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PEKING UNIVERSITY

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ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

May 1, 1924

Mr. Lewlie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

Enclosed are copies of letters to Dr. Galt and to Mr. Bocker both of which explain themselves. It may be that Bocker will have called on you for money for this order before you get this letter, in which case we will probably have exchanged some cables in regard to the lumber. Mr. Krause read me over the telephone yesterday your cable in regard to Mr. Ellis and we have been consulting about it some over the telephone but are not quite ready to send you a cable reply as yet.

If Mr. Ellis started from home during the next three weeks he would arrive here toward the end of June, a very bad time for anyone to arrive in North China. There would be some danger of sickness which would incapacitate him or members of his family and make the expense of his trip greater than calculated and make the service rendered less than hoped for. Other factors in the case are that Mr. Ellis would look to the University for some motor car use back and forth to Peking and probably for considerable furniture, fixing up of some residence and would need a good interpreter to help him about the work. Interpreters are a serious problem as they are always liable to be tempted to take commissions in order to help interested parties along in the work. On the other hand there is in Peking a Mr. Charles Thunder, a man who has been in China enough years to be able to talk some Chinese and one who has had considerable experience in the building of residences as well as superintending larger work. He recently has erected the central Post Office in Peking. Mr. Thunder has his own motor car and establishment here in Peking and any salary that would be paid him would be a fixed salary with no other expenses in addition. Another factor is that Mr. Thunder may be willing to enter the employ of the University on a six months contract basis or perhaps even on a monthly basis. This would mean that if the work got slack we would not have his salary as a permanent fixed overhead feature. After talking with Mr. Krause this morning I telephoned to Mr. Thunder and he will come out this afternoon and we can go over the ground together. It may be that within a day or two from this date you will have a cable recommending the employment of Mr. Thunder instead of Mr. Ellis. I have figured roughly that if Mr. Ellis was to receive \$600 local currency as a salary, two years service would come to over \$20,000.

L. B. M.

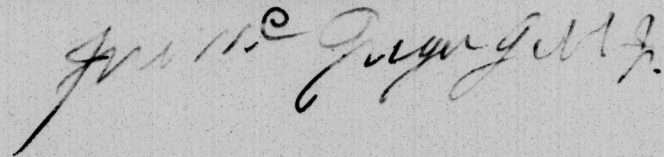
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May 1, 1924

I do not know that there is anything more to be said in regard to the letter to Dr. Galt but I am enclosing it simply to keep the Trustees informed as to what is passing out here. If in the meantime the Trustees should authorize the purchase of the strip of land along the main road at the southwest corner of the site I am sure the Practice School faculty would be glad to locate their school there. I think the question of whether it is best for this school to be a day or boarding school must remain for decision until Dr. Stuart arrives back in Peking.

Very sincerely yours,

G:C



P.S. We are sending under separate cover the prints of the two schemes for the School of Practice, also a print of drawing made by one of our Chinese draftsmen showing an alternative scheme for the Administration Building. In this plan the central part of the building has been made several feet longer and the roof higher while the two wings have been cut down in length. This has ~~been~~ made it necessary to decrease the number while increasing the size of the office rooms in the wings. When the committee talked about the plan the other day it was felt that each office could be assigned to two or possibly three teachers. The reasons for making the changes are that the Chinese around us do not think the Administration Building large enough or rather commanding enough when compared with the buildings which flank it. The spacing of the columns in the front has been done according to old Chinese specification books. This plan has not been talked about by the committee but I pass it on for your inspection.

May 1, 1924

Dr. H. S. Galt
Peking University
Peking

Dear Dr. Galt:

We have at last gotten an estimate from the contractors on the cost of the courtyard plan for the School of Practice. This building would, according to their figures, cost \$27,500. Labor alone, they figure would come to \$5,100. This does not include any heat, light or sanitation. We figure the heat for Sage Memorial at \$6,600 and electric lighting at \$3,000 and plumbing at \$2,300 making the total close on \$12,000 for these equipments. The cost of a building about the type of the Theology Building but in size shown in your rough sketch would come to less than \$90,000. We are enclosing a rough translation of the specification written with the above price for the courtyard plan.

My own feeling is that if the building is started in the Chinese courtyard type there will be a tendency on the part of the engineers, our committee and possibly the Department of Education to put in refinements which will cause the building to increase in cost while the \$90,000 mentioned for the two story type of building probably includes all the refinements that can be needed.

I have outlined on my site drawing here the size of this courtyard taking the corner pavilion as a starting place and making the main entrance face south. The amount of land occupied out there is not large and I do not think the view of the Women's College would be spoiled. Of course this does not consider dormitory courts.

In this connection somebody had been making mud bricks on the property of Prince Pu Lun immediately south of our southwest corner. It would appear that the thing we feared is beginning already. Rumor has it that some sort of tea shop is to be put up there with these mud bricks. I hope my information is not correct but am afraid that the bricks are not being made there to be used somewhere else. I will get a print made of your floor plan and send them all off to America so that there can be copies there whenever we have to refer to them. I hope the Trustees will not put these in the hands of Mr. Murphy and so cause the cost of the buildings to increase. With the courtyard style we here are perfectly conversant and with the models such as the Theology Building or the Sage Memorial we can do excel-

H. S. G.

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May 1, 1924

lent work if the two story building is decided upon.

Very sincerely yours,

G:C

0112

COPY TO MR. O. J. KRAUSE.

May 1, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

Under date of April 29th I sent the following cablegram:

GIBB ELLIS AVAILABLE TWO YEARS CONTRACT WILL
GIVE HIS PERSONAL SUPERVISION RESIDENCE CON-
STRUCTION RELIEVE THE STRAIN (ON) YOU DO
YOU RECOMMEND SECURING.

We got in touch with Mr. Ellis following the suggestion in
your letter some time ago, with the help of Mr. Bennett.

Dr. Stuart personally interviewed Mr. Ellis and we have Mr.
Ellis's agreement to go to Peking, if appointed, as soon as he can ar-
range his affairs in this country and go out.

Dr. North felt that before any final action was taken here,
we should hear once more from you, definitely, whether Mr. Ellis would
be acceptable to you in supervising the work on the residences. With
the experience which he has had in the past, he should be able to do a
good piece of work and relieve you of a multitude of details in that
direction.

Mr. Warner was expecting to send some word to you with regard
to a Mr. Wolf who has done considerable construction work, I believe,
for the American Board in North China. Mr. Warner thought it might be
possible for you to get Mr. Wolf to assist you in the construction work
on the University buildings.

It seemed to us, that entirely apart from such assistance as
Mr. Wolf might be able to give, it is exceedingly vital that as much re-
lief as possible be provided in other directions. Mr. Ellis would seem
to me to be a very happy solution of the residence problem, if he is ac-
ceptable to you. Mr. Bennett recommends him thoroughly for the type of
work we have in mind.

We have a definite pledge for another dormitory and sufficient
funds will be in hand by June first so that we can probably authorize
commencing construction on it by that time.

Mr. Lewis, who is now Executive Secretary has already secured

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May 1, 1924.

\$10,000 in pledges toward a refectory building which will be known as Buffalo Hall. He expects to secure the balance necessary by some time in the early fall.

With these two additional buildings and the library taken care of, our construction needs are narrowed down to the necessity of providing the heating and lighting plant. We have not yet discovered the solution of this difficulty.

I wish to acknowledge the receipt of your letter of April first enclosing the pictures of the construction work which we were very glad to get.

I am glad that the matter of the Ford Tractor is so well along, and trust that by this time you have it on the site.

I think your arrangements for handling the roofs should be very satisfactory. It is an excellent thing to get a guarantee on them for a period of ten years. I assume that this means practically a water-tight roof under the tiles.

Dr. Stuart will be arriving in Peking almost as soon as this letter, and I know that you will be glad to see him back again. He has done a wonderful piece of work while he has been over here; the institution cannot be too highly congratulated upon the President it has.

With cordial regards, I am

Sincerely yours,

Assistant Secretary,
Peking University.

LBM/KJL

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PEKING UNIVERSITY

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ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

May 6, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

We have to acknowledge receipt of your letters of April 3d and 5th, also the catalogue mentioned in yours of April 3d which we have passed on to Lund, Gernow and Company.

