Yenching
Corres.
Gibb, J. M. 1924 Oct-Dec

PEKING

October 11, 1924

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

Dear Mr. Gibb:

I am in receipt of your letter of September 4th and hesitate to answer it in full until after another Finance Committee Meeting, which I am hoping will occur four or five days from now. I have looked the letter over with Dr. North and with Mr. Murphy and some of the comments that I may make may be modified by the action of the Committee.

The great principal as to whether or not the roofs should be built of reinforced concrete or of wood is one which the Trustees ought to decide However, this decision should be governed by your opinion. Where you state that the additional cost will be great the expression is so vague that we are not quite sure whether the additional cost is justifiable or not. If you had told us that the additional cost for this Administration Building would be two or three thousand dollars or fifteen or twenty thousand dollars we would have been able to decide very readily whether the additional cost was justifiable. I do hope that when such points are up in the future that you will give us a little idea of what the additional cost would be so that we could give you our reaction with as little delay as possible. What Mr. Murphy knows about your use of concrete brackets is what I told him. Your reply along that line is in harmony with what Mr. Murphy thought might be the case and yet I did not know the difference to tell him that you were using concrete in part and wood in part. He seemed to be quite inclined to follow your use of the two materials, although he designed the Administration Building in concrete alone.

Referring to your paragraph on the second page regarding the beam work in the Assembly Hall of the Administration Building, the design as I reviewed it with Mr. Murphy may not be in all detail in harmony with Chinese design but the effect seems to be Chinese. There are no angular struts- all the members either being upright or longitudinal. If a plate ceiling should be placed in this room then the structural work in the roof should be of the cheaper American angular strut design. This would make the clearance in the room about twenty-two feet, which would be a little low for the size of the room, but again if there is a very large saving in cost it might be wise to save that money. Whether a Chinese interior or something else should be used should also be agreed upon and this point I want to bring up to the Trustees next week.

We do appreciate that we are more or less going to double the expense in having Mr. Murphy furnish engineering drawings and specifications with his buildings and yet it would be almost impossible for him to make the drawings of the buildings at all without going into this question pretty thoroughly. He is getting his advice from the finest engineering concerns in this country and that cost is absorbed in his commission. Where you, for instance, question the advisability of using the richer concrete mixtures these have been put in because if the thinner mixtures were used on some of those supporting timbers in the roof then the size of those timbers would have to be increased, although we, in a general way, wish the drawings and specifications to be helpful and suggestive to you- yet in some particulars they have to be taken as instructions or you will have to refigure and redesign the sizes and possibly the shape of different members in the building in order to use weaker mixtures of concrete. Lund, Gernow & Company should make these detailed drawings taken from the data furnished on the last drawings for they of course know better than our engineers ~~in this~~ country the type of details necessary for the Chinese mechanic. I am hoping that the Building Committee in China and the trustees here can be so agreed on the details of each building that is under consideration so that the drawings can in a practical way be the controlling factors in the case. The double work on this engineering problem may be an additional cost but if it is we at least are getting a plant constructed with better engineering advice than any other plant that I know that has been put up in China. It is quite possible to lose all the money that we may be paying for this double service in either building individual members heavier or more expensively than is needful; then again making the more serious mistake of making them lighter than is safe with the danger of an ultimate accident which is above all to be avoided.

Referring to spare parts, as spoken to me by Mr. Lund, I did not wish to have it appear that I am urging you to listen to him in this respect. I, however, felt that I ought to report to you as carefully as I could the different subjects that he brought up. I am sure it is not a subject which the Trustees wish to interfere with. Such details as this they wish you and the Building Committee to carry.

The subject of the new building for the women is being carefully worked out and discussed with the Committee in this country and I will not comment on it at this time, particularly as it doesn't come naturally in my province, but I am very much interested that the compound as a whole should be attractive and of of course the women's buildings are part of that compound. Mr. Murphy has prepared sketches of these buildings, copies of which I supposed had been sent to Mrs. Frame for consideration in China.

Regarding the subject of the new land in the Northeast corner, the position of the power house, what you say regarding the athletic field, and the grand stands is so mixing to me that I hardly know what to think. Ifeel sure, however, that the Trustees are very anxious to rigidly adhere to the drawings as prepared regarding the placement

these different units, and it must be remembered in connection with grand stands that all big athletic competitions in this country and in Europe are being held in stadiums with seats entirely around the enclosure, thus making it part necessary for about one third of the people to face into the sun. As far as Mr. Murphy and I can figure from your different paragraphs on the subject we can see no reason why the dormitories as originally drawn and the athletic field and gymnasium cannot be located according to these drawings. No figure or drawing has yet been shown to us that would convince us that such cannot be carried out. We, however, are willing to concede one point in connection with the grand standsand are ready to recommend that stands be placed at the ends of the athletic field which will put one on the North end and one on the South end and at the same time maintaining the open stand between the athletic field and the gymnasium which may be used, but at least will be an architectural factor.

Along with this discussion comes the position of the power house, and if the pagoda type of housing for a smoke stack and water tank is given up, then the power house should be placed in that piece of low land in a general way southeast of the gymnasium where we have always considered the power plant should be placed. If this is done then the architecture of the power house, although should be Chinese, should be of simple in character and the water tank should be a rivetted iron tower or possibly a tank upon stilts and the stack should be constructed of brick or steel as it seems best to the engineer. If the pagoda housing should be adopted then apparently that should be brought on to the main axis which will place it to the east of the gymnasium on land,which,so far as I know, we do not own. It is a comfort to know that the changes in the survey are of such a minor character that the ultimate result will not be recognized by the ordinary observer.

Regarding the fireplaces in the Administration Building I feel very sure that President Stuart would like to have one in his room and it is quite probable that the Faculty Room and Reception Room would be made more beautiful by such a fireplace and it is even possible that the Accountants would like to have a little fire occasionally on a damp day when the entire building might not be heated. Mr. Murphy estimates that the fireplaces probably would not cost more than one to two hundred dollars mex and the additional cost would be justified. He put them in the drawing not only for the possible use and enjoyment but becuase it also makes the entire layout symmetrical.

