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Extract from letter
J. M. G. Gibb to J. H. Stuart
1/3/23

C O P Y

PEKING

Passing through Chicago on my way back in 1921 I called at the general offices of the American Radiator Co., 282 Michigan Avenue, and met Mr. C. K. Foster, one of their Vice-Presidents. Mr. Foster seemed like a very pleasant man interested in Mission work. I have been wondering whether if you went to see him with a statement something like the following, it would bear fruit for the University. You might say the University is able to but radiation made in China, samples of which have already been delivered, the workmanship of which has been found to be better than we expected, and that the prices offered are very attractive, so attractive that to meet them, the prices from home would have to be about G.[¢].20 per square foot; that we know this is much below the current market price but that we feel it would be worth the while of the American Radiator Company to make us a donation of this; that it would keep American Radiator goods to the fore out here; that it would relieve our Construction Bureau from a great deal of worry in testing and inspecting large quantities of local made goods; that it would link the institution up closer with the strong business firms at home.

We are expecting a large part of the mechanical equipment as gifts from various firms at home and an action like this from the American Radiator Company, while not an outright gift would be so nearly in the nature of a gift that their name could appear among the givers.

We are at present figuring on hot water heating with forced circulation. The four buildings in the men's academic group, three buildings in the women's group, four men's dormitories, one refectory and four women's dormitories will take in the neighborhood of 42000 square feet of radiation, while 40 residences at 500 square feet each will take 20,000. This would mean an expenditure for radiation alone at say G.[¢].25 a square foot, G.[¢]16,000. We sent off last week two copies of specifications for mechanical and sanitary equipment, and it is from this report that I have taken these figures.

January 6, 1923

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

My dear Gibb:-

There are a number of items to be reported to you from a recent meeting of the Finance Committee and there may be more later.

1. The following actions of the Finance and Property Committee concerning Lund and Gernow:

I think that the Committee was entirely satisfied with the report made by Dr. Stuart and if we had had earlier from you some statement as to just what was involved in the taking of commissions by Lund and Gernow we would have been the sooner satisfied upon this point. The matter did not reach us until your letter of November 17th with the quotation from Mr. Lund's letter contained in the Minutes of the Grounds and Building Committee of November 14th. The actions are as follows:

F-1417

"VOTED: That the Finance and Property Committee approves the increase of the fee to Lund and Gernow from the rate of \$1,500 per annum to \$1,800 per annum."

F-1418

"VOTED: That the Finance and Property Committee does not object to purchases made through Lund and Gernow upon which they charge an agent's commission provided (1) that such purchases are only for machinery or materials purchased in Europe for which they have special facilities for securing; (2) that such machinery and materials be in every respect suitable for the use of the University and at no greater cost, including commissions, to the University than equally suitable machinery or materials which might be purchased elsewhere; (3) that the director of construction, Mr. Gibb, should sign all orders, and that the Grounds and Building Committee approve and ratify all orders for such machinery and materials amounting to

more than \$250."

F-1418

"VOTED: That the Finance Committee expresses their appreciation of the reduction made by Lund and Ternow on machinery and materials so purchased."

With reference to Item 3 in F-1417 the approval or ratification of orders can be given by the Grounds and Building Committee in advance or afterwards so long as you bring the matter before them and give them a chance to support you in ordering. They do not need to fix in advance the final price which you might be able to secure, but only to name the limits. I think that you ought to unload upon the Grounds and Building Committee some of the responsibility for approving all large orders. I enclose a carbon of a letter which I have written to Mr. Hill at the direction of the Finance Committee.

With reference to the action of the Grounds and Building Committee which you cabled us, recommending the appointment of Mr. Hill as the architect in full, action was taken by the Finance Committee directing me to notify you that the whole question would be taken up by Mr. Warner, the Chairman of the Executive Committee and by President Stuart when they return to China. It is our feeling that the whole matter demands close personal understandings and that it will be to the advantage of all parties concerned to have Mr. Warner come into touch with all the problems on the field.

By action 1430 we authorize you to purchase material for future building up to \$10,000 cash. This is in answer to the second paragraph of your letter of November 17th, in which you state that the Grounds and Building Committee has authorized you to go ahead with purchases until such time as the Trustees see fit to stop such preparations by cable.

Incidentally, I may say that it is entirely outside of the power of the Grounds and Building Committee to make any authorization for draft upon the Trustees and I would think it likely to avoid possible misunderstanding and actual injury to the work we are all trying to promote if the Grounds and Building Committee would refrain from future actions like this. We are not unsympathetic here with your needs, but we know far better than you can on the field what funds are or are not available for building. To jeopardize the funds that are designated for specific purposes by drawing upon them for other purposes is a risk which only the Finance Committee of the Trustees should venture to take. This has already been done to the limit if not beyond. If some donor should call for a sudden accounting as to what we had done with his money, we would be hard put to it to show that the funds had not been used for other purposes than those for which the donor intended them.

I should be very glad to present to the Finance Committee the matter of authorization of the drawing of a well referred to you in letter of November 17th, but the first question which the Committee will ask will be "How much will it cost?" and upon that you provide no information. We cannot tell what the risk will be in drawing upon our funds for this

until we know what the amount is. It would be an advantage in all our dealings if you will have this point of view always in mind. For example, in a cable of some time ago concerning the purchase of steel and cement, we could perhaps conjecture the cost of the steel because we knew the cost price of the amount you intended to buy, but you gave us no such indication at all as to the cement.

I desire to acknowledge your letters of November 17, 27th and December 1st. We have discussed the location of the Science Buildings with Dr. Stuart, but final conclusions have not yet been reached. I note the report of the mechanical installations made by Mr. Lund and am very glad indeed to have it. I have had no conference with Dr. Stuart about some of the items in the report and am frank to say that I do not agree with the idea that a satisfactory clock and bell system is too expensive. It seems to me that it has come to be essential and effective in the handling of classes and can give no delinquent student or delinquent professor an excuse because his watch did not agree with some unknown standard of time. But of this, more later.

I greatly appreciate your full detail discussion of the tile matter in your letter of November 27th. It is a technical question on which I am not supposed to have the judgment, but I am sufficiently interested to want to be posted and I also want to be able to assist properly in the discussions which have and may occur in the Committee meetings. I think that in general, thanks largely to Dr. Stuart's report on the entire matter, we are able to stand back of you in the controversy on the matter of tiles with Murphy, McGill and Hamlin. We will insist that they give us proper specifications as to color.

I cannot quite understand why there is still the confusion about the Harrises. They are supported entirely by the University of Southern California and in no respect by the Methodist Board. The Trustees of Peking University happen to receive the funds from the University of Southern California through the Methodist Board, but that has nothing to do with the disbursements on the field. If, at the end of three years, Mr. Harris becomes a missionary of the Board of Foreign Missions for work other than that of the University, or comes upon the quota of the Methodist Board, then there will be some adjustments of outgoing expenses, but until then the Treasurer of the University is expected to draw upon the Trustees, along with other drafts on the budget, \$2000 Gold at properly spaced intervals to take care of their salary and allowances. This \$2000 Gold to be less their outgoing expenses and outfit, etc. On this matter I will write more fully to Mr. Becker and Mr. Krause in taking up quite a string of financial re-adjustments.

I am interested to note your experience with the Truscon floor tile.

I am sorry to hear that there is still delay in the matter of land for the residences.

We note from your cable that you are drawing upon us for funds for the payment of the mortgage on Nan Yunnan property.

Referring again to your need of purchasing materials now, I can

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only say that we feel it very keenly, but that we are where we cannot help ourselves. Unfortunately the period of active building and the period of active campaigning have open season at the same time. We hope it will be better next year, and we shall see that you are provided with any funds that we can secure and release as quickly as possible.

I anticipate that the Woman's College will be able to put into operation practically all their building program this Spring, which will give you plenty to do. We are having a meeting of the Building Committee tomorrow to consider the plans for the Administration Building and the Women's Dormitories.

Incidentally the plans for the Administration Building did not reach us at all and I have sent for Mrs. Lee's copies in order to have them for the Yenching Building meeting.

Faithfully yours,

FMN
CMM

PEKING

January 9, 1923

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

My dear Professor Gibb:-

I have the following memorandum from Mr. Black with reference to shipping upon the orders which you placed through us here:

"I hand you herewith bill # 892 to the Board of Foreign Missions for shipping charges on the order for plumbing and fixtures which Mr. Gibb sent to me some time ago. This shipping charge covers the invoice of \$587.50 for John L. Mott & Sons and another invoice totaling \$1387.40 from the John Simmons Company.

I think it would be well for you to get specific instructions from Mr. Gibb as to how to consign these goods which he orders, with particular instructions as to what to do in case of winter rates. We have had to pay winter rates to Peking on these goods which are especially high due to the necessity of trans-shipment to cars at Tientsin. I understand that this charge would be \$150 or \$200 less at summer rates. Perhaps we could save money by consigning them to Tientsin, having transportation to Peking arranged for there in consideration of weather conditions and the urgency of the materials on the job. Without specific instructions on this point, however, we have felt that the only safe thing to do was to consign the material direct to Peking."

Please see that we are provided with specific instructions upon this point.

Faithfully yours,

EMN
CMK

Notes accompanying list for hardware wanted for four buildings under construction by Peking University.
 The material is to be A 1 quality, with bronze finish. The hinges are to be of a movable pin type, except for 2" and smaller sizes, which can be of the fixed type.

The Mortise locks are to be of a type similar to that represented in Yale and Town catalog 1921, No. 1500 F, flat front, master keyed in sets of 30, and each pair of sets to be master keyed. Two sets of 30 to have two keys for each lock, but the whole 60 locks to have different keys, as these are to be used in student dormitory rooms where two boys live in one room.

All the knobs are to be of wrought bronze spheroid type, as type No. D 35 in the same catalog. The outside door locks to have a Yale type key.

Transom lifts to be of the most simple type compatible with school room use. Catches for transoms to be a simple snap catch which will automatically act when the transom is closed, if such a catch is necessary when used with the transom lifts supplied. We do not contemplate using transom catches with transoms on corridor doors.

The casement window fasteners are also to be the simplest type possible for use in school rooms, all except 74 of the casements, for which these fasteners are to be used, open out. It is essential that the fasteners shall be available to hold the casement in any position while open, and hold the casement tightly shut when not open.

The hardware ordered for the bath rooms and toilets is meant to keep in place 2" terrazzo slabs. All the fittings should carry the necessary nickel plated bolts and nuts, also when the bolts do not go through the slab, the necessary expansion fasteners to sink into brick or concrete walls. All top standards for partitions are for straight through rails. All top standard corners are for right angles turns. All these standards and rails should be nickel plated. Partition legs should be arranged to carry the partition one foot above the floor.

Article	Size	Where used	
Hinges	4½" x 3½"	Doors	265 pairs
Bolts		Fasteners for double doors (Upper & Lower bolts)	26 sets
Locks (Mortise)		For inside doors	234 pcs.
Knobs			234 "
Hinges	3" x 3"	Transoms	596 pairs
Lifts		Transom Lifts	390 pcs.
Fasteners		For casement windows (open out)	532 pcs.
Hinges	4" x 4"	Windows	691 pairs
Catches		For transoms	428 pcs.
Hinges	2" x 2"	Attic windows	84 pairs
Hooks	5"	Galvanized hook and eye	48 pcs.
Lock (Mortise)		For outside door	13 pcs.
		Hat and coat hook	60 doz.
		Double spring hinges	1 pc.
		Cupboard catches	1 doz.
		Wheels and cable for dumb waiter	1 set.

Toilet Room Hardware for 2" slabs all nickel-plated			
1 ft. Tubing legs with bolted floor plate and end attachments			30 pcs.
" " " " " " " " corner "			5 "
" " " " " " " " (Partition 3 ways)			3 "
Center stirrup for 2" slab			55 "
Top right end stirrups for 2" slab			2 "
Bottom right end " 2" slab			4 "
135° Corner clamps			40 "
90° " " "			43 "
Top standard ends			44 "
" " corners			5 "
" " partition			5 "
1½" Rail			144 ft.
Single box spring hinges			26 pcs.
Toilet door fasteners (Single)			18 "
" " " (Double doors) Spring open			4 "

Order for Plumbing for One Dormitory, Peking University

22" x 18"	Laboratories, enameled iron with integral back and apron, with concealed iron supports, with integral overflow and brass stopper, brass chain stay and heavy brass chain. Complete with faucets equal to Chicago plate A 4400, self-closing type. All faucets above floor shall be nickleplated brass. These laboratories can be in batteries of 5, if it will reduce the cost.	20	pcs
4 1/2'	Bath Tubs. Enameled iron with roll rim. N.P. combination compression faucets, brass connected overflow and waste with brass stopper, chain stay and heavy chain.	4	pcs
	Drum Floor Traps with N. P. screw cover for use in reinforced concrete floors.	4	"
	Water Closets. Oriental squat pattern with syphon jet, heavy brass connections and brass bolts similar to Mott's Shelby provided with N.P. brass Sloan flush valve with oscillating handle with integral shut-off and control valve with pipe to wall.	12	"
	Urinals. Metropolitan type with N. P. brass Sloan flush valve, integral control valve, brass bolts and china bolt caps with 2" syphon type trap.	8	"
	Showers similar to Speakman H 700 with 4" removable face and ball joints, control with hot and cold compression valves, expose pipes from valves to shower head. All pipe to be N. P. brass.	4	"
	Showers over tubs as above	4	"
28" x 42"	rectangular curtain rings and white duck curtains for tub showers, similar to Speakman H 1010.	4	"
	Floor Drains similar to Josam A 200 with integral cap and strainer.	14	"
	Drinking Fountains. Angle jet type with self-closing valve and integral regulator. Enamel iron receptor and non-syphon trap to wall.	4	"
	Lawn Hydrants with cast iron boxes to go 4' below grade with two keys so constructed that when water is turned off the pipe will automatically drain similar to those manufactured by Murdock Mfg. Supply Company.	2	"
4"	Cast Iron Soil Pipe	320	ft.
1 1/8"	" " " " " 4" - 1/8 bends	12	pcs
90°	" " " " " Elbows	15	"
1/5"	" " " " " Bend	5	"
Ys	4" - 4" - 3"	3	"
	4" - 4" - 2"	3	"
	4" - 4" - 1 1/2" tapped	20	"
	4" - 4" - 1 1/4" tapped	10	"
Reducer	4" - 4" - 3"	3	"
	4" - 1 1/2" tapped	2	"
Ts	4" - 4" - 3"	5	"
	4" - 4" - 4"	10	"
	4" - 2" - 4" tapped	5	"
	4" - 1 1/4" - 4" tapped	20	"
4"	Half S Trip with handhold and cover	3	"
3"	Cast Iron Soil Pipe	60	ft.
90°	" " " " " bends 3"	5	pcs
1 1/8"	" " " " " Ys	15	"
3"	" " " " " Ys	3	"
2"	Gal. Iron Pipes	200	ft.
2"	Elbows	5	pcs
	Ts	3	"
	Reducing Ts	2	"
	2" - 2" - 1"	3	"
	Rough Stop and Waste	3	"
	Assorted nipples	30	"
1 1/2"	Gal. Iron Waterpipe	300	"
1 1/2"	" " Elbows	15	"
	" " Ts	10	"
	1 1/2" - 1 1/4" - 1 1/2"	9	"
	1 1/2" - 1 1/2" - 1 1/2"	9	"

