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Gibb, J M.

1922 May-Jul

May 1, 1922

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

My dear Professor Gibb:

I am very glad to inform you that the
Trustees of Peking University at their Annual
Meeting on April 11, 1922, appointed you to the
rank of Associate Professor in Peking University.

Faithfully yours,

Secretary

EMN
JL

May 5, 1922

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

My dear Gibb:

Your letter to Dr. F. M. North with reference to the intemperate letter of Mr. Silagi, together with the correspondence from the Bureau of Foreign and Domestic Commerce with reference to the matter and addressed to Dr. F. M. North by Mr. Julian Arnold, was referred by Dr. F. M. North to the Trustees. I am enclosing copies of the answers which were written by me to the parties in interest and which have been approved by the Finance and Property Committees of the Trustees.

I think you will see that we have stood by you entirely.

I wish very much that you would carry out your original plan, it may be that you are working on it, namely, of sending to us here for approval the blueprints of the alterations which you propose to make in structural design in order that we may have some engineers here pass on them. I think I can get that done without expense to us. This was, I think, your suggestion originally and I wish you could carry it out.

I will write you more fully concerning other matters after a bit.

Faithfully yours,

RAM
JL

Secretary

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

May 11, 1922

Dear Dr. North:

See Standard file

Your telegram authorizing us to commence building of the School of Religion building came last Saturday afternoon, April 6th. I had gone out to Tung Chow to bring the children in from school, the train service having been broken down because of the local warfare which had been going on South of Peking during the previous week. I found the cable when I got back into the city about six o'clock.

We are still in a state of semi-seige, the city gates being closed either all or part time. I started a body of workmen for the new site yesterday morning. They left here about 6:00 and got out there about night, having tried three city gates before they finally got out.

Tuesday Mr. Gernow and I went to Haitien to make sure that the building was laid out in exactly the right position. It took us about three-quarters of an hour to finally get the Hsih Chih Men open, and I think we were the only people except a few military officers who got out that gate that day. I have heard of people having the door slammed in their faces, but I think we have the unique experience of having had a whole city gate slammed in our faces. After waiting for a half an hour the gate was opened and an officer came in. We started the car expecting to go through, but an officer rushed out of the gate house behind us, waving his arms violently, and the gate was slammed in our faces before we got through.

We are beginning to dig the trenches for the foundations, though we are moving rather slowly, as there is no cement to be had in Peking, because the railroad has broken down. When we can be sure of an adequate supply of cement, we will go ahead full speed. We sent a scout out the other day to make inquiries about having cement brought from Tang Shan by canal boat, and find that it can be done, though the prices quoted are not low and the time consumed would be rather long.

There are several Chinese residences on the edges of the new site. In one of these we are going to put our Construction Bureau office and fix up some rooms for Mr. Hill, and any other men who may be stopping with us. In another one I expect to encamp my family, and in another Mr. Gernow is going to camp with his family.

I have been giving these residences considerable thought, and feel sure they will be occupied by either foreign or Chinese members of our faculty for a long term of years to come. I am, therefore, planning to make repairs that are necessary of as permanent a character as possible, and what little changes are made will be with permanent occupancy in mind. I expect, however, to keep all these repairs and alterations within the Construction Bureau budget.

Now that the war is over the railroad service is being gradually gotten into working order, and we hope to get back to normal within a few days. Yesterday's paper gives full credit of the winning of the war to Feng Yu Hsiang and his Christian soldiers. Wu Pei Fu, the military governor of Chili, delayed his operations until General Feng could get his troops in from Shensi and then put General Feng himself to guard the rear where the military governor of Honan was not to be trusted, and took the main part of the Christian soldiers and used them to turn the right flank of the Mukden army. When that flank movement got under way Chang Tso Lin's men began to retreat, and they are still on the move and do not seem to be intending to stop until they get back to Mukden. All who have been captured by the Chili troops have been disarmed and their clothing stamped with a character which means "unofficial," so that their uniforms are no longer military uniforms.

So far as the University center is concerned, the most dramatic movement was last Thursday afternoon when a train load of Mukden soldiers which were on the way back North made its way up the Peking Kalgan road as far as Hsih Chih Men station and then started around the "around the city railroad" and tried to use the engine as a ram to batter down the city gate and enter Peking. The local gendarmarie had been forewarned of their approach and opened fire on them. They deserted their train and started to scatter over the country, but were rounded up by the gendarmarie and disarmed and then imprisoned in the old Manchu granaries outside the East city wall near the Observatory.

The University crowd were just inside the wall when the firing broke out, and for a few minutes pandemonium reigned, but it was over as quickly as it commenced.

Our direct wire from the site to Peking has been of great value to us during this time, as we have been able to communicate with the staff out there several times a day, cheering them up and at the same time convincing ourselves that nothing was going wrong out there.

On Tuesday of last week we were called out rather hurriedly to go to the site, as the village immediately East of us wanted to use some of the residences on the site as a refuge for women and children in case of disturbance by looting soldiers. Our manager out there thought it would be a good chance to make friends, and telephoned asking if we could come out with an American flag and meet the village elders and make arrangements. We were able to borrow another flag, all of our own being in use at the time, and went out.

I was much impressed with Mr. Huang's (the manager) address to the village elders, when he said that the foreigners were not at all responsible for the fight that was taking place and that they Chinese really should not call on the foreigners for any assistance, but that he knew the University was glad to help where it could. We simply said that we were glad to lend the buildings and the use of the flag, if they could be of any service, but could not promise any further assistance. While we knew the fight was not of foreign origin, we were also sure it had not been instigated by women and children and we were offering refuge simply for them.

E. M. North

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May 11, 1922

After the debacle on Thursday numbers of fleeing soldiers came to the site and asked for refuge and a place to rest. They had been marching and fighting for a good many days and nights before. Mr. Huang told them that he had felt considerable hatred toward them while they were fighting, but that he had no rancor left in his heart for them then, but was sorry to have to decline them any refuge, as there was no available place on the University property. With these words he turned them off.

On April 26th we sent you plans for a three room residence as worked out by Mr. Hill. I know it would be a considerable encouragement to him to have some word as to how his plans are received by the committee there at home. The women's dormitories, the plans of three different houses, the Library and the Chapel all must be in New York by this time.

We are making at present a full size drawing of the bottom tile which we are proposing to use on the roofs of the large buildings. I am going to send you a print of this drawing and ask that you get prices at home on glass tiles made in this shape, our idea being that if we can have glass tile to use along with the cement tile, we will be able to light any portions of the large attics of the various buildings which we may want to use, as for instance in the Science building where we will want to have some work shops in the attics, also large store rooms, spaces for electrical accumulators and other places too numerous to mention here. These glass tiles will permit lighting without in any way interfering with the Chinese effect of the building or their artistic appearance. I thought this was an original idea with us, but have since learned the plan has been used in other places.

I am also slowly getting together an order for plumbing for some of the buildings and will be asking either you or Mr. Black to get these materials on the way also.

We are looking for American mail in a day or two and hope to have some letters from your office at that time as we have not heard from you since the last of March!

Sincerely yours,

G/M

John M. Green, Jr.

RECEIVED BY		
ERIC M. NORTH ()		
(DATE)		
6/12/22		
TO	REFERRED	DATE
BY	ANSWERED	DATE
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RECEIVED BY	
DR. M. NORTH ()	
DATE	6/12/22
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CONSTRUCTION BUREAU	
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TRUSTEES OF
PEKING UNIVERSITY

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

May 16, 1922

My dear Dr. North:

Your telegram to Mr. Tayler has come to hand. It is not for this office to reply to very much of it in an official way. There is a word, however, which has arrived somewhat garbled, and for the repeating of which we have made request. The only sense which we can make from it is "decrease in column 4 suggested by council". If this applies to the budget, we are at a loss to know what is meant by "column 4", but perhaps when the word is repeated, we will find it has an entirely different meaning.

Unofficially, in regard to the rest of the telegram, I personally am very much pleased, as I have thought all along that there should be room for two Christian educational institutions, one in Shantung Province, and the other in Peking, and that if the Shantung institution was not flourishing now, it only remained for them to stress the foundation work and, if necessary, suspend the advanced work for the present until they have students enough to make it necessary to carry on that higher grade.

On the other hand, to propose an amalgamation meant months, if not years, of discussion like we had when the present Peking University was formed, which would mean a considerable amount of marking time on all sides until we found out what various department were going to take. We here understand by this cable that both institutions are to go ahead as rapidly as possible in their own way, and I am glad that it is so.

We sent you off a day or two ago the drawings for the glass tile, of which we wrote in our last letter, and I am going to try to have a plaster of Paris model packed up and sent you. I am very doubtful whether this model will arrive in New York unbroken, but hope that it will. It may not come very badly broken, so that it can be mended and used.

We are also planning to send you plans of more residences for your criticism and suggestion. Miss Lane who is in charge of the Biology Department has just telephoned me that she is sending an order to the Central Scientific Co. in Chicago for biological apparatus which she is anxious to have charged to the 1921-22 budget. I have suggested to her that she give them an order on the University office at Fifth Avenue, which order is to be presented with complete invoice and bill of lading for the shipment when it has actually gone forward. I believe this is the best way to make firms who are shipping goods out to us here in the Orient take precautions that the goods are actually gotten aboard ships. They are always anxious to get their money, and if they cannot get it until the materials are actually on the way, we are always sure of getting the materials.

If on the other hand, they can get their money as soon as the materials are shipped and out of their possession, the goods may be lost in some American warehouse and remain there for many long weeks with nobody caring whether they go forward or not. Unless the Central Scientific Co. moves very much quicker than I have ever known them to move before, they will not be able to get this bill in before July 1st, the end of the fiscal year. But I will try here to keep the Biology Department's account open and would suggest that you there might do the same thing this time.

We still are unable to get any cement, so the School of Religion is not going ahead as rapidly as I wish it could.

The fighting has moved out East of Peking just the other side of Tang Shan where the cement is manufactured, but unfortunately Chang Tso Lin has still most of the rolling stock of the Peking-Mukden railroad in his possession. Until the rolling stock is more evenly distributed and sorted out again, I am afraid we will not get very much freight into Peking. Our concrete machinery is in Tientsin at this writing. I am hoping it may come forward at an early date.

Very sincerely yours,

John Mc Gregor Gifford

G/M

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May 18, 1922

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

My dear Gibb:

I am herewith answering all letters up to and including April 13. Reference to the duplicates enclosed in each letter indicate that I have had them all.

A few days ago I cabled you

"PROCEED WITH BUILDING SCHOOL ~~DO~~ RELIGION."

Today I have cabled you

"SEND AMENDED PLANS STRUCTURAL? PROCEED WITH BUILDING
DORMITORY."

I have regretted as much as you have the delay that has been necessary in sending forward these authorizations to begin construction. For a while it seemed as if every week such an authorization could go forward and then the thing would be sidetracked. We had a loan all set with the Irving National Bank on the guarantee of the Methodist Board and the Finance Committee of that Board got the report of a falling income at that time and postponed action on that guarantee. It was because that was so nearly completed and that I had every reason to suppose it would be completed, that I did not take up your suggestion, originating I believe with Miss Miner, that we borrow some money from the Woman's College Committee. It happens that within the last week the cash has been paid in

on two pledges amounting to \$50,000 each and upon the basis of this we were able to authorize building operations though I am not clear that the entire sum will be used for building, that is a matter for adjustment which we shall be studying in the next few days.

I do not know whether you will construct a dormitory or a dormitory refectory on the basis of this authorization. I presume it will be a dormitory, but that does not matter very much. What I do need to know, however, is the schedule upon which you will be drawing upon us. It will not be necessary to cable in advance of these drafts provided we have a schedule of drawings to which you will adhere. Notifications of drafts on current account should be sent forward as usual. If your drafts for building operations are sent according to schedule, they can be sight drafts; but it is important that you adhere to schedule as some of us might be needed to sign checks to meet the drafts when we were away on vacations and will have to make preparations in advance. This is likely to occur during August. Please send the schedule promptly.

All drafts will be carried on our account as drafts against "Building Operations" until such time as we receive from you specifications as to the distribution of your Bureau expenses among the several buildings. I think we should arrange to have a report from you at regular intervals in order that our books may be kept up on the matter and that we may answer any questions which donors may ask with reference to the degree of procedure. I will try to send some suggestions of form of statement with this letter.

Please note that we have paid to Murphy, McGill & Hamlin in New York, \$10,301.40 - being six per cent of \$171,690, the assumed cost of the four buildings for which they drew plans. The distribution of this to the several buildings is as follows:

To the School of Religion Building.....	\$1,935
Recitation Building.....	3,720
Dormitory and Dining Hall Buildings.....	4,646.40

You will have to make the computation to show what proportion of the last item should be charged against Dormitory and what proportion against the Refectory. The total basis was 11,000 sq. ft. at \$7.04 a sq. ft., making for the two buildings a total assumed cost of \$77,440.

You should also note that this payment to Murphy, McGill & Hamlin includes all the items of their contract of August 11 with us including the exterior color studies which are to be done in Shanghai; therefore, as far as those color studies are concerned, this is an advance payment. You will accordingly expect the Shanghai office to furnish you with these studies. Of course it is understood that after the buildings are up there may be an adjustment on this account but until then the payments are completed to date.

The detail drawings for these buildings, I am informed were mailed to you from the New York Office of Murphy, McGill & Hamlin about a week ago.

Your correspondence with Mr. Arnold, together with the letters which Mr. Arnold has sent to Dr. F. M. North and the letter of Mr. Silagi, have all been noted here and your position is entirely supported. One of our Trustees, who is a banker, has written to say that "In the administration of Trust Funds, purchases and contracts should be made to the best advantage and without favoritism and so far as I can see that is what has been done." We are, of course, glad as appears from your letters that the market has turned in favor of American materials. This matter will finally be cleared at a meeting of the Finance Committee in a day or two. At that time I will send you copies of the letters which I drafted to go to Mr. Arnold, to the Bureau of Commerce in Washington and to the Trusson Steel Company's New York Office. If at any time in your judgment or in that of President Stuart it seems desirable to have the American Minister understand the situation completely, we shall be glad to take it up with him though I think it were perhaps better to have it taken up with him from this end.

You will have noted in my cable the request that you send on the revised structural drawings, with which I suppose should be included revised specifications. I have not pressed you to do this before as I have assumed from your letter of December 2, 1921, that you were sending forward the sample drawings showing the type of alteration which you propose to make in structural arrangement, with the suggestion that we have some impartial firm here advise us concerning the advantages of the two types of construction. Much to my regret, these have not come and you are on the point of proceeding with construction without having secured from us the authorization which is required. By action of the Executive Committee #1161.

"VOTED: That the Trustees instruct the Managers that all changes in essentials in the general layout or in the plans of any building should be referred to the Trustees with recommendations for approval;" and a similar act taken by the Yenching College Committee with reference to their buildings."

The plans have been long enough in your hands for you to send to us suggestions for alterations and I see no reason why, with reference to future building, such plans can not receive criticism and suggestion here before they are put into effect on the field. We are more than likely to be able to foresee

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the buildings we need before we have the funds with which to put them up.

It is a frequent practice, if not in every case customary, where large building operations are involved to have consulting architects and consulting engineers, whose advice can be secured upon the various problems which appear. I have never supposed that the consulting engineer or consulting architect was necessarily the final arbiter in any question nor have I supposed that the employment of such persons was in itself a criticism of the regular architect and engineer. It is simply the recognition of the principle that the broader experience of two minds is likely to bring a better result than the more limited experience of one. We have every confidence in the Construction Bureau but we do not feel that it is right for us to leave any stone unturned that will make the total operation, for which we are the Trustees, an entirely successful one. I hope that in sending forward these revised drawings you will also provide a statement from your point of view of the comparative merits and disadvantages of each of the proposed methods of construction. I will cable you any recommendations which we may have to make on the matter. Meanwhile, building operations should go forward in accordance with your best judgment.

This leads me to the matter referred to in your letter of March 16, 1922, concerning the standing of Mr. Hill. We have all been surprised and pleased with the skill with which Mr. Hill has taken hold of the architectural problem and you are of course quite correct in saying that he is not subordinate to Murphy, McGill & Hamlin in the work that he does. However, the entire Construction Bureau is under the direction of the Finance Committee of the Trustees and if, when ~~the~~ the Finance Committee desires to secure the contributory judgment of other architects and engineers, it will feel entirely free to do so. At a recent meeting of the Finance Committee, when President Stuart was present, the matter referred to you in your letter of March 16 was discussed fully and the judgment which we have and which had President Stuart's complete endorsement, is expressed by the following action:

F - 1326 "VOTED: That in matters relating to general composition of buildings in relation to each other and to the general layout, affecting size, shape, roof slope and other matters, all drawings made by the Construction Bureau should be submitted to the Finance and Property Committee of the Trustees for action."

This action I believe to be entirely in accord with what you have already done but if has in it the further expression of the purpose of the Finance Committee, where it may be necessary, to consult Murphy, McGill & Hamlin concerning

matters affecting the layout and the relations of the appearance of one building to another.

An example of the need for this appears in the drawings which you sent on, showing how you desired to go ahead with the construction of the academic quadrangle of the Woman's College, which consisted simply of taking two buildings and pushing up the quadrangle into a square, and then appointing the square either toward the western hills or toward the chapel.

After some consultation and examination of the plans, it became very clear that the composition of the group was unsatisfactory and that the spaces left between the buildings and that the total effect would be wooden and unpleasant was clear. I also question whether the roof slopes of the proposed territories of the Woman's College have been considered in relation to the roof slopes of the rest of the University group. They seem to me to be at a different angle. Concerning the action of the Woman's College Committee upon the quadrangle, I will write you later, after a meeting which is to come tomorrow.

You will understand, I am sure, that we have the most friendly and interested attitude toward all the plans which our Construction Bureau may draw and that we always have the feeling that the knowledge of what is needed is more trustworthy upon the field than here; and that we would probably be unlikely to alter what is proposed on the field unless we find reasons which would be as satisfying to the field as to ourselves; but we do want to make sure that in so important an enterprise, we are right before we go ahead.

We have not yet had time to give consideration to the plans for the library and the chapel as they have been sent forward, - nor, indeed, to the plans for the Faculty residences. We have been very largely preoccupied with consideration of the proposed amalgamation and of the campaign.

It will not be sufficient, however, for you simply to send forward drawings. We must have full statements of your reasons for this, that and the other feature of the buildings, anticipations of objections which are likely to appear, some account of the general relations of the buildings to adjacent buildings in appearance and composition, some rough calculations as to cost, an account of any alternatives there may be - in other words, as many of the factors as will be brought out in conference personally, as possible.

