

~~331~~ 5065

331 5065

UBCHEM ARCHIVES
COLLEGE FILES
RG 11

Yenching
Corres
Gibb, J. M.
1922 Aug - Sep

PEKING

Finance Com.

August 2, 1922

RECEIVED BY
PEKING UNIVERSITY

Professor J. McGregor Gibb,
Peking University Construction Bureau,
Hai Tien, Peking China.

My dear Gibb:-

I have sent you this morning the following cablegram:

"You have our hearty approval structural alterations
Experienced heating engineers exceedingly doubtful separate
gas boiler Probably recommend two pipe hot water
heating plant Would suggest advisability of deferring
ordering heating apparatus pending correspondence."

This cable is a result of the following developments:

1. I have been getting into personal touch with Mr. John E. Todd of the firm of Todd, Robertson and Todd who are builders on a very large scale and yet given to careful study of economies in construction and operation. Their firm built the twenty-six story Cunard building on lower Broadway and have the contract for the great trans-atlantic piers of the Cunard Company. I have been assured by others that they rank at the very top of their profession.

With the approval of the Finance Committee I took up in conference with Mr. Todd some of the problems of our building operations, chiefly the matter of structural alterations as worked out by Mr. Lund and Mr. Gernow.

Mr. Todd at once became very definitely interested and took hold of the matter with considerable zest and thoroughness. After he had gone over the plans I arranged for a long conference with his chief engineer, Mr. Holst. Mr. Holst went over the recommendations of Lund and Gernow very thoroughly with the result in the matter of the structural drawings indicated above. Let me present his comments in detail:

1. The arrangements for the pilings under the buildings are very satisfactory. The only danger might be that in re-grading and draining of the land the water level might be lowered. This, of course, is something which you locally alone can forecast. But on the basis of the information provided and the fact that some old piles gave you some indication of the old water levels, the plans for the

piling were approved. He indicated, as do Lund and Gernow, the importance of have the concrete pilings cure for thirty to fifty days in order that they may be in proper condition when put in. He was surprised to find that concrete piling was less expensive than wood.

2. With reference to alterations in beam and slab construction he thoroughly approved of the change made as one that had in it a more than sufficient factor of safety and was also more economical. He thought it might be found necessary to put in a plaster ceiling over the beam and slab. This would cut down to some extent the economy in the estimate of Lund and Gernow, but there is some saving at any rate in the beam and slab design and, if necessary the plaster ceiling can be put in later. I presume you will handle the casting of your concrete so that if the plaster ceilings should be proven necessary because of abuse they could be hung with the minimum of change.
3. With reference to the changed design for the roof trusses, his judgment was that the design was thoroughly satisfactory provided two items were satisfactorily taken care of, a point upon which he could not judge in the absence of detail drawings.

- (1) That the horizontal cord should be tied very securely at the two center points where the concrete vertical members rest on the supporting concrete structure that is carried up from the walls. In his judgment the cord should be a continuous one from the lower corner of the truss to the other lower corner of the whole truss.

- (2) That the secondary rafters be tied in securely to the concrete structure that supports the peak of the roof.

I have no doubt that Lund and Gernow have provided for these points but mention them in order to transfer to you just what he said.

4. Both he and Mr. Todd urged very strongly the complete exposure of all piping, urging that no piping be put under floors or buried under concrete recesses, in order that if any defects develop repairs might be made with minimum destruction to the rest of the structure.

I am very glad indeed to be able to report these conclusions of such experienced engineers and those of such high standing, and I am glad for the increased confidence the Finance Committee will have in the skilled work which is being done by the Construction Bureau.

I further mentioned to Mr. Todd, in discussing the general problems of the University, the matter of the provision for heating. He at once became interested and took it up of his own initiative, expressing some tentative judgments of his own and then suggested that he would be glad to make available to us without cost the judgment of heating engineers who stand at the top of their profession. It seemed to me that this was too good an opportunity to be missed and that it should be followed up. Accordingly I spent two hours yesterday with Mr. Todd and two head engineers from the staff of Mr. Clyde Place, who designed the heating system for the Grand Central Station and the buildings contiguous to it, a very large unit in which, of course, the quantities were so great that simplicity, effi-

ciency and economy both in construction and operation would be fully sought. Mr. Todd says of Mr. Place that he is always looking for the thing which is the simplest and most satisfactory and is not permitted to patent ideas about one system or another. One of the two engineers was Mr. Place's head man, the other was another of his staff who had been in charge of the installation of the heating plants in three large office buildings in Tokyo. The whole matter was laid out with its various possibilities; the size of the site, the fact of ground waters, the matter of economy, the gradual growth of the institution and many other items were all considered. Mr. Todd hammered the two engineers from every possible angle for all the practical suggestions which they could provide looking to shaping up of the thing right. He made notes himself of the judgments which he and they reached, and turned over a copy of these notes for further study and conference with Mr. Place. When he gets it back and some of his own staff have a chance to confer on it, he will send it to me and I will then forward it to you.

As I have indicated in the cable above they greatly doubt the practicality of a central gas plant with local gas boilers in the individual buildings. It is their judgment that hot water or steam will cost probably 20% less in operation. How much it would cost to install I do not know. That would depend, they feel, upon a fuller study of the conditions. Their judgment seemed to tend toward a hot water system from a central plant, located probably to the south of the women's dormitories, this plant using exhaust steam from the power plant to heat the water and carry the hot water through the system not only by its natural flow but by pumping which makes it possible, in their judgment, to deliver the hot water exactly where and when it is wanted. The hot water piping is, if anything, smaller than steam, though the radiators would probably be one section in eight larger. This, of course, will involve tunnelling and some adjustment of the heating plans for the buildings now under construction. It was because of the buildings now under construction, with the thought that you might be able to take precautions in casting your concrete so that if a two pipe system became necessary you would not have to drill the concrete in order to get the pipes in, that I cabled as above.

Mr. Todd's interest and enthusiasm led him to setting the engineers to thinking about the electric power plant, the fire lines which would probably be desirable in the residential quarter, the intercommunicating telephones, the signal ~~valves~~ ^{bells} and sewage disposal.

In my own judgment it is an opportunity for us to get upon our heating problem, with a minimum of expense, the further judgment of men of very wide experience. One of the points which Mr. Todd asked the engineers was what information they would need to have in order to make really final recommendations. The information needed will include schedule as to weather conditions, prices of coals with their analysis, prices of fuel oils with their analysis, etc. etc. I think that if we deal appreciatively and open-mindedly with Mr. Todd in providing this information and seeking their advice it may be possible for us, to secure services which would otherwise be exceedingly expensive and, it seems to me, for the sake of the total success of the entire plant it would be very wise for us to have. I would not feel so urgent about it had I not been in conference with Mr. Todd and felt his interest and enthusiasm. I wish you might have opportunity for conference with him, with your own thorough knowledge of field conditions.

Is it not your own judgment that it would be very wise for us to put side by side in terms of cost of installation and in terms of cost of operation the various possibilities for the plant before we do any ordering, and to secure on these comparisons the judgments both of Mr. Lund and Mr. Gernow and also the judgment of men of large experience with large jobs? I am sure that you will get a much better construction by this process than by such suggestions as might come from the American Trading Company with its interest in supplying some particular line of material.

I will write you as soon as I receive from Mr. Todd full schedule of the engineer's judgment on the basis of the information which they have up to date.

As I look upon the process of building the University it seems to me that it is distinctly a co-operative enterprise. To at this end do not desire by any interference to seem to abrogate any of the responsibility which has been placed upon you, upon Mr. Hill or upon Mr. Gernow, but we are exceedingly interested, naturally, in the whole process and want to make available for you and for such decisions as the Finance Committee may have to make the fullest possible, practical wisdom. In this I know that you will co-operate with us.

Faithfully yours,

EMN
CMM

燕
京
大
學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

Address reply to
CONSTRUCTION BUREAU
Hai Tien

August 3, 1922

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

My dear Dr. North:

Dr. Stuart has been spending the best part of the last twenty-four hours with us out here on the new site, and has suggested that I write you fully in regard to our conferences. Three things have taken up most of our time. First, the architectural problem. Second, building program for next year; and third, site for residences.

Dr. Stuart felt that in neither his nor my letter in regard to the architectural work did we suggest to the Trustees the solution of the difficulty. We, therefore, wish to submit herewith a solution at which we have arrived, and which may be of some help to the Trustees. It is about as follows.

When Mr. Murphy returns to New York and puts his case before the Trustees, he should be told that the Trustees are at the present time not expecting to commence the construction of either the Chapel or the Administration building for a long term of years; that they are, therefore, not ready to call on their firm at this time for any further work, but that they would feel free to do so when necessity arises for the planning of future buildings.

In the meantime the Trustees notify Mr. Hill that he is the University architect. We out here will be stressing the completion of the plans for the two Science buildings which Dr. Stuart wishes me to get into your hands at the earliest possible date, so that you may have them to show to the China Medical Board, and in order to use them in campaign work to secure the other building.

As the exteriors of these Science buildings should be identical with the Recitation building already designed by M. M. & H., there is no danger of an architectural mistake being made in them. As to the layout of each building, we have our own faculty, the faculty of the Union Medical College here in Peking, besides suggestions from many scientists who are passing through Peking all the time; so there is no danger of serious errors or omissions being made in these.

We will also concentrate on faculty residences, and would like from the Trustees at as early a date as possible any instructions they may have to give as to size of rooms, number of rooms in houses, as to size lot for which a house should be planned, and any other suggestions which they are willing to furnish us with. This will give Mr. Hill some very definite matter on which to work. When the school term gets underway I shall ask the faculty to meet and express their opinions on size of rooms, and we will be able to do some definite work on these residences.

We would also like it if the Trustees would tell us their re-

action in regard to size of Chapel and some definite word with reference to the uses to which building 11 will be put; so that if Mr. Hill has time, he may complete his studies for these buildings, and forward them on to the Trustees. Our idea out here is that with the two Science buildings completed under Mr. Hill's design, and also the finished drawings of these other buildings to hand, the Trustees will then be able to decide in two or more years from now whether they will put their confidence in Mr. Hill to design these other buildings, or whether they wish to turn back to M. M. & H. for the ultimate design.

It seems to us that with this arrangement we will have Mr. Hill contentedly at work with us out here, and there will be no cause for criticism on the part of M. M. & H. that we are going blindly ahead, spoiling an architectural conception to which they have furnished a great deal of thought and experience. If after studying Mr. Hill's ability for a further space of two years, the Trustees are confident that he is able to produce as good a result as M. M. & H., I do not think this firm can criticize the Trustees for continuing to use Mr. Hill, especially when we take into consideration the immense financial saving which will accrue to the University.

To take up the question of building plans for next year,--in order to get the University moved out here by the fall of 1924 we will have to build a power plant, including the drilling of one or more Artesian wells, the two Science building in positions 5 and 6 as indicated on our small blue print of a few days ago. (Dr. Stuart in his letter to you gave different numbers which he had taken from the bird's-eye-view which does not correspond with any other numbering we have. He agrees with me that it would be better, in our official correspondence back and forth, to adhere to the numbers on the blue print recently forwarded. These numbers, by the way, vary but little from those used on the layout as prepared by M. M. & H. in September 1921.)