The question of radiation has been settled as you know from our correspondence of several weeks ago.

In regard to the lock strip, we are at present using heavy felt between the large squares in the finished floor and seem to be getting much better results than those obtained last year. We have also to acknowledge your copies of minutes of various committee meetings. Most of the items have been taken up by yourself before this time and I think are largely answered by ourselves. In regard to insurance, we have lately affected \$60,000 worth on the large consignment of lumber due to arrive here this week. This will keep it insured until it goes into the buildings as finished mill work. I have never thought it necessary to insure the buildings under construction. First, because they are practically fireproof. Second, because they are scattered around over a large area. Third, because we have a considerable night watchman force on the job. Fourth, because there are practically no fires or lights in any of the buildings. Fifth, there is no danger of fire from any surrounding property. I have, however, put the question of insurance on the agenda for the next Grounds and Buildings committee meeting and will see what their reaction is. We have transmitted actions FC-1655 and FC-1663 to Lund, Gernow and Company.

*Report
to
Mr. Com*

I yesterday cabled you in accordance with the thought as expressed in our last letter in regard to the engagement of Mr. Thunder rather than sending Mr. Ellis and family all the way back to China. The cable reads as follows: UCSOWICZYP MAUBPMIFYT NOIGNYOUTP EBEKSIKIAN OTUVLOTOCC the translation of which is - recommend engagement local man twenty years China experience \$500. Mr. Thunder is ready to go to work within the next few days and unless I hear from you something to the contrary will start him on a tentative engagement subject to further information from yourselves. On my way to talk with Mr. Thunder yesterday

0115

L. B. M.

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May 6, 1924

I met Dr. Houghton just back from a trip to Shanghai and told him where I was going. He had not had time to think the matter through but seemed to think Mr. Thunder would be a very useful man on the work.

We have on the wall a rough drawing of an old bridge. It is at present situated on an old imperial burial ground several miles away from here. It has curved stone balustrades, is about fifty feet long, twenty feet wide and has three arches. It appears to be just the bridge that we need inside of our main gate. It can be gotten to the Tsing Hua railroad station for \$3,000 or less, a price much lower than we could hope to purchase a new one for. The railings alone would cost in the neighborhood of \$1,000 new while if we secure this one we will have a genuine antique and an antique that has improved rather than deteriorated with age. This much so as to let you have some warning before we take any further action out here.

Very sincerely yours,

John Mc Gregor Gilbert

G:C

0116

Copy to MR. O. J. KRAUSE.

May 9, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I enclose herewith a copy of a memorandum received from Mr. Baker, in charge of the Purchasing Department of the Methodist Board. Mr. Baker has given a great deal of time and personal attention to securing bids on the long list of plumbing supplies and fixtures, which you sent us some time ago.

We also had bids from Mr. Becker, but Mr. Baker finds that we can buy the whole order more economically in New York, because of the possibility of all water shipment to Peking.

You will note in the last paragraph of his memorandum that he requires additional information before he will be able to place the order. We have tried to guess as closely as we could, just what would be the satisfactory material in other cases, but, in this case, we could not come to any final decision, and felt it necessary to refer the matter to you again.

Very sincerely yours,

Assistant Secretary,
Peking University.

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ENC.

0117

COPY TO MR. O. J. KRAUSE.

PEKING

May 15, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I think all the items covered in your letters of March 8th, 14th, and 20th have been cleared.

I have for acknowledgment, your letters of April 4th, 9th, and 11th, together with one from Mr. Krause, dated April 4th, containing the balance sheet of the Construction Bureau as of April 1st, and his statement of the building accounts.

We received a week ago, your cablegram in reply to ours, about Mr. Ellis, saying that you would recommend the engagement out there, of a man who has had twenty years' experience in China, at \$500 Mexican, which we assume means monthly salary. I have not yet cabled you on this matter in reply, because we have not been able to have a meeting of the Finance Committee. I hope that in the next few days we can get the men together and authorize your securing this man whom you mentioned.

It appears to Dr. North and me, as we study your balance sheet, that it is perfectly clear how much is being carried for future overhead, and in materials in hand, but we are not able, from your report, to distribute any of the items which we are holding in our present account, Building Operations Undistributed. This is, after all, the thing we are particularly interested in at the present time.

I am having a copy of the account as it stands on our books, showing the items which we wish distributed, made up and sent to you. If you can give us the distribution of these items, you will provide the information we are most eager to obtain at the present time.

We appreciate very much the excellent work which you have done on the balance sheet and are very glad to have it up to date. I believe the salary arrangements for Lund, Cernow & Company and the adjustments on commissions which you have worked out are entirely satisfactory. I think it would be well for us to get an action of the Finance Committee here approving the change in salary which you indicated. As soon as this is secured, I shall notify you, so that the matter will be clear.

0118

I have already had a communication from the New York office of Andersen, Meyer & Company, asking that we agree to make payment for their bill for radiation when they present it, and I have informed them that we are prepared to handle it in accordance with your agreement.

I think you will certainly need a man who is competent to handle plumbing work for some time to come, and if you could secure such a man out there, it would be highly advisable. Since you have not cabled us asking for such a man, I assume that you have discovered him.

I shall see if the Finance Committee cares to take any further action regarding the use of the new campus as a burial ground. I think your position is altogether sound in the matter.

Mr. Booker has made arrangements for the lumber and is expecting to have a shipment about the middle of June. We established a letter of credit with one of the Seattle banks to enable him to go ahead with the order. He writes that there has been so much difficulty with orders from Japan during the past year, that the mills will not take an order unless credit has been established to cover it.

We understand, now, the reason for the apparent change in the estimated cost of the trenches. This was not clear to us before, but we assumed that it was the result of more detailed information which you might have had subsequent to the original estimate.

The matter of the purchase of the stone lions was brought up during the meeting of the Campaign & Finance Committees on March 6th, and I sent you the cable on the following day. Nothing was said about the bell at the time, and no amount was designated for the lions. Dr. Luce had in mind securing the money from some individual to pay for them. He will probably talk with you about it when he gets out there.

I think this clears up all the items in your letters up to date.

We have felt that it would be well to talk with Mr. Place about any real divergence from the plans which he drew up. I think his feeling will be that the plans are in our hands to use as we see fit; in fact, he has so expressed himself, already. Such points as you mentioned in your letters with regard to the valves on the radiators and the piping in the chapel of the School of Theology Building, I have not yet discussed with him, because it seemed to me better to wait until we had all the comments which Lund, Gernow & Company might wish to make on the report, before going to him with them.

I am glad that the report in general was so satisfactory. We have been very greatly impressed with Mr. Place and his desire to do a satisfactory piece of work for us.

With kindest regards, I am

Cordially yours,

Assistant Secretary,
Yoking University.

LBM/KJL

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PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

May 16, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

It has been ten days since we have written to you and there has been no mail from you in the meantime. We have, however, several things to report. Not having had a cable in reply to ours of about the 6th we have asked Mr. Thunder to begin work with us with the understanding that his engagement is only ~~tentative~~ pending definite action from the Trustees. Mr. Thunder is helping in the laying out of plumbing in the Dean's Residence, changing one of Mr. Hill's sketches for a residence to suit the ideas of the Women's College Committee and giving some time to supervision and inspection of the buildings in general.

Mr. O'Leary, of whom we wrote to you sometime ago, came on the job on Monday last and has taken stock of the pipe and fittings on hand and is beginning the installing of the plumbing in the Dean's Residence and laying out the plumbing in the other buildings. The Russian carpenter foreman, with whom we began negotiations six weeks or so ago, appeared yesterday and is taking hold in a most business like way, so that our staff at present would list up somewhat as follows:

Miss Cookingham and Miss Figourovsky in charge of the office and the accounts.

Mr. C. Thunder, architect and general superintendent of residences.

Mr. James J. O'Leary, superintendent of plumbing and heating installations.

Mr. W. W. Assesserow, foreman on concrete work and steel laying.

Mr. N. Pellgoursky, foreman of electrical installations.

Mr. J. Barmin, foreman carpentry work.