Quantity	Description	Unit	Quantity	Description	Unit
1 1/2"	Gal. Iron Ts		1 1/2"	Gal. Iron Ts	
"	" " Ys		"	" " Ys	
"	" " Ys		"	" " Ys	
1 1/8"	Rough Stop and waste		1 1/8"	Rough Stop and waste	
1 3/8"	Gal. assorted nipples		1 3/8"	Gal. assorted nipples	
1 1/4"	Gal. Iron Pipe		1 1/4"	Gal. Iron Pipe	
"	" " " 1/8 bend		"	" " " 1/8 bend	
1 1/4"	" " " Elbows		1 1/4"	" " " Elbows	
	Rough stop and waste			Rough stop and waste	
	Assorted nipples			Assorted nipples	
	Gal Iron Pipe Ts			Gal Iron Pipe Ts	
1"	Gal. Iron Pipe		1"	Gal. Iron Pipe	
"	" " " Elbow		"	" " " Elbow	
"	" " " Ys		"	" " " Ys	
"	" " " Ts		"	" " " Ts	
1"	Gal. Iron Pipe Ts		1"	Gal. Iron Pipe Ts	
	Rough Stop and Waste			Rough Stop and Waste	
	Assorted Nipple			Assorted Nipple	
3/4"	Gal. Iron Pipe		3/4"	Gal. Iron Pipe	
"	" " " Elbow		"	" " " Elbow	
"	" " " Ts		"	" " " Ts	
	Rough stop and waste			Rough stop and waste	
	Assorted nipples			Assorted nipples	
1/2"	Gal. Iron Pipe		1/2"	Gal. Iron Pipe	
"	" " " Elbow		"	" " " Elbow	
"	" " " Ts		"	" " " Ts	
	Caulking lead			Caulking lead	
	Plumbers Oakum			Plumbers Oakum	
4" - 8"	Extra heavy lead bands		4" - 8"	Extra heavy lead bands	
	Special wiping solder			Special wiping solder	
4" - 4 1/2"	Brass Ferrules		4" - 4 1/2"	Brass Ferrules	
3" - 4"	" "		3" - 4"	" "	
4" - 3"	Cast iron soil reducers		4" - 3"	Cast iron soil reducers	
1 1/2"	D lead pipe		1 1/2"	D lead pipe	
2"	D " "		2"	D " "	
	Wash Basins			Wash Basins	
	Tubs			Tubs	

Size	Description	Size	Quantity
4"	Cast iron pipe (soil)		500'
4"	Cast Iron Pipe fittings		
1 1/8"	Bends		15
90°	"		10
1/5	"		10
	Ys	4" x 4" x 3"	3
	Ys	4" x 4" x 2"	3
	Ys	Double	3
	Ys		15
	Half S traps with hand hole and cover		6
	Sanitary Ts 4" x 4" with 1 1/2" side inlet tapped		12
	" " 4" x 4" " 1 1/2" " "		3
	Ts	4" x 4" x 3"	2
		4" x 4" x 2"	2
		3" x 4" x 4"	2
		4" x 1 1/2" x 4"	6
	Clean Outs		10
3"	Cast Iron Soil Pipe		50'
	Cast Iron Soil Pipe Fittings		
	Floor drain with trap		6
90°	Bends		6
2"	Galv. Iron water pipe		200'
	Galv. Iron Fittings		
	Elbows		20 pcs.
	Reducing Elbows	2" x 1 1/2"	3
	Ts	2" x 1" x 2"	5
		2" x 2" x 1 1/2"	3
2"	Galv. Iron Fittings		
	Ts	2" x 1 1/4" x 1 1/2"	3
		2" x 1 1/4" x 2"	3
		2" x 2" x 2"	10
		2" x 2 1/2" x 2"	4
		2" x 2" x 1"	3
		2" x 2 3/4" x 2"	10
		2" x 1 1/2" x 2"	10
	Rough stop and waste		10
	Galv. assorted nipples		30
1 1/2"	Galv. Iron pipe		200'
1 1/2"	Galv. Iron Fittings		
	Elbows		30
	Reducing elbows	1 1/2" x 1"	3
	Ts	1 1/2" x 1 1/2" x 1 1/2"	15
		1 1/2" x 1 1/2" x 1 1/2"	5
		1 1/2" x 1 1/2" x 1 1/2"	3
		1 1/2" x 1 1/2" x 1 1/2"	3
		1 1/2" x 1 1/2" x 1 1/2"	5
	Drum floor traps		4
	Flask sink traps		3
	with 1 1/2" slip joint		
	Rough stop and waste		10
	Galv. assorted nipples		30
1 1/4"	Galv. Iron Pipe		350 Ft.
1 1/4"	Galv. Iron Fittings		
	Elbows		15 pcs.
	Ts	1 1/4" x 3/4" x 1"	15
		1 1/4" x 3/4" x 1"	5
		1 1/4" x 1" x 1"	3
		1 1/4" x 1" x 1"	3

Size	Description	Size	Quantity
1"	Galv. Iron Pipe		300 Feet
1"	Galv. Iron Pipe Fittings		
	Elbows		20 pcs.
	Reducing Elbows	1" x 1"	4 "
	Ts	1" x 1 1/4" x 1"	3 "
		1" x 1 1/4" x 1 1/4"	5 "
		1" x 1 1/4" x 1 1/4"	10 "
		1" x 1 1/4" x 1 1/4"	2 "
	Side outlet elbows	1" x 1 1/4" x 1 1/4"	350 Ft.
1/2"	Galv. Iron Pipe		
1/2"	Galv. Iron Pipe Fittings		
	Elbows		30 pcs.
	Ts		15 "
1"	Galv. Iron Pipe		80 Ft.
1"	Galv. Iron Pipe Fittings		
	Elbows		15 pcs.
	Ts		10 "
5'	Enamel Iron Bath Tubs with Fittings		6 "
22" x 18"	" " laboratories Burton type with integral back and apron with all ordinary fittings.		6 "
22" x 18"	Enamel Iron lavatories Burton type with integral back and apron, with self closing faucets and fittings		7 "
	Enamel iron corner lavatory with all ordinary fittings		1 "
3' x 1'3"	Galv. Iron sink		1 "
2' x 1'3"	" " "		1 "
	Angle jet type drinking fountain with self closing valve and enamel iron receptor		3 "
	Vitreous China syphon action water closet with Sloan flush valve with whalebone plain ebony seat		9 "
	Two seats with automatic seat raising hinges		2 "
	Squat bottom syphon jet water closets similar to Mott's Shelby with Sloan flush valve		4 "
	Metropolitan type urinals with Sloan flush valve with anti-syphon trap		3 "
3/4" x 4	Murdock Hydrants		6 "
180 gal.	Galv. Hot Water storage tank		1 "
	Cast brass floor flange for W. C. connection		13 "
4 x 8"	Extra heavy weight lead bends		13 lbs.
	New soft caulking lead		25 lbs.
	Plumber spun Oakum		100 "
3"	Sink Bibbs		10 Pcs.
3"	Bibbs with thread for hose		4 "
	Combination split floor to ceiling plate for		
1"	Pipe		10 "
1"	"		10 "
1"	"		5 "
1 1/4"	"		10 "
1 1/2"	"		10 "
1 1/4"	Galv. Iron Fittings		10 "
1 1/4"	Rough Stop and waste		30 "
1 1/4"	Galv. Assorted Nipples		10 "
1"	Rough stop and waste		30 "
1"	Galv. assorted nipples		10 "
3"	Rough stop and waste		30 "
3"	Galv. assorted nipples		10 and 30 "
3"	SAME		

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

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

My dear Dr. North:

*CBM
For my notes on this
letter see second copy
which arrived before
the first. E.M.N.
But see minutes
attached*

The Grounds and Building Committee held a meeting yesterday of which the enclosed is a copy of the minutes. Our contractors are considerably exercised over the fact that we are not getting any cement in stock. You will note that we are getting pebbles, sand, brick and granite, the four commodities which have to be hauled over country roads, and each one of which is coming at lower prices than we got them last year because we are able to haul at this time of year.

I am trying to contract for as large quantities as are feasible so as to get these prices or better while the hauling is good. We are waiting anxiously for a cable following up your early cable in regard to steel and cement. You will note that the steel prices obtainable here have gone up twenty per cent since our cable of last year.

We are sending you within a day or two the enlarged photograph colored which is mentioned in the minutes. It is not our idea that the coloring should be anything like the intricate design shown in this photograph.

When the committee first took up Murphy, McGill & Hamlin's color scheme they were quite sure it was not what was needed for this type of building. They instructed me to investigate the matter consulting with residents in Peking, both Chinese and foreigners who were known to have some interest in matters of this sort.

The reply which I got almost universally from everybody consulted was, "Why get a color scheme from home? Why not turn the Chinese loose on the buildings and let them do the standard thing?" We did not feel at liberty to turn the painters loose on the buildings without some authorization from the Trustees, and we hit upon the plan of turning this man loose on this photograph. The results are as you see them. He has actually used the colors that the Chinese would use and has put them on the paper by means of water and a glue. That will mean that this photograph will have to be carefully handled or a great deal of the color will drop off.

The Chinese have several grades of decoration varying not so much in the materials or colors used as in the intricacy of design which is carried out. We think it would be a mistake to go to the expense of putting in any of the gold work shown here. It should be enough, as we have the red columns, to color the beams with panels of blue and of green with the borders of these panels in green and blue. The ends of wood showing under the eaves should have alternate colors and some design should be carried out in the brackets wherever they occur. We believe that simplicity of design, if carried out in the proper tones, will not be offensive. ↑

Incidentally we might mention that Mr. Hill was so fascinated with the work of this painter that he privately engaged him to color another large photograph for his own collection. The man was only an ordinary house painter and worked for us at but little above the ordinary painter's wage, \$.80 local currency a day. *quit*

Murphy, McGill and Hamlin suggest that the dormitories be painted with green columns instead of the customary red ones. They point to a building in the Forbidden City as a precedent for this. All the information that we can get is that this is extraordinary, that green is a proper color for pavillions or tea houses in gardens, but not for a large part in a large building scheme. ↑

The committee was at a loss as to what action to take in regard to a truss suggested by Murphy, McGill and Hamlin in the Assembly Room of the School of Religion building. The motion made but not voted on would, I feel sure, have passed the committee if it had been forced to an issue. One member, however, raised the question as to whether we should not recommend to the Trustees to drop the Chinese effect inside of this room completely, but this was not brought up in the form of a motion nor acted upon. His feeling was that the room, except for the effect in the ceiling and for the two columns on the platform, would be practically all western and that it was rather unnecessary to carry out a Chinese effect in the ceiling if it had to be done at considerable extra expense and care.

I am reporting this simply to try to let you know the general feeling of our meeting. Unless the committee takes some action, and unless some unforeseen great expense should crop out, it is my plan to put in a typical Chinese truss making the lower member of this truss of steel as already designed by our engineers here. I feel sure that even with the steel member the truss will not be more expensive than the one designed by Murphy, McGill and Hamlin, as ~~there is cause~~ ^{there is} for considerably more wood than the Chinese would ordinarily put in.

While dictating the above Mr. Krause sent on your cable which authorizes us to proceed with the women's Administration building and also to draw G. \$30,000 on Chicago to buy building material for three women's dormitories, and further instructs us

to adhere to your letter of December 18th in our purchases of property. It has been my feeling all along that the University should stop appearing in the role of needing more property, it only being ready to buy adjacent property if it came at a very low rate. However, our committee, when they got the first word of the \$5,000 from the Women's College, were ready to, and did instruct me to buy more aggressively as pointed out in our minutes of December 11th. I take it that this telegram was sent after reading those minutes.

You will note in the minutes of Thursday's meeting that the committee again wished to push the buying of land, but I think with your cable in addition to the letter of December 18th we will proceed on the other basis, that is, of buying only such pieces as are offered.

The one exception which might be made to this is the little rectangle on the northwest corner of the Ting garden. We sent you a small scale survey of Peking University building site marked Job LO, Sheet 6. If you will refer to that you will see ~~that~~ the end of one wing of a women's dormitory projects into that rectangle. I am planning to take another print of this same drawing and to color the parts of the property which we do not own down around the women's sections so that you will have it for reference.

Mrs. Frame and one or two other members of the committee are considerably exercised over these unbought plots. My personal feeling is that the University will be in a better position to pay high prices for these, if such becomes necessary, a few years hence, than it is to pay high prices now; while, in the meantime, there are very good chances of getting them at our old rate which is considerably above the ordinary price of farm land in this neighborhood. For instance, yesterday we received an offer of several hundred mou of land at \$15 a mou. It was not clear exactly where this land was, and the possibilities are that it is so far away that it will not be needed, but it shows what land can be bought for if you are not hunting for it.

Your cable is very encouraging, and we shall take up the question of some steel and some cement to be ordered on the basis of it, and I shall push the purchase of pebbles, sand and bricks.

Our next meeting of the committee will be to discuss some general procedure in regard to houses. The committee have tried to get some consensus of opinion from the faculty. A questionnaire sent out in the autumn brought in but thirteen answers, and a chance to vote on the plans already drawn brought in a similar response, so that we feel the only way to handle the matter is to get some concrete procedure prepared and submit it to the Trustees for their approval either before or after the faculty have had a chance to comment on it.

E. M. N.

1/20/23

Dr. Stuart in a recent letter asks about the progress in buying a portion of the Summer Palace. Within a day or two we have succeeded in getting a letter written by Mr. Sung Tao Chi, several times Minister of Foreign Affairs, to the head of the Manchu Board of the Interior, asking him to look favorably upon the proposal of transferring the lease holds of this land to Dr. C. C. Wang, whose name stands for the University in this deal. This letter was obtained through the kind offices of Admiral Ts'ai Ting Kan, so it looks as though progress was about to be made once more. I feel that there are very good chances of success in this direction.