The minimum number of buildings needed would be, one more dormitory and refectory, and probably another dormitory; while the Women's College will need dormitory accommodations. Four or five of the small "U" shaped buildings designed should probably accommodate all their students. Of course, if the funds for the Library in position 10 are available, we would be glad to have it at that time. (As this building should balance the School of Religion, I think this is another building, the interior design of which the Trustees can safely trust to Mr. Hill.)

Besides these buildings Dr. Stuart feels that we must have a large number of faculty residences, in order to secure the best spirit among the faculty when the University moves out to its new site.

If the Medical Board can see its way clear to put in one of the University Science buildings on its budget for 1923, and the Trustees can guarantee the building of the other, it would work out for economy, if we could have the information out here at the very earliest possible date. It is not necessary that we guarantee to build the buildings next year, but if the probabilities are very much that way, we would like to be allowed to tell contractors that these are the buildings the University is going to put up, and that they can prepare their estimates feeling reasonably sure the work would commence with the first coming of spring next year.

We would also like permission to purchase and haul on to the site as much of the necessary material as it is possible for us to get hauled during the late fall and winter months. We would like to know which buildings are to be erected, so that we can unload this material as near the site of the building as possible.

We are at present experiencing difficulty in getting labor, because the farms are outbidding us for day labor, and as a result our buildings are going slower than they otherwise would. We feel this difficulty will be overcome next year if we are able to begin our building in the early spring.

We have your cable received August 4th approving the structural alterations as prepared by Messrs. Lund and Gernow. We also note that there seems to be some doubt as to the separate gas boilers, and that you will probably recommend two pipe, hot water heating plant.

We note that we are to defer ordering the heating apparatus; and as we have no authorization to order a central plant, I do not think we would definitely close for any heating apparatus until we hear further from the Trustees. I am sorry that the floors which are going into place in the School of Religion building, also in the Dormitory, are being arranged according to M. M. & H. plans, for only one pipe steam system. I do not believe, however, there will be much difficulty in making some additional holes through the floors and putting in a two pipe, hot water system, if such seemed best.

We now come to the question of faculty residences. Dr. Stuart has probably written you about the negative results of his trip to Tientsin to see Ex-President Hsu in regard to getting his garden. We are agreed that is now definitely out of the question.

There remain several possibilities. One is the Wai Shu Yuan, directly west of the University site. This is the property of the Prince Regent, is a beautiful summer palace, but in a great state of decay. It contains about one hundred Chinese acres, and I estimate that half is taken up with lakes or marsh land, so that in order to use the ground, it will be necessary to fill in a great part of the property. Dr. Stuart and I went over it carefully again, and came to the conclusion that only as a last resort would the University undertake this place for faculty residences.

Another possibility is a long strip of land immediately adjacent to the southwest corner of the University's present holdings. We need the north half of this strip, in order to square out the University plot where we would sometime probably put our school of practice for the Department of Education.

The southern half might still be available for residences. This land is low and would require a considerable amount of filling in order to make it useable for any purpose. If part of this ground were used for residences, the University might be open to the same criticism which has been made of other Christian institutions in China, which is that the residences are given a prominent position in the front, while the institution proper is placed in the background. Of course, the residences would be the first thing seen by anyone coming out by the main road from Peking. On the other hand, these residences would soon fade into insignificance as compared to the academic buildings which would be seen even before the observer had passed the residences.

A third possibility would be a portion of the parade ground which lies west of the southern half of the site on the other side of the main road. This ground is flat and low, being practically a shallow

August 8, 1922

pond at this time of year, and unattractive. There will always be the other portion of the parade ground on its border, so this is not very desirable. The most desirable piece is the southern portion of the old summer palace which joins the east and west road, marked on the plan lately sent you "To Wan Shou Shan and to Tsing Hua College". So Dr. Stuart and I think we will make a further determined effort to see whether we can purchase a considerable tract of this old palace. There is nothing of great value left in the immediate section of the grounds, so that the price per mou should not be very high.

You would have been amused to have seen Dr. Stuart and myself going on all fours through a hole in the wall in order to spy out this part of the summer palace, especially as it was during part of a rather heavy rain storm.

Remembering that all our efforts to obtain a portion of this same summer palace have heretofore failed, we have looked around for the next possibility, and have decided that the farm land to the east of our present site would be the most desirable. This land is high, so that the faculty living there would get a pretty view of the Western Hills, only obstructed by the trees on our own campus.

One of the main roads proposed across the campus would form a means of approach to this site from the Peking highway, while during most of the year there would be a number of short cuts available southward toward the main road to Peking. These short cuts would make marketing quite easy in Hai Tien, and would make the journey in and out of Peking considerably shorter. We feel that it would not be necessary for the University to insist that the ground bought there should all be in one piece, but that the University would purchase any tracts that were offered which were of sufficient size to take two or more residences. Of course, the more of these tracts which were adjacent, the better the result would be; but if we could make the owners believe that their land was no more valuable to us because it was adjacent to some that we owned than those pieces which were a little removed, it would keep the whole price down to a minimum.

Dr. Stuart is at present so much exercised over the residence problem that he is considering giving up attending the Student Volunteer conference at Kuling, in order to try to settle this matter up at the earliest possible date.

As to the state of the work at present, the floor of the School of Religion is cast, and the interior walls are being laid up, while a large part of the first course of the granite ashlar base is in place. Part of the floor of the Dormitory is also in place, while some of the foundations of the Women's Junior College are being poured today, and most of the excavation for the Faculty Club House is done. Except for the rainy weather--it always seems to rain when Dr. Stuart plans to spend a day out here--and the lack of labor, we are doing very nicely.

I noticed in the M. M. & H. report of April 25th that they mention layout of January 1922. We never have received a copy of any such layout, but would be glad to get one if such a thing is possible, in order that our files and records may be kept complete. Both Mr. Gernow and Mr. Hill call my attention to the fact that the plans supplied to date by this firm are not as complete as they should be, and I am urging them to let me know what should be supplied, so that I may take the matter up with you or with the firm's office, and get what additional plans we need.

Yours sincerely,

James G. Gibb

DATE	
9/5/22	
REFERRED	DATE
ANSWERED	DATE
SENT TO FILE	DATE
D	DATE

Copy for New York Office

Address reply to

Hai Tien

August 8, 1922

Murphy, McGill & Hamlin
4, The Bund
Shanghai

My dear Mr. Murphy:

Attention: Mr. Henry E. Murphy

When you were out here at Hai Tien you recall I mentioned that the sepia negatives supplied by the New York office, all of the details for the University, were such that we are unable to make any prints from them. I do not know whether at that time I definitely asked you to help us out in this matter, but wish to do so now. Can you let us have some sort of tracing, so that we can make as many prints of these various details as our contractors may need from time to time?

We are having two more days of rainy weather here, very similar to the day you spent with us, so you will realize we are not doing much building.

Mrs. Gibb and the girls of our family are down at the seashore for a few days, so we are leading a very quiet and simple life out here.

With my best regards to Mrs. Murphy and yourself, and Mr. Hamlin,

Yours sincerely,

G/L

燕
京
大
學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

CONSTRUCTION BUREAU

August 16, 1922

Hai Tien

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

Dear Dr. North:

Since writing to you last we have laid the corner stone for the School of Religion building. When Dr. Stuart was out here on the 7th we talked it over and decided that, if we could manage it by the 12th, it would be a bit of advertising for the University, and at the same time would mark a stage in the building program out on this site. We telegraphed Dr. Gamewell in Shanghai, and he arrived on Friday night. Dr. Shurman, the American Minister, also consented to come out on the site. There were one or two other guests from the Legation, a representative or two from the Rockefeller school and the Tsing Hua College, and a few students and members of the faculty of the University.

Dr. Stuart presided, one of the Theological students read scripture, Dr. Li Jung Fang was to have made a prayer, but arrived too late for that, so Pastor of the Hai Tien church took his place. Dr. Gamewell spoke briefly on "Life and Character of Bishop Ninde" and made a prayer in English. He then placed a volume of the "Life of Bishop Ninde" written by Mrs. Gamewell, in the copper box which went into the corner stone of the building. Various pamphlets of the University, a catalog, courses of study, a list of the faculty, an autographical list of those present, a few photographs, a copy of the Bible and some newspapers, were also placed in this box. Dr. Shurman and Dr. Gamewell then laid the stone which was a massive piece of granite with the year 1922 in Roman characters cut on the west face, and in Chinese characters on the south face. Dr. Stuart then pronounced the benediction. We hope later to be able to send you some photographs of this occasion. The day was cloudy, and we are not sure of the results of the photographs taken.

In our drafting room Mr. Hill has completed another residence with a Chinese exterior, and we are making arrangements to have some stone lithographic copies of this building prepared. If we get sunlight soon, (most of our days have been cloudy since the work was finished) we will send you a blueprint or two of it.

Mr. Hill is now working on the Library plan, using the same building mass as the School of Religion. At present it looks as though there would be reading space for 250 students. The amount of book shelf we have not as yet counted up. One of the young draftsmen is working on a perspective of the two Science buildings, so that we can have that ready to send with the floor plans of the same as soon as these have again been examined by our own faculty and the faculty of the Union Medical College. During the past week we sent you the latest revised layout of the entire University.

8/16/22

May I again press the important of knowing at the very earliest possible moment what buildings we can expect to begin next year. At almost every conference that we have with Mr. Gernow or Mr. Lund this question comes up. They are doing a large amount of drawing, getting the steel designs in such a shape that Chinese labor can bend the steel. The highly specialized plans as supplied by Murphy, McGill & Hamlin are decidedly insufficient to put into the hands of such Chinese iron smiths as we are able to employ in North China at the present time. L.&G. would like to get this drawing work done very early so that, if they have other more remunerative work coming to them later on, they will have given the University full services, and will also be able to do the other work.

When we consider that this firm is keeping Mr. Leth-Moller on the site continuously, and that Mr. Lund averages one third of his time here and is on call all the time, and that Mr. Gernow is on call whenever he is in Peking, and spends most of that time out on the site, and that besides the time they spend here, they are continuously doing University work in their Peking office, I am more and more convinced that we are not paying them enough for their services.

In December last when the firm discussed sending for Mr. Leth-Moller, I told them that I did not think they should do so, and that I was afraid the University could not afford to pay them more than we had already agreed upon, and that I did not think they were warranted in putting themselves to the extra expense. As the summer's work has progressed, however, it has become quite apparent that this extra man is essential for the good construction of the buildings.

As our arrangement with the firm stands now, either ^{site} site may cancel at one month's notice, and the question that comes up in my mind is how long they are going to be able to treat the University as generously as we are being treated at present, and whether it would not be better for the University to move in the direction of increasing their stipend before they find it necessary to resign because they have better paying work that must be done, while they feel they cannot afford to send for more help from home. I do not believe that when this time comes they will resign from any other reason than that they feel they cannot do justice to the University's problems and honestly carry on the other work which may come up.

From my very close personal contact with both members of the firm, I know they are often worried about their financial status as a firm; and I do not feel that they can carry on indefinitely with as little return as they have been getting for the last eighteen months. It was with these considerations in view that I suggested to them that Mrs. Gernow should occupy one of the houses on the University site this summer, thus saving them the expense of some other out-of-town place. The University has been to perhaps \$300 or \$400 expense in putting this house in order, but then as we have pointed out before, all repairs done here were essential and will be of value to the University during the years to come when this place will be occupied as a residence for some member of the faculty.