The list should, of course, have begun with the engineering firm with Mr. Leth Muller as resident construction engineer. I think we can be said to be sufficiently staffed as long as these men are able to carry on and do the work they are expected to do.

Yesterday an American with about ten years army and marine experience largely in the electrical end of the service applied for work with us but we have not seen our way clear to engage him.

0120

Our lumber is being loaded on cars in Tientsin and will be with us in the course of the next forty-eight hours. We have been forced to purchase twenty tons of steel to stock up certain sizes until the supply from Europe comes to hand. These should be along shortly, they having missed the boat in early February and so have been delayed one month.

The work at present stands about as follows: - The roofing contractors have put the tar and tar paper roofs on the Theology Building, Men's Dormitory No. 1, Sage Memorial and one Women's Dormitory. These buildings are waiting for them to put the tiles in place. The Dean's Residence, Women's Administration Building and Women's Dormitory No. 2 are in process of having the tar roofs put on. The forms for the 3rd floor slab for the Women's Dormitory No. 3 are also in process of being put in place and the first story walls of Women's Dormitory No. 4 are going up. The concrete brackets under the eaves of the Physics Building are more than half finished and the forms for the 3rd floor slab of the Chemistry Building are well under way. We are this week again water-proofing the basements of these two buildings. We water-proofed them once last year and put in a concrete slab with steel reinforcing. This was done on calculations based on two years observation of the water table. During the last winter the water table rose two feet above our previous records and forced up both of the slabs and caused considerable leakage into the basements. This necessitated doing the work over again and we believe this time there should be no further trouble. In Men's Dormitory No. 2 we are putting the granite Ashlar base in place and in Men's Dormitory No. 3 the piles are all driven and the forms for the foundations are being set up. In the Refectory piles are just started.

Mr. Thunder is going to begin on Monday to make a layout for the one residence site that is bought and paid for. The other, I think, should wait until the transfer is further along.

We are sending in this same mail a blue print of a stone bridge that has been brought to our attention. This bridge is located in a Prince's Burial Ground at some distance from the site. A tablet along side of the bridge was erected in the year 1801. The bridge itself is in good condition and is quite handsome. The old burial ground is being demolished and the materials sold as second hand building material. We have been to see the bridge and also sent our stone contractor to see it. Our figure is that it will cost \$1,000 to tear the bridge down, transport it to the site, re-erect it and replace such pieces as are too poor to be moved. We have made a tentative offer of \$600 for the bridge itself, this being from a half to a third of the prices we have heard mentioned for it. We propose to put the bridge over the first water way inside the main entrance at the site, always supposing we are able to secure it.

May 16, 1924

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On Wednesday last Mr. Lund brought Mr. Norman, the representative of the Worthington Pump Company and Mr. Miller, representative of the American Radiator Company to the site. They spent a day over the details of the heat and power plant. They rather surprised me when they stated that the heat for the college year would cost \$22,000 local currency. Sometime ago Mr. Lund suggested that the University attempt to get the franchise for electric lighting for this vicinity and utilize the steam from the lighting generators to heat the water in our heating system. As they have designed the plant at present there are two generators delivering a total of 150 kilowatts which use 200 horse power boiler. It will take 300 additional horse power to give the heat during the cold weather. If we should put in 60 more horse power boiler we could then manufacture additional electricity amounting to 270 kilowatts. If we could sell this electricity at what it cost we would then have our heat free of cost. I will look up the question as to franchise for this neighborhood. Many of us believe that there will be a considerable suburban development here in the near future. The village of Haitien would consume a certain amount of electricity immediately. The few palaces that are occupied near us would also consume some. It is not altogether unthinkable that Tsing Hua College would abandon its electric plant and become a customer of a larger plant as they experience considerable difficulty in maintenance and running of their present plant.

Mr. Com

Mr. Lund has suggested the advisability of an electric meter in each building and I certainly concur with him. A meter showing the amount of domestic hot water consumed and also the amount of heat consumed in each building might also prove useful.

Very sincerely yours,

Wm. G. G. G. G.

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PEKING UNIVERSITY

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ADDRESS:

CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

May 22, 1924

Mr. Leslie B. Moss
New York City

My dear Mr. Moss:

We are sending you today the sketch plans showing the location of the proposed new residences on the residence site. The extreme southwest corner of this site is one quarter of a mile from the most easterly part of the main campus. When we first undertook to buy this site we were given to understand that the part marked "vacant lot" north of the west wing of the site was also procurable under the same deed but as negotiations progressed it developed that there were two additional deeds for that piece. The owners to date have not been willing to sell. We have delayed surveying or laying out this place up to this time because we still had hopes of securing these pieces at approximately the same reasonable price that the rest was secured for as long as it was not definitely known that the University was the purchaser.

We have laid out on this plot four of each of the types of houses approved by the Trustees. We feel sure it would make for economy in building if the ground floor plans were used over and over again while the elevations could be varied somewhat, thus preventing the general appearance from being monotonous while the houses are equally desirable as far as their interior arrangements are concerned.

Jim
Com.

I am waiting to call a meeting of the committee until the arrival of Dr. Stuart, he being expected in two days. I expect that he will have the latest information as to authorizations in regard to residences. We are somewhat surprised that letters dated as late as April 24th still do not give us any information from the Board of Trustees meeting in regard to building plans and projects. We have Dr. Wilson's suggestions contained in your letter of April 24th. The Chemistry floor slab is already cast. The electric conduit has been placed to each table and the holes have been left for water mains, gas pipes and drains. The main laboratories as originally planned provided for six tables in the middle of the room. These were changed to five tables on representations received from Dr. Wilson after he left Peking and all the pipe connections have been put in on the five table plan. He now suggests that we put in 5 1/2 tables and run one end of the tables to the wall on the window side of the room. I have not had opportunity to discuss these suggestions with either the Science faculty of the Grounds and Buildings committee but am somewhat apprehensive on the amount of changes that will be necessary if it is finally decided to adopt this latest proposition.

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L. B. M.

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May 22, 1924

We had the first rain of the year last night and it is raining again this afternoon. We have had weeks of dry hot weather with a great deal of wind and dust. These rains will partially save the winter wheat crop and will allow the farmers to do spring planting but will in all probability stop all hauling of sand and pebbles for our work here. I hope, however, that we have enough to carry us along until hauling can recommence in the fall.

The lumber order was all delivered at the station on Saturday and Sunday last and we are hauling it at the rate of 150 pieces a day. The first pieces were in the hands of the sawers as soon as they were off the carts. Our carpenter foreman pronounces the material ever so much better than that usually sold on the China market. Everybody seems very glad to get it here.

Very sincerely yours,

G:C

John McFerguson

0124

COPY TO MR. KRAUSE.

May 23, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I noticed in one of your recent letters that you spoke of the fact that you did not find the master keys with the locks when they arrived. We sent you one set of these keys by mail, when the order was starting by freight, so that you should have had them before the locks arrived in Peking.

I have just had a duplicate set of these master keys mailed to you by registered parcel post, so that you will surely have them.

I am sending you herewith a copy of a letter from Mr. Place written in reply to the comments which have been contained in your letters during the last two months, regarding his report.

In this connection, I sent you the following cable yesterday:

GIBB BOARD CANNOT AUTHORIZE EXPENDITURE FOR REFECTORY
AT PRESENT AS PER CABLEGRAM SENT TO YOU MARCH 19TH
THREE DORMITORIES ONLY PLACE ADVISES USING NUMBER TWELVE
WIRE ADHERE AS CLOSELY AS POSSIBLE TO HIS RECOMMENDATIONS
REGARDING WATER STORAGE SIZE AS PER CABLEGRAM RECEIVED
FROM YOU MAY 5TH RECOMMEND YOU TO CONFER WITH STUART
BEFORE DOING ANYTHING.

We note in the minutes of the last Grounds & Buildings Committee meeting, the statement that you were building a dormitory unit, including refectory. Our authorization was for three dormitories; as yet, we have no funds for a refectory, although, we hope to secure pledges sufficient to enable us to authorize building one before the fall.

I included in the cable, two recommendations Mr. Place made that might make a difference in your immediate plans. You will notice his further comments in the copy of the letter enclosed.

Very cordially yours,

LBM/KJL
ENC.

