nearly two weeks, but it has been a longer time since we have been honored with a letter. On Monday last Mr. Lund and I went to Tientsin in order to drive back the Construction Bureau car. By coming overland we were able to save in freight octroi and likin charges in the neighborhood of \$110.

On Tuesday we drove the car up, making eighty-four miles in more than eight hours for an average of ten miles an hour. The first seventeen miles was largely over native cart roads, the last part of the journey was over the so called Peking-Tientsin highway which was built last year by famine refugees when it was thought better to give them work and feed them than to feed them without calling on them for any work.

This was the beginning of a good road, but as the local head of police in Tientsin could not make as much out of the road construction as he wished, he prevented it being finished all the way to Tientsin, and as there was no use for the northern half without the Tientsin terminus, the road immediately began to deteriorate. In one place it goes over what is practically a sandy desert, and the sand has drifted up on to the road until it was necessary for five able bodied men to push the car before it was able to get across the sandy stretch. In many parts the native carts have driven along the road, making deep ruts and every few hundred yards the carts have driven across the road making ruts which are hard to see in the distance, and so driving was both difficult and uncomfortable. I was very badly stiffened up the next day as I had not driven for more than a year and a half, and the driving was so bad that Mr. Lund did not dare to relieve me. Still the car did not suffer and my muscles have come back to normal again.

Devil Wall
The other event of the week was further attempts to straighten out the matter of the screen wall (Devil Wall) land opposite the new site. The local military and police head continue to insist that we give up the land for their use as a barracks or play ground, and have refused continually to see me and talk the matter out. However, on Friday Mr. Tsao, whose name appears on the lease, decided he would brave the lion in his den and go to see what they had to say about it. Mr. Ch'uan and myself went with him, telephoning to the Yamin that we would arrive about 11:00.

They requested Mr. Tsao to go in first and tried to put the whole responsibility of the land transaction on his shoulders. He very naively replied that on the lease as it existed Peking University appeared above his name, so that the University must take the upper part of the responsibility and he the lower. He also called their attention to the

fact that they recognized this by continually writing to the University to send him up for a conference and not writing to him directly. They seemed to realize the logic of this argument for they asked him to wait outside for a while, and after nearly three-quarters of an hour of waiting called me in to give my version of the transaction.

I explained that the University's desire was to preserve the walls and the gate buildings, as they were connected with China's history and were rather monumentals of art. The University had undertaken to get possession of the place more than a year ago with that in mind. I further explained that we did not think it would be in accord with the beautiful layout of the University to have a police barracks in our immediate front, and suggested that there was plenty of other land along the road where they could put up their barracks and leave this place for a park. They expressed their willingness to preserve the beauty of the land, and also to cooperate with the University to get back the \$200 which we have already invested in it.

I pointed out it was not the question of \$200 and that I was not in a position to relinquish our claim in the land, but that if they would write me offering to restore the place to its former beauty and to preserve it that way, I would take the matter of relinquishing the land up with my committee. This they promised to do, but when the letter came on Saturday it contained very little in the way of preserving the beauty of the place.

I have done nothing in any of these consultations without first consulting the American Legation of each move, and they seem now quite interested in the case and will cooperate at any time at which they are able and if it becomes necessary.

Having now the letter from the Yamin, which shows the University has a claim on the place, I am trying to get an interview with a Colonel Hu, quite a disreputable man, but still very influential, a very pompous and self-opinionated man, and hope by means of a little flattery to be able to get what the University wants in this case. When I see him I shall put out a feeler as to whether he can assist in getting a portion of the old Summer Palace for the University residence compound. I mention this here so that if things should come to a head quickly, and I should have to cable, you would have this little bit of warning in advance.

We are at a loss here to know why there has been no New York cable allowing us to go forward with the buildings on the new layout, since the Annual Meeting of the Board which must have taken place ten days or more ago. My head man, Mr. Huang, pointed out on Thursday that half of the best of the spring days have gone by. As we figured out here there are three subjects on which we might have received cable; one, the dimensions of the buildings; two, the question of the union with Shantung, and three, whether the China Medical Board has been willing to shoulder half of the science budget for the University.

As you doubtless have had my letters of March 7th and 16th, and Dr. Stuart has been with you now for two weeks or more, I do think there is nothing more to add in regard to the general layout and building plans.

Mr. Tayler has just been in to consult with me about the services of Mr. Z. T. Ying for the Department of Biology. When we presented the budget the understanding was that Mr. Ying would divide his time next

Biology
OK Stuart

year between the Government Higher Normal School and Peking University, and the Normal School would provide \$200 of his salary, while the University would not have to pay more than \$100. Word has just come to Mr. Taylor that the Normal School is unable to use Mr. Ying next year, and it seems necessary if the University is to secure his services to promise him at least \$200. I told Mr. Taylor I thought this could be done if the China Medical Board took over half of the Science budget. Otherwise I thought it would be absolutely impossible for the University to increase its offer to Mr. Ying. Here again I mention this in anticipation of a possible cable to you in the very near future.

honored by T. P. Sun

There remains only the political trouble to mention. The soldiers of Chang Tso Lin, the Mukden war lord, are coming into Chihli Province slowly but in increasing numbers. The Tu Chunship of the municipal province has been passed over to Wu P'ei Tu, whom most of the Chinese consider as an honest war lord, but one without a great deal of political sagacity.

The Mukden part has the capitol pretty well surrounded and has troops on the Tientsin-Fukow R. R., on the road between Mukden and Tientsin, and also on the Tientsin-Peking line, and Peking-Kalgan line, and possibly a small group on the Peking-Mukden line. Even with this apparent advantage, general opinion seems to be that Wu P'ei Tu will be able to defeat the Mukden party if actual fighting begins.

Action on the new site is almost at a standstill because the soldiers commandeer all carts and all animals that they can lay their hands on. The last few cart loads of bricks that were delivered arrived on the site accompanied by several soldiers who immediately commandeered the cart when it was unloaded. A telephone message from the site this morning says there are hardly any coolies on the road, as the troops are now commandeering coolie labor.

Cement is almost unprocurable in Peking, and none is being brought in, as practically the whole rolling stock of the railroad is in the hands of the military. The Tientsin-Fukow line has been torn up once, though the last report I saw said it had been restored and some third class trains were going through.

Mr. Taylor was discussing a committee of safety for the University this morning, though I hardly think the trouble will become centralized in Peking, and should it become centralized here, I do not see that the University or its personnel would be likely to suffer at all. General opinion seems to be that it will have to come to a fight, and personally I feel the quicker it is started the sooner it will be over, and the sooner we will get back to normal again.

Chang Tso Lin has stationed about 120 men in each of the larger villages along the Peking-Mukden R. R., and if he is defeated and begins a retreat back to Manchuria, I am afraid it will go very hard in the places where these small groups are located, as they have already said they did not come South to fight, but to carry back into Manchuria what they could lay their hands on. Whether there are enough neutral troops in Peking and Tientsin to preserve order in those two places remains to be seen.

Sincerely yours,

Wm C. G. G. G.

RECEIVED BY	
ERIC H. NORTH ()	
DATE	
5/26/22	
REFERRED	DATE
BY ANSWERED	DATE
PASSED TO FILE	DATE
BY FILED	DATE