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PEKING UNIVERSITY

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ans 7/24*

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

July 8, 1924

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

My dear Mr. Moss:

We have to acknowledge your two letters of June 7th confirming your cables in regard to pipe and also in regard to the securing of the services of Mr. Thunder. We have already cabled you asking you to order the fittings and are getting the pipe from concerns out here. The last two words in the second cable "Ennis going" probably do not have any reference to this office and were not included in the copy sent out from Dr. Stuart's office to us.

We are sorry that you took trouble on the architect's charges on the Women's College buildings. I simply noted the absence of architects charges so the Trustees could have the fact in mind when they compared costs of Men's College and Women's College, not that we wished to have these charges sent out to us here. These charges were doubtless paid directly from the Chicago office and as far as we are concerned here need not enter into our accounts at all. I am, however, glad to have the accounts for purposes of comparison.

The electric conduit and materials have come to hand. Due to a mistake in packing we were sent 1150 feet of  $1\frac{1}{2}$ " conduit instead of the 1200 feet which were charged and 18,050 feet instead of 18000 feet charged of the  $\frac{1}{2}$ " conduit. This leaves a credit balance of \$5.90 due us on this item. All the couplings were sent screwed to the ends of the conduit instead of being separately packed. This brings it about that we are short 398 -  $\frac{1}{2}$ " couplings, 120 -  $\frac{3}{4}$ " couplings, and 32 -  $1\frac{1}{2}$ " couplings. As these couplings are not listed separately we do not know their actual cost but as far as our information here goes this will amount to about \$68.00 gold which I think we should claim from the firm which sold the materials. I am sending the claim documents in regard to this loss but as there is no notary public out here to swear before it will have to come in as a plain statement of fact from us.

Mr. Krause has just read me over the telephone your cable answer to the Grounds and Buildings committee cable of a few days ago. I note that we are authorized to commence the erection of twelve residences. Also that the committee is trying to get together the \$50,000 mentioned in the cable as a sum which might be drawn if exchange improved. As a matter of fact exchange has gone the other way and we would not sell if the funds were available.

0160

July 8, 1924

We are sending you the balance sheet as of the first of July. This is simply a copy of what we sent to Mr. Krause and I am not sure whether it is of any use to you or not. The overhead up to the end of May has been debited to the various buildings in proportion to the amount of material that has gone into the buildings since the last time the overhead was debited. We plan now to debit this overhead once in three months after we have paid our commission to the engineers. If you will compare this balance sheet with the one of April 1st you will find that "future overhead" shows several figures considerably changed. For instance building equipment, or equipment as it is in one of the accounts, has decidedly increased. This is because the balance of the initial cost of the motor cars has been written into building equipment so that in the future motor car will only show the actual expense of running the cars. Under the heading of site residences we have grouped all the residences occupied or possible of occupancy found on the original University site or in the Prince Tsai Tao garden and we have debited all expenses connected with these under one heading. It occurs to me, however, while writing that there is a figure under this heading which represents a portion of Mr. Hill's expenses which must at some time go under residences overhead. I think the rest of these accounts will be clear.

I spent the Fourth of July at the seashore with the family, in fact, I was away from the site four days. The buildings are progressing but not as rapidly as one might wish. The rainy season is with us which means showers almost every day and real downpours part of the time.

Very sincerely yours,

G:C

*John M. Gray Gilbert*

COPY FOR MR. KRAUSE.

PEKING  
July 12, 1924.

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

My dear Mr. Gibb:

In accordance with your letter of May 30th, regarding the Royal Sloan Flush Valves for urinals sent out last February, I have the enclosed memorandum from Mr. Baker on the point. This appears to give all the information now necessary, and makes it unnecessary to order any additional valves, such as your letter called for.

Mr. Lund arrived in the office yesterday, and we had an extended conversation with him, and there will be more to follow in a few days, no doubt.

With best regards, I am

Cordially yours,

Assistant Secretary,  
Peking University.

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0162

COPY FOR MR. O. J. KRAUSE.

July 15, 1924.

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

My dear Mr. Gibb:

I am enclosing herewith bills of lading, insurance papers and invoices for radiators shipped by Anderson, Meyer & Company - two shipments, with one set of papers for each shipment.

I am sending duplicate papers with the carbon of this letter to Mr. Krause, with the exception of the insurance certificates. I am keeping the duplicates of the insurance certificates in this country, in case there should be any need for adjustment.

We have not yet received any reply to our cable of June 24th, asking whether you referred to our cablegram of June 6th in your cablegram of June 23rd. We have not placed the order for this pipe because we do not know that this is what you referred to. It will undoubtedly take longer than we otherwise planned, if the fittings have to be supplied with English threads.

My assumption has been, since we did not hear any further from you, that because of the delay in shipment that would be involved, you decided to buy either from Mr. Bocker or from one of the concerns in China. I hope that this is a correct interpretation, otherwise the order will be considerably delayed.

Most sincerely yours,

Assistant Secretary,  
Peking University.

LBM/KJL  
ENC.

0163

COPY TO MR. O. J. KRAUSE.

July 17, 1924.

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

My dear Mr. Gibb:

We have received from you in the last week or so, a number of letters including various items of information and the minutes of the Buildings and Grounds Committee, together with some instructions regarding purchases. I shall try to reply in more detail to these letters within a day or two.

We have received from the United States Steel Products Company here in New York, confirmation of the closing of an order by their China office with you, as of July 9th, by cable, for gas tubes. Mr. Lund interprets this for us to mean piping for the building heating installations. We are trying to determine at the present time, whether the pipe is in accordance with the specifications laid down by the engineers. The Steel Products Company is asking for our confirmation, before making shipment, since they state that they are expecting to secure payment here. We, of course, have not received any word from you on this matter, but Mr. Lund appears to think it is straight so far as your end is concerned.

I enclose herewith a copy of the minutes of the Finance Committee meeting held on July 15th. You will notice that Action #1755 authorizes the Grounds and Buildings Committee to make arrangements for completing the re-survey of the site, and to have at least two copies sent to this country. Mr. Murphy has been very much upset because he did not have the information which this re-survey was supposed to furnish. We had expected that Mr. Lund would bring a copy of it with him. He tells us that you have never had the re-survey completed. We had understood from your letters that this had been attended to. This action, therefore, authorizes you to have the survey completed so that there may be no question whatever about the placement of various buildings still in the future.

Mr. Lund seems to be getting along in his conferences with Mr. Place very satisfactorily, and is expecting to leave New York this coming Saturday, on the Majestic.

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J. G. H.

( Affiant should fill in blank spaces in his or her own hand writing and strike out parts of affidavit not used )

~~EMPIRE~~ OR REPUBLIC OF China )  
PROVINCE OF Chili ) SS:

I, J. W. McLean being duly sworn, depose and say:  
(name of claimant)

I am a missionary of the Board of Foreign Missions of the Methodist Episcopal Church stationed at Peking, China. On or about the 4 day of July, 1924, I received a shipment, per S.S. Princeton, of the Dollar line, consigned to me, American Express (of part) of which I was at that time and still am the owner; that said shipment was found to be (damaged), (short landed) (pilfered).

*Consignment*

As a result of the foregoing I suffered a loss detailed as follows:

<u>Article</u>	<u>Describe damage or loss</u>	<u>Value</u>
398 <u>pc</u>	<u>Consign 1/2" - cont</u>	\$ 39.50
120 "	" <u>3/4"</u>	18.00
52 "	" <u>1 1/2"</u>	10.20

PEKING UNIVERSITY  
CONSTRUCTION BUREAU

J. W. McLean  
(Signature of Affiant)

Subscribed and sworn to before me this day of \_\_\_\_\_ 192 .

(Notary or other official sign here and affix seal if he has one).

Fill out and return to -- Board of Foreign Missions of the M.E. Church, 150 Fifth Ave., New York.

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PEKING UNIVERSITY

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ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

July 21, 1924

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

My dear Mr. Moss:

We have to acknowledge your letter of June 18th also your cable of a few days ago authorizing the building of twelve residences and yesterday we heard unofficially of a cable from Mr. Lund which seems to indicate that he was in New York up to last Saturday, July 19th. This indicates that his stay in New York was longer than he expected it would be when he left Peking and we are hopeful that it means that a great deal of progress has been made while he was there with you. ✓

Going back to your letter of the 18th you mention the Administration Building plans but give us no indication of when we can hope to see these. In regard to the Library Building funds Dr. Stuart did not expect those to be paid in during May but in June. He does not feel exercised over their non-payment as the Trustees have some legal documents in regard to them but as your letter is of the 18th and they had not up to that date been paid in it would seem to me to be somewhat serious. ✓

The situation in regard to the southwest corner along the main road is that the prince who owns it has told Mr. Peck, Chinese Secretary of the American Legation that he is not able to give it to the University but that he is willing to sell. He has also promised to make a date to see me and arrange details. This date has not been settled on as yet, but I feel that the University can afford to wait his time as the more unconcerned we appear the lower the price should be. ✓

I note your personal opinion on the Practice School not being a boarding school. I have not been present when this side of the question has been discussed by the faculty and others but think that a day school should be tried before we go into the expense and trouble of inaugurating a boarding school. My understanding is that the faculty decided apriori that the day school would not supply a sufficient number of students. ✓

The bridge is bought. It will cost about \$1000 gold delivered and put in place. If some special gift of this sum could be secured it would cheer us along here. A bridge over one hundred years old and twenty feet wide and fifty feet long entirely of stone for \$1000 does not sound like extravagance. ✓

0167

July 21, 1924

We are enclosing the minutes of the Grounds and Buildings Committee for two meetings. You will note that the number present was very small this due to the fact that many are taking their holidays at this time. The committee pass on to the Trustees the action of the Board of Managers in regard to houses being built by individual members of the faculty. We are considering this action approved by the Trustees and acting accordingly until we hear to the contrary.