Assistant Secretary,
Peking University.

0125

May 24, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

The enclosed has just come to me from Mr. Bocker. I am writing him that I have no authorization from you to pay the account, and therefore, no funds from which I can make payment for a thing of this sort, and that you will undoubtedly send him a check or instruct me what to do.

Cordially yours,

Assistant Treasurer,
Peking University.

LBM/KJL

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PEKING UNIVERSITY

ADDRESS:

CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

May 28, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

This is to confirm our cable of yesterday which read as per enclosed sheet. This was one of the hardest decisions that the committee ever had to make. It is felt very strongly that everything must be done to make the residences as comfortable and attractive as possible - thus, making living conditions for the wives and families of the faculty members so comfortable as to compensate for living here in the suburbs and the committee was faced with the problem whether Mr. Ellis or Mr. Thunder could best meet these conditions. The committee, I think, would have agreed that Mr. Ellis could probably have made a better general layout for the two or more residence compounds and it is also possible that he would have given a little more up-to-date finish to the individual houses. On the other hand Mr. Thunder is more familiar with living conditions and the idiosyncracies of Chinese servants than Mr. Ellis could be. It was estimated that Mr. Ellis' services would cost an average of \$1000 per house more than Mr. Thunder's services would and the committee felt that an additional \$1000 put into hardwood floors, extra sanitary equipment, or other improvements would compensate for possible lack of scenic arrangement and up-to-the-minute ideas. As for relief from responsibility for this office and the local committee, we might have felt a little bit less responsible as far as design goes with Mr. Ellis here but when it was considered that he would be at the mercies of Chinese interpreters and many of the disputes between the contractors and Mr. Ellis would have to be adjusted through this office, the sum total of responsibility would probably be less with Mr. Thunder in charge than with Mr. Ellis.

As indicated in the telegram the committee was very decided that should Mr. Ellis come, it would be necessary for him to live on the site, as otherwise, there would be too much responsibility that would have to be delegated to others while Mr. Ellis was travelling back and forth to Peking.

We have to acknowledge your cable of May 23d as follows: "Board cannot authorize expenditure for refectory at present. As per telegram sent to you March 19th three dormitories only. Place advises using number 12 wire. Adhere as closely as possible his recommendations regarding water storage size. As per cablegram received from you May 5th recommend you to confer with Stuart before doing anything."

0127

May 28, 1924

We are sorry for our misconstruing of your cable of March 19th which led us to commence an entire dormitory group, two dormitories and a refectory, rather than three dormitories. This error arose because we at this end had been asking for these three buildings and when the Trustees cabled in regard to three dormitories we took it to mean that they were speaking of the same group we were but had used the words three dormitories in order to save cable costs. You will note that the committee voted to go ahead with the refectory, the idea being to get the foundation walls up to grade level as the building stands in a branch of the old lake and it would be very difficult to work there after the heavy rains of the summer. The piles for this building are all driven and the placing of the foundations will not entail a very great expense which can be carried on a suspense account until such time as the building is authorized. We are also considering putting in the necessary piles for the third dormitory so that that building can go ahead even during the worst of the wet weather.

We would like authorizations to begin residences as materials should be purchased and unloaded on the residence site as rapidly as possible. Almost any day now may bring an end to the hauling season. We have practically stopped hauling on the main site already as we have enough materials to last us for the summer. We can borrow from these materials for residences but this will entail additional expense for handling and we would like to cut this down to the lowest level by hauling direct to the residence site.

In regard to GB 563, we were instructed to write more fully to the Trustees. The committee felt that Mr. Murphy's greatest contribution could be in finishing all the architectural drawings at the earliest possible date and they would be unwilling to have him come here until these drawings were all done. The committee felt that as he is the architect they should not stand in the way of his coming. On the other hand it did not appear that he could make any very great contribution to the plant by a trip. In the last part of the motion the committee wished to indicate that the expense of the trip should be arranged definitely before Mr. Murphy undertook it. In the agreement negotiated with the architects in the summer of 1921 it was understood that Mr. Murphy would make a very limited number of trips at his own expense and it was definitely stated that if he or members of the firm or representatives from their Shanghai office were called to Peking by the University there was to be a special per diem fee. We are not informed as to the present agreement with Mr. Murphy and it does not seem as if the agreement of '21 made in regard to four buildings can be stretched by either party to cover a trip at this late date.

Mr. Lund is leaving Shanghai on the 16th of June and will be in Vancouver on the 2nd of July and in New York about a week later. It will greatly add to the progress of the work if during his few days in New York the final plans for the power plant can be O.K.'d and a large part of the equipment ordered so that it can arrive in Peking in the fall and be installed during the winter. We understood from Dr. Stuart that the Trustees are willing to underwrite all this equipment and we are sending out requests for tenders at the earliest possible date and we will ask all those

0128

L. E. M.

- 3 -

May 28, 1924

tendering to do so in duplicate, one copy to New York and the other copy to Peking and we will hope to hear from the Trustees that they have placed the order or that we are authorized to place it.

We have to acknowledge your letter of May 1st giving in detail the cable in regard to Mr. Ellis which matters have been dealt with as above. We are also glad to note the hope of another dormitory.

We are enclosing copies of pictures - two birds eyes, one principally Women's College with general academic buildings in the distance and the other of Men's College buildings, also two pictures showing the men at work turning over two stone monuments, these monuments which were probably the four sides of one structure must have been thrown down in 1860 when the last palace was destroyed. Two of these monuments were tipped over and the History Department asked that they might be turned over so that they could read the inscriptions. It is our expectation to re-erect this monument in some conspicuous place in the near future.

The bridge of which we wrote some time ago is still not purchased, our offer not having been accepted.

We also have to acknowledge a copy of your letter to Mr. Krause with the various minutes enclosed. We have read this same through hurriedly and will give it more time soon.

Very sincerely yours,

John W. & Guya J. L. S.

G:C

0129

Code sent to
Date
Code used
Code word

New York
May 27th, 1924
Missions
Translation

YENCHING
NEWYORK
EFCAH
YHYOK
YEMOB
YCSIN
SYINZ
ULPYV
DAIXR
ELLIS
UWOSL
AYFOS
MAUBP
JEBTS
VAOJW
ELLIS
JYUKC
IVZUK
WEBOP
SENUV
VOONC
OFNIT

Field Property Committee
votes
unless
Trustees
prefer
residences
in care of
Ellis
satisfactory
arrangements will be made
locally
If you
send
Ellis
we much insist on
his
staying
on
building site
J. L. Stuart

File as orig

May 30, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

Mr. O'Leary is starting to lay out the plumbing and has found that the Royal Sloan Flush Valves for Urinals sent out in John Simmons & Company order, their record number being 26491 - 26489, sales folio 4833 dated February 23, 1923 are apparently for a wall 15 inches thick. Why this was sent we here are not able to understand. What we should have had would have been 58 nickel plated Royal Flush Valves as shown on page 24 of Sloan Valve Company catalogue F 1920. I note that their catalogue price of this is \$22.00 while the University has paid \$33.00 for the one set. I would expect that there would be considerable discount on the \$22.00 price while the \$33.00 price seems to have been net. Will you please order and ship as soon as possible eight of these F 58 valves and we will in about a month or six weeks then pack up the ones received here and start them back to you. It seems too expensive a fixture to try to change out here.

Thanking you for your attention to this matter,
we are

Very sincerely yours,

G:C

0131

PIPING REQUIRED FOR HEATING MAINS.

12" diameter.	3400 ft.
11" "	790 "
10" "	1500 "
9" "	2240 "
8" "	380 "
7" "	535 "
6" "	560 "
5" "	1740 "
4" "	1970 "
3" "	545 "

HEATING MAINS.

The pipe to be either: Standard Full Weight Black Lap-Welded Mild Steel Pipe, or Standard Full Weight Solid Drawn Mild Steel Pipe or Mannesmann Pipe, screwed and faced flanged throughout.

All threads to be Whitworth and the flanges to be drilled according to British Standards.

The pipe to be guaranteed tested to a hydraulic pressure of not less than 150 lbs.

All fittings and flanges to be extra heavy.

All Expansion Joints to be of the Double Offset expansion U-Bend type.

