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PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

Haitien

October 16, 1922

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

My dear Dr. North:

It seems a long time since we have written to you. It has been largely because the work here has been going along smoothly and there has not been very much to report to you.

At the present time the dormitory building has the second floor completely cast in place. In order to get this done before Sunday the contractors worked late on Thursday night and until after midnight on Friday night.

In the School of Religion building all but a small section of the top course of the granite on the last side is completed, and a number of the columns on the other sides are already cast. It looks as if we would be ready to cast the floor of this building early next week.

On Saturday last the University had its annual fall outing on the site and most of the students and perhaps half of the staff came out. The class which is to graduate in the middle of the winter planted its class tree and erected a monument with the names of the class engraved on it.

The Women's College took advantage of the gathering to lay the corner stone of the Sage Memorial building. Mrs. Hsiung Hsi Ling, the wife of a former Premier of China, and Dr. George L. Davis, and two of the women students made remarks. Mrs. Calhoun of Chicago, wife of the former Minister of the United States to China laid the corner stone.

The quantity of granite already on the site for the two women's buildings is not small, and that part of the work should go ahead rapidly from now on. At present we think we are making a little progress in the matter of ground for the residences, though there is nothing definite that we can say as yet. Our contractors are busy today laying out on the ground the Library and the two Science buildings, and we will also lay out in a few days some of the women's dormitories.

We are expecting an American mail today and hope that it may bring us some word as to which buildings are to be begun next spring. It is most imperative that we know these facts as early as possible. The concrete piles which will doubtless have to be used under the Science buildings should have at least two months time to cure after they are cast, and other preparations are almost as important. If we

PEKING

October
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Professor J. McGregor Gibb,
Peking University,
Peking, China.

My dear Gibb:-

I cabled you on Monday as follows:

"Best offer we can get is \$46.00 Gold 2/6 dollars Gold
(40 cents) base U. S. Steel Product Company C. I. P. Tient-
sin."

Mr. Black and our Purchasing Department have studied the
bids of quite a number of firms and the price quoted is the
best we could secure. Since I cabled, however, there has
come in an additional bid, copy of which I enclose. Our
calculations are that this amounts to \$53.40 C. I. P.
Tientsin, which Mr. Black estimates is about the same as the
bid we sent you plus the freight from Shanghai to Tientsin.
You will note the conditions of this bid.

Faithfully yours,

Enclosures

FMN
CMM

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

Haitien

October 23, 1922

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

My dear Dr. North:

Enclosed please find copy of a letter which we have written Mrs. Lee of the Women's College committee.

We sent you a duplicate copy of the blueprints of the Women's College dormitories in last Saturday's mail, and also a copy of blue prints of the Science buildings all except a perspective elevation, for which at that time we did not have enough blue print paper here at Hai Tien to make a copy.

We have had these Science building plans before the faculty of the Union Medical College and think they are as nearly correct as it is possible to make them. Of course different teachers of Science ask for different arrangement of their rooms. We have as far as possible tried to meet the desires of those who will use the rooms from the first. At the same time we have tried to make the fixtures in the rooms occupy such places that different generations of teachers may be able to introduce movable fixtures to suit their desires without too great changes in such things as sinks, gas and water piping. These buildings, as we have said before, take the outside appearance of the Recitation building designed by Murphy, McGill and Hamlin.

We have received your cable in regard to the price of steel; and if our correspondent here is willing to give us a lower price, I will be cabling to you in a few days asking for permission to order the three hundred tons which we estimate will take care of the first part of our needs for the next year, if we are to be allowed to begin anything like the buildings which we will need in order to move the University out here in 1924. I judge from your cable that your price is from the U.S. Steel Corporation, and the correspondent we are talking with out here is their Far Eastern representative. It is rather amusing to get the corporation bidding against itself on the opposite sides of the world, but this seems to be the course of business at present. I would be in favor of giving business to the Peking representative of the Steel Corporation even if it is at the same price, which has been quoted in New York, as this would make friends for the University out here and enable us to ask favors if at any time we needed some small consignment of material. I take it that to purchase in New York will not be any great advantage to the University.

We are making all the progress possible on the buildings. Our beautiful fall weather is holding out, though I often wish we were in the middle of March instead of October, as I see that we will be very soon held up by the cold.

I am writing today to the Ford Agency in Seattle telling them that they may receive a cable asking for another motor car. This is to warn you so that you will be willing to pay for the same and charge to the Manager's account. This car will be for Mr. Chamberlain for use in the Department of Agriculture, and he will be prepared to pay the Managers for the car. I am also considering writing to the Ford Company asking them to make the Engineering Department of the University their Ford Agency, for Haitien. I think this will work out to the financial advantage of the University, as there is no doubt the University will have to maintain several cars when we are all moved out here. If we can get these cars at agency prices and get the spare parts also at agency prices, and at the same time do any Ford business which may come out this way, it will certainly be a monetary saving for the University.

At present there is no real Ford Agency in Peking, as the China American Trading Company which formerly retained the Ford Agency has retrenched and withdrawn from Peking, passing over its Ford business to some Chinese who do not seem to be in a position to do very much for them.

We have had no letter from you for a long time, probably because of the August holidays and the difficulty of getting the Trustees together so soon after their return from vacation.

Mr. Hamlin of the firm of Murphy, McGill & Hamlin came to see us yesterday. I am wondering whether the firm will try to charge the Trustees for these visits. It seems to me that they have no ground for such a charge as our agreement with them reads that the University may call for members of the firm to come to Peking at \$100 a day and travel expenses. Neither one of these two visits has been at the call of the University so far as the Construction Bureau is concerned.

In regard to this visit, I received a letter about a week ago that Mr. Hamlin expected to be in Peking arriving on the 22nd and leaving on the 24th, and would like to come out to the site on Monday the 23rd, to which I replied that I would be on the site until Monday afternoon at 3:00 at which time I plan to have an office hour in the Assistant Treasurer's office at the University inside the city. I was as careful as possible not to make the letter sound like a call for Mr. Hamlin to come out here. In a former visit when Mr. Hamlin and Mr. Murphy were both here they came under practically the same conditions.

I note this here so that you may have full information in case they send in bills for these visits. In making the agreement with Murphy, McGill & Hamlin, they said they would like to make about three trips to the site a year. I pointed out to them at this time that I felt their percentage charge should cover any regular visit that they thought necessary, and that this \$100 charge should not apply to those regular visits. I think as no such clause is put in the agreement, the Trustees would be perfectly within their right to hesitate about making payments for such visits unless definitely called for by the University out here.

Now for a financial matter. Mr. Bocker has been with us for a couple of months, and I have been paying him out of the Assistant Treasurer's funds. It seems that the Presbyterian Mission has increased their salary schedule, and Mr. Bocker asks to be paid according to that, so that we are paying him \$250 Mex. per month. As I understand it the Presbyterian Mission is to ^{not} pay the University \$250 a month for each one of their quota of six who is on the University staff. At present we have representing the Presbyterian Mission Messrs. Corbett, Luce, Wolferz and Vincent.

This leaves two vacancies. Mr. Gordon was a representative of the Presbyterian Mission until sometime in the summer of last year when he took over the charge of the Orphanage of Hsiungsi Ling west of the city. The Presbyterian Mission began to reimburse the University and has paid us eleven and a half months salary, but they have only paid us at \$210 a month, while the University has been paying Dr. Chase who is taking Mr. Gordon's place \$250, besides a ridiculously high figure for rent, namely, \$100. I have several times communicated with the Presbyterian Mission Treasurer in Shanghai and asked him if there was no way in which to increase this amount, either for the whole time or for the year 1922, but have not gotten very much response from him.

Talking with Mr. Bocker yesterday he seemed to think that if you took this matter up with Scott of the Presbyterian Board, something might be arranged. As I understand it the Presbyterian Board is responsible for Bocker's salary from the first of this year at \$250 a month, and we suggest that you arrange with Scott that he get instructions out to their Secretary in Shanghai to pay this \$250 local currency to the University and that you settle what accounts are due in gold with the Presbyterian Mission in New York in gold. The University will then benefit by the difference in exchange.

Up to date we have received nothing for Mr. Bocker's salary and should begin to receive it as soon as possible, otherwise we will find ourselves put to it to make both ends meet with the bank. Again if they can be persuaded to do anything to increase the amount already paid in lieu of Mr. Gordon it would help their straitened circumstances.

There is another point which should be impressed upon them, that is, that with their increase in salary schedule out here there is no margin between what they are paying the University Treasurer and what we have to pay to the member of the staff.

At the present moment Mr. Bocker is looking for some kind of housing accommodations. We also discussed the question of outfit allowance for his wife, he himself having received an outfit allowance from the Presbyterian Board, and there will doubtless be medical bills and other incidentals, besides outcoming expenses which the University will be called upon to pay. I hope the Trustees will be able to persuade the Mission Boards to make the allowance for vacancies on the staff a much larger figure than \$250, as it seems to be our experience out here that teachers employed for a short time are more expensive than regular life service (sentence) missionaries who are turned over to the University.

Very sincerely yours,

John McJannet Gibbs

G/M

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ERIC H. BUCK	()
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PEKING

Oct. 24, 1922

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

My dear Professor Gibb:-

This is to report to you the action of the Yenching College Committee with reference to further building. It is now clear that funds are available for the building of the Administration Building, the estimates for which we understand to be \$25,000.

The action taken covered the following points:

1. You are authorized to draw on the Treasurer of the Yenching College Committee in Chicago for funds necessary to purchase such building materials as it is desirable to purchase now for that building. This, I suppose, will effect your contract for pebbles, cement, etc. It may be entirely possible for you to get some of the foundations in before the weather gets too cold, transferring your forms from the Faculty house. You are not, however, authorized to proceed with the erection of the building until the plans have been approved by the Yenching College Committee. I would hope that it might be possible for the Construction Bureau and the Yenching Faculty Committee to send to us the approved plans in order that we may have them for the January meeting of the College Committee. If they are then approved, it will be possible for you to proceed with the building, but not before.
2. The Committee also approved of the proposed arrangement for the paths in connection with the Woman's College academic quadrangle, as given on the revised layout of July, 1922 and referred to in your letter of July 10th, 1922.
3. They also approved the elimination of the partitions between

*Early in
January*

Rooms 2 and 3 and Rooms 7 and 8 in the Womens Faculty House, as was requested by the Woman's Faculty Committee and referred to in your letter of July 10th.

4. The alterations which Mr. Hill has suggested in the walls of the Faculty Club House, providing for more light in certain of the studies and for windows instead of solid walls, are approved.

5. The changing of the location of the office on the first floor of the Junior College Recitation Building from the West to the East side and the corresponding change of the lavatory opposite is approved.

Faithfully yours,

EMH
CMA

Copy to Mrs. Lucius O. Lee
Copy to Mrs. Marray S. Frame
Copy to President Stuart.

PEKING
Oct. 24, 1922

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

My dear Gibb:-

I want to inquire concerning your method of setting the tile. As I understood it the tiles are to be fastened with wire hooks to lath and the joints made tight with cement. One or two questions occur to me which may be very easily dealt with, but I should appreciate your comment upon them.

1. If the cement tiles are set in cement will you not have a tile roof which will be so rigid that there will inevitably be cracking in the cement joints, possibly of the tile itself?
2. If there is such cracking then will not the cold air work in to the third floor to such a degree that it will make provision for sheathing and paper insulation very necessary, especially if the space immediately under the roof is to be used at all for storage or work shops? It is better to build a house ~~that~~ will retain the warmth than to pay coal bills afterward.
3. Will you also explain this point? You have stated in a letter to Mr. Murphy that if the design of tile which he has supplied is to be used it will make the scrapping of the entire tile making plant necessary. As I had understood it, the alteration which is desired was in the pan tile and not in the cover tile, and at present it seems that there will have to be as many cover tiles as pan tiles, so that the tile making machinery, instead of being entirely scrapped, would make approximately one half of the tiles. I still do not see why, if you can make with your machinery a tile as complicated as the one of which you sent me a plaster cast, you cannot make pan tile of the design required.