We also in our vote 604 give an approximation of what a cemetery of about half an acre will cost. The committee felt that it had no other course than to follow the instructions of the Board of Managers. President Stuart is much in favor of a University cemetery as he believes it will be a bond between Chinese and foreigners and will become a precious tradition to the University. My own feeling is that the use made of such a cemetery will be so limited both in the case of Chinese and foreigners that it will be a considerable amount of overhead expense here with very little return. The Chinese have a tradition of burial near the ancestral home site while the number of foreigners who die and are buried on the foreign field is limited. I believe I am right in saying that Ogilvie, Jones and Dr. H. H. Lowry are the only three foreigners of the faculty who have died on the field during my twenty years with the institution while there are possibly twice as many members of families of faculty members. Dr. Luce felt that any funds available at this time might better be used for more pressing needs.

In regard to action 605 Mr. Krause reported over the telephone to me some days ago that the Trustees had reported back expenses of Dr. Stuart's home going to be charged up here. The Managers at their recent meeting also suggested that Dr. Luce be requested to carry on promotion work here and that the expense connected with this work be paid from Construction Bureau funds. The committee took action 605 because it felt that the only way we can handle such expense accounts out here is to charge them into overhead and ultimately to charge them pro rata to the various buildings. This increases the cost of the buildings and by so doing increases the amounts that we will have to pay in architect's fees. If these accounts are taken care of at home they do not have to appear at all in the actual building accounts. We hope that the Trustees will be able to handle all these expenses at the New York end.

Practically all the rest of the time of the two meetings was taken up with details of faculty residences which details will probably not interest the Trustees very much. You will note, however, that out of the twelve houses which we expect to build on the East residence site one will be for the Women's College and will of course be paid for by them and that seven will be bungalow houses, three of four living rooms and four of five living rooms while the other four will be one each of plans N, H, and E, already approved by the Trustees and a fourth from plan K newly drawn, a blue print of which we will send you at the earliest possible date.

0168

July 21, 1924

In regard to action 627 you will recall that the East site consists of a piece which is almost square and then a long strip stretching out to the West. The 27 mou mentioned in this vote is the land immediately North of this long strip and adjoining the square piece. For a year we have been trying to get in touch with the owners of this piece. We have at last managed it and they have made an offer of \$85. The committee voted as it did so as to strengthen my hands in getting the price down though it is understood they would be willing to pay even \$85 to get this piece of land. When it is bought we will be able to get a total of twenty houses on this one site.

Mr. Lund brought with him to New York a specification for the water tower. You will recall that the committee a number of months ago voted not to attempt a water tower in the type of a Pagoda. Dr. Luce feels very strongly that a Pagoda would add to the attractiveness of our whole layout. Most of the committee feel that as there must be a chimney very close to the watertower and as both of these structures will be far away from the rest of the University buildings to make one a Pagoda and the other a water power plant chimney would be somewhat incongruous. The difference in cost is set down at the bottom of the minutes of the last meeting. Dr. Stuart is ready to make an entirely western model in this water tower omitting even the Chinese roof as laid out on the drawing brought to New York by Mr. Lund.

July has proved the rainiest rainy season that North China has experienced in thirty years. It has rained some part of more than three fourths of the days. During 24 hours of the 15th and 16th eight inches of water were reported and twenty inches of water during ten days about that time. Our site is almost inundated. Work on the pile driving on the Bashford Memorial has been stopped for nearly a week. Our neighbors on the north through whose ground the natural outfall of our system of lakes runs are unwilling to let us make use of that water course. We are reporting to the local officials and asking for permission to make a water course along the road north of the site to join up with a water course which runs from a point near the northeast corner to the main river. We are planning to dig first an open ditch and then as soon as we get rid of the water make it over into a covered trench through which both the regular flow of our lakes and the outfall from our sewage disposal plant can be taken care of.

We had started some of the pipe trenches before this downpour. A great deal of the work will have to be done over again. In the middle and buried under one of the hills at the east end of the lake we have unearthed an old well which must have been made for use for some earlier palace building. When the present landscape effects were laid out this well happened to be where they wished to put a hill so they put a stone cover on it and built the hill on top. Had our pipe trenches gone ten feet either to the north or the south it might have stayed buried there for another century or two.

July 21, 1924

The rain did a great deal of damage to the Construction Bureau residence, one roof entirely collapsing and a good part of the walls washing down besides leaks in every room of the residence. This, however, is the experience of all old Chinese buildings and of many new ones. ✓

I have just had a visit from an electrical contracting firm from Shanghai. Their representative again raises the question as to size of wire and has been trying to convince me that New York and Peking are not talking according to the same standards. Mr. Lund's recommendation was that we use as small as 14 AWG wire while in Place's report it speaks of number 12 wire but does not say whether it is AWG or B and S. The Shanghai contractors point out that American specifications are usually written in B and S. Therefore I am bringing this to your attention once again. ✓

American mail has come in this morning bringing your letters of June 24th and 28th. In that of June 24th you speak about the difference in our cable of about that date. We prepared an answer to that cable but as on further reading of your cable we were sure that you had corrected our cable we never sent the answer off. We hope that long before this the fittings have been ordered so that we can hope to see them here toward the middle of September at the very latest. ✓

In yours of June 28th I am surprised to find that you have related the \$50,000 asked for in our cable of about that date with the heating plant. Dr. Stuart's idea was that if exchange went to an advantageous point we should draw funds available for different buildings up to that amount. It was not his intention to ask for funds for other purposes. ✓

We are enclosing herewith five pictures which were taken a short time ago. ✓

Very sincerely yours,

G:C

*Geo. W. E. Fegan, Oct 11*

COPY TO MR. O. J. KRAUSE.

July 22, 1924.

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

My dear Mr. Gibb

I cabled you yesterday a deferred message in plain language as follows:

STEEL PRODUCTS COMPANY REQUEST US CONFIRM PAYMENT  
ORDER ENGLISH WEIGHT PIPE LUND BEFORE LEAVING IN-  
SISTED AMERICAN STANDARD WEIGHT WHICH THEY CANNOT  
FURNISH WITH ENGLISH THREADS CABLE INSTRUCTIONS STOP  
CRANE GRANTS SPECIAL TERMS SPECIFY THEIR MANUFACTURES  
IF POSSIBLE STANDARD SAMPLES ENROUTE

I tried to work this message out in both the Missions Code and Bentley's Code, but could not seem to reduce it to any less cost than by sending it as a deferred message in plain language. The situation is this:

While Mr. Lund was here, the United States Steel Products Company wrote to us stating that they had received an order by cable which was to be paid for by us, covering certain items of National English Gas Tubes, amounting approximately to Gold \$5,000. We had had no information about this order. I asked Mr. Lund what he knew about it. He said that it must be for the inside installations in the buildings, but that he did not know anything about the placing of the order.

The company stated that this was English weight pipe which is lighter than American weight. Mr. Lund insisted that we have the American standard weight, and suggested that we request the company to state how much additional the order would cost on this basis. This was on Friday. On Saturday morning, Mr. Lund sailed to England. On Monday morning, yesterday, the company called up to say that American weight pipe could not be supplied with English threads. Mr. Lund, while he was here, stated quite emphatically that it was not advisable for us to use American threads, and, therefore, we did not know what to

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Mr. J. McGregor Gibb, Jr.

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July 22, 1924.

do about this order for piping. We therefore sent you the cable as above, requesting your instructions as to what we should do. My assumption is that you will cable us to make payment of the bill of goods as ordered from the United States Steel Products Company, but I do not wish to take the responsibility for making the decision in this matter.

The second part of the cablegram was sent to you at the request of Mr. Lund. He has been in communication with several companies over here, and the Crane Company has granted special terms on the goods which they manufacture, for the University. Samples of goods are being sent out, so that you will have them to choose from, and can see what they are. These should be on the way within a very short time.

Cordially yours,

Assistant Secretary,  
Peking University.

LBM/KJL

← 1924.

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PEKING UNIVERSITY

PEKING  
24th July 1924

*Hubb*

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

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

My dear Mr. Moss :-

Night before last we received a cable from you in regard to the pipes as ordered from the United States Steel Products Co., and have today answered as follows:-

"Pipes as ordered in the first place quality satisfactory confirm payment."

We checked this matter up yesterday both with Mr. Leth Muller, resident engineer from Lund, Gernow & Co., and with the Peking representative of the United States Steel Products Co. He has replied as follows:-

"For your further information, we might say that the English tubes which you have ordered are tested to a pressure of 1000 lbs., so we do not think you need have any fear in respect to the uses to which you are expecting to put these Tubes."

This I might say is the consensus of the opinion of all the firms which put in heating and sanitary installations along the China coast, and also of the firms who sell such materials. When we sent out the original enquiry for these fittings and tubes, the Crane & Co., in Shanghai replied giving us a quotation for fittings, also quoting for these tubes, but at the same time recommending us to buy direct from the United States Steel Products Co. I am under the impression that Mr. Lund and I have discussed this subject and were at complete agreement so that I am somewhat mistified in that part of your cable. I hope, however, that my cable has been satisfactory and that the confirmation of payment has been executed, so that we can see these pipes at an early date.

Dr Stuart has been on the Site since Monday last, but is leaving today. On Monday we made the payment for the bridge, and we believe that it is now in process of being dismantled so that we can have parts of it here at an early date.

0173

Mr. Leslie B. Moss.

24th July, 1924.

We are sending a blue print of the Chinese drawing of the  
bridge which can be used in publicity work. ✓

We have been able to get rid of some of the water on the  
Site, and the pile driving for the Administration has been  
resumed. ✓

Very sincerely yours,

*James Grey*

0174

July 31, 1924.

COPY TO MR. O. J. KRAUSE

July 31, 1924.