Dr. Stuart had an interview with the Prince Regent before he went South, and it has been arranged that I am to go into the details of the matter with the representative of the Prince Regent who lives just across the street from the University site. I met this man last Saturday and gave him a cordial invitation to call, which to date he

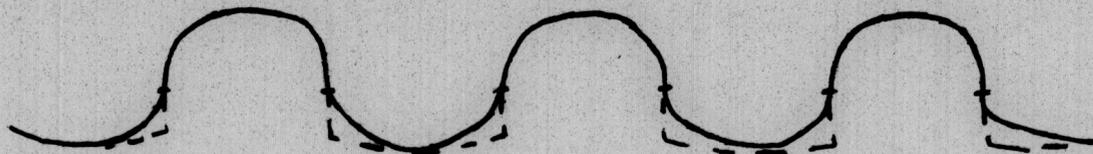
8/16/22

has not accepted. Miss Mason thinks it is perhaps because the weather has been so bad! But I was hoping that they would be so anxious to get some financial help from the University that they would follow the matter up. We on the other hand do not want to show how eager we are in the matter, and are giving them a few days to come to see us. The financial help promised by the Republic to the late reigning family is not being given as generously as promised, nor as regularly as the Regent would like to receive it, so that they are in financial straits. However, the University cannot go to them and offer to buy either the land or the building materials which are on it. There must be some sort of a diplomatic camouflage in which the University asks the Manchu house to generously give them some of their large holdings, at the same time the University holds ready some financial gifts to give in return. This will take a considerable amount of discussion on both sides before it can be accomplished.

We are enclosing herewith a list of the hardware needed for the four buildings now under construction. I have sent one list to the firm of Samuel I. Goodall about 17th and Arch Streets, Philadelphia, from whom I have bought hardware in the past, and have suggested that they work up a list with a bid and see you in New York in regard to it. I have told them I am sending you other copies of the list, and that you will doubtless be getting bids in New York. Owing to the large number of immediate matters that this office has had to handle, this hardware order has been delayed long past the time it should have gone home. We would, therefore, be glad to get this material at the earliest possible date.

To refer again to the question of the architects, Dr. Stuart said in his last visit he was more and more convinced that we must do everything to keep Mr. Hill with us out here. Dr. Ward, who has seen Mr. Hill at work and seen some of his plans, is advertising him and his work all over China. We are getting requests for various plans from time to time. Of course, this is all very flattering to Mr. Hill, and tends to keep him happy.

This week we have had a letter from Mr. Murphy in Shanghai in which he criticises the style of tiles we have been making for the buildings. Mr. Gernow and I both feel that the criticism is partly caused by the unhappiness that Mr. Murphy is feeling because he is apparently being dropped by the University. I will ask Miss Mason to trace the drawing which he has sent us into this sheet, in which he has shown the section of the tile as we are preparing it, and as he thinks it should be prepared.



The dotted lines indicate Mr. Murphy's revision.

It is quite impossible to make cement tiles in the shape that he suggests, and we feel that the shadow in the trough of the tile (and the whole thing is a matter of shadows and lights) will

3/16/22

completely hide the fact that the corner in one is a little more round than in the other. If it were possible to change the palates that we are now using for the gutter tiles, it could only be done at considerable expense to the University, and I doubt whether the effect gained would warrant the expense. As it is not possible to change them, the question seems to come to one of discarding the use of cement tiles entirely and going back to Chinese tiles. To get the proper palace size of tile, they would all have to be made to order. If we used the largest size which is on the market of these Chinese clay tiles, the cost would be \$5.65 per hundred feet; while our cement tile will cost \$7.10. The difference in the ultimate cost, however, is much less than this. In the first place the \$5.65 tiles we could not use and get the effect that we need, so we would have to have a larger size, which would be more expensive, how much it is impossible to say at this time. Then when using these tiles it would be necessary to put in a much heavier roof construction which would need a whole sheathing of solid boards on top of which there would have to be a water-prooflayer of two or three ply of tarred felt, on top of which would have to be a concrete cinder base, on which the Chinese tiles could be placed.

In using the cement tiles after we place the rafters it will only be necessary to put on a 2" x 1" batten spaced about every 3", and the tile roof can be laid immediately on top of this, so that ultimate saving to the University will be quite considerable. I mention this tile matter now, but will plan to give you ~~either~~ more definite figures as soon as we can work up the same here.

We are also planning to build a section of roof on which we will lay some of our tiles and some Chinese tiles side by side, and send you a photograph of the same. When the summer is over and we can get our Ground and Building committee together again, I will send you whatever action they see fit to take in this whole matter.

We have sent Dr. Ninde a complete set of pictures of the School of Religion building and have given copies to Dr. Gamewell as well. We would be glad to keep up contact with the donors of all the buildings in this way, if we could know with just whom to communicate. We are enclosing two more pictures of the School of Religion for your files.

At present the interior walls of the School of Religion are up to the levels of the tops of the doors of the first floor. The outside walls are waiting for the granite courses which are held up at present by the bad condition of the roads.

The first floor of the dormitory is all cast in place, and the interior walls on both sides of the corridor are up a foot or so. For the ashlar base of this we are going to use some of the granite which is on the site and some which can be bought in the neighborhood from some old structures.

The Junior College building foundations are almost up to the level of the first floor, and we are just ready to begin the concrete foundations for the Faculty Club House. It looks as though we would have to mix the concrete for this building by hand, as our two mixers are not sufficient for all the work they are being called upon to do. It may be, however, that we will find hand mixing so unsatisfactory that I will have to purchase one of the mixers which the Rockefeller Foundation have for sale here.

8/16/22

Here again the question of next year's building program enters in. If we are going to have even six buildings to construct, at rather widely separated portions of the site, we will need more than the two mixers we now have. At present the largest mixer is placed halfway between the School of Religion and the Dormitory and is serving both of these buildings. This will entail erecting quite a long bridge between the two, so that the concrete can go from the mixer to the second floor of either of the two buildings.

The Faculty Club House and the Junior College are too far apart to allow one mixer to serve them both, while the moving of it back and forth and getting it settled on the foundation each time is more than can be accomplished.

We have had the road which marks the east side of our boundary put into shape, i. e. better shape than it has been at any time during the last half century, at a cost of \$77.70 local currency. We will have to do considerable road repairing, if all parts of the site are to be accessible in all kinds of weather. At present in order to haul materials from the railroad station to the site, we have made arrangements with the Tsing Hua College to use their macadamized road for the best part of the hauling, but we will have to pay something into their road up-keep account if we are going to do this very long. To date we have hauled about 100 tons of lumber and 30 tons of cement and some granite over their highway.

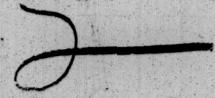
Yours sincerely,

Ernest Gibson

G/M

燕
京
大
學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA



CONSTRUCTION BUREAU

August 18, 1922

Hai Tien

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

My dear Dr. North:

We are sending you herewith an order for plumbing for the Dormitory, and have sent copies of the same to Cooper Sanitary Engineering Co., Philadelphia, and Weekes & Son, Watertown, N. Y.

Yours very sincerely,

John Mc Gugin Gibb, Jr.

燕
京
大
學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

CONSTRUCTION BUREAU

August 19, 1922

Hai Tien

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

My dear Dr. North:

Yours of July 20th arrived here last night making almost record time from New York to Hai Tien. I am very sorry to note the price which we will have to pay for the glass tiles, if we finally decide to use them. In the School of Religion we can get along without using any. In the Dormitory the more we use, the more space can we make available in those large attics, which space might be used as overflow Dormitory space in the years when our Dormitory accommodation has been exceeded, and before the time we can build a new one.

In the Science buildings we have been planning to use the attic space very extensively. There should be stock rooms in each of these buildings. In the Physics building there should be a work room up there. There should be space for electrical accumulators. There should be space to make distilled water, and if the light was sufficient, space in which to carry on some special experiments which will take considerable free floor space. The women's faculty have indicated that they would like to have their attic in the Junior College building also well lighted.

Boiled down to the last analysis, the attempt to light the attics is a protest against the large waste of space which we all see, and every time we look at the plans of Chinese buildings it is apparent. I cannot at this short notice give you figures as to how many we will need, but will take the matter up at the earliest possible time and work out some figures.

We have sent an inquiry to Europe to see what they can do for us over there, and I will take the matter up further with Mr. Gernow and see whether he thinks a modified style of tile, the idea of which has come to my mind, could be made water-tight and useful.

By the same mail I have had a letter from Mr. Black in regard to our plumbing order which he says he hopes to get off before the end of July. I have written to him acknowledging the letter, and telling him of the comfort it is to have someone there in New York interested in our orders who realizes somewhat the conditions under which we are working out here.

I must apologize for our having sent incomplete comments as to the advantages and disadvantages of the different types of construction. I suppose my lack of comment was due partly because there seemed to me such a little difference between the two types.

8/19/22

except in the cost. In one type we get a perfectly flat ceiling, while in the other in some instances a comparatively shallow beam will show. With our 12' high ceilings the question of light being obscured by that beam is almost negligible.

The second objection that might be raised is the difference in the sound proofing qualities of the two constructions. As we get a cinder fill and a finished floor on top of the slab, it seemed to me that the sound would be completely absorbed before it got through. These are the only two points which might be raised in regard to the two constructions.

I note your comment in regard to the firm of Lund and Gernow being accepted solely upon my recommendation, and have no objection whatever to taking the responsibility for their appointment, though I think a careful investigation of the records of the Board of Managers actions or the actions of the Grounds and Building committee of the Board of Managers will show that they have some actions in regard to this firm, also that letters written while I was in New York last summer comment very favorably on their work.

Yesterday we sent several copies of the plumbing order for the Dormitory plumbing, which may arrive in the same mail as this.

This leaves me only to note the suggestions which Mr. Caskey has made in regard to the first two residences sent home. In regard to residence B we here recognize that the 22' service hall is bad, and in a revision of that plan which we have made lately this has been changed. Mr. Hill makes the following replies to the suggestions of changes in plan A.

With regard to the entrance in the middle of the south elevation, this is put there to give some character to that elevation of the house, and from the inside the window is the same as the other windows on that front, and that as there are no public entrances to the garden from that side, no one except members of the family or guests already on the place will be led to use that as an entrance to the house.

Secondly, Mr. Hill wishes to refer to Mr. Gamble's book on Peking regarding the two best exposures for rooms in Peking, namely the south and the west. This book simply bears out the principles on which we have been making the drawings in this office, that is, in so far as possible giving the rooms which are most continually used those two exposures. We take it that eating is usually a cheerful occupation and that a dining room can, therefore, be put on a second rate exposure of the house, while the living room which all the family is using more or less continuously and the study where a good bit of--shall we say--tiresome work has to be done, should be given the best exposures. That is the reason why the dining room was put on the southwest, and the drawing and living room given the southeast away from the intense heat of summer and from the very undesirable northwest dust storms of winter.

In suggestion 3, Mr. Hill believes that the lavatory can be provided, though it will be difficult to widen out the coat closet at the expense of the vestibule without getting the doors through off the center axis.

In suggestion 5, the question of sliding doors between dining room and living room is a matter of personal preference. If when the house is being built it is known who is going to occupy it, we here will certainly leave it to those people to decide whether they wish to have the two rooms communicate or not. As it is drawn now, servants could move around in there freely, children could have their meals and anything else could be done in there without sounds getting in to the living room where guests at the same time might be being entertained.