I am sure, for example, with reference to the chapel that we should like to have a very full, special memorandum concerning the desirability or the undesirability of a large chapel for 3000 students and the relation of that to the other auditoriums which will appear in the developed University. A

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paragraph or two in your current correspondence, while very helpful, will not carry us far enough on the road to sound judgment.

I note in your letter of March 27, your recognition of the importance of being conservative in the way of alterations in plans to save expense. This is highly important and we shall not hesitate to emphasize it every once in a while. Of course we do not want foolish extravagance but the result of our work must be absolutely right, fully effective for the purpose intended and harmonious and beautiful in appearance. I note in your letter of January 3, the statement that you find certain extravagances in the Woman's College building plans and that after you have made a careful study of them you will send in some suggestions as to economy. We have not received those suggestions yet. I am very much inclined to urge that you do not alter the Woman's College plans in any except extremely minor particulars without authorization.

Incidentally you may be assured that we are not embarrassed by any of the detail which you may send us in the way of descriptions or accounts of work going on, or of problems. We desire here to share as fully as possible in the whole procedure, not to be too grandmotherly about it but to be helpful in every way we can, and we are grateful for the weekly letters and their details.

Incidentally I hope you are also making a photographic record of the developments so that we can have in a sense a history of the building operations and of the appearance of the site at different stages as a bit of history. Some of this will also be good promotion.

I have not seen lately in your letters any reference to the matter of provision for the power plant. I noticed that that was not drawn in on the layout and that accordingly the question of the site for it will have to be considered, and I am wondering what you are coming to with reference to the practicability of the gas plant and other engineering matters. While I do not see the funds for it immediately in hand, it is a building that we must have, of course, in some degree at least in order to carry on the College when it moves to the new site. Possibly it might be a sectional structure with room for growth as the University plant extended. It would be desirable at the proper time for you to send here a full statement of the problems involved and the solutions which you propose, and their relation to other alternatives.

I note your letter of April 13 with reference to the Medical Board's supplies. I am suggesting to President Stuart that he drop in to the Medical Board office in New York and casually inquire about the matter but I hesitate to push the thing with them until I hear from you further with reference to

the action which the field might take, in view of your statement that you will write me when you hear from Mr. Goodrich or the Board after the action they have taken.

I notice on the first page of your letter your suggestion that it would pay to make slight changes in sizes of pipes or sizes of window sash in order to use up the material if it were secured. Your statement is not specific enough to indicate whether the alterations which you are thinking of are alterations that will alter in any degree the exterior appearance of the buildings., as for example, in the size of the window *sash*. I would feel that you would be open to very severe criticism if you made any alterations in window sizes just for the sake of using up this material. Of course in the case of the residences, you can draw your plans around the window sash which you may be able to secure but in any other buildings, no such alterations should be made. In the case of other items, such as pipes, brackets and electrical material, you should be guided primarily by what is satisfactory from the point of view of the engineering requirements. I certainly would not load up with anything which we have to hold onto for a long while or which might be unusable or unsaleable or which would produce a tendency to make construction less satisfactory in the interests of economy.

I note what you say in your letter of March 25 concerning Faculty residences. Dr. Luce is most anxious to have drawings in the style of Chinese exterior and American interior. He says that he can put across a residence when he has a Chinese plan about twenty-five per cent more easily than if he has a foreign plan. We all have here rather grave doubt as to whether it is desirable for the residence compound to have houses that are purely foreign in style along with houses that are partly or fully Chinese. The matter will require some study. I am wondering whether it will not be possible to devise a style that is substantially Chinese in exterior with foreign interior. This, of course, would not be with reference to the courtyard system of the Chinese houses but with reference to the appearance of the roof and exterior walls, and so on. Is there not some suggestion in the adaptation which Murphy, McGill and Hamlin have made, in applying a Chinese one-story exterior to a foreign two-story exterior in our general building plan. If we should chance to be able to locate the residential quarter on some plot adjacent to the rest of the University, I would be inclined to feel that modified Chinese exteriors would be desirable unless there is a fairly heavy growth of trees which can be used to enclose the foreign houses or make a separation between them and the Chinese site.

I think it would be highly desirable for you to have the judgment of competent housewives with reference to the practicability of the interiors which you have drawn. You may

have had this already. I had some questions concerning the plans you sent on, myself, even though I am not a housewife. Please send us copies of any plans which you are seriously considering. I note from your letter of March 27 that you have several ready. Dr. Luce is anxious for these plans for promotion purposes and with them should come some approximate estimate of cost.

At your early convenience, I should like to know the figure necessary to cover the building of the dormitory authorized by my cable referred to above. Please include in your statement such of the materials purchased with funds sent forward already, as will be used, together with the cost of the architect's plan and the building Bureau expenses, etc., in other words, your estimate as to the cost of the complete building. With that, specify the amount needed beyond the amount already covered but sent to the field, for building materials, architects' bills paid, and for Building Bureau expenses. Please do the same in full for the School of Religion.

I am taking up the purchase of two tons of Truscon concentrated water proofing paste, as requested in your letter of April 13. It is entirely possible that you may be able to buy out there as advantageously as we could here, especially if we should buy directly from the Truscon organization, as it is unlikely that they would quote prices here 10, I. F. Tientsin lower than the prices which their agents in Peking could offer. It may be possible for us to purchase through a dealer here F.A.S. New York and make some saving. I think we might consider this a test case and carry the thing through and then have you find out whether this process is really more expensive or less expensive. It will be necessary for us here to incur a percentage charge for handling of the purchasing and shipping. If it is to be done regularly, the officers of the University at present have not the time to carry through individual orders, especially if they involve acceptance of delivery in New York, and arrangements for transportation. We would have to turn the matter over to the Purchasing Department of one or another of the Mission Boards, which would have the right to make a charge for their services.

I note your energetic efforts to secure the Ring Garden and the Devil Wall opposite the entrance to the University. You may be assured that we will appreciate your efforts to leave no stone unturned to get these pieces of property and at a satisfactory price. I agree with you that it is particularly important that the control of the water supply that will come from across the road is important. If you think it is necessary to spend a little more than you have authorization from us to do in order to complete either of these purchases, you should feel free to do so so long as it is clear, in the judgment of yourself and the property committee on the field, that the price is not extortionate and no higher than is necessary.

I note the possibility that there may be some hopes of getting the President's garden in case he should desire. It is President Stuart's judgment that this matter should wait until his return to Peking because of his personal connections with some of the officials.

I note in your letter of April 3 the comments on the the Promotion Leaflet. We are quite aware that the location of the new site on the map is incorrect. The map is one which we had before the site was purchased and the plate was patched to put in a block to represent the new site before we knew exactly where it was. In future editions, we shall have to have a new drawing and an accurate map would be much appreciated here. Your other comments are noted.

After tomorrow's meeting with the Building Committee of the Woman's College Committee, I shall write you more fully concerning the plans for the five building quadrangle and the dormitories.

With hearty greetings to yourself and to Mr. Hill, and to the whole Bureau,

Faithfully yours,

Secretary

P.S. Dr. Stuart thinks it unwise for us to press the matter of the surplus materials of the China Medical Board here as he thinks it would be likely that they would require it to be credited upon the building and this we wish to avoid, as we would then have to go out and hunt for the cash to carry on operations.

E. M. N.

JL

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

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PEKING UNIVERSITY
Amd 6/24/22

CONSTRUCTION BUREAU

May 20, 1922

My dear Dr. North:

✓ We are in receipt of your cable asking for the revised structural drawings, and also authorizing us to commence the construction of a dormitory. We are rushing the structural drawings and hope to have them in the mail the early part of next week. Mr. Gernow is anxious they should come to you as complete as possible, so that the Trustees may see just what we are planning and get confidence in the engineers out here.

As we have pointed out in previous letters, everybody of engineering training who has seen the sizes specified by Murphy, McGill and Hamlin in their drawings have said immediately that the quantities called for are far in excess of those needed in buildings of this size and designed for the purpose for which our buildings are designed.

✓ We interpret the second half of the telegram to mean that we are to begin the construction of one dormitory, not a dormitory group, which would contain two dormitories and a refectory. Of course, we will have a letter confirming this cable about the time you are receiving our letter of today.

✓ According to latest rumors, the war is moving further away from Tang Shan, which is the source of our cement, and we hope in a very few days to be able to receive supplies.

✓ I appears to me personally that the cable which we mentioned in our last letter stating that the Trustees have decided not to amalgamate with Shantung University, is meeting with the hearty approval of all the faculty. I spoke against this proposition in the Executive Committee of the Board of Managers, but there was no feeling evident there but that the whole body was in favor of the amalgamation. Now, however, when your cable comes, everybody with whom I have talked expresses the idea that they never approved of the amalgamation, that they think there should be room for two institutions in North China, and that it will be a great setback to the University to have to carry the Shantung University along.

✓ The general feeling seems to be that nobody opposed the proposition in the first instance because they were afraid to set their ideas up against the ideas of the Educational Commission which had just finished its work. I pass this on as a interesting side light on the situation.

✓ Yesterday we sent off a plumbing order to Mr. Black and asked him to get the materials on the way as soon as possible. When the materials arrive we will have to divide the cost up between the buildings in which they will ultimately be used. As the order is made out now, it is for two Women's College buildings and for the School of Religion, with a few fixtures to be used in some of the property here on the old site, from which we are in danger of losing our tenants if we do not give them a bit of sanitary equipment. One place for which we receive \$180 a month rent is without a real bathroom.

. M. North

-2-

May 20th, 1922

We had in our office yesterday an old Chinese contractor, the father of Lu Fang, a man who did most of his work on palace buildings or imperial tombs. He talked over the sketched drawing Mr. Hill has made for the Chapel, and I was surprised to find how thoroughly he approved of the general design of this building. In fact, he suggested only one minor change, and when Mr. Hill pointed out one or two places where he thought it could be improved, Mr. Lu agreed with him that those changes would make the building better Chinese style.

In half an hour's conversation I was surprised to discover how many points of similarity there are between Chinese architecture and the architecture of other countries. Of course, this is all aside from the fact whether the University wishes to build a Chapel of the proportions of the one already sketched.

Very sincerely yours,

G/M

James G. Gibb

RECEIVED BY	
ERIC M. NORTH ()	
(DATE)	
6/25/22	
TO	REFERRED DATE
BY	ANSWERED DATE
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TRUSTEES OF
PEKING UNIVERSITY

PEKING UNIVERSITY

PEKING, CHINA

May 31st, 1922.

Dr. E. M. North,
Secretary,
Peking University Trustees,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

I am writing this letter myself, Miss Mason having gone to Shanghai to say good bye to her Uncle & Aunt Dr. Luther Freeman, who are about to leave for America and will be in your part of the States sometime during the Summer. I mention this so that Miss Mason may not be accused of poor workmanship, such as will probably appear in this letter.

I am enclosing the revised structural plans as submitted by Lund, Gernow & Co. They went into greater detail than was perhaps necessary but took the stand that as the Trustees had never had any exhibit of their technical skill and ability, they had better send a detailed statement and so show that they are able to do this work and have the confidence of the Trustees for any other changes that may be suggested in the future.

The feeling seems to be unpreventable, that because a man or a firm is willing to contribute their services much below the market rate that they are not a firm or individual whose judgements can be entirely trusted. This feeling has seemed to become somewhat prevalent about Mr. Hill and folks are inclined to criticize and suggest much further than they would in Mr. Murphy's work. In my judgement Mr. Hill is doing work equal to, if not superior to any that was done by the other architects. Certainly his whole heart and whole attention is being given to the problems at hand, a condition which could not be hoped for with a firm that is always looking for more business and must of necessity carry on many jobs at one time.

I am very anxious that no such feeling continue in regard to Mr. Hill or grow in regard to the Engineering Firm. They are taking the greatest care of all the problems that come up, and giving every suggestion made most careful consideration. I hope we may have some speedy word from the Trustees approving of these suggested changes and if possible of the spirit that moved the engineers to make the suggestions.

I am very much disturbed at the condition of affairs on the site as developed by the excavation that has already been made there. It appears that all the buildings erected along the west side, the road side, for a distance back from the road of six hundred and fifty feet, and for a distance along the road of nearly thirteen hundred feet will have to be erected on pilings. We expected to find the water table high but did not expect to find the bearing strata so far below the surface. As Gernow points out this will materially increase the cost of building the various buildings of the Academic group. The increase in the School of Religion will be greater proportionately, first because we will have to use wooden piles and because we will have to prepare the machinery for using those piles. This cost can be reduced later by making concrete piles when we know two or so months in advance that we are going to need them. All of our preliminary work was done in the section where we thought we were going to erect buildings for the Womens college

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the Womens College, and where we found most excellent bearing qualities in the ground.

Since writing the first page of this letter I have decided to send the revised plans and the letter explaining them under separate cover and this letter to tell you that they are shipped.

The Concrete Machinery is in place and yesterday we made a few sample tiles so as to show the foremen how the machine is used, and when we left the site they were making very good tiles. Unfortunately we were using the last bag of cement that could be found in Peking, and we still do not know when we can hope for more cement though I have a line on some from French China that will arrive in Tientsin in about two weeks and if local cement is not available before then I will purchase the French China variety.

Chang Tso Lin is still holding on to the rolling stock of the Peking Mukden railway hence the difficulties with the transportation of materials. Some one in the office just this minute says they are fighting near Shan Hai Kuan today.

I have borrowed two cart loads of cement so as to make tiles from now on for a couple of weeks when we hope to have large supplies. We are also putting down the piles for the school of religion, and when those are in we will hope to have the cement to go ahead full force with the building.

Some days ago I sent a plaster of paris cast of the glass tile we would like to use in the roof. We have already sent you some prints of the same and mentioned them in the previous letter.

We had a communication from Dr. Gamewell in regard to the funds for the Theological Building in which he suggests that they be paid here on the field by the Methodist Mission, and not in New York to the Trustees. Dr. Gamewell seems to think that by this arrangement the University can get two for one for these funds, the Methodist Mission making up the exchange. Speaking for the University I hope this is true and that you can arrange to have the funds come that way.

We expect to move out to the site in two weeks time and will probably be there till early winter if not longer.

Sincerely yours

John McFarland

6/30/22

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

June 7, 1922

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

Dear Dr. North:

We are in receipt of a cable from New York which speaks about the women's committee re-action on the revised ground plan for Women's College building.

Dr. Stuart has no doubt told you that we here urged that they keep the seven building layout, even though they never built more than five buildings, leaving, as suggested in the cable, the southern pair of buildings unbuilt until at some future date they might be needed for dormitories or other purposes.

The cable is clear down to the place where it suggests that dormitories or walls might be put in place of this pair of buildings. From there it goes on to say "or preferably", and the next word has been transmitted incorrectly, and we are asking the cable company to repeat it. Then we have the words "to the East athletic, to the South similarly, academic to the North", all of which we cannot interpret. Doubtless about the time you are getting this letter we will be having one which will explain the cable.

The last part of the cable is quite clear, but is very apt to make trouble in this office. Mr. Hill feels that if we call in Mr. Murphy, he is relieved from his contract as the University architect. I wish he did not feel so strongly in the matter, but still appreciate his point of view, and hope we can find some way to carry on this office without calling in anybody else here in China, unless it be done at the request of Mr. Hill.

My judgment about Mr. Hill and his work has been mentioned in a number of my letters to you. This judgment is entirely confirmed by Dr. Hopkins, Mr. Lund and a number of other people who have had opportunity to see what he has done, and who know something about building. I hope we can do everything to prevent hurting his feelings, or in any way make a rupture.

I have not had a chance to talk with Miss Miner or the faculty of the Women's College in regard to the cable, except a very brief word over the telephone this morning. My interpretation, however, is that if the committee here are willing to accept the plan suggested in the cable, i. e. omitting the southern pair of buildings as laid out in the seven group planned, there is no need to consult anybody, and the work can proceed.

If they do not consent to that, we still have the alternative of waiting for the substitute plan which the cable says is being sent; and if the committee agrees to that we can proceed.

The third alternative is sending to Shanghai and asking Mr. Murphy to come up. I hope we will not have to come to that alternative,

6/7/22

both because of the trouble it will bring about in this office, and also because of the expense, which will be not less than \$500 and travel expenses. As I say, this is my interpretation of the cable and may not be agreed to by the women's committee.

We are still hauling materials on to the site in large quantities, and every once in a while the soldiers commandeer carts, and our hauling stops. The railroad has promised us cars in which to take the granite base out to the site, and I am hoping every day to hear that some of that is arriving.

Last week we placed an order for forty thousand board feet of lumber with which to make the windows and door frames. That was promised us to be delivered this week.

I think this time next week will find us either living on the site or in the throes of moving.

In the School of Religion building we are driving piles at the rate of twenty-five a day, doing it entirely by man power, and will have that buildings ready for the concrete as soon as we can get quantities of cement. We now have three lines out and will doubtless have cement within two weeks, and in quantities so that our work will not have to be held up again.

The Ting garden is still unbought. The question was raised by one of the ex-middle men several days ago, who said that he was sure we could buy it for \$4,000. As the northwest corner of that piece is outside of the Ting wall, I inquired whether the \$4,000 would cover that, and he said he did not know. I sent him out to find out, and he returned saying it did not cover it. I insisted the \$4,000 should cover the entire plot. He made another trip to find out. Since then I have had a letter saying it could not possibly be made to cover it, that the outside corner would cost \$800, and he would have to have \$144 for expenses. In our previous talk I had told him I would give him nothing for expenses, because I strongly suspect he is a party to the deal which has prevented the old woman who owns the Ting garden from selling to us direct. If he is such a party, he will make enough out of the sale of the property, so that the University need pay him nothing. Of course, I could not tell him this, because he would flatly deny it, but I am working on this as a basis.

Yesterday, however, a man came into this office also inquiring about the possibilities of the University buying this Ting garden, and after some conversation he produced a paper which he said had been handed to him by Mrs. Li, a party altogether unknown to me. This paper was written in very poor Chinese, many of the characters being incorrect. It, however, purported to be a promise on the part of the old lady Ting to sell to Peking University her ground--the size being unstated, also the number of buildings not being mentioned--for \$4100, and that she had received \$20 guarantee money from the University.