I have had occasional talks with engineers concerning the heating

plant and other matters related to building and again and again the impression gained from them is that the last thing they would do with a proposition in Peking would be to put in anything that would be in any degree experimental. A fine engineer who has much to do with gas furnaces stated to me a day or two ago that in his judgment the gas making proposition was so delicate, with the constant attention which it required and the high cost of operation, that it was quite unwise to give the University the risk that would follow the setting up of such a plant. He is in a position where producer gas is used quite considerably and he says that the number of firms that make their own gas is very small in comparison to the number that buy it.

I note your estimate as to the amount of radiation and kilowatt requirement and also the analyses of coal. This engineer was quite surprised at the coal analyses and questioned whether that could be sound, as soft coal with so much sulphur usually has a very much higher proportion of moisture.

I shall try to get ~~from~~ some competent source here a suggestion as to just how these analyses should be made ~~and~~ our particular purposes and send it out to you.

More later.

Faithfully yours,

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

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October 25, 1922

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

My dear Dr. North:

I have for acknowledgment your letters dated September 20th and two dated the 21st in response to several of mine. I will first of all take up the specific questions which you ask in your briefer note of September 21st.

As to the error in the colors of cement tile, when I left New York last year it was with the understanding that our roofs were to be blue with red columns and tobacco color walls. When I reached Peking I immediately made some investigation as to the possibility of these colors and had a sample of red and a sample of tobacco brown color put on a cement wall where it could have as long a test as possible as to the stability of the colors.

I also had ordered some blue cement color, and as soon as that arrived with the tile making machines we began to experiment with it. These experiments were still going on when Mr. Murphy and Mr. Hamlin called here in the early part of the summer.

We have had no color scheme or specifications from the Shanghai office of Murphy, McGill & Hamlin until Mr. Hamlin came on Monday last when he brought with him some color schemes. These, however, he took away, but I suppose later left them with Dr. Stuart in Peking. These call for gray tile, and ever since the first visit of Mr. Murphy and Mr. Hamlin we have been making gray tile.

For the rest of the color scheme there is no hurry, as it is simply a matter of exterior finish of the building which would not be undertaken for some months to come.

As to the second half of your question regarding my own eye for color, I have just as much doubt about it as most people, and I am simply trying to carry out the suggestions and specifications as they are forwarded to me. I do feel, however, that I have seen as much Chinese architecture as the average person around here; and if I am asked to put colors on buildings which do not seem to have any precedent in Chinese architecture, I will want to protest before I carry out what may seem to me to be an incorrect scheme.

In regard to the second question, the only way that we can be sure that the right color will be produced is to produce it ourselves and match it up with samples which Murphy, McGill & Hamlin ought to provide for us. The only way we can be sure the color we are producing will remain the color wanted will be to produce samples long enough in advance

and expose them to the weather conditions here until we are sure they will not fade or change in any other way.

In regard to question No. 3, shape of the tiles, on page 34 of the specifications as delivered to me by Murphy, McGill & Hamlin the night before I left New York, there is this specification: "Approve making of first grade special large Tong Peking tile set in accordance with the best local practice, and as shall be directed by the architects."

While back and forth in the architects office last summer we discussed tile several times, and I told them that the University was proposing to make its own tile of cement and as near as possible to the shape of Peking palace tile.

While in New York I received blue prints from Peking which had been studied by Dr. Galt and Mr. Corbett and which were made on drawings from measurements made on the palace roof in Peking and from measurements taken from actual palace tiles. These blue prints I showed in the Peking office of Murphy, McGill & Hamlin; and it was for the purchase of the machines to make these tiles that the Finance Committee of the Trustees in its meeting of September 3, 1921 authorized the purchase of tile-making machine and palates. This decision as to the type of tile was reached long before the specifications were delivered to me, and I never considered that the specifications superseded this decision.

We are able to produce these tiles more cheaply than the much more heavy tile of clay can be purchased out here. The only question that we have considered from time to time is whether substituting a glazed tile for this concrete tile would not be better, but we have been deterred from making such a substitution because of the heavy expense of the glazed tile.

There is no doubt that our pen tile has more curve in it than the Chinese pen tile, but it is the only shape that is practical in a cement tile which will give us the service that we expect to get from these tiles.

Since Mr. Murphy's visit I have had correspondence with a tile making firm in Tientsin; and their representative, a man who gave us the feeling that he was an expert, spent a part of an afternoon on the site with us. He stated very frankly that he could not offer us anything which would be more economical than the cement tiles we were making, and his feeling seemed to be that there was nothing which would more closely approach the Chinese tiles in form than the ones we were making except the actual Chinese tiles themselves. These he was willing to make for us; but to get them hard baked he could only offer a red color, and left us with the promise that he would send us specifications and samples. Though this visit was a month or six weeks ago, we have not heard further from him. As in conversation he had given us little hope of anything better, I have not pushed the matter.

When Mr. Murphy was here Mr. Gernow was away in Manchuria, and Mr. Lund and I were laboring under the difficulty of trying to represent what Mr. Gernow had done and how he had done it without having all the information at hand. We were then under the impression that the pen tile was the same curve as palace tile. That is the reason Mr. Murphy says in his letter that we assert the tile was made on a Chinese model.

We built a sample roof of some Chinese tiles which we have borrowed and also of our own imitation Chinese tiles. Unfortunately we were unable to borrow the full size palace tiles, and those on the sample roof are No. 2 size. This sample has been here all summer long, and we have asked numbers of people to tell us the difference between the Chinese and the cement tiles. Some people have noticed the difference in size; everybody has commented on the difference in color; but only after considerable suggestions have been given has anybody noticed that the curve of the bottom tile of our locally made pieces was greater than the Peking tile. Miss Mason calls my attention to the fact that there are a few possible exceptions to this statement. Mr. Hill has a negative of this sample roof, and I will send you prints as soon as possible.

In answer to your sixth question, we know that Lund and Gernow are getting commissions on some of the materials which we are buying ^{from} them from Europe. In no case does this commission exceed 5%, and the firm is not making us any charge for cables, postage, office expenses or any other charges which are attendant upon placing these orders. The amount of materials bought and paid for from Europe to date amount to approximately \$15,000 Gold. This is in excess of \$11,000 worth of steel, and the balance concrete machinery, hoists and other equipment. As the cost of these supplies was very carefully compared with the best bids I was able to get in New York last summer and the bids which I was able to get out here in Peking, and were in every case lower, I do not think there can be any criticism of the firm of Lund & Gernow because they have purchased for the University and taken a commission on the transaction. However, if with the increase in salary which the University is paying this firm, the Trustees see fit to ask them to waive any commission on materials which are ordered through them, I would have no hesitation in bringing the matter to their attention, if at the same time I could suggest that the University pay all cables, postage and other expense connected with obtaining bids and carrying on the other work for the University.

Besides these materials already bought and paid for there is on order from Europe electrical equipment for three of the buildings at present under construction. Here again the price for which we could get this material from Europe was much lower than the best prices we could get from America, and so the order was sent off. I think I pointed out in connection with some of the concrete machinery that it appeared these things were made in America, but could be bought in Europe cheaper than the same thing could be bought inside of the territory of the United States.

The amount of materials purchased in America to date is comparatively small. Except for the materials which I have asked you to get in the line of hardware and plumbing, there is only the forty tons of steel which we bought for \$2700.00 Gold through the American Trading Co. out here and which probably came from America.

We are buying all of our lumber from the Robert Dollar Co., and since the first of August have bought over \$6,000 worth of lumber from them. Our purchases before that time were charged to the various buildings, and it is not easy to pick them out in the rush of getting this letter off to you soon.

Outside of these materials our large purchases, of course, are for cement, sand, pebbles and bricks. With the exception of 2,000 barrels of cement which came from French-China, all the rest of these purchases are from local sources. So much for answers to your special inquiries.

I think Mr. Hill was somewhat disappointed that your letter so long looked for did not give any definite reply to his question as to his status with the University. I have tried to make him feel a little bit happier today by quoting your statement that the women's college dormitories were referred to Murphy, McGill and Hamlin not because of design or interior arrangements, but because of the layout. This did not satisfy Mr. Hill very much, and he still seems to feel that if he hears that he is not the architect for the University, he will have to pack up and come back to the States. It is hardly worth while to mention this here, as I am afraid the question will have long been decided before this letter reaches you. (See P. S. below)

To refer again to the matter of tiles, Mr. Hamlin saw the sample roof on his visit the other day. While he did not say so specifically, he gave me the impression that he was satisfied with our imitation tiles, though he made the specific request that we make the color even a darker gray than those which we have been making lately.

I think I called your attention to the fact that in the first conference in the office of Lund and Bernow when we compared the actual palace tiles with our cement-made tiles, Mr. Hamlin was quite willing to admit that the imitation would not be very different from the original when viewed on the roof of a building from the ground; but Mr. Murphy being present at the time, Mr. Hamlin's judgment was rather overruled.

In regard to the section of Trusecon floor tile construction, we have only today been able to get from the American Trading company the hybrid metal lath necessary to go with the floor tiles; and I suppose while I am dictating that material is being put in place. As I wrote to the firm two weeks ago, it does not appear that this comparison will be a fair test, as they have been so dilatory about getting the material into our hands, and the workmen have been putting up the forms piece meal and then waiting for some more materials to come to hand, so that actual check on costs would be very difficult.

As we are pouring concrete this afternoon, I do not think I will take time to go into your other questions at this time, but will go out and see what is being done on the site, and will answer some more in the near future.

Very sincerely yours,

John M. Gregory

P. S. On the other hand you will understand his position and this letter will be in explanation of any cables which may have to be sent when the final decision of the Trustees arrives out here.

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PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

Haitien

October 26, 1922

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

My dear Dr. North:

More answers to your long letters of the 20th and 21st of September. We have received suggestions from the firm of Murphy, McGill & Hamlin as to our making of blue print paper in order to get prints from their very faint sepia negatives, also the three sets of blue prints which you tell us have been sent. I am very reluctant to undertake the preparation of blue print paper ourselves here, because we have such a small amount of man power to carry on the work that we are trying to do that I am afraid if we add too much, we will find ourselves further behind than we are now.

I think that if we arrange with some New York office like Kueffel & Esser to send us regularly one roll of 36" and one roll of 30" blue print paper every two weeks, we would perhaps receive it in fresh enough condition so that it could be used with even the poorest of negatives.

We are sending you herewith the suggested rearrangement of the main floor for the Faculty Club House of the Women's College. You will note that the new windows on the east and west sides are marked "W" and that to provide for them the Social Hall is made with an alcove at each end instead of having the walls come down foursquare. We think this is going to add to the effect of this room, which otherwise is rather long and narrow. Certainly, as you remark in your letter, study No. 3 is much improved by the additional light; and the Chinese effect of the building is much better.

The Library plans which you say you have not received up to the time of sending your letter must have come to hand very shortly afterwards as they left here about the middle of August. You will probably have noted that instead of being able to get the 250 readers' seats we first aimed to provide, we were able to provide only 210, which at the ratio you sent months ago of one reader's seat for every five students, would mean that when the student body went over 1050 our Library would not be large enough.