Very sincerely yours,

FHW:P

Dictated but not read.

Gibb

PEKING

燕京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

October 13, 1924

Mr. Eric M. North
156 Fifth Avenue
New York City

My dear Mr. North:

On Friday last we sent the enclosed cable. Mr. Lund arrived back in Peking on Tuesday of that week but went to Tung Hsien the same day and remained there Wednesday and Thursday feeling somewhat unwell after a very unpleasant twenty four hours on a coolie ship from Yinko to Taku. Friday morning we took the Construction Bureau car and brought him from Tung Hsien to Haitien, about twenty five miles. It was necessary for the writer to accompany the car lest it should be commandeered by soldiers for war purposes. Mr. Lund had written to you from Copenhagen though apparently his letter had not arrived in New York at the time of your telegram of the 26th but we take it that it has arrived long before this and that you have the information in regard to the cost of the power plant more fully than our cable of the 10th could give it. We, however, thought it worth while to cable so that we could indicate that we felt that your cable had already been answered by Mr. Lund's letter.

In reading the cable over this morning it seems as if we had mixed up the order of the words and we are afraid it may be read in New York that we are urging authority to buy the outside equipment while it is the power plant equipment itself which seems the most urgent at this writing. Mr. Lund indicated in his letter that it would take from four to six months to get the material delivered here in Peking, (or was it six to eight months?), so that every day's delay in ordering makes the moving of the University in the fall of next year more problematic.

Mr. Lund holds out very little hope of moving at that time but then he, by nature, objects to being hurried. It is our suggestion that by taking the matter up with the British Commercial Attache' and the British Minister here in Peking that we can get such prompt action from the firms in England that they will deliver the equipment aboard ship much earlier than Mr. Lund hopes at the present time. Everybody here feels that it will be a catastrophe if the University must stay an additional year in Peking - in fact nobody is willing to contemplate that alternative.

When Mr. Lund was on the site he only had part of the estimates from the English firms and he said that he had sent complete copies to you. We also do not have his copies of his

Gibb

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When Mr. Lund was on the site he only had part of the estimates from the English firms and he said that he had sent complete copies to you. We also do not have his copies of his

letters so that the figures sent are more in the nature of an estimate than a complete list. I shall, however, urge him to provide me with a complete list and when that is secured will write and possibly cable again.

We are entirely out of cement this morning. There are two or more carloads at the railroad junction fifteen miles away but there seems to be no way to make the military men, who are acting in place of the railroad officials, couple these cars on a north bound train though both the cement people and ourselves are doing everything to get them to do this. In a few days we will be ready to cast the main floor of the Bashford Memorial and the top floor of the Men's Dormitory No. 3 so you can see that this cement is badly needed. This is the first serious hold-up since the war began.

It is slightly over two weeks since I sent the last status of the buildings to Mr. Lewis so will add on here and send him a carbon copy of this letter for his file.

MEN'S COLLEGE BUILDINGS

Ninde Divinity Hall and Dormitory No. 1 -- as before.

Physics and Biology Building -- Window sash being hung. Plastering finished. Electric conduit being tested out.

Chemistry and Geology -- Roof tile considerably more than half finished. Plastering progressing.

Men's Dormitory No. 2 -- Third floor slab cast and brick walls above this being built.

Men's Dormitory No. 3 -- Third floor will be ready to be cast as soon as we get cement here.

Men's Dormitory No. 4 -- Foundations being cast as rapidly as cement permits.

Refectory of Group B -- as before reported.

Men's Administration Building -- Foundations finished. Forms for the main floor being put in place.

Library Building -- Excavations of 38,500 cubic feet of artificial hill finished. We can now start on the basement and foundation trenches. Plans arrived the middle of last week.

WOMEN'S COLLEGE BUILDINGS

Dean's Residence -- Heating mains finished and the floors being put in.

Sage Memorial -- Stair railings finished.

Administration Building -- as when last reported.

Women's Dormitory Groups all show progress. We are still waiting for delivery of tiles. The walls dividing the small court yards from the Athletic Field are started.

Heating trenches are being carried on in both directions.

The sewer connecting the lake with the river at the northeast of us has been cleaned out and replaced and should give us efficient service for a long time.

One residence has the wooden roof in place and there are residences in all stages of completion from this one down to those for which the stakes have just been driven in the ground. Ten residences have been contracted for and several more are under discussion. The concrete fence posts for the residence site are being cast.

The Agriculture Department dairy barn is nearly ready for roof timbers. The artesian well is delivering approximately 8,000 gallons an hour and has fine pressure.

We have had no letter from the Trustees for some time.

Very sincerely yours,

G:C

George McGregor Gibbs

燕京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

PEKING

October 22, 1924

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

My dear Dr. North:

The Grounds and Buildings Committee met on Monday afternoon October 20th and I am writing to you to follow up their meeting. Mr. Lund has been back in Peking about ten days. We cabled you about the 10th urging the necessity of ordering heating equipment and sent you some figures. After that date we received the minutes of the Trustees Committee and Dr. Stuart and the writer independently came to the conclusion that the $50,000 authorized sometime ago by cable could be spent for equipment. Before the receipt of the minutes we had interpreted the cable to mean that it was money to be spent locally rather than for equipment. We have, however, now cabled to Royals in England placing the order. A copy of the cable will be enclosed. You will see that four boilers and one electric generator with an engine of a uniflow type and necessary equipment to go with them have been ordered. You will also see that we are asking for drawings so that work on the building may begin at the earliest possible date. We have put a prompt delivery clause in the cable in order to hurry the manufacturers as much as possible. In addition to this a cable will go off to order a Deisel engine and another generator. If the worst comes to the worst we will have to open college with the electric mains temporarily run overhead and with no provision for running hot water in the dormitories or gas in the laboratories. Mr. Lund proposed this to Dr. Stuart and came back to me with his mind made up that such a minemum arrangement could be easily accepted. My thought, however, is that we shall not accept this but as a last expedient and after talking it over in the commitee it was of the same opinion.