Mr. J. McCreger Gibb, Jr.,  
Peking University Construction Bureau,  
Beitien, Peking East,  
China.

My dear Mr. Gibb:

There are a number of letters on my desk which perhaps ought to be acknowledged specifically, and I am writing at this time to let you know that we have received them and what we have tried to do in connection with them. The letters which I believe should be acknowledged are those of May 28th, June 4th, June 11th, June 13th, June 24th, and June 27th. The fact that I have not written you does not indicate that we have not given the matters raised in your letters serious consideration.

The question of employing Mr. Thunder has long ago been settled.

There is no action that can be taken at the present time regarding the commencement of work on the refectory instead of on the third dormitory. I think your plan to go ahead with the piles for the third dormitory so that you can continue with the building during the wet weather is very good.

The Trustees have already authorized proceeding with twelve residences and this action you have received.

There appears to be no intention on the part of the Trustees to send Mr. Murphy to China at the present time. If he should go to China on other matters, it probably would be well for him to arrange to go to Peking. I judge that this is all your action GB-563 involves. In the meantime, we have Mr. Murphy working on the plans over here, as fast as possible, and we hope that they can be gotten to you in the near future.

I wish to acknowledge the receipt of the photographs which have been shown to several of the Trustees and turned over to the Promotion Office.

I think the details of residence construction ought to be left entirely to the Committee on the field for decision. It is impossible for the Trustees over here to secure an adequate understanding of the situation so far as these smaller buildings and their location are concerned.

I assume that the question with regard to the heating of the residences was taken up by Mr. Lund in conference with Mr. Place. We have asked Mr. Place's office to state the specifications of the pipe requirements for

0175

The heating mains and the hot water supply mains in the terms of the decisions reached between Mr. Lund and Mr. Place. These remodeled specifications have been placed in the hands of Mr. Lewis who believes that it may be possible to secure a gift from one individual of the entire order.

I think it is exceedingly questionable whether the third group of dormitories should be moved out of line with the other two groups. Certainly the dormitories in groups A, B, and C, ought to be of the same size and type. This has been the opinion of all the Trustees with whom I have talked, although the matter has not come up for specific action at any of the meetings.

The plumbing material which was ordered has been shipped and paid for, hence it is too late for us to change your order of June 13th with regard to the drains and outlets. We have under consideration the question of the water closets and as soon as we can get definite information from the company which supplied them, we will place the order as you request. We have ordered the bath tub for the Dean's residence.

Your letter of June 24th explains your cablegram of June 23rd regarding the shipment of the order of goods for which we quoted you a price on June 7th. Your cablegram, however, read "April 7th" and we cabled to you for more definite information, which up to the present time, has not come to hand. In accordance with your letter, we are placing your order for these supplies, but it will be some time before we can possibly make shipment of them. However, we will do the best possible.

I note that you are digging well on the residence compound, and I am delighted that progress is being made in this direction.

Your letter of June 27th indicates that the cablegram which was sent on June 26th urging us to take advantage of Mr. Lund's presence to settle all details of the engineering order and asking for authorization to draw \$50,000 for building purposes, was in accordance with the action of the Grounds & Buildings Committee.

Everyone here is exceedingly sympathetic with the desire to order the heating plant and get it under way. Unfortunately, there are absolutely no funds available for this purpose. The available building funds are already tied up for construction authorized. We have tried in vain to secure advances from the bank and from various quarters, but without success. I think so far as the engineering details are concerned, these matters are all cleared. So far as the money is concerned, we are still in the dark. It is impossible for us to authorize the drawing of \$50,000 of building funds in addition to the funds which are already authorized. We have authorized the buildings as fast as the funds have come in for them. There are no surplus funds. The best we could do in this matter, was to authorize the construction of twelve residences which would enable you to draw the funds for this purpose. There are no other funds in hand. You are at perfect liberty to draw funds for building purposes as already authorized, within the limits previously indicated.

I am glad to note that the master keys have at last arrived.

You will no doubt have heard from Mr. Stuart that I am giving up my connection with this office in the very near future. I realize that my services in many directions have left much to be desired, and I hope that my successor will be better able to meet the needs in the direction of caring for the work which you have in charge. Your task is a great one. I know that you are giving your utmost to it. I have the highest admiration for your fidelity and loyalty

McGregor Gibb, Jr.

3.

July 31, 1924.

and strength in carrying out the program. Success will ultimately be yours, although, of course, it will be obtained after many difficulties. At any rate, you have my best wishes in the prosecution of the enterprise.

I was very glad to meet and become somewhat acquainted with your son when he was here in New York. He is a fine lad, and I hope that he will follow in his father's footsteps.

With kindest regards, I am

Cordially yours,

Assistant Secretary,  
Columbia University.

LBM/KJL

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PEKING UNIVERSITY

7th August, 1924.

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

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

My dear Mr. Moss:-

Enclosed please find a copy of the minutes of the Ground and Buildings Committee meeting which was held yesterday. Also a copy of a letter sent to Mr. Bocker today. The Committee felt that the reduction of nearly 10% in the price of Oregon Pine was too good a one to let pass by, especially as we will need this much lumber and considerable quantities besides before the University can move out to the new Site.

Several days ago we received duplicate copies of Bills of Lading for considerable quantities of Black Pipe and take it that these are meant for our plumbing requirements, in which case it would be better if galvanized pipe had been sent, as in the previous orders. Genuine Wrought Iron Pipe, however, is not as prone to rust as other kinds. There was another set of Bill of Lading for Electrical fittings. These were both addressed to Peking University, Peking, which means a delay from one to six days before we can get these here on the Site. Will you please try to have all of the Construction Bureau correspondence addressed to Haitien, Peking West.

Very sincerely yours,

*James G. G. G.*

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PEKING UNIVERSITY

9th August, 1924.

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

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

My dear Mr. Moss:-

We have today telegraphed to you as follows:-

UDUEVEXOZL XIVOMWASUS STOSTOFNIT

the translation of which is

"Referring to my telegram dated June 26th this year  
Please telegraph definite answer immediately  
What is the present state of plans. Stuart.

You will have noticed that the Committee instructed me to wire at its last meeting, proposing that if the mail due about that time did not bring plans, we were to cable you. Dr. Luce seemed to have some apprehension that the plans might have been sent and lost in the mail, and it is for that reason that the telegram was put in the form that you have it. We will shortly be seriously handicapped if these plans do not come to hand, it has already almost gotten to the place where it will not be possible to have these buildings ready for use when the College opens here in the Fall of 1925. Everything should be done in New York to make Mr. Murphy send the plans along.

May I point out again that if the Trustees are satisfied with the architectural features we here can take care of the structural part of the design, in fact the contract of Lund and Gernow calls for them to do this work, and the Trustees are paying twice over when they allow and pay Mr. Murphy to do it.

I have to acknowledge your letter of July 12th in by this morning mail, and shall await with great interest the next letter which will apparently give results of Mr. Lund's trip to New York. A letter from Mrs. Warner indicates that Mr. Lund gave up the trip through the Canadian Rockies in order to see Mr. Warner in Wyoming and so further the University's interests.

0179

Mr. Leslie B. Moss.

August 9th, 1924.

We will make a further study of the Sloan Flush Valves, but at the present writing it would seem that those sent are for excessively thick wall and that the Trustees must have paid extra G\$2.70 as shown on page 25 of the Sloan Catalogue enclosed with your letter, but will write to you about this later on.

We have had about three days of clear weather now and so we are getting on with the work. We have drained a great deal of the water away from the Site, and are about to get permission to make about 400' of sewer, which should help to prevent in future inundation.

The Well in the residence site began to gush last night. We have not as yet measured the time of flow. The water will barely come to the surface. I have today let a contract for one residence and I am to meet a second contractor tomorrow, and a third in a day or two.

Very sincerely yours,

*Sam Mc Jegan, Feb 21*

COPY TO MR. O. J. KRAUSE

PEKING

August 13, 1924.

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

My dear Mr. Gibb:

I wish to acknowledge your letter of July 8th, enclosing the copy of the Construction Bureau Balance Sheet as of July first.

I note your report on the mistake in sending the electric conduits. As you say, \$5.90 is due us for them because of the different amounts sent.

We ordered the couplings separately, as you indicated in your specifications. I am at a loss to know how you could be short 32 1- $\frac{1}{2}$ " couplings, since we only ordered 20 of them, in accordance with your order.

In the bid which we received on these couplings, they are listed at a very trifling rate. The 1- $\frac{1}{2}$ " locknuts are \$4.75 per hundred; the  $\frac{3}{4}$ " locknuts are \$.74 per hundred; the  $\frac{1}{2}$ " locknuts are \$.54 per hundred. This would amount to something like \$3.65 for the items which you have mentioned as being short, in addition to the \$5.90 above.

I am asking the Purchasing Department to take this matter up with the International Western Electric Company, and see if some adjustment can be made.

I am enclosing herewith the description and picture of the closet which Mott is furnishing on the order of 50 which we received from you the other day. I hope that this is in accordance with your desires in the matter.

Very sincerely yours,

Assistant Secretary,  
Peking University.

LBM/KJL

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PEKING UNIVERSITY

PEKING

August 15th, 1924.

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

My L. B. Moss,  
Peking University,  
New York City.

My dear Mr. Moss:-

I am all alone in the office this morning. Miss Cookingham went for her vacation some days longer than two weeks ago. She asked for a months leave, both Dr. Stuart and myself explained that two weeks was all we could allow at one time and especially in the middle of the summers building season. She was unhappy because something said by yourself when you were discussing her going to Nanking led her to suppose she would have a month there each summer. I gave her permission to stay away till last Sunday the tenth, on Monday ~~was~~ getting to the office I found a letter which said that she with others was planning a trip to a point away from Lu Tao Ho, Shansi, where she has been staying which would take till today the 15th and that she would arrive back possibly on the 17th. Dr. Stuart telegraphed her in my name asking her immediate return, but either the wire did not get to her or she choose to ignore it for we have not heard from her since. This morning Miss Figuorvosky, who does the accounts and helps with the typing when necessary was called home because of the serious sickness of her mother, so I am alone.