We have in mind the possibility of using the southern end of the first stack room as reading space for graduate students or faculty who may be permitted to enter the stack rooms, as is done in some American institutions. I will take up with Dr. Stuart your request that we get the judgment of the entire group in regard to an assembly room for the college body. We have talked more than once of the use of the gymnasium as an assembly room for large groups and the building of a small chapel which would be used for religious purposes only. This would necessitate, I hope, the holding of several services on Sunday, so that all the college might have opportunity to attend, and very likely more

10/26/22

than one chapel service a day. The erection of the gymnasium at this time at the far end of the site or at the eastern end would make the coming and going for assembly purposes seem rather a long journey, as there would not be many buildings in between to connect the gymnasium with the rest of the college group. To obviate this difficulty Mr. Hill has suggested erecting the chapel in its more central place, and using it as gymnasium and assembly room in the first instance until the needs of the University call for more buildings.

Your reference to the Treasurer's business is noted, and we shall try to see that in every case of ordering materials or supplies from America your office shall be notified at the time the order is sent off. I do not believe, however, that Mr. Krause would take much interest in signing orders, as he has but little time to give to University accounts. If you would consider having an order signed by the Assistant Treasurer instead, I think the matter would be much more easily arranged.

I have looked over the report of Mr. Clyde A. Place in regard to the heating and lighting plant, and will keep it by me for reference and guide. I hope that my letter regarding price and analysis of coal has long since reached you. Fuel oil at present is an unknown quantity in North China except such small quantities as are brought by tank steamers to places like Tientsin where it is used to supply oil burning vessels. Our supplies of coal in North China are, however, very large and are as regular as such supplies are in the United States. We do not expect much trouble from strikes in China. Our interference in transportation usually comes in disturbance made by military men who commandeer the rolling stock and the use of the railroads. Lignite is also mentioned, which I believe is not in existence in North China.

As to the temperature of North China, we always figure that it is about the same as New York City. The range is about the same, though I do not think we have quite such long low temperature periods as you have there. In sending off orders to heating firms heretofore I have always said a range of temperature from 0° to 70°. Our prevailing wind in the winter is northwest, and we have many days of very trying gales from that quarter.

In figuring the cost of concrete I believe we will be perfectly safe if we figure the material at \$9.20 per cubic yard, labor at \$.40 per cubic yard and concrete forms at \$2.40 per cubic yard, making a total of Mex. \$12, or at the rate of exchange, (\$1.30) about \$16.60.

In regard to putting the electric wiring under ground, we have found that cables which are properly insulated against outside currents caused by water pipes, etc. will be exceedingly expensive as compared with wires which may be erected outside. I personally have always had a liking for concealed electric wires in public places. But when I am faced with the immense difference in price and with the fact that we must have some posts for lighting the grounds, I am almost reconciled to exposed wiring through the grounds.

As we have charted it at present, a main wire will go along the north boundary of the site behind the dormitories and a second main wire will cross approximately the middle of the site behind the southern group of dormitories. From these two main wires can be taken off to go to the buildings in the various groups. When we have our chapel

10/26/22

and the proposed future dormitories in place a secondary main will probably be needed along both of the two paths which border the lake.

It is our plan to take the wires from these mains down a lighting post and send them into the buildings underground, so getting away from the most ugly part of the exposed wiring, that is, carrying the wires into the house by some attachment to the upper part of the walls.

We do not believe that electric clocks connected in the various buildings as suggested in the layouts will be necessary and are inclined to have one striking clock centrally located.

I am interested in the suggestion made that the power plant should be put in the extreme south end of the women's section of the site. We at present have no property down there, and it is out of the quadrangle which we have thought about as being possible for the University. However, I think it would be quite possible to buy there at not too high a figure and the only difficulty which appears to me at the present moment is the question of roads over which we could haul our coal and other supplies.

We in our thinking out here have always placed the power plant on the east boundary somewhere near the place marked "Dry lake" on the big blue print. There is a main road along there which will always make hauling possible, and that is the point where our site comes nearest to the railroad station, if our coal is coming by rail. If there is any advantage in the centralization of the two suggested locations I believe it is with the location at the south end of the site, unless we should finally come to buy ground for residences in the tract south and east of the present site, when an eastern location for the power plant would be more central.

I do not know how to answer your question in regard to having Mr. Place's firm make us a full layout for the engineering features of our plant, and I would like to reserve my answer until we get further along in our thinking in regard to this matter, that is until we hear from some of our inquiries already sent out. I will follow your suggestion and in the future when making inquiries ask that carbon copies be sent to you in New York. I believe there are no local regulations which in any way effect the character of our institution out here.

The question of land for faculty residences is still dragging along. I believe it has been making a little progress in the last few weeks, but it is almost impossible to put my finger on the place and say, "Here's where the progress is."

We were told that in negotiating for some of the old summer palace we would have to use the name of a well known Chinese and not have any foreign name appear in the negotiations, this to save the face of the Imperial family. We asked Dr. C. C. Wang, Managing Director of the Chinese Eastern Railroad, and sometime, if not at present, one of our Board of Managers, to allow his name to be used, and he has consented. We were assured that if the name was forthcoming things could go forward without a hitch. We are now waiting for them to go forward.

We have also been told that the place immediately west of the old summer palace comprising perhaps thirty foreign acres was available, but when it comes to talking dollars and cents it seems very difficult to get the final word. With Dr. Stuart back in Peking again I hope that we may soon be able to report more progress. Sincerely, *Jno Mc Gray Gebby*

Y 10000

11/23/22
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燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

Haitien

October 30, 1922

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

Dear Dr. North:

One part of your letter (which we have been answering for about a week now) has been revolving in my mind, and yesterday when Dr. Stuart was out on the site I brought the matter up, and I want to send you the results of our conversation. The part which was puzzling me was something about the Medical Board not being willing to give a building until they were sure the institution was going to be able to move out here.

Some time ago we made a survey of the class room and other accommodations which would be available in the buildings which we had asked for for next year in addition to those already under construction. In the men's college the School of Religion and two science buildings would provide twenty-one rooms which could be used as class rooms seating seven hundred students and fifteen laboratory rooms accommodating four hundred students. It is quite possible that one or two of these laboratory rooms could be temporarily loaned to other departments for other purposes. There are also fifteen offices which would be available for faculty members.

In the Junior College building already under construction for the Women's College there is an assembly room which will seat over two hundred students and twelve class rooms which will seat 452 students and four other rooms which would do for seminar rooms or which would accommodate classes of fifteen to twenty students each. There are also eight offices in this building.

It would, therefore, seem to us here that the two Science buildings, the School of Religion and the Women's College Junior building would provide all class rooms necessary to open the college work out on the site. The dormitory accommodations necessary would be two dormitory groups in the Men's College and four of the smaller groups in the Women's College. Of course, first and foremost of these needs is the power, light and heat plant without which we are going to be entirely unable to come out.

Everybody who has seen Mr. Hamlin's color scheme for the building seemed to feel that the colors suggested are not true Chinese colors. When he showed the schemes to me I just asked him if he thought there was precedence for them all. He seemed to think he could find precedence, but those who have seen the schemes since are not at all satisfied. I have suggested that some of our Chinese make up color schemes, and will be sending you some of our work as

rapidly as they can get it done. I do not know, however, that Mr. Hamlin has duplicates of his color scheme with him so that the Trustees can have them for comparison.

Sincerely yours,

McGregor J. J.

P. S. Since dictating the above letter we have received a letter from Mr. Hamlin which begins, "In confirmation of our conference and in accordance with my conversation with President Stuart". This would give the impression that the subject matter of the letter was something that was decided upon in a previous conference or decided upon in conversation with Dr. Stuart. The subject matter, however, was not decided upon, but Mr. Hamlin seems to think he is in a position to make his inferences which are widely in error and then to dictate certain procedure based on these inferences.

The first error is in the next sentence in which he says, "Mr. Lund seems uncertain about the porousness of his cement tile." There is no uncertainty in either Mr. Lund's mind or in anybody else's mind here, but everyone thinks the tile is absolutely water-proof. We are all at a loss to know how Mr. Hamlin got any such an idea in his conversation with us here.

He goes on to say that we should set up a section of tile "over roofing". It has been our hope all along that the quality and form of this tile would make it entirely unnecessary to use any other roofing except the tile itself. At the Peking Union Medical College they have used roofing under their tile and are having a great deal of trouble with their roofs leaking.

Mr. Hamlin told me that the tile roofs of the Ginling College buildings were being placed on malthoid roofing and seems to infer from this letter just received that we would use somewhat of the same method. Several years ago I was so unfortunate as to allow the malthoid people to put in several small roofs for me with their product. Two out of three of these have since been torn down and concrete roofs substituted in their place. Mr. Felt of the Methodist Mission had his whole house covered with malthoid, and it has been nothing but a source of annoyance to him ever since. I am under the impression, though not quite certain, that it has been entirely replaced by other roofing within a year or so.

Mr. Hamlin further says, "if the winter is a dry one". If he had brought the matter up with us, we could have told him that every winter is a dry one, that that is one of the features for which North China climate is noted.

He then takes up the question of colored tile and says, "It is in accordance with my conference with President Stuart and Mrs. Frame to be used as follows:" I have not had opportunity to take this matter up with Dr. Stuart or Mrs. Frame, but Mr. Hamlin's instructions were given in exact variance with decisions made by the Grounds and Building committee a long time ago, for he specifies green tile. I take it that he means glazed on a large number of buildings. It was the thought of the Grounds and Building committee that we should avoid using green tile on our buildings as they are the tile adopted by the Peking Union Medical College, and we did not wish to seem to be imitating them.

10/31/22

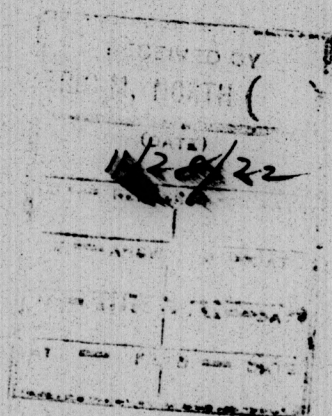
I do not believe it is necessary to answer the other parts of Mr. Hamlin's letter here except perhaps to say that we in the Construction Bureau are very much more anxious to have this group of buildings a success than he can possibly be. We are, however, also anxious that this success should be coupled with a large measure of economy; and I, try as I will, am not always able to get away from the feeling that the architects are not always working with the factor of economy strongly in mind.

I wanted to bring up the question of the porousness of the tile at the earliest possible date, because I thought Mr. Hamlin would be arriving in New York about the time this letter reaches there; and I wish to forestall any worry which his report may have caused in your minds under this head. I hope in a day or two to have a letter to forward you from Mr. Lund in regard to the same matter, though as our postage rate increases fifty per cent for foreign mail with the 1st of November, we will have to be very careful as to the amount of corresponding which we carry on.

Very sincerely yours,

John M. Finger

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燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

TRUSTEES OF
PEKING UNIVERSITY

CONSTRUCTION BUREAU

Haitien

October 31, 1922

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

Dear Dr. North:

Enclosed blue print embodies some suggested changes in the matter of windows in what is now the south elevation of the Junior College building of the Women's College.

As the building was originally planned to face north and south, the windows in the end of the building were not so important, but with the change in the position this becomes the south end. It seems wise to us here in the Construction Bureau to put in two more windows in that end than were originally called for in the plans. You will note upstairs that the old windows called for have been moved toward the center, while two new windows have been added on the main floor.

One query which comes to mind in regard to these windows is that in one of the downstairs class rooms the students will have to face this light, and in the other the teacher. The advantages gained, however, in having a southern window giving outside cross ventilation and light practically all day long, seem to counterbalance the difficulty in facing the light.

In order to minimize this difficulty as much as possible Mr. Hill has suggested that we put these windows in the corner of the room rather than in the middle, so that they are not in the direct line on vision. I have sent a copy of this print to Mr. Stuart and asked him to pass it on to Mrs. Frame, and am at the same time telling you what the suggested change is.