I explained to the man that as no name appeared on this document but Peking University, the document should be left in the University's hands, and sent him away without it, to find out what would be the result of such a procedure with the people who had passed the document on to him. I believe that by going slowly we will ultimately get this piece of property for about \$4,000. Whether I am going to be able to get the northwest corner also within that figure is still an open question. Of course, this paper may be wholly a forgery.

6/7/22

The piece of ground including the Devil Walls still remains under discussion. The all powerful military man who wanted the place was a close colleague of the ex-President Hsu, and I suppose will have a great deal less power now that the President has resigned. In the meantime, I have written his office a letter stating exactly what I wanted in writing from that office before I would ask my committee to consider whether we would pass the property over his way. This was a week or ten days ago and I have had no answer from him.

With the resignation of the President, I am again trying to find out whether we can hope to get the garden immediately North of the site for residential purposes. It is too early to make even a guess as to the result of any such negotiations. We have made no progress with our attempts to get the place on the Old Summer Palace grounds, though no progress does not mean that we have entirely given up hope. Whether being resident on the site will help in the matter of purchase of ground remains to be seen.

I am in receipt of a letter from the Murphy, Magill and Hamlin office in New York, which says they have sent a large number of sheets of details, and we will be glad to get them.

Very sincerely yours,

James Graham Gibbons

G/M

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June 12, 1922

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

My dear Gibb:

I have been much disappointed that I have been so long delayed in getting straightened out the matter of the revised plan for the Woman's College quadrangle. The matter of five buildings instead of seven and the plans which were drafted in Peking were considered by the Woman's College Committee on April 10. Action was approving the five building plan provided the layout was approved by Mr. Murphy. My next problem was how to secure the opinion of Murphy, McGill and Hamlin in time to get word out to you at the earliest moment. Mr. Murphy was out of reach as far as we were concerned and I understood that he was not at that time in China. I accordingly took the matter up with McGill and Hamlin, and it was their judgment after examining the plans sent from Peking that the spacing of the buildings was not satisfactory and that the matter of the five building group should be studied further. It seemed to me that the best way to make progress was to get them to draft alternate proposals to those you had proposed. It happened that the Woman's College Committee did not have any Building Committee and it was practically impossible to get the whole Committee together. By correspondence vote Mrs. Lee secured the appointment of a Building Committee consisting of the New York members of the Yenching College Committee and at the same time an authorization to have Murphy, McGill and Hamlin draw a lay-out for the five building group. The lay-out was drawn and they presented to us two alternative plans.

2.

I had great difficulty in getting the Building Committee together because both Mrs. Roys and Mr. Schell were at the Presbyterian General Assembly and though I called a meeting of the other members, nobody came - which caused a further delay.

Finally we got a meeting of the Building Committee on June 3 and the following action was taken:

"That the Building Committee in general approves plan B for the academic quadrangle of the Woman's College quadrangle but it directs the Construction Bureau in connection with Yenching College Faculty representatives to consult Mr. Murphy and to proceed in accordance with such agreement as may be reached; and that a cable be sent to the field indicating suggestions and authorizing procedure as indicated above."

It was President Stuart's judgment, as well as our own, that "B" was the most satisfactory of the plans that have been presented for the quadrangle. He wanted, however, to get the judgment of the Construction Bureau and of representatives of the Yenching College Faculty upon it, and Mr. Murphy's opinion as well.

It was our belief that there would not be much difficulty in arriving at a satisfactory conclusion and a lay-out which was agreed upon by the representatives of the College, by the Construction Bureau and by Mr. Murphy would be satisfactory to us here; and when such agreement is reached, you are authorized to proceed. My cablegram as follows was an effort to send to you the essential facts in the hope that if Mr. Murphy was there or within reach at the time, delay might be avoided by cabling.

"GIRLS COLLEGE FIVE BUILDINGS APPROVED. GROUND PLAN SUBMITTED NEEDS ALTERATION. ARCHITECT SUGGESTS EITHER OMISSION (FROM) SEVEN (BUILDING) PLAN SOUTH (BUILDING) (USING) WALL (OR) DORMITORIES TO FILL THE VACANCY OR PREFERABLY JUNIOR TO THE WEST, ATHLETIC TO THE SOUTH, SIMILAR ACADEMICS TO THE NORTH. SUBSTITUTE PLANS ARE BEING SENT. WOMAN'S WORK COMMITTEE (YENCHING COLLEGE COMMITTEE) AUTHORIZED CONFERENCE MURPHY, CONSTRUCTION BUREAU, GIRLS COLLEGE FACULTY. WOMAN'S WORK COMMITTEE WILL ACCEPT DECISION IF AGREED TO BY MURPHY. THEN PROCEED WITH THE BUILDINGS."

I enclose herewith a copy of the report of McGill and Hamlin concerning the boys quadrangle plan.

3.

You will be interested to know that the expense of having these five lay-outs made was less than fifty dollars. While we are anxious not to waste any money, it is our judgment that we ought to be fully clear as to what is the best possible arrangement of buildings, preferring to incur cost now rather than the possibility of regrets later.

In our discussions in Committee concerning plan "B", it was recognized that from the point of view of the interior of the quadrangle with its longitudinal arrangement, the Junior College Building on the west end as first designed was perhaps a little simple as compared with the buildings not yet designed which would be on the north and south sides. Of course some allowance can be made for this in designing the north and south buildings. It was thought, however, that some of the subordination which the Junior College Building might seem improperly to secure, was the consequence of exchanged position to a point where it ought to be a little stronger in reference to the other buildings of the group, could be met by raising it a little higher than the other buildings. I believe the ground is slightly higher at that point, the thought being to set the building on a slight terrace.

The Building Committee of the Yenching College Committee also took the following actions:

"VOTED: That the Construction Bureau in conference with the Yenching College Faculty representatives be authorized to draw plans for the interior of the Administration Building and to submit them to the Building Committee in New York for approval."

The matter of the Women's College Dormitories was discussed but we felt that we had not had from them a full statement of the pros and cons of the change in types or any indication of the comparative operating costs of the two types - or for that matter, satisfactory indications as to the comparative cost and comparative satisfaction of the two types.

I very much wish that you would send me at the earliest possible moment some sort of a general figure as to the cost of dormitory units of either type, with subordinate figures indicating roughly a covering amount for the cost of the dome and similar features of the plan. Mrs. M. Peabody, who is conducting the campaign for the Colleges for the Orient for Women, finds it is an advantage to be able to put up to a community a building, and to individuals the cost of individual parts of a building. They will be making a further intensive drive in the fall. Your figures, of course, may be only approximate but they will serve the purpose intended.

Faithfully yours,

LMN
J.

PEKING

June 12, 1922

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

My dear Gibb:

I have received a courteous reply from Mr. R.H. Page, Vice-President and Manager of the Foreign Trade Department of the Truscon Steel Company, with reference to my letter to him, dated April 30, a copy of which I sent to you. Mr. Page encloses a copy of Mr. Silagi's letter of March 20.

Naturally we do not care to go into the "he said and then I said" side of the discussion and in all our correspondence with these firms and with the representatives of the Commercial Department of the Government, we have supported you to the hilt.

We are, however, anxious to have definite evidence as to the comparative cost of the various types of construction and their comparative merits, as I wrote you in a previous letter. Mr. Silagi's letter of March 20 seems to indicate that the advantages of the beam and slab type of construction from the point of view of economy are not as large as they had appeared to be in your thought. We of course can form no judgment here until your answer to our cable requesting comparative structural drawings is received.

Your policy was well stated in your letter of February 24 to Mr. Arnold and I think there should be included in it, as I have no doubt you have in mind, your willingness to give American firms every reasonable opportunity to present bids.

President Stuart left New York day before yesterday to visit friends in the South and then start for the Coast to sail on the 29th, I think from Seattle, possibly from Vancouver.

It is entirely likely that within a few days I will be able to cable you to go ahead with another dormitory. I presume there is some economy in constructing two buildings of the same type at the same time.

A representative of the Gustavino firm came in the other day. Mr. Caskey saw him. He said that the dome, if constructed, would be the fourth largest dome in the world - St. Peters, the Pantheon and the dome of some church in Florence being the first three. He said he thought the construction might be done for about \$200,000 not including the woodwork and furnishings. Mr. Hill has certainly done a very beautiful piece of work and I, personally, am very enthusiastic about the plan but the basic problem, of course, is whether the University ought to construct for auditorium purposes a building which will not be filled for a good many years and then only on commencement or special occasions - all this provided we had the money. We will have to study the matter further and begin by determining the relative utility values of the different sizes of auditoriums.

With hearty regards to yourself and Mr. Hill and to Mr. Lund and Mr. Gernow whom I should like to meet, I am

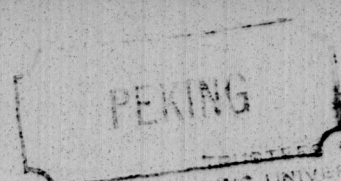
Faithfully yours,

Secretary

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA



Address reply to
CONSTRUCTION BUREAU
Hai Tien

June 20, 1922

My dear Dr. North:

Again I am surprised to find it is nearly two weeks since we wrote to you last. There are many small things to report to you, but nothing of any great moment.

In our last we wrote the interpretation we, the Construction Bureau, put on the cablegram we had received about that time. Miss Miner interpreted the cable the same way, and so did the majority of the faculty of the Women's College. Mrs. Avann, who happened to be in Peking at that time, made the same interpretation.

The Yenching Advisory Committee took the matter up first and recommended to the Board of Managers that we adopt the five building layout with the gymnasium on the South, the Sage Memorial building on the East and the academic building, of the general size of the gymnasium, on the North, and the square twin buildings on the West. This recommendation was brought to the Board of Managers' meeting and approved by the Board of Managers and referred to the Building and Grounds Committee for final decision. This Committee took the matter up, went over it carefully with Mr. Hill, studied some drawings which he had done on it, and passed the layout. I will try in a day or two to send you a blue print of the layout as it now stands.

We have at last been able to get some cement on the ground, over seven hundred bags having arrived during the last three or four days with promises of much more in the immediate future.

The quantity of lumber we have is still very limited. Two car loads that had already been loaded in Tientsin by the Dollar Lumber Co. were unloaded by the military and the cars taken off for war purposes. The Dollar Co., however, had the promise of the Traffic Manager of the first two available cars in Tientsin, and I have suggested that they should put American flags on the lumber as soon as it is loaded.

We have driven all the piles necessary for the School of Religion building, and are sawing them off at the water level, and will lay the first part of the cement foundation either at the end of this week or at the beginning of next.

One of our concrete mixers, another package of concrete machinery, is still in Tientsin waiting until there is available railroad accommodation to bring it up. We have one mixer on the ground which we are preparing to use in laying this foundation.

We have found that it is necessary to put piles under one end of the dormitory at least. I am waiting to get a drill out from Peking to make some additional sounding around the dormitory foundation to find out if piles will be necessary all the way around.

The Construction Bureau moved out here on Friday last, and can be said now to be in residence here. The offices are on the southwest corner of the site, and Mr. Hill is sleeping in the same group of buildings. My family and the Gernows are in a group of buildings in the south-east corner, and Miss Mason is sleeping over there with us, while the Gernow's and Gibb's kitchens are running a common mess for all the members of the staff.

I made a trip in and out to the site with the motor car every day except one last week, but plan to be in town only parts of two days from now on, and I hope can cut it down to one day.

Last night at about 9:30 we agreed to buy the Ting gardens for \$4,000, this after two interviews during the day at which time we had offered \$3900, just \$200 more than the price I have ever offered before, but I had told the owner that my price would begin to recede to \$3700 from that time. This was the reason why they found me at a late hour last night in order to make a counter order of \$4000. (We have since paid the guarantee money, and the place is virtually ours.)

Evidence goes to show that upwards of twenty people have interfered in this matter, some of them using the University's name, and some of them urging the old lady to stand out for prices as high as \$7,000.

If you will refer to the map, you will note that the northwest corner of this Ting property is not included in the wall, nor is it included in any purchase we have heretofore made. This consists of a small grave yard of about seven-tenths of a Chinese acre, and in order to consolidate we will have to purchase that. I am assured, how correctly one can never tell until one tries, that there will be no difficulty in purchasing this small piece of land.

Dr. Ralph Ward spent a long time on the site with me about ten days ago. He paid special attention to the corners that we do not own. While I did not definitely question him on the subject, I believe that he agreed with me in feeling that there should be a sum of money available with which to buy any small piece of these odd corners that might come on the market. I do not believe in going out and offering to buy, but there is no doubt that from time to time the owners will come in to see us and offer to sell. If we are able to close on a cash basis at such a time, we can possibly get these bids at a fair market price.

I have particularly in mind that rather large corner on the northwest, also a big place on the southwest, and one or two small places also on the southwest. All of these are on the borders of the site, and do not count what might be called "islands" inside of our site, and I would not consider any of them very important; still it is easier to buy when they are offered than it will be at some future date when the University feels a big need for them and must go out and privately purchase when they are not offered.

I wrote you some time ago that we had tried to use granite instead of artificial stone around the base of the buildings. Our last stock of this granite has been waiting at a railroad head in the Western Hills for a month or more, but for lack of railroad cars has not come to hand. We have been able to purchase locally a considerable quantity of a granite which has been taken out of old palace buildings, and which we propose to use in the dormitory building, and will be able to save in the neighborhood of \$400 by using this second-hand stock.

M. North

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June 20, 1922

We still are looking for a piece of ground on which to put the faculty residences and have enlisted the interest of the American Legation in trying once more to secure the tract which is marked the "President's Garden", immediately North of our site. They seem to think ex-President Hsu Shih Chang has purchased this outright from the Boy Emperor. Our information has always been that he was renting it from the Emperor and was not the owner. We are trying to get definite information in regard to this. President Hsu Shih Chang is at this time a refugee in Tientsin, so it may not be easy to get in touch with him.

We are sending you a number of blueprints of residences which Mr. Hill has drawn.

Very sincerely yours,

Wm Mc Gregor

G/M

PEKING

June 26, 1922

TRUSTEES OF
PEKING UNIVERSITY

Prof. John McGregor Gibb,
Peking University,
Peking, Chin.

My dear Gibb:

I have before me invoice and bill of the Central Scientific Company for 24 needles ordered by you nearly a year ago and shipped to the Woman's College, Peking University, by parcel post, cost being \$6.12.

We are paying this bill here and assume that you will take precautions necessary in China to make sure that this bill is not paid twice. We are in constant confusion here with the ordering of materials, chiefly scientific materials, by different members of the Faculty, in some cases the orders being sent to us to handle, in other cases being sent directly to the firms concerned - which usually write us to know whether purchase is authorized and in some cases we have no knowledge of the matter at all. I wish that on all purchases that are made, whether they come through the Trustees or not, there might be an authorization signed by the Treasurer, indicating that the order was within the budget of the Department concerned.

I note by your letter of May 20, just received, that you are sending to Mr. Black order for plumbing materials. All such orders will be handled through the Purchasing Dept. of one of the Boards of Foreign Missions and therefore may as well be sent to me in order that the proper O.K. may be given. If, in connection with any of the orders, there are questions which you desire Mr. Black's opinion upon, I will be certain to consult him if you will indicate what the points are.

I am glad to have word that the structural drawing is on the way and I am sure that you and Mr. Gernow realize

that what we want here is sufficient information upon which to base the confidence which I know we would like to put in the engineering members of the Building Bureau had we had a chance to know more of their work and to meet them. As Trustees for so important an enterprise, we have to make sure that we are taking for our part all the precautions necessary to insure the most complete satisfaction; and I am sure that in that desire, there is common accord both here and in Peking.

I am much interested in your comment upon the matter of the attitude of the Faculty toward the amalgamation plans and their rejection by the Trustees. I think, however, that as time goes on we will recognize the need of closer cooperation between Shantung University and Peking University even though it may not take the form of organic union. Everything that tends to maintain cordial and friendly relationships and looks toward the avoidance of unnecessary duplication and wise planning for the long future as well as the present, should, I am sure, be fostered.

I am most interested in the comments of Mr. Liu Fang's father upon the chapel drawings of Mr. Hill. We all feel their Chinese style and character and are amazed to see the skill with which Mr. Hill has caught them.

I am hoping that he is setting his ingenuity to work to devise the application of Chinese exteriors to foreign interiors for faculty residences. If we can get a fairly successful conclusion in that matter, it will help our campaign work and I think make our residences in China more in accord with the general scheme of the University plan.

In connection with ordering, it would be considerable help if you would be more specific in your directions. For example, in connection with the order which you sent to Mr. Black, you state that you want some of the material at an early date so it can be installed in houses we own in the old site; but you do not specify what equipment is needed for that particular corner of the job so that if there happens to be delay in sending the whole equipment, this item which you want for a certain time may be delayed past that time. Again in connection with your request to the American Trading Company to bid, or at least to estimate, upon the heating plant and equipment for the several buildings, their representative came up to see me and after talking the whole thing over with him, I found that on earlier matters he had been able to make no estimate that could have been regarded as final in any matter of ordering, because the information upon which the estimates were based was entirely inadequate. So, for example, in connection with the estimate you asked for the heating apparatus for the Construction Bureau design for the buildings of the Woman's College dormitories, of which he only had four white

paper drawings without dimensions. He also had no building plans on the basis of which he could estimate effectively the radiation that was necessary, and so on. For a short period I have loaned him the sets of plans which we have in the office, in the hope that he will be able to make a statement that will be more satisfactory. I have suggested that he divide up his estimates so that you can analyze them as to the different buildings involved, by making his estimates for the contents of each building separately and then his estimates for the connections and so on, necessary to relate each building to the central plant, and then for the central plant.

I am still hoping that you will send full statements of the problem involved in the heating and power matter with reference to the use of illuminating gas, producer gas and for steam, in order that we may see here whether we can not get without expense, or very inexpensively, the judgment of highly competent engineers as to the best solution for the problem. Let us get all the light on it we can from both ends.

Faithfully yours,

Secretary

EMM
JL

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

Address reply to
CONSTRUCTION BUREAU
Hai Tien, Peking

June 28, 1922

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

TRUSTEES OF
PEKING UNIVERSITY

Dear Dr. North:

We have to thank you for your long letter of May 18th, and we have begun to answer it. Mr. Hill has a reply which covers ten pages written on both sides in longhand, but he wishes me to read it over and make suggestions before sending it, and I do not see time to do that for several days ahead. I also have read your letter only through once hurriedly and about one-third through again, and so am not able to answer it in detail as yet.

You asked me for a schedule of drawing money for the buildings. Last summer while in New York I suggested twenty per cent of the cost of the building for initial equipment, and I think we will need approximately that to pay for plumbing, lighting and heating.