The piece of land on the southwest along the road is also being offered again, indirectly as usual, but still it shows that the owner or some of his followers continue to wish to sell if sufficient incentive can be offered. I do not feel that any action can be taken in this direction if the other piece can be procured. Today is the 4th day of the last month of the Chinese year--as always a month for the settlement of bills--and any buying that is to be done will be done during the next twenty days.

In the absence of Dr. Stuart there is a certain delay in delivery of cables addressed to him. This last cable went to at least two other Stuarts before it came to Mr. Frause's hands. There are no other people in Peking by the name of Gibb. Would it not be a saving in code words if we use the numerals instead of the names of the various buildings? I suggest that the numerals in columns 6 might be used, that is, under the heading of distance, miles, per cent and Candareens.

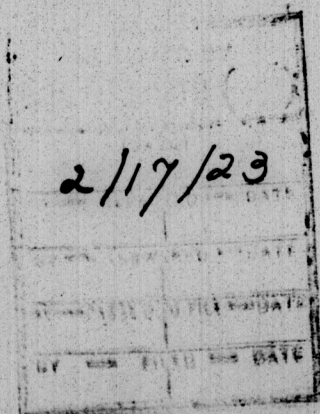
In this case, instead of using the word "women" twice, numbers 19 and 24 would have covered both buildings under discussion. I shall note in this column in my code book "Buildings", so that if I receive the word "NYACJ" I will know that the men's building, No. 6, Biology; or "NYABL", building No. 5, Chemistry; or "NYAHZ" building No. 10, Library, is meant.

We are enclosing two copies of letters for Dr. Stuart and would ask that you send them on to him.

Very sincerely yours,

John M. Frause Gibb

G/M



Yusei Sun
2/19/23

Grounds and Building Committee Minutes

January 18, 1923

A meeting of the Grounds and Building Committee was held on the above date at the Construction Bureau office. There were present Mrs. Frame, Dr. Galt, Dr. Candlin and Messrs. Taylor and Gibb.

Mr. Gibb briefly reported on the status of the work at the site. He reported that the wire fence was completed around the major portion of the site, that it had not been carried around certain portions of brick and stone wall which were still in good condition, nor had it been carried across the road on the southeast of the site as this was at present much used by the people of Ch'eng Fu, and it could hardly be cut off until the University was prepared to provide some other adequate highway; that it was proposed to plant tree seeds in the low ground inside the southern border of the original Moa Kan Yuan, that pebbles were being unloaded in large quantities at \$4.40 a mang, brick at \$9.20, sand at \$3.40 and granite to form the ashlar bases of future buildings.

It was further reported that steel had gone up 20% in cost since the favorable prices were obtained in November. It was reported that a cable had been received authorizing the purchase of \$410,000 of material locally. It was also reported that the mortgage on the Moa Kan Yuan property had been paid off and that documents of the same were deposited with the Treasurer, Mr. Krause.

Mrs. Frame was asked to take up with the Faculty of the Women's College the question of which dormitories they were in favor of having commenced first.

A color sketch prepared by a Chinese painter on an enlarged photograph made by Mr. Hill, showing the actual colors as they would be used on a building the type of the University buildings, was presented to the committee. It was moved, seconded and carried that this color sketch be sent home to the Trustees with suggestions from the Construction Bureau as to how intricate the design on the buildings should be, and that a duplicate copy of the sketch be made and kept here with a table of colors used.

It was reported to the committee that the truss designed by Murphy McGill & Hamlin for use in the exposed work of the Chapel of the School of Religion was neither Chinese nor foreign, and that in order to put a typical Chinese truss in this place it would be necessary to buy a built-up steel beam to be used in the lower member. It was further pointed out that this would probably not increase the cost of the truss, while it would give a typically Chinese design. It was moved to change the truss in the School of Religion to a typical Chinese truss. This motion was not voted upon.

A letter from Dr. North explaining an action of the women's committee authorizing the drawing of \$5000 for purchase of land was read. It was the feeling of a number of those present that the purchase of certain plots of land which would be needed before the whole of the women's dormitory building plan could be carried through should be carried out more aggressively than the suggestions contained in the New York letter.

It was moved and carried to proceed to buy the property belonging to Messrs. Liu, eleven mou, provided the whole piece of unimproved land could be secured.

It was moved and carried to proceed to the purchase of a small corner outside the northwest of the Ting gardens consisting of about 1.6 mou even though it would be necessary to spend as much as \$400.

It was moved, seconded and carried to adjourn and meet next Monday morning at 10:00.

(Signed) John McGregor Gibb, Jr.

January 18, 1923.

Second Copy

*Stuart has
seen this
2/9/23*
*Duplicate
do not
discard
CFC*

47 Yang Jou Hutung
January 3, 1922

Dr. J. Leighton Stuart
150 Fifth Avenue
New York

My dear Dr. Stuart:

There are several things in this office which you would possibly be able to manage for us while at home. Several days ago the International Banking Corporation called up and asked if we had the Paying In book for Mr. W. G. McMurray savings account; and if so, would we send it around so that they might debit the amount of the draft which he had drawn against this account in America.

I talked the matter over with Mr. Tayler; and we came to the conclusion that, while it was a funny way to do business first to give some money to the institution and then draw against it, we had better, nevertheless, not run the risk of making Mr. McMurray angry by refusing to send the book in.

I did not, however, like to send the book in and have a withdrawal noted in it without some letter from the bank stating why the withdrawal was made. I called at the bank and asked them to send me a letter in regard to the matter, and the next day I wrote them asking for such a letter, both times saying I would then send them the book so that the debit might be entered. Up to date, however, we have not heard anything from the bank. Whether they have simply put the draft among the dishonored bills and sent it back, or whether they are simply waiting until they have a little more time after the New Year holiday, remains to be seen.

If you are on the Pacific coast and have time to see Mr. McMurray, you might take this information to him. He is with the Radiantfood Company, the main offices of which are in Oakland, Calif.

If seems, however, that the University has been rather slipshod in this matter. When I first heard from the bank I wondered whether some letter had not come from Mr. McMurray explaining why he was going to draw on this account and making some other arrangements or suggestions. The office at K'uei Chia Ch'ang said nothing had come, but last night they sent me a letter and an enclosure from Mr. McMurray dated March 11, 1922 in which he asks that blank forms of power of attorney be sent to him for execution so that the University might draw this money. If we had done this at the time, we could have had the money out of harm's way before this, and any unpleasantness which might now arise would have been avoided.

Further in regard to this matter I have heard several times that there is a fixed deposit of \$100 in the Chartered Bank, but we have no evidence in this office in regard to this deposit. We cannot tell, therefore, whether it is necessary to have it renewed, whether the interest is being accrued, or in what condition it is.

Last night we also had a letter from the Presbyterian Treasurer in Shanghai, Mr. C. M. Myers, in regard to their payments for vacancies in their staff quota. The statement is that they will begin payment for all vacancies after April 1, 1922. I had it in mind that they were to pay against Mr. Bocker's expenses from the 1st of January, 1922, and have written Mr. Myers accepting with thanks the amount that he suggests is due, by saying it was our understanding that one vacancy was to be paid for from the first of the year, and that I would ask you to take this up with the Presbyterian Board in New York.

Passing through Chicago on my way back in 1921 I called at the general offices of the American Radiator Co., 282 Michigan Avenue, and met Mr. C. K. Foster, one of their Vice-Presidents. Mr. Foster seemed like a very pleasant man interested in Mission work. I have been wondering whether if you went to see him with a statement something like the following, it would bear fruit for the University. You might say the University is able to buy radiation made in China, samples of which have already been delivered, the workmanship of which has been found to be better than we had expected, and that the prices offered are very attractive, so attractive that to meet them, the prices from home would have to be about C.\$20 per square foot; that we know this is much below the current market price but that we feel it would be worth the while of the American Radiator Company to make us a donation of this; that it would keep American Radiator goods to the fore out here; that it would relieve our Construction Bureau from a great deal of worry in testing and inspecting large quantities of local made goods; that it would link the institution up closer with the strong business firms at home.

We are expecting a large part of the mechanical equipment as gifts from various firms at home and an action like this from the American Radiator Company, while not an outright gift would be so nearly in the nature of a gift that their name could appear among the givers.

We are at present figuring on hot water heating with forced circulation. The four buildings in the men's academic group, three buildings in the women's group, four men's dormitories, one refectory and four women's dormitories will take in the neighborhood of 42000 square feet of radiation, while 40 residences at 500 square feet each will take 20,000. This would mean an expenditure for radiation alone at say C.\$25 a square foot, C.\$16,000. We sent off last week two copies of specifications for mechanical and sanitary equipment, and it is from this report that I have taken these figures.

Things about the University seem to be going as well as can be expected in the absence of a chief. We of the Grounds and Building Committee are still hoping that Dr. C. T. Wang will move to help the University get the residence site that we are hoping for. I know that J. B. sent him a letter a few days ago following up an interview which we had with him, but have had no immediate word from this letter.

Everybody seems to have enjoyed their Christmas and New Year and we are having some very cold weather to start the new year right.

Last Saturday out on the site we closed contracts for 1000 fang of pebbles at \$4.40 and the same quantity of sand at \$3.60 and also for bricks. We hope that other firms will be offering pebbles and sand at as good a rate so that we may order another large lot.

1/3/22

I have a Chinese painter on a color scheme which we hope to send off to the Trustees very shortly. When I showed Murphy, McMill & Hamlin's color scheme to various people who are interested in Chinese art and architecture they all cried, "Why not turn a Chinese painter loose in the buildings and let them do it the way the Chinese would do it." Not being able to turn them loose on the building we have turned this man loose on an enlargement of one of Mr. Hill's photographs, and he is doing it to his heart's content, using the identical materials that he would use if he were on the scaffolding outside the building.

Mr. Lund is very much exercised over the electrical materials, especially outlet boxes, switch boxes and conduit which must go into the concrete slabs and columns as the building goes up. Last summer we bought locally just enough material to carry on from floor to floor while we were waiting for the material ordered for the buildings to arrive from home. This is an expensive and unsatisfactory procedure, the only remedy for which will be authorization to order this material now for say six of the buildings that we are hoping to build. We would need in the neighborhood of

1200 ft.	1 1/2"	conduit
3000 ft.	1 1/2"	"
18000 ft.	1 1/2"	"
20 pcs.	1 1/2"	lock nuts
500 pcs.	1 1/2"	"
3000 pcs.	1 1/2"	"
600 pcs.		ceiling outlet boxes
300 pcs.		outlet boxes for switches.

If these materials could be ordered and shipped immediately they might get here in time to go into the first floor slab of the first building that we began to erect this spring. We realize that it would be better if we could order the switch boxes and the switches together, but as the switches run much more expensive, if we have a standard switch box, we can later order switches that will fit, as the funds for building after building come to hand.

Mr. Lund wanted me to cable in regard to this matter, we having had a long conference on New Year's day, but I did not feel that a cable would accomplish any results. We would like to know, however, by cable if possible, what things are ordered and the approximate date of arrival.

We are enclosing herewith for Dr. North a copy of the minutes of the last meeting of the Grounds and Building Committee. The more thought that we give to this question of dining halls, the more we believe that one dining hall must serve for at least three sittings at every meal. We know that it is not Chinese school custom, but it certainly makes for efficiency in using dining halls, class rooms and staff. If some of the students would elect to continue the two meal a day custom, the one dining room would serve for four or five sittings.

We have talked among ourselves in the Construction Bureau of having in the ground floor of the refectory one or two large or smaller dining halls which might serve say Cantonese meals or a table of higher cost than the average in the large dining hall, and I believe with the consent of the Trustees we will make such structural provision that this may be carried out at any future date.

In our last letter to Eric North we noted the progress we had made with Mr. Chiu's gift. We did the very best that was to be done with Mr. Chiu's attitude such as it was.

Very sincerely yours,

G/M

P. S. Since writing the above I have had a talk with the China Electric Company which is the Western Electric Company in China. They agree with me that the only way to get good prices is to get authorizations to buy these materials in large quantities. They quoted the fact that in making up the order for the School of Religion building we call for a special appliance which they had to buy from some other firm in America and that their regular office charge for such outside purchasing was G.\$5.00. If they had bought a dozen of these same appliances for a dozen buildings this \$5.00 charge would have been spread over the twelve.

I am in a great quandary over the whole arrangement and am tempted to order this conduit and fittings here now, so if you have a cable saying we have ordered electric conduit before this letter arrives, you will know that we have "kicked over the traces" so to speak and gone away. If when this letter arrives we have not had authorization from New York to buy the 2000 tons of cement and the steel, which we asked for in our cable of December, will you please use your very best efforts to get that authorization to us by wire.

We certainly are torn between two opinions; part of the time we think we should serenely wait and make the best progress we can as authorizations come to hand, but I am afraid we are most of the time chafing against the bars and trying to get ahead. I hope that our worries will not add too much to yours.

Very sincerely yours,

G/M

燕京大學

*for CB Mass
from Sun
2/15/23*

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

47 Yang Jou Hutung
January 23, 1923

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

My dear Dr. North:

Giff

Carrying out the authorization to draw G.\$30,000 to buy building material, we are again negotiating for some steel. My statement in the letter of the 20th that prices had gone up twenty per cent seems to have understated the matter. They have gone up more than that; and if we are to believe the representatives of the steel firms out here, deliveries are placed far ahead. This, of course, means good business for the company, but it may hold up our building program more than I would like to think.

If we buy from America we will arrange for the steel companies to present their bills of lading and invoices to you for payment and will cable when the order had been placed. This letter is simply to forewarn you, if possible, of such a call for money. We are talking of one hundred tons at the present time, though I feel sure we would save money if we could make it three hundred.

*If prices
are rising
this is
economical
to ahead
Sun*

If about the time of arrival of this letter you are in a position to authorize the purchase of a further two hundred tons of reinforcing steel, will you not do so at the best market rate you can get in New York and try to ship it immediately? The more I think about my conversation with the head of the U. S. Steel Products Corp. this morning, the more I am exercised over the fact that we will find ourselves held up for lack of the necessary steel to put into the concrete work.