It is to be further noted that this blueprint is incomplete in that the central windows on the main floor actually embody a door and are not simply windows.

I have received a bid from the British Manufacturers Association to sell us reinforcing bars at a case price which will come to \$44.20 Gold per ton of 2,000 pounds. This is \$2.00 better than the price received from you by wire, which price our American correspondent out here has to date been unable to improve upon. After a further conference with him, if he cannot give me a better price, I shall cable you asking for permission to buy 300 tons of this British steel.

Sincerely yours,

Ernest M. Guggenbuhl

I suppose your quotation of \$46⁴⁰ per ton was for 2000 lb ton.

11/29/22

	Physics	Spaces
	4 Laboratories	60
	Rooms	
	2 Class	63
	2 Store	
	1 Weighing	
	2 Offices	
	2 Dark	
	2 Other (Class)	56
	Biology	
	1 Lecture hall	120
	4 Laboratories	131
	Rooms	
	1 Class	56
	3 Offices	
	2 Other (Class)	56
	1 Preparation	
	Geology	
	1 Lecture Hall	120
	Rooms	
	2 Preparation	
	1 Double office	
	1 Class	42
	3 Laboratories	60
	1 Other (class)	42
	Chemistry	
	4 Laboratories	156 (468)
	2 Offices	
	1 class room	32
	2 Others (class)	64
	1 Balance	
	1 Store	
	Theological	
	1 Chapel	223
	1 Library	
	Rooms	
	9 Class	228
	6 Offices	
	5 Piano practice	
	at Junior College	
	Assembly Room	222
	Class Room (10)	352
	(Lab) Class Room (2)	100
	Seminar (4)	60
	Offices (3)	
Total	31 Class Rooms	699 Students
	23 Offices	
	17 Laboratories	413 "

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

CONSTRUCTION BUREAU

Haitien

November 6, 1922

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

My dear Dr. North:

Enclosed is a letter which we wish you to pass on to Murphy, McGill & Hamlin. It has taken us sometime to get prints made of this sample roof, but at last they have come to hand, and I am enclosing you a complete set, also a view of the Women's Faculty Club House taken when they were just beginning to set the door frames of the first floor.

We have gotten the outside and inside walls of the second floor of the Dormitory all in place and are setting the forms for the third floor so that it is hoped we begin to pour this floor the latter part of this week.

In the School of Religion the second floor inside walls are practically completed and some of the forms for the outside wall are in place, the walls being completed up to the level of the window sills. If we have three more weeks of moderate weather, we think we can get the third floor of this building completed also.

In the Sage Memorial building the last layer of the granite course on the west side is being set today, while the other three sides have parts of the second and third course already set.

The Women's Faculty Club House is already to put the forms of the second floor flooring in place. Our contractors seem unwilling to take on a larger force of men than they now have, or they could be working at this at the same time. They feel that the cold weather will suddenly set in and prevent them from continuing to use a larger force of men.

In the Faculty Executive Committee last week the suggestion was made that in order to get temporary assembly room where the whole college can get together after it moves out here in 1922, we should use the stack room of the suggested Library, constructing it without the floor of the second stack room. This would give us a room about 14' or 15' high and 120' long by something over 50' wide. If the stairways which are suggested in the finished building be omitted and the exit and entrance of the Library floor be made through temporary outside staircases, this assembly room would be practically unbroken except by some columns which will be needed from the beginning.

11/6/22

I believe there is no doubt in the minds of any members of the faculty that the main alcoves will provide all the necessary shelf space for the Library as it will be when it is moved out on to the new site. This question of assembly room for the entire college body was the only unsolved problem confronting the University, if we are to be allowed to erect two Science building and the heating and lighting plant and the necessary dormitories.

The same Executive Committee took action leading to limiting the student body in the fall of 1924 so that the men students could be accommodated in two dormitory units, or somewhere in the neighborhood of 450 students, and the women students could be accommodated in three of their small units, or approximately 150 students, making a total college body of about 600. This will be about 160 more than we have in the institution at present.

We drew last week another \$5,000 which Mr. Krause debited to the Women's College. This makes the total drawings including machinery and Construction Bureau account, G\$86,195. or about \$60,000 less than the amount we thought we would draw up to the end of the present month. The question has arisen whether we had better continue to draw this additional \$60,000 and use certain small parts of it in our preparations for next year's construction. For that work we will need a considerable number of concrete piles which should be made and seasoned for at least two months before they are driven.

We are already undertaking a little bit of drainage and test digging. If we spend part of this money and then are not authorized to begin any construction (a quite unthinkable dilemma), we might be in a position of not having funds to finish the four buildings under construction. On the other hand, if we wait until spring before we make any preparations for next year's buildings, I am afraid the work will drag on almost as badly as it did during this year.

I am writing today to the firm of Dodge Seymour & Co., 193 West Street, New York City, asking them what steps will be necessary to have our department of Pre-Engineering made the Ford agents for Haitien and vicinity. I know Mr. Seymour of this firm and believe they export for the Ford Company most, if not all, of the machines which come to the Orient.

Very sincerely yours,

John M. Gray Gilbert

G/M

On Saturday last we cabled you asking whether the price for steel quoted was for long or short ton. We have just had an offer over the phone from the Peking agent of the Steel Co. of the long ton at \$50 c. i. f. Tientsin. This is a little over a dollar less than your quotation, if yours is for the short ton. If I have an answer indicating that your quotation is for the short ton, I will cable in a day or two asking permission to purchase 300 tons for delivery next spring, as the Peking agent indicates that his offer of \$50 cannot be held over for very many days.

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Yang Jou Hutung
November 17, 1922

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

My dear Dr. North:

It is now ten days since we have written you. We still are hoping for an answer to our cablegram of about that time, asking whether your price for steel was for the long or short ton. In the meantime, we have heard from the United States Steel Corporation that their price does not hold any longer. However, when I consider the excess which they charge for smaller sizes, the price given by the British manufacturers is considerably better than the \$50 best price which they offered us here for the long ton. I suppose that the extras on your base price would be about the same as they quote us here, that is, from \$11 extra for one-quarter inch size down to \$1.00 extra for five-eighths inch.

Report to you
In my last letter I mentioned the advisability of drawing money still available for the four building under construction to be used in making preparations for next year's construction work. You will note in the minutes of the Grounds and Building committee enclosed that this committee has acted favorably on this idea, authorizing money to go ahead with preparations until such a time as the Trustees see fit to stop such preparations by sending me a cable. I shall be as conservative as possible in expenditures made under this authorization, but will be able to keep things moving, and if a big purchase of any kind seems necessary, I will cable you asking for special permission.

The other matters acted upon by the Grounds and Building committee are pretty fully stated in the minutes, and as Dr. Stuart is at present expected to leave for America on Sunday night or Monday next, I do not think it would be necessary to write more fully about most of these matters.

It is possibly best to restate the question in regard to the location of Science buildings, as the minutes are written primarily for those at the meeting who heard all the discussion. The situation is about as follows:

It is our hope that we will be able to build the Library next year and that the Trustees or the Women's Board of Chicago will be able to provide one Science building, while the C. M. B. will provide the other. The committee was agreed that for the sake of balancing our first layout, the best positions for these two buildings would be positions 5 and 6 on the General Plan, July 1922. This gives a building on either side of the main entrance and makes a group that is in a measure connected. It also leaves several alternatives as to future buildings which would still maintain a harmonious grouping. The big Administration building might be built if one building, and that a very large one, were possible.

If the next building plans would permit of two buildings, 7 and 8 might be built, still giving a good composition. It is, however, the feeling of a good many of us here that after we have the four building it might be quite a term of years before this front group is again touched.

Suggestions as to the use of buildings 8 and 4 are as follows: 8 may ultimately become the annex to the Library, because it is felt that as building 10 does not give more than 250 readers' seats, it will soon become too small; while 4 has been suggested as the proper building for the Department of Education.

This leaves 11 to contain most of the class rooms for the departments of History, Modern Language, Social Science, etc.

The arguments in favor of placing the Science buildings of either side of the South court, that is, in position 6 and 8, are that it puts them nearer to the Women's College and makes it easier for the Women's College to explain that one of them is their contribution to the main group and to so point it out to any visitors who may inquire, and that it would not give Science too great a prominence in the institution. The action of the committee is quite clear, I think, in that it is left to the women's committee in America to decide if they are paying for the building.

We are enclosing also a report from Mr. Lund in which he takes up some of the suggestions made by Mr. Place in the report sent us some weeks ago. Some of the members of the committee were very sure that the location of the power house in the eastern end of the site was better than the one suggested by Mr. Place down on the south side where we do not at present own the land. If the power plant is used as a teaching unite in the Engineering School, it would be better to have it further away from the women's dormitories. Even if it is not so used, the presence of a number of mechanics down in that section might not always be pleasant.

I intended to bring up to the committee in this connection the question of beginning the drilling of an artesian well during these winter months. I am told that there are certain advantages to be gained by doing the digging during the cold weather. It is certain that surface water will give less trouble from now till the summer of next year than it will after the rains have begun.

Journal
The location of the first, and perhaps the only, well goes, however, with the question of the power house, and nothing can be done until that is settled. If, however, the committee of the Trustees agrees with us that the power plant should go in the East, then we would be pleased to have authorization to commence the digging of a well. We will, because of the authorization of the committee to commence preparation for next year's work, begin to make concrete drain pipes so as to have a supply on hand as soon as we begin the construction of our sewage disposal plant. We are trying to anticipate finding ourselves under the necessity of hurrying the completion of the University, and at the same time being short of some of the very essential parts in that completion.

I notice that in Mr. Place's recommendation fire prevention is mentioned, and it seems to me that with our buildings so nearly fire-proof that with a few hand fire extinguishers we will have all the equipment necessary. To put in and maintain what would be an efficient fire main service would be very expensive.

Tracy
I don't agree
quinn
There are also mentioned electric clocks, pushers and other *Buzzles*

requirements. These were brought up to the committee's attention; and while they took no action, I believe the consensus of opinion was that they were not sufficiently needed to warrant the expenditure that their installation would call for.

A week ago the Construction Bureau was moved into Peking, and we are at present domiciled in some rooms loaned to us by the firm of Lund, Gernow & Company. We had expected to have the top floor of the dormitory finished before we left; but China is becoming far too modern; we are now experiencing a strike in Tong Shan where the cement is made, and we have entirely run out of cement. Within the last couple of days we have borrowed a hundred barrels with which to complete the backing up of the granite courses in the Women's College, and to do some of the minor cement work which will permit a certain amount of winter work to go on. Otherwise the work on the site has all but stopped. I am planning to spend part of almost every day of the week out there and one or more nights, so as to give all the attention to affairs that is necessary. At the present moment, however, we are working on the budget for the University for next year in anticipation of Dr. Stuart's departure.

Going back to the question of cement, we have experienced all summer long considerable inconvenience because of the irregular delivery of China-made cement. This is probably due to the fact that the Tong Shan cement works has had practically a monopoly of all the cement used in North China. I think I told you in a previous letter that we are informed that they would make a good profit if they sold to us at \$2.80 a bag, while the lowest we have been able to get them down is \$3.40.

I have recently had an offer of Belgian cement laid down in Tientsin at a price slightly under \$3.00 contingent, however, on our ordering one thousand tons or so. Mr. Lund is at present negotiating with one of the largest cement industries in Europe to try to get a better price than this. If, however, the price is obtained, it will not remain open for acceptance for a very long time. Hence we may be cabling asking for permission to order one thousand or more tons of cement from Europe. This quantity will be more than we will need for the building next year. When we consider we will have to pay handling charges, import duty, likin and rail charges from Tientsin to the site, the advantage in the price will not be so very great. However, the saving will be at least \$.20 on the bag, and we will have the satisfaction of having our supply on hand and not being again held up because of slow deliveries here in China.