I have already sent for some plumbing through Mr. Black, and he will be calling on you to pay for that. I have also bought steel in Europe, for which we expect the bill almost any time. That bill will be in the neighborhood of \$6500 Gold, and will be divided between the various buildings. I have placed an order for the lighting of the School of Religion building, for which we will have to make payments, partly now, and all of it in about four months time. This will be another \$1200 Gold. The heating equipment we have not commenced to order yet, but these items will use up the whole twenty per cent, and the funds should be available whenever the orders are placed. Certain portions of the materials are entirely here and entirely paid for.

I think we are safe in saying that the balance of funds available for the four buildings will be drawn weekly in twenty installments. That means by the middle of November we will have drawn practically the entire sum available for these buildings. Of course, it will be my aim to draw as little and as slowly as possible; but while I do not wish to promise, I do think we will draw the funds more slowly than this schedule indicates. I will at the earliest possible date figure out what these amounts will be and indicate in an early letter the amount of each weekly drawing. I suppose it will be all right, if I do not draw one week, to draw double the amount the second week. You say "sight drafts" in your letter, but I shall ask Mr. Krause to continue to draw three-day sight.

Mr. Black
I am asking you to consider the advisability of ordering a supply of reinforcing steel bars, say three hundred tons for delivery here February of next year. I do not believe the price of steel will ever be any lower than it is now judging from the quotations which have been given us out here recently; and if you can order it for delivery early in the year at the current price, I believe the University will save money.

Kind - size quality, & sizes

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Mr. Hill urges me to say that the drawings of detail for a building like the Library or the Chapel will take a great deal of time; and if we can have your instructions at the earliest possible date, it will prevent the necessity of hurrying through details when the rush of the building being put up is upon us.

In passing I note what you say in regard to details of changes which I have failed to send you. I have had in mind the Trustees' instructions all along, but as no changes have been suggested which affect the exterior appearance of the buildings, or in our judgment the durability or useability of the buildings, I neglected to send any minute details until I had your cablegram of a few weeks ago, and I hope that there will still be time to have a wire from you to approve the slight structural changes before we come to the floor slab of the School of Religion building. The changes in the first floor slab will only be apparent underneath that slab, most of which is not even over a basement.

As to the strength and other qualities, there is not the slightest doubt in any of our minds out here. There will certainly be time for a wire before we come to the second floor slab. We have more than six feet in height in some parts of the foundations of the School of Religion finished, and our machine is turning out about four cubic yards of concrete per hour; and our men are working twelve hours or more a day; so you see that this foundation is now going in very rapidly.

I will not bother you with details of flood which fill up foundations, small substances in the well water which stop up the circulation of cold water through our motors, with belts that slip and engines that overheat, and labor which is incapable. But in spite of all our troubles, we are really going ahead.

I am hurrying this letter off before a trip to town this afternoon, when I expect to bring out the necessary cash to pay for the Ting garden, and to look over some four or five lots of repairs which I am carrying on in various University properties in the city. There will be more of this letter in a few days, but this must suffice for the present.

Yours very sincerely,

John Mc Gregor Gibb, Jr.

G/M

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

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Address reply to
CONSTRUCTION BUREAU
Hai Tien

July 10, 1922

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

My dear Dr. North:

I have to acknowledge your short note of May 31st enclosing a copy of a report from Murphy, McGill and Hamlin. We have not as yet received the color scheme which they say has been partly finished in New York and sent to Shanghai for completion. I have written to their Shanghai office and hope for a reply in a few days.

I also have to state that the sepia negatives of the large scale details which they sent us are very unsatisfactory. It is possible that in America where facilities for making blueprints are good--that is, where they are made by machinery with almost mechanical exactness--these sepia negatives would be useful; but out here where we have to do it by sunlight with blueprint paper which may be fresh or very old, we find it impossible to get a print from these negatives which is at all serviceable. Our agreement with Murphy, McGill and Hamlin calls for the original tracings, or their equal, of all drawings made. These sepia negatives do not come up to that specification. We suspect here that these sepia negatives were made from lead pencil drawings which in any case would not give us as good a negative as one made from pen and ink tracing cloth drawings. I would be glad if you would take this up with the New York office of the architects, and see whether it cannot be straightened out.

While we are on the subject of Murphy, McGill and Hamlin, I note that Mr. Hamlin has never been in China and that Mr. McGill has made one very short trip out here. My memory may not be correct, but I believe on that trip he did not get to Peking, spending most of his time in Shanghai. I note this so that you may have it in mind when the New York office, in the absence of Mr. Murphy, makes suggestions as to what is or is not typically Chinese.

On Tuesday of this week, the 4th of July, Miss Miner called me up, saying she had letters from America and asking me if the blueprints mentioned in those letters had arrived. I made an appointment to meet Miss Miner and Mrs. Avann at 8:00 in the city. At the time of the telephone conversation the blueprints had not arrived, but they got out here at the site about noon, so I was able to take them with me into town.

The suggestion B of the blueprints was but very little different, so far as the spacing of the buildings was concerned, from the suggestion that was made by Mr. Hill after the receipt of the cable which came just before the Board of Managers' meeting. Mr. Hill's suggestion you remember, as I mentioned in a letter of some time ago, was approved first by the Women's College committee of Administration, and later by the Board of

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Managers. Miss Miner, Mrs. Avann, Mr. Hill and myself all agreed that to save time and to make further communications back and forth unnecessary, we should space the buildings as in suggestion B. They have been thus laid out on the ground, and we are proceeding to prepare the foundations of the Faculty Club House and the Sage Memorial building of the Junior College. Friday Mrs. Avann broke ground for the Sage Memorial building. We had a brief ceremony which included reading of the scripture by a student of the Women's College, also scripture in English by Miss Payne for the faculty, a prayer by Miss Ting of the Women's Committee and also of the Board of Managers, brief remarks by Miss Miner and Mrs. Avann who then turned up a shovel full of earth, and the whole company followed suit, doing a bit of digging in the foundations of the building. After the ceremony Mrs. Avann made another trip around the ground so as to impress it more thoroughly on her memory.

Paths

We can say now that the buildings are really started on the B layout. The questions which we all have in mind have to do with the paths as suggested in this layout. One path leads directly to the South side of the Faculty Club House. There is no entrance on that side of the building except a basement entrance which would bring the school girl who came that way into the quarters of the servants of the faculty who happen to be in residence there. Another path leads directly to the South end of the Junior College building where the only entrance is a minor door into an office of some faculty member. This door will probably be used only on very rare occasions.

The other path from the South leads into a tunnel which is supposed to pass through the gymnasium and then across the courtyard, through another tunnel of the academic building and then on to the Chapel. In studying the tunnel which we have suggested in the Library building we came to the conclusion that in order to get any vista at all through these tunnels, they would have to be so large that they consume a great deal of the substage of the building. While we continued the tunnel in the Library, which is to be a very large building, I doubt if in a building the size of either the gymnasium or the academic building of the Women's College, a tunnel would be advisable.

This layout B from the West side has one main approach which leads directly into the quadrangle. This would mean that a motor car which brought visitors to either the Faculty Club House or the Administration building would have to make the complete circuit of the quadrangle before it could turn around and get out. In the layout of June 14th as suggested, you will note that there is outside of the quadrangle to the West a circular motor path, so that visitors could arrive and alight but a few steps from the entrance of either the Club House or the Administration building, while their car remained just outside of the quadrangle. This would tend to insure a greater amount of privacy and quiet inside of the quadrangle.

Mr. Hill believes that the paths as drawn from either side of the athletic field straight into the quadrangle would insure the students, coming and going, keeping strictly to the paths and not cutting any corners and so spoiling the appearance of the campus. We felt that in laying the buildings out according to plan B it would not mean that the paths there suggested would necessarily have to be followed. In the center of the quadrangle there is a slight mound in which are two cedar trees. Mrs. Avann and Miss Miner are very anxious that these two trees should be preserved, which means that the mound will have to be kept there. This can

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be fixed up as a rockery, a form of decoration which is quite common in a Chinese courtyard, and the path arrangement inside made to encircle this rockery.

Sage changes

I note that Murphy, McGill and Hamlin, criticizing the drawings sent home, seem to take it for granted that we intended to keep the entrances to the buildings exactly as drawn for the seven group plan. This was not our intention out here. We realize that in changing from seven to five buildings certain minor changes in the orientation of doors and windows would be necessary. One such change that comes to mind will be the shifting of the toilet room in the Sage Memorial building to the other side of the hall. This will give an office, that would otherwise be on the West, a eastern exposure which is much more pleasant. There are doubtless other minor changes which will have to be incorporated as the building goes up. ✓

Fac. House Changes

May I note in passing the desire of the women's faculty to eliminate two partitions in the second floor plan of the Faculty Club House. One of these is between rooms 7 and 8, and the other between rooms 2 and 3. It is the opinion of the faculty that seven rooms would be more useful than the nine small rooms as laid out here. These partitions are not structural and can be replaced if necessary, or taken out as the passage of years seems to make changes necessary. ✓

A further change in this Faculty Club House building is suggested as follows: By reference to the plans you will note that on the East, South and West faces at either side of the center of those faces there are sections of blank wall. In designing the Administration building, which is the twin of this Faculty Club House, Mr. Hill did not put in these blank walls. When his attention was called to the fact that the buildings should be exactly alike, Mr. Hill pointed out that having blank walls in these places of a Chinese building was not customary. In fact, we here have not been able to find one example of such construction. Furthermore, to duplicate these blank walls in the Administration building would militate very much against the lighting of certain parts of the Administration building, while to remove these blank walls from the Faculty Club House would improve the Chinese style, and at the same time would improve studies 1 and 3 so far as the lighting of these two rooms goes. ✓

Long ago in correspondence with Miss Miner with regard to this building I pointed out that those two studies were insufficiently lighted. It was especially true of study 3, though at that time I did not go into the matter in sufficient detail to know that those blank walls were not Chinese. ✓

Mr. Hill mentions these suggestive changes in his letter and goes into detail as to how the rest of this floor will be worked out without detriment to the appearance, so as to allow these blank spaces to be made over into windows. I hope we can have approval for this additional change. ✓

I note further in the report of Murphy, McGill and Hamlin an implied criticism of the rooms of the Women's College dormitory as sent forward early this spring, also in the action of the committee a request that these dormitory plans be taken by Dr. Stuart to Shanghai for consultation with Mr. Murphy and to report back. I still have on my desk a twenty page manuscript letter in the rough which has been written by Mr. Hill, and placed here for my perusal and criticism before sending it home to the Trustees. The greatest part of the letter is an attempt on the

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part of Mr. Hill to carry out the request in your letter of May 18th in which you say it will not be sufficient for us to send forward drawings, but that we must send full statements in regard to the various features of the buildings. These full statements we will try to send, Mr. Hill and myself both contributing as much as we can.

A large part of this letter of Mr. Hill's is in regard to his status as University architect. He feels that when a plan is submitted that it should be considered and questions to be asked or suggestions to be made should be asked of him and made to him and not be sent to any other party until such a time as the Trustees have decided that he is not capable of giving to them what they need in regard to the points under discussion.

In working on the plan of the Administration building for the Women's College the faculty has returned our drawings time and time again, and each time Mr. Hill has cheerfully gone to work to try to get something nearer to their wishes, though I believe he feels in his heart that some of their suggestions are along lines which are inadvisable. I mention this simply to show that Mr. Hill is not unreasonable, but is very willing to do everything possible to meet the desires of those for whom he is working. He does, however, take exception to having an almost first suggestion passed over to a third party for criticism and possible correction.

In regard to the layout which was referred to Murphy, McGill and Hamlin in New York, I have been able in a slight measure to satisfy Mr. Hill by explaining that, in order to expedite matters the Trustees found it expedient to refer to the office that was nearest at hand. But I cannot make the same explanation in regard to sending the plans all the way back to Shanghai, and apparently being ready to accept whatever Mr. Murphy might say as the final judgment in the matter. I have written to Dr. Stuart at quite some length in regard to this, and hope he will see fit to bring the plans back here to Peking and give Mr. Hill further opportunity to meet the desires of the Trustees before they are referred to anybody else.

Personally, as a member of this Construction Bureau, I have no feelings one way or another in the matter, because I am strictly an amateur, and my whole desire is to get a beautiful college group erected here. I have very little feeling as to what source the beauty comes from except that, working these months alongside of Mr. Hill, I appreciate more and more at what great sacrifice he has come out here, and how greatly interested he has become in this work. I can see how much his feelings are hurt by these successive intimations that his work is considered secondary to that of the architects who have formerly been in charge.

As the work goes on we find ourselves in need of more equipment. In our order for concrete machinery we had two concrete mixers. One of these has been lost, I hope only temporarily, due to the disruption of our railroad communication by the political upheaval here. The other is doing yeoman's duty, turning out forty cubic yards of concrete a day, which is quite a record for a seven cubic foot mixer. When we ordered this mixer we thought we would use it in the tile and hollow block making end of the job. We now realize that we will need two mixers alongside of the buildings continually. In fact, sometimes the query arises whether two will be sufficient. We, therefore, want to send for a small hand mixer to make the tile and blocks. This will cost about \$225 gold laid down in China. So we are asking your permission to buy this, also to buy eight hundred more palates to be used in making the tile at a cost of less than \$800 gold.

You no doubt realize that we out here are three or four hours cart journey from the machine and repair shops of Peking, so that whenever we need a small repair job done or a small piece of metal turned out for us, it is a matter of two or three days, or quite a bill for transportation before we can get it. I think it would be advisable to set up a small machine shop of our own. This would imply buying a lathe and a drill press and a pipe threading machine, and perhaps some other small machines besides a set of tools. We have roughly figured that this would cost in the neighborhood of \$1,000 gold. Of course, whatever plant we are authorized to get we will provide with the continual needs of the University in mind.

I have also on my list a Ford truck, the purchase of which was authorized a year ago, but which we were not able to get inside of the \$8,000 dollars allowed at that time. I would like to ask for authorization to purchase that. It will save many days of waiting, if we can dispense with the slow drawn horse carts when we should like to get a small quantity of material out from Peking on short notice. This also will be a bit of equipment that the college will need all the time.

In regard to your cable authorizing the dormitory, we read it to mean the straight dormitory building, not the refectory and dormitory, and have, therefore, begun the dormitory nearest the School of Religion. In the South end of this building we found some old water courses and had to put in nearly seventy cedar piles. We were much relieved when we found it would not be necessary to use piles around the entire foundation. The concrete forces have been at work on these foundations for the last three working days, and I rather hope that by the end of the week the concrete foundations will be up to ground level.

I would call attention to the fact that in the School of Religion building we found it necessary to put in at least five more feet of concrete than the plans called for. Up to the present our contractors have not asked for any extra pay, either on account of excavation, or on account of the extra labor involved in putting in all the additional concrete. I do not believe they will ask for extra pay unless they find they run behind on their bid. It is quite fair, however, to them that they shall receive a certain amount of additional money because of this extra work.

When school closed I asked the Executive Committee of the University for the services of Dr. Pai out here for the summer months. I expected at that time we would have a considerably larger force of workmen than we now have, but even with the two hundred or so that we have at present, it would be a relief to know we had a medical man at hand. Dr. Pai, however, had already made some arrangements to study at the Union Medical College during the summer, and shortly after my request was called to go to a neighboring province for some summer conference work, and he is at present out there.

He has, however, sent a nurse to be here on the site with us, and we have cleaned out a small building and established a dispensary or possible hospital. Up to the present time, with the exception of two or three slight wounds, we have had no need for his services. It is the understanding that Dr. Pai is to give us a portion of a day or two each week, if we need that much of his time.

Taking up the question of the plan of the Chapel already submitted to the Trustees, we in this office have not felt competent to decide what the size of that building should be. The general college plan calls for the ultimate accommodation of three thousand students. I remember

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in our conversations of last summer that you yourself more than once raised the question whether we should finally come to that number. I believe that we should ultimately have an assembly room that would accommodate the whole college body. Whether or not that assembly room should be a Chapel in the strictest sense of the word, I am not so certain. In talking with Dean Holgate of Northwestern University, he said that when our student body reached the three thousand mark, compulsory Chapel exercises would be abolished. Judging from some comments that I have heard, there are those among the faculty today who would give up compulsory Chapel attendance.

This brings us to the question whether it is best to have a room purely for religious services and still have other assembly space which could be given over to theatricals, entertainments, moving pictures and other uses. If we have a decision from some authority as to what purposes the Chapel shall or shall not be used, then we can decide whether it is best to put up a Chapel of the size suggested.

I think you yourself have called attention to the fact that in putting up memorial buildings we are almost of necessity required to build them for the ultimate use in the University. It does not seem fair to the donor to put up a memorial building which will serve the purpose for ten or twenty years, and after the expiration of that time to have to supersede it by a larger building.

Everybody who has seen the plan of the Chapel which was sent forward--even though it is but a first sketch, as Mr. Hill points out in his letter, and needs considerable restudying--has been most favorably impressed with the same. I think Mr. Hill quite completely covers the whole question of the Library in his letter.

The granite for which we have been anxiously waiting, it being undelivered because of shortage of rolling stock on the railroad, made its first appearance yesterday. I was walking around the grounds late in the afternoon, and one cart containing one tremendous block suddenly appeared. The granite contractors have had it delivered by railroad to a point just outside of the gates of Peking, and they are doing the last nine miles of the hauling by Chinese cart. The railroad would deliver to that point, because it would not necessitate its rolling stock being taken off its own tracks, while to bring it to Tsing Hua station meant the stock would get on to some other tracks and perhaps be a long time before it was returned.

We have been trying to keep a complete photographic record of the work as it progresses, and as soon as Mr. Hill has secured duplicate prints of the pictures already taken, I will send you a complete set of them. I have also asked Miss Mason to keep a history of the work as it goes on, and we will also endeavor to keep our drawings of the various buildings in such shape that the location of drains and other portions of the equipment will always be readily found out.