Mr. Lund has expressed a feeling that for him to deal with the committee through the writer would not give him free chance for expressing his opinions so a subcommittee was appointed with full power in regard to engineering features and for dealing with the engineers. This will save the time of the main committee and give us a chance to consult more frequently in regard to these matters.

The committee went over the minutes of the Trustees Committee in regard to the providing of funds for the power plant from the unexpended balances on the various buildings under construction. This matter was up before the committee in the spring of last year and an action was taken at that time as follows:

GB 521 VOTED - Having been brought to the attention of this committee that a possible plan of securing part of the funds for the heating and mechanical plant was by the method of distributing this cost on the various buildings, this committee, on the one hand wishing to have the way left open to use balances left over from the construction of individual buildings for the central power plant, on the other hand feels that to depend wholly on such funds would be an impossible policy, therefore urge the necessity upon the Trustees for immediately securing funds for the central power plant.

The China Medical Board is very firm in its belief that its gift to its Science Building was for science building and equipment and that the gift which was to cap it was under the same conditions and they would resent any of these funds going any other way. As I look forward I can see that we are in danger of being building poor and feel very strongly that any funds collected for buildings should be held intact for that building and, if income can be secured from a balance, the building maintained on this income. On the other hand we think that we sence in the action of the Trustees a method for temporarily obtaining funds to push the power plant and no one here would in the least way wish to prevent any expedient which would get the University moved in a year from now. Action 688 only looks forward to the ultimate conservation of these funds for the various buildings.

Dr. Stuart will doubtless be writing too in regard to the consideration which made vote 688 necessary. The four dormitory units now started will not house the men who will be ready to come to Haitien next fall. We have for some time felt that the more massive style of dormitories, as designed in New York and of which we have started four units, are needlessly expensive when considered at a per student rate. Some time ago there was an action of the committee forwarded to the Trustees looking toward building more simple types of dormitories. Also the buildings under construction make nearly half of the dormitory rooms face west and give practically no southern exposures. The Women's Dormitory groups give most of the rooms southern exposures and have few western exposures and only one per unit northern exposure. If the building is utilized as extensively for dormitory rooms as the Men's Dormitory designed at present the building would accommodate not less than 76 students and there would be no additional expense for refectory purposes. It is the opinion of the writer that certain economies can be affected which will make the building come to less than the $63,000 that the Women's College Dormitories are costing. You will note that the committee further voted that it will not be necessary to ask Mr. Murphy to do any work on these plans as we have complete plans here. The ground where Dormitory group C should be located is somewhat higher than the ground on which A and B stand so that C building, while actually smaller, would not appear less dignified. A further consideration is that the arrangement of their buildings so uniform as they now appear is being criticized and variations suggested.

Dr. Stuart reported that correspondence from New York seemed to indicate that Mr. Murphy was proceeding to design a Pagoda and it was the sense of the committee that we again write to the Trustees urging that it was desirable that this feature be designed on the field. We are already in touch with a Chinese

architect who has had some experience with Pagoda building and he has submitted a sketch. Furthermore there is a Pagoda about three miles west of Peking which in many respects would answer the needs of our water tower Pagoda. The committee also voted that we include in this letter a paragraph showing that the per cubic foot price on which Mr. Murphy's commission is being calculated is double what the buildings were costing us when we made our last figuring. At that time Mrs. Frame's residence was costing fifty one cents Chinese money per cubic foot and that was the most expensive while it was thought that the Science Buildings would come to thirty one or thirty two cents. The committee realizes that as the contract was already signed there would probably be no results from placing these figures before the Trustees. The writer would be interested to see a copy of the new contract with Mr. Murphy especially to know if there is any change in the status of repeat buildings.

At our last writing we were practically out of cement and we have been hauling it from Peking in 200 bag loads in order to keep our work going ahead. During the last 48 hours we have received two carloads which with the quantities procurable in Peking will enable us to finish the concrete work in Dormitories 2 and 3 so that roofs of these buildings can be put in place during the winter. If sufficient quantities come forward speedily we will be able to cast the first floor slab of Bashford Memorial. The placing of the trenches for heating mains, the making of excavations for the Library Building and progress on the residences are all to be reported.

Very sincerely yours,

Geo. W. Gregg

G:C

COPY

Cable sent Royals in England October 20, 1924 ordering power plant equipment

MAILING ORDER YOUR HEATING SCHEME FOUR BOILERS ONE UNIFLOW GENERATOR GALLOWAYS MAKE STOP START MANUFACTURING IMMEDIATELY MAIL WITHOUT DELAY COMPLETE FOUNDATION DRAWINGS HEATING ENGINE BOILERS PIT SIXTYFIVE BY FORTY FEET PLATFORM THREE FEET HIGH THIRTY WIDE ORDER SUBJECT PROMPT DELIVERY TELEGRAPH TIME LUND

北京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

PEKING

October 23, 1924

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

My dear Dr. North:

Mr. Lund came on the site yesterday and took up the matter of the shipment of samples which was promised by the Crane Company while he was in New York. He also had arranged for some other samples which he thought should have been here before this time. At his request we sent you the following cable:

> REFER TO YOUR LETTER OF JULY 22d THIS YEAR WHAT IS THE POSITION OF CRANE AND OTHER SAMPLES ALSO TELEGRAPH IMMEDIATELY CRANE PRICES PIPE QUANTITY REFERRED TO IN OUR LETTER JUNE 4th THIS YEAR SPECIFICATIONS PLACE REPORT PAGE 49.