Note

As soon as you have bought cable Giff quantity and date of shipment Sun

You have in some of our previous correspondence the ratio as to sizes of bars. We here prefer to have them all of 30' lengths except the 1" bars which might be 75% of 30' and 25% of 40' lengths. The question of the Ford truck comes up in the office every once in a while. We know that its uses would be legion if we had it here. I have prepared another print of the grounds with the proposed buildings shown on present contours. Unfortunately the print was made late in the afternoon and is a little more faint than we would have it. I have colored in red and yellow hatching the property which belongs to the two brothers Liu, whose name you will find mentioned in the minutes of the Grounds and Building Committee of yesterday, a copy of which we are sending you with this.

We have a sociological and ethical problem with these two men as well as a straight business proposition. I feel sure that if the other brother sells out to us, most of the money will be wasted for opium, and he will then blame the University for having crowded him out of his home and leaving him to starve in some out-

of-the-way place. Furthermore, his son and daughter-in-law come periodically to our Chinese Manager and beg that we do not buy their houses and leave them without a roof over their head.

It was because of this situation that I offered the family an annuity rather than a cash price for their house. I am afraid, however, that they will not accept the annuity and that we will in the meantime need the place and buy it, and he will have to shoulder the responsibility for his opium appetite.

I have further hatched inⁱⁿ red other garden plots that do not belong to us. I would think that, as these will not be needed for a long time, even though they do interfere with three women's dormitories, we should make no move to buy them unless the owner's approach us.

Dr. Stuart will be able to give you full information in regard to Prince Pulun's property. As noted in a recent letter, we hear indirect inquiries as to whether we would like to buy this large holding. We offered \$8,000 for it at one time. Whether it could be bought for that is an open question. I have marked in a dotted line a suggested southern boundary for this corner of the property.

*Note in connection
with Finance Com^{tee}
action
to day.
2/16/33*

You will note in the minutes of the meeting that the committee have formally passed on two large sized residences and two of smaller size. It is not our thought that we would build many of one plan, but that if the Trustees approve of these as to size and number of rooms and bath room and other equipment, it would give us a basis on which to prepare additional plans.

We will enclose herewith a table showing the different figures in regard to all the plans of residences sent home to date.

*Write Bill the
so far as I know
for Murphy
has not
taken up
any question
related to
this matter
except in
the meeting
with a
committee
on his first
return from*

Mr. Hill has had a letter from his brother reporting a conversation with Dr. Stuart. Mr. Hill gets the impression from this letter that the firm of Murphy, McGill & Hamlin is interviewing members of the Board of Trustees, putting forth their claims to be continued, or should we say again employed, by the Trustees as University architects. Mr. Hill declared this to be quite beyond the architect's code, and suggested that he write the Institute of American Architects in regard to the matter. I have dissuaded him by pointing out that all the information we have here comes third or fourth hand, and I did not think the Institute of Architects would like to take any action on such round-about information.

Dr. Stuart is reported as suggesting that the question be left open until the visit of Mr. Warner to China in the spring. I am quite agreeable with this plan, but it does not seem to satisfy Mr. Hill. Of course, if Mr. Hill can be assured of his complete status before Mr. Warner's visit, it will please him and I think encourage him greatly.

*Quote to
Mrs. Lee
&
Mrs. Roys*

Mr. Gernow in conversation this morning was speaking very enthusiastically of the drawings produced by Mr. Hill for the Women's Administration building, and said that they should be published all over the States in comparison with those prepared by Murphy, McGill &

*by the Murphy
statements on this question*

Hamlin for the Faculty Club House which is a similar building. Mr. Hill is certainly taking great pains with them, and we hope to have prints to send you in the near future.

G/M

*Day will be
glad to have one.*

Very sincerely yours,

John M. Giga Galt

RECEIVED BY	
DATE	2/15/23
BY	
FILE	
EX	

JOB NO.	TOTAL:	TOTAL:	TOTAL:	DIN-:	LIV-:	STUDY:	NUM-:	LARG-:	SLEEP:	EST.
	FIRST:	CUBAGE:	AREAS:	ING	ING		BER	EST	ING	CCST
	FLOOR:		FIRST:	ROOM	ROOM		CT	BED	FORCH:	
	AREAS:	ABOVE	FLOOR:					ROOM		
	exc.						BED			
	SER.	FIRST	STAIR:				ROOMS:	AREA		
	VICE:	FLOOR	HALL:							
A	2292	53766	388	227	392	232	4	200	213	
44										
B	1478	38658	288	168	322	153	4	140	234	\$7200
43										
C	2955	50153	332	256	332		3	240		
38										
BC	1806	57364	284	203	345	173	4	183	239	
40										
D	1338	36133	164	156	238	110	2	215	178	
34										
DC	1540	45906	199	156	260	128	3	227		9500
57										
E	1251	40030	172	203	270	96	3	219	48	
35										
EC	1647	47708	172	222	294	134	5	221	33	11200
56										
H	1291	36167	196	169	234	102	3	191		7000
HC	1450	44000	213	169	266	102	3	177		10000
31										
I	2049	55599	270	196	408	168	4	210	219	
37										
M	2479	56398	411	247	378	143	4	230	151	
36										
N	1800	57247	184	165	300	234	4	271	247	11000
33										
NC	2363	64231	334	203	313	227	4	234	241	15000
32										
Q	1150	34205	126	173	247	136	3	262		
39										
TC	1342	40795	220	156	260	156	3	260		
41										
O2	2370	39462	105	168	319	198	3	145		
58										
O3	1544	25746	115	109	218	161	2	121		
59										
C4	2245	38275	66		258		2	117		
60										

I don't think we have all these jobs checked over.

Minutes of the Grounds and Building Committee.

January 22, 19 23.

Those present at the meeting of the Grounds and Building Committee were Mrs. Frame, Dr. Galt, Mr. Tayler, and Mr. Gibb.

Mr. Gibb reported the receipt of a cable from New York as follows:

PROCEED WITH THE BUILDING WOMEN'S ADMINISTRATION YOU MAY DRAW NOT TO EXCEED CHICAGO \$30,000 BUILDING MATERIAL THREE WOMEN'S DORMITORIES ADHERE TO OUR LETTER OF DECEMBER 18th OF LAST YEAR LOCATION.

The substance of the December 18th letter was reported at the last meeting.

Mr. Gibb further reported that Mr. Huang, our Manager on the site, had loaned small sums of money to the elder Liu brother and was in possession of the deeds for his share of the land south of the road which the University wished to buy, also that the younger brother had promised Mr. Huang to sell his land whenever the University wished to use it.

Mr. Gibb further reported that he had offered the elder Liu an annuity of \$15 a month during the lifetime of himself and his wife in exchange for their land and houses. The reason for such an offer was that Mr. Liu was an opium user and was wasting his money as fast as it came to hand, and it was thought best that the University should not pay him a lump sum which would be all wasted in a few years and leave him to accuse the University of having bought him out and then left him stranded.

*Report to
Committee*
The committee voted to approve house plan N as a type of the largest size house, and to ask Mr. Hill to proceed with the working drawings. The committee voted to suggest the consideration of the following changes in this house, that separate staircases be prepared for the men and women servants with a solid wall between their rooms, that the porch be shortened from east to west and possibly extended to the north so as to allow one window from the dining room on the ground floor and one window from the second bed room on the upper floor to give out onto this porch.

The committee voted to approve plan EC as another type of large house, and to ask Mr. Hill to proceed with the working drawings. The committee suggested the following changes in the floor plan of EC, that the Chinese exterior be not used, that if possible the Library be made a little larger, that space provided in the attic for some bathroom fixtures.

The committee passed the same motion in regard to house D with the suggested changes that the men servants be provided for in a room outside of the house, that if possible a hatch or window be provided between the pantry and the kitchen and that a toilet be provided downstairs and that a door be provided between the tool closet and the study, if possible that the toilet be put in a separate room.

The committee passed the plan Q as a second middle-sized house, suggesting that consideration be given to the following changes, that the stairs be moved inside of the walls of the house and the logia be pushed out, if necessary, while upstairs two bedrooms be provided and a sleeping porch if possible.

The committee adjourned.

(Signed) John McGregor Gibb, Jr.

燕京大學

PEKING UNIVERSITY
(YENCHING TA HUEH)
PEKING, CHINA

CONSTRUCTION BUREAU

47 Yang Jou Hutung
January 30, 1923

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

My dear Dr. North:

Timothy Lew has been making inquiries time and again in regard to certain funds which he thinks have been subscribed to the School of Theology and the expenditure of which he thinks comes under his jurisdiction.

One of these is the sum of G.\$600 from Henry Sloan Coffin, the use of which has not been designated but on which Dr. Lew has drawn Mex.\$150 as first payment on a large set of books being re-issued by the Commercial Press in Shanghai on Buddhism. This is the greatest work in Chinese on Buddhism, and has been out of print for centuries perhaps. Dr. Lew feels that as it is now going to reappear the University should have a set of it. He is also very anxious to subscribe for a book on Taoism which is about to be republished.

He also thinks there is an amount of G.\$500 from William Adams Brown for a publication fund for the School of Theology. Dr. Lew has some plan of spending this as a loan for some other purpose whereby it will be paid back before it is needed for publications by the School of Theology. I am sorry to be so indefinite about the second item, but failed to note down what he was planning to do with it at the time he told me, and as that was several days ago it has slipped my mind.

* 250
Littell
69K
Jan 10

We are in the throes of the taking of fees for the second semester and at the same time graduating a class and incidentally trying to push the purchase of the old summer palace ground. I have had a feeling all day that in this latter business too many cooks are going to spoil the broth. Dr. C. C. Wang whose name has been used in all this dealing has been in town for a few days and has been enthusiastically consulting with us in regard to the matter. Admiral Ts'ai T'ing Kan has also been enthusiastically consulting with us in regard to it. I think I told you that the first letter sent to the Manchu Board of the Interior came back with a statement that there were legal difficulties in the way. Then Admiral Ts'ai's suggestion was that we take the matter directly to the President of China, and Dr. Wang offered to have his Secretary and Advisor write a document for us. Unfortunately this man is very much set in his ways, and he insists that certain other formalities should be gone through before seeing the President. These formalities require concerted action on the part of the present tenants who in their turn are afraid of the Board of the Interior. Mr. Tayler is at present seeing Mr. Wang to find out if there is no way of going to see the

President without complying with Dr. Wang's Secretary's requests. My own feeling is that we must push very hard in this matter cutting the knots instead of trying to untie them, and come back and untie if the necessity arises. I have a feeling that it is almost now or never in this matter.

A rumor reached me today that the Board of Communications University is also trying to get this land, and I think the Manchu Board of the Interior is making difficulties in order to hold the place so that there may be a possibility of squeeze for its members when it finally changes hands.

100
OK We have ordered one hundred tons of steel from Belgium paying at the present rate of exchange about G.\$52 per long ton. This is an over-all price, this after waiting for a quotation from the U. S. Steel Corporation which has come to hand and is G.\$62 base price, which on some sizes would bring the price up to G.\$73. I mention this here so that you may be prepared if we ask for you to make payments in New York for this material. We have not as yet come to a definite understanding as to the method of payment.

I had another inquiry today as to whether the University wants to buy Prince P'u Lun's land, and committed myself so far as to say that we once had offered \$70 per Chinese acre for it.

Very sincerely yours,

G/M

Ernest J. J. J. J. J.

2/26/23	
DATE	
DATE	
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DATE	

February 2, 1923.

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

My dear Mr. Gibb:

I enclose a copy of a letter received by Dr. North from Mr. Roger S. Greene a few days ago. Dr. North has asked that I send this to you and request that you will take up the points listed in Mr. Greene's letter very carefully, and advise us if you agree with the points which he makes. If there is any disagreement or feeling that it is not wise to include them in the plans for the new buildings, will you please write us very fully as to what the grounds of your disagreement are, so that we may have a clearer base for taking the matter up with Mr. Greene.

Dr. North has been taking up with the China Medical Board the question of securing the money for the Science Building which they have appropriated for the university, and he hopes that very shortly this money will be available. When we have notification to this effect we will send you a cablegram authorizing you to buy supplies for the two Science Buildings and draw on us for whatever may be necessary.

You will doubtless have had the cablegram by the time you get this letter. I simply make this note for your information.

Very sincerely yours,

Enclosure

Mr. Roger S. Greene's letter Jan 30, 1923.

INCORPORATED BY THE REGENTS OF THE UNIVERSITY OF THE STATE OF NEW YORK

UNIVERSITY OF NANKING

NANKING, CHINA

NEW YORK OFFICE

156 FIFTH AVENUE

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Peking Files
PEKING

February
Five
1923

Professor John Moore or Gibb,
Peking University,
Peking, China.

My dear Gibb:-

The Yenching College Committee, as I expected, were determined that the plans for the dormitories should have examination by Murphy, McGill and Hamlin in order to assure themselves that they were in accord with the general design of the Yenching buildings. Accordingly the plans were taken to them and careful statement was made as to just what the plans were intended to secure and as to the points concerning which Mrs. Frame had raised some questions. We were, however, careful to see that Mr. Hill's points, as expressed in a letter from him, were given full consideration by Murphy, McGill and Hamlin.

I am glad to report that as a whole the matter has been satisfactorily cleared and the general scheme is approved. The Yenching Building Committee has, however, taken specific action on a number of points, actions which were based in part upon the suggestions of Mrs. Frame, in part upon the suggestions of Murphy, McGill and Hamlin and on one or two convictions of their own. The formal actions are given in the attached minutes of the Building Committee meeting.

I enclose a copy of the report from Murphy, McGill and Hamlin.

The hope of the Building Committee is that Mrs. Frame and her associates and the Construction Bureau will find the actions of the Building Committee satisfactory and if they so do the construction on the plans thus modified can proceed without delay. If, on the other hand, you feel that there are really serious objections to the changes preferred by the Committee it is expected that you will send forward to us at once a full statement and comment upon these items in order that we may have the additional light from the field before coming to a final decision. In other words we desire to give the fullest possible opportunity for the expression of the judgment of the field in order not to delay any more than is necessary the building operations.

Let me comment first upon the lettered items in the minutes and then on the other suggestions that appear in the statement by Murphy, McMill and Hamlin.