X The power plant about which you ask is very much in our minds out here. You remember that in my suggestions at home I always put the power plant down as the first building that was needed. We have had various estimates from Europe and Shanghai and one from America in regard to the cost of this building, but none of these estimates received to date have carried enough information to enable us to make up our minds here as to just what should be done. We have written abroad for complete information and think that it should have been here before this. We will try to keep you informed as to the progress in regard to

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this equipment. We are at present considering two plants, one a complete gas installment as I outlined to you last summer, that is an out and out coal gas plant, expecting to pipe the gas to each building, or as in the case of dormitory and refectory groups, to a group of buildings, and then establish in the building, or in the group, a gas heated boiler either for steam or hot water, and so heat the buildings. This would prevent the necessity of long steam mains in which we would lose a great deal of steam because of condensation and being practically no loss of gas in transit, the gas rather improved by being conveyed over certain distances of pipe. This plan would also give us gas in every building where it would be needed for laboratory purposes, and would also provide gas for heaters and ranges in our residences and in the bath rooms of dormitories and gymnasiums.

As there is a blast furnace within approximately ten miles of our site, we feel sure there would be a good market for all the coke produced in the gas making process. I have been informed by a member of the Union Medical staff in Peking that the coal tar and coke produced by their gas plant sells for more than the coal and the labor of running the plant costs them.

The other scheme that we have under consideration provides for a smaller gas plant, perhaps a producer gas plant which would be run at night in connection with internal combustion engines which would be directly connected with dynamos and so produce light. In the day time this plant would be run and gas stored in gasometers, which would in turn supply gas for laboratories, etc. The rest of our electricity would have to be made by means of steam driven dynamos, and our plant would be heated by high pressure steam piping to each building from a central plant. As I said above, we are still waiting for details and specifications from abroad which will enable us to decide between these two plans; or if neither one of these turns out to be adviseable, we will start working for some other heating and lighting arrangement.

I note your suggestion that the whole plant would be a sectional structure with room for growth. This is exactly the plan we are working on. It is adviseable, also, to have the dynamos in small units, so that a unit may be given a rest and opportunity for repair and adjustment without interfering with the lighting and heating of the whole plant.

I am a little disappointed over your section in regard to the surplus stock the Medical Board have on hand here in Peking. Mr. Goodrich informed me that he could take no action except to refer our communications home to his Board, which he did immediately. As I had already suggested that you get in touch with the Board, I did not think further reference to the matter would be necessary.

I am sorry I was not more explicit in my intention in making slight changes in the size of pipes and windows. My idea was not to change any already designed, but in designing future buildings to have materials which were on hand in mind and provide so far as possible for their use. I do not think we should in any way distort our buildings and make any part of them less useable in order to use up any material, no matter how cheaply we might get it. My hope was that the Medical Board might be generous enough to turn over to us their complete supply of surplus material, let us stock the same and use what we could and ultimately sell for the profit of the Medical Board such parts as we did not find use for.

They are selling at very low prices to anybody who will pay cash. I have not felt free to go in and buy, partly because I was limited in my

purchases to provide for the four buildings now authorized, and partly because we have not the man power to work over their lists and their stock in hand and pick out the small quantities of this or that material which might be used in these four buildings. It has seemed safer to us to make up our lists and to get bids for the exact supply that we need. This ensures, when we come to the time of placing the equipment, having exactly the things we need, and not forcing us to wait until we can supply certain deficiencies from a market which might be very far away.

Mr. Hill has heretofore taken up the question of residences. I will just say in passing that we do not expect to use any plan until it has the approval of the ladies or family who will have to keep house in the building.

The Devil Wall opposite the entrance of the University still stands, and for a month now I have had no communication from the military man who was making efforts to obtain possession of the place. He has been transferred, at least in part, away from Peking. Whether this is the reason I have not heard from him, or whether he has capitulated, I am unable to tell.

At the same time I am rather at a loss to know what my next move had better be. At the present we are using the water that runs through there, and locally we hear nothing about the ownership of the place. I have been moved more than once to commence the repair of the walls around the place and see what re-action I get from that, and then again I am constrained to let sleeping dogs lie.

Since dictating this paragraph the man Li who transferred his rights in this property to the University has been in the office. He tells me that after I saw him the last time he was asked first of all to go to the Board of the Interior of the old Manchu dynasty, and from there he was taken to another court of inquiry and finally put into custody where he has been kept for three months.

He says that, while they fed the ordinary prisoners two cakes of steamed corn meal bread twice a day, he was allowed to order anything from the kitchen that he wished to eat. It looks to me as though they were trying to work on his feelings or hope that the University would hear about his confinement, so that it would work on our feelings and we would make some move to pass the land over to them. But as we only heard indirectly of his confinement, and as there was no hint of wrong doing on our part in regard to the matter, we took no action in regard to his being kept there.

During his imprisonment his brother died, and using this as a reason and getting two shops to go bail for him, he has now been out of jail for more than a month. He came to me for financial help this morning, but I said we had not as yet been able to make sure we were going to hold the property, and until we did so I was not at liberty to pay him anything more. I have, however, given him permission to farm it for the time being, and have gone so far as to supply the necessary shoots with which to grow sweet potatoes.

His release from custody seems to have come about the same time they discontinued their correspondence with us about the matter, and leads me to hope we have possibly heard the last in regard to their claim for the land and that the University may slowly take possession and hold it for their own uses. If this man Li is allowed to farm it undisturbed, I think our next move will be repairing the walls around the place, and

ultimately restoring the bits of old buildings that are there; and if we can do this by degrees, I think there will never be any further question as to who is in possession of the property.

At the earliest opportunity I will talk the matter over again with the American Legation and see if they are willing to suggest anything we might do. Both Dr. Ward and Mrs. Avann feel we should do everything possible to maintain our rights in this piece of ground.

I have never heard from Frederick McCormack in reply to my letter asking that he try to provide the money for the University to restore this place. He passed through Peking before he saw my letter, and I casually mentioned the matter to him, and told him I had written in hopes that he would be able to help us out. I cannot quote his remarks at that time, but as I remember it they were not very hopeful, as his China Memorial Society was in a state of suspended animation. He stated that the agitation which they had carried on had tended rather to attract a band of curio hunters to the destruction of China monuments, while the Chinese government was still in such disorganized and impotent condition that they could not prevent the destruction so stimulated.

A word in passing about the President's garden. In conversation with a Chinese a few days ago he let drop the information that the Board of Communications University had applied to Hsu Shih Ch'ang for this piece of property as a gift, and that ex-President Hsu had never said, "Yes" or "No" in reply to their request. I tried not to show very much interest in this matter lest my interest would cause them to get busy and perhaps get a claim on the place before we could work around through some channel and use our efforts to get possession. I will be glad for President Stuart's return which I suppose will be this week, and hope he will have time to take the matter up.

In regard to drawing money for various buildings, last week in order to pay for cement and quantities of lumber which were being delivered, we found it necessary to draw \$10,000 against the Women's building, and Mr. Krause has cabled Chicago to that effect. I figure that against Men's College building we have drawn \$16137, and against Women's College buildings \$15,000, which makes a little more than 20% which I estimated would be necessary to draw at the beginning of work.

If the buildings cost the \$145,000 estimated for these four buildings in New York, we may have to draw per week \$5715 during the next twenty weeks. This should be divided about equally between the two colleges, men and women. To be on the safe side I think we had better be allowed to draw at that rate. We shall not draw, however, until we need to do so, and some weeks we shall draw less than that amount; but then again when we have to buy cement in quantities or lumber in car load lots, we may have to draw more than the whole amount at one time. We shall, however, I believe always be behind this schedule, and if for any unforeseen reason we have to exceed it, we shall send you a cable. That means that by the 25th of November which is just twenty weeks from this Saturday, July 15th, we may have drawn the total of the money to pay for these buildings.

You will perhaps be interested to know that up to date I have paid the contractors for labor on the two buildings only \$1,000 local currency. All the other money drawn has been expended in materials. Mr. Huang often remarks that we certainly are not doing this work in

our own strength, and we have had another example of that this morning. We have been paying \$4.80 per hundred cubic feet for pebbles. It had been our expectation that hauling would stop about this time, as the animals are needed on the farms and the roads should have become almost impassable because of rain. We have not had all the rain that we had expected, but find we were able this morning to sign a contract for another large quantity of pebbles at \$4.70 when we thought it would be impossible to get pebbles at all.

A few days ago when our pebble pile was decreasing very rapidly because of the unexpected large quantity we used in the foundation of the School of Religion, Mr. Huan wanted to know what we were going to do during the summer. Some of the men who had been supplying suggested that we raise the price. Mr. Huang did not think it would be necessary, and I suggested that he might tell the carters that what they delivered now would be at the rate of \$4.80, but that when fall came the price would become less. I do not know whether this suggestion was the result of a new contract at \$4.70 or not.

To refer once again to Mr. Hill's letter, he has consented to send along with this the parts which have to do with plans early submitted and the explanation of the same, and not to send the parts which have to do with his status as University architect. I hope that with Dr. Stuart's arrival we will be able to arrange the whole matter here without taking the Trustees' time, and without hurting Mr. Hill's feelings.

Sincerely yours,

Geo. Mc Gregor Gilbert

G/M

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

J

CONSTRUCTION BUREAU

July 11, 1922

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

My dear Dr. North:

Another addition to our list of permanent equipment is a pair of good sturdy mules and harness to go with them. It seems to me every time I step out of the office I find some poor struggling bit of horse flesh with a load far in excess of what he should have, considering the small ration of dried straw that the poor creature is fed on, trying to get sand or bricks or pebbles into the part of the site where they will be handiest for us to use.

If the University could have an extra pair of animals to couple to the heavy carts, it certainly would show that we have at least a bit of humanitarian feelings left in our bones. I believe it would be a living example, the effect of which will not be lost as the months come and go.

Very sincerely yours,

G/M

John M. Giza Gibb

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PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

Address reply to
CONSTRUCTION BUREAU

Hai Tien

July 11, 1922

Trustees of Peking University
150 Fifth Avenue
New York

Gentlemen:

A letter from Secretary North to Mr. Gibb relative to building, planning and operations of the Peking University requested that further details in regard to the plans be sent, and I am complying with that request.

Just after signing my contract I went up to the Avery library of Columbia College, one of the best in the country, to see what they had on Chinese architecture. They had practically nothing. When in Shanghai in the office of the Fuchow Construction Bureau I saw three large portfolios of the architecture of Peking published by the Imperial University of Tokio, Japan. During the Boxer trouble the Japanese went into the hitherto closed Forbidden City, and photographed and sketched right and left. These volumes, in a presumably limited edition, are the result. While the gelatine prints and drawings are not up to the standards of the best American work, it is by far the best thing on the subject I have seen.

At the present time the Chinese Government does not openly give permission to use cameras in the Forbidden City, but such photos are sometimes surreptitiously taken. Through the intercession of Mr. Gibb and the American Legation, I was given government permission to photograph as I pleased in the three great courts on February 13th, 14th and 15th between the hours of 9:30 and 11:30 A. M. Surely the place is interesting.

It was evident, early in my stay in China, that there are two general kinds of roofing; the not over burned concave and convex unglazed style of the ordinary residences, and the vari-colored glazed concave with about three-fourth cylindrical cover tile of the temples and palaces. Both kinds are set in mud. While I have seen much of the cheap kind, I have never seen any of the glazed set. While the color and permanency of the Forbidden City leaves little to be desired, over the city there are many, many cases where the glazing is scaling off or fading very badly. Like some of the Chinese dogs, it has the mange. In many places weeds grow out of the roof. I am informed that the tile in the Peking Union Medical College cost \$3.30 a piece. If tile are set in cement concrete they probably will not have vegetable growth.

The book, "Peking", a sociological survey, by Sydney D. Gamble, publisher, George H. Doran, New York City, contains much information. His observations as to the orientation of living rooms, dust storms, etc. is borne out by my limited experience. The typical Chinese houses do favor the South and East exposure. Some small openings are put in to get a cross draft in the very hot days, but to a very limited degree.

In the absence of any communication from the trustees I assumed that we were to talk matters over here and do our best. In the laying out of the dormitories of the Women's College our aim was to get as much South and East exposure and as much privacy as possible. It is the intention to raise the ground adjacent to the buildings, so that the girls can look over the wall into the athletic field, but not vice versa. Again in order not to have service people meet the girls, the service roads are somewhat sunken, while the paths are bridged over by camel-back Chinese bridges. Whether it is best to surround the whole group of dormitories with a wall and have a gatekeeper in order to keep men away, or whether such a wall is unnecessary, is an open question with me.

Early in my stay in Peking I noted that, with the exception of a few small corner pavilions on the walls, roof valleys are very little used. Roofs do die out against vertical walls of higher stories, however, in a limited way.

Partly on account of the expense of large tile, but, as I understand more particularly to not make the mass of the dormitories compete in importance with the academic women's buildings, both Mr. Gibb and the women's faculty thought the women's dormitories should be roofed with the typical unglazed local tile. While there is a variety in pitch used with this kind of tile, the pitch generally used is decidedly lower than with the round tile (See my snaps 2051, 2051-2, 2136, 2134, 2119, 2173, 2064, 2203.)

There are numerous examples of two story columns with a decorated apron at the intermediate floor level, see Lama Temple or Imperial City, vol. 2 - 108. The balcony shown on the athletic field side has no precedent that I know of. It may have to be restudied. In the temple or palace style of building they seem to use a clumsy sort of casement window. My windows are not detailed so heavily, but particular care was taken to have them dust and weather tight as far as possible. In the cornice and in general we tried to have as little wood work exposed as practicable. In order to give more dignity to the unit we have made the ceiling height of the dining rooms such as to equal the bed room wings. In general we believe the type of dormitory we have chosen is more livable and quite as economical on account of its small spans, as one opening off both sides of an East and West corridor.

We note your suggestion that the drawings brought to New York by Dr. Stuart were perhaps wooden and unpleasing. We would say that the question as to the number and position of the academic buildings of the Women's College did not originate with the Construction Bureau. The plans brought by Dr. Stuart were drawn up at the time when he was suddenly preparing to leave for America, and after only one or two hurried consultations with the Women's College committee. Since the receipt of your cablegram received June 6th, we have re-studied this problem as much as we can understand the cable in accord with your ideas; and our reasons for coming to the results which are laid out in the plans dated June 14th and which Mr. Gibb mentioned in his letter of June 20th, were about as follows:

We kept the athletic field about as originally drawn. As far as possible it seemed desirable to make the walks from the athletic field go straight into the academic group. or gently curve. When there are sharp offsets in paths it almost always results in cutting across corners, unless they are protected by plantings or barriers. The circular roadway in front

of the Administration building and Club House was put in so that a one-way automobile road would not necessitate a wide paved turning space in front of these buildings. The North and South paths from the athletic field indicate a width for the court from East to West. Then in order not to make the radius of the auto approach too small for good speed, the area between the academic buildings was made square. In order to balance the grounds the foot path East of the Sage Memorial buildings was also made circular. Plantings in these circles was left for further consideration. It seems to me particularly desirable to screen the sunken road approaches to the dormitories from the North as much as possible by plantings, and curve them so that the refuse cart men will not have to meet the main roadways near the academic buildings.

I have tried not to be critical of the buildings already drawn by Murphy, McGill and Hamlin. I have, however, made a suggestion as to a change in two of them. It has the approval of the Grounds and Building Committee, and when it has passed the Women's Faculty Committee will come to the Trustees for final action before any changes are made here. It has been the general opinion of Mr. Gibb and the Women's Faculty Committee that that exterior of the Administration Building should be an exact duplicate of the Faculty Club House. In designing the latter Murphy, McGill and Hamlin have indicated blank walls at either side of the central openings on the East and West elevations. We here entirely agree that Chinese buildings never have these blank walls except at the corners where they ^{apparently} are needed for strength. After the corner bays all the other bays across the front of the buildings are made with window openings. To have copied this error into the Administration Building would have made parts of that building very difficult to light, while it can be very readily corrected in the Faculty Club House without any detriment to the layout of that building. In fact, to add additional windows in Study 1 and 3, and possibly in the Dining and Living rooms of the Faculty Club House, would be decidedly advantageous. The amount of re-casting of the design of the Chinese ceiling of the Social Hall will not be serious.

Just before Dr. Stuart left for America I made a sketch of the Library Building which you have seen. We felt that because the Dormitory rooms assumed for the boys' Dormitory were so small, and also because of the few books owned by Chinese students, a large part of the preparation done by students would be done in the reading rooms of the Library. Therefore the number of readers' seats was perhaps greater than would be given in libraries in an American institution. We have provided in the neighborhood of one reader's seat for every six students in the University. The book stack shown would accommodate about 200,000 volumes. The place assigned to stacks is in the darker portion of the building. It is probable that the special library on the southeast corner of the ground floor had better be preserved for Junior students of the Junior College and have an outside entrance.

The space assigned to catalogs will for the ultimate building be far too small, but this space can ultimately be given to the index cards and a space in the basement be assigned for indexing. We quite appreciate that this building is larger than will be needed for sometime to come, but we expect that the major part of the basement can be used for administrative offices, and perhaps one whole end of the main reading room can be divided by temporary partitions and used for class rooms or other purposes. As this is to be we understand a memorial building, we here feel it should be designed on such a scale that it will not need to be superceded because of having been originally designed too small.

In the Forbidden City (see my snap 2134) there are a series of terraced platforms with white marble railings (2108). One can imagine the barbaric splendor and commotion of an old time gala day in this court. Friends here tell about the Armistice celebration in 1918 when the new Republic's officials, the various foreign members, ten thousand Chinese troops, in addition to various Legation guards, paraded here.

With a climate like Peking's during the last part of the academic year, there will be times when there are open air musicals, oratorical contests, plays or lectures out of doors. The steps shown on my design might be used to seat such an audience. Now I do not think the Trustees will care to spend the money to have carved white marble balustrades for all the terraces, so I put plain walls in the lower offsets. Plants can ordinarily be grown in the terrace or in tubs, which can form somewhat of a screen to the toilets inside the terrace. I do hope that on the upper terraces you will have the typical carved white marble railings (see 2108). Time was such that I could not make a perspective before Dr. Stuart's departure. The fugitive colored, pencil drawing had to do instead.

Now in explanation of the Chapel-auditorium design sent you:- Several years ago Mrs. Phoebe Hurst paid for a spectacular, widely heralded, international architectural competition for a group of buildings for the University of California at Berkley. The winning drawings were published in pamphlet form. A former M. I. T. student friend, Mr. John Galen Howard, was the author of one such design. There was a dignity to his domed auditorium which charmed me. It was in Roman style. I felt that whatever building we had, ought to have considerable height in order to dominate the University group, and also to be equally pleasing from all sides.

For an exterior of a Chapel and auditorium building for the Peking University the octagonal building high on the side hill of the New Summer Palace gives a suggestion. On top of the pointed Chinese building such as the Temple of Heaven and Summer Palace there is a large, round bit of earthen ware, a finial. In the United States of America no flag flies about the stars and stripes but the flag of the cross during divine service. Why not put a cross on top of the Chinese finial?