The last half of the cable is in regard to pipe and fittings for the hot water heating mains and for the domestic hot water supply mains. On June 4th we sent you a copy of the Lund, Gernow and Company inquiry which we were sending out at that time. We have received some quotations at this end and before going any further with these quotations Mr. Lund was anxious to know what the Crane people quoted, more especially as Mr. Place has worked out with the Crane people a special Cranelap joint for flanged joints. It was for this reason that we quoted the page on Mr. Place's report and our specifications of June 4th.

Very sincerely yours,

G:C

Geo. W. Gregg

北京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

October 30, 1924

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

My dear Mr. North:

The enclosed is a copy of a letter written by Mr. Lund today to Royles in Manchester. I am writing to ask you to open credits with the following people and for the following amounts, money to be paid subject to receipt by the bank of ocean bills of lading: to Royles, Irlam, Manchester for amounts up to £5,000, to Galloways, Manchester for amounts up to £6,000 and to Burmeister & Wain, Copenhagen for amounts up to £3,000. For Royles and Galloways London credit will be all that is necessary. Royles have cablegraphed that the material will be ready for shipment in four months but they would like to know that the credit is opened long before that. I would suggest that credit be opened in each case for a period of five months from this date and that the notification of credit be done by wire from New York. These amounts are the estimated outside amounts in each case and should cover the large portion of the equipment for the power plant itself but will not cover outside mains neither for heating, domestic hot water, cold water nor for electric mains and we will need to order these at the earliest possible date. We figure that these orders cover as much authorization as we have at present and we sincerely hope that further authorizations will be possible even before this letter reaches you. We have greater harmony here than we had ten days ago and expect to be able to push on together to get the plant completed in time for the cold weather next year.

The political situation has been tense for a week with very divergent reports from the three different camps. As far as an outsider can estimate the war is over and the country will try re-unification by means of round table talks. Chang Tso Lin, the Manchurian war lord, has been for a long time recommending Tuan Chih Jui as the right man to unify the country. When Feng Yu Hsiang made his Coup d' Etat just a week ago it was with the same man in view. It now looks as if Wu Pei Fu's best troops had either been defeated or are linked up with General Feng in this attempt at peace so that he cannot possibly hope to carry on the war against Manchuria on one hand and the abdicates of unification by peaceful means on the other and it is my opinion that Wu is staying close to Tientsin so as

to have an avenue of escape when he finally finds that this is the case.

Here is the present status of the buildings.

MEN'S COLLEGE BUILDINGS

Ninde Divinity Hall, Dormitory No. 1, Physics and Biology Building -- as before.

Chemistry and Geology -- Roof tile in place. Plastering finished.

Men's Dormitory No. 2 -- Concrete sleeper beam above third floor windows being cast.

Men's Dormitory No. 3 -- Third floor slab cast.

Men's Dormitory No. 4 -- Foundations finished. First floor slab being put in place.

Refectory of Group B -- First floor forms in place.

Men's Administration Building -- Casting of the first floor slab waiting the arrival of cement.

Library Building -- Ready to cast the foundations.

WOMEN'S COLLEGE BUILDINGS

Dean's Residence, Sage Memorial and Administration Building as before.

Dormitory Group BB -- Tile finished.

Dormitory Group A -- Tile about half finished with plastering in this group also finished.

Dormitory Group C -- Plastering well advanced.

Residences -- Eleven now contracted for and all progressing.

Dairy Barn -- has the rough sheathing now on. Floor slab being cast after having waited in vain for the stall fixtures to arrive.

Very sincerely yours,

W. C. Gregg

G:C

EE20

燕京大學

PEKING UNIVERSITY

PEKING

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

November 5, 1924

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

My dear Dr. North:

On November 3rd we sent you a cable as per enclosed copy. This was in reply to your cable of a few days previous. We were delayed in answering until we could get some figures from the engineers. At the time we were very busy getting some drawings ready to send to England. The telegram was intended to convey the following information. It is planned to place the Athletic Field on the heretofore unpurchased property on the north east corner outside of the original purchases. Approximately one half of this property has been purchased. The center axis runs through the south half of the property. The suggestion is to leave the Gymnasium on the axis as it was originally planned in the drawings made in New York in 1921. This will make a good appearance from the main University campus and will put the Gymnasium opposite the finish of the 100 yards track and of all other races which circle the course and will also put it as near to the home base of a baseball field as it can be located. The water tower will be 290 feet south of the east and west axis and close to the hill as indicated in our letter of September 17th. This is nearly 1100 feet east of the north and south axis. The stack will be 255 feet south of the east and west axis and 1350 feet or thereabouts east of the north and south axis. I did not put in the distance from the north and south axis in the cable as they were so great that I did not believe they were necessary for any of your purposes.

Mr. Lund is much exercised over the delay in getting answers to our various cables and letters from New York. We try to show him that these delays are explainable but still he is not altogether satisfied and if we are going to be able to move in the fall of next year every point along the line will have to be hurried as much as possible.

Yesterday we had a meeting of the subcommittee on Mechanical Installations. This committee was appointed at the last meeting of the Grounds and Buildings Committee and this is its first meeting. We are enclosing a copy of the minutes. I do not believe that these minutes need any explanation except to say that they are all in a line with hurrying all features of the work as much as possible.

We should have immediate authorization for the purchase of the outside mains as they are now the most pressing need in the attempt to move here in twelve months time.

Very sincerely yours, W M C Leggett

G:C

0234

November 10, 1924.

PEKING UNIVERSITY.

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

My dear Mr. Gibb:

"Yet once more, O, ye laurels, and once more, ye myrtle sere" - though to tell the truth I do not feel as sad as the friends of Lycidas did! I find, somewhat to my surprise, that a number of letters are still unaaswered that came to the office about the time that Mr. Moss went on his vacation, and which he left upon his return from his vacation for his successor, who, somewhat unexpectedly, turned out to be me. I am therefore taking up the items in your letters since the twenty-first of July, but shall not comment on items in any letters which are to be dealt with in discussion of later letters.