*Crane lap
loose joint flange*

PIPING REQUIRED FOR HOT WATER DOMESTIC SUPPLY MAINS.

4"		460 feet.
3"		3400 "
2½"		3100 "
2"		2300 "
1½"		720 "

All pipe to be Standard Full Weight Galvanized Lap-Welded, Genuine, Guaranteed Wrought Iron Pipe with manufacturers' name embossed four (4) times per length. The pipe to be unthreaded, but sufficient couplings to be supplied; the thread to be Whitworth.

The mains to be screwed and faced flanged every five (5) lengths, where over 2" inside diameter. Up to and including 2" to have brass seated unions every five (5) lengths.

The pipe to be guaranteed tested to a hydraulic pressure of not less than 150 lbs.

All fittings to be heavy, square head cast iron pattern, galvanized malleable iron.

All Expansion Joints to be of the Double Offset expansion U-Bend type.

FITTINGS REQUIRED FOR HEATING MAINS.

Bends (long radius)

45° x 12" 9 pcs.
" x 10" 2 "
" x 9" 4 "
" x 6" 2 "

Bends (long radius)

90° x 12" 1 pcs

Tee-pieces.

12" x 12" x 12" 2 pcs
" " x 6" 1 "
" " x 5" 2 "
" " x 4" 8 "
11" x 11" x 4" 4 "
10" x 10" x 10" 3 "
" " x 4" 2 "
9" x 9" x 9" 1 "
" " x 4" 5 "
8" x 8" x 4" 3 "
7" x 7" x 7" 3 "
" " x 3" 2 "
6" x 6" x 6" 1 "
" " x 4" 1 "
" " x 3" 2 "
5" x 5" x 5" 2 "
" " x 4" 1 "
" " x 3" 2 "
4" x 4" x 4" 1 "
" " x 3" 1 "

FITTINGS REQUIRED FOR HEATING MAINS. (Cont'd.) II

Cross pieces.

10" x 4"	5 pcs.
9" x 4"	1 "
7" x 4"	3 "
6" x 4"	1 "
5" x 4"	2 "

Taper Reducing Pieces.

12" x 11"	2 pcs
12" x 9"	1 "
11" x 10"	1 "
10" x 9"	2 "
10" x 6"	1 "
9" x 8"	2 "
9" x 7"	2 "
8" x 7"	1 "
7" x 6"	2 "
7" x 5"	1 "
6" x 5"	2 "
5" x 4"	1 "

Expansion Joints.

12"	10 pcs.
11"	2 "
10"	5 "
9"	7 "
8"	1 "
6"	2 "
5"	3 "
4"	1 "

FITTINGS REQUIRED FOR DOMESTIC HOT WATER SUPPLY.

III.

Bends (long radius)

90° x 3"	1	pcs.
45° x 4"	2	"
" x 2½"	4	"

Y- Pieces.

4" x 4" x 4" x 90°	2	"
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Tee- Pieces.

3" x 3" x 3"	1	"
3" x 3" x 2"	3	"
3" x 3" x 2½"	2	"
3" x 3" x 1½"	1	"
2½" x 2½" x 2½"	1	"
2" x 2" x 2"	1	"
2½" x 2½" x 1½"	10	"
2" x 2" x 1½"	7	"
1½" x 1½" x 1½"	3	"

Cross Pieces.

3" x 1½"	3	"
2½" x 1½"	1	"
2" x 1½"	2	"
1½" x 1½"	4	"

Taper Reducing Pieces.

4" x 3"	2	"
4" x 2½"	2	"
3" x 2½"	1	"
3" x 2"	1	"
2" x 1½"	4	"
2½" x 2"	3	"

IV.

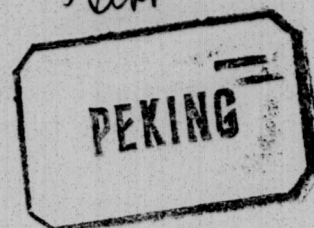
FITTINGS REQUIRED FOR DOMESTIC HOT WATER SUPPLY. (Cont'd.)

Expansion Joints.

4"		2 pcs.
3"		7 "
2½"		9 "
2"		7 "
1½"		2 "

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PEKING UNIVERSITY



ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

June 4, 1924

Mr. L. B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

We are enclosing the minutes of the Grounds and Buildings Committee meeting of Monday last. The committee was called primarily to consider the question of residences, the construction of which should be begun in the very near future. As you will note the committee voted to put twelve residences on the main portion of the residence compound, a blue print of which we sent you sometime ago. We will send you a blue print of the arrangement adopted very shortly. This arrangement allows for approximately two mou of land per house which in my opinion is too small. We have always talked among ourselves as if we would adopt the standards set forth by the founders of the Rocky Point Association at Pei Tai Ho. These founders were mainly missionaries who were making a summer sanatorium for themselves and they agreed no lot of ground smaller than three mou should be occupied by a house. It has been our feeling that when the University asks its faculty to live in the semi-isolation of the country, the University should be willing to provide them with an opportunity to enjoy some of the advantages of country life, such as, raising vegetables, fruits and flowers and possibly chickens and dogs. If the plots of ground are too small these latter become a nuisance to the neighbors. I hope that the committee on more mature consideration will decide to put not more than ten houses on this plot.

You will note that a small subcommittee was appointed to study the details of the residence plans and then report back to the full committee. It is my understanding that the plans to be studied are those already approved here and also approved by the Trustees, namely, plans E, H and N. The committee thought that on this plot only Occidental types of houses should be built though it was very decided that these houses might be occupied by both Chinese and foreigners. They did not feel that it was practicable to mix Chinese courtyard houses in with western type two story houses. The Construction Bureau is at present at work on a drawing which will place four Chinese courtyards on the long strip at the southwest corner of the east residence compound (I think it would make for clearness if we tacitly adopt the name "east compound" when speaking of this piece of property).

The committee in its vote, 582, did not agree with Mr. Place's report in regard to the heat in the residences. Mr. Place recommended one pipe steam. The committee voted for

0138

June 4, 1924

hot water the reasons being hot water heat allows for a more uniform heat, and ^{gradual} rise and fall in temperature, that there is no noise either of hissing steam or knocking water pockets in a hot water plant, that it is possibly safer to run when in the hands of inexperienced people and that the cost of running is less and that deterioration caused by hard water is less in hot water plants than in steam.

I am enclosing herewith the engineers specifications as to pipe requirements for heating mains and for domestic hot water supply mains and we are sending these specifications to a number of firms who are anxious to make us bids on them. There was one divergence in this specification from Mr. Place's report, namely, that the threads are to be Whitworth and the flanges to be drilled according to British standards. Mr. Gernow is just back from a trip to Shanghai where he has studied this question and has reached the conclusion that no American threaded pipe or fittings are stocked in the Far East. This means that if we insist on American threads we will have to import all or our fittings specially and carry a larger number of spare parts than would be necessary if we were using Whitworth threads. Otherwise in case of a breakdown we would not be able to find fittings or spare parts on the China market. Furthermore if we have American fittings and threads and it becomes necessary to make spare parts out here none of the machine shops are provided with the threading machine to cut these threads. You will note that we need pipe up to twelve inches in diameter. If we are confined to American thread it will be necessary for us to install a machine shop to cut pipes and threads up to that size which will be a large machine shop.

We have been repeatedly assured by a number of people that American and English thread up to and including the two inch size are interchangeable so that in most of the inside work we can use American fittings.

We are enclosing herewith pictures showing the arrival both by train and by cart and the storage of part of the lumber order on the site. The sequence is in the order of the numbers.