Last night the University committee on Local Publicity arranged for a gathering at the American Legation under the chairmanship of Minister Shurman to which all the Americans resident or in transit in Peking were invited. Possibly four hundred people attended. Dr. Schurman made some interesting remarks, the Premier of China, Wang Chung Hui, who is on the Board of Managers of the University, spoke very acceptably; and Mrs. Frame, Dr. Lew, one of the women students and Dr. Stuart all spoke of the aims of the University and its needs. It is hoped that those present will mention the University in their correspondence at home and so aid the campaign for building funds so soon to commence.

The number of students in the institution has grown to nearly 350 in the Men's College, and that is the total enrollment which has been allowed for next year's registration. Even the class rooms are taxed to the limit.

Nov. 17, 1922

Of the work of the Budget Committee I need not speak here, as it is not completed and Dr. Stuart will bring the findings with him. It looks, however, as if the committee will have to call on the Trustees for more help than we have ever received before, if we are going to measure up to our obligations at the present time.

The location of all buildings should be decided upon immediately and the field notified of the decisions in order to facilitate the unloading of materials in the most advantageous place for use, and also in order to facilitate the digging of wells and other rearrangement of the site.

Very sincerely yours,

G/M

Wm. McQueen

Later --

I am just back from a trip to the site where the contractors are taking advantage of the good days we are having and making considerable progress with the stone courses on the Women's College and making every arrangement so that if during the next week we can get more cement we can cast the two last floors in the dormitory in the School of Religion. I have also gotten in touch with a man who claims to have 1000 bags of cement and cars to haul in Tientsin, if I will place the necessary funds on deposit here in Peking, so that he can draw them immediately on delivery of the cement at Tsing Hua railroad station. I am waiting now in the office for his arrival so as to make the deposit for which he has asked and start this cement out to the site to-morrow so that in a week's time I hope to be able to report that the two floors mentioned above are finished.

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Yang Jou Hutung
November 24, 1922

Dr. J. Leighton Stuart
156 Fifth Avenue
New York

Giff

My dear Dr. Stuart:

Word has come here to this office that you are planning to press on to New York, and while everybody's feelings seem to be mixed, there seems to be universal appreciation of your spirit of service for the University.

Immediately on your departure things began to transpire which have caused me some apprehension. Mr. Hill reports an interview with you, and he seems to have gotten the impression that some committee has acted on his status with the University and has decided that he is to have the residences to design, while the work on the main groups is to be done by somebody else, presumably Murphy, McGill & Hamlin.

I am completely at a loss to explain this. If such an action has been taken it must have been by the Trustees or by some committee here in Peking in my absence. If by the Trustees, their action has not been communicated to me; and if by some local committee, I was purposely left out of the discussion, and am loath to believe that either is the case.

I have tried very hard to persuade Mr. Hill that he did not get your meaning correctly. I have tried to make him think that you were simply suggesting the action which might satisfy both Mr. Hill and the Trustees, but I have been quite unsuccessful, and all this week Mr. Hill has been very downhearted.

What gives me further apprehension is the fact that Mr. Hill says he has written to his brother putting his case completely in his brother's hands, asking him to see the Trustees and either have them decide that he is the University architect or have them send out his return passage money and allow him to go home. Having met the brother on two or three occasions, I am afraid something may have happened in New York before you arrived. If anything has happened which will tend to call Mr. Hill back to the States and there is a possibility of undoing the action and getting a cable out here before the letter describing the Trustees' action arrives, I hope such a cable can be sent.

I believe it will be a disaster to lose the services of Mr. Hill to the University. I am sure that we will never be able to secure a man of his talent, and judging from my experience with men of architectural feelings, we will never be able to secure a man who would be willing to work half of the job while the main portion is being done by some firm on the other side of the world.

11/24/22

It seems, therefore, to work out to simply this. We must either retain Mr. Hill more or less on his own terms and put our confidence in him or give up the idea of having a resident architect and try to carry on as best we may with somebody working in New York. I do not believe that we are going to lose anything in the artistic and architectural layout in the place if we put our complete confidence in Mr. Hill.

This brings me to a point which has been disturbing me personally for some time now, that is, my own relation with the institution. Several factors have been causing this question to present itself to my mind. One was a remark made by yourself in regard to Dr. Luce having been out of teaching and, therefore, out of touch with the present student thought and movement in China. The question is: am I not heading in the same way?

A pamphlet from my old professor of chemistry, Provost Edgar F. Smith, came to hand a few days ago, and in trying to write him a letter of appreciation the thought was borne in on my mind how much I am missing in my own line in work for so many months on something entirely foreign to it.

Then the fact that with the two Wilsons in the department there should hardly be for a long time the need for another foreigner.

Furthermore, with Mr. Bocker's arrival I cannot believe that the institution will need anybody else in the business end of the institution. You may recall the suggestion which I made, or maybe it was before your arrival in Peking, that a Treasurer, Business Manager and Librarian might all be combined into one man. I certainly do not think that with the difficulty of securing funds and support, and with so many places to be filled the University should consider putting two men to do this work. This will be all the more so when Dr. Luce returns and it will be necessary to find some work which will keep him happy.

Much as I dislike to face the problem it seems to be boiling itself down in my mind to the fact that I will very soon find myself a fifth wheel to the cart. And in all fairness to the second eighteen years of service which I ought to render out here, had I better not find out what I am going to do and begin to do it and stop doing temporary things during the doing of which the necessary and permanent positions are all being filled up.

I would, therefore, ask that in your discussions of Mr. Hill's status you take up with the Trustees whether it is not better to try and find a man who will take over the complete responsibility for this construction work. That is, a man whose life work has been and will be in construction, one to whom the Trustees can pay a salary which will provide amply for his needs while doing this work and will also look forward to a longer or shorter period of idleness when he is through the work of the University and before he can make connections with some other construction job.

Until such arrangements are completed there are some things which the Trustees should be urged to do in order that their construction work for next year can be carried on as economically as possible.

11/24/22 *Gib:*

The same cable which brought their suggestion that you do not return to America answered the Construction Bureau query of three weeks previous as to whether their quotation for steel is long or short ton. Meantime, our quotations of about \$50 have expired. One hardly has face to go out and ask for quotations again when at the same time one must say "After I get your quotation I will probably not be able to buy until authorization comes from America," especially when answers to cables must be so long delayed in coming.

I may get up enough courage to cable to the Trustees asking for authorization to purchase three hundred tons of steel even before this letter reaches you. Should I do so and my cable not be answered before your arrival, will you please urge that the answer be sent. I hope it will be sent in one of two ways, either authorizing us to purchase or authorizing us to discontinue efforts until such a time as the Trustees may again tell us to go forward.

I strongly feel that attempting to do business the way I have been forced to carry on during the past year is giving the institution a unenviable name in all the business offices out here. It is certainly true that they do not care to cable to their principals in Europe or America and get quotations for us and then have to be told that we are still unable to move.

We have had nearly twenty-four hours of snow. The ground is quite well covered. If one had a slay they could have a pretty good time in some of the streets of Peking this morning.

Not attached
Mr. Tayler has just telephoned that you have written suggesting some actions of the Grounds and Building committee in regard to residences. The Construction Bureau has already prepared a table which will readily show the comparative sizes of the sixteen residences which Mr. Hill has designed. I will enclose a copy of this table; and if you think it is of any use to bring to the attention of the Trustees or their Finance Committee, you might have it duplicated in New York and ask them to take up the question of houses.

Very sincerely yours,

John Mc Gregor Gibb

G/M

P. S. We are sending either in today's mail or within the next few days photographs of large perspectives of the whole neighborhood of the site. The Chinese artist who made the original drawing unfortunately very badly foreshortened the land plots from east to west, so that all the distances they say are wrong.

If you will notice in the lower left hand corner there are the two Ying Pei which we are trying to hold for the University, and behind them the two temple gateways which went into the En Mu En Miu Sze. Our site then should be immediately opposite, and there is a piece of ground there full of trees which is no doubt it.

why do you seek quot. before finding out if funds would be ready!

11/24/22

Going on to the east across a river you find a large number of houses which are Ch'engFu, and still further east a temple which is the Eunuch's temple east of Ch'eng Fu. The road which divides the picture from east to west not quite half way up is the road going to the Tsing Hua College on one side and the Summer Palace on the other. Almost in the middle of the picture is the big Ying Pei which stands in front of the main entrance to the large south yard, Ta Nan Yuan, of the old Summer Palace.

Tsing Hua College compound is the irregular place in the middle right hand of the picture. All over the picture are what appears to be stone tablets. These, however, are place names in the original and not tablets at all. You will see the Prince Regent's garden, Hsu Shih Chang's garden and other places that you know.

We will also be sending you three blue prints. The larger one is a tracing of an original Chinese plot plan of the large and small south yards of the old Summer Palace. We borrowed this plot plan from Mr. Malone. It is about one-sixth of a large plot plan of the whole Summer Palace which was originally offered to Mr. Malone for about \$3,000. Of course, he did not buy it, but did purchase for a few dollars a copy of the original. On the death of the owner of the original Mr. Malone bought the original as well and consented to allow Mr. Hill to trace it. This Mr. Hill has done, and we have been able to make a few blue prints from the tracing.

Because of the size of the tracing we have not been able to find any place in Peking where they have a printing frame to make these prints. The Construction Bureau, therefore, borrowed a large piece of plate glass, and by putting a carpet on a table and using this plate glass to hold the whole down, have succeeded in making these few prints. With better facilities we could get better results.

We have not worked out a scale as yet for this drawing. You will readily recognize the fact that all the criss-cross lines represent buildings "chien" by "chien". The names given to these places are copies from the original and I have made no attempt to translate them.

You will be able to orientate yourself on the drawing by putting the "nan" character toward you, and then looking at the plan you will be facing north. At your left hand about 8" from the corner there is a bridge which is the road from Haitien where it approaches the old Summer Palace site. About 2½" further left of that is the corner of the Hsiao Nan Yuan. The land still further to the left is Hsiao Ying's place. The boundary between the Hsiao Nan Yuan and Hsiao Ying's place would be the boundary of the piece we are trying to buy.

Go north until you come to the corner of about one-third up the sheet, then go west say 4", then north again a little past the middle of the south, then turn to the east and go east and then north excluding a clear space on the upper left hand corner of the plan which is a Chinese village and for which no overtures are being made. The northern boundary of the Ta Nan Yuan is along the top of the page, and the eastern boundary goes north and south down the page about one-quarter of the distance from the right hand side. In the middle of the south is the Buddhist temple for which no negotiations are being made. A little bit to the right of this near the bottom is the Ying Pei which is so prominent along the road to Tsing Hua.

The nearest corner of Tsing Hua College is the right angle near the lower right hand side. It is probably not worth while discussing how we will use this place if we are ever able to get it. One thought, however, that has come to my mind is that we might reserve the southwest corner for future women's dormitories supposing we should do what I think is right, stop all purchases of land in whatever direction. This, you will remember, will make it impossible to complete the whole women's quadrangle.

Then my suggestion would be to put the faculty residences somewhere round the Buddhist temple and leave the extreme east of the plot for any future developing, say for residences, agricultural department, dormitories and men students, etc.

The whole north of the plot would, of course, be available for a long time to come for agricultural use. I see a good many difficulties in the way of this arrangement, as for instance the distance faculty members would have to go to college, the fact that there are considerable areas of water land just near where I am suggesting the residences to be put; and no final decision can be reached without a great deal of surveying and study which cannot be done until we have finally purchased the ground.

The next smaller blue print is made from a tracing of the old summer palace which was done partly by teachers and partly by students at Tsing Hua from an old drawing in the possession of Mr. Malone. The scale of this drawing we have roughly worked out is about 350' to the inch, and you will readily be able to check out the large and small south yards on this drawing. It is from this drawing that I roughly estimate the area of these to be over 1500 mou.