I have your letter of July 21st. Cemetery. This, as soon as practicable, I will take up with the Trustees.

Travel of Dr. Stuart and Allowances for Dr. Luce. My judgment is that this item will be handled as you indicate, as a charge against Campaign Expenditures; until, however, I can complete the clearance of this item with the proper committee, I suggest that you have this charged as the committee indicated, and we will clear it later.

Residence Plan "K". This I will present to the committee and have approved. You may have the residences up by the time you get the approval, but that will not be serious.

Size of Wire. Mr. Place's office states that so far as they are concerned, it does not make any difference whether the wire be A.W.G. or B. & S. as they are practically the same, so long as it is #12, but you should not use #14 A.W.G., as this is too small protection against overloading, so you may write the specifications for either #12 A.W.G. or #12 B.&S. (See below.)

I have your letter of August 15th. I think there is no item here to be mentioned, except with reference to your comment on our sending the cablegram to Mr. Krause. The reason we sent it to Mr. Krause was that first we had sent it to Stuart-Peking, and non-delivery was reported, and also, in your letter of July 12, 1923, you indicated that you were handling your cablegrams through Mr. Krause's office in Peking. We now have word, however, from Dr. Stuart, saying that "Stuart - Peking" has been registered as the cable address of the University, and that messages so directed will not fail to reach the University office and be relayed to you in whatever way you desire. This has the advantage

of having the cabled information come under Dr. Stuart's attention without the trouble of your sending him copies of the cables.

I have your letter of August 19th. It is not necessary for me to comment at this time on the discussion of the quadrangle of the Woman's College, as you will get that in other communications. I note what you say about the matter of clearness if all information regarding building came and went through the Construction Bureau office. I do not think that the best of feeling would result if the Construction Bureau office were the sole channel of communication upon these matters, but you can be assured that full statements will go to you, and if I happen to be writing on the Woman's College or other items, copies of my letters to them will be sent to you, or copies of my letters to you will be sent to them, unless otherwise indicated. My impression as to the cause of the delay on the gymnasium plans has been that there was an expectation here that one of the Woman's College faculty who was here would discuss the field's ideas with Mr. Murphy and with Mr. McMillan of the Y. M. C. A. whose counsel in discussing the gymnasium was looked upon as desirable. However, Mrs. Wilson, who was the lady concerned, returned to China without this having been brought about, with the result that the actual discussion was delayed until the whole question of a five or seven building quadrangle was reopened, and naturally, nothing could be done on discussing the gymnasium until after the determination of the lay-out had been made.

I note your letter of August 23rd to Mr. Lewis. The only item upon which I have to comment there is your statement as to the matter of accounts and how you keep them for the various buildings. I agree with you entirely that it is far wiser not to charge materials against buildings until actually used, but we are greatly embarrassed here by not having the charges for general disbursements for buildingsmaterials and services which we have made here from the beginning disbursed from time to time to the accounts of the buildings to which they belong. I shall write Mr. Krause about this. The embarrassment lies in the fact that we have something $120,000. Gold in our Building Operations Undistributed, and we know that a good deal of this is properly to be charged against the Woman's College, but we are hampered in our actionperations by knowing what we are able to do in the way of further authorizations to you, by not having these items adjusted as far as could be done by having you charge materials against buildings before they are used.

I have also had the pleasure of receiving a copy of your letter of September 4th to Mr. Murphy. There is a good deal to be said for your position with reference to the structural drawings and the desirability of not having to pay for them twice. I will raise this matter with the next Finance Committee meeting.

Your letter of September 22nd I have, together with the cablegram of September 20th. This matter was carefully canvassed by the Finance Committee and two points were discovered; first, that we did not have the funds even pledged to complete more than six residences at the estimated cost of Gold $7,000. each, and furthermore, that it was committee's judgment that it there was any doubt about the University's moving to the site by September 1925, it would be inadvisable to erect these residences and have them stand idle for a year, pending moving. I note your calbe of November 11th, indicating that it is not practicable to do anything this fall on this item.

Mr. Warner has taken up with Mr. Murphy the criticisms of the Administration Building and no doubt, has written you or Dr. Stuart a full statement of the results of his conference. A number of these items will no doubt come before the Finance Committee at the end of this week, and I shall write you thereafter.

Location of Power Plant. This whole matter is also one upon which I presume there will be some information from Mr. Murphy shortly. My own feeling is entirely in harmony with that of the field in the location of the water tower. If it is to be a pagoda, presumably, it would be better in an informal location, after the Chinese style, and I am sorry that we cannot get the stack out of sight. Perhaps the fact that you are planning to put the water tower on a hill will serve to reduce the prominence of the stack. This will be especially true if you make the water tower overtop the stack by as much as possible. I hope this can be done. If the towers are on the same level, or if the water tower is lower the result would seem to me to be disturbing, and under these circumstances, I would prefer to have the regular skeleton structural steel tank tower, but of this, more, after the committee meeting. Your cablegram of November 3rd concerning the location is at hand and is of considerable help in visualizing the situation, although you did not indicate the distance of either the tower or the tank from the north and south axis. In this connection, your cablegram of September 26th was received. We were not inclined to look upon the matter of the inclusion of the tank in the pagoda as definite, but we were anxious to make sure that the possibility was thoroughly canvassed.

Cost of Faculty Residences. I note in your letter of August 22nd that the estimated average expense of the faculty houses would be over $13,000. Mexican. It must be clearly understood that the amount for the residences upon which funds were raised here, namely $7,000. Gold, for most of them, included the cost of the land on which they were located. I will endeavor to check upon all the individual residence funds and see just how many can be labeled $7,000., how many $6,000., and so on, but the planning ought to hold these within the figures named, unless the Grounds & Buildings Committee feel that the residences built on an over-all figure including land, grading and roads at $7,000. each will be entirely uncomfortable and unsatisfactory for our faculty. I think the cost of the outside mains, electrical connections et cetera should be included in the cost of our heat, light, water and power plant.