Suggestion 6. Mr. Hill feels that by moving the door, from the hall to the living room, it would throw this whole room out of balance and make it architecturally poor, besides making access to the living room from the main entrance and the hall unhandy. The noise from the living room to the study is a difficult problem. It might be overcome by closing that second door, or having only one door into the study, that is, from the vestibule, or in some other way.

The question of the kitchen and pantry communications is a very serious one in Mission families where the expense of running more than one fire can hardly be born. This means that the servants must cook their meals in between the time of the cooking for the family. Mr. Caskey will probably remember that Chinese food has rather strong and penetrating odors, so we have tried in every instance to make the communication from the kitchen to the house go out-doors. We realize the disadvantages which arise from this. In the winter time the heating in that part of the house is more expensive. This again is a question of personal preference. Some families might say, "We will risk the smells and save the heat", but I think most would take the other view.

To extend the pantry to the south as suggested in paragraph 8 would mean increasing the cubic contents of the house and also doing away with the continuous wall which now forms the south wall of the pantry, which would add to the expense of the erection of the building.

Suggestion 9, that of a sink in the pantry, apparently Mr. Caskey did not know that there was a sink in front of the south window, a real up-to-date double cistern pantry sink, and one in the kitchen, also. The question which arises in my mind is whether we will be able to afford so many of the refinements of modern civilization.

Suggestion 10. I am afraid our notation "maid's room" is misleading. This room is intended for a Chinese Amah, in most families an elderly woman, or at least one past middle life. So the question with us has been in most cases whether it was advisable to make an entrance from the Amah's room into the main residence at all except through the other service entrance which comes in by the kitchen. In all the six or eight houses I have lived in in China I have never lived in one where the Amah's room had direct communication with the house. The question of the ease with which vermin may come from servants' quarters into the main house is very closely connected with the question of the coming and going of the servants.

8/19/22

If the only entrance from the Amah's room was from the main house, and her relatives or friends came to see her at any time, she would either have to entertain them in the kitchen or take them through the main house into her room.

We here feel that the study is slightly large, but made it so in order to balance the two wings of the house; and in all events, if a man is working in there with a Chinese translator and perhaps some other help, a 16' square room does not seem too big. We have not made the study so large in all of the houses.

The shed is also large, but as it is meant for a garage, of which we feel there will have to be some connected with these residences, it would probably not be much too big.

Going upstairs, it was the idea in the plan that bedrooms 1 and 4 with the sleeping-porch and the nearest bath room should form a family suite and could be completely closed off from the rest of the house by the door immediately west of the bath room. This leaves bedrooms 2 and 3 for guest rooms or for larger children, both of which should be able to share the second bath room.

We have very strong objection to two doors in one bath room. The inconvenience and embarrassment met with in such an arrangement when people either arrive simultaneously by different doors or when one person goes out leaving one door locked, and so cutting off the rest of the house from use of the bath room, can very easily be imagined. The question of isolation in case of contagious sickness is a very rare one.

Suggestion 13. This office feels that the linen closet provided, with the small one in the bath room, would take care of all the towels, etc. that a missionary family would be able to own.

We agree with Mr. Caskey that the open fireplace on the sleeping porch is probably unnecessary except that in some instance it might be closed in by windows during the severest part of the winter and supply heating, thus making an extra sleeping place during conventions or some time when an available bed will be needed.

We certainly will make the window on the stair landing as large as possible.

We thank you and Mr. Caskey for sending on all these suggestions, and it makes me realize how negligent we have been in not sending more complete explanations with the plans.

Yours very sincerely,

Ernest J. G. G. G.

G/M

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

August 29, 1922

Hai Tien

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

My dear Dr. North:

We are in receipt of your letter of July 27th answering ours of June 20th and 28th. It seems to take just about two months for our letters to make the round trip.

I have made an estimate of funds that might be needed for land purchases during the next three to five years. The first item on the list is faculty residence site against which I put the price of \$30,000 Mex.

Before Dr. Stuart went to Kuling he saw the Prince Regent in regard to our obtaining a portion of the Old Summer Palace (Yuan Ling Yuan) which lies north of the site separated from it by President Hsu's garden. This matter was referred by the Prince Regent to a representative who lives near us here, and by President Stuart to myself. The Prince Regent's representative has not made any advances in the matter, and up to the present I have let other matters take precedence and have done nothing. Even when we get together there will probably be long drawn out conferences before anything definite can be accomplished. I have, however, fixed the price of \$30,000 as all that we should pay for a very large piece of ground including the walls which are around it, and shall feel very much disappointed if there is not some way to get enough ground for residences within this amount.

Then going around the site, on the northeast corner there is that piece of ground which is roughly oblong which I have put down on my list as at \$20,000. The Grounds and Building committee were once ready to pay that much for it. I myself thought the price excessive and was unwilling to buy it at that figure. I believe it can be bought piece-meal during the course of a few years at considerably less than this, if the University allows the Chinese seller to take the initiative in each instance. Next comes the southeast corner where we have a rather irregular and broken boundary line. There are a good many houses in this part, and I have put it down on my list at \$20,000. Here again I think it should be piece-meal buying exactly as above.

Next comes the piece belonging to Prince PuLun on the southwest corner. That is a long narrow strip of eighty Chinese acres, or about twelve foreign acres. None of the buildings at present planned come on this plot, though the School of Practice will be somewhat crowded if we do not obtain a portion of it. Leaving it

unoccupied and on the market for any purchaser may bring some very undesirable neighbors in the foreground of our campus. Recent conversations with a member of Prince PuLuh's family divulged the fact that \$16,000 might be a price to have to begin to bargain. I am waiting until I can have a direct interview with Prince PuLun himself before seeming at all anxious to get the place. In the meantime, I have put it down as being a \$10,000 item on the list. Immediately behind it, and within what will be the women's dormitory section of the campus, there are several small plots that the University does not own as yet; and these should all be procurable within another \$10,000. This brings the total rounding out of the campus up to \$90,000 local currency, or at the present rate of exchange \$50,000 gold.

I believe it would be foolish to go out and buy very much of this property at the present time, except in the case of residence site which must be done very quickly, and in the case of Prince Pulun's plot, if it can be had at \$6,000 or less. The others we must only buy when the owners are anxious for ready money. I do not believe there is any one holding in all of the \$50,000 worth, as outlined above, which will be worth more than \$4,000, so that if the committee here could be authorized to gather in any piece that comes on the market, it would never mean calling on the Trustees for more than \$2,000 at one time, and it would be quite simple after the deal was closed to give the Trustees from two weeks to two months notice that we were going to draw for the whole amount. We here pay first of all a small amount of guarantee money which can be borrowed from current funds and arranged for the final payments to remain somewhat later and possibly on installment plan.

I note that you do not feel you have had sufficient information in regard to reinforcing steel bars. My idea was that you would ask Mr. Black what proportion of sizes would make up an average order and act accordingly. We here feel that for general use the round bars in 30' and 40' lengths are the easiest to handle when you are far away from the general market, and we think that in an order 10% of $\frac{1}{4}$ ", 25% of $\frac{3}{8}$ ", 15% of $\frac{1}{2}$ ", 10% of $\frac{5}{8}$ ", 20% of $\frac{3}{4}$ " and 20% of $\frac{7}{8}$ " would make up a very good average order. If the $\frac{1}{4}$ " can be had in long coils, it saves wastage in cutting and comes more readily in freight shipments.

We figure that we will need close to 300 tons if we are to put up the buildings necessary to move the University out on this site in 1924. We do not feel as though we have been getting ahead very fast with the buildings during the last ten days. We are being held up because of the granite ashlar base which still does not arrive in any quantity. Since last writing, ⁱⁿ one day and night we had 5" of rain which washed out the railroads from the mountains, so that no trains were able to go for five days. Our granite needs this particular railroad for transportation. According to the Chinese calendar the rainy season is over. We have had no rain for several days now, and the roads must be drying up.

As the buildings stand today, the interior walls of the School of Religion are up to the level of the first floor ceiling. The outside walls are only partially up to the level of the second course of the ashlar base. In the dormitory the inside walls are up to the level of the tops of the first floor door frames, and the stone men are putting a few pieces of the first course of the ashlar base in place today. We are using for this building quite a few pieces of stone which were on

E. M. North

-3-

August 29, 1922

the site when it was bought. In the Junior College of the women's group the foundations are all in place, and the carpenters are putting in the wooden forms for concrete of the first floor slab. The Faculty Club House concrete foundations are being finished today, which leaves only the brick foundations to be done before that is ready for the first floor slab also. If we once get the granite in place the buildings will go ahead with leaps and bounds.

I am sending you under separate cover a chart with the unbought portions of the plot marked with yellow shading.

We are enclosing several photographs of the School of Religion building for your files.

Very sincerely yours,

John W. & Grace J. North

G/L

We are also sending these corner stone pictures to Dr. Winder and Dr. Gamewell.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

Hai Tien

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

September 2, 1922

My dear Dr. North:

Yours of August 2nd with reference to your conferences with Mr. Todd, and also with the engineers from the firm of Mr. Clyde Place arrived a couple of days ago, and it certainly encourages us here to think that you are getting so many good people to work on the problems of the University.

We are very much pleased that the suggestions of Mr. Lund and Mr. Gernow in regard to structural changes have been so well received, and thank you especially for the suggestions tying the various portions of the truss which we will take care to see are carried out. I showed your letter to Mr. Lund especially in regard to the heating problem, and as he happened to be in the city at the time he has sent me the following notes.

"The only objection I have to the scheme put forth in Dr. North's letter is the position of the Boiler House which I think should be south of the Women's College. If there is any way possible, I think we ought to have the Power House where we have planned (i. e. in about the middle of the eastern boundary of the campus), and I think that if it is pointed out to Dr. North that it will not architecturally fit in with the scheme, and that the industrial part of the University is going to be in that corner, he will agree with us, even if it means a little more elaborate heating scheme.

"In the plan which I showed you the other day a similar suggestion, i. e. for hot water, ^{is} put forward by an English heating engineering firm, who suggested conveying high pressure steam direct from a central boiler into calorifiers placed in each building, which building would then be heated by hot water. This system seems to be a good bit cheaper than any gas plant, but it is not exactly what I should like to recommend."

Mr. Lund has sent me out a sketch of the idea which I will have copied and send you a blue print. Mr. Lund further says, "I thoroughly agree with Dr. North that we ought to do nothing until we are sure we have got hold of the most suitably project."

As to weather conditions out here, the same range of temperatures are encountered as you have in New York City. We do not, however, in the winter time have any dampness and no snow worth thinking about. We do have very strong northwest winds which blow down from the desert of Gobe and carry a great deal of cold with them.

I have at hand the following notes in regard to the B. T. U. of some various kinds of coal. That sold by the Kai Lan Lining Co. is the softest coal and runs about 10,900 B. T. U. per pound. Other coals which can be had in the vicinity of Peking run about the same. The lowest B. T. U. which I have found reported is 10,180, and the highest is 13500. I will make inquiries in regard to the chemical composition of some of these coals, and will also get prices.

There are practically no China producing fuel oils; and I think only in the last resort should we use them. Please continue to fire your questions at us, and we will do our best to get all the information that is available out here. We in this office certainly agree with you that this building project is and must be a cooperative enterprise, and I for one welcome all the help that I can get.

We are sending you blue prints of a suggested library which Mr. Hill has worked out to occupy space number 10 on the campus.