The third blue print, a hurried sketch made by Mr. Hill, shows the relation of the old Summer Palace plot as compared with our present site and the layout of the University buildings on it. This also is about 350' to the inch. As it is made by simply piecing together two drawings on this scale, there may be some slight inaccuracies in the dimensions of it. I hope these blue prints and pictures will be useful to you in your work in New York.

Yesterday we sent off the cable mentioned above. I have not an exact copy of the code message, but the meaning was: "Prices on steel obtainable here are better than your quotations. Earnestly request immediate authorization to purchase three hundred long tons for delivery in March, also to purchase 2000 tons of cement". This would be enough for say six of the ten buildings which we are asking to be allowed to build next year. Payment for this steel would have to be made when the documents are delivered. If it comes from America the documents could be turned into the Trustees' office and payment made there, or if some English or Belgian documents, might either be forwarded out here or to New York and payment made one place or another. In order to insure the steel being here when we need it we should have immediate authorization.

In regard to the cement, in order to prevent the difficulties we have been experiencing this year in getting cement delivered when we want it, I would like to make a contract with either the Tong Shan people or some foreign cement factory which will bind them to deliver cement in time for our needs and save us worry on this score during at least the beginning of our work next year. We now have more space in

which to store cement than we had last year so that we could take care of a very large quantity if it had to be delivered all at one time. I am thinking of the ground floor of the dormitory and of the basements, of the Faculty Club House and of the Sage Memorial building, all of which would be amply dry. As they are not hollow underneath there would be no danger of overloading their floors. If we contract with the Tong Shan cement works, payment would only have to be made on delivery, and I think we could stipulate that the delivery would be made slowly enough so that we could pay all along during the summer as we have this year. Without this authorization our hands are tied, and we cannot even begin negotiations.

The weather has turned extremely cold, and I think it would be unwise to go on with concrete work at present. This leaves us with the forms for the third floor of both the Dormitory and School of Religion in place, as they have been for two weeks or more, all of which time we have been waiting for cement to arrive. I was out at the site yesterday afternoon, and while there received word that the first thirty tons of our last order was on the rails and would probably arrive at Tsing Hua station today. As you remember, this was held up by the strike at Tong Shan, but could we have had it when we ordered it more than a month ago, we would have had both of these floors finished by now.

J. B. Tayler told me over the phone yesterday that the doctors have now ordered R. K. Evans off to England. I suppose you will have heard this from the office before this letter arrives.

The American Minister is out of town and we have not been able to get hold of him in regard to the funds from the Red Cross Treasurers to pay the mortgage on the Nan Yuan Experiment Station.

The postscript to this letter has become longer than the first part, and I realize there are portions of it which should have been communicated in the first instance to Dr. North, but we will put it all together in this envelope and ask you to have copies made of such parts as should necessarily go into his files.

As we write we like to think of you having a rest and change on the trip across the Pacific.

Very sincerely yours,

John M. Green Gilbert

G/M

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PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

CONSTRUCTION BUREAU

November 27, 1922

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

My dear Dr. North:

I am in receipt of your letter of October 24th, or should I say two letters with two or three enclosures. To take the questions up in the order which you raise them:

We are proposing to set the tile by a method which is quite commonly used with tile of various kinds, and also very frequently with slate roofs. The plan is to have the joists under the roof run from the ridge pole down to the eaves and at right angles to these have battens, pieces of wood about $2\frac{1}{2}$ " x 1". Each pan tile has a flat surface cast in it which rests upon these battens. Besides this there is a ridge on the tile which fits down on the high side of the batten, so that the whole makes a square solid structure. To make the connection doubly secure there is an iron hook run from the tile and fastened to the wood underneath.

When the roll or top tile are placed the joints between the two tile are to be grouted with cement mortar, giving us a continuous cement roof. There will be a certain amount of cracking along some of these joints at the first, but after the first or second year when the roof has been gone over once there should be no further difficulty with it.

You are correct that this will not make very good insulation against cold. Rooms that are to be continuously used for other purposes should be sealed with lath and plaster, leaving a certain amount of air space between the tile roof and the ceiling which would provide the necessary insulation against cold. This sealing need not be done when the buildings are built, but only as uses are determined for various parts of the attics during the course of years when the University is in residence.

The German factory in which the large part of the University work is being carried on at present has a cement tile roof, and they are laid up very much as I have suggested ours will be. We do not have any serious complaints as to the heat insulation of these buildings.

Now your third question, that is, as to the scraping of the tile making plant. The tiles are designed to imitate as nearly as possible Chinese form of tile, and at the same time to eliminate as many of the objections to Chinese tile as possible. Chinese pan tile are very flat arcs of circles, smooth both on top and bottom.

In laying a typical Chinese roof solid wood or matting sheathing is first put on top of the rafters. On top of this is a layer of mud in which the pan tile are then embedded. They are so placed that

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their edges are nearly touching. Along the edges of the tile there is then put a small mound of mud, and the roll tile is built up on this mound of mud so that the bottom edge of the roll tile is an inch or two above the pan tile underneath. This gap is filled in with a straight wall of mud. This gives an immensely heavy roof and one which needs to be gone over every year to patch up all places where there has been slipping of tile or cracking due to changes in the whole structure from any cause. Once in every term of years the roof must be completely taken off and the matting which has rotted out replaced. If we are forced to use this typical Chinese construction, I have several ideas along which it may be improved. The Union Medical College, however, put their very best thought on the matter of using Chinese tile; and as I have before pointed out, their roofs are giving them a great deal of trouble at the present time, this even though they put in a complete concrete slab covered with what they thought an absolutely water-tight composition roof, and on top of that they put their Chinese tile roof.

What I meant in telling Mr. Murphy that we would have to scrap our plant if we went in for Chinese tile was that our pan and roll tiles together give as nearly as is possible with cement tile the form of Chinese tile. If it is necessary to make a perfectly true Chinese pan tile, our roll tile will have no advantage over the purely Chinese roll tile. It is then in the fitting of the two together that we hope to get the water-proof roof and at the same time the appearance of Chinese tile. You will be able to judge of this appearance when you have seen the photographs which are now on their way to you.

As our late correspondence would indicate to you we here have been forced to give up the idea of gas plant with gas heating, and have already independently come to think of hot water pumped through the system as being the best heating medium. This, I believe, was along the line of the suggestion made by Mr. Place. The coal analyses I sent you are taken from a long series of analyses made by the Union Medical College in working their own coal problems, and I have no reason to suppose that there are any large inaccuracies in the work reported. I will have the matter in mind, however, and when I see some of their staff will talk it over with them.

*not
recd*
1- Thank you for your authorization to begin purchasing material for the Administration building of the Women's College. I note that this does not include authorization to begin building until the plans are O.K.ed. I think the plans were sent to you about Sept. 22d, but in case you did not receive them am sending another set today. These plans have continuously been back and forth between our office and the Women's College, and I understand that in the form sent to you they have the approval of the women's faculty, though I believe no formal action has been transmitted to this office. I will try to get a formal action and send it to you immediately.

Thank you for the approval of paths layout, elimination of partitions, adding of windows and shifting of office and laboratory as noted in your paragraphs 2 to 5 inclusive.

Mr. Krause called me up this morning in regard to your letter about the salary of Mr. and Mrs. Harris. Up to now the Methodist Mis-

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sion has taken over all responsibility for the Harrises, it being Mr. Krause's understanding that the University of Southern California was to pay into the Methodist Mission Board G. \$2,000 a year which is supposed to cover their representative in the University. I shall suggest to Mr. Krause that he continue to pay until we find out whether the \$2,000 is being paid into the University or being paid into the Methodist Board. When we have this information definitely at hand we will make the necessary transfers and get the thing straightened out.

*Write
Have
written*

Dr. Hobart at present is not connected with the University. I personally wish that he were, though I am not on the inside of either the theological faculty's desires nor of the Methodist Mission council so cannot speak with any rational judgment in the matter.

At present the Methodist Mission is represented by Messrs. Davis, Breece, Terman and myself. This would ~~seem to~~ indicate that there are two vacancies to be made up.

We are facing a deficit because of the breakdown of Mr. R. K. Evans who is leaving the field immediately and who had undertaken work with the Union Medical College, and adjustments in salary made there would have netted the income side of our budget as revised October 6th \$1500. To date, however, a little over \$500 of this has come to hand so that we are facing a net loss of \$1000 in that line.

I also note that you are asking the Presbyterian Board to reimburse the University in Mex. on the field, and we shall be glad to see this money come to hand.

We have gotten to the stage in our building where by actual experiment we conclude that the floor tile construction as suggested by the Truscon people is not economical. The amount of steel used in their system is within a dollar or two the same as we used in our slab and beam construction. The amount of concrete used is the same. This means that the cost of their floor tile and metal lath should equal the saving in concrete forms. It, however, does not do so. By making the most liberal allowances the concrete forms saved would not be more than 25% of the cost of the floor tile and lath. Should we decide that with our beam and slab construction it is necessary to put in metal lath, we would still have a saving in the neighborhood of 25% over their construction.

Furthermore, the result of the work on the experimental pieces that we put in were not satisfactory. This difficulty might be overcome in a large measure after more experience on the part of our workmen in doing this type of construction, but a good many of the joists in the floor tile showed a great deal of the reinforcing steel which in practice is considered very bad. Our judgment here, therefore, would be against using this style of construction. I feel that the ultimate result would be slightly better than a slab and beam, but not so much better as to warrant the necessary expense.

As requested by the firm of Murphy, McGill & Hamlin, we made blue prints from their sepia negative 128 and sent one copy blue print and the negative to Shanghai. They said in their letter that Shanghai would then make a blue print from our negative and also one from their negative and we could compare. As it turned out Shanghai did not have

11/27/22

a negative corresponding to ours, and they could only make a blue print from ours. This on comparison with the blue print we had kept here did not show any improvement over the work that we could do. I do not know that it is worth while to press this matter further. We are managing after a fashion to make the sepia negatives do. We are getting very good blue prints from our own drawings, and where we have difficulty with the sepia negatives we can only think it is because they are not useful under the conditions with which we have to work.

The last part of last week we sent a long letter to Dr. Stuart in which there were some points that I asked him to communicate to you. On November 24th we sent you a cablegram which we hope you received and have answered long since.

Stuart
Again referring to the plans we are sending today, we are forwarding three blue prints of layouts promised Dr. Stuart, and those of the Administration building, probably by express. They are wrapped around a stick of white bark pine which is a piece out of one of the old trees from the site which was dead when the University took possession. This is a tree which is little found in any country except China and here very largely only in temple property.

Sincerely yours,

John M. Fitzgerald

CABLE of NOV. 24

TACPL	Price
KHUF	Iron
IVORB	here
MESAL	lower than
CYGIC	as per cable rec'd from you.
IBUCP	Earnestly
ULAHT	request
JESYR	immediate
BIMTH	authority
TUEPG	purchase
OJLAF	300
YACAF	tons (2240)
FULOP	about March
GWESJ	delivery
ANIXT	and
OXIAG	2000
YABYT	tons
DEHAF	cement.

*No figures as to
cost of cement*

12/29/22	
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PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING, CHINA

CONSTRUCTION BUREAU

47 Yang Jou Hutung
December 1, 1922

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

My dear Dr. North:

We are in receipt of your cable which tells us that decisions in regard to purchase of steel and cement will have to be deferred until the beginning of January.

This will make the situation very serious for us in that materials shipped either from the United States or from Europe say between the middle and end of January cannot possibly reach us on the site before sometime in April when we should have it early in March.