- A. The monotony of roof line and building ends, which is more or less inevitable in the style of architecture we are using will not appear we feel until after the full set of dormitories is completed. If it then is especially garked we can overcome it by some such expedient as Murphy, McGill and Hamlin suggest. Meanwhile the quadrangles can be built as in your layout; we expect that in constructing on this layout you can take such measures as will make the addition of the extra building no more trouble than is necessary. Incidentally, Mrs. Roys and myself have both felt that some provision for a gathering place for the girls of the dormitory groups (Mrs. Roys) or some provision for a night study hall with reference books, etc. (M. H.) would eventually be found very desirable. Below is a diagram, (front elevation) of a possible putting in of the added section.
- B. It was the judgment of the Committee that the first group of dormitories to be erected should be those emphasized in the diagram below.
- C. No comment on this is needed. The diversity called for is important and the Committee expects it to be provided.
- D. The desire of the Committee is that nothing be omitted that is necessary for a very high factor of safety.
- E. The Committee was very definitely of the opinion, even in spite of Murphy, McGill, and Hamlin's suggestion, that all the roofs both dormitories and dining-hall should be ridged. While

-3-

they are not interested in making these dormitories unduly prominent they do desire to avoid the subordination of the domestic type of roof. This is especially true since the men's dormitories are ridged.

It was also certain that the raising of the Dining Hall roof should be done. I went over this with Hamlin. He said part of it could be secured by increasing the height of the first floor ~~second~~ a foot or so raising the secondary roof over the hall ways; then a foot or so more in the section just above it; the balance in the height of the ridge. It would be possible to gain about three feet this way which would be of great value.

- F. The Committee's judgment agrees with that of Mrs. Frame on the overhand of the eaves. Hamlin thinks that you may be able without altering your method of construction to squeeze the roof six inches lower which would also be a gain in its relation to the Dining Hall roof. In addition to this the eaves should be extended a foot.
- G. The Committee is clear and very definite in its conclusions for increasing the size of the rooms. The effort, I think, will be to distribute about nine feet among eight rooms. It seems to us that if you put the bath rooms at the end of the corridor, as Murphy, McGill and Hamlin suggest, the space there, plus the added foot would make two bedrooms replacing the one lost in increasing the size of the rooms. There is no reason that we can see why the bricked up portion of the outside wall of the present bathroom should not have a full set of windows if it were a bed-room. The change may squeeze the bathroom a bit but with study I'm sure it can be worked out, especially with the added foot. I understand that 140 square feet is the minimum space approved for two persons as a bed-room. The 10 x 13:6 which we plan is only five square feet; if you can recover them in some way the Committee will be better satisfied.

The Committee considered the question of shortening the overall length of the dormitories as suggested by Murphy, McGill and Hamlin and were ready to approve it until it seemed that the cutting out of a room to gain more space in each room would reduce the capacity of the quadrangle. They did not feel that they wanted to reduce it below fifty. If you can shorten it, keep the rooms at 10 feet wide, and get in fifty girls I think the Committee would like it.

I think that some study might be given by Mr. Hill as to how to temper the contrast of the long dormitory roof line and the comparatively short Dining Hall roof line. Could you not gain some useful space by extending it either along the ridge or with a slope on the ends? If it can't be improved, all right; if it can it should be done even at moderate increase in cost.

- H. The matter is fully stated in the Committee action. The present gripe epidemic here emphasizes to us the need of practical quarantine.

-4-

1. Mr. Hill expressed considerable doubt in one of his early letters as to the balconies. I am surprised in view of the questions of Mrs. Frame that they were not changed before the plans came to us.

2. Inasmuch as it is planned to use Chinese tile anyway the Committee approves the recommendation for the use of the full round tile with the round ends at the ends of the eaves.

With reference to the other items in the Murphy, McGill and Harlin report the Committee expects careful consideration of them but leaves action to the decision of the field. Particular care should be given to the practical aspects of the assessments.

Faithfully yours,

Enclosures.

AMH
JH

Copy to Mrs. Frame, Mrs. Lee,
Mrs. Roy and Professor Taylor.

燕
京
大
學

PEKING UNIVERSITY

(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

CONSTRUCTION BUREAU

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

47 Yang Jou Hutung
February 5, 1922

My dear Dr. North:

Last Saturday we cabled you as follows:

Steel owing to unsettled state in Europe attempts to purchase have failed. Referring to our letter of August 29th last cannot too strongly urge on you the necessity of purchase for me. Please ship immediately at least one hundred long tons preventing delays building. Gibb.

In explanation of this cable would like to say as soon as we received authorization to buy materials for three dormitories and complete authorization to proceed with the women's Administration building, we took up the matter of getting one hundred tons of steel.

As we have stated in previous letters, we found prices for American steel up to \$62.00 base per ton, but their delivery could not be much before May on steamers at some American port, which meant of course July out here.

At the same time we received quotations for Belgium steel at slightly over \$51.00 over-all price, this of course depending somewhat on the rate of exchange between Europe and America. We, therefore, tried to order from Belgium, the deliveries from this country being promised us in China in May. After the order was cabled to Europe word came back that they could not be sure of delivery at all owing to the unsettled state in Europe.

English steel was quoted to us at about the same price over-all as the American base price was, but here again deliveries were so far ahead that we face the very serious probability of having to suspend operations for two or three months during the summer while we are waiting for the reinforcing steel to arrive. This explains the first four words of our cable.

We then refer in the cable to our letter of August 29th of last year in which we stated our conviction that we would need three hundred tons of steel and gave the proportions of the various sizes which would make out an average order for us.

Our cable then went on to urge the necessity of purchasing and shipping immediately. Our hope is that you will have purchased from stock in order to get the material aboard ships immediately and sent to us out here. We ask for at least one hundred tons hoping

Have we done this yet?

that the Trustees would see their way to buying the whole three hundred tons which is the minimum that we will need if we are to move out on the site on the fall of 1924.

In the last four words of the cable we tried to show that our reason for cabling was to prevent delaying after the buildings were once started. I sincerely hope that our cable was comprehensive and that long before this reaches you the steel will have been on the way.

We still have no progress to report in regard to the purchase of the land in the old summer palace grounds. Mr. Tayler and I have been tracing every suggestion out to an end and doing all that is possible, but still we seem a long way from closing the deal. On the other hand, almost any day may bring the solution of the problem when we shall cable a request for the sum of money we will need. Otherwise there is not very much to report in the construction line. We continue to get good quantities of pebbles and sand and would like to get more bricks than we are at present able to find.

Mr. Hill has received word from his brother that the Trustees have acted, or rather suspended action, on his status until Mr. Warner visits Peking in the spring. Mr. Hill has had influenza during the past week and has struggled into the office during the latter part of the week for a few minutes each day. He was here when I arrived this morning, but in a very highly nervous condition so that I had to send him away to see whether he would not be able to get control of himself. I tried to point out to Mr. Hill that this was a reaction of his nerves after many months of waiting and anxiety over the question.

It seems as if the property of the elder Liu brother will have to be taken over to prevent him from mortgaging the two outside parts at such a rate that the whole question would become seriously involved and the University lose in the long run. On my last visit to the site I did not have time to go into all the details, but that is the impression I got from the hurried report of Mr. Huang, our manager out there.

We have been experimenting in moving five of the old cedar trees which are in the road of some of the buildings we hope to erect this summer. We are told that if they can be successfully moved at all it must be done at this time. In doing this moving we unearthed the foundations of some of the old palace buildings. These are lime and ash concrete. Mr. Huang remarked that the condition of the work showed that the materials were bought by the owner and that the labor was contracted for. So one can read minute details of ancient history in the kind of work that is done.

I am hoping that the spring will come so quickly that we will be able to move back to the site within the next five or six weeks. According to Chinese calendar today is the first day of spring.

Very sincerely yours,

John M. G. G. G. G.

G/M

2/28/23

DATE

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DATE

THE UNIVERSITY OF
PEKING UNIVERSITY

Feb. 6, 1923

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

My dear Gibb:-

I have written fully concerning the women's dormitory plans in another letter copy of which I have sent to Mrs. Frame and Professor Tayler. Dr. Stuart was not at the meeting but I went over the matter with him. He stands definitely for the ridges on all roofs, the raising of the dining hall roof, and the extending of the eaves.

While you see the additional expense involved in these and other items more than do others, in the case of the women's buildings at least I think you should be careful not to let your own desire to keep costs down hamper their freedom to decide what they wish. In other words give them the comparative costs but do not yourself take a position that puts any barriers in the way of their choosing the more expensive. If they want a roof to overhang a foot more and it is architecturally and mechanically possible, draw the plans with an extra foot overhang and tell them and us how much more it will cost. To put it in another way, draw the plans as they want them, then present your schedule of economics.

Your skill in buying materials and contracting for work and the engineers' ability to design sound but inexpensive construction will more than compensate for the extra costs of having the buildings thoroughly in accord with the best judgment of the women as to appearance, etc. They are not going to be seriously embarrassed by lack of building funds.

Unless you see serious defects in the conclusions of the Yenching Building Committee here, I would recommend that you adopt them after consultation with Mrs. Frame, unless of course

Gibb, 2/C/23

-2-

Mrs. Frame sees serious objections in which case the matter should be canvassed and if the step to be taken is not entirely clear write us. Furthermore, please take extra trouble to give Dean Frame and her associates opportunity to act on all the details of the plans fully and freely. Our relation to the Women's College is such that they are pretty nearly a self-governing unit and our building construction for them must be guided by them and they must be made to take the responsibility. I think in all matters where no serious issue is involved their preferences should be accepted at once.

I am sure you and Mr. Hill will feel that the form of the action taken by the Building Committee has not been that of arbitrary decisions without full opportunity for you to come back at us whenever you think it urgent to do so.

I have asked Mr. Moss in my absence from the office to send you Mr. Greene's criticisms of the plans for the science buildings. I have not yet had a chance to talk with him about them nor to see how far they would, if exchange of views is required, interfere with going ahead with construction- assuming of course that the cash is available. Of the latter you may hear before you get this.

Concerning the power plant, sewage disposal, etc. I will write later.

Faithfully yours,

EMM
JMM

燕京大學

Erasmus

Power Plant

Com

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

Wentman should know the light you get from this.

CONSTRUCTION BUREAU

47 Yang Jou Hutung
February 7, 1923

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

My dear Dr. North:

I am in receipt of your two letters of January 9th under one cover enclosing a memorandum from Mr. Black in regard to shipping. It seems to me that all materials shipped for the University should come freight prepaid to Tientsin, China. The goods when arrived there are usually handled by the Grimes Forwarding Agency who charge us for handling each shipment. I have taken up unofficially once or twice with some of the American Board members of our faculty the question of whether their agency in Tientsin would not take care of our University shipments free of charge. This has up to now received no great encouragement from their side.

The plumbing materials under discussion came out on the boat of a line the freight of which is usually handled by the American Express Company, and as the bill of lading read "through to Peking", I have taken it up with the American Express Company representatives here to see whether it is possible to get the goods delivered without railroad freight charges. Heretofore all shipments which were supposed to be prepaid to Peking have required payment of railroad charges. We can only wait and hope in regard to this particular shipment.

I am disappointed about the winter rates which had to be paid on this shipment. However, as the goods were ordered in May last, I expected they would be here in the fall long before any question of winter freight rates would arise. I think that in making future shipments if the question of winter freight charges enters in it would be as well to ship to the Associated Mission Treasurers in Shanghai when we can take up with them the matter of the cheapest way to get the goods delivered here. The question of winter rates out here entirely depends on the coldness of the season. Boats were coming directly to Tientsin until late in December. Sometimes goods can be shipped to T'aku at the mouth of the Tientsin river all winter through, in which case there should be no extra charge. Again when both T'aku and Tientsin are closed up Tientsin freight must go to Ch'inwangtao which is six or more hours railroad haul from Tientsin.

If the Trustees could persuade the American Board to handle all freight shipments our shipping address would be

Peking University Construction Bureau
Tsing Hua Station
c/o American Board Business Agency, Tientsin, China.

If the American Board do not take willingly to this extra burden our address might be:

Peking University Construction Bureau
Tsing Hua Station
c/o Grimes Forwarding Agency, Tientsin, China.

It does not pay to have goods shipped to Shanghai as the freight charge from Shanghai to Tientsin is much greater than the difference between the ocean freight New York to Tientsin and New York to Shanghai. I always prefer that goods should be shipped so as not to need transshipment in Japanese ports, as the Japanese have a very inconvenient way of delaying transshipment in Japan, especially when it may work out to the advantage of Japanese goods which may be in the China market at the time.

Transit
You raise the question of how many glass tile we will need. If they were comparatively inexpensive we would use not less than one thousand pieces in each one of the buildings except the small women's dormitory buildings where none would be needed. This would make it possible to adequately use the attic space in men's dormitories for extra sleeping space for students who are willing to live up under the roof so saving some dormitory charges. It would also make it possible to use the attic space in the science buildings for store rooms, work shops and experimental purposes where a large space is needed for experiments which would run over a long period of time, and it would provide in the attics space for filing and storage of records in Administration buildings.

Furthermore, it has been our hope that some of these large attics if they were partially lighted could be cut up into store rooms where the furniture and belongings of faculty members away on leave could be stored making it unnecessary for the individual residences to have large store rooms for these purposes. It has been our desire to make as great use as possible of all the attics which otherwise represent a tremendous amount of waste space in Chinese buildings. If glass tile is not available the question of artificial lighting will be given careful consideration.

Coal analysis
You further ask about analyses of hard coal. We have to apologize for letting this matter go unattended to, but have now taken it up and hope to be able to get some reports for you in the near future.

✓
Recd 3/5/23
Liu Land
We feel sure the perspective of the Science buildings was sent long ago. A letter received yesterday from the Haitien post office tells us that registered packages of prints sent you on the 6th and 22nd of September have not been heard from by them. I hope this does not mean that these two packages have been lost, but the Haitien post office is tracing the matter, and you will probably hear further from them in the near future. In the meantime, we will have another blue print of the perspective made and send it on to you.

Yesterday I was on the site and Mr. Huang handed me deeds for eight and a half mou of the Liu property. He had purchased this in his own name at \$80 a mou, using in part some of the funds which

2/7/23

he had collected from the sale of cement barrels and bags, tree stumps, shavings and other materials off the site. I had to lend him \$400 from University funds to complete the payment for it. He expects to pay this back when the price of concrete bags gets a little better.

The deed reads "land bought by Mr. Huang for the use of the University whenever it needs it", and as the deeds are in our hands there is no doubt that Mr. Huang means exactly what the deed says. He felt that it was necessary to take the land now even though he paid \$10 per mou more than I was willing to offer, as the Liu man was desperate for money and might have mortgaged the property in such a way that he would have lost it to the mortgagee and it would have complicated matters very much for the University to get it when needed. This is the west half of the empty land which I marked as belonging to the Liu brothers on the map which I sent you recently. It does not in any way touch the houses which belong to them west of this empty land. This method of payment suits me, as I will be able to say to any future seller that the University's price is still \$70 a mou.