Your letter of May 1st is to be acknowledged. The Ellis matter is already attended to by cable and we take it that as there has been no reply to the Grounds and Buildings Committee cable of more than a week ago there is little likelihood of a change in the status of Mr. Thunder. Dr. Stuart is making some inquiries as to how much time Mr. Wolfe might give to the Construction Bureau should it be decided that we need another man. I note that you say that another dormitory has been pledged, that you might be able to authorize it by the first of June. I take it that that would be one dormitory of group C. The question arises whether Group C should be of the type of the other buildings and if so whether we could not move that group back. By so doing we could save considerable filling in the lake and at the same time have less unoccupied and useless land behind the north buildings of this group. If this group is to contain a dining hall and kitchen it would be possible to move it back 25 feet. If it is to contain no kitchen, building 14 C being used for dormitory purposes only, it would be possible to move it back 45 feet. There are some of us here who feel that dormitories of a less monumental type might be used in all future dormitory

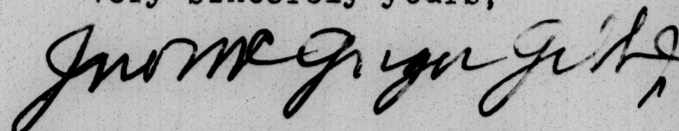
0 139

June 4, 1924

groups without marring the appearance of our campus. We have mentioned this in our New York correspondence before but we here do not feel it wise to begin the making of the plans until we have some encouragement from that end. The tile are being placed on the Sage Memorial and we are all very much pleased with the appearance of that building.

Very sincerely yours,

G:C



P. S. Under separate cover we are sending you a copy of a tender for the equipment needed for the power plant. This equipment is offered by Anderson, Meyer & Company whose New York office will be able to give any further information you desire.

0140

COPY TO MR. O. J. KRAUSE.

June 7, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I noted some time ago, that you were unable to make distribution of the architect's charges for the Women's College Buildings, in the statement which you sent home. I have followed this matter up, and have a letter from Mr. Murphy, a copy of which is enclosed for your information.

I hope that this will provide you with the necessary data to assign the charges as you desire.

Cordially yours,

Assistant Secretary,
Peking University.

LBM/JL
ENC.

0141

COPY TO MR. O. J. KRAUSE.

PEKING

June 7, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I cabled you yesterday as follows:

PIPE GOLD \$5,600 FITTINGS GOLD \$2,700 TIENTSIN

This is in response to your letter of April 22nd, enclosing a list of pipe and fittings on which you wished bids. Mr. Bocker sent us his bids a week or so ago, which are about \$600 higher, on the whole order, than ours. There is, of course, the fact that if he were to secure them, they would probably reach you earlier than if we were to send them out.

I am sending another cablegram today, as follows:

BOARD APPROVES SECURING LOCALLY RESIDENCE
SUPERVISOR WE HOPE YOU CAN COME LUND ENNIS
GOING

I was not sure that it was clear to you out there, that it was quite all right to go ahead with securing Mr. Thunder for the residential work, and therefore, we are sending the cablegram as above.

Very cordially yours,

Assistant Secretary,
Peking University.

LBM/KJL

Ordered fittings Reg. # T5045 Aug 14, 1924

Crane Export Co. quotation Aug 8, 1924 \$2716.64 f.a.

6 weeks delivery

1st Bill	9/17/24	530.89
2nd Bill	10/7/24	1158.55
3rd	10/30	166.44
4th	11/3	473.36

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PEKING UNIVERSITY

ADDRESS:

CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

June 11, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

We have to acknowledge your letters of May 9th and 15th, the first enclosing a memorandum from Mr. Baker. I hope the plumbing material ordered has been shipped long before this as we are going to need it here on the site in the very near future in order to be able to get the buildings ready for occupancy in the fall of next year. I note what Mr. Baker says about the meagerness of the specifications and as you have the plans and the architects specifications and Mr. Place's report it would seem that all questions could be answered from those. In regard to the Oriental type of water closet, we here would have no comment if the same were sent as were included in the previous order and hope you will send the same upon receipt of this letter unless you have had cable information of a different nature before it is received. We are at present studying the closet manufactured by the Pacific Company and if we find it better than those already supplied we will cable you.

Changes in the Dean's Residence have made it necessary to put in a built-in type of bathtub. On Mott's Modern Plumbing Catalogue No. 10 page 39 we would like to get the Euclid tub 5 foot 6 long, 2 foot 5 $\frac{1}{4}$ wide by 17 high with unique fittings - fittings to be at the right hand end of the tub.

In yours of May 15th we note the things you wish to be cleared up in the accounts and when we get a copy of your account will do our best to clear them up.

It was not our intention to indicate that the Lund, Ger-now and Company salary should be increased for the first seven months of last year. As, however, that increase had been paid subject to the approval of the Trustees and before the new agreement had even been discussed we did not take it out of the commission payment account. I have no doubt that it was not the intention of the Trustees to make this payment and it is a very easy matter to settle if we have a letter confirming this intention. As Mr. Lund leaves for Shanghai and thence to America tomorrow it will be very easy for you to take it up in person there.

I hope that Mr. Lund will be able to clear up all matters in regard to our divergences here from Mr. Place's report and that the power plant can be ordered immediately so as to bring the possibility of moving out here in the fall of '25 nearer to accomplishment. I feel very strongly that if these things are not ordered immediately the possibilities of moving are very slim.

0 143

June 11, 1924

I am wondering whether the Trustees realize they are now paying twice over for parts of the work. I have had it in mind to mention this several times but it is always slipping me. Our contract with Lund, Gernow & Company reads:

"The said Engineers place at the disposal of the said University their services for the purpose specified in the following:

2) To make all necessary plans and working drawings for all structural work, these to be executed in accordance with the architects' drawings and in consultation with the Resident Architect and/or the Director of the Construction Bureau.

3) To prepare such plans, working drawings, plan changes, and bills of quantities ~~of quantities~~ of mechanical, electrical and sanitary work, including Central Heating System, Electric Light and Power Supply, Hot and Cold Water Supply, Sanitary Installations and Sewage Disposal System, Gas Plant and Water Treatment Plant, as will enable the Construction Bureau to place the orders for material abroad, and as may be required for the carrying out of the work on the site."

It would seem advisable that the Trustees should not ask Mr. Murphy to make structural drawings but simply architectural drawings. I note from a letter sent me that Mr. Murphy goes outside of his office to have these drawings done and there must, therefore, be considerable expense which might be saved. The engineers here feel that they must go over all this work as they are responsible for the construction and it seems to be part of their code not to do work unless they have made the drawings. They feel that they have affected very great savings over the plans originally provided for Theology and Dormitory, etc. Back in the winter of '21-'22 they provided the Trustees with a long report and calculations on the structural part of one of these buildings. This, I believe, the Trustees referred to some engineers in New York who approved of our local revisions. It would therefore seem as if it would be safe to leave this work entirely with Lund, Gernow and Company firm.

The main roof of the Sage Memorial is under tile and it has seemed a very long time in getting into this condition. They are preparing to put on the tile on the Dean's Residence and also the Men's Dormitory No. 1. All the other buildings are going on. Our concrete mixer engines are in a badly crippled state and we will be forced to buy more power if we are going to get forward as rapidly as we should.

Very sincerely yours,

Norman Gregor

G:C

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PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

June 13, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

During the last two or three days we have been studying the question of the floor drain and we find that the ones which have come in the previous orders are somewhat difficult to use, and we think that if we could get the Josam double drainage outlet without trap we could more easily put them in place. These are found on page 7 of the Josam Mfg. Co. catalogue no. 5 dated 1920. If the floor drains included in our last order have not been shipped on receipt of this and it is not too late we should like the order changed so as to include the above.

We have been studying the Watercloset problem since we last wrote you and believe that the ones included in our previous order will be the most satisfactory in the long run.

Very sincerely yours,

G:C

John F. Fitzgerald

0145

June 18, 1924.

Mr. John McGregor Gibb, Jr.,
Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

It is time that I wrote you in reply to several letters recently received. Just yesterday a letter came in with two photographs showing the moving of the concrete mixer. We had previously received, and I think acknowledged, a series of photographs of the new buildings in various stages of construction. I have to acknowledge your letters of April 28th, May 1st, April 23rd and May 16th.

I note your comments regarding the fact that the elevations of the Administration Building were not those of a typical North China roof. I judge that the Grounds and Building Committee did not come to any decision on the matter since your later letters do not mention any action. We had some rather extended conferences with Mr. Murphy on the subject of the Administration Building when the plans were in process of preparation, which resulted in considerable modification of some of his ideas.