At first I was inclined to use a greater number of roof aprons, if you will allow me the term, but further study seemed to make many undesirable. The exterior could not be studied as I wished, because we felt something must reach the Trustees while Dr. Stuart was there to talk the matter over, so the drawing sent on is really the first one in anyway complete.

In order to save cubage the lower story height was cut down. The second story should, therefore, also have been cut down. As a Chinese builder has said, "It is too long in the waist." Arched windows in the inside are necessary to fit in with the dome. Outside Mr. Gibb did not like a round arch and I agreed with him, so we put in for the outside the part of an octagon shape instead. The slight difference between the octagon and circle can be hidden by the cusps so characteristic in Chinese arched openings. (See Imperial City plate 156) Near the entrance of the Pei Hai there are a number of glazed terracotta screens. They have rectangular fields with corners of a conventional foliage in the corners. I think these screens will give us all the cue we need

for study, and a Chinese effect. To have filled the large windows with strictly rectangular sash bars and mullions would have been un-Chinese. In the Imperial dais screen in the Chen-Ching Hall, Imperial palaces (plates 67 and 68, Vol 2.) is a form which was taken as the basis of what we used.

Mr. Howard had put in circular stairways near the outside of his design to go to his galleries. They seemed to me to interfere with the light which we ought to get from the sides, especially under the gallery made necessary to get the three thousand capacity for which we set out. A set of drawings published in the Architectural Forum for an auditorium in an Indianapolis, Ind. technical school group by architect Van B. McGonigle, gave me an idea of having radiating stairways or ramps at the corners of the octagon under the roof. They also furnish a stiff and uniform lot of buttresses for a dome shell. To be sure, a dome nowadays of reinforced concrete or Guastavino tile has very little thrust: nevertheless, the wind stiffening is a good thing in my estimation. With these radiating exits we can get good light wherever wanted.

When a mass of people come out of an auditorium after a meeting they can see but little of the stairs they traverse. Hence, when low pitched inclined planes can be used, and we can get such and covered with rubber or cork matting, they are very much to be preferred to steps. The exits of the Kansas City Convention Hall are thus arranged.

Our domed shell can either be made from reinforced concrete or the Guastavino tile system economically, and still give supports for our octagonal outside. The ancient Romans used to use brick or brick and concrete for their domes. They put in sinkages or coffers as a basis, not only for ornament, but to save very materially in weight and expense. (See Despoys "Fragments of Architecture".) In visiting temples here in China, the flat ceilings are almost always paneled with square sunk panels, having a plentiful amount of color decoration. (See Kodak snap 2126 and 2125.) Now there is no reason to believe that the nearest approach to squares on a spherical surface, uniformly varied, would have been offensive to an old time Chinese architect, but I do not know of any such Chinese precedent.

The use of rolled steel cantilever girders are too common in columnless theater girders to need remark. As to the ceiling decoration under the gallery, not much thought was given to it.

A query has been raised about the accoustical results in such a domed room. I am not versed in accoustics. It is a specialty by itself. The late Professor Sabin of Harvard set in order experiments in accoustics which show that most rooms, originally poor accoustically, can be decidedly helped and rendered at least partly good by putting in sound absorbing surfaces in some parts, or sound reflectors in others. There are experts in this branch of work which can be relied upon.

Question has been raised by Dr. North as to the number of seats desirable for the Chapel auditorium. In notes by Murphy, McGill and Hamlin in discussing the layout, Mr. Gibb told me that three thousand had been the number agreed on. Hence in absence of any instructions to the contrary that was the number provided for. The number of toilets has been called excessive. Possibly with good judgment it will be easy to leave some of them out. I hope that a colored glazed tile will be used on this building.

Plans for a Biology and Physics building and also a Chemistry and Geology, to fit the exterior of the Recitation building have been prepared. At various times professors from various institutions have looked over the plans and given suggestions and desires in the layout. Quite likely there will be further changes before the matter comes to the working drawings. There is no disposition I am sure by the Construction Bureau to use up the prerogatives of the Trustees as to the final plan, but it is desired to have the best possible arrangements before submitting the plan to the Trustees for their approval. I am not a scientist and cannot give any expert advice on these plans.

To design a building and have but little idea of its surroundings, orientation, views and neighborhood surroundings is not likely to prove successful. Therefore, to begin plans for a faculty residence I had to make certain assumptions. If the Trustees had only given me any ideas of their desires, we would have given careful attention to their wishes. But not a word from them until Dr. North's letter has been received, or any inkling of what was desired. From an indirect source I learn that the sketches were somewhat publicly on exhibit in the office of Dr. Luce. Now residence drawings were sent on and in all probability reached New York City in February. An ordinary letter from New York reaches me in from thirty to thirty-five days. Certainly if the sketches sent on were all wrong in point of view, there has been abundant time to have so stated. Again and again I have asked if any criticisms had been received. None had come Thursday when the 10th and last sketch had been mailed.

At numerous times the professors and their wives have been asked to criticise the plans and elevations, but not much has been said. In assuming sizes of houses, manifestly some members of the faculty and executors will have to have automobiles. It would be as extravagant not to provide garages for some as it would be to put in garages for the majority. Professors' salaries for many years to come will doubtless be such as to render ^{automobile} luxuries not to be coveted. Peking University Professors are entitled to live with somewhat the comforts of the homeland, not only on their own account, but on account of its effect upon the Chinese people.

Anyone who has watched the servants obtainable here in China and the wages paid them, and their lack of versatility, cannot blame the Americans or English with keeping a greater number of servants than in the homeland. A cook, a butler, and a gardener can be obtained for \$9.00, \$9.00 and \$8.00 (Chinese dollars) respectively per month, and they furnish and prepare their food out of that--less than the wages of a second girl in most parts of America in addition to her food. One person in looking over the plans criticised our having the doors to men and women's bed rooms so close together; but others of wide experience say that owing to the fact that the women servants are almost always elderly women, there is no trouble. Probably in some the amah has her meals served in her own room, while in others the servants will all eat in the kitchen. A servants' hall is not favored. It has been borne in upon me that Chinese food is often so odorous that it is extremely important to have the kitchen door so placed that all food has to pass out of doors in its journey to the dining room table. So I have in most cases you will notice placed such a runway under cover of a porch or loggia. According to American standards the closets in the kitchen have been a little under what would have been thought desirable in America, but they have not been deemed too small for China.

The average bedroom and dining room shown on plans will probably not be deemed excessive; on the contrary, they are apt to be undersized. Especially is this true when the salaries are such that prolonged vacation sojourning away from home is not the rule. Story heights are taken as low as probably is desirable, on account of heating in the winter months. At the same time attention was paid to try and have as many family rooms as possible open to the South and East. Window openings are taken pretty close up to the ceilings for summer ventilation. Please notice that second story halls are as small and simple in outline as possible to accommodate furniture. Sometimes it is desired to have the amah look after small children in the evenings when parents are out. Hence in the second story there is either a passage with two doors between the service portion and the family part of the house, or a passageway over a porch roof, so the amah can easily get to the children. Even among scholarly, cultured people there is quite a wide variation in the size of libraries; hence, note the variety on our plans.

I did not realize until I came to sojourn on the Peking University site what a small distance it is down to water below the probable level of the first floor. Heating from a central heating plant may not be possible. Otherwise heating basements must be kept above ground water levels. In days gone by there must have been a considerable number of palaces in this vicinity, in the palmy days of the Empire. For their landscape effects they evidently had made use of considerable bodies of water.

Frequently before beginning a native house in Peking they will dig down through the debris of former ages to a layer of clean clay to get clay for their brick mortar. A footing trench for a common one-story house is dug down two or three feet below the surface, and on to this is put a layer of rather dusty earth mixed with a pulverized or air slacked lime. This layer is tamped into place by wooden tamps. Then water is dashed on it. For the common house a lot of old brick bats, the result of ages, are hauled to the site. These bats, begin upon the tamped footings with mud joints say $\frac{1}{2}$ " to $\frac{3}{4}$ " thick, when above the finished grade a couple of feet. Cut stone of column bases for the posts of a wooden skeleton are set into place. These skeleton posts are built into brick bat and mud walls about 15" thick. Above the grade, say three feet or so at the corners, and say every eight feet apart, about two feet wide between the walls, are faced with a soft burned, dove colored brick. About $6\frac{1}{2}$ " x $10\frac{1}{2}$ " x 2" bricks are used, with a scoring on the flat size. Bricks are cut at the scoring into halves, say about four halves to a whole one for the facing. The field of the brick above the base (See snaps 2204 and 2173) is plastered with a fat lime hemp fiber and graphite obtained from the Western Hills. Sometimes a hydraulic cement spatter coat is put on for a finish. It is needless to say that many of such walls get tired and lay down. I never called to mind the scriptural wording "a bowing wall and a tottering fence" quite so much as here in China.

Common Chinese house floors are not much over two feet above the court or finished grade levels. They are paved with 8" x 8" to 10" x 10" square brick. (See 2090, 2080, 2145.) The skeleton posts for one story houses are about 8" or over in diameter. Unlike American or European construction they use no base or capital to their construction. In one story houses the column runs up to a cross beam. Longitudinally the post has at least two beams tenonned into it, the upper one to receive the rafters, the lower to act as a wind or lateral stiffener. The space between the columns, leaving about one quarter of the column circumference outside exposed is filled in with bat, mud work with face brick finish and a wooden window sill.

Not infrequently the South and West sides have a second column about three or four feet back, as in 2087, and the two columns joined are joined by a horizontal beam tenonned through each. It is this proportion of logs of wood in their skeletons which lends itself particularly to reinforced concrete construction in a modern sense. This double beam is what makes the Chinese house. The lower beam in the palaces (see 2123) has a carved bracket under it. The common houses may or may not have this bracket. Notice in my snap 2123 they have a lot of cobhouse work under the cornice.

Now where you let the ceiling follow the roof as in most small one-story houses, there is not much extravagance in Chinese design turned to American uses--but where a two story house is used, either the ceiling of the second story must be excessively high, or the windows which must come below the lowest beam are impracticably low. Or if a level ceiling is used so the lowest beam comes about right for inside windows, then there is a great deal of extravagant and dark space, useless because dormers are not used to light Chinese roofs. This is in my mind one of the biggest arguments against the use of a two storied house--American in interior, but Chinese in exterior design with a balcony, two stories high as in the Lama Temple, Peking, or Imperial palaces (plate 108 V. 2.) I understand that Dr. Hopkins of the Methodist Hospital, Peking, says that for foreigners, bed rooms on the second story are noticeably the most healthful.

For a general idea of the timber skeleton of a Chinese house see my snaps 2154, 2208 and 2210. For the roofs, rafters are put on in lengths from purlin to purlin. Upon these rafters is put a straw-matting (see snap 2175). Upon this straw-matting they put a horizontal reed mat about $\frac{1}{4}$ " diameter. Upon these reed mats they put a layer of mud and straw (see snap 2163) and upon this mud they put the common unglazed, conical segment tile alternately concave and convex rows up the roof. The sides of the ridges between the concave and convex tile up the roof have a sort of mud, fat lime, putty and graphite mixture that is somewhat waterproof--at best is not very durable. (See snap 2173.)

The P. U. M. C. has slate roofs for their residence compounds. Slate is obtained in the Western Hills and make good roofs at a price less than what corrugated sheet iron will cost out here. As to the healthfulness and lightness of slate and tile roofs there can be no comparison.

In the office where we worked last winter we had paper South windows. I was most agreeably surprised, both as to the warmth and the mellow light for drafting. For the common houses they usually have a transom or meeting sash edge about halfway between the top of the window and the bottom; they have a glass stationary portion below; while the upper is hinged at the top to swing out. Not unfrequently they have a second paper sash to put in front of or behind the first ones above mentioned. There is a great variety in the sash bars. Usually they leave a shortest span not over 5" made of paper. Many designs are fascinating (see snaps 2085, 2138, 2123, 2145.) It is noticeable that the Chinese are breaking away from the picturesqueness of their old windows and getting larger glass portions.

I have noticed paneled doors in the American or European designed houses. It must be hard to get lumber perfectly seasoned, but the great extremes in humidity has a tendency to split panels and to make them shrink out of their grooves. In the pavillions on the walls, and in the Forbidden City, all woodwork is covered with a sort of fiber, paint, lacquer and varnish surface which keeps the wood free from

humidity variations and, therefore, satisfactory. So far I have not studied out just what would be the most desirable detail for doors.

We will try and make some exteriors for practically the same plans as already sent you, in order that you can compare them.

I have tried to state conditions that confront us sanely, and tried with all concerned to get the very best possible results, all things duly considered.

Sincerely yours,

Henry E. Hill.

H/M

P. S. The snap shots mentioned in this letter are being sent under separate cover.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

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CONSTRUCTION BUREAU

July 12, 1922

Residences

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

Dear Dr. North:

Another addition to our of late rather lengthy letters. We are sending the plans of four proposed faculty residences. Two of them are in European style, and two of them are in Chinese style.

In designing these Mr. Hill first worked out two modern foreign residences. If there was any criticism of them at all, it would probably be that the rooms were not overly large. The smaller one was marked H, and the larger one N.

Our contractors here have made a hasty estimate on the cost of these two buildings, providing for a very substantial kind of construction, using reinforced concrete under eaves, etc. and figure that building H would cost about \$7,000 local currency, and building N would cost about \$11,000 local currency.

When Mr. Hill had about finished designing these two buildings your letter of May 18th telling us of the very strong desire of some of the representatives of the institution in New York to put up Chinese style residences. Mr. Hill took the floor designs of H and N residences and recast the elevation so as to give the most perfect possible Chinese style to the outside of the buildings. By careful comparison you will note that this required some changes in the dimensions of the rooms. To construct Chinese buildings they must be put up in units, and these units can vary only within very narrow limits. Hence the changes of size of some of the rooms. Also in order to get Chinese style, it was necessary to put a porch across the front of each building. In one case a very narrow porch filled the requirements, but in building N-c a somewhat wider porch was necessary.

Our contractors you have seen these plans say they are very good Chinese style, and seem quite pleased with them. I might add here in parenthesis that it is not often that Chinese show much appreciation of Chinese buildings which have been designed by others than themselves.

Our estimate, however, for building residence N-c is \$15,000, and for building H-c \$10,000, or an increase of a little over one-third in each case. I am surprised to find that the in-

crease is so much. I expected there would be an increase, but this is larger than I anticipated.

I think one factor in this case is that Chinese houses are not built for the permanency that we foreigners expect to have in our buildings; and when one goes in for Chinese style and permanency, the costs increase rather rapidly.

Mr. Hill wishes to note that the probable imprefection in the Chinese design as shown in these two buildings is that the space between the horizontal beams which should be shown above the windows has been very much pinched. He has done this, however, in order to save cubage; and we feel that the design will sooner or later be criticized from this point of view.

Furthermore, the chimneys as shown in these two designs are a decided innovation.

L A T E R
I do not believe these prices would necessarily have to be paid for the residences, as the estimates have been made by a very superficial examination of the plan without any specifications, and have been made on the side of safety rather than on a competitive basis. I believe that building N including fixtures should be built for the \$11,000 mentioned, if not for considerably less.

Yours very sincerely,

G/M

John M. Grege Gibb, Jr.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

PEKING

Address reply to
CONSTRUCTION BUREAU
Hai Tien

July 17, 1922

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

Dear Dr. North:

✓ I am in receipt of your two letters of June 12th and will take this opportunity to send you a short reply. In regard to the comparative cost of the construction we are proposing and of the Truscon floor tile construction, you already have in your hands a comparison made by Mr. Gernow and Mr. Lehrmuller. The figures are given from the Truscon side and those prepared by the Truscon people themselves. The other figures, of course, are our own estimate; but so far as the work has progressed, we believe the cost will be under those figures rather than over.

✓ Before this discussion with the Truscon people arose, in order to make assurances doubly sure, I had agreed with them to put in one section of the Junior College building with their method of construction. The section agreed upon was over class rooms number 4 and 5 and under number 5. In all our conversations since then I have continually expressed the desire of the University to make this style construction, and within the last ten days have written to them again.

When our beginning of the Women's College was delayed I notified them that we would begin the School of Religion first, and offered to put in a trial building in that section instead of the Junior College. Most of this correspondence in regard to these trials has been done through the American Trading Co., who are the official representatives of the Truscon people out here; and I am still in the hope that they will supply the materials, and we can do this. Mr. Gernow is also very willing to make this experiment.

*American
Firms*
In my letter of February 21st to Mr. Arnold it certainly was my intention to imply that we would give the American firms every opportunity to present bids, but it is our experience that to get bids out of them is extremely difficult. We shall continue to try to get bids, even though most urging has to be done from this office.

I might state that in asking for bids for nails and wire from one firm I asked for prices for materials laid down at the nearest railroad station to our new site. When the bids came in the prices were given ex go-down Tientsin. My request for wire was for various sizes in millimeters, and they wrote back asking if I would give them sizes in inches, when a reference to any table of comparison between the French and English measures would have given them the size.

In this instance I was able to buy the nails in Peking from Chinese firms who would deliver them actually on the site for less than the quotation received from Tientsin.

For months we have been trying to get bids for electric fittings from an American firm to compare with some of the prices which we have already received by cable from Denmark and have only within a few weeks gotten the bids. In comparing them, we thought the American and the Danish bids were about the same, and so I gave an order to the American firm. They promised delivery of materials immediately, but to date none have come--nearly two weeks. After I had given them the contract they began to point out that their bid did not actually cover the materials that we asked for, that they had omitted certain things from the list, etc. etc. Still as we had placed the order with them and we could have discovered the omission ourselves if we had gone into it minutely, and it was an American firm, I decided we would not cancel the order, even though the University is now paying perhaps \$200 more for this equipment than it would have if it had not come from America.

Along the same line, you will probably be surprised to know that some of these materials which we have been buying from Europe at lower prices than quoted to us in America for American goods, are still American goods. It seems that American firms will sell directly from factory to European dealers at lower rates than they will sell to customers, and that these European dealers are then able to underbid American prices. If some of these machines wear out while in the service of the University, I shall put parts of them in the museum to show the American trade marks of goods bought in Europe when manufactured in America!