I have just written you the following cable.  
YenChing, New York, UDUBBEXXP VIUDM MOEPZ SGYZWUEDD IDAVSSTO  
STOST EROUHEWYNB EHYAHWYFER UEMAHCOIVT BOARKURAU

By which we mean to give the following meaning  
" Refer to my letter of June 24th, ship materials ordered as soon as possible. Engineers plan dated February 20th this year (is) complete survey having due regard to buildings, axes, roads.

I have written this in reply to your two letters one of July 15th and the other of the 17th, both of which came in this morning.

When your cable of June 24th came to hand we wrote an answer to it and phoned it to Mr. Krause to send off, he was coming to the site that day to a committee meeting and brought the wire with him, it was his opinion that as we were sending you another wire that day, you would infer that your conclusion about our wire referring to yours of June 6th was correct and you would act accordingly. We then decided not to answer your wire. Unfortunately we were wrong in our opinion. So I have now wired to refer to our letter of June 24th which explains the whole matter.

I now come to the matter of the ~~cable~~ <sup>Survey</sup>. Have had Mr. Gernow on the phone this morning and he is at a loss to understand what Mr. Murphy can need more in the survey than he has already.

0182

L.B.M.L5/8/24. Page 2.

As pointed out in our cable the buildings there are all correctly shown, ~~and~~ are the outside roads and the axes, these being shown and so many of the buildings already started there is nothing that can be changed. The position of every courtyard is fixed by some building or other except the mens dormitory groups marked C to I in the small plot plan sent a couple of years ago. As we are not suggesting to put up any of these buildings for a long time to come they do not seem to enter into the discussion.

I note that Mr. Murphy has been saying that he is loosing money on the University project. In connection with the survey I think it should be pointed out to him that he has already been paid for this survey, and if it is wrong or insufficient it should be up to him to get a corrected one and to pay for it. If this does not explain the completeness of the survey and so show that it is all that is needed I hope you will wire us telling us just what details are needed and we will try to supply them.

We note that you are still trying to find \$ 50 000 for power plant, this is very gratifying for the power plant should ~~have~~ been started long before this. It was not the intention of the committee to ask for this sum of money for the power plant, but for work already authorized. As pointed out in my covering letter to the telegram of June 25th or thereabouts at that time the exchange showed a little tendency to rise and some members of the committee thought that if it should go to a good figure it would be well to have authorization to draw money which must be in hand for Administration Buildings, Library, residences etc in advance of its actual need out here. Unfortunately exchange has not gone up but down and we are getting just over one dollar and ninety cents instead of the two ten that was hoped for at the time the cable was sent.

Dr Stuart is coming to the site this afternoon and I am going to tell him that the hope of getting the University moved out here next year is quickly vanishing. Lund has bennaway from New York a full four weeks now, and still no authorizations for power plant and still no plans for library, Administration Building or womens gymnasium.

Dr. Stuart showed me your answer to the last cable which was signed by him but sent by myself. That cable asked for plans of buildings but you read it to mean plans for progress of the work. I can not understand why the reply was sent to Mr. Kause, I think both Dr. Stuart and the writer are as well known as Mr. K. in Peking and that cables reach us just as easily. In this case the cable was sent to Mr. K. who was away on his vacation and mailed back to Peking.

Sincerely yours

*McGregor*

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PEKING UNIVERSITY

*Yeb*  
PEKING

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

August 19, 1924

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

My dear Mr. Moss:

Dr. Stuart has sent me your letters of July 10th and July 26th to him and has suggested that I write you my personal reaction in regard to them. I think I have already said enough in regard to the delay of plans and in regard to the fact that the Trustees are paying twice over when they allow Murphy to make structural plans. Added to this is the fact that the engineers here will probably find Murphy's plans too heavy and will do the work all over again anyhow. In yours of the 10th Mr. Murphy was promising the plans within a week. Your cablegram of a few days ago indicated that it was more than a month. We are sorry for the insufficiency of information for the Women's Gymnasium. This building has hardly been before the Grounds and Buildings Committee here. While not looking for more work it would certainly make for clearness if the Trustees would decide that the Construction Bureau office is the proper channel through which all information in regard to buildings should come and go between New York and China. ✓

We note that Mr. Murphy is suggesting two buildings in place of the one set down in his scheme B dated April 25th, 1922. When the Construction Bureau sent its suggestion in regard to this quadrangle to America it suggested that this quadrangle be made more nearly square. Mr. Murphy's office would not agree to this but now he is making the size of the quadrangle an excuse for two buildings. It is my opinion, shared by Mr. Thunder and one or two others, that two buildings on either side of this quadrangle would be very un-Chinese. Mr. Murphy is entirely correct that the Sage Memorial must be the predominating building but almost any size building can be made for the two side buildings. The Sage Memorial has brackets under the eaves. These can and should be omitted in the side buildings. If the building is too short, a very Chinese treatment would be to run out from the center either end of the building wing walls which need be only about eight feet high and can terminate in space at any distance from the end of the building. Moon gates or other fancy gates can pierce these walls. If a building 144 feet long is going to inadequately fill the place, two buildings half this size would not seem to suit better. That would make it seem almost necessary to build two buildings the total cubage of which would greatly exceed ✓

0184

August 19, 1920

the one building proposed. For a long time the spectre of being impoverished by too many buildings has been wandering around the campus here. I think our aim should be to get along with as few buildings as possible and not to increase either size or number for architectural reasons. The contrast between the dormitories and these buildings would not be marked as they are set behind walls and are away from the Gymnasium. If the thing were to be studied seriously from the dormitory end the Gymnasium could be made the main building (cheng fang) of this group while it was at the same time a secondary building of the academic group. I have not had time to talk this question of two buildings instead of one over with the engineers but think there will be some considerable disarrangement of plans if not absolute impossibilities met with if we have to place two buildings in there. ✓

A long letter from Mr. Lund written just before leaving the States but mailed aboard the ship and sent through Siberia came to hand yesterday. I note that he suggests motor transportation facilities at the expense of the University for the engineers. It seems to some of us here that with the large commissions they are receiving at present they should provide their own motor facilities. This, I believe, is Mr. Cernow's personal opinion. In fact I know that he so expressed himself sometime ago. They get a limited amount of service from the Construction Bureau motor as it is. We here are trying to keep down our overhead and look askance at any suggestions which tend the other way. ✓

More heavy rain all night which coupled with the fact that our motor car met with a serious accident on Sunday is very depressing. ✓

Very sincerely yours,

G:C

*John M. Gager Gilbert*

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PEKING UNIVERSITY

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

August 23, 1924

Mr. James H. Lewis  
Executive Secretary Peking University  
156 Fifth Avenue  
New York City

My dear Jim:

Dr. Stuart has shown me your letter of July 22d and I thought it would be well for me to send you one letting you know my personal reaction to your letter which as I understood it is not official but simply written in order to keep things as clear as possible between the distant extremities of this big job.

The first thing which strikes my eye is the additional motor facilities suggested. The engineers can get the use of a car for \$6.00 local currency and keep it away from the garage five hours and not the \$10.00 mentioned in your letter. It is my opinion, which I think is concurred in by Dr. Stuart, that as the engineers are getting \$2,000 a month they should not call on the University to provide transportation for them. Personally I think they should spend longer periods on the site. Of course, Mr. Leth Muller, their construction engineer, is here as a rule from Monday morning until Saturday noon. I do not believe it would be too much to ask that one of the other of the principals spend the best part of at least alternate days on the site. Hurried trips, such as your letter seems to indicate, will considerably add to our burdens here. What we need is superintendence more than consultation or instruction.

As regards regular system of weekly reports of progress of construction, it takes at the very best five weeks between casting of floors. I do not think the Trustees would be interested in being told in regard to any given building details such as follow: first floor slab cast, erection of first floor walls, casting first floor columns, building second floor forms, placing second floor reinforcement, casting second floor slab. In fact, I think the view of the woods would be lost in the trees. For a long time in writing to Mr. Moss I tried to give a brief summary of the condition of the various buildings but that became so monotonous that I have recently only tried to hit the high points. For your information I will tell you where each building stands now.

Ninde Divinity Hall and Dormitory number one -- finished with the exception of glazing, installation of heating and plumbing and the cement hardner on the floors.

0186

8/23/24

Physics and Biology Building -- the tar roof in place. Exterior stucco finished. Interior plastering being done.

Chemistry and Geology Building -- half of the roof sheathing in place. Exterior stucco being done.

Men's Dormitory No. 2 -- second floor walls being built. This means, of course, that the second floor has been cast.

Men's Dormitory No. 3 -- second floor forms being built and first floor columns being cast.

Refectory of Group B -- has the foundation walls finished. Work on this building stopped partly because of the heavy rains and partly pending further authorizations from N. Y.

Men's Administration Building -- 750 piles driven to date.

#### WOMEN'S COLLEGE BUILDINGS

Deans Residence, Women's Administration Building and Sage Memorial finished up to the installation of plumbing and heating and the placing of the glass in the windows. Plastering and finishing floors in the first two is somewhat delayed waiting the heating and plumbing pipes.

Women's Dormitory DD -- the roof on. Plastering finished waiting for the finished cement floor.

Women's Dormitory BB -- Half of the tile roof on. Plastering partly finished.

Women's Dormitory C -- tar paper roof just begun. Some interior partition walls already built.

Women's Dormitory E -- third floor forms nearly finished.