Of course there is no doubt that you kept in mind the fact that in ordering now payments would not have to be made until January and for certain parts of the order until February or even later. It is also very important for us if we are buying large quantities of cement to get them delivered on the site as early in the year as possible.

Hauling is much cheaper when the animals are not being used on the farm and when the roads are dry and there is the further factor that the cement being handled in the winter in China here cannot possibly get rained on, while if the handling of it is deferred until the late spring or early summer the danger of loss by rain is very much greater. The one shipment that arrived in June this year showed a large amount of damage by rain. Fortunately we were able to make the sellers shoulder ten per cent of the total cost of the cement because we claimed that the damage was done before it was delivered to us. Unfortunately this ten per cent only covered the first part of the shipment and we had some considerable loss in the past part of the shipment.

We will, however, tell the various firms who have been bidding for this business that we cannot close until January, and we hope that at the very earliest possible moment you will send us a wire authorizing us to close these orders so that we may be sure to have the necessary materials when construction begins early in the year.

Mr. Lund and I spent Wednesday afternoon on the site. The weather has become so mild again that if we could have had sufficient quantities of cement, we could have cast some more floors, but we did not feel warranted to use the three hundred bags that we had in that way. We have, however, closed in the ground floor of the Dormitory building with paper windows and temporary doors and are beginning to make cement piles and are moving the tile-making machine down there, so that we will be using the cement right along as the days come and go.

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The site is rapidly being closed in with barbed wire fence and already the number of trespassers has greatly diminished. We had a discussion with the police as to our rights in putting the fence outside of the old mud wall along the main road. After a long interview with the representative from the police Yamen in which we told him we were quite within our rights to put the fence where we were putting it, and that unless he could show very good cause why it should not go there, we would keep it there, as we were even then allowing considerable margin of property outside our own finish. After the interview we waited for several days for further word, and then notified the local police authorities that we intended to finish the fence if we got no word from them, and after waiting further we did finish the fence.

We already have delivered 10,000 cubic feet of pebbles and it is being delivered from 800 to 1000 cubic feet a day. Up to the present the dealers who entered the combine to raise the price have not been able to force us to buy from them, and I hope will not be able to do so, though I know that some of the pebbles being delivered now are being gotten out by the dealers on leases entered into with land owners last year. Whether they will be able to get the pebbles under similar leases at the expiration of their present agreement remains to be seen.

The delivery of sand has been considerably slower partly because the quantity of good sand at present available is not large. I hope somebody will soon uncover additional layers of sand in that neighborhood.

*Letter
Huang*

There is nothing to report further in regard to the land deal. We are waiting to hear whether General Feng Yu Hsiang will be willing to write a letter urging the old Department of the Interior to sanction our taking over of the leases from the present tenants. We attempted to pay the annual rental on the pieces of ground behind the Devil Walls and were unable to do so, the little official in charge of these matters out in that neighborhood being afraid of Wang Hui Ch'ing who is still claiming the right to hold this piece of ground.

We are to have an interview this afternoon with Dr. Schurman in regard to funds from the Red Cross to save us from drawing on the Trustees to release the mortgage on the experimental farm. If time permits I hope to bring up the question of this Ying Pei land and other property for the University.

The first contractor of this year has taken away blue prints to estimate on the Women's College Administration building this morning. As soon as it becomes known that we are allowing anybody to estimate we will be besieged.

There are going to be some very fine questions to answer if we have to give our work next year to different contractors than those who have been working for us this year. To have one set of men finishing the present buildings and another set starting others certainly will make for a large amount of confusion on the site. I have been very well satisfied with the work done by the present contractors and hope that they will be able to underbid anybody that bids on future buildings.

Very sincerely yours,

John M. G. G. G.

G/M

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WING M. NORTH ()	
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TO	REFERRER DATE
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BY	DATE

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Wang Jou Hutung
December 12, 1922

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

My dear Dr. North:

I wish to confirm a cablegram sent you yesterday as follows:

EGUVWHILL Property committee recommend designation of Hill
AWRUYUMKUG architect without restriction
ICOCTYNCOUH embarrassing. Work
UWOMYOTOCC has given excellent satisfaction. Gibb

The reasons for sending this are as follows. Several days ago I received from Mrs. Frame a copy of some actions taken by the Yenching College Committee. The last half of action 103 states that in an extension of the policy already adopted by the Science and Property committee of the Trustees it is the policy of the committee to have all plans for other than repeat buildings prepared by or submitted to Murphy, McGill & Hamlin. The words "in extension of" are not clear to us out here. As I first read it I thought it meant that the Property Committee of the Trustees had taken a similar action in regard to the men's buildings and that this was one which was to cover the women's buildings.

Other members of the committee thought it meant that this was an action of the Women's Committee which went further than any action taken by the Men's Committee. Of course, we have no way to decide which interpretation is correct. I feel very sure, however, that if I showed this action to Mr. Hill and his interpretation was the same as mine, he would want to start for America by the first boat.

Considering the matter I realized that we had never had any action of the Grounds and Building committee in regard to his status, though I have many times talked matters over with this committee either individually or as a body and had never heard any dissenting voice from them.

The committee had adjourned two weeks to meet again yesterday. At that time I brought before them this action of the Yenching committee and asked them if they were willing to send off a cable as you have received it. The thing shaped itself up in our minds about as follows.

If the Men's College reported to Mr. Hill their proposition of giving all non-repeat buildings to someone else to do, or of asking someone else to pass on his plans if he did them, he would certainly

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decline to stay with the University. I am not sure what his action would be if it becomes known that the Women's Committee has taken such an action. Still we will cross that bridge when we get to it.

If Mr. Hill, however, should sever his connection with us, that would leave the Construction Bureau without an architect and one committee thought that would be a possible condition. If Mr. Hill left, therefore, it would be necessary to find someone else. Locally there were only two names which were suggested. One the committee did not think a good man for the work; and the other, while the man might be all right, they did not feel he would want to work in the Construction Bureau as it is now constituted. Of course there is no possibility of either one of them serving the University at such an extremely low figure as Mr. Hill is receiving.

Turning to the possibility of getting someone else from America, while we here have no way of knowing whether there is a person available, it would mean several months before he could arrive on the field and when he did arrive he would be twelve months behind where Mr. Hill is now in knowledge of Chinese architecture, and I doubt if it would be possible to find a man who would be willing to study the subject and put so much of his own money into that study in the way Mr. Hill has done.

The only other possibility would be to put ourselves entirely in the hands of Murphy, McGill & Hamlin and ask them to provide a draftsman. Here again the expense would be great and the result very doubtful. Everything, therefore, seemed to point toward our doing everything possible to keep Mr. Hill happy at work here with us.

So far as the committee could see the quandary which is in the minds of the Trustees is whether Mr. Hill has all the ability to produce a satisfactory group of buildings in Chinese style. The committee felt that we already had that group of buildings arranged by Murphy, McGill & Hamlin, that the work for the next two years would be almost exclusively buildings of the type already sent by them.

The only four exceptions are the Chapel, the large Administration building, Women's College dormitories and power plant. As far as we here can see there is no pressing need of deciding upon a design for either the Chapel or the Administration building, but that the Trustees had everything to gain by allowing Mr. Hill, if he has any spare time from other work, to study these two buildings here on the field with the Grounds and Building committee and Construction Bureau to suggest and advise. If after a term of years when the funds are available to build these buildings, and when in all probability Mr. Hill would have naturally returned to America, the Trustees can decide whether they wish to have the ultimate design made by him there in America or whether they wish to have the work done by someone else. Certainly all the work that he does will be in the line of experience for the University authorities out here.

The question of Women's College dormitories has practically passed beyond the management of our committee. My hope, however, is that any suggestions of change which may be made from America will come rather as a suggestion of the University's committees there than as suggestions dictated by or even suggested by any other architects.

yes

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Mr. Hill has always tried to do what the various committees and persons out here wished done, and I know that he will take no offense at any suggestions which come as from the owners. If, however, these suggestions come as from some other architects, I am afraid he will be inclined to be relieved from working further on those special plans.

This leaves the power plant as the only further pressing building. That building will be in the extreme rear and will of necessity be very simple in its architectural design so that to leave it to Mr. Hill and the committee out here would not be taking any serious risks. Of course, it was always understood that the plans must be O. K.ed by the Trustees before they are finally passed for construction.

In regard to all plans I have always had the feeling that if the Trustees felt the need of consulting people outside of their own group Mr. Hill would not have any cause for hurt feelings if the suggestions came back as being from the Trustees, and in that case they might either come as instruction to be carried out to the letter or as suggestions which might be open to modification after further consideration out here.

We are enclosing copies of three letters which we have sent to Mrs. Frame in reply to various questions which have arisen. When Mrs. Frame wrote me she said she had already sent copies of her letter to Mrs. Lee suggesting that I send copies of my answer to you and Mrs. Lee. I am proceeding to do this, but all the time is the feeling that it is a very cumbersome way to get at the settlement of these questions.

It appears to me that the Women's Committee here in Peking should take up all these questions of details with the Construction Bureau and if necessary with the Grounds and Building committee of the University and have them all settled and the plans drawn out in accordance with the decisions arrived at before they are sent home. *John*

When we mailed the plans we thought they had been practically agreed upon by all parties concerned out here. Having to send you these various questions and answers puts the responsibility of decisions upon you. While I think such decisions could be more easily arrived at by people with years of experience out here, nevertheless, it has come about at this time, and I think there is no way to help it.

In regard to the resolution of the Yenching committee putting \$5,000 at the disposal of the field to buy land, I note that it provides that the purchases be made at the lowest possible prices and only as favorable opportunity for purchasing arises. This sounds very much like the wording I have been using when asking for small sums which may be available when property comes on the market.

Mrs. Frame and Dr. Galt are most insistent that we rather push the matter of purchases of the land immediately south and included in the layout of the Women's College. The action of the committee yesterday may be read to authorize me to buy at as high a figure as \$150 per "mou". Dr. Stuart and I had in mind that if the University was able to buy the large tract of the old summer palace, we should stop altogether purchases in any other direction. Mrs. Frame feels that it would be almost impossible to have women's dormitories in two parts of the University holdings and that we must at all costs try to finish out the plot on the south.

E. M. N.

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12/12/22

It is very likely that when the purchase of the summer palace, which is now hanging fire because the Chinese general whose aid we are soliciting is away from Peking, goes through we will be able to scare the land owner immediately south of us into willingness to take a reasonable figure for the land, and I feel that to begin purchases there at the present moment at any figure such as authorized by this committee action may have its reaction in the old summer palace purchase.

We are purchasing materials on the site for the women's administration building as authorized and also further material looking ahead for authorizations for the Science building, and we hope for the Library and perhaps some others.

We were getting considerable quantities of pebbles at \$4.80, so that Mr. Huang felt it safe to stop hauling and try for reduction of price. I have not heard what the result of this maneuver was, but will go out to the site this afternoon and go over the situation with him.

Mr. Hill is at work on the large scale details of the Women's Administration building and recently finished some residences in one story courtyard Chinese style of which we have already sent you the plans.

The committee hoped to discuss residences more fully yesterday, but the other business took up all the time. There seems to be, however, a considerable feeling among a number of the faculty against Chinese exteriors to residences. As one man put it he would rather have the extra cost in additional bath room appliances. We will have more to report when the committee meets again at the end of the week.

We have had word of the conditional grant of the C. M. B. of Mex. \$150,000, conditional we suppose on the Trustees providing the funds for the other Science building. I hope the word will soon come through that this condition has been made.

A financial matter or two--Mr. Tayler has had a visit from Mr. Tchoo pressing for the payment of the mortgage on a southern experimental farm, and thinks we should draw on the Trustees for this amount.