Chapel
We here are naturally very much excited over the comparison of the proposed dome as compared with that of St. Peter's and others. I assure you we are not striving for a large dome, but that it expanded and contracted as the drawing grew to fit the need of the seating capacity of three thousand. What a wonderful monument it would be to American missionary enterprise, if we could build the fourth largest dome in the world. Our rough estimate for the cost would be about half of the \$200,000 that you mention.

Mr. Hill is going to Pei-tai-ho for a few days rest and change, by which I think he will be greatly benefited, as he has been working very early and very late ever since his arrival in China. If nothing more pressing presents itself when he arrives back, he will restudy the building and perhaps present his plan with the seating capacity somewhat less.

With regard to your second letter dealing with the question of Ladies' Academic Quadrangle, I do not think there is anything we need to say further.

I note in Murphy, McGill and Hamlin's report of April 25th that they mention layout of January 1922. We on the field have never had a layout of that date, and I am wondering whether there are any radical changes between this layout and that of September 1921, which is the latest layout we have to hand.

In speaking of this layout I would like to call attention to the fact that the East and West axis was made to run through the southern end of the stone boat, and from there on to the pagoda in the Jade Fountain. (Not in the Summer Palace as noted on the drawing of September.) When we began to lay out buildings this spring, so as to be sure everything was going to fit, we discovered that the boat had been incorrectly placed on the survey made by Mr. Corberley in December 1920 and revised several times afterwards. This boat in that drawing was placed fifty feet too near the North boundary of the site, and that made building number 7 come too near the North boundary. We, therefore, made a revision in the replacing of that axis, so as to get the whole group in a position where it would be feasible.

Nobody has had time to make a re-survey of the site, but I think there must be some checking done of some of the measurements to make sure that there are no other great inaccuracies. We have made a few checking measurements, and have not discovered any other to date, though these have not been complete.

We have been discussing from time to time the question of sewage which may prove to be a difficult problem, as our water table is so extremely high. I hope before the summer months are over to have a scheme, including cost, to present to the Trustees.

I note your request for a general figure as to the cost of dormitory units of the two types at present under discussion, and will do my best to get something that will be accurate, yet safe into your hands.

Our second mixer has arrived on the site, and if it had not been raining today we would have had the system erected, Mr. Lund having arranged to spend the entire day with us on the site. Up to now we have been very fortunate in our weather, having lost not much more than a full day of building time. The Chinese have a saying that it never rains in China when a foreigner is building a house until he gets the roof on, but I am afraid if the weather god holds up the rain for the University buildings program, we will have a seven years' drought.

Very sincerely yours,

John M. Gogoi Gibb, Jr.

G/M

RECEIVED BY	
ERIC D. NORTH ()	
(DATE)	
8/15/22	
TO WHOM REFERRED	DATE
BY	ANSWERED
BY	PASSED TO FILE
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燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

Address reply to
CONSTRUCTION BUREAU
Hai Tien

July 18, 1922

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

My dear Dr. North:

The documents for the one hundred tons of steel ordered from France have today been presented by the bank. Mr. Krause has just taken them over. To do so he has had to pay \$6545.27 American currency, so about the time this letter reaches you there will be a draft for that amount. This will be our drawing for the week ending July 15th, and also part of our drawing for the week ending July 22nd.

In order not to embarrass you we will try not to draw the balance of this week's drawing until perhaps the middle of next week, that is, unless I am called upon to pay for considerable quantities of lumber, part of which is being delivered today. I am all the more anxious not to draw as the rate of exchange is improving slowly. Today's rate is \$178 Chinese currency for every \$100 American. Perhaps for every week we can hold off drawing money we can make \$1.00 on \$100.

Dr. Stuart was expected in Peking last night, and Mr. Tayler is back from Pei-tai-ho in order to turn over the University affairs to him. We out here on the new site will be glad to see him in order to talk over some of our problems.

Yesterday we were able to get the larger mixer, which carries with it the hoisting apparatus, into place, and will now be able to move the small mixer down to the south end of the site where it will be used in connection with the Women's College building.

At the present time we are putting the forms for the first floor of the School of Religion in place, at the same time trying to stop the flow of the water into the basement of that building. We will probably have to use considerable reinforcement in the basement floor so as to prevent the whole floor from being forced upwards out of place after some exceptionally heavy rainy season. With a preliminary coating of concrete already laid perhaps a foot of water has worked its way into this basement since Sunday morning. A little of this, of course, has come in directly from the rain, but most of it has worked in from the wall all around the building. Among ourselves here we have been calling the School of Religion building the Baptist Theological Seminary! And if I did not need that basement for other purposes, it certainly would make a good swimming pool considering the way the water floods into it at present!

In the Dormitory building we are also preparing the forms for the first floor concrete. As there is no basement called for under this building at all, we are making earth underneath do the work of the wooden forms, and after having properly rammed the earth and covered it over with

M. North

-2-

July 18, 1922

Chinese oil paper, we will pour the concrete immediately upon the ground and after the whole has set, we will dig out the necessary tunnels for heating, mains and other pipes. This will save the expense of wooden forms, besides the labor which would be required to get them in place and the very troublesome labor of trying to get this large quantity of timber out from underneath the floor when it came time to take the forms down.

Very sincerely yours,

John Mc Gregor Gibb, Jr.

G/M

8/24/22

FUKIEN CONSTRUCTION BUREAU

Copy for _____

July 20, 1922

Mr. John McGregor Gibb, Jr.,
Peking University
Peking, China

Dear Gibb:

Judson
We expect to place your order for miscellaneous pipe etc., within a few days. The Construction Department has been held up a little on getting prices on those square bottom closets. I guess we will have to place a separate order for them with Mott. It is hard to get these general dealers to bid on specialties like this unless there is a fairly good sized order.

We sent your quotations to Weekes as suggested and they come back with another quotation which they say they are just sending to you and want to know whether it is the same business. I have looked the two lists over and have decided that they are not the same.

This order of plumbing, heating fixtures and equipment on which you have asked Weekes to bid, as per your letter of April 10th, is real man sized order. If we could combine this inquiry with the one which you have sent us, we would be able to get much better prices than we will get on small lots. We will, of course, fill your order and forward it as per your instructions, but I would suggest that if you can approximate your needs for a year or eighteen months in advance that it would be a good idea to lump your orders. Your work there is going to run along year by year and I think it would pay you to simply establish a stock room account and buy these things largely for stock and then as a matter of bookkeeping check them out of stock against the various building enterprises.

Judson
I notice on this Weekes' quotation of July 10th that they have bid on China wrought-iron pipe galvanized, whereas in the list you sent us you merely specify galvanized iron pipe. Unless you specify genuine iron, it is customary to supply galvanized steel pipe these days, as the steel pipe is considerably cheaper than the genuine wrought-iron. For instance, in the

half inch size Weekes bids 8 1/2 cents on the genuine wrought-iron, while we are buying you wrought steel at 5 cents in the two inch size; Weekes bids 33.65 cents, and we are buying at 17 cents. This difference is not altogether on account of the material. I think Weekes' prices are about 20 per cent higher than we can buy here. On the fittings I find it runs about 15 per cent higher, but at any rate genuine wrought-iron pipe will cost you considerably more and I am not going to buy it in this case. If it is desired for hot water service, it may pay to invest in genuine wrought-iron, but I would not recommend making the extra investment for ordinary service.

One other item in your order I am taking the liberty to change: You specify 25 lbs of caulking lead, which is not at all in keeping with the rest of the order and I am changing it to 250 lbs. We will try to get this order shipped before the end of the month.

You understand, of course, that the Purchasing Department is handling this business and I am just acting in an advisory capacity.

With best wishes,

Yours very truly,

B.

EFB
ETC

July 20, 1922.

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

Dear Gibb:-

Our investigation of the matter of roofing tile has reached the following point. I saw the Vice President of the American Three-Way Luxfer Prism Company, and he expressed considerable doubt as to whether it was a commercially practicable matter. He, however, sent the print out to the factory. I quote from his letter as follows:

"5,000 tiles or more at \$1.65 per tile, plus a mould charge of \$440.00, which applies to the initial order only. Export packing charge at the rate of \$1.25 per case. Since the factory does not give a packing specification, we do not know how many tiles will be packed in each case.

"It is the opinion of the factory that it will be an extremely difficult job to do this work. As explained to you personally, the factory has always had trouble with glass of this size. It will take the factory some little time to make up the equipment necessary to produce glass of this type, therefore we would like to be allowed as much time as possible in which to make delivery in case we should be favored with your order."

I have one or two other firms to investigate. I should greatly appreciate it if you would let me know how many tile you think you are likely to use. I recognize that this depends in part upon their cost, and for that reason you should give me the number you would

use at each of the three different prices, say 50¢, \$1.00 and \$1.50. You will note that this does not include packing and transportation.

I enclose a comment which Mr. Caskey wrote at my request with reference to the plans which you sent some time ago for faculty residences.

Your letters of May 11, 16, 31 and June 7 I think have not been acknowledged. I also note that the Chicago office has cable notifying them of draft of \$10,000 for building operations.

Your report of conditions in Peking during the fighting, and the good sense of Mr. Huang, your manager on the site, have been very interesting to us. With reference to Miss Lane's order referred to in your letter of May 16, let me again emphasize the importance of placing orders which you expect us to pay for, through our office and not direct with the firm. If, after arrival on the field, Mr. Becker can give some assistance in working out a practical procedure for all purchasing, it would be a considerable advantage.

The revised structural plans have been received; we will soon have them examined. I greatly appreciate the care into which Lund & Gernow have gone.

I note, however, that there is no comment from you as to the advantages and disadvantages of one type of construction over the other except with reference to cost. I have urged before that when you are sending matters upon which there is some decision involved between two or three possibilities, you would indicate fully not simply the financial advantages, but the advantages and disadvantages of each one in several respects.

that So far as I know none of us here have any feeling ~~that~~ the fact of Mr. Hill or Lund & Gernow giving their services at a missionary rate ~~this~~ inclines us to put confidence in them. However, it is a plain and definite fact that Lund & Gernow were accepted by us solely upon your recommendation, without our having from any direction any other judgment as to their ability, or any example of their work. This does not mean that we regard your judgment as ipso facto weak, but that a larger range of judgments should be desired in any decisions of that kind. You may take it for granted of course that the Finance Committee looks with very genuine and sincere appreciation on the efforts of Lund & Gernow to help us to build our plant wisely and economically. We note

the necessity of piling under the buildings. I hope you will give us a very clear statement as to your estimate of costs of construction of the buildings we have in contemplation under these changed circumstances. It is important, with an intensive campaign coming on in a few months that when we get money for a building we get enough to cover it fully, and yet not materially more than is necessary. Dr. Gamewell is mistaken in his impression that by having the funds for the theological school remitted to the Shanghai office the University can get 2 for 1 for these funds. The Board is not paying 2 for 1 on any item except missionary salaries, as I understand it. The Board has paid all the funds to date received (except the \$5,000 Gold, of which I wrote you before) to the Trustees, and when you have drawn on the \$5,000 in Shanghai you should draw upon us for the balance in accordance with schedule which I trust you are sending to me.

Comments upon the embarrassments in which you think you have been placed by cable concerning the Woman's College building operations. I think that Dr. Stuart can interpret fully the attitude of the Finance Committee with reference to the relation between Mr. Murphy and the plans, and the action taken was with his approval. While I appreciate your desire to stand by Mr. Hill, in whom we have increasing confidence, I cannot see ground for your apparent feeling that it is not really wise, when serious alterations of a very carefully-developed layout are contemplated, to secure the judgment of the men who made the layout in the first place. Nearly every large University development project of which I have knowledge has had not only a single architect but a firm, consisting of two or three architects, and not infrequently has had also a group of consulting architects.

I note that you are still having difficulty with the Ting Garden, but trust that you will soon have it straightened out.

Faithfully yours,



FMH
HEB

Enclosure

燕
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大
學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

Address reply to
CONSTRUCTION BUREAU
Hai Tien

July 21, 1922

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

My dear Dr. North:

Dr. Stuart arrived in Peking on Tuesday evening and came out to the site on Wednesday to look over the progress we had made, and also to bring us the latest American news. We certainly are glad to see him back, and also to hear the encouraging word he has to bring. He also said that Mr. Murphy and Mr. Hamlin were going to arrive in Peking on Thursday evening, i. e. last night, and he wanted a meeting of the Executive and Grounds and Building Committees of the Board of Managers to decide just what the University at this end was to say to these two architects.

You know the very embarrassing position we are in here with regard to Mr. Hill. I spent part of yesterday morning going over the former Murphy, McGill & Hamlin agreement and also Mr. Hill's agreement. At the meeting of the committee yesterday afternoon it was agreed that the Managers here were not in a position to decide anything as regards the status of Murphy, McGill & Hamlin, but as far as we could interpret the agreement of last August, their connection with the University ceased when they delivered the plans called for in that agreement, unless the Trustees saw fit to call upon them for further work.

The committee also agreed that Mr. Hill was the University architect, and that all the work for the University should be in the first instance given to him to do. It seemed to be the opinion of the committee that, if Mr. Hill's work was sent to the Trustees and they were at a loss to decide on the useability of Mr. Hill's work, they might call in any party to help them come to a decision in the matter.

It further seemed to be the feeling of the committee that whenever time permitted, the Trustees might well send their queries and criticisms and suggestions back to Mr. Hill here in Peking in the first instance and then ultimately, if the Trustees still needed further advice, they might look for it elsewhere. Mr. Hill is away on a vacation, and I hope he will see the reasonableness of this arrangement.

Dr. Stuart presented the opinions of the Trustees in regard to the Chinese style of residences and the probability that it was more easy to raise money for Chinese buildings than for foreign buildings. It seemed to be the feeling of the committee that there were no inherent reasons why the faculty should not be housed in Chinese style of buildings. It is the opinion of this Construction Bureau that Chinese style buildings can be made just as comfortable as foreign style. I have so often mentioned the difference in cost that I need not go into it again here.

7/21/22

The committee suggested that Mr. Hill go out to Shansi Province and make investigations of some Chinese buildings there that might be adapted to residence purposes, and I think he will do this at an early date.

In the meantime, the Construction Bureau will use every effort to design Chinese style of buildings that will be true to type, and at the same time approximately the cost of foreign style of buildings. The entire committee seemed to feel that the hasty design brought back by Dr. Stuart from the Murphy, McGill & Hamlin office of a Chinese residence was not a good adaption of that style. They found some fault also with Mr. Hill's design of residence NC, the roof of which they thought looked a little bit too broken up. Of course, you see this tends to the old difficulty with Chinese style which allows only a straight rectangular building.

We expect to entertain Mr. Murphy and Mr. Hamlin out here on the site within the next day or two. Personally I will be very glad to see them both.

In talking with Dr. Stuart on Wednesday we worked out that, if Murphy, McGill and Hamlin had prepared the sketch which you already have of the Chapel, just that much work would have cost the University anywhere from \$1,000 to \$2,000; and Mr. Hill casually mentioned to me some days ago when we were talking of revising that sketch and cutting it down so as to accommodate perhaps 2,000 students, that he had made the first sketch with, as he puts it, a considerable floundering around, in about three weeks time. People who have seen Mr. Hill's work, or seen his work here are all enthusiastic as to his artistic abilities.

In the construction end at present we are going rather slowly, as we are in the midst of the rainy season and our contractors are unwilling to have a large force of men on the site who may be idle for days at a time because of a continuous rain.

Very sincerely yours,

James H. Gibbs

G/H

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July 27
1922

TRUSTEES OF
PEKING UNIVERSITY

Professor J. McGregor Gibb,
Peking University Construction Bureau,
Hsien, Peking, China.

My dear Gibb:

I have your letters of June 20 and 23rd and note that some of the items will have been covered by letters which you will have received from me since.

I am very glad that you are able to secure the Ting Garlands and also to note that Dr. Ward has been there and that he will be able to report to us in person on his return. I note your judgment that we ought to have a sum of money in hand to round out the corners of the site. I hope you will give us some figure which you think should be about right so that we may include it in our estimate for the funds for which we are campaigning so as to protect ourselves if we need to buy.

I am glad to note by your letter that the matter of the arrangement of the Woman's College quadrangle. I note that Mrs. Avann was there and I am sure the Yenching College Committee here will be very much interested in her report.

In your letter of June 28 you ask us to consider the advisability of ordering a supply of reinforcing steel bars for delivery in February. Mr. Black thinks that this would be an advisable procedure but it is impossible for us to do anything until you give us more definite information as to the kind of bars and the quantity by sizes that you desire. This is another example of the embarrassments in which we are placed by your not furnishing us with sufficiently specific information. I have referred to this before. It is impossible for us to act promptly and wisely on a matter like this unless we do have full, clear, exact information from you as to just what is wanted.

It will not be practicable to go ahead on the matter of details for a building such as the library or the chapel until very full conferences have been had by President Stuart with you for those buildings, with reference to what is desirable. I hope to write him in a day or two about the matter and will send you a copy of the letter.

I am hoping to send you word soon concerning the alterations in the structural arrangements as I am to have a conference with a very prominent tomorrow night.

I hope a letter will come very soon indicating the schedule of your drawings. If I do not hear from you before I leave on my vacation, I will calculate it on the basis of your letter of June 28 and arrange it so that the matter can be protected here.

Faithfully yours,

Secretary

EMM
JL

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

Address reply to
CONSTRUCTION BUREAU
Hai Tien

July 31, 1922

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

My dear Dr. North:

I have before me your letter of June 22nd which enclosed the bills from the Will Corporation and their rather emphatic demand that said bill should be paid. You have already sent me two sets of bills, and I took steps immediately on receipt of the first to see that the matter was cleared up. These things were ordered by me while in America last summer for the Women's College, and as rapidly as the materials were shipped I O.K.ed the bills and asked the Treasurer, Mr. Bowman, to pay for them.

When I got the first note from your office this spring I sent the bill to the Women's College and asked them there to check the matter and see that the bill was paid.

When the second note came I followed the same course with a little more urgent letter, and I have with this third dunning followed the matter up. I must have been feeling very strenuous in this third letter, because the reply I have before me says, "Your letter sounds so very violent that I will reply in the instant. At the time you sent me those letters I wrote immediately to Mr. Bowman and asked him to look up on his account and see if he had not paid this bill last year. If he did not find it on his books I asked him to send the amount to the Will Corporation. I have had no reply from him, but have no reason to suppose he would not do as I asked. I do not see why the Will Corp. is so excited, as we have had ordered there often and they ought to know that we are not extinct."