Type of Men's Dormitory. We note the suggestion that the future dormitories for the Men's College be put up on the style of the Woman's College dormitories. This is something we think will require a good deal of thought, inasmuch as it practically involves upsetting the entire future layout. May I call attention, however, to the fact that the direction in which these dormitories are set was, I am quite sure, not determined by Mr. Murphy without the indication from the field that the smallest amount of exposure to the north was desirable? I will write on this matter more fully after the Finance Committee meeting.

I have, through Mr. Lewis, your letter of September 27th, and I am glad that the report on the appearance of the buildings, particularly the Science Building, is so favorable. Personally, I am not at all averse to having the pagoda designed on the field if Mr. Murphy can cast his eye over it for any undesirable incongruities which may appear to him, but he has never designed a pagoda, and I do not think that his facilities for this in New York are

are particularly adequate.

Landscaping the Grounds. On this item I do hope that very good Chinese counsel can be secured, as well as that of western folk.

I enclose herewith confirmation of our cablegram of October 29th. On receipt of your cable of October 22nd, concerning the Crane samples, I immediately took up the matter with the Crane corporation and found that the concern which made the white metal fixtures would not fill an order for a single fixture, and that Crane then arranged to have these fixtures made in white metal in their Chicago office. They are all due to be shipped from New York the fifteenth of November. I pressed them as hard as I could on it, and this is the best that I could do. I have no doubt that if we were placing a large order, we could stress a specific date for delivery.

I am securing from the Crane Export Corporation the quotations on the quantities of pipe referred to in your letter of June 4th on the basis of the specifications in Mr. Place's report, still further checked by a letter from Mr. Place outlining those specifications in more detail. I hope to be abel to cable you the estimate on these pipes at an early date. You will note that it is impossible for us yet to authorize any purchase of these pipes, particularly in view of the fact that youhave already placed orders for 13,000 Pounds Sterling. Incidentally, your figure of 13,895 Pounds Sterling, at the present rate of exchange, is rather above $50,000. Gold authorized. Please note also that this $50,000. authorized included the share of the Woman's College on this item, so that it is all that we can dig up at the present time from all sources. We are working hard on the problem of getting more, but do not run us in the hole.

In handling the power plant and outside items in the mechancial installations, inclding all trenches, piping, and so forth, and all other items outside of those actually within the buildings, required for heat, light, water, sewer and gas, it is important that you treat the whole matter as a single affair, so far as total costs and charges are concerned. Whatever authorizations there may be for expenditures on your part, they should come from us, and will cover the Woman's College share, and when you proceed with any item, proceed with it for the entire University, your drafts to be drawn on us, and we to collect at this end, and not through Mr. Krause's drafts on Chicago. It seems to me that it would be impossible to determine in advance, or at any reasonable date, the amount to be charfed for the trenches and piping in the Woman's College grounds, apart from the total charges. We have an arrangement with them covering this matter.

Let me say again that upon this whole item you cannot assume funds as available beyond those of which you are notified from this office. I say this thus emphatically, not because I think you need to have it said emphatically, but because it seems to me a very important point on which to avoid confusion in our operations.

It is imperative that you advise us as soon as possible as to the times and amounts at which we shall have to me t this 13,895 Pounds Sterling.

In this connection, I wish to acknowledge your cablegram of October 10th. I note your statement of outside equipment at $120,000. Gold. This I assume to mean thatequipment outside of that contained in the power plant buildings. I am not clear or sure yet that you have given us the total figure for [illegible] heat, light, water, sewer, and gas equipment that is outside

of the college buildings and dormitories or that you have included the cost of the power house buildings, and so forth. The thing which we must have in order to know where we are on this item, is the total outside figure. Your statement of outside equipment at G$120,000. would not seem to indicate any labor costs, although I presume it includes them, nor does your figure for power plant machinery, namely, 13,895 Pounds Sterling, appear to me to include the cost of the construction of the power house buildings et ceteras. I presume that you have covered all these items in those two figures, but it is important that as soon as possible you inform us of the fact in this case.

We have also your cablegram of November 1st, indicating the items upon which you feel it imperative that building operations open next spring. Whatever may be possible, we shall certainly do all we can. May I point out that we are greatly in need of the best possible estimate, item by item, of the total cost of the plant and land on the new site, covering carefully what has been already secured and what is to be secured, in order to meet your needs for moving? Such a systematic statement is imperative if we are to try to find the funds and are to find enough funds. For example, the only reference we have had to the projected total cost of whatever may be necessary for permanent improvement of the grounds, is indicated in a cable in which you refer to something like $40,000.

The same form of statement should also be drawn up for the Woman's College.

Cost of Woman's College Dormitory Units. We have been much perplexed here, by conflicting statements as to the cost of the Woman's College Dormitory units, each unit consisting of three buildings. Your cablegram of last March stating the amount expended and the amount necessary to complete the various buildings, gave the total for three dormitories as $64,000. Gold. The cablegram of November 1st gave $60,000. Gold as the cost of a Men's College Dormitory erected on the designs of the Woman's College dormitories. The discrepancy is extremely serious, because if the Woman's College dormitories cost $60,000.Gold each, the building program of the Woman's College considerably exceeds the funds they have in hand. In your covering letter of March 3rd, there is a penned-in figure of $36,000. Gold, indicating a correction of the $18,000. necessary to complete the three Woman's College dormitories. Whether this correction was made on the field, or was added by someone here, I cannot tell from the letter. If the $36,000. is correct, then your cablegram would indicate that the cost of the three Woman's College dormitories totaled altogether $82,000. Gold.