Materials for Women's Gymnasium, Library Building and Fine Arts Building purchased, some delivered and some on the way.

I will try to send you a statement in a week or ten days and then you will see whether you think it worth while to do it at such close intervals. We will send you all the photos that are taken from now on. I think it is important, however, that the whole set should be kept together. Many of the original ones sent home cannot be replaced now as the films were destroyed in the fire which destroyed Mr. Hill's belongings. We would be glad to supply as many prints as the New York office can use but such should be paid for out of campaign funds and should not go into our overhead here. *ful*

We are enclosing herewith a sheet showing the balance charged against each building at the first of each of

the last five months. This office renders a balance sheet to Mr. Krause, the Board of Managers Treasurer, every month. Each building has a separate account in our books. Material which is delivered on the lot exclusively for that building is charged directly to it. Material which is delivered in bulk and cannot be charged to any building is kept under various material accounts such as brick, cement, reinforcing iron. Our material office renders an account during the early part of each month of materials used in various buildings during ~~the~~ month. This is translated and checked by myself and then debited to the individual buildings by the accountant here. That means that materials used during July are debited against the buildings before the end of August so that the first of September account shows ~~all~~ materials used up to the first of August and all that can be charged directly to the building up to the first of September. When we first started our books we attempted to charge all materials directly to buildings and got into a great deal of confusion. It was the sorting out of this material which took so much of our time during the fall and winter and part of last spring. I think the Trustees will agree with me that to try to charge bulk material to buildings before it is actually put into those buildings can do nothing but make confusion. Take three or four carloads of cement, perhaps 150 tons. We may plan to use 30 tons in a Men's Dormitory floor and charge it there, then a hold up may come in some form work and the cement be needed in a Women's College Building or again it may be that only 27 tons will be used and the 3 extra tons go somewhere else. As a matter of fact our accounts for cement are kept in bags of 136 pounds.

You have our reaction to a visit from Mr. Murphy in a letter of May 28th and I might add a point made in a more recent letter to Mr. Moss now -- that the location and status of every group and practically every building in the groups is already established by the buildings started in each group so that there is nothing which can be changed in the general layout. The power plant is down behind the hills on the east so that its architectural exterior will not enter into the University view at all. All the world recognizes chimneys and water towers as necessary, utilitarian adjuncts to every big establishment. I personally believe that we should make these plain, straightforward equipment features and as such they will always be recognized. Dr. Luce has been agitating for a Pagoda for the water tower. I am afraid we will be laughed at if we do anything of the sort. We have it on the agenda for the committee meeting of Wednesday afternoon next. I do not believe we have saved money at the cost of efficiency, durability or architectural effect but we have saved by carrying heavy burdens ourselves and hope that the powers at home will scan every suggestion of Mr. Murphy's before they consent to it. I know that he is apt to say what does one percent additional on the whole expenditure amount to but we here are saving the one fourth of a cent and hope that they are going to amount to fives and tens but we must acknowledge a certain amount of discouragement when the larger figures are not guarded as carefully. I am much interested in your suggestion of a \$5,000,000 endowment. It will take all that and then some. It seems to me we should go lightly on buildings until our endowment will more nearly take care of our present needs than it does now.

8/23/24

You surely have received the audit on the Construction Accounts long before this, - in fact I am surprised that you mention it at all as we have been writing about it for the past two or three months. It is certainly encouraging to find you so enthusiastic about the University. It is going to take a great deal of enthusiasm and a great deal of financial boosting to get us out here by 1925.

Here's hoping --

Yours very sincerely,

*James G. G. G. G.*

G:C

P. S. -- Going back to the summary of balance sheets, during the month of June the overhead for the months March, April and May was divided between the buildings in proportion to the amount of the material put into the buildings during the same three months so the rate of increase of expenditure for the month June 1st to July 1st was somewhat greater than other months. This overhead is divided quarterly after the engineers commission has been calculated.

The Refectory item of \$4000 odd debited April, May and June was for the amount of architects commission charged out to the field a couple of years ago.

0189

SUMMARY OF BALANCE SHEETS

AS PER BALANCE SHEET	NINDE DIVINITY	DORMITORY NO. 1	PHYSICS BLDG.	DORMITORY NO. 2	DORMITORY NO. 3	REFECTORY
Aug. 1	63,516.91	67,204.52	79,842.41	12,602.97	11,958.25	7,176.19
July 1	61,935.29	64,178.64	77,850.21	10,595.95	8,298.51	5,087.78
June 1	61,100.94	62,940.53	70,678.60	3,518.57	3,487.92	4,081.28
May 1	59,651.05	60,972.00	64,473.56	2,058.00	2,058.00	4,081.28
April 1	59,046.12	60,368.06	60,191.61			4,081.28

AS PER BALANCE SHEET	MEN'S ADMINISTRA- TION BLDG.	SAGE MEMORIAL	DEAN'S RESIDENCE	WOMEN'S ADMINIS.	GROUP 3 DORMITORIES	DORMITORY NO.4	CHEM. BLDG.
Aug. 1	6,824.82	76,047.44	39,721.64	37,984.57	138,937.59	19,733.26	72,022.31
July 1	2,354.82	74,327.75	38,647.68	37,131.77	134,263.94	19,276.33	69,761.04
June 1		69,267.66	36,190.08	36,596.93	118,553.91	10,944.52	54102.71
May 1		68,063.56	36,145.69	36,540.43	108,787.59	6,529.02	49,329.68
April 1		66,079.93	35,657.91	34,383.83	91,674.52		41,447.21

THE ABOVE SHOWS THE TOTAL AMOUNT SPENT FOR EACH BUILDING ACCORDING TO  
MONTHLY BALANCE SHEETS.

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PEKING UNIVERSITY

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

August 26, 1924

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

My dear Mr. Moss:

The enclosed is a list of hardware for which we are asking for bids locally. If you think it worth while to get a C.I.F. Tientsin bid at home and cable it out we would be glad to hear from you. This list was taken from a Yale and Towne catalogue of 1913.

Very sincerely yours,

*Chas McJannet Gilbert*

G:C

0191

Article	HARDWARE Catalogue number	for 20 buildings Description	Quantity
Sash fastener	831	Bronzed dark	4 gross
Flush sash lift	DT 1344	Wrought brense	8 gross
Exterior door lock set	DE 8288	" " 2 1/4" thick door	20 pcs.
Lock sets	BT 10017	Wrought steel Bronze finish	45 doz.
2 1/2 x 2 1/2" Door bolts	241	Bronzed	20 doz.
Caseiment fastener (similar to Russwin but iron bronzed)	T1142		11 doz. mortise
Caseiment adjusters 12"	Y2211	Bronze finish	11 doz. pra
Sash pulley			180 doz.
2 x 2" Butts	291	" "	25 doz.
Cupboard Turns	2322	" "	18 "
Elbow Catch	2383	" "	14 doz.
French Window Lock Rabbeted front	1612 1/2	Bronze plated	5 doz.
Extension Bolts	Y 2056	" " 12" rod	10 doz.
Double acting hinges	pantry door		2 doz.
Run/night latch	42		4 doz.
Double sliding door latches	EN 83	Iron Bronze plated	1 doz.
" " " track door	6'6"		1 doz.
Butts 4" x 4" loose pin ball tops	241	Bronze plated	60 doz.

August 26, 1924

COPY FOR MR. O. J. KRAUSE

August 29, 1924.

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

My dear Mr. Gibb:

In the absence of Mr. Moss who is now away on his vacation, I write to forward to you the invoices, insurance papers, and one copy of the bill of lading, covering the shipment of English gas tubes and couplings made by the United States Steel Products Company on August 16th.

A duplicate set of these papers with the carbon of this letter will be sent to Mr. Krause in the next mail.

A complete set of these documents is also being kept in our files for reference.

Very truly yours,

Secretary to Mr. L. B. Moss.

L.  
Enc. 7.

0193

# PEKING UNIVERSITY

PEKING, CHINA

AMERICAN OFFICE  
156 FIFTH AVENUE  
NEW YORK

## TRUSTEES

LUTHER S. WILSON, PRESIDENT  
FRANKLIN H. WARNER, VICE-PRESIDENT  
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ERIC M. NORTH, SECRETARY  
L. S. MOSS, ASSISTANT SECRETARY

## OFFICERS

J. LEIGHTON STUART  
PRESIDENT  
HENRY W. LUCE  
VICE-PRESIDENT  
JAMES H. LEWIS  
EXECUTIVE SECRETARY

August 29, 1924.

Mr. James H. Lewis,  
156 Fifth Avenue,  
New York City.

My dear Mr. Lewis:

In the absence of Mr. Moss, there has come the following cable-gram from Peking, which brings to a crystallization the issue which we have all, I think, been forecasting, and striving to avoid, namely, whether there is any way which we can find by which we can authorize the field to go ahead with the construction of the heat, light, water and sanitary plant.

"IT IS THE UNANIMOUS OPINION OF THE FIELD PROPERTY COMMITTEE TO ASK YOU TO AUTHORIZE LUND BY TELEGRAPH TO COMPLETE THE PURCHASE OF POWER PLANT AND WE WILL PROCEED WITH THE BUILDINGS. UNLESS YOU CAN DO THIS <sup>WE</sup> ARE NOT ABLE TO REMOVE NEXT YEAR ACCORDING TO AGREEMENT CHINA MEDICAL BOARD AND OTHERS. CANNOT TOO STRONGLY URGE ON YOU THE NECESSITY EXPEDITING MATTER. STUART."

I think they are entirely right that unless this can be done, it will be impracticable for them to plan to move by the fall of 1925.

At the present moment, the only difficulty which stands in the way, is the matter of funds. Of the \$300,000 which would be required, the Woman's College could be counted on to supply one-third.

None of us like to contemplate the discouragement which is sure to come to the field if we are forced to make it necessary for them to remain in the city another year.