This morning we are to have a meeting of the Grounds and Building committee, and then shall get their action on this proposed building, and will let you have that also.

Mr. Hill has written you a long letter explaining the whys and wherefores of the architectural part of the building.

Going back to the comment of Mr. Todd. You say he was surprised to find that concrete piles were less expensive than wooden ones. It is necessary that wood piling be cut off at the lowest level that the water will ever reach, and that the concrete foundations begin at or a little bit below this point. If we had used concrete piling, they could have run up to the place where the foundations would ultimately begin, and the foundations would only have to cost us the normal amount. I have not worked out what the actual cost of a concrete pile would be, but the cedar piles which we used cost in the neighborhood of \$2.50 a piece. China is a country very much lacking in lumber.

I am enclosing a list of buildings with their cubic contents and square feet of radiation and electrical consumption worked out which may be of value on your files.

Very sincerely yours,

James F. G. J. H.

G/M

9/28/22

燕京大學

Construction Bureau for
PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

Says for
HMH
September 6, 1922

CONSTRUCTION BUREAU

Hai Tien

Rev. Henry W. Luce, D. D.
156 Fifth Avenue
New York City

My dear Dr. Luce:

Herewith a questionnaire in which Mrs. Luce and yourself will both be interested. We will be glad to have an answer to any or all of the questions if you feel like troubling about it.

I suppose you see our almost weekly bulletin to Dr. North, regarding the buildings. We have been handicapped all summer long, waiting for the ashlar base. At the present time the School of Religion and the men's college dormitory have the main floor slabs in place and the inside walls up to the ceilings of the first floor, while outside walls are only a couple of feet above ground. Just as soon as we are able to get granite to go ahead, the buildings will move faster.

We are pouring the beams of the first floor slab of the Junior College today and will have that slab in place before the week is over; while the Faculty Club House is but one short step behind the Junior College.

I had a long session with the personal representative of the Prince Regent yesterday and took up the question of a large section of the old Summer Palace, (Yuan Ming Yuan) for University residence use. He did not seem to think that project was altogether unlikely, and also discussed our hold on the Huang Ying Pei opposite the University main front, and the possibility of buying a large pile of Imperial yellow tile which have been laying outside of the Forbidden City in Peking since 1911. I do not know how much negotiation will be necessary before these things come to pass, or entirely succumb, but we shall keep quietly at work until we get one result or the other.

Mr. Hill is in town today moving his architectural library out of our last winter's houses. These were some of the dormitory rooms, and the probabilities are they will be needed for the fall term, as it looks as if there might be as many as three hundred students in the University this fall.

Mr. Hill has become very enthusiastic over Chinese architecture and is planning a trip out to Shansi where there are some types of two-story buildings which may be available for models for residence purposes. Mr. Hill will be sending home in the next few days some stone lithograph prints of a residence which we think may be useful in publicity work at home. If you do not find them so, you might include that information in some cable that is coming out, so that we will not make any more of them here. These lithograph prints are the work of the Presbyterian Mission Boys' School, Industrial Department, and cost us \$6.00 or \$8.00 per

hundred sheets. If there is any way we can be of service to you in the money gathering, we will be glad to do so..

X// Dr. Stuart is very busy with his double duties as President and Acting Dean. I had a session with him on Saturday and again on Monday on building problems, and also on the housing of students and faculty for the present term. What with all our new additions to the staff, the question of residence is going to be difficult.

X
Swann Dr. Stuart was telling me that Mr. Swann formerly of the Physical School of the Y. M. C. A. in Shanghai, and now a full fledged Doctor, is back in China and is about to settle down. There seems to be a small possibility that he may consider joining the Peking University staff as resident physician and physical director. Dr. Stuart will be doubtless writing to New York officially in regard to this matter. I mention it here unofficially because I have always had a great admiration for Mr. Swann and hope his support may be available, if he will consider coming to us. We hear that the additions to our faculty will all be with us during the next two or three weeks.

Very sincerely yours,

C/R

John McGeer

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

September 12, 1922

Hai Tien

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

My dear Dr. North:

I have before me a letter to Dr. Stuart of July 20th in regard to a check for \$90 Gold, which Mr. Franklin H. Warner has transmitted to you, and which you are authorizing Mr. Krause to draw. The question which arises is whether this \$90 is one payment for the year, or whether there are to be subsequent payments to help cover the rental of the house that is being supplied to Mr. Lucien Warner.

I understand that Mr. Warner is being given some rooms in a large Chinese property which is partly occupied by Mr. and Mrs. Chamberlain, Miss Hague, Miss Ferrin and perhaps later by Mr and Mrs. Harris. I do not believe that one payment of G. \$90 will cover the part assigned to Mr. and Mrs. Warner, especially as I hear that bathroom equipment is being installed and other alterations made to make them comfortable.

Mr. and Mrs. Warner arrived last Saturday morning in time for a faculty retreat just being held on that day, at which time the President and Deans outlined the work for the year, faculty committees were elected, Dr. Wm. H. Faulkes, Secretary of the New Era Movement, made an address, and the new members of the faculty were introduced.

The number of students expected will tax to capacity all of our dormitory space in both the men's and women's college. In fact, there is talk of renovating some extra rooms in the men's college to accommodate new students. It hardly seems fair when men journey forty days from the borders of Tibet, or as far but not quite so long from the extreme south of China, to turn them away for the lack of space. We will be collecting fees the last three days of this week, and then will know the exact number of students which have enrolled. This much for current events in the University.

Last week we again drew \$5,000 on the building account. You have probably noted that during August we drew but two drafts instead of four. We yesterday, however, placed orders for additional lumber and a large consignment of cement. If the cement company comes to our price, it will mean that we have obligated ourselves to take thirty odd thousand dollars worth (Chinese currency) of cement. I know that the cement people are making a very large profit on their sales in and around Peking, and have been trying ever since winter to get their price down. We had them so badly scared that they came down \$.10 per bag, and I thought while they were going down I might get another \$.10 off by waving this big order in their face. Whether they will accept it or not remains to be seen.

Our idea is that if we once get them down, there will be no chance for them to raise the price right straight through our home building program. If there was a little more competition in China made cement, the price could be much lower; but until that competition comes, we shall have to use every scheme possible to make them sell at a reasonable figure.

We had an intimation from the Robert Dollar Co. that they would be willing to sell us a consignment of steel which they have in Shanghai at a very low figure, and I have written them today saying that if they would sell at G. \$50 a ton, c. i. f. Tientsin, and including the China duty, I would cable you asking for permission to take 300 tons. I mention this here, so that you may have an early explanation of a cable which may be sent forward any time after the expiration of ten days or two weeks.

We think we are beginning to see our way out of the granite difficulty at last. In fact, the contractor has promised to have the granite in both the Dormitory and School of Religion completed by the end of this month. Extra workmen have come on to the job today, and during the next three days we expect to have doubled the number of stone cutters. Most of the granite for the Dormitory has come from old stone work in and about the site, and the railroad which brings the granite for the School of Religion has been repaired for the third time, and we hope will not be washed out again.

The floor of the Women's College Recitation building is cast in place, and the interior brick walls will be begun within the next day or two. The forms for their Faculty Club House are also in place, and that floor will be cast during the next few days. Except for the stone work there is very little being done in either the Dormitory or the School of Religion. I hope this is the last report of such slow progress I have to make.

I have been going over the prospects of next year's work with Mr. Lethmoller, the engineer who is continually with us from the Lund & Gernow firm, and we both agree that it would help matters very much if we could know immediately what work was going to be done next year. From preliminary investigations it is quite apparent that the two buildings on the right and left of the center court will have to be put in on piles; and if we are to cast cement piles, they should have two months or more to season before they can be used.

The Library will not need piles, but we would like to know if it is to be built, so that we may prepare the ground, if possible get some foundations in and unload the building materials at the most advantageous places in respect to the building.

If we finish the Dormitory group already begun, there will be some piling needed there. The women's Dormitories, which will be needed before their college can move out, will be plain sailing. If we can get the plans in order and the permission to build we would know how to plan.

I probably haven't mentioned the fact that the heavy rains this summer washed down most of the mud wall around the site, and that we have ordered three miles of barbed wire which we expect to put in place of this wall. We will then plant locust or other fast growing trees on both sides of the barbed wire, so as to make a heavy hedge around the site. We shall have to make concrete posts to carry this wire, which will cost altogether \$2,000.

Sept. 12, 1922

Yesterday we were approached by the Liu brothers who own the property immediately East of the Prince Pu Lun's place and just south of the diagonal road. This property is situated where the last four of the west row of women's Dormitories will ultimately be built. A year ago the Liu brothers held out for a price of more than \$100 per mou, but rumor has it that they are willing to talk on a \$80 basis at present. I do not think we should offer them that much; but figuring at \$70 per mou and at \$80 per room (chien) for their buildings, it brings their holdings up to \$2500 Mex.

If they come to me for an offer, and if my committee here agrees, I will offer them that with the understanding that half payment is to be made now when the deeds are transferred, and the other half any time they are willing to vacate the houses. Or to put it in another way, they are to have the houses rent free for a year or so until the University actually needs the place. I know they wish to sell the vacant land and keep the houses until some future day, but I am afraid if we do not close the whole matter up now, they may hold out for a very much exaggerated price for their houses in two or three years time. I am insisting on making one transaction of the whole business.

There is a rumor afloat that a small corner piece over in the southeast of a little over a Chinese acre may be available, and if I can get it at this \$70 per mou price, I think it will be wise to take it. These illustrate the way opportunities to buy property will come up, and if we can have some action in regard to our authorizations to purchase them, it will make us more conscience-free to act at this end.

This week we have sent to Dr. Houghton the most up-to-date plans for the two Science buildings and have asked him to talk with the members of the Union Medical College staff in regard to them, and if possible put their C. K. on the plans so that when permission comes to build, we will know definitely what we shall need to do. We take it here that if the interiors of the buildings have the C. K. of our own faculty and of the Union Medical College faculty, and if the exterior is the exterior design by M. M. & H. for the Recitation building as passed by the Trustees a year ago, there will be nothing further necessary except the formal C. K. of the Trustees on the two buildings.

We still have no progress to report on the faculty residence site.

Mr. E. O. Wilson of the Chemistry Department has just written me that the Dayton Dowd Co. Manufacturers of centrifugal pumps, are offering a small belt driven pump f. a. s. New York City. I have suggested to him to accept the gift and ask them to deliver the pump to you there in New York. I recall that the Dollar Lumber Co. are bringing out free of charge the gifts that Dr. Vincent obtained for the Leather Department, and I think if you would approach them, they would probably send this pump out in the same way. We will need more than one pump in our power installation, and I would suppose this would be as useful as any other kind. It will be very useful for instructional purposes in the proposed School of Engineering and Practice.

Very sincerely yours,

Ernest J. G. G. G.

RECEIVED BY	()
(DATE)	
10/11/22	
BY	DATE
PASSED TO FILE	DATE
BY	DATE

燕
京
大
學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU
Hai Tien

September 13, 1922

My dear Dr. North:

One item that I had in mind to bring before you in the letter written yesterday I forgot, and so would like to take it up today. It is the status of the firm of Lund & Gernow Co. with the University. I have several times mentioned their very generous position in regard to the University, but will go over the ground briefly once again. When I got back to Peking in November last year this firm had entered into a contract with the Antung Municipal Council as their municipal engineers. This necessarily requires the presence of at least one member of the firm in Antung a good part of the time, and this city is thirty-six hours from Peking.