It appears that expenses which Mr. and Mrs. Bocker and Mr. and Mrs. Harris find necessary exceed the amounts received from the Presbyterian Board and the University of Southern California so much that there will be another revision of the budget necessary.

Wishing you the Compliments of the Season!

Very sincerely yours,

John M. Grogan Gibbs, Jr.

G/M

Bocker

*Cover within
budget revision*

Harris

*Carry forward deficit
as a charge vs receipts
for op'l next year*

12/12/23

It is very likely that when the purchase of the summer palace which is now hanging fire because the Chinese general whose old we are soliciting is away from Peking, goes through we will be able to secure the land owner immediately south of us into willingness to take a reasonable figure for the land, and I feel that to begin business there at the present moment at any figure such as authorized by this committee would have the reaction in the old summer palace purchase.

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It appears that expenses which Mr. and Mrs. Becker and Mr. and Mrs. Harris find necessary exceed the amounts received from the treasury and the University of Southern California so much that there will be another revision of the budget necessary.

Wishing you the Compliments of the Season!

Very sincerely yours,

John H. ...

1/10/23

DATE	1/10/23
BY	
RECEIVED	
FILE	

PEKING

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December 18, 1922

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

My dear Professor Gibb:

There was one action of the Yenching College Committee which I did not write you about, as I wanted to have the exact action before me when I wrote. It is as follows:

Action 88. "VOTED: That the Treasurer be authorized to pay on demand from the fund not to exceed five thousand dollars gold for the purchase of additional pieces of land in the section to be occupied by the Woman's College provided the purchases be made at the lowest price possible and only as favorable opportunities for purchasing arise."

You indicated in one of your letters that there were certain pieces of garden land which were where the buildings of the Woman's College, that is the dormitories last to be erected, would be located and that those pieces were not yet owned by the University. We understand from your letters that it is your own judgment that these pieces ought not to be bought under any pressure from the University upon the owner but that as opportunities come when the owners have to sell at good prices, the University should be prepared to buy. This action is to make it possible for you to follow just that procedure, purchases to be made incidentally as opportunity arises and not as part of a systematic buying campaign.

Of the other purchases which you suggest as desirable, I am as yet unable to write anything.

BMH/JL

Faithfully yours,

Secretary

Copies to Mrs. Frame
and to Pres. Stuart.

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PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Yang Jou Hutung
December 18, 1922

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

My dear Dr. North:

Enclosed are the minutes of the Grounds and Building committee, the meeting of which took place last Saturday. One action to which I wish to especially call your attention is the action of the committee that the University will need in the neighborhood of forty residences in order to enable it to move with its faculty out to the new site. The committee felt that in order to take the institution out there and keep everybody cheerful it would be best to have these residences from the outset. We believe this is also Dr. Stuart's opinion, and the action was taken in order to confirm as far as possible his opinion from this end. You will note also that the committee has for the present, and until revisions can be made, eliminated the residence plans lettered A. BC, NC and H. All the other plans received very hearty approval from the committee.

At present Mr. Hill is at work on the large scale drawings of the Women's College Administration building; and three foreigners and two Chinese of the firm of Lund & Gernow are at work on the construction drawings for the Women's College Administration building, the Science buildings and the Library, also on the drawings for the sewage disposal plant and on estimates for the heating and lighting plants.

You will quite understand that there is considerable work being done here, the hope being of course that so much work can be done in advance this winter that we will have a great deal more time to spend on outside work next summer, also in order that there be no delay in the construction work when it is authorized, because of lack of design.

When I was on the site last Friday the hauling of pebbles had almost ceased, this being done on our initiative in an attempt to cut the price from \$4.80 to about \$4.20 per hundred cubic feet. It looked at that time as though we were going to be able to get the price reduced.

I am also looking around for an opportunity to buy bricks at a low price and have today authorized the hauling of considerable quantities of granite at considerably lower prices than any we paid last summer. All these engagements are possible because the roads are in fine condition and the animals are not needed for any farming purposes.

Once in a while I have a twinge of conscience, feeling, almost, that we are oppressing the poor, but in the long run it will mean for the betterment of China, and I suppose the same amount of money divided between six carters really does more good than if it were divided be-

tween 12.5, and the sixth had to sit around idle nearly, if not quite, starved.

The enclosed letter to Murphy, McGill & Hamlin might be passed on to their office.

You will also note in the first part of the minutes an answer to a letter from some member of the faculty. There seems to be a decided opinion among them that we do not want to build residences with Chinese exteriors. They do not think that buildings of small aread and two stories high look well in Chinese style. They also know that it costs more to build these, and if there are more funds available than it will cost to build the most economical western style house, they would like these funds put into more comforts in the houses such as extra bath room equipment and hardwood floors.

The designing of Chinese type residences was begun at the suggestion brought by Dr. Stuart, but Dr. Luce thought it would be easier to raise money for this type than for western type houses, and I think it was only on this representation that the Grounds and Building committee began these designs.

To date we have no information as to the success of efforts to raise funds for residences. I do not know whether it would be possible for the Trustees to formulate some procedure in regard to residences. If some such procedure could be formulated it would assist us greatly out here. With Dr. Stuart in America the thing might be worked out.

Some of the suggestions which come to my mind are that the members of the faculty be allowed to choose the design of the house they prefer from those already passed by the Grounds and Building committee and the Trustees, and ask that that particular house be built for them.

Then after the gfound is purchased and the various building plots laid out the members of the faculty may ask that their house be built on some particular plot, preference in selection of plots being given in order of seniority in China or seniority in service or in order of lots drawn by chance.

It might be further stipulated that a four bed room or larger house may have two bath room equipments, while residences containing three bed rooms or less have only one. It might be further agreed that where the design permits a laboratory and toilet be installed on the ground floor of the house. The question of how big a house is to be built for any particular member of the staff will be a difficult one.

Would a regulation that for couples without children be allowed a two bed room house with an additional bed room for every two children be a workable plan.

After deciding how much choice the faculty have in location and style of residence the next question will be retention of residence after a furlough or after a change in the size of family takes place. For instance, if two or three children of a family go to America to school, can that family still continue to occupy a large house if there is need for it by a larger family all on the field at the tims?

Our present arrangements are that Chinese faculty members who draw a salary of \$50 or more rent their own houses, while the houses are provided for all foreign members of the faculty. I think it was Dr. Stuart's suggestion that a rental value be placed on each house when it was built and that each faculty member be allowed to occupy his choice of house and pay the necessary rent. In the case of a foreigner this payment of rent would simply be a matter of bookkeeping, as the University would have to increase his salary by the amount of rent due. On the other hand, in such a case the University certainly should have some say whether it would provide rent for a small family to occupy a large house. Some procedure blocked out at this time and either sent to the field for consideration or sent out here for our guidance will no doubt influence us in the planning and construction of these residences.

It seems a long time since we have had any letters from you in New York. In fact it is a long time since we had any home mail.

Very sincerely yours,

John M. Gregg Gilbert

G/M

1/19/23

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Yang Jou Hutung
December 29, 1922

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

Dear Dr. North:

Answer
We are enclosing herewith reports from Lund, Gernow & Co. in regard to mechanical and sanitary equipment for the University, and will send under separate cover a copy of the ground plan and a plan for the septic tank which they are proposing we use. The duplicate copy sent is for the use of the honorary consulting engineer whom we suggested in a previous letter.

Will sign
These specifications have been made after very careful consideration of every phase of the subject. When Dr. Stuart left it was with the hope that manufacturers might be found who would be ready to contribute some of these electrical generators, boilers and engines to the University without cost in exchange for the advertising gained in having their machines in the University's mechanical equipment where they will be used, not only to provide service, but also as teaching plant for the University.

It is our thought here that if there are such contributors, smaller and more diversified units may be installed than these called for in this report. This can be worked out at home by yourself in consultation with the honorary consulting engineer whom we suggested in our letter of about a month ago. A recent letter from yourself to Dr. Stuart has been shown to me in which it was intimated that the Trustees had some changes in regard to the method of handling this construction work in mind.

If this question has not been discussed before this letter reaches you, might I suggest the name of Dr. N. S. Hopkins as a person with whom the University Trustees might consult. I believe the present Methodist Mission plant in Peking is largely the result of Dr. Hopkins' ability, both as architect and builder, and I think it would be a great benefit to the University if his advice could be secured before any very radical changes be instituted in regard to this work out here. Dr. Hopkins was in California a month ago, but I believe his interests in the University are so great that he would cross the continent if his advice was sought.

We are in receipt of your cable of a few days ago authorizing us to purchase G\$10,000 worth of materials, and we will continue to purchase as rapidly as we can. I think we will begin the purchase of bricks immediately, as we have some reasonable quotations.

We are still wrestling with the cement problem. Recent very trustworthy information is that Tong Shan cement is selling in Shanghai at \$2.50 a bag, while we have been paying \$3.40, and the regular price in Peking is \$3.50. After trying for many months to get in consultation with the head of the Peking agents for the Tong Shan cement works, he finally came to see me last Saturday, and I hope was impressed with the necessity of giving us a reasonable price for our cement next year.

I told him I was expecting authorization to contract for two thousand tons during January; that I had very good offers from abroad, but would prefer to buy Tong Shan cement if I could get it at as good a price; that we preferred the Tong Shan cement, first, because it was a Chinese product and, secondly, by contracting with them we could get our delivery in smaller consignments which would help in the storage of it.

He appeared to be willing to help us and asked that we write him a letter stating the facts so that he could forward it to the head office. We wrote the letter on Tuesday afternoon, and before the post had time to deliver it, he was on the phone asking for the letter which seems to indicate that he has taken the matter quite seriously to heart. I have more hope than ever that we may be able to get our cement under \$3.00 a bag.

Unofficially I might mention that after six conferences in regard to the agricultural experiment station south of Peking, we yesterday finished the transaction and paid Mr. Chiu \$13,060, funds for the mortgage, and \$480, being the last three months' interest on the mortgage.

We were disappointed not to be able to persuade him to waive the clause against the sale of the property. The best that he would promise in his letter of gift was that, if the University found it was unable to make use of the place that he, his heirs or Trustee would pay us the fund paid him at this time and take the property back. His idea was that if the University was unable or unwilling to carry on an agricultural experiment station and school using this ground, that he would organize some other group to do this.

Mr. Chiu apparently does a great deal to help students and education. While arranging the details of this gift one afternoon he asked Mr. Krause for a draft for \$100 which he was sending to a student in America. He told us yesterday that people who knew the amount he was giving away for education supposed he was a man of two or three million dollars worth of property, while the facts are that he has nothing like that amount of money.

The purchase of a portion of the old Summer Palace is still hanging fire, while we are trying to find someone in high official life who will introduce the proposition to the right authorities high up in the Manchu court conclaves. At present we are waiting to see whether Mr. C. T. Wang, Minister of Foreign Affairs and Acting Premier, will act for us either personally or by some proxy appointed by him.

Mr. Ruby of the Business Training school spent some minutes with me this morning and is much exercised over the question of insurance for himself and family in case of disability or death while serving the University. We who are members of a Mission know that some provision will be made for us by the Mission in such a case, while

12/29/22

those on the staff who are not so connected and still only have a Mission salary, find themselves in somewhat of a predicament when they look along through the years.

During our conversation the question of whether the Carnegie endowment for college teachers could not be extended to cover our American faculty, as we are an American chartered institution. I know that Dr. Stuart has this matter at heart and hope that something may be done along this line while he is at home.

Another suggestion that came up was what might be called "Group insurance". I am wondering whether the Trustees could find some insurance company who would cover the members of the faculty with straight life insurance at some very low rate. Judging from the way most of us live on, we should prove very good risks for any company.

We had a very large American mail today, but none from the Trustees' office. The letters were dated about December 2nd.

Very sincerely yours,

John M. Grogan, Jr.

G/M