In order to give consideration to this problem, it seems important to call a meeting of the Committee on Finance, Property and Investment on Wednesday, September 3rd, at three o'clock, in room #920 of the Presbyterian Board at 156 Fifth Avenue.

*Ent. \$100,000.  
Cost \$85,000.  
Money raised \$50,000 for exp.  
Mr. James H. Lewis*

*(our mechanical Engineer)*

0194

Mr. James H. Lewis

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August 29, 1924.

I hope that as many members of the Committee as possible will attend this very important meeting.

Sincerely yours,

*Eric M. North*

Secretary, Peking University.

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PEKING UNIVERSITY

*File*  
PEKING

ADDRESS:

CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

August 29, 1924

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

My dear Mr. Moss:

Yesterday we sent you the enclosed cable. This was authorized by a meeting of the committee Wednesday afternoon. This was the first full meeting of the committee we have had for a month and a half, Mr. Johnson of the Presbyterian Mission being the only absentee. As pointed out in our recent letter we have come to the crossing of the ways and are confident that if something very energetic is not done immediately the University will not be able to move out here as anticipated. When the question of cabling was being discussed Dr. Houghton of the China Medical Board intimated that if the committee did not send a cable he would consider it necessary to cable to his home office asking them to inquire of the Trustees whether the Trustees were planning to take the necessary steps to get the University moved by the fall of '25. The Union Medical College is making all plans to turn the premedical school over to the University at that date and if this transfer is not to take place they should be informed immediately so as to make other plans. It was for that reason that we included those words "arrangement with China Medical Board" in our cable. It will take months to finish up this power plant and there is barely sufficient time left in which to order, have it assembled and shipped to China and then to get it installed here. Dr. Stuart pointed out that the power plant had been his main theme in New York both in January and April and we have been emphasizing it ever since.

This office was further instructed to write at length in regard to the Women's Gymnasium plans. One vote was taken that the committee would not consider having two buildings on the south side of the Women's Academic Quadrangle. The space across that quadrangle between buildings is 285 feet. A building less than 100 feet long would be impossible for a Gymnasium and two buildings of that size would ~~be~~ crowd the available space while buildings approximately the size of the Dean's Residence or the Women's Administration Building would be too small for the proposed use. They would also not give a good Chinese effect -- as one committee member put it, the place would look all spotted. The feeling of the committee was that the Gymnasium could be anywhere up to 155 feet long, that its height should be less than the Sage Memorial, which is 55 feet 9 inches to the apex of rafters and quite 60 feet to the top of the ornament. According to Chinese standard the main building should be higher and longer than the side buildings. The depth of the building does not come into their reckoning. Sage Memorial is only 132 feet long. Dr. Tsur suggested that we, at some future time, could add two sections (chien) at either end of Sage if when the whole group is finished that building does not seem to have the proper proportions of a main

0196

building. Sage has the brackets under the roof which make its attic very high. The side buildings need not have these brackets. The omission of these in itself will make them secondary in importance. The top of the Ashlar base of the Dean's Residence is considerably lower than that of the Sage Memorial and the Ashlar base of the Gymnasium could be kept on the north side as high as the Dean's Residence base. The ground level to the south of the Gymnasium will be 2 feet 6 inches below the ground level of the Women's Academic Quadrangle so that the Ashlar base on this side could be higher.

The committee further suggested that someone from the Yenching Committee in New York consult with Mr. McMillan and other Y.M. and Y.W. experts on Gymnasium and so provide for Mr. Murphy the necessary information in regard to the Women's Gymnasium. It was further emphasized that if Mr. Murphy is not able to prepare these plans with expedition that we be authorized to have the drawings done in Peking.

We will probably not have the minutes ready to come with this letter so I will mention some of the other actions taken. In order to get on with the work the Construction Bureau was authorized to go ahead with the trenches both in excavations and in making them. Also this office was instructed to make specific inquiries in regard to the purchase of the northeast corner. It is thought that this cannot be bought for the \$10,000 local currency authorized by the Trustees, in fact, it will take twice as much as this. The question of changing the location of the power plant was discussed at considerable length. Dr. Luce felt that as at present situated the water tower and smoke stack were too near the central axis. Others of the committee felt that they would in no way predominate over the architectural effect. It was finally left with the engineers to decide on the advisability of changing. A brief conversation with Mr. Gernow over the phone yesterday emphasized the fact that considering future dormitory developments as well as present needs the plant as now located is very central, that to move it further away would mean additional and large size mains with additional capacities for pumps and slightly additional heating loss. If Mr. Newman and other engineers who have seen the plan could have had their way the plant would have been put in behind the Library north of the Women's Group. It would seem to the writer unwise to remove it any further from the center of things.

We have bought ten more mou of the very desirable high land adjacent to the other purchases at the East Compound and have promise of the other section which will square out that plot. We have had to pay \$80 per mou. We have also bought the residence site south of the Women's Dormitories and are waiting for the return of Mr. Peck of the American Legation to again agitate the southwest corner plot. If that is negotiated and also the northeast corner, I, for one, should think that land purchases except for the unpurchased bits around the southwest Women's Dormitories should entirely cease and the best information we have indicates that the last should not be pressed.

On the other hand Mr. Frank Gaylord Cook of Cambridge, Mass., who spent sometime on the site a few days ago, was very insistent that we should have large land holdings. Along this

8/29/24

line we are told that the old Summer Palace has been sold for three million dollars and there are numerous other land deals in progress in this neighborhood.

The committee further felt that there was very little immediate advantage to be gained by Mr. Murphy making a trip to the field here. Therefore their action was that we write New York asking that Mr. Murphy occupy himself with drawings of the Gymnasium. Our worry is that we are not going to be able to clean up the debris around the buildings in time for a clean cut removal if the plans for the buildings are not soon forthcoming so that the rough work of the buildings can be completed at an early date.

Your letter of July 31st has just come to our desk. There seems to be nothing in it that requires definite answer at this time. In regard to the first paragraph on page two the Chinese are suggesting that our arrangement is too regular and I think would find no objection to moving Dormitory Group C away from alignment with A and B. It is too bad that no way to finance the power plant had been found up to July 31st. I hope that it has been found possible to do something on receipt of our cable.

Many thanks for your kind words in regard to our son MacGregor. We suspect he is having a very happy time in Europe about now.

Very sincerely yours,

*Geo Mc Gregor Gibb*

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PEKING UNIVERSITY

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

September 9, 1924

Mr. James H. Lewis  
156 Fifth Avenue  
New York City

My dear Mr. Lewis:

Time has rolled by and I have forgotten to write you in regard to the progress of the buildings. Enclosed are some photographs that will give you an idea how some of them stand today and below are some notes.

MEN'S COLLEGE BUILDINGS

Ninde Dixinity Hall and Dormitory No. 1 - No change except some sample window glass in the former for which we are about to let a contract.

Physics and Biology - We are beginning the tile roof. Interior plastering nearing completion.

Chemistry and Geology - First layer of tar roof in place.

Men's Dormitory No. 2 - Third floor slab forms being put in place.

Men's Dormitory No. 3 - Second floor slab being cast.

Refectory of Group B - Damage caused by the rain has been cleared up. Preparations have been made to waterproof the basement preparatory to bringing foundation walls up to grade level.

Men's Administration Building - The driving of piles finished. Foundations being cast. Heating trenches through this building being made.

WOMEN'S COLLEGE BUILDINGS

Dean's Residence, Administration and Sage Memorial - Practically as when last reported. Contract let for installing heat in the first. Contractors expected tomorrow.

Women's Dormitory DD and BB - About as reported before. Roof on the latter more nearly completed.

Dormitory Group C - Tar roof more nearly finished. Interior partitions finished.

Women's Dormitory Group E - Third floor cast. Roof being put in place.

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J. H. L.

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9/9/24

Day before yesterday we had 300 tons of cement at the railroad station. This was in the nature of a rush order as it looked as if railway traffic would be shortly tied up because of impending civil war. We also had 400,000 board feet of lumber which had come through on nearly 20 cars and about four carloads of radiation. This entirely overtaxed the siding capacity of this small station. When we began to haul cement yesterday morning the soldiers in the local camp also wanted carts to haul grain and they began to commandeer our carts. This necessitated several telephone calls and finally a trip to the camp when they promised to discontinue commandeering our carts. When we left the campus there were some 12 to 15 carts waiting there not daring to make the return trip to the station. They later worked hard and long to try to make up for lost time. We will send you a sample of the small flag which they now carry as they haul back and forth. During times of stress like this some foreigners give the national flag to carters but it has been our feeling that this rather cheapens the flag and we are not doing it at least for the present.

To make life a little more interesting yesterday we were hardly out of bed when the servants came in to say that a thief had visited Mr. Thunder's apartments during the night and almost stripped them bare, he having been away over Sunday. Inventory of things taken included a shot gun and fifty cartridges, three blankets and quite a list of clothing. The police are trying to locate the loot and we think the gun should be easily found.

Very sincerely yours,

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*G. M. J. J. J. J.*

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PEKING UNIVERSITY

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ADDRESS:

CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

September 17, 1924

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

*Write Mr. Murphy*

My dear Mr. Moss:

The Grounds and Buildings Committee held a meeting yesterday morning and first of all considered the Administration Building plans and instructed us to write you pointing out the numerous omissions and inadequacies in these plans. Some of these seem entirely unexcusable. We were also instructed to call your attention to the fact the engineer's plans are considered by our engineers here not to be of sufficient detail to place in the hands of Chinese workmen. Taking the various items discussed in order may cause us to mention details which we have mentioned before but for the sake of keeping the whole thing together we will do so. All the actions taken here are understood to be subject to the approval of the Trustees but we will take this approval for granted unless we have early information to the contrary. <sup>(1)</sup> The plans show no method of entering the space under the main floor of the building. This is necessary in order to allow workmen to install, inspect and if necessary, repair the various pipes that will have to be located under this floor. It will be more necessary because one of the main pipe trenches will run through there. It is not unlikely that part of one of the toilets shown under the staircase will have to be sacrificed in order to provide this access. The committee notes that <sup>(2)</sup> wood floor is shown in the large Auditorium. The committee states its preference for a cement floor as being easy to clean, requiring almost no upkeep and probably equally as quiet as a wood floor but wishes to inquire from New York why a wood floor was specified.