Mr. Gernow felt that the reinforced concrete work would need the presence of a concrete engineer in Hai Tien most of the time. He did not feel that they could continue with the University and do justice to the University and to their own reputation, unless they had this engineer on the ground. I pointed out that I did not believe their fee from the University would cover such a man, and I do not think the University have a right to demand such a man from them. They, however, cabled to Denmark and got out Mr. Leth Moller, a man with very wide experience who had at one time been the head of an engineering firm's drafting room in London, has had considerable experience in Africa where they were using native labor, and is all in all a very competent engineer.

Mr. Leth Moller came out to the firm at considerable financial sacrifice, but with an understanding that if the firm prospered he would be given a certain portion of the profits. I know there have been no profits in the firm ever since its beginning, not because of any inefficiency, but largely because they do so much honorary work and because of the general world-wide industrial depression.

The amount the firm has saved the University in the four buildings now under construction would doubtless run up to over \$20,000; and the services we will receive in designing the concrete work of the buildings now under discussion, if that designing is done in Peking, will be very great. I think it only fair to the firm if the Trustees would be willing to increase their fee to say \$500 a month instead of \$300. We started out with the idea of paying them a missionary salary. When we consider travel allowances, house rent and medical fees and other incidentals, the \$300 which we are now paying them can hardly be said to be even a missionary salary.

I believe all three of the gentlemen connected with the firm are deeply interested in Peking University and are giving to us of the very best of their ability. I do not think it fair to ask them to go on on the present basis. If there is a meeting of the Finance Committee or the Board of Trustees and this matter can be discussed, I would be very much pleased. In the meantime, as soon as I can get the Buildings and Grounds and Buildings Committee of the Board of Managers together

I will bring it up to them, and if we can have your approval subject to their approval, I think the matter can go into effect say the first of November when the firm will have been with us about a year.

Very sincerely,

John M. Gregor Gibb. Jr.

G/M

RECEIVED
10/11/22
FILED
DATE

Yellow Mountain

*Finance
Committee*

September 20
1922

Professor J. M. Gibb,
Peking University Construction Bureau,
Hai Tien, Peking, China.

My dear Gibb:

I have to acknowledge your letters of July 10, two of the 11th, 12th, 17th, 18th, 21, 31, and August 8, and a copy of a letter addressed to Dr. Stuart from Murphy, McGill & Hamlin, written in Shanghai, dated August 9, sent without covering letter. A number of the items referred to in these letters were attended to some weeks ago but this is the first opportunity since vacation to answer the letters in detail.

With reference to the matter of the trouble with the sepia negatives of the large scale details, I note that you are in touch with the Shanghai office about it and believe that that will keep you straight. I wrote to Mr. McGill and he sent off to you three sets of blueprints of these large scale drawings. Mr. McGill says that the drawings were done in pencil on tracing paper and that to do them in ink would have been unusual and that if they had had to do them in pen, they could not have made as many drawings as they did. He feels the trouble is due principally to the use of stale blueprint paper. They have had similar trouble in Shanghai. He suggests that if necessary, fresh blueprint paper could be made on the job and he would be glad to supply the formula for the sensitized coating which is applied to ordinary book paper.

He states that the lay-out of buildings dated January, 1922, is not different from the plot plan dated September, 1921. He is sending you (dated August 23) three litho print copies of their most recent layout."

I note the suggested rearrangements of the paths in connection with the Woman's Academic Quadrangle and will take these up with the Building Committee; also the desire for the lifting of the toilet in the Sage Memorial Building and the elimination of certain partitions in the Faculty Club House.

I think that Mr. Hill's point concerning the blank walls in the Faculty Club House is very well taken but neither you nor he have explained in your letters how those walls can be made windows without affecting the shape and design of the corners of the social hall which abut on those walls. I have no doubt it can be satisfactorily done but would like to have the explanation. If I am not mistaken, I called the attention of Murphy, McGill & Hamlin to this difficulty in the case of Study #3 myself when the preliminary plans were presented.

I will refer later to the matter of the Woman's College Dormitories as you take them up more fully at a later point but I want to say here that the reason why the Committee here wanted them get Mr. Murphy was not for the design and interior arrangements of the dormitories but for the consideration of their relation to the layout. You will remember that I have made the point before that the Committee felt that in making alterations in the layout, it desired to have the judgment of the men who made the layout in the first instance. Whether the Committee will now change its mind, or not, remains to be seen. But it was chiefly with reference to this that the matter of consulting Mr. Murphy was suggested. We could not form a satisfactory judgment ourselves on the advantages of this type of dormitory over that scheduled in Murphy, McGill & Hamlin's layout as you did not give us the considerations upon each side of the case in sufficient detail.

The matter of Mr. Hill's relation to plans for the University, I will take up later in connection with your longer letters on the subject.

I note your desire for a small hand mixer and additional palates for making tile. It is my own judgment that in the matter of building equipment you ought to be free in conference with the Building Committee on the field to purchase such equipment as may be necessary for the proper and economical erection of the buildings, charging it up to "Building Operations Undistributed," and then writing out the depreciation against the buildings on which the equipment is used, at some arbitrary figure. The same applies to the matter of the mules and harness referred to in your letter of July 11. I will, however, take these matters up with the Building Committee here and get definite action upon them and if possible, upon the general principal of such equipment. Of course the purchase of such equipment must not exceed drafts which you are authorized to draw for the construction of the buildings in hand and in a sense may have to be financed temporarily out of the savings upon the cost of the erection of the buildings which your careful economy and good purchasing judgment are bringing about. A similar point applies to the hand mixer for ceme

I will take up the matter of the Ford trucks which I think can be carried out by the Construction Bureau as part of the permanent equipment of the University.

The matter of the plans for the chapel and the library, and the question of the size of the chapel, we will take up with the Finance Committee here. Upon this matter I should really like a very full report with recommendations from President Stuart embodying the best judgment of the entire group on the field as to what is the wisest thing to do for assemblyroom for the College body. I note in a later letter of Mr. Hill's that the design for the small library building will give seating capacity for about 250 students. This seems to me to demonstrate the importance of the point which I have been making, that ultimately larger library facilities will be needed.

I note your comment on the power plant proposed in your letter of July 10 and will be writing you in a day or two more fully concerning what we have found out here.

Your care in the matter of the devil wall, I believe is wise and I hope we can secure undisputed possession of it in order to protect our water supply. I am sorry that Mr. Li had to suffer imprisonment in the process.

Your description of the matter of the residences in your letter of July 12 and your estimate of prices is noted. I will write you separately later concerning the whole matter of residences.

With reference to your letter of July 17, we should be interested to know the result of your comparison that you are expecting to make by constructing a section of the Senior College Building with the Truscon material as compared with that designed by Lund and Gemow. I note what you say concerning the difficulty of getting bids from American firms. I shall save it up to fire at Mr. Arnold if we have further difficulty. He wrote me once late in June and then again in July after receiving a strong and direct letter from us. I shall write you of these in another letter.

I am sorry to note the difficulty with the survey of the site and hope that you have been able to perfect this as it would be very unsatisfactory to have the plans disarranged by such inaccuracies. I am sure you will be careful at this point.

I should be glad to have from you as good comparative figures as you can get upon the two types of dormitory units for the Woman's College. They have not yet come to hand.

I note your letter of July 18. I hope that the large amount of water that appears in connection with the School of Theology is in an indication that we are going to keep it floating successfully.

Your letter of July 21 is noted and the items in it will be referred to in later correspondence.

With reference to your letter of July 31, in the matter of bills to be paid against orders from the field, we will have no hesitation in paying bills when we have seen Ocean Bills of Lading, provided we have word direct from you that the purchases are authorized in connection with building operations or in the case of the current budget, an order signed by the Treasurer. If you would send us duplicate copies of all orders you place in the United States, it would help us greatly both in the securing of bids for material which you wish us to buy and in keeping track of the matter of payments.

I note the item with reference to the difficulty about Dr. Lew's salary in your letter of July 31 and will take it up with President Stuart. I note, also, your conversations and reports concerning the situation with reference to Murphy, McGill & Hamlin, and Mr. Hill.

I have been very glad indeed to receive the photographs and have been much interested in them.

I am afraid that our situation with reference to purchases before China New Year's will be somewhat the same as it was before for the heavy work of the present intensive campaign does not come until after January 1. However, we are expecting to tackle four or five cities during this fall in testing out the methods of campaign and this may help to make some purchases possible. We will, of course, have it always in mind and do all that we can to give you every leeway possible.

I note your letter of August 8, with the schedule of recommendations concerning Murphy, McGill & Hamlin, and Mr. Hill. Of this we will write later.

I note, also, the reference to the buildings which should be needed for moving out. I wish you could give me some precise figure as to the probable number of faculty residences needed.

As soon as we can get definite word upon the two science buildings, we will let you know. It is barely possible that the China Medical Board will make the science building which they are considering contributing, conditional upon sufficient funds to move the University out to the new site.

In other words, they want to be sure they are giving to a proposition that is really going up. We will try to hold this to as favorable an interpretation as possible.

I am sorry for the difficulty about the possible necessity of putting in the two-part system through floors of concrete already laid. I hope we can get decisions upon the heating plant early enough to avoid much difficulty as possible in this way but it is more important that we take plenty of time to be sure of ourselves as to this heating plant than that we hurry for the sake of a few holes through concrete floor. I note the comment you make with reference to the undesirability of having the ground for the residences where those who visit the University would first see it.

I think it very important, if practicable, to get the higher land and keep the residences up out of the

I shall be interested in what further word you may be able to send on the matter of the land.

I note your query concerning the incompleteness of the plans of Murphy, McGill & Hamlin. I suggest that the most practical way to deal with that is to take it up directly with the Shanghai office.

I have also to acknowledge your letters of August 16, and 19, which arrived after this letter was begun. I am glad to have the account of the laying of the cornerstone of the School of Religion Building. I note the additional residence plans and the library plan for the smaller building which are in preparation and I presume will be sent to us shortly. The account of the cornerstone of the Ninde Memorial Building, I am turning over for publicity uses.

I note your question as to whether we may not be able to make an additional allowance to the engineering firm and will take this up with the Building Committee. I think your arrangement for the house for Mr. Barnow is entirely satisfactory and it is an advantage to have them accessible to the site.

I note the dickerings with the Prince Regent.

The list of hardware has been received and we are preparing to secure bids on it. I note your reference to one copy of the list to Samuel I. Goodall, Philadelphia. I am very glad that your letter refers specifically to the matter of the tiles as referred in Mr. Murphy's letter of the 9th of August to Dr. Stuart. It would be a great advantage to us here if when you receive letters or matters come up involving criticism of your work, you would answer the points made as specifically as possible and send your comment to us in that form, because it means that otherwise we are without the ammunition with which to stand off criticisms which may not be at all justified. I note that you are planning to send more definite figures on the tile matter as well as comparing the appearance of the two types of tile, and an action of the Ground and Building Committee.

The other items in your letter are noted with appreciation for the full information you are giving us as to the procedure of the work.

With reference to the matter of the glass tiles referred to in your letter of August 19, there is apparently only one American firm that is willing to tackle it. They have asked about eight months advance notice so that they can make the necessary experimentation to be sure the molds are right and that they get good results. Through the Service Department of the National Bank of Commerce in New York, I have learned of an English firm that might do something in this line and will be writing them.