We have not heard any further word regarding the arrival of Mr. Lund in this country. It is not possible to secure clergy rates without having the necessary blanks filled out by the applicant in person. I am, however, sending to Mr. Bocker, a certificate which will enable Mr. Lund to buy a one-trip ticket to any destination in the United States at missionary rates. I am also forwarding to you the same sort of a certificate for your son. We will be very glad indeed to have Mr. Lund come and talk over the situation. It is probable that we can come to more satisfactory conclusions in this way than in any other.

We have not had a meeting of the Finance Committee for sometime, but I hope to be able to secure such a meeting sometime in the near future.

The money for the Library which we expected to be paid during May has not yet put in its appearance, so that we have not been able to authorize construction. As soon as it is in hand I am sure the Trustees will be prepared to go ahead. In the meantime the architect is working on the plans.

and they should be in shape to send forward in the near future. Unfortunately Mr. Warner has gone away on his vacation and will not be back until the 1st of August. He has been the one in charge of negotiations with Mr. Murphy, and I fear none of the rest of us will be able to handle it as satisfactorily as he has. We hope there will not be too much difficulty.

The question as regards Mr. Ellis and Mr. Thunder has been solved by the cablegram we sent you the other day authorizing the employment of the local man in China for the residence construction.

The Trustees left the question of the purchase of the strip of land along the main road at the southwest corner of the site to decision after President Stuart should return to Peking.

We also wish to acknowledge the prints of the schemes for the Practice School. The plan of having the boarding students of the Practice School on the campus with the University students, does not appeal to me at all. Our understanding of the plan for the Practice School was that it was to be entirely a day school. I think it is a mistake to depart from that plan except for some very vital reason.

I note your personal reaction to the problem of insurance of the buildings. We will be interested to have the action of the Grounds and Building Committee if they are prepared to take such action.

Your letter of May 16th gives a list of the members of the staff. It makes quite an imposing array, and we are glad that the needs of the work are so satisfactorily provided for.

I am passing your information regarding the status of the work on the various buildings to Mr. Lewis for his information and use in campaign work.

I should judge that the bridge you are hoping to buy would be a very real addition to our grounds. I hope you will be successful in your efforts to secure it.

Your suggestion that the University provide electric lighting for the immediate vicinity does not strike me as a very wise one. I am afraid lest there be too many difficulties arising in the administration of such a scheme. Certainly it would involve a larger outlay in the beginning, and it would seem to me that the returns on such an investment might be somewhat precarious. I dislike also the idea of the University going into a general business proposition of that sort. It is not the type of thing we are there for, and it would seem to me to lay us open to considerable unfavorable criticism on the part of the Chinese. The suggestion of meters I think a wise one.

- 3 -

As soon as we have a meeting of the committee,
I will forward any action to you.

In the meantime, as always, you have our best
wishes and kindest regards.

Cordially yours,

Assistant Secretary,
University of Peking.

LBM/CL

0148

COPY FOR MR. O. J. KRAUSE

June 24, 1924.

Mr. John McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I received yesterday a cablegram as follows:

AS PER CABLEGRAM RECEIVED FROM YOU APRIL 7TH
PLEASE SHIP IMMEDIATELY ENGLISH THREAD FITTINGS.

Since we had sent you no cablegram on that date, it occurred to me that perhaps there was an error in the wording of the message and that you were referring to our cablegram of June 6th, which would have been received on June 7th. I therefore sent you the following cablegram this morning:

AS PER CABLEGRAM RECEIVED FROM YOU JUNE 23RD
IF WE HAD SENT CABLEGRAM APRIL 7TH YOU MAY REFER
TO OUR CABLEGRAM OF JUNE 6TH IF SO CANNOT SHIP
(BEFORE) AUGUST 1ST PROBABLY

The quotations on the pipe and fittings were on from four to six weeks delivery, so that it would be impossible for us to make shipment before August first, probably, even if we ordered immediately. However, we will do the best we can, as soon as we discover what your cablegram referred to.

I have also to acknowledge your letter of May 2nd, and the receipt of the sketch plans for the residences. I see no reason why the floor plans should not be used as frequently as desired. There will ultimately be enough of the residences so that there could be no objection to the same exterior for several houses, provided they are put in different places.

I note your comments regarding Dr. Wilson's suggestion. This is a matter that we are glad to leave in the hands of the Building & Property Committee for their decision.

We are planning for a meeting of the Finance Committee on July first and I shall very likely cable you immediately thereafter any information regarding actions taken. We still have no further word as to whether Mr. Lund is planning to come, or not.

Sincerely yours,

LBM KJL

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PEKING UNIVERSITY

ADDRESS:

CONSTRUCTION BUREAU
HAITHEN, PEKING WEST.

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

June 24, 1924

My dear Mr. Moss:

We have to acknowledge your communications of May 19th, 23d and 24th. We note the large amount of your undistributed accounts and Mr. Krause and I are taking it up and he will doubtless be writing to you in regard to a good way to take care of these figures.

We still have not received the master keys for the second order of locks. It is possible, however, that as they come by registered post it will take longer.

We are glad to have Mr. Place's comments on our suggestions but will not comment on them fully here as Mr. Lund will be in New York before this letter can arrive and will doubtless take all the matters up that are covered in Mr. Place's letter.

The matters covered in Mr. Bocker's bill were largely taken care of from this end as his further correspondence with you will indicate.

We cabled you yesterday as follows: CYGIC EXEHG VIUPNIDEMH THREAD FITTINGS the translation of which is - As per cablegram received from you June 7th please ship immediately English thread fittings.

By this we meant to ask you to forward the fittings as covered by our inquiry of about April 22d. The last bids for which inquiry have been received during the past few days and we find that your New York price for the fittings C.I.F. Tientsin is better than we can do elsewhere. It has become apparent, however, during the last few months investigation that it is advisable to use English threaded pipe. The details of these considerations we have mentioned in previous correspondence. We will not go into them here. The United States Steel Corporation declined to quote on any pipe except English threaded. Of course we are at liberty to cut off the thread and rethread it all but this would mean considerable labor. All the firms that we could find used tools for English threading out here. Many of them had no other tools so we have asked you to send us British thread on the fittings.

0150

June 24, 1924

We are expecting the Fordson tractor out here this week. Part of the British order of steel has been delivered on the lot as have also the safe doors which you sent from New York. The dumbwaiters have been in Tientsin for sometime awaiting customs pass and the electrical material is also there and should arrive any day.

Sage Memorial is under roof and they are putting the tiles on Women's Dormitory No. 1, Dean's Residence and the Men's Dormitory. Forbes and Company who have the contract for the tar roofing have entirely run out of material and are waiting for a further shipment which should arrive during the next ten days. The other buildings are all making good progress. We have started a well on the residence compound and the contractor says it is down eighty feet. I expect to measure it myself before we make any further payments. We are also unloading materials on that site so we can begin residences as soon as plans are approved. The committee meets tomorrow when I hope the residence problem will be pretty well settled.

Very sincerely yours,

John M. J. G. G. G.

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PEKING UNIVERSITY

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ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

June 27, 1924

Mr. Leslie B. Moss
150 Fifth Avenue
New York City

My dear Mr. Moss:

We have to apologize for the error in our cable of the 23d in that we got the word for April instead of the word for June. After talking the matter over here we decided that you had made the proper correction so did not cable the correction as it was first our intention to do. Yesterday we cabled you the following rather long cable:

YDBOPEFCAH ACRIMYEKEY YPAJCJIAJG YCSINAIHUL LUNDSTAAXJ
VICYNIDAVS SGUCVSUGEN VIUPNALFOR SGIALIJAIH IBAHZYFILL
PLOUJSUENW NYAJVNYAHZ NYBUXOFNIT

the translation of which is -

IT IS THE UNANIMOUS OPINION OF FIELD PROPERTY COMMITTEE
IN ORDER TO ACCOMODATE UNIVERSITY NEXT YEAR IT IS OF THE
UTMOST IMPORTANCE TRUSTEES TAKE ADVANTAGE OF LUND'S
PRESENCE SETTLE DETAILS ENGINEERING ORDER AT ONCE POWER
PLANT PLEASE SHIP IMMEDIATELY ALL ORDERS EXCHANGE IS
FAVORABLE AM I AUTHORIZED TO DRAW FOR BUILDING PURPOSES
AT THREE DAYS SIGHT UP TO \$50,000 GOLD VERY IMPORTANT
THAT PLANS BE SENT AT ONCE IF POSSIBLE FOR BUILDING
ELEVEN BUILDING TEN BUILDING TWENTYONE. STUART

This was in accordance with the action of the Grounds and Buildings committee which met on the site on the afternoon of the 25th. The first part of the cable is in accordance with our letter of about a month back in which we urged the importance of taking advantage of Mr. Lund's presence in New York to settle all the questions in regard to the lighting, heating, water service, gas plant and other mechanical installations, it being the idea of the committee here that these things must be settled now and this plant ordered immediately and shipped as rapidly as it can be assembled and packed. Unless this is done we must again postpone the date on which the University can move to the new site. Along with this ordering we here should have authority to begin the power plant building. This will include the water tower for which we have already asked authority. This part of the work cannot be done in a hurry, and therefore should be begun at the earliest possible moment.