I feel that the lower figure, whatever it may be for the girls' dormitories must be correct, for it a single girls' college unit costs $60,000., the supposed advantage of the girls' dormitories over the men's, in cost per student, is fictitious. There was

Since dictating the first part of this letter, I have received a confirmation from Mr. Place's office concerning the size of the wire, from which I quote the following:

> "The "American" wire gauge (A.W.G.) and "Brown & Sharp" (B. & S.) are fpr all sizes, the same. It may be that your Correspondent from Peking was confused with the "Birminghan" wire gauge (B.W.G.). The "Birmingham" wire gauge results in a different size wire from that of either the "American" or the "BRown & Sharp." The"American" or "Brown & Sharp" gauges are to be used under our report to you."

You will have had a letter from Mr. Warner of October 11th, and he has also written Dr. Stuart with reference to his conferences with Mr. Murphy. This has the advantage of giving you Mr. Murphy's reactons on the various items in a fairly direct wya, but, this, of course, does not carry with it any of the official comment of the Finance Committee here.

I have also received this morning your letter of October 13th. I cannot understand why you are perplexed as to your authority regarding the power plant equipment, when we cabled you on September 9th that $50,000. Gold was available for the power plant I assume, however, that you have cleared up the matter since your cable of November first indicates that the orders for the power plant have been placed. I am sorry that Mr. Lund sent his complete estimates to us and did not retain copies of them himself. We have, however, mailed everything which we received from him with reference to the power plant estimates, after checking up with Mr. Place the items which might be queried, by fast mail.

As my forecast upon the Crane Export Corporations's quotations on the pipe for the trenches is that they will state that shipments can begin to leave here a month after the order is placed, and that shipments will be completed two months and a half to three months after the receipt of the order, this will mean, of course, even later arrival in Peking, and I am frank to say that I am utterly unable to say when we shall be able to authorize the placing of the orders. We are giving you every possible leeway that we can on the funds in hand and in clear site, but it is still a problem as to how and when we shall secure funds sufficient to authorize you to go further than we have done so far. My own feeling concerning moving is that we should take counsel of conservative judgment, rather than of hopes, even while putting all our energy into endeavoring to attain the desired objective. My own feeling also is affected by the undoubted fact that we will come to the first year of operation with no adequate fund with which to carry on the increased current expenses and to acquire a serious deficit at this point would be to greatly hamper the whole future development of the University. In any case, be assured that we are thinking and feeling along with you, upon the whole problem.

Administration Building Details. All of the items concerning the building appearing in your letter of September 17th, Mr. Warner has taken up with Mr. Murphy, and covered in his letter of Dr. Stuart of November 7th. I will cover these again after the meeting of the Finance Committee at the end of this week.

The item about the Faculty Committee on Residences is noted, is also the announcement of the gift from Mr. James Porter to cover the cost of the water tower. I am unable to find here a copy of the Lund, Gernow & Company drawing PUSL 8. It would be much appreciated if you would have us in mind in supplying us with copies of plans which you believe would be of interest to us.

I will report to your friend Mr. L. B. Seymour what you say about the Ford Tractor in your letter.

I will follow up the matter of the lost couplings, although I do not understand why your report in your letter of July 8th, 398 one-half inch couplings lost, and in your letter of September 7th, 321. This is embarrassing

in the matter of adjusting a complaint.

We have your cablegram of November 11th, with reference to delaying any arrangements with the architect about the power plant. You no doubt have not yet had our action here, by which the power plant designs were left to the field, with the request that we be permitted to see them as soon as possible after they are drawn. We shall, of course, follow the program of the cable and await a letter from President Stuart.

Cordially yours,

Secretary, Peking University.

EMN/KJL
ENC.

燕京大學

PEKING UNIVERSITY

PEKING

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

November 12, 1924

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

Dear Dr. North:

Yesterday we sent you for Dr. Stuart the cable of which the enclosed is a copy. We realize that this is not altogether in accordance with the plans as suggested by the Trustees but we here feel that the exigency of the case necessitated some such action. Mr. Murphy has so long delayed the Women's Gymnasium plan, of which we have never seen one stroke of the pencil, and also the large scale details of both the Administration Building and the Library that we felt that it would be ruinous to wait for him to commence on the power plant plans. Mr. Gernow, of Lund, Gernow & Company, is in Denmark and the mechanical layout is already in the post and will be with him anytime during the course of the next week. He went home with the intention of getting some suggestions for the exterior treatment of this building from architects who were friends of his without cost to the University. These architects are men with experience in power plant work. He apparently has not been able to do all that he hoped. A wire came yesterday asking if we could authorize £100 Sterling for these plans. After consultation over the phone Dr. Stuart and I decided to cable back authorizing the £100 with the condition that the plans should be complete as to both exterior and interior aspects and at the same time be in the mail before the 15th of January. We are sure that the expense is less than we could get them from Mr. Murphy and the time shorter. As to the type of building the following consideration carried great weight. The length and the breadth of the building are very great while the height need not be great. There is absolutely no Chinese type which would accommodate a building of these dimensions. Furthermore, to make a Chinese building would add greatly to the expense and we here do not feel that we should face this expense on a building located where the power plant is to be. If the present suggestions are carried out this building will be entirely invisible from the campus. There is a line of hills running north and south on the west boundary of what we are calling the power plant plot and another line running east and west along most of the south boundary. The Chinese have a trick of running walls along the top of such hills. There is a large quantity of a rose colored stone available from old walls in this neighborhood. These walls are very much admired. It is suggested that this type of wall be put around the power plant plot. Where it goes along the hilltop the site will be on the power plant side of the hill so as to allow for a walk on the hilltop on the campus side. It is the feeling of the engineers that the power plant should be entirely

cut off from the campus to prevent the trespassing of both students and outside people. With such a valuable plant and one the running of which efficiently and continuously is so important, any interference might lead to both expensive and dangerous results. I am not altogether sold to the erection of a wall of such large proportions as Mr. Lund suggests for certain sides but feel that it must be pretty carefully enclosed.

You will understand how, with this thought of enclosing the plant in a wall and with the hills on the campus side as well, there is no real reason why the plant should be made in Chinese type. So considering economy, the time factor and no need for Chinese type we have authorized the drawing of the plans in Copenhagen.