You will note that the committee voted to make temporary use of some of the space provided for other purposes for class rooms. It is both Dr. Stuart's and the writer's very firm conviction that no more academic buildings should be undertaken for a considerable number of years lest the institution find itself overburdened with the maintenance of these buildings. On the other hand we may find ourselves badly handicapped for class room space and the action taken yesterday will provide for some eight to ten class rooms which should allow us to carry on for sometime. The walls that would transform the offices are not structural and can be put in at any time that the offices are more needed than the class rooms. In the same way the walls that will divide the small lecture room into class rooms can be removed and that space remade as lecture room. The institution has, however, a lecture room in the Theology Building and one in the Sage Memorial, each of which will seat

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approximately the same number as this one in the Bashford Memorial, and has two smaller amphitheater lecture rooms in the Science Buildings. It is therefore quite likely that this small lecture room may never be needed.

③ It was voted to omit three of the fireplaces shown largely because it was felt that they would never be used. When heating would be desirable in these rooms it would be just as necessary in a large number of teachers' offices and other space so that the heat from the central plant would have to be started. It was further felt that these fireplaces would take up wall space and would not prove an ornament to the room if they were not used. ④ The vote was to change the Faculty Room into a class room and to use the room opposite marked Reception Room for both purposes, it being thought that for some years to come that this one room could easily serve both purposes.

⑤ In the various omissions on the part of the architects is that of a fireproof vault or strong room and the committee voted to make one in the southeast corner of the Accounts room, the vault to consist of two compartments, one four feet by eight and the other four by four, the idea being that the smaller compartment would be used for books and records needed daily and the other for such documents as might be referred to from time to time.

⑥ The committee found that the headroom allowed in the toilets was not adequate, four feet being shown in some places, and the Construction Bureau was asked to redesign these rooms. ⑦ The north-east lavatory is shown divided into two sections and it was thought that this division might cause unfavorable comment. It was decided to remove the partition and also omit two of the doors leading into this room.

⑧ The central or Memorial Hall has four small doors marked with the letter E. The rooms to which these doors lead would appear to have ample access without the use of these doors. At the same time the space in the Memorial Hall now taken up by these doors can be very profitably used for book stands or memorial tablets so the vote is to omit them in constructing the room.

⑨ The stairs leading to the second floor appear unartistic and as the first flight is seventeen steps and at the south end of the building they lead directly up toward a blank wall they should be restudied and the Construction Bureau was asked to undertake this work.

⑩ The Gallery at the back of the Auditorium has come in for considerable unfavorable comment, it being felt that to enter a room of this size through a section only ten feet high would not make a very good impression, while looked at from the stage end this straight unbroken bottom of the gallery would not be attractive. Dr. Luce was of the opinion that the building as originally planned would have provided more gallery space than shown in these drawings. It was voted to ask New York for permission to omit the gallery at present, provision being made so that it could be installed at some later date. It was further understood that the whole end of this Auditorium was to be studied and provision made for a considerably enlarged gallery if possible.

9/17/24

(11) The committee asked the Construction Bureau to make a further study of the question of an entire concrete roof and concrete false rafters. The bid for this building for the labor is somewhat over \$23,000. This indicates that this roof construction is considered expensive by the contractors. It is the opinion of the writer that an entire corner of each section will have to be made of wood before it is possible to get the proper lines and before the concrete forms can be made up. It is further not unlikely that the forms when made up will have to be entirely covered with sheet metal in order to get the smooth appearance necessary. In this part of the work it will be almost impossible to plaster or rub the concrete after the forms have been taken down.

(12) Models of the truss as suggested by the architects and of a typical Chinese truss were prepared. The Construction Bureau has already sent to New York, either to Mr. Murphy or to the University Trustees office, a blue print of the truss as finally used in the Theology Building auditorium. The committee instructed us to write you pointing out the fact that the truss as suggested is not Chinese, will be more expensive than a straight western truss, that it will probably not appeal to the Chinese who see it. The committee voted a number of months ago to not again attempt the Chinese truss in any of its big rooms. We are actually making the exterior of the building appear like a one story Chinese building and a truss of the massive proportions necessary for a building of that size seems too large when viewed from the second floor which we are installing in the building.

(13) It was noted that the dressing rooms on the third floor had no outside light and but little ventilation and it was voted that the stairs leading to these dressing rooms should be made of fire-proof material rather than the wood specified.

(14) Dr. Stuart will doubtless write to you giving the reasons which lead him to recommend the appointment of a Faculty Committee to have almost complete charge of the residences problem. We will state here that we are afraid that it will lead to undue delay in the construction of these houses and possibly to the building of too large houses and, in some instances, houses that will be unacceptable to tenants who may come after the occupant for whom it was originally built.

(15) Dr. Stuart reported a gift from Mr. James Porter, Uncle of Mr. Lucius C. Porter, of a sum sufficient to cover the difference in cost between a typical water tower and a Chinese Pagoda. It was therefore voted to build the water tower in Pagoda form as soon as we have confirmation of the gift. It was estimated that \$6,000 gold would amply cover the cost of it. The possibility of putting the smoke stack inside the Pagoda was discussed at length and it was decided that with even the best smoke consumers and other precautions the result would be ridiculous. Furthermore a Pagoda without a complete roof and a knob at the center would seem inappropriate. It was, therefore, decided against attempting to carry out this suggestion. It was the opinion of the committee that this Pagoda should be designed in Peking and steps are being taken to have it done. The question of changing the location of the power plant was again discussed and after a trip to that end of the site and a careful consideration of all the features and the expense involved in changing this location it was voted not to change the location of the plant. It was further voted

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to locate the water tower on the hill west and a little bit south of the power plant as shown on the Lund, Gernow & Company drawing marked PUSL 8 and about three inches directly south of the center line as indicated on the same drawing.

(17) The committee heard the report of the purchase of the additional pieces of land to be used for residences. There were two pieces amounting to over 18 mou connected with the East Residence Compound in addition to those reported to you in our letter of August 29th. There are offers of other small pieces of equally desirable land adjacent to both the East and South Residence Compounds and the committee left the purchase of these to the writer if he found the price low and the land desirable.

The price at which property on the northeast corner is offered to the University does not vary very much. One piece of 1.4 mou has been bought and we have made offers for several other pieces basing these offers on a percent reduction of all the prices asked so that if they are accepted the whole piece will come at something like \$20,000 local currency.

*note*  
(18) I am enclosing a copy of the letter sent to Dodge, Seymour & Company about the Fordson tractor. A letter received today from them says that they do not believe the Ford people will require the return of this machine, that Mr. Joseph Bailey has a letter from the Ford Company indicating this. Of course, Mr. Bailey is a friend of the University.

(19) We have to acknowledge your letter of August 13th. In regard to the couplings, every length of conduit supplied should have a coupling attached. If these are not screwed on very tight pilfering takes place along the way and by this method we have lost 321 of the one half inch size. You were quite right that they do not cost very much but it is very embarrassing not to have them when we need them.

Very sincerely yours,

*Ernest J. Galt*

G:C

Dictated 9/16/24

0204

COPY

September 1, 1924

Dodge & Seymour, Ltd.  
18 Museum Road  
Shanghai

Dear Sirs:

In reply to yours 483A we are returning herewith the Ford Company's formal receipt signed. This office had no knowledge of any requirement that the equipment was to be returned within six months. As matters stand now the tractor was not delivered here until the first of July and the rainy season began immediately afterwards and it has not been used at all. It has been our purpose to use it in connection with the construction work until the University moves out to this site when it would be put to use with the Department of Agriculture and would be used by successive classes of students. If the equipment is to be returned within six months it would not have been used at all.

None of the correspondence we have had with the New York office has mentioned the gift as being a temporary one. I shall, however, send a copy of this letter to New York and suggest that they inform me as to their understanding of the gift. Will you also please send a copy of this letter to the Ford Motor Company when sending the receipt to them?

Very sincerely yours,

G:C

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PEKING UNIVERSITY

PEKING

ADDRESS:  
CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

September 22, 1924

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

My dear Mr. Moss:

① On Friday afternoon, September 15th, the Grounds and Buildings Committee held the second meeting for that week and among other things authorized us to cable you asking for authorization for twelve more residences. A copy of the cable is enclosed. On reading it over at this time we wish we had chosen a word other than the one which included "at three days sight" but hope that you did not put too much emphasis on that part of the cable and that you understood that we would only draw up to three tenths of the whole amount during the current year.

The reasons for sending this cable are: first, that the committee feels very certain that unless the larger half of the needed residences is started this year they will not be ready for the institution to move out here in twelve months time. Second, there is a very strong movement on in Peking on the part of the labor unions to raise the prices, first of carpenter labor and then of the mason labor and all the contracts we can let now should be let at the current labor price which will help us to keep the prices down. Personally I am in sympathy with the workmen in their demand for higher wages but practically we would like to get these buildings finished before their demands become too pressing. Furthermore, if we are authorized to start more residences it will be possible to distribute Mr. Thunder's salary and other overhead over a larger number of buildings and so bring the average cost to a lower figure. We certainly hope that this cable will have been received and answered in the affirmative before this letter gets to you.