I had with me on the trip to the site yesterday a Danish horticulturist who was very much pleased with the possibilities of our site and with the steps we have already taken to preserve the trees, and also with the work of Mr. Chamberlain especially in the gardens in the city. This gentlemen made several suggestions as to how to prune certain trees and to care for the site in general.

Power plant

Mr. Lund and I had quite a conference today in regard to the power, heat and light plant and what the final method of placing orders would be and the final decisions on the type of plant to be used. Several British firms are spending a great deal of time in working out plans and specifications for this, and Mr. Lund has assured them that they will be given an equal hearing in the matter. We, therefore, urge that no final decision be reached until they have been heard from.

For Finance Committee

Mr. Lund is also anxious that the quality of labor which will be available to run the plant be taken into consideration in the final choice. Mr. Lund feels that there may be plants economical in both installation and running, the manipulation and adjustment of which would be so delicate and intricate that our workmen here could not be trusted to run it safely for the University.

Mr. Lund feels that there should be some committee located in Peking and recognized by the Trustees which will have authority to settle questions in regard to this mechanical installation, so that when we finally decide on the general type of what we need, the details can be worked out to finality here on the field.

✓ In conversation with Dr. Houghton, head of the Union Medical College, on Monday last he told me that he had heard from the New York office of the China Medical Board that the Women's College was going to provide the funds necessary for the second Science building so as to be able to claim the funds from the Medical Board and so that the Science building can go up at the same time. Dr. Houghton told me he was very anxious that the work of the pre-

medical school be handed over to the University in the fall of 1924. I hope this matter will have been arranged at home before this letter reaches you, and we will have authority to go ahead with these buildings.

We yesterday had a conference with General Chiang, one of the two officials who helped in the purchase of the main University site. He promised to take the matter of our getting possession of a portion of the old summer palace to the Prince Regent. I am not sure that all the promises which he brought forward yesterday are correct but am willing that he should try to work the matter out on his own basis, and shall be pleased if we come to an agreeable solution of the problem with his help. *Laud*

In the meantime, we are still following all the other leads that we have gotten ahold of, though our efforts today have been futile because the official we were to have seen was apparently carousing very late last night and was not up to meet us at the time he had said he would meet us. His servants promised to telephone me upon his awaking so that Mr. Tayler and I could go back. Our little Ford has been waiting at the door ever since, but has waited in vain up to now (4:00 P. M.)

Very sincerely yours,

G/M

John M. G. G. G.

3/9/23	
SEARCHED	DATE
INDEXED	DATE
SERIALIZED	DATE
FILED	DATE

ROOM No. 500

REQUISITION

No. F 3330

See 3331

QUANTITY	MATERIAL
1200	feet 1 1/2" conduit
3000	feet 3/4" "
18000	feet 1/2" "
✓ 20	pieces 1 1/2" lock nuts
100 B 500	pieces 3/4" "
300 L 3000	pieces 1/2" "
1200 B	
1800 L	
600	pieces ceiling outlet boxes 4" sq
300	pieces outlet boxes for switches 4" sq

Steel conduit
or similarElectric equipment
forPeking University
(National Metal Molding Co.)
#5.

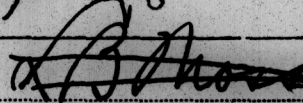
150-2401

750-2400

DATE

Feb 15, 1923

SIGNED



APPROVED

RECEIVED BY

M. F. M. FORM 101. B

Extract from letter of J. M. Gibb- 1/3/22

" Mr. Lund is very much exercised over the electrical materials, especially outlet boxes, switch boxes and conduit which must go into the concrete slabs and columns as the building goes up. Last Summer we bought locally just enough material to carry on from floor to floor while we were waiting for the material ordered for the buildings to arrive from home. This is an expensive and unsatisfactory procedure, the only remedy for which will be authorization to order this material now for say six of the buildings that we are hoping to build. We would need in the neighborhood of 1200 ft.

	1 1/2"	Conduit
3000 ft.	3/4"	"
18000 ft.	1/2"	"
20 pcs.	1 1/2"	Lock nuts
500 pcs.	3/4"	" "
3000 pcs.	1/2"	" "
600 pcs.		ceiling outlet boxes
300 pcs.		outlet boxes for switches

If these materials could be ordered and shipped immediately they might get here in time to go into the first floor slab of the first building that we began to erect this Spring. We realize that it would be better if we could order the switch boxes and the switches together, but as the switches run much more expensive, if we have a standard switch box, we can later order switches that will fit, as the funds for building after building come to hand.

Mr. Lund wanted me to cable in regard to this matter, we haveing had a long conference on New Year's day, but I did not feel that a cable would accomplish any results. We would like to know however, by cable if possible, what things are ordered and the approximate date of arrival."

P. S. Since writing the above I have had a talk with the China Electric Company which is the Western Electric Company in China. They agree with me that the only way to get good prices is to get authorizations to buy these materials in large quantities. They quoted the fact that in making up the order for the School of Religion building we call for a special appliance which they had to buy from some other firm in America and that their regular office charge for such outside purchasing was \$5.00. If they had bought a dozen of these same appliances for a dozen buildings this \$5.00 charge would have been spread over the twelve.

I am in a great quandary over the whole arrangement and am tempted to order this conduit and fittings here now, so if you have a cable saying we have ordered electric conduit before this letter arrives, you will know that we have "kicked over the traces" so to speak and gone away."

add Elbow
Coupling

Registration 331

OK
E.M.G.
order

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSEUH)
PEKING, CHINA

CONSTRUCTION BUREAU

47 Yang Jou Hutung
February 15, 1925

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

My dear Dr. North:

We are in receipt of your very welcome cable authorizing the purchase of material for two science buildings and telling us that you are going to buy the electrical material as per our letter of January 3rd. This is very encouraging to us. I will communicate with Dr. Houghton as he is very anxious to be kept informed as to the science building program.

As you have been informed by our letters, we have been buying materials in limited quantities right along, so we are in advance with the purchases for these buildings. We will now be able, however, to push matters more than we have felt that we could do without having this definite authorization.

Yesterday I cabled you in regard to the steel. My message read: "Referring to our cablegram, the last that we sent, please advise by telegram what action has been taken. Please accept our thanks in anticipation."

Steel
I sent this second cable partly because I was afraid, as you do not mention my steel cable in your message, that it might never have reached you, and secondly because with these additional authorizations the steel question is going to be very acute, and further because we must order from this end even for deliveries in June if you are not going to be able to send us material at an earlier date.

I have spent the morning on the site with Miss Minor, Mrs. Frame, Miss Lane and Mr. Lethmuller. The latter was carrying out some tests with sample beams which were made four weeks ago. These tests indicate that the beams are 60% stronger than the average beams of four weeks setting. They also show that the sand, pebbles, etc. that we have been using make a very excellent quality of cement. The beams were primarily made to decide whether we ought to undertake washing of the sand which we are using, as there have arisen occasional doubts as to the quantity of earth in the sand as it has been delivered to us. We are glad that the results have turned out so favorable.

Since writing to you about the glass tile for roofs I have *Glass Tile* done a little figuring and find that in the science building under discussion 42% of the cubage above the first floor is in the attic space and it is in order to light this that we first of all began to consider glass tile.

We have also sent you under separate cover the second copy of the perspective of the science buildings and one of the color schemes as worked out by Murphy, McGill & Hamlin. This latter should have gone with the colored photograph sent some days previously, but we unfortunately omitted to include it in that package.

The analyses of hard coal are being gotten together, but will not be ready to send for some time to come.

The three ladies of the women's faculty who were on the site today were impressed with the amount of space their dormitory layout is going to occupy, and are wondering whether it would not be well to place the buildings somewhat close together in the north and south direction. This, of course, is only a query which was brought up out there, and on which no definite action has been taken. They went out primarily to look over the situation as regard to ground levels. My feeling is that we are going to develop a very useful layout for them in that part.

General Chiang of whom I spoke in my last letter has seen the Prince Regent who is not willing to take any action on his own responsibility in regard to the old summer palace land, but has suggested that we interview the Ex-Emperor directly. Mr. Tayler is trying to get the Emperor's English tutor to arrange some meeting for us. As to-morrow is the beginning of Chinese New Year I have not much hope that anything can be done during the next few days.

As everything is going to close except for a few days, I myself am going outside the Great Wall on a leopard hunt. I cannot say I have 50% anticipation of getting a leopard, but a good tramp in the hills will get me in condition for the season's work on the new site.

Some months ago we sent you an order for hardware. I do not remember whether that letter has ever been acknowledged. We certainly would be glad to see this material before placing our orders for the further buildings.

Mr. Hill is back at work and seems more cheerful than he has been.

Very sincerely yours,

John Mc Guen Gibb, Jr.

C/M

3/12/23	
DATE	
DATE	
DATE	
DATE	

February 16, 1923.

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

My dear Mr. Gibb:

We received your cablegram February 3rd, regarding purchase of steel, and immediately took steps to secure bids on 100 tons. On February 14th we received your additional cablegram asking that we advise you at once what steps we would take, and we sent you on February 14th the following message:

"GIBB - on the point of purchasing one hundred tons (twentytwo hundred forty) steel for earliest possible delivery"

We will send the steel forward as promptly as possible. In accordance with your request regarding the purchase of electrical equipment we are securing bids on the list of needs that you sent us, and will have this sent to you. We have no contrary advice from you since you wrote that letter, and assume that you expect so to act on your instructions of January 3rd.

On February 13th we sent you the following cablegram:

"GIBB - Board authorizes purchase material (for) two science buildings. Will purchase electric equipment as per your letter January thirteenth, nineteen-thirty."

The appropriation of the China Medical Board has been met by a designation of the YenChing College Committee of funds for a second science building, so that we are now in a position to authorize you to go ahead with the construction of these two buildings. Please notice that for materials for one of the Science Buildings you are to draw on Mr. Bowman in Chicago, and for the other you will draw directly on us; also, Dr. North requests me to call your particular attention to the fact that the Chemistry Building is to be the one to the south, so that the odors from it shall not get into the general quadrangle.

I think this is all I have to write you at the present time; there will be more later of course.

Most sincerely yours,

INCORPORATED BY THE REGENTS OF THE UNIVERSITY OF THE STATE OF NEW YORK

UNIVERSITY OF NANKING

NANKING, CHINA

NEW YORK OFFICE
156 FIFTH AVENUE

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February 17, 1923.

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

My dear Mr. Gibb:

Referring to your letter of January 23rd written to Dr. Eric M. North, which he has turned over to me for reply, let me say that he will be sending you in a day or two a copy of the minutes of a meeting of the Finance Committee in which we took up the question of the residences as well as some other items. In that connection he will discuss the matters involved. The one point that I would make at the present time is that the question was raised in the meeting as to whether any thought had been given to the possibility of using ready-cut houses for the faculty residences. A great deal is being done in this country along this line at the present time, and it has occurred to one member of the trustees at least that it might be possible to secure the lumber already cut for the houses on the Pacific Coast and ship it with relatively little expense to Peking. There is certainly a considerable saving in the cost of lumber in such a house, whether it would over balance the cheapness of brick construction in China or not is a question, which you can answer probably better than we can. We are simply making this suggestion for your consideration.

Dr. North wishes me to say in connection with Mr. Hill's feeling about members of the firm of Murphy, McGill & Hamlin interviewing members of the Board of Trustees and putting forth their claims, that so far as he has any knowledge Mr. Murphy has not taken up any questions related to the matter of employment of themselves as architects with members of the trustees, except in a meeting with a committee of the trustees on his first return from China, and in personal conversation with President Stuart. He wishes me further to say that none of the trustees have in any sense been influenced by what Mr. Murphy has said on this question, and that Mr. Hill need give himself no uneasiness on this score. I think you did very wisely in dissuading him to take up the point with the Institute of American Architects. Mr. Murphy is not going to different members of the trustees trying to urge his claims or his point of view in the matter. As I indicated above, I will be writing you again in a day or two about the minutes of the committee meeting. Very sincerely yours,

PEKING

February
Nineteen
1923

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

My dear Gibb:-

As you will be discovering I have been trying steadily to unload more and more of the Peking University correspondence and business upon Mr. L. B. Moss, who is the Assistant Secretary and whose sole work is handling the business and accounting for the four union universities in China. You may be assured that I am in constant touch with him upon all the problems involved and it is my own belief that the shift of operations from me to him will result in your hearing more frequently from us than you have been hearing. I think that he may not write such distressingly long letters, but he will write more often. I think you will find, however, that though our letters have not been regular there has been a good deal of actual business in them when they do arrive. I am acknowledging in this letter some letters which came to Dr. Stuart; your letter of November 24th to Dr. Stuart; of December 18th to me, of December 12th to me, of January 3rd to Dr. Stuart. There have been other letters but these Mr. Moss will acknowledge.

Your letter of November 24th to Dr. Stuart.

You have already had full letters concerning the action of the Trustees with reference to Mr. Hill's relationship to us and I can assure you that no action has been taken at any time making the decision referred to in the second paragraph. I note the personal problem to which you refer as to your relation to the University. No doubt it is a real problem, but I do not believe that either business or the educational end of the University is likely to be overstaffed. My own impression of universities in the foreign field indicates that they have been much more understaffed than was salutary. I believe that there will be very important and valuable work for you to do and, I should hope, without minimizing the contribution which your professional training can make. It is a problem to be thought out and one upon which snap judgments are not to be passed.

I note in your letter the significance of the question as to whether it is of any use to bring to the attention of the Trustees the table of the residence sizes. If I am correct, this table and the action taken by your Grounds and Buildings Committee are the first definite recommendations and schedules that we have had from the field as to the residence problem and no-one at this end is prepared to take the first step in making such recommendations. We are ready to consider them fully and extensively if, when and as we get them. Mr. Moss will be writing you of the action we have taken. As I see it the thing that we need to know is how many houses of what capacity we will need to have up in order to take care of the faculty as it is now. Then we need specific recommendations from you as to the matter of pure Chinese, Chinese-foreign, or pure foreign types (whether they should be all one or all three or in what proportion).

It seems to me that any process that gives any members of the faculty a feeling of title or of responsibility for any one of the houses under construction is unwise at this stage of the building program. My judgment would be that you would be pestered to death by requests for small modifications to meet the ideas of one or another and that your ability to meet the requests of one and not those of another would result in a sense of discrimination which would be unsatisfactory. We have had some discussion already as to the policy of rental of the houses and have noted the comments on this matter in your letters. We hope to have it discussed more fully at the time of the annual meeting when Dr. Stuart will be here and not out on the road campaigning.