I note your comment on the matter of sound absorption in connection with the revised structural drawings. If there is a cinder fill on which the wooden floor is laid, I think that difficulty, which seems to be almost the only one, will be overcome.

The plumbing order for the dormitory building has arrived and is being attended to. I note Mr. Hill's careful comments with reference to the queries concerning residence #8, and am glad to have their detail.

On reading some of this I am beginning to get some light on the difference between the layout of the Woman's dormitory unit as suggested by the Woman's College Faculty and Mr. Hill as contrasted with Mr. Murphy. Mr. Murphy has been trying to avoid a northern exposure. You have been trying to secure a south and west exposure. These two differences in point of view, I think account for the way in which the buildings have been aligned.

We are expecting Dr. Ward tomorrow and I understand that Mr. Murphy is here, so that within a few days we shall probably have a grand round-up on the whole business. Dr. Luce and Mr. Caskey are out scouting on campaign work and the firm we have engaged is taking the matter up with plenty of vigor and skill.

Faithfully yours,

Secretary

EMN
JL

PEKING

TRUSTEES OF
PEKING UNIVERSITY

September 21
1922

Professor J. M. Gibb,
Construction Bureau,
Hsi Tien, Peking, China.

My dear Gibb:

I now want to list one or two specific points so that I can have some ammunition available to meet some criticisms which have been made of the work of the Construction Bureau. If you can give me specific answers to these, I think maybe I can deal with more directness with those who make misrepresentations to us.

1. How did the error in the color of the cement tile, to which Mr. Murphy refers in his letter, come about. Did they furnish from Shanghai sufficient and adequate color specifications as they were supposed to do? I have had one or two queries from other quarters, from people who have some notion as to your eye for color, and they are most anxious that the whole color scheme should be very carefully handled.
2. What assurance can we have that the right color will be produced, that is in the way of making sure that the instructions of Murphy, McGill & Hamlin and the practical problem of getting the right color come into agreement?
3. What instructions were originally given as to the shape of tiles by Murphy, McGill & Hamlin?
4. Were these adhered to, and if not on what ground was the change based?
5. Why does ^{Murphy} he say that he can find in the Forbidden City no pan ~~style~~ of the shape which you have been casting, when your letters indicate, or rather I think it is his letter that indicates, that you assert the tile you are making was based exactly on a Chinese model?

6. Can you give assurance that Lund and Garnew are getting no commissions on orders placed in _____ for the University?

7. Is Mr. Arnold justified in saying that you said to him, that they probably made their income out of commissions; from which Arnold draws the inference that they are getting commissions on all orders?

Can you give us a fairly accurate comparison as to the amount of material in gold dollars already purchased from Europe, from the United States, and from China to date?

Faithfully yours,

Secretary

EMM

JL

*Yellow
Bureau*

PEKING

September 21
1922

Professor J. M. Gibb,
Construction Bureau,
Hai Tien, Peking, China.

My dear Professor Gibb;

I enclose herewith a copy of the report made by Mr. Clyde R. Place upon the mechanical equipment required for heating and lighting power plant for the University.

You will remember that I forecast this in my letter of August 2.

I have not yet had opportunity fully to discuss this matter with the Building Committee but expect to do so as soon as we can get them together. My own judgment is that we ought to have side by side very carefully worked out comparisons of cost of original installation and also cost of operation. I am very much interested in the statement made in one of your letters concerning the economy of operation of the Union Medical College because of their ability to dispose of their coke and by-products. In order to make these calculations successfully, it will be necessary to have certain data which we could not secure here. We need to know the price, analysis, and security of supply of coal. We need to know the same items for fuel oil of such sorts as are available in sufficient quantity and also cement.

I think in place of the latter figure, it would be more practicable if we could secure from your present experience the cost of making concrete wall per cubic yard. This factor would enter into any items with reference to the construction of tunnels, etc.

Information would also be necessary as to maximum and minimum temperature and average temperatures during the winter season and the directions of the prevailing winds.

You will note the necessity of underground conduits to carry a good many other things besides hot water piping or gas piping, such as the electrical connections both for buzzers, clocks and telephones and lighting of the grounds. Presumably,

also, for sewer pipes.

I think it would help very much if you would ask your English correspondents to send us carbons of their statements and recommendations which they are making to you so that we will not have to wait here to see the kind of suggestions that are being made, until you receive them, copy them and send them on to us. If, of course, you receive them before they could have a chance to do this, it would be a help if you would send us copies.

What is your own judgment as to the desirability of our having a high grade firm, such as that of Mr. Blace, go over the whole matter with the full information and the two possible plans before them and give us a further judgment; and then if you concur, have them make for us a full layout of the heating, electrical and sanitary engineering. Their interest in the matter would be so different from that of Murphy, McGill & Hamlin that I am sure the reduction in their fees which they might make would be a genuine one. I shall write you again after the Building Committee meets.

I suppose there are no local regulations that would affect the character of our installations. If there should be, please inform us.

Yours faithfully.

Secretary

EMN
JL

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

September 21, 1933

Hai Tien

Rev. E. M. North, Ph. D.
150 Fifth Avenue
New York

My dear Dr. North:

We have today been talking with the Peking representative of the American Steel Corporation in regard to three hundred tons of reinforcing bars which I asked you some months ago to order for our next year's building program. In my letter of August 29th I sent you a list of sizes and the proportion that each size should take in an average order.

This representative of the steel corporation practically promises to sell us steel cheaper than we can get it in any part of the world, if we will tell him the best price we can get. He explains a thing which I have often heard before and which I have known to be the case in several instances, that it is possible to buy American products outside of America more cheaply than at home.

I am asking for prices from abroad, and in a day or two will send you a wire which will read something like this:

"Can get competitive prices on steel here. Please wire your best price before buying."

Just how this will come out in the cable code I do not know, as I have no code book out here at Hai Tien, and will have to wait until I have time to study the matter out in Peking.

Within the next few days we will be sending you some lithograph prints of a suggested residence and some blueprints of residences. We are paying \$7.00 per hundred sheets for these lithographs made by a Japanese stone lithograph process, and hope they will be useful for publicity work at home. We have, however, decided not to have any more made at that price until we hear from you whether it is cheaper to get them made at home and also as to their usefulness there in New York.

My own feeling in regard to these Chinese style residences is, while the inside is not large or extravagant, the outside appearance is always large. I hope they will not strike the American givers in the same way. One of the drawings we are sending you contains four bedrooms and a bath upstairs. Each bedroom is about 10' x 14', which I am afraid our faculty here will consider very small bedrooms for an average size. But the outside still gives the impression of being very large.

The last building that Mr. Hill has drawn was made after my suggestion to try in every way to make the outside, while still Chinese, very small in appearance. You will be able to judge of how well he has succeeded in this.

During the last week I have been dividing my time between the Construction Bureau and the Assistant Treasurer's work. We have received 312 students in the Men's College, and there are still a dozen or so who have not registered. This, of course, taxes the capacity of our dormitories beyond all limits. We are making some slight repairs in some old rooms in another courtyard to hold some of the overflow. While the necessary bed-boards are being made and these rooms being gotten ready, the students are sleeping on the Chapel floor and some other places much less salubrious.

In looking over my letter of September 12th I see that I said the posts for the fence around the site would cost \$2,000. What I should have said was the whole fence would cost that amount. As a matter of fact, it looks now as though it would cost a great deal less than this, as we have been able to cut down the size of the posts, and as they are costing very much less to make than we thought. The actual cost of casting and polishing the posts is about \$.10 Mex.

Dr. Stuart is having no success in buying the land for the residences, and it looks as though we might have to come to a plan which he and I talked over some weeks ago, namely of buying farm land in the area generally south and east of the University site. This is high ground which is in the hands of independent farmers, and which should be procurable at a very reasonable price, especially if we do not attempt to buy all of it in one contiguous piece.

Since writing last I have had inquiries as to our willingness to buy certain bits of land on the northeast corner of the site. My reply was that, if they were willing to sell it to us at a price at which they would sell to the Chinese, we would consider buying; but if they expected a fancy price because they were selling it to Peking University, we would not think it worth while to go into the matter at all.

I want again to urge the importance of knowing at a very early date which buildings we are going to commence next year. Today I had an offer of a very low price granite for our next year's needs, if I was ready to contract for it now.

Mr. Leth Moller would like to begin the work of the structural design of these buildings at the earliest possible date. In order to save the University money he should work on these drawings from the roof down which means of course that he must do a lot of work before he comes to the part of the building which is built first. If he must do hand to mouth work like we have been doing this year, the saving affected cannot be as large as it otherwise would be. Furthermore, hauling has just begun, and we are getting in some sand and pebbles; and if we knew where to unload for next year's use, we could make offers tempting in quantity in exchange for low prices.

If on receipt of this letter you could send me a wire which might read:

"Prepare to erect numbers"

using the numbers from the most recent small-sized blueprints I have sent you, we could do some preliminary work during the months of November and December. If your cable could be more explicit and actually authorize the buildings, I think we might even try to get the foundations in before the hard frosts come.

I have called a meeting of the Grounds and Building committee for to-morrow afternoon, at which time we are going to discuss the relations of Lund, Gernow & Co. with the University; and I feel sure you may expect a recommendation along the lines of the letter which I sent you ten days ago.

I am sending you a list of analyses of some coal which may help you in your conversations with the engineers. I will ask our Chemistry Department to analyze some hard coal, as these are all analyses of soft coal.

Moist.	Ash.	Volatile	Sulfur	B.T.U.	Description
1.11	20.42	26.30	0.90	11,700	1. Li' Coal Co., 5/9/21
0.85	24.44	27.00	1.19	11,170	K.M.A. 5/9/21 to--
1.05	23.32	28.10	1.37	11,130	
1.44	26.47	30.57	1.25	10,380	
1.03	23.90	27.53			
0.93	24.09	27.16			
0.89	24.34	28.08			
0.81	26.23	25.66			6/22/21
2.10	10.30	12.29	0.86	13,230	Special No. 1, 7/25/21.
0.83	19.29	29.51	1.52	12,130	2
0.98	22.32	28.42	0.99	11,400	3
1.00	22.53	28.46	1.04	11,480	K. A. 6/23/21 to--
0.78	23.25	28.80	1.17	11,320	
0.87	26.19	29.36	0.81	10,710	
1.01	23.53	29.49	1.40	11,100	
0.99	24.30	29.28	0.71	11,070	
1.37	26.06	30.56	0.88	10,470	
0.70	22.97	29.48	0.39	11,310	
0.55	27.15	28.04	0.93	10,700	9/10/21
0.76	27.20	27.21	0.92	10,830	C.H.S. 8/18/21
1.36	10.33	14.05	0.18	11,630	E.J. Cooke No. 1
2.37	13.87	7.79	0.45	11,630	2
1.75	8.93	10.34	0.67	13,500	3
2.00	19.42	9.47	0.39	10,780	4
4.55	20.68	9.22	0.40	10,580	5
0.60	23.90	26.47	0.87	11,430	K.M.A. 11/23/21
0.97	24.66	28.75	0.82	11,170	11/20/21
1.24	24.07	28.23	0.77	11,150	K.M.A. No. 2 slack, 1/21/2
1.38	22.82	30.99	2.13	11,100	Lin Cheng 5/1/22.

Mr. Hill is sending you by this same mail various lithographs, blue-prints and water colors, and we would ask that you sign the enclosed receipt for the same, and return it to this office. Mr. Hill wishes to caution you that the crayon plans should be handled carefully not to rub.