0152

June 27, 1924

The next part of the cable applies to the orders which you have in hand waiting to be shipped to us here. As we indicated in a recent letter we were much disappointed that the plumbing order has been held up as long as it has. The next part of the cable in regard to exchange was included on the suggestion of Dr. Stuart. The rate of exchange is now nearly two for one, a point it has not reached for sometime. Dr. Stuart felt that as there must be considerable funds for the Library Building, the Administration Building, a Dormitory and residences in the Trustees' accounts, that it would be well if we could have authority to draw considerable portions of these amounts if and when the exchange reached a maximum figure. The last part of the telegram regarding plans hardly needs any explanation. We are very much handicapped because there are no other plans here with the exception of the foundation plans of the Administration Building. Unless these very speedily come to hand a great deal of the noisy and unsightly work on these buildings will have to be carried on after the University moves to Haitien. It is our hope that most of the debris caused by building can be cleared away before the school moves even though finishing work may be being done inside of certain buildings and certain preparations carried on in some distant part of the campus, presumably out by the power plant.

We will send this letter off today even though we may not be able to include the full minutes of the committee meeting. The committee authorized me to write you fully in regard to the schedule for building residences. Up to date we have no authority to begin these though both Drs. Luce and Stuart are sure that the Trustees understand that we are beginning as soon as the plans can be completed and the work gotten in hand. Dr. Stuart and Dr. Luce have been canvassing the situation in Peking and feel that we should have thirty houses of sufficiently high standard to house foreign and returned student teachers. This will necessitate building from eighteen to twenty-two houses during the next fourteen months and the remodeling of a number of Chinese houses now on the campus or rented from Prince Tsai Tao. The committee suggested that we have authority by cable covering, if possible, the entire housing question. In the meantime the committee has tentatively authorized the erection of ten residences on the East Compound and we are planning to begin this immediately. That means that by the time this letter reaches you two or three will have been begun. There will probably be no contract let up to that date but we will have a tacit understanding with the contractor that he is to have at least that much work and probably more.

Housing

The committee also asked Mr. Thunder to design four and five room bungalow houses, it being thought some of our Chinese teachers and unmarried teachers would find this the best type of house for their occupancy. We are going on the assumption that the plans of residences need not be referred back to you in the New York office.

The committee approved the digging of a well on the residence site, this work having been started and the well is now nearly 85 feet deep. We estimated that water will be found within 150 feet of the surface and if it is the well will cost approximately \$500.

June 27, 1924

A superficial study of the elevation of this residence compound as compared with the main campus leads us to think that it is between ten and twenty feet higher, which is very pleasing except for the fact that we probably will not get a gushing well at the residence site. A gushing well would help very much in the building ~~there~~ but will not affect the question of pumping for the use of water during the years of residence.

The committee heard reports in regard to property purchases. In general the committee feels that we have come to the time when we should make sure of all the land we are ultimately going to need. It is stated and pretty generally accepted as a fact that many if not all of the Government institutions in Peking are going to move out to this vicinity. Of course the financial situation will make this a long drawn out operation but it is sure to cause a steady raise in the price of land out here.

Dr. Stuart reported that he had again opened negotiations for a large section of the old summer palace. Certain dissensions within the old Manchu clan have raised the hope that the University might be successful in at last negotiating this purchase. The committee was not sanguine enough of a successful outcome here to be willing to discontinue negotiations in other quarters. Prince Pu Lun has signified his willingness to sell the strip of land along the road at the southwest corner and the committee has authorized its purchase even if \$10,000 local currency has to be paid for it. This is the site on which the Department of Education have finally agreed to build their laboratory schools. I believe they have sent a report direct to the Trustees in regard to the type of building they propose using. The purchase of the second residence site for which we have been negotiating for five months, that immediately south of the east row of Women's Dormitories, seems to be assured and only awaits the removal of the two monuments which indicate the Imperial Flower Garden. This purchase will cost less than \$3500. The piece immediately east of the Gymnasium was again offered to us last week. This, I believe, has been recently purchased from the original owners by a speculator and he is ready to ~~try~~ to cash in on his speculation. He visited me personally, a move not often adopted by Chinese property owners, and I suggested five thousand odd dollars as the maximum value of his place and told him I had no authority to buy even at that figure. He felt that it was too low and asked me to put the matter before the committee and get him a better figure. The committee authorized the continuation of the negotiations. The committee also voted to buy isolated houses in the village of Ch'eng Fu which is immediately east of our campus. These sell at such a low figure that a rental of fifty cents per section (chien) of building will bring the University an adequate return for money invested. These residences can be rented to laboratory assistants, University and personal servants and even to the more humble type of teachers insuring them residence at a moderate figure and in a measure forestalling speculation in property when the University moves out.

The auditors have sent in their report on the Construction Bureau books for the past thirteen months and it is entirely favorable. Mr. Krause has the original and one duplicate of this report and he will no doubt be sending you a copy with his financial report for the year just closing.

L. B. M.

- 4 -

June 27, 1924

We yesterday cabled Mr. Bocker asking him to send us ten kegs of slating nails, these to be used in our residences.

It is apparent that we will have to rely on Mr. Bocker to purchase considerable quantities of materials from now on until the buildings are nearly finished. Many of these orders will have to be done by cable and it will frequently happen that Mr. Bocker will wish to call on you for the money before our covering letter can reach you. We believe it would make for ease of operation if you were willing to extend credit to Mr. Bocker for all building materials which he may be forwarding even though our covering letters have not as yet reached you.

The set of master keys arrived by yesterday's parcel mail. We are glad to have them at hand.

Dormitory number one is again under roof.

Very sincerely yours,

W. C. Fager

G:C

0155

COPY TO MR. O. J. KRAUSE.

June 23, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I enclose herewith a duplicate set of the papers covering the lumber shipment made by Mr. Becker, as of June 19th.

It is our understanding that a copy of these papers together with the original bills of lading were sent directly to you at the time of the shipment. These papers were sent to us as part of the invoice for payment. On the supposition that you may want these papers for checking purposes, I am forwarding them to you.

Very cordially yours,

Assistant Secretary,
Peking University.

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0156

COPY TO MR. O. J. KRAUSE.

June 28, 1924.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking West,
China.

My dear Mr. Gibb:

I enclose herewith the bill of lading, invoice and insurance papers for the radiators purchased from Andersen Meyer & Company. These are consigned to Andersen Meyer & Company, and I presume they are to look after the handling of them when they arrive.

I am sending a duplicate set of documents to Mr. Krause with a copy of this letter. I hope that these items all arrive in good shape.

We have Dr. Stuart's cablegram telling of the need for starting the heating plant immediately, and requesting authority to draw Gold \$50,000. We are planning for a meeting of the Finance Committee on July first, and such action as we are able to take on your various requests will be sent you immediately thereafter.

Very cordially yours,

Assistant Secretary,
Peking University.

LBM/KJL
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0157

June 18, 1924.

To whom it may concern:

This is to certify that Mr. John McGregor Gibb is the son of a missionary regularly employed under salary on the staff of Peking University.

Peking University is supported by the Congregational, Methodist and Presbyterian Foreign Mission Boards.

Any courtesy you can extend to Mr. Gibb will be very greatly appreciated by the University.

Assistant Secretary.
Peking University.

LBM/CLL

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