Your letter to me of December 18th.

With reference to the second paragraph indicating the working drawings with which you are occupied, I think that it would not be desirable for you to begin work on the construction drawings until the preliminary plans have been approved. The Library plans have not been approved, nor have the interior plans for the Science buildings, though word on the latter is being sent by Mr. Moss this week.

Your letter to me of December 12th.

Comments on the matters in the first part of this letter are not necessary in view of the letters already sent.

With reference to your comment on the way in which conclusions are being worked out at Peking concerning the Women's College buildings on page three of your letter, my feeling is that your comments would be entirely sound if it were not that, so far as I can find out, the Construction Bureau has steadily resisted the inclusion in the plans of features which the Women's College Committee in Peking felt important and that the only recourse of the Committee was to take the matter up here. I have written you previously concerning this item.

My cable to you concerning the following of the policy referred to in my letter of December 18th with reference to the purchase of land for the Women's College was solely to emphasize the decision of the Women's College committee that the purchases, if, when and as, made should be at the present site of the Women's College dormitories and not over at the

posed tract on the other side of the road in the Summer Palace property. This was sent because of the last paragraph on page three of your letter of December 12th, indicating that you felt that purchases of land on the site of the Women's College dormitories should be stopped.

With reference to the pressure for buying, your interpretation as given in your letter of January 19th is entirely right. Mr. Moss will have written you with reference to the last paragraph of the letter.

Your letter of January 3rd to Dr. Stuart.

With reference to the matter of radiation, the Finance Committee has approved the plan for an honorary consulting engineer and I am to take it up with Mr. Todd at once. This will give us the opportunity for direct approach to the question. We are preparing to order the electrical materials referred to.

A conversation the other day with a competent electrical engineer indicated that he thought that for our problem at Peking the better plan for electric wiring than the 3-wire 110-220 direct system would be a 2300 volt alternating current over the ~~given~~ feed wire stepped down at individual buildings or group of buildings to the 3-wire direct 110-220 volt system. This process much reduces the cost of your main cables and also the wastage and therefore the operating cost. More on this after we have got to clinches with the consulting engineer.

I did not realize until a recent conversation with Dr. Stuart that you had been handling the preparation of the budget of the college. I have written rather vigorously to Mr. Booker urging him to take up the preparation of the budget for 1923-24 on the basis of the scheme which I sent out. This is the more important simply because neither Dr. Stuart nor myself have been able to make out from the budget which he brought with him which faculty members are covered so as to tell what funds are available for the employment of additional faculty next year. Please overlook my error in this respect and do anything you can with or without Booker to get this thing through as soon as possible. I had supposed that while you were so heavily burdened with building operations it would be a good idea to have Booker get deeply into our financial problems and processes and that this would help him to get into them.

Inasmuch as we are buying for you here some 300 tons of steel and considerable electrical material it will be necessary for you to reduce your authorized drafts on us for purchase of materials by that amount. It would also greatly help us here if you would give us authority to charge against individual buildings some of the undistributed charges which we are now carrying on our books in an account known as "Building Operations Undistributed." This account is supposed to draw upon general building funds of which we have now practically none, and when it cannot draw on general funds it must borrow of other funds. This borrowing can be avoided if we can get some report from you as to the charges against individual buildings for general drafts which you have drawn on us for bills which we have paid here. I hope that you will not find the pressure of work forcing you behind in the matter of keeping account of building operations or we shall be in a lovely state of chaos with our donors. I realize that this is not an easy task, but I hope we can have the matter well cleared up as we go.

Faithfully yours,

EmB/ChM

燕京大學

CONSTRUCTION BUREAU

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA

PEKING

47 Yang Jou Hutung
February 20, 1923

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

My dear Dr. North:

Referring to our letter of February 15th, the second copy of which is enclosed herewith, we received on the same day your cable reading: "On the point of purchasing one hundred tons steel earliest possible shipment." I do not know whether this is in answer to our cable of the day before. It certainly does answer that message, but to receive an answer to a cable from New York within twenty-four hours is almost a record. We are pleased to know that you are handling the matter of steel.

Since these cables came I have had four days out of Peking, most of that time climbing around in the mountains outside the Great Wall in a vain attempt to find a leopard that was supposed to be depredating the country. Even the offer of a nice sheep that we staked out for one night did not tempt him to come where we could get on his trail. As the purpose of the trip was fresh air and hard exercise, even more than the leopard, I feel it was worth while.

Got back to the office this morning to find your letters of January 6th and 13th awaiting me, and also Mr. Hill with your letter of the 8th, a copy of which you sent me. I will take these matters up in order even though some of them seem more pressing than others.

I am not clear as to just what you refer to in your third paragraph in the letter of January 6th. You say, "The matter did not reach us until your letter of November 17th." If this refers to the subject of commissions taken by Lund & Gernov, I went into the matter quite fully in my letter of October 25th. If it refers to the matter of increase in stipend to that firm, that was brought out in a letter of September 25th.

I am not able to interpret correctly your motion marked F-1417 in which you say "approve increase from \$1500 to \$1800 per annum. The firm was formerly getting Mex. \$300 per month or Mex. \$3600 per year, roughly G. \$1800, and the action reported to you in our letter of September 25th increased them to Mex. \$600 per month or Mex. \$7200 per year, or again roughly G. \$3600. I have tried to juggle your figures around but find no solution of the puzzle. I am sure your action F-1418 will please Mr. Lund and I will try to keep in mind the formal procedure which you suggest in it, and thank you for your suggestion of unloading the responsibility on the Grounds and Building Committee. Whenever there has been any doubt in my mind as to the

LBW Please look up
report

advisability of any action to be taken or as to whether such action would meet with the approval of the Trustees, I have always brought it up to the Grounds and Building Committee and asked for their suggestions. It is, however, increasingly difficult to get the committee together as they are all very busy, and when they are together any suggestions brought up must be canvassed so carefully that we never seem to have enough time for all the matters which we should discuss.

The third paragraph on page 2 of your January 6th letter refers to our cable in regard to Mr. Hill's standing. In my letter explaining this cable I stated that the committee's action was taken on my recommendation because I felt that all previous correspondence had simply been my positions in the matter and I wished the Trustees to know that the committee felt practically as I did. This whole matter has been accumulating like a snowball rolled down hill.

Hill
May 1922
with letter

As you point out in your letter, Mr. Hill was appointed almost unknown, and the only possible way for the Trustees to appoint him was in the way his appointment was made.

Three points, however, are emphasized by Mr. Hill himself. One is his statement that he would not come out simply to do residences. Another was that he would not come out as a draftsman; and thirdly was his inquiry as to the relation of the firm of Murphy, McGill & Hamlin to the University. I remember answering this query and told him that their relation to the University was covered by the agreement and that when they had completed the buildings that they had agreed to do their relations ceased. I cannot remember who was present when these various questions were asked.

When Mr. Hill arrived he saw Dr. Stuart in Shanghai and took offense because Dr. Stuart, as Mr. Hill has reported the conversations to me, suggested that Mr. Hill should go and get some plans for some residences. Mr. Hill wanted to know whether Dr. Stuart did not think he himself could design the residences.

When Mr. Hill started to work he began on the residence problem and as fast as he finished designs we sent them home to you. After he had drawn two or three I suggested that some of the buildings which would be needed in the near future were women's dormitories and at some time later the Chapel and Library. I did not intend to commit the Trustees to Mr. Hill's designing these buildings, but felt the only fair thing was to allow him to show what he could do.

I have felt all along that the amounts paid to M. H. & H. were far in excess of the value of the services received, and it was the expressed thought of the Grounds and Building committee, even before I went to America in 1921, that the designing of buildings could be more satisfactorily done in Peking than in New York. The Grounds and Building committee in their meeting of January 31st, 1922 asked the Trustees to continue to send their ideas and suggestions to the field and to allow Mr. Hill and the Construction Bureau to finish the drawings for the buildings. Here again it was not our intention to tie the Trustees down to Mr. Hill as architect but it was our hope that he would so prove his ability that the Trustees would feel perfectly free to allow him to do the work.

2/20/23

I am not at all hurt with the criticisms of our procedure in your letter of January 13th (unlucky day!), and realize more keenly than you do that these missteps on our part would not have occurred had we been working closer together. As I see it, unless we take considerable amount of initiative on the field we will be always waiting to find out what we should do next.

In starting Mr. Hill on these other problems it was only with the feeling, as expressed above, of showing what could be done out here and with the additional idea of affording some relief to him from the house problem that he might go back to this with renewed interest. As soon as other definite work could be prepared for him, such as the women's Administration building, he dropped the advance work and has hardly gone back to it at any time. I know that he has wanted to recast the Chapel in the light of more detailed information as to the needs of the University, and also in the light of further study of Chinese models, and would have done this long ago had time permitted.

I still believe that we might have evaded the impasse that we are facing here today could we have had a little more understanding of the situation between here and New York. Mr. Hill has been away from the office the better part of the day, being very much agitated over the correspondence which has come. I am afraid that he may have gone off to send a cable to you embodying his resignation. He showed me some notes he had made for such a cable and I tried to persuade him to allow me to put it in code. Our conversation was interrupted; Mr. Tayler came in to consult with me about the situation, and Mr. Hill went out almost immediately.

I have never felt that I stood in the position of an employer of Mr. Hill and have always taken the ground that we were co-laborers on a definite project, that he was as interested in its successful development as I was. I have never tried to hide anything from him which I thought would help him to see things in the light which the Trustees would like him to see them. I have kept back in my own mind certain thoughts which might make him more worried. For instance, I have felt all along that the women's committee might carry some of their questions to M. M. & H. though I have never told him this. When the cable came authorizing the purchase of building materials for three dormitories, but not authorizing us to go ahead with the construction of the same, my fears were only strengthened.

This brings me to the point that you mention in regard to Mr. Hill's last talk with Dr. Stuart and a letter that seemed to have been mentioned in that conversation. I do not recall having shown him any letter about that time. As a matter of fact, I rarely show him the letter but read to him such parts as I think would do him good to know.

Your letter is not altogether clear in this matter, as you say, "a letter apparently shown him" and then in the next line, "expressing to him various criticisms". My feeling is that if these criticisms were to be expressed to him they would be in some letter that was sent to him and would not have to be shown to him by some

second party. I have never thought that the Trustees were sending Mr. Hill's drawings on to Murphy, McGill & Hamlin, and have tried at all times to make Mr. Hill feel the same way.

I am very sorry that the Trustees feel that I have not done everything in my power to make Mr. Hill satisfied with his status here in the University. I can only assure them that this has been my endeavor ever since Mr. Hill has been with us. In suggesting that Mr. Hill draw the plans for the second Library, that is, building 10, it was with the feeling that it was only a repeat building and as such would come entirely within the scope of our operations out here. As it was developed, however, it grew somewhat away from the exterior effect of building 9, but as Mr. Murphy had said that it was the mass of the buildings which must be kept the same, I was not very much concerned over the adjustments which were made in order to give us light sufficient for the maximum use of the interior of the buildings.

I said above that this matter had grown like the snowball and cannot help but feel that if we had had more definite instructions we would not have gotten so far away from the desires of the Trustees.

February 21, 1923.

was The result of Mr. Tayler's and my conversation was that we are to get the Grounds and Building committee together and try to find some formula, as Mr. Tayler put it, which will satisfy Mr. Hill and enable him to keep happy at work until Mr. Warner arrives. Last night I went to see Mr. Hill with the intention of seeing whether we could arrive at such a formula.

I carefully went over with him the history of architects with Peking University, with Shattock and Russey, and Murphy & Dana, and M. M. & H., and tried to explain the reluctance of the Trustees to change his status because of their difficulties with these former connections.

I further tried to define to Mr. Hill our status with the Trustees as a Construction Bureau. I put it that all of us are simply here to do the bidding of the Trustees and to only advance when we got our instructions and that whenever we go ahead of these instructions on our own initiative we lay ourselves open to a call-down from the Trustees. I further pointed out to him that unless we do keep forging ahead the work would very likely lag quite seriously. I said that our drawing of Chapel and Library plans was a case when we got ahead of our instructions. Mr. Hill was very emphatic in his assertions that these plans were not an attempt to force the Trustees' hand, were merely tentative, and that he had no desire to bind the Trustees to any procedure after his connection with the institution ceased. It came back to the old proposition that, while he was connected with the institution, he was very unwilling for the Trustees to use other architects, but when his term ran out he knew that the Trustees were free to do as they pleased.

The only formula that I could suggest with any hope of keeping him in China was that we as a Grounds and Building committee should give him assurances that up to the time of the arrival of Mr.

Warner no University work aside from Women's College work would be given to any other architect than himself. After more than an hour's conversation Mr. Hill consented to let the matter rest for the present. He was not willing to promise to allow it to rest until the arrival of Mr. Warner, but I feel that he will do so.

I pointed out to him that the Trustees might at any time find themselves in the position of being required by some donor to have the plans prepared in some other place than Peking, and by some other person than Mr. Hill himself, and used this as another reason why the Trustees would be unwilling to bind themselves to one architect.

I could not use any arguments which would point to the greater experience of any other architect over and above Mr. Hill's experience. (I myself am beginning to consider his experience equal, for individual buildings at least, to that of any other architect.) But to have used any such argument as this would have hurt his feelings still more.

I was trying yesterday to recall the beginning of this attempt to define Mr. Hill's status. In our conversation last evening there came up for review one or two of the earlier meetings of the Grounds and Building committee after Mr. Hill was with us. At one of these meetings someone was so unfortunate as to say, "Of course these plans will have to go to M. M. & H. for inspection." In fact this suggestion was made more than once.

We were then in such crowded offices that Mr. Hill was in the room where the committee was meeting, and I realized that his feelings were being tremendously hurt, so much so that I scribbled a hasty note and slid it on his drafting table and asked him to leave. Then I told the committee that the University's connections as far as advance work was concerned was at present severed from M. M. & H. and that I felt it would spare Mr. Hill's feelings if they would all be careful to speak as though that firm had no connection with the University. I feel now this probably was the beginning of the questioning on the part of Mr. Hill.

Another unfortunate incident is an idea that Mr. Hill got from some letter received during the summer that the Trustees could not define his status until the return of Mr. Murphy to New York. I am sure in my own mind that no such delay was necessary, but have not as yet been able to disabuse Mr. Hill of this idea. Another feeling which he has is that the New York firm, either directly or indirectly, continue to press their claim as University architects over and above his position with us. I tell him that this is an erroneous idea, but here again I am unable to persuade him.