So apparently the matter is in the way of being attended to. I am sorry that these small bills are troubling your New York office. Might I suggest that if any others come you send them back to the firm advising them that they must be sent to Peking for O. K. and that such O. K. will take at least four months to go through the mill. I will write the Women's College and tell them you have paid the \$6.12 mentioned in your letter of June 26th, and ask them to be sure the bill has been paid but once.

Hereafter in ordering goods for which we wish the New York or Chicago offices to pay, I will try to see that there is some letter signed by the Treasurer, so that you may know the matter is entirely in order. It is our belief out here that if these goods can be paid for in America when the New York office has seen ocean bills of lading, that we will get our goods delivered in China at an earlier date than we would otherwise receive them, it often being the case that when money is sent with the goods other orders are attended to first, and

goods that have so far to go are packed and shipped when there are no more other pressing matters to be attended to.

I sent my order for plumbing of May 20th to Mr. Black because I supposed he was continually purchasing building materials and would know the New York market better than perhaps anyone else in the Board Rooms. I will hereafter send all orders to you.

I note what you say in regard to being more specific in regard to directions out here. We are still without complete sets of catalogs so that we are often at a loss to know just what we wish to order. It is almost impossible to be sure that our wants are clear. To order too much means that considerable funds must be tied up in the materials for a long time, while to order too little will leave us very much hampered when it comes to putting the material in place. I imagine the tremendous amount of surplus stock which the Medical Board is trying to dispose of at the present time is due to their difficulties in placing orders. We will use all of our efforts to bring our orders within the most reasonable bounds.

I note what you say of Mr. Shea of the American Trading Co. and his estimates for heating plant for buildings. I pointed out to him repeatedly last summer that I was not in a position to give him any definite assurances as to what buildings we were going to build or when they were going to be built, nor could I give him any plans of these buildings because the plans were not finished and delivered to me until practically the day that I left New York.

I knew at that time that his estimates were not final ones, but expected that he would follow the matter up and get the complete plans of the buildings from the architects, use your C. K. if such was necessary, and revise his estimates from time to time when the Trustees' decisions as to buildings to be erected were available.

I am at a loss to understand what he did in regard to the Women's College dormitories, as we here have no authorization to begin dormitories, and as the plans submitted to the home office have never been C. K.ed. I think your suggestion that the estimates be divided into the various buildings is the very best that could be made. I tried to get him to work along that line last summer.

We are still working on the heating and power matter with reference to the illuminating gas by getting details and estimates from England, which has gone very much further in regard to these matters than any other country, but this seems to take a great deal of time.

On the 28th of July we sent you a layout revised to date, 160' to 1". Why you did not receive a layout as made in April, I am at a loss to understand.

As the Medical Board's gift did not quite come up to the amount we hoped for, and as we are being asked to make good the difference in Dr. T. T. Lew's salary between the gold received and the Mexican that he now wishes it paid in, we find that our budget is going to need considerable close attention if we are to make both ends meet.

Last Saturday Dr. Stuart and I spent the better part of the day on current budget matters and on the statistics of the Murphy, McGill & Hamlin firm as compared with Mr. Hill's status.

I am enclosing herewith a report of the conversations between Mr. Murphy, Mr. Hamlin, Dr. Stuart and myself in regard to the position of their firm with the University work. I have submitted this report to Dr. Stuart who says it is a very fair statement of what took place at that conference. Dr. Stuart suggests that I write you fully my reactions on this matter and that he will do the same, after which the Trustees will be able to decide what is best in the matter.

Last summer in carrying out the negotiations between the Trustees and the M. M. & H. firm I often felt when talking with the Trustees that I was representing the architects and fighting their battle; while when talking with the architects I was fighting the battle of the Trustees. At that time I expected that M. M. & H. would probably be called upon to design one or two more of the important buildings of the University group. We had not at that time seen Mr. Hill, and even if we had we would have had no direct knowledge of his ability as an architect. When Mr. Hill came to China one of the most pressing problems was residences for the faculty, which residences Mr. Murphy had continually said his firm was not interested in and would not consent to do except at such a high percentage that he was sure the University could not pay it. So Mr. Hill started to design residences.

The second problem was women's dormitories, it always having been a feeling of the women's faculty out here that they wanted a very simple type of building with the girls in small groups. Mr. Hill worked on these ideas and produced the plans which you have already seen.

As he worked I became more and more impressed with his ability and suggested that it would be quite proper for him to make studies of the other buildings of the group, the two of which no study had been made and for which certain funds were in sight (the Chapel and Library); and Mr. Hill went to work on these two, again with the result that you have already seen.

Certainly the firm of M. M. & H. have no legal claim on the Trustees to be called on to design any other buildings for the University outside of those four for which the agreement of last August called plus the two for the Women's College which that committee asked them to draw in October, but for which I am told there was no special agreement made. On the other hand, Mr. Hill was not definitely employed for any specific buildings, though I have a feeling that his contention, that he was employed as University architect carries with it the designs of such buildings as the University may need, is quite correct.

It seems to me that Mr. Murphy's main contention is that the University Trustees cannot afford to dispense with the services of his firm because they are the only experts available on University grouping who carry with this a special knowledge of Chinese architecture. I am rather reticent to put on paper all the impressions that I gathered during my three months intercourse with the New York office of this firm. Briefly, the situation is something like this.

At the top was Mr. Murphy who, you know, spends perhaps one-half of his time away from New York. While he was in New York he was not as continuously in his office as I had expected he would be.

Mr. McGill who comes second in the firm has spent a very brief time in China, and only two or three days in Peking. Mr. Hamlin is now in China, though he has never been here before, and has had about a week in Peking and may come back this way again on his return to America in October or November.

The design of the buildings, as they go forward in New York, is done by draftsmen who are employed off and on by the firm. They have in the office two sets of prints gotten out by the Imperial University of Tokio from studies made by Japanese during the occupation of Peking by the foreign forces in 1900. These prints are supplemented by photographs and picture post cards gathered up by Mr. Murphy on his frequent trips through China.

Mr. Murphy points out in his conversation that by using their firm the University is profiting by all the mistakes which have been made during the previous nine or ten years of experimentation in Chinese architecture carried on by them. There seems to me to be nothing in the New York office outside of the above mentioned resources that will warrant the Trustees to continue the use of their services.

On the other hand, we must see what the Trustees are able to command here in Peking. First of all we have Mr. Hill, who is most enthusiastic and conscientious with a large amount of artistic ability. Immediately on his appointment Mr. Hill began to cast about for information representing Chinese architecture. He went to the libraries in New York and found only a little information. On his way to Peking he purchased a set of prints of the Tokio University and in addition another set which contained the color studies found in the Forbidden City of Peking, a set of prints which I had never seen before. During his eight months stay in Peking Mr. Hill has been systematically studying Chinese architecture and building methods right on the ground, and has made several hundred photographs of all kinds. He has spent days in the Forbidden City, and for three days had a special photographer's permit, so that he took pictures there. He has since discovered that the local photographer who does his developing and printing has been selling prints from some of Mr. Hill's negatives taken at this time.

As Mr. Hill works on any special building he goes out and hunts for his models among the Chinese buildings by which he is surrounded, and until he is able to find that component he is about to incorporate in his building is entirely correct, he declines to put it in.

I feel that Mr. Hill is to be safely trusted with the artistic design of any building which the University wishes to build. In regard to the relative costs of buildings designed by Mr. Hill or by Murphy, McGill & Hamlin, I think the Trustees can rely on the Grounds and Building Committee of the Managers, and on the members of the faculty of the University to do their best to prevent any extravagance. There will perhaps be a see-sawing back and forth. The finances call for buildings more plain than is wise, so as to save expense; while the artistic consideration calls for decoration which will carry on the Chinese feeling of the whole group. I believe, however, there

will be a good balance between these two considerations, working as we have during the past half year.

We here realize that there is considerable difficulty to be met on the one hand, ^{on} giving the M. M. & H. firm full credit for what they have done for the University so far, and on the other hand giving Mr. Hill credit for what he is doing at the present time, and should any serious mistake be made, leaving the responsibility for that mistake in the right quarter. Mr. Murphy did not bring up this point, though it may have been in his mind. We certainly have thought about it and realise the difficulty.

As to the cost of these two architectural possibilities to the Trustees, you will be able to figure quite correctly for yourself. Mr. Murphy pointed out that with Mr. Hill on the ground their firm's charges could be very largely reduced. It struck me that this somewhat savored of bargaining when that firm found out the University was really able to carry on without their assistance.

When I was in America last summer I had word of architects who were designing apartment houses in which the owners could call for the arrangement of every floor to be different, and were able to do this on 3% basis. While Mr. Murphy claims that 6% from the University hardly covers expenses. When one realizes how nearly the buildings designed for Peking University are counterpart of those designed for other institutions, one wonders why the 6% netted such a small profit to the firm.

It might be possible for the Trustees to retain the services of M. M. & H. at a figure which would save considerable overall charges, if it were possible at the same time to retain Mr. Hill in Peking and keep him happily at work here. Unfortunately I do not see at present how this could possibly be done, though I am continually hoping that no matter what the outcome of this discussion will be, Mr. Hill will stay with us.

I feel that Chinese style of architecture is so circumscribed by old tradition and custom that there is very little room for the draftsman to spend time working out new combinations.

Mr. Murphy stated in his conversation that buildings 6, 7 and 8 did not necessarily have to be identical with building 5, that the mass must be the same, though the detail need not. Everyone to whom I have referred this question feels that the Chinese would wish the buildings to be identical. The mass and the details of 9 and 10 might possibly be slightly different, though even here I feel that the Chinese would wish them again to be identical. Building 3 would certainly have to be identical with 9, and 4 with 10; while 1 would have to balance building 2. This point came up several times in discussing building 19 as regarding building 20. You already have before you an action taken here asking that the plan as submitted by M. M. & H. be slightly changed so that building 19 might still have its identical twin and at the same time be more useable.

With so many buildings, the exterior of which should be identical, it seems to me that the Trustees can very safely trust their interior design to Mr. Hill when he will be so much guided by the faculty members who will be using these building permanently for teaching purposes.

Mr. Murphy pointed out that Mr. Hill could be of great service to the University, checking the designs of the buildings already under construction with the buildings as they were erected, and suggesting minor improvements which might be made on that design as the work goes on.

Of course, the more experienced Mr. Hill gets as these buildings go up, the greater will be his ability to design the buildings that may be needed next year or the year after. My hope has been that when Mr. Hill leaves us at the expiration of his three year contract, or at four or five years if he could be persuaded to stay out here that much longer, the University would have designs and working drawings prepared for every building that is found on the layout as it now stands; but here again this all depends on our being able to keep Mr. Hill happy at the work with us.

Mr. Murphy's suggestion that the saving accruing to the University by the services of Mr. Hill as against their firm might not be as much as 5%, does not sound so small when it is transferred over to dollars and cents; because on the buildings that may be needed and which could easily be designed during the next two or three years at a 4% saving, the University would save approximately \$22,000. This does not count dormitories which may be called "repeat" buildings, on which we may be able to devise some way of modifying so that the saving will not only be the 4% on commissions, but much more on actual construction costs.

We are sending you today under separate cover some twenty photographs of the work as it has been progressing, and will have quite a few more to send in the near future.

We expect to have the first floor of the School of Religion building completely cast today, and in the next day or two to begin the casting of the foundations of the Sage Memorial building and of the first floor of the Dormitory building. Our next move will be to begin the excavation for the Faculty Club House.

We have not drawn last week's portion of the building funds, but I have on my desk today bills for \$8,000 worth of cement and about \$3,000 worth of lumber which will have to be met, so that during this week we will have to draw both last week's and this week's quota. Mr. Krause is going away, so that we will have to find some method of drawing during his absence.

Dr. Stuart had your cable asking for the amount we would have to pay the Medical Board for materials. Unfortunately we are not able to answer that question, as some of the materials on the list which we made up some months ago, have been sold, and as we have not yet arrived at any price for those which are still in stock. Mr. Goodrich of the Medical Board is out of town, so that it is improbable that any figure can be arrived at for some time to come.

It is my earnest desire that we can at the earliest possible date know what buildings we are to be allowed to construct next year. This is important so that we can definitely say to contractors, "We are going to build such and such buildings", and they can begin to make their estimates in the fall, so that we can get the lowest possible figure. It would also save money if during October we could begin to haul materials, and if these materials could be unloaded in such parts of the site that

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they would be adjacent to the building we are going to erect, and still not on the actual place where digging will have to commence. With the change in the Women's College layout, we found that some of their building material was unloaded on the spot that the Faculty Club House was to occupy, so that tons and tons of material had to be moved before this building could be laid out. Early advices as to the building program for next year will certainly save money out here.

I have marked on my layout buildings which occupy spaces 5 and 6, i. e. two science buildings, a refectory and another dormitory, and four women's dormitory sections, a power plant and a large number of faculty residences, as being the minimum number of buildings which must be finished by the fall of 1924 in order to allow the University to move out here. If in addition we could have building 10, which I understand is now decided upon for the Library, we would be that much better off.

The feeling here now is that the two science buildings to be constructed would be used first of all by the sciences which were to have complete occupation, and second as recitation buildings for other courses, that the rest of the recitation work could be carried on in the School of Religion building and in the Women's Junior College building, and also in some space in the Library if that building is constructed.

Very sincerely yours,

John Mc Gregor Gibb, Jr.

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P. S. On further examination of the accounts I find we have drawn last week's \$5,000 and so we are drawing \$5,000 for this week against the Men's College, and next week will draw \$5,000 against the Women's College.

Mr. Krause has a little doubt in his mind as to whether we should notify the Women's College by cable when we draw. I told him that I would tell you that unless we hear otherwise, we will not notify either yourself or the Women's Board by wire, but shall draw alternately from the two funds.

Each time I draw I think it ought to suffice us for more than a week, but I continue to buy material which, of course, has to be paid for as it comes along. So far as I can see, however, our drawings should not be in the future at even weekly intervals. This letter will serve as notice for \$5,000 against the Women's Board to be drawn about August 10th.

Yours sincerely,

J. M. G. Jr.

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ERIC M. NORTH ()	
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8/28/22	
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Report of Conversations between Mr. Murphy, Mr. Hamlin, Dr. Stuart and
C. Gibb in regard to Services to be rendered to the University along
Architectural Lines.

Mr. Murphy came out to the site on Sunday, July 23rd and stopped the night out there with Mr. and Mrs. Gibb. The following morning about 8:00 o'clock he introduced the subject of their firm's position with the University, and also the position of Mr. Henry E. Hill. Dr. Stuart and Mr. Hamlin came out to the site about 10:30, and the discussion continued until nearly three in the afternoon with some few side issues as to the present status of the work and to the general situation which came up while the party made a tour of the site. No notes were kept of the conversation, this report being made up more than twenty-four hours later from memory.

Mr. Murphy seemed to feel that their firm had not had just treatment to the hands of the University in that it was employed for making the layout, birds-eye-view and the complete drawings for four buildings, work including those done for the Women's College for six buildings, and then that the University had taken steps to carry on the work either partially or completely independent of their firm. Mr. Murphy felt that the University was taking a grave risk in not getting the best results in its building program. He pointed out that the firm had been studying the subject of Chinese architecture and of University layouts for the last ten years, and were the only people in the world who were experts on this subject, that they were at present carrying on a large number of building programs such as Ginling College in Nanking, Fukien Christian University, Yale in China and Fuhtan, and that Peking University if it continued to use their services would benefit by all the experience which the firm gained or might in the future gain in all these building projects. He also pointed out that as the four buildings now in course of erection on the Peking University site progressed, the firm would doubtless gain experience which could be worked into the other buildings to be erected later.

He pointed out that the University might not save as much as five per cent of the cost of each building by using the services of Mr. Hill and dispensing with the services of his firm. Mr. Murphy suggested that the University might save considerable by using his firm for making the general drawings for each building as it was needed and leaving considerable of the large scale drawings and other work to be executed on the field by Mr. Hill.

Mr. Murphy felt that there was very grave doubt whether the result gotten through the services of Mr. Hill would be comparable with the services which might be gotten from their firm. Mr. Murphy also felt there was a great deal of work which Mr. Hill could do for the University, partly making minor changes in the designs of the buildings already under construction, which changes would be suggested as the buildings advanced from stage to stage in their erection.

Mr. Murphy stated that his firm would not have undertaken to do the drawing which was done during the summer of 1921 in New York at the rate it was done, if they had not felt sure that the University was going to continue them as University architects. He admitted that they had no legal claim on the University to be so continued, but stated that they had not considered that they had any such claim even before the agreement of last summer was made, and that the Trustees before the agreement had been at liberty to dispense with their services at any time they saw fit.

Mr. Murphy stated that they were deeply interested in the University's building project from the artistic standpoint, and felt that their services should not be dispensed with unless for some real cause.

He did not believe that his firm could remain in an advisory position to the Trustees either to the advantage of the Trustees or to our own satisfaction. He stated that if a drawing was presented to them by the Trustees, there would only be two courses open, one of which would be to say, "It is as good as you can get; go ahead and build it." and the other would be, "It is absolutely impossible and useless to try to build it." He did not seem to think that they would be able to make suggestions as to improvements or changes which might then be sent back to Peking and put into effect. Mr. Murphy seemed to feel that they would remain in an advisory position only as a very last resort.

In reply to what Mr. Murphy said it was pointed out that the agreement of last summer was made so that there would never be any legal question as to the relation of the firm of M. M. & H. with the entire building program with the University, that the agreement was made so that the position of both sides would be clearly defined, that it was not made with the main idea of dispensing with their services completely when the four buildings provided for in the agreement were finished. It was noted that the Trustees immediately carried on with this firm, asking them to draw two more buildings and might at the present time call on them for other services, either drawing buildings or making suggestions or alterations in buildings drawn by other parties.

It was pointed out that the question as to whether the University was taking too great risks in dispensing with the services of M. M. & H. and having its buildings drawn by Mr. Hill would have to be one considered by the Trustees, and in connection with this would come up the question of the great difference in cost of the two methods of securing the work done.

It was pointed out that, while Mr. Hill's experience with Chinese architecture was practically nil eight months ago, he has been making a very careful study in Peking and was so situated that when in doubt with regard to any point, he could immediately go out to the Chinese buildings all about him and satisfy himself as to the pros and cons of the case. It was also said that Mr. Hill was showing the greatest artistic interest in the work and those who knew Mr. Hill best did not believe he would be willing to remain with the University in any position that would make him seem to be little more than a draftsman in the employ of the University, while at the same time the University retained another firm to do the major part of the designing of its buildings.

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