② You will see from the minutes that the committee decided to leave out all the fireplaces in the Administration Building, the main reasons for doing so being that the fireplaces would probably never be used and if used would cause the ridges of the building to emit smoke which would be an anomaly in a Chinese building. It would also be unsightly.

③ Dr. Houghton was very much exercised over the acoustic properties of the auditorium. He said that the Peking Union Medical College auditorium was first of all designed with Chinese beams in the interior. This building was designed by Coolidge of Boston. Later after considering the acoustics the Chinese beams were eliminated and an almost flat arch shaped ceiling was put in and they have a room which has extremely good acoustic properties. This led

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to vote number 680. It would seem to us here that the New York office would have to take up the study of the acoustics as there are no authorities out here.

(4) We transcribe below the essential points of the discussion which was brought about by reopening the question of changing the location of the power plant. We had thought this question decided at the meeting on the 15th but certain members of the committee were still unhappy and it was thought better to reopen the subject.

"The question of the location of the power plant was reopened. Dr. Stuart suggested that we buy the southern half of the property on the northeast corner and then place the Athletic Field on the land thus made available in the northeast corner of the site pushing the power plant as far south as necessary to give room for the field. The position of the well would not hinder this arrangement as manholes could be placed in convenient locations. This would mean, however, scrapping three houses as the power plant would be located in the position of one of the houses occupied by the Construction Bureau staff and would be too near to the others to make them habitable. The cost of the entire northeast corner property was placed against this loss of three houses which could not be replaced for less than about \$40,000. One of the main arguments for this location of the Athletic Field was that it would save the lake but it was pointed out that placing the power plant so far south would cut through one of the most beautiful hills and perhaps destroy many of the trees in that section. The Athletic Field, if placed on the northeast corner, would have a natural amphitheater position. Mr. Gibb pointed out that every suggestion for a change was met with the same reply from the engineers "we won't move next year". He also stated that Mr. Lund was the real authority on the mechanical installations and that there might be some serious difficulties encountered if we planned to make an important change without first getting his judgment on the matter. Dr. Houghton stated that the power plant must be given precedence over the athletic field. It was agreed that the most important matter was to decide the question immediately so that no unnecessary delay take place. It was stated that the power plant was the most essential thing for the moving next year. If the residences were not finished some members of the faculty could continue living in Peking for a short time. It was decided that eventually the University would want the whole northeast corner and that the cost of it now would not be more than \$10,000 higher than at a later date. This amount would not be as large as the scrapping of the Construction Bureau residences. Mr. Gibb suggested that we leave the power plant as now located on the layout and that we tell the engineers that they must get the plant finished for next year. If the Athletic Field were placed in the northeast corner there would still be room for the sewage disposal plant in that section and it was stated that if the sewage disposal plant were objectionable it should certainly be on the campus where it would be noticed and could be taken care of properly without delay."

After all this discussion and a trip to the east end of the site to look at the ground vote 681 was taken and we have already begun negotiations to buy this northeast corner.

9/22/23

The Subcommittee on Faculty Residences reported that fifteen families had signified their willingness to live in houses already designed but that the estimated average expense of these houses would be over \$13,000 Chinese money. This would leave very little margin for outside walls, roads, outside watermains and general finishing which is not included within the four walls of the residences. Rather than tell the members of the faculty they must choose cheaper houses and delay the work on the buildings until such houses can be drawn and chosen vote 682 was taken. This will bring about reducing the equipment in the house to the minimum that a family can get along with. We hope that mass production will enable us to reduce the estimated cost of the houses somewhat below the figures which we have been using. It will, however, be quite likely that money for the outside improvements will have to be sought elsewhere.

At the previous meeting of the Grounds and Buildings Committee there was a vote which looked forward to changing the type of Men's Dormitory. Everyone who sees the Women's Dormitory groups is impressed with the great livability of those buildings over the ones being made for the Men's College. A great deal of surprise has been shown that we are willing to build east and west dormitories as western rooms are very hot in summer and very uncomfortable in winter when our northwest storms blow. We have nothing concrete to put forward as yet except that in general it will be something of the line of the Women's Dormitory. If we can have an action from the Trustees that will indicate that they will not be adverse to such a change we will push on some sketch plans and further suggestions along these lines.

We are making good progress on most of the buildings. The Physics Building is completely under tile roof and looks extremely well. The war in North China is causing considerable inconvenience. Though we have assurance of immunity from commandeering for our carts, the carters are still very unwilling to haul for us. They fear that the individual commandeering carts may not differentiate clearly between their cart which is working for Peking University and some others which have not that status. Fearing the war we had laid in a sufficient supply of cement but when we had our first warning the lime kilns had hardly begun work after heavy rains of the summer so we find ourselves short of lime and are not certain that we will be able to make up the shortage. The soldiers commandeer horses, mules, camels, carts, rickshaws and men. We are doing everything so as to prevent delay.

Very sincerely yours,

*John M. Guggenbuhl*

G:C

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PEKING UNIVERSITY

ADDRESS:

CONSTRUCTION BUREAU  
HAITIEN, PEKING WEST.

September 27, 1924

Mr. James H. Lewis  
156 Fifth Avenue  
New York City

My dear Jim:

I see that ours of September 9th got started to Mr. Lewis for which our humble apologies. Also we apologize that the progress of the buildings has not been recorded for eighteen days but here goes.

MENS COLLEGE BUILDINGS

Ninde Divinity Hall and Dormitory No. 1 - A few more samples of window glass installed. Good glass seems as scarce as hen's teeth but we will get it closed up before the winter.

Physics and Biology - Tile roof completely finished. It makes a magnificent building. Some of us were in the northeast corner of the old summer palace two or three days ago and this roof showed up from there in great style. In talking with the editor of one of the Peking papers yesterday evening he said he had been looking at the buildings from the Western Hills and that they make a great showing. Seemed to fit the landscape exactly. Physics and Biology is nearly plastered. x

Chemistry and Geology - We are getting the tile ridges in place. Plastering would be going on except that the war has completely stopped the supply of lime. Up to the present, however, this is the only serious delay that the war has caused us.

Men's Dormitory No. 2 - Third floor slab to be cast on Monday.

Men's Dormitory No. 3 - Second floor interior walls nearly finished. Window frames and column forms being put in place.

Men's Dormitory No. 4 - All the piles driven and the foundations to be cast next week.

Refectory of Group B - Ashlar base being cut and put in place.

Men's Administration Building (Bashford Memorial) - Foundations being cast. Over a thousand bags of cement have gone into these foundations since writing to you.

Library Building - Excavations for foundations well underway. We will have another pile driving job here.

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WOMEN'S COLLEGE BUILDINGS

Heating being installed in the Dean's Residence.

Stair railings being put in the Sage Memorial.

The Administration Building as when last reported.

Women's Dormitory Group DD and BB are more nearly finished than when last reported. Roof on BB still incomplete, as no tiles have been delivered for a month.

Dormitory Group C - Ridges well underway. Interior finish progressing.

Dormitory Group E - Roof sheathing finished and tar roof started.

9/27/24

Yesterday we cabled to New York in response to a message received by Dr. Stuart, as per enclosed copy, the idea being that the Local Property Committee with the advice of various Chinese who have been consulted are sure that a Pagoda should not be put on any main axis but should be located ~~here~~ in a corner, and as one might say, in an off hand manner. Therefore the committee was suggesting its location as explained in a letter of mine to Mr. Moss of about the 17th. The committee is also decidedly of the opinion that it would be incongruous to build a Pagoda with an open roof which would be necessary should we try to use it for smoke stack purposes. It would also be worse than incongruous if there was any chance of the thing smoking. As also explained in our previous letter the committee felt that it should be designed out here and we are at present on the look out for an expert on Chinese Pagodas and when he is found we will see what design he has to suggest. In the meantime we have a book gotten out by the French Mission at Sicawei near Shanghai which gives photographs of models of many of China's best known Pagodas. Also some of the dimensions of the same. All this has been explained in previous letters by both Dr. Stuart and myself.

There is very little to report from here since the 22d. War news is very heavily censored out here and you surely get by cable all that we have here. The general feeling is that as far as the north is concerned it will end in a stale mate as in 1922. The direct result is that the price of food is rising rapidly, that the price of silver is very high which makes our American gold sell for less than 180 and coppers are cheap, local dollar buying 265 this morning. This is making the letting of a contract for residences an extremely difficult business.

We have had Mrs. Judd, the landscape architect, with us ~~for~~ the last three days and she is making suggestions as to how the grounds should be treated. We have also had Mr. Etter with us since Monday. He is also studying these questions. From chance remarks Mrs. Judd would suggest a less formal arrangement in the most part than Mr. Etter.

I am writing this to you as I do not know who the Secretary of the Board of Trustees is and I am sure you will pass it on to whoever should have it.

We have just received your letter of August 25th which needs no reply.

Very sincerely yours,

*James G. G. G. G.*

G:C

0213

September 30, 1924.

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

Dear Gibb:

I am going to write you a long letter within the next few days in reply to your good letter, but in the meanwhile I am enclosing an extract from a letter of J.E. Wheeler to Rex Wheeler here in New York which explains itself on the matter of lumber dealers and our friend Bocker.

Frankly, my own feeling is that Bocker is more concerned about his commission than he is to get lumber for Peking University for nothing or at actual cost. I can understand perfectly how he can feel that this is a strict commercial matter, that he is entitled to a fair commission for services and that he ought not to be requested to go out and try to secure this lumber without paying cash for it at such commercial price he can secure - on the other hand, Wheeler of Portland is a friend of Rex Wheeler here and the Weyerhaeusers are great friends of Dr. Luce of the University. My own judgement is that if Bocker does not want to make these approaches when any more lumber is to be secured that you advise us here in New York, and we will take it up direct.

Always yours,

*J.H. Lewis*

P.S.- Give my love to your wife even if she is your wife.

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