Briefly, my own position might be made as follows. Mr. Hill is with us, has had nearly fifteen months opportunity to study Chinese architecture, has done so most painstakingly, has shown himself to have a large amount of artistic ability, has been very patient in trying to embody in his plans the ideas of all those who have a say in the buildings, drawing plans over and over again with-

out any hesitancy, that his services are almost, if not entirely, as valuable to the University as the services of M. M. & H. could possibly be, while his expense to the University is almost negligible as compared to what their services would cost us.

Furthermore, to change him for any other man would set us back at least six months in all our work, and it would be a very open question whether anyone who came would prove as efficient, as capable of team work, as economical or as adaptable as Mr. Hill has shown himself to be.

Mr. Tayler raised the question yesterday whether we could not get along without Mr. Hill with us. As it appeals to me, we could build the residences that he has designed; we could get along with the Science buildings from the drawings as they are at present worked out; we would have residences as good or a little better than those in most Mission compounds in Peking. Our Science buildings would be up to the average school buildings in China; but all these buildings would be only good while with Mr. Hill here we could look for much better if not the very best results in them all.

While I have made no promises to Mr. Hill, and I am not going to tell him I am writing this unless he again becomes unsettled, I hope that if the Trustees can agree to the formula as set down above, namely that no work shall be given to any other architect unless called upon to do so by the donor of some special building, you will cable to us the word AKXUR which means in the code book "Confirm the agreement". I suggest that a copy of this letter be given to Mr. Warner for his perusal on his way out here.

In going over this letter I find there are certain items that I have omitted. One is the power of the Grounds and Building committee. I do not think we intended taking on ourselves the right of authorizing drafts upon the Trustees. Our action was simply to authorize the use of money, the drawing of which was already authorized by the Trustees, temporarily for other purposes than it was originally intended for. As we have now authorization to buy materials for six buildings, the materials purchased previously to this authorization will be carried under these accounts and not under the authorizations for the four buildings of last year.

It is a difficult question to answer when you ask what it will cost to make a well. I should say C. \$1500 would be an outside figure. Several times lately Mr. Lund has raised the question of beginning this well. Before we can begin it, however, we must not only have your authorization but also we will need to have the location of the power house decided.

On the other hand, the sooner we can get the well started, the sooner we will know the quality of water we will be able to secure, which information is very necessary in purchasing boilers, in securing a water softening plant if such is needed, besides the use of the water for building purposes, should we get a gusher such as they have at Tsing Hua.

I am sorry that in my cable regarding steel and cement I did not include the cost for cement. However, I have on numerous occasions mentioned that we are paying \$3.40 a bag which works out a few cents

N.B.
?
Pete

2/21/23

over ^{\$40} a ton. If we had been authorized at that time to buy cement we certainly would not have placed orders at any figure above that price. We are doing everything possible to get the price of local cement down to a reasonable figure. I have lately offered two parties to contract for 10,000 bags at \$3.00 per bag, and to one of these parties I have also given a promise that we would take all of this year's needs from them if they could keep their price below any competing price.

Dr. Stuart mentions in his letter the summer palace ground which we still are trying for and still have hope of getting, but on which there is nothing definite to report. For a long time we hesitated to enlist the services of Mr. Johnson, the English tutor of the young Emperor, fearing that as he had Buddistic tendencies he would not favor our gaining possession of this land. We have now taken the matter to him, and he has promised to do what he can for us. The Emperor, however, is sick, and we are delayed there.

Never a day goes by but what Mr. Tayler and I canvass the situation, and there are days when we spend several hours running out various clues in regard to the purchase of the land.

Dr. Stuart also mentions the question of the budget in the enlarged form of which we have a sample. We have been working on this, I won't say in our spare time because there is no such, but in all the time that we can find for it, and I sincerely hope we will be able to get it off before we go out to the site early next month.

Harris
Konantz

You mention the Harris salary question. I think we here all know his status. At the recent meeting of the Board of Managers a scale of salary and allowances was suggested and approved and sent to the Trustees for their action. Miss Konantz arrived after that action was taken, and I have begun to pay her according to that action with the understanding, however, that I may call upon her for readjustment if the Trustees do not approve.

Salary
Scale

Questions are already being brought to our office in regard to making payments according to this new scale to some of the newcomers on such questions as outfit allowance. As far as possible we are putting them off, but where a case seems pressing are proposing to make some advances. The Harris family have found their quarters uncomfortable and unsatisfactory and have moved into a house owned by the University, but for which we formerly obtained rent, and have sent in bills for upwards of \$400 for repairs and furniture. None of these items came in this year's budget and there is sure to be some difficulty making ends meet in June. On the other hand we collected more fees than ever before at the beginning of the term, for we are drawing from the Presbyterian and Methodist Boards money for the vacancies in their quota in the staff so that we will have some credits to offset these expenditures.

Very sincerely yours,

Wm. J. G. G. G. G.

G/M

NOTED BY
MR. NORTH ()
(Date)
3/19/23
DATE
DATE
DATE
DATE
DATE

Second Copy

47 Yang Jou Kutung
February 15, 1925

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

My dear Dr. North:

We are in receipt of your very welcome cable authorizing the purchase of material for two science buildings and telling us that you are going to buy the electrical material as per our letter of January 3rd. This is very encouraging to us. I will communicate with Dr. Houghton as he is very anxious to be kept informed as to the science building program.

As you have been informed by our letters, we have been buying materials in limited quantities right along, so we are in advance with the purchases for these buildings. We will now be able, however, to push matters more than we have felt that we could do without having this definite authorization.

Yesterday I cabled you in regard to the steel. My message read: "Referring to our cablegram, the last that we sent, please advise by telegram what action has been taken. Please accept our thanks in anticipation."

I sent this second cable partly because I was afraid, as you do not mention my steel cable in your message, that it might never have reached you, and secondly because with these additional authorizations the steel question is going to be very acute, and further because we must order from this end even for deliveries in June if you are not going to be able to send us material at an earlier date.

I have spent the morning on the site with Miss Minor, Mrs. Frame, Miss Lane and Mr. Lethmuller. The latter was carrying out some tests with sample beams which were made four weeks ago. These tests indicate that the beams are 60% stronger than the average beams of four weeks setting. They also show that the sand, pebbles, etc. that we have been using make a very excellent quality of cement. The beams were primarily made to decide whether we ought to undertake washing of the sand which we are using, as there have arisen occasional doubts as to the quantity of earth in the sand as it has been delivered to us. We are glad that the results have turned out so favorable.

Since writing to you about the glass tile for roofs I have done a little figuring and find that in the science building under discussion 42% of the cubage above the first floor is in the attic space and it is in order to light this that we first of all began to consider glass tile.

We have also sent you under separate cover the second copy of the perspective of the science buildings and one of the color schemes as worked out by Murphy, McGill & Hamlin. This latter should have gone with the colored photograph sent some days previously, but we unfortunately omitted to include it in that package.

The analyses of hard coal are being gotten together, but will not be ready to send for some time to come.

The three ladies of the women's faculty who were on the site today were impressed with the amount of space their dormitory layout is going to occupy, and are wondering whether it would not be well to place the buildings somewhat close together in the north and south direction. This, of course, is only a query which was brought up out there, and on which no definite action has been taken. They went out primarily to look over the situation as regard to ground levels. My feeling is that we are going to develop a very useful layout for them in that part.

General Chiang of whom I spoke in my last letter has seen the Prince Regent who is not willing to take any action on his own responsibility in regard to the old summer palace land, but has suggested that we interview the Ex-Emperor directly. Mr. Taylor is trying to get the Emperor's English tutor to arrange some meeting for us. As to-morrow is the beginning of Chinese New Year I have not much hope that anything can be done during the next few days.

As everything is going to close except for a few days, I myself am going outside the Great Wall on a leopard hunt. I cannot say I have 50% anticipation of getting a leopard, but a good tramp in the hills will get me in condition for the season's work on the new site.

Some months ago we sent you an order for hardware. I do not remember whether that letter has ever been acknowledged. We certainly would be glad to see this materials before placing our orders for these further buildings.

Mr. Hill is back at work and seems more cheerful than he has been.

Very sincerely yours,

1/M
SBM
Please check up

February 23, 1923.

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

My dear Mr. Gibb:

I enclose herewith copy of a letter which Dr. Eric North requested that I forward to you the next time I wrote. Also I desire to call your attention today to the minutes of the last meeting of the Finance Committee of the Board of Trustees. The following actions will be of interest to you:- Nos. F-1454, 1455, 1456, 1457, and 1458:

With regard to action F-1454, I may say that the committee were of the opinion that they could not come to any satisfactory decision with regard to the matter of the tiles until they had a definite schedule of the probable cost of the different varieties before them. Messrs. Murphy, McGill & Hamlin have written suggesting two color schemes, one with the head buildings of all groups having the green tile roofs and the subsidiary buildings having the gray tiles with the green tile trimmings. They suggest that if this scheme were too expensive that the head buildings in each group might have a gray tile roof with a green tile trimming and the subsidiary buildings have the plain gray tiles.

What we would like to know then would be:- for the buildings that are now under construction what would the cost be of an all green tile roof; for a gray tile roof with green trimmings; and with the all gray tiles? Our understanding is that you have been trying to secure from Canton prices on the green tiles. As soon as you have secured this you will probably be in a position to make an estimate on the cost for the various buildings with the three different types of roofs. There should be a further estimate of the difference in cost as between the gray tiles of cement and tiles of native construction. I would suggest that this whole schedule could be put up in tabular form which would make readily visible the relative costs on the various buildings.

Action F-1455 has already been transmitted to you by cable, and F-1456 I wrote to you about under date of February 2nd, sending you a copy of Mr. Greene's letter, so that by this time you have probably already taken into account the suggestions there made. You will observe by Action F-1457 that the committee authorized Dr. North to make approaches to Mr. Todd in

J. McG. Gibb

- 2 -

February 23, 1923

regard to the question of his acting as consulting engineer according to the suggestion of Lund & Gernow.

With regard to Action No. F-1458, may I say that before the trustees can take any action at all they would like to have very definite recommendations on the part of the Buildings and Grounds Committee concerning the types and sizes of residences which would be necessary to house the present normal faculty. It seems to us that you will have to work on the basis of the faculty as it is at present in securing any kind of a working estimate of the houses to be secured. While there may later be some changes which cannot now be foreseen the faculty as it stands today is probably fairly typical of what it will be when the university moves to the new site. We would ask therefore that the committee send to the trustees a definite recommendation as to how many residences of each size and style would be necessary to house the present faculty. There are three general types as I understand it: - purely foreign, foreign with Chinese decoration; and pure Chinese architecture. How many of each type or style would be needed and how many of each size in each type or style? This of course will have to be based quite largely on the present size of the families. The trustees would very much deprecate any tendency to allow individual members of the faculty to in any sense scramble for particular houses or to dictate in any way as to what features should go into the houses that they hope to have assigned to them. It would involve you in a hopeless mass of petty details in arrangement of things of minor significance and cause you no end of difficulty.

Very sincerely yours,

Enclosure

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

CONSTRUCTION BUREAU

47 Yang Jou Hutung
February 26, 1923

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

My dear Dr. North:

Mr. Hill has just shown me the letter he has written you, and I feel that it is too indefinite to bring much of a response from you. After my talk with Mr. Hill last Tuesday night in which I tried to get him to say he would stay on until Mr. Warner arrived, though he did not promise to do so, I felt that he really had it in mind to wait that long. Since then he has spoken once or twice as though he was undecided in his own mind whether he would wait.

This morning he met with a terrible mishap. A little after 4:00 he smelled smoke in the house in which he was living and looking into the hallway saw there was something wrong. He got out of bed, grabbed as many clothes as he could in a hurry, got downstairs to find the hall in flames, and partly dressed in the outer vestibule of the house. He then called a ricksha and came around and awakened me.

The house in which he was living belonged to the English Methodist Mission and was occupied by my father-in-law, Dr. G. T. Candlin, who is the senior member of that Mission. Dr. Candlin teaches in both the Methodist Theological Seminary and in the University, but very fortunately is away on a trip South to Shanghai and Foochow.

I, of course, hurried around to the house, but there was nothing that could be done. Nothing remains at this writing but the brick walls. Mr. Hill lost all his fine library of books on architecture, all the architectural plates which he had collected over a long term of years, all his clothing, two cameras, one of which he purchased last summer for over \$400, and every last thing which he owned including his glasses and hats. So when he said in his letter today that he was not working, it was because he did not have any glasses with which to see, and is badly shaken up.

He remarked before breakfast that it would be a good time to go home, as there would be no baggage to encumber him and no freight bills to pay. I still sincerely hope that he will get settled down and not go home for a term of years to come. I am considering calling the Grounds and Building committee together, and if they agree, offering Mr. Hill a sum of money with which to replace at least his camera and clothing. No amount of money could purchase the memories that have gone up with the books, photographs, pictures of his father and mother, and other keepsakes that all disappeared before 6:30 this morning.

My father-in-law's loss will be equally hard to bear, as his life has been tied up in his library, the translation of books that he has been working on and the pictures and other mementos which fill his house.

I am just back from a trip to the site where I am told it is possible for us to buy the piece of land belonging to the younger Liu brother, which is the eastern part of the place south of the road which we do not own. It will cost us \$80 a mou, and the houses on the adjoining piece will not come within the deal. Considering the position which Mrs. Frame takes in the whole matter and the position which all the members of the Grounds and Building committee support, I think I had better purchase it.

I had with me on this trip out Mrs. Calhoun and Miss Carrere who is a landscape architect. They expressed great appreciation of the sample roof which includes the main ridge and one of the secondary ridges which was fixed up on the site late last fall. They did not notice any difference between this sample and Chinese palace roofs in general.

They were also much pleased with the possibilities of the site as far as architectural layout went and felt quite strongly that the large grave in the dormitory section of the Women's College should for the present be preserved, also that the remains of the Flora's temple should be preserved and partly reconstructed, and that the stone boat should be treated in the same way. I simply pass on to you their comments that you might know them and have them in mind for what they are worth.

There is still nothing to report in regard to the old summer palace land, and only the continued purchase of materials point to the activity which will soon be going on at the site.

An American mail was supposed to be due in Shanghai on the 22nd or 23rd, but I have seen no samples of it in Peking.

Very sincerely yours,

Miss J. J. G. J.

G/M