41/1C	Faculty Residence	T	1st Floor Plan	Crayon
41/2/1	"	T	2nd " "	Blueprint
41/3W	"	T	E. and S. Elevation	Water color
41/3/1	"	T	E. and S. "	Blueprint
40/2/10	Faculty Residence	BC	1st Floor Plan	Lithograph
40/3A/4B	"	BC	2nd " "	"
40/4A/10	"	BC	E Elevation	"
40/5A/10	"	BC	N. and W. Elevation	"

Yours very sincerely,

John J. Gifford

REVIEWED BY	
THOMAS, NORTH ()	
(DATE)	
10/16/2-2	DATE
RECORDED	DATE
INDEXED	DATE
BY	FILED DATE

Lund, Gernow & Co.

Peking, China
31st August 1922.

*Attached to
Sub 9/2/22*

3 carbons

No.	Description	Count	Volume (cubic ft)	Radiation (sq. ft)	Total Radiation (sq. ft)	Electric Consumption (K. W.)	Total Electric Consumption (K. W.)
No. 1	Unassigned	(1 bldg)	145'000	2700	2700	5.5	5.5
No. 2	Unassigned	(1 bldg)	145'000	2700	2700	5.5	5.5
No. 3	Unassigned	(1 bldg)	145'000	2700	2700	5.5	5.5
No. 4	Unassigned	(1 bldg)	145'000	2700	2700	5.5	5.5
No. 5	Recitation Bldg	(1 bldg)	290'000	4000	4000	10.	10.
No. 6	Chemistry and Geology	(1 bldg)	290'000	4000	4000	10.	10.
No. 7	Unassigned	(1 bldg)	290'000	4000	4000	10.	10.
No. 8	Physics and Biology	(1 bldg)	290'000	4000	4000	10.	10.
No. 9	School of Religion	(1 bldg)	145'000	2700	2700	5.7	5.7
No. 10	Library	(1 bldg)	145'000	2700	2700	5.7	5.7
No. 11	Administration	(1 bldg)	400'000	5000	5000	15	15
No. 12	Memorial Chapel	(1 bldg)	400'000	5000	5000	15	15
No. 13	Dormitory (96 men)	(10 bldgs)	130'000	2200	22000	5	50
No. 14	Refectory (seats)	(5 bldgs)	140'000	2500	12500	5	25
No. 15	Future Dormi- tory groups						
No. 16	Gymnasium	(1 bldg)	250'000	2500	2500	5	5
No. 17	Field House	(1 bldg)	20'000	500	500	3	3
No. 18	Infirmary	(1 bldg)	70'000	1200	1200	3	3
No. 19	Administration	(1 bldg)	70'000	1200	1200	3	3
No. 20	Faculty Club House	(1 bldg)	70'000	1200	1200	3	3
No. 21	Gymnasium & Social House	(1 bldg)	290'000	4000	4000	7	7
No. 22	Recitation Building (Mem- orial--Sage)	(1 bldg)	200'000	3000	3000	7	7
No. 23	Unassigned	(1 bldg)	290'000	4000	4000	6	6
No. 24	Dormitory & Refectory Group (56 students)	(16 bldgs)	120'000	2000	32000	5	80
No. 25	Unassigned	(1 bldg)	170'000	2750	2750	5	5
No. 26	Residences (small)	(25 bldgs)	30'000	400	10000	1	25
No. 27	Residences (Large)	(5 bldgs)	40'000	500	2500	1	5
T O T A L			82		141550		330.4

Total 82 Buildings, 141550 sq. ft. Radiation, 330.4 K. W.

No. 1 - 18 Men's College
No. 19 - 25 Women's College

燕
京
大
學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

September 25, 1922

Hai Tien

Rev. E. M. North, Ph. D.
150 Fifth Avenue
New York

My dear Dr. North:

Enclosed please find a copy of the minutes of a meeting of the Grounds and Building committee which was held last Friday. A few comments on the actions taken there will probably be useful.

You will note that the committee decided to recommend to the Board of Trustees that the stipend of the firm of Lund, Gernow and Co. be increased to \$600. In my letter of two weeks or so ago to you I suggested \$500 as the figure. In conversations between Dr. Stuart and Mr. Lund and later between Lund and myself, and Dr. Stuart and myself, it developed that \$500 would in no way enable the firm to come out even.

They feel that they must employ a Chinese engineer at approximately \$100 a month, who can work alongside of Mr. Leth Moller on the University buildings, their idea being that if two men are working together, either one of them may at any time be sent off on short jobs, and the University interest still be properly taken care of. In conversation with Mr. Lund I tried to suggest several alternatives to this plan, but none of my suggestions seemed to quite satisfy all the conditions, so that I was very glad when the committee took the action increasing the stipend to \$600. As I had already suggested \$500 to the Trustees, I brought that figure before the committee rather than \$600 which they finally adopted. I do not believe I realized the sacrifices the firm was making until I saw the relief that seemed to come to them at the announcement that the committee had increased the stipend in this way.

The firm has now offered considerable office space to the Construction Bureau for winter use when the cold weather sets in so hard that we have to live in Peking. The rooms which we occupied in the University dormitory quarters last winter are more than filled up with students, so that we had no hope of getting in there, and were in a quandary as to just what would happen to the Construction Bureau during the severe cold months. Their offer has solved the problem for us.

Enclosed is a letter which I have written to Lund, Gernow & Co. telling them of the action the committee has taken and trying in some measure to give them the attitude of the committee in making this change.

Actions 2 and 3 are matters which I have urged several times in my letters to you, and which we have discussed in the committee from time to time, but upon which I believe no formal action has ever been taken. So as to make the action entirely regular I asked the committee to pass these two motions which they saw fit to do.

9/25/21

In the 4th action regarding glazed tile on the women's college building, I was very much surprised when the plans came out from home to find glazed tile specified, and probably mentioned this to you in letters about that time. When I brought it up to the committee Mrs. Frame was also surprised to learn that these glazed tiles had been specified, but felt that she should know how the Women's faculty thought on the matter before the action became final. Hence the last clause in the motion. Mrs. Frame was to have let me know in two days whether the faculty felt differently from the committee. As this time has more than elapsed and we have had no word, I take it for granted they agree with the committee. The reservation in this motion in regard to tiles being bought at a very economical figure was inserted because there is a large pile of glazed tile outside of one of the palace gates in Peking, about which I have made some tentative inquiries. There is a slight possibility that these may become available at a very low figure. If such is the case, I would like to reserve enough for building 11 of the men's group and if there are still enough for buildings number 19 and 20 in the women's group, I would think it well to put them there. Of course, this is simply a very remote possibility.

The 5th action was carried because the effort to secure some of the old Summer Palace ground was bringing such little hope that the committee thought it best to prepare the road for some different efforts in the direction of getting ground for faculty residences. Dr. Stuart is especially concerned with the problem of what we are going to do with the faculty if we move out here in 1924. If we are only working in one direction at a time, and if those efforts suddenly collapse completely, and we have no other prospects ahead, the time consumed is so great that there may not be sufficient time left to make any housing arrangements before 1924.

Of course we realize the care that will be necessary to prevent ourselves suddenly being landed with double amount of property, but then things move so slowly in China that we will be able to prevent any such catastrophe. It would help matters out here if the Trustees would give us some formal action in regard to land purchases both for faculty residences and also in regard to small plots contiguous to the site, which are mentioned in the third action of the committee.

On Saturday we sent you a cable as mentioned in the 6th action, the translation of which is as follows:

Competitive prices steel can be obtained locally. Cable what is the cheapest you can get it before concluding any agreement. Glib.

In regard to the last action which has to do with local accommodations, it is probably only necessary to say that Mr. Wilson has been occupying comparatively unhandy quarters since his arrival, though better things have from time to time been suggested, but it has been impossible to fulfill our promises. This formal action of the committee was taken to make sure that at the expiration of nine months the Wilsons would be given adequate accommodation.

On the site we are really making good progress with the granite on the building, one side of the dormitory being now completed, and the forms for concrete work on that side rapidly carried up, so that before the end of the present week the dormitory will appear almost as though completed up to the second floor slab.

9/25/22

Our present problem is to get enough cement to carry on, as our orders placed more than two weeks ago for cement still remain unfilled, and we are at present borrowing from the Chu Shia Mo church of the Methodist Mission, which happens to have a good supply on hand, the same having been purchased for them by this office during the spring. We hope every day to receive word that our two thousand bags are on the rails, which will relieve this difficulty. We have not had to draw for nearly three weeks, and until this cement arrives and must be paid for will not have to, so that our drawings are quite a good deal below the schedule we sent you two or three months ago.

Informally I might mention a few of the financial matters of the University. We have received word from the Presbyterian Mission that they are about to stop the salary which they have been granting us in lieu of the services of Mr. S. M. Gordon. This salary amounted to \$210, while the University has been out \$350 for the salary and rent of Mr. Chase's house. What the final result of the action will be, for of course we are writing to the Presbyterian Treasurer in Shanghai, cannot be told, but it will be well for the Trustees to take action to try to prevent the withdrawal of this support.

This question of faculty representation will need considerable adjustment before there is equal treatment to the various Missions concerned. The London Mission is far behind the others, being represented at present by R. K. Evans and J. B. Tayler.

The American Board is represented by Messrs. Galt, Porter, DeVargas and Tewkesbury, all of whom I believe are paid directly by the University. They also claim Dr. T. T. Lew and Dr. Warner, the former being supported by a group of people in America of whom you know more than we do, Mr. Warner being supported privately, I believe.

The Presbyterians are supplying Messrs. Corbett, Wolferz, Vincent and Bocker on the field, and Dr. Luce at home, and until this month Dr. Chase. All of these I think are paid directly by the Mission except Dr. Chases, part of whose salary was supplied by them.

The Methodist Mission are supplying Messrs. Gibb, Davis, Breece, Terman, Ruby and Miss Konantz. There seems to be some doubt on the field here as to the status of Mr. Ruby which should be cleared up. There is also Mr. Harris on the field who is supported, I think, by the Southern California University, and whom some of the authorities of the University do not wish to credit to the Methodist Mission, though the American Board got credit for Dr. Lew and Mr. Warner.

Another unsettled point out here is the question of rents paid by the various Missions to the University for residences occupied by their representatives on the faculty. Last term Messrs. Galt, Porter and DeVargas had their rents debited to the American Board, but I believe the Mission has not paid them.

In the Presbyterian Mission Messrs. Corbett, Wolferz and Vincent were being paid for and should be continued this term, and if possible we should get something to help on the rent of Dr. Chase.

The Methodist Mission should pay to the University for Messrs. Breece, Terman, Ruby, and some arrangement should be made for Harris.

9/25/22

If the Managers' budget is to come out even, the \$15,000 set down there as income from rented property must all accrue to that amount, and to meet that all these Missions should pay in the full amounts of these rents.

Mr. Krause told me Saturday that he found his office so over-worked that he was not being able to get adequate time to give University financial matters, so that is the reason I am taking this up with you now.

Very sincerely yours,

James Fitzgerald

G/M

RECEIVED BY	
COR. SECY. - NORTH (T)	
DATE	
10/27/22	
REFERRED	DATE
RAW	10/27
BY ANSWERED	DATE
BY PASSED TO FILE	DATE
BY FILED	DATE