We are at the end of the season as far as the casting of cement slabs and the building of walls which require mortar and the doing of plastering is concerned. Our forces of labor who do this kind of work are leaving for the winter and we are drawing money more rapidly than heretofore so as to pay off the workmen. These do not represent in any way advance payments as we reserve margin on each building in excess of the proportion which remains still to be done.

The two Science Buildings are all plastered and when we have the finished floors and the glass in place we will be ready to install fixtures, heat and furniture and to finish the painting. The same is true of practically all the Women's College Buildings and one Men's College Dormitory and the Minde Divinity Hall. Two other Men's Dormitories will have their roof timbers put in place during the next two months, all the cement and brick work being done. We are waiting to cast the main floor slab of the Administration Building and the fourth Men's Dormitory and the Library. We could have cast two of these had the war allowed us to get sufficient quantities of cement. The excavation for the Library building is completed and we are glad not to have to put piles in this building. The trenches are almost all excavated, the campus having the appearance now resembling a battlefield and we simply must get the mains ordered and here so as to place them before the rainy season next year if possible.

We are engaging a young Texan to superintend the installation of both heat and plumbing. He is at present engaged by an engineering firm in Tientsin. War and flood and general bad times are causing this firm to curtail its activities and we are able to engage this man first on a three months contract and then for longer periods if he proves acceptable. We are looking for a foreign electrician workman, a man who can personally put in the lights, wiring and help on the outside electrical work. We are confident that this would be a more economical way to do the work than to let the contract to some foreign firm. We have not the man power to let the contract to a Chinese firm and superintend it with our present force. We realize that we are approaching the peak of our activities here and should bend every effort to cross the peak satisfactorily and have everything cleared up in time for the opening of college next fall.

Co-incident with the expulsion of the Manchus from the Forbidden City and very serious talk of confiscating a great deal of property we are trying to get a longer lease on Prince Tsai Tao's Garden. We have been in touch with his manager and are assured that we can lease the place for thirty years. Heretofore, the Garden has not been included in the lease but for purposes of maintaining our hold we have included that as well as the six residences. When this lease is signed we shall register it with the American Legation and shall look forward to such remodeling of these houses as will make them entirely acceptable for faculty residences.

The other residences are coming on apace and are gaining much favorable comment both from members of the faculty and from ocassional visitors. We believe that they will be comfortable and are sure that they will be as large as can be supported on the ordinary University salary. We sometimes wish we could make them larger but are confident that larger buildings would lead to dissatisfaction in the long run because of the expense of keeping them up. Three of them could be slated if the slates can be delivered.

The war or the conjested railroad traffic incident to the war is still handicapping us not only in the delivery of cement and slate but we also have in Tientsin 500,000 feet of lumber, 150 packages of plumbing and are expecting considerable quantities of reinforcing steel and other goods. We hope that every day will see an improvement in communication and that we will shortly be receiving all materials that we need. We have been able to contract for sand and pebbles at last winter's rate even though the price of food and fodder is higher than before. It looks as though we would have to increase our price for brick in the neighbor hood of 10% and lime will also be higher. Labor costs are increasing. It therefore behooves us to find other ways to economize and one way which comes to mind is to save on architect and other fees in America.

The Women's College authorities are extremely annoyed by the long delay in regard to their Gymnasium plans. As pointed out in cables and letters the arrangement of the academic quadrangle as done by Mr. Murphy's New York office in '22 can not now be changed. The Sage Memorial must remain the top building of this group. The three buildings already erected are very much admired. If the Gymnasium on the one side and the Fine Arts on the other are made with a façade similar to the Men's College Dormitory and not any higher than is necessary we will have a group which is entirely Chinese and can get sufficient floor area for all the necessities of Gymnasium use. I am convinced that these plans can be executed out here and would favor canceling any order placed with Mr. Murphy paying him a quit fee if necessary and cabling Peking to proceed with the plans. Miss Morrison is thoroughly informed as to Women's Gymnasium requirements and has books and plans for Women's Gymnasiums as well. If anything, her ideas are too large and in too great detail. Mrs. Frame and other members of the Women's College will be able to provide the China experience. The Women's College is extremely anxious to get this building under roof

and the litter cleared away before the girls come to live at Haitien They are also at a loss to know how to persuade the home authorities to give them permission to carry on out here. Dr. Stuart and Mrs. Frame and the writer tried to have a conference on Saturday last but were not able to get together. The above is, however, a composite of conferences with the other two. There is a certain spirit of restlessness from time to time brought about by the feeling that while there are economies being made at considerable personal expense on the field there are certain expenditures passed over at home which do not correspond to the economies out here.

Within a day or two we will send you some prints made from unfinished sketches of the Pagoda as made here in the office. The man who is doing the work has had some years of training in the old Imperial Board of Construction. I need not go into the method of this board. He is doing his work in his own way but is observing the work of the other draftsman in the Construction Bureau here. It is our hope that he will produce a good Chinese Pagoda which will fit our needs and then we can work out the engineering side of it and so both artistic and engineering requirements can be met. This office has received practically no correspondence from New York for some time. We would be delighted to get some answer to our inquiry as to prices on Crane pipes for the mains and also to get authority to buy these.

Very sincerely yours,

G:C

Code sent to	New York
Date	November 11, 1924
Code used	Missions

Code word	Translation
SUGEN	Power plant
GUTYM	delay
AXYBC	arrangement
AWRUY	architect
LYABN	awaiting letter on the subject
OFNIT	Stuart.

CABLEGRAM

Code sent to New York
Date November 3, 1924
Code used Missions

Code word	Translation
UKAFZ	In reply to telegram
BHEMG	athletic field
MAUPM	located
SAUFB	northeast
ENSOK	corner lot
ISZAF	gymnasium
UGPUM	remains
BAKKS	as it was
YATEH	tower
OJKAG	295 feet
STACK	stack
OHALZ	255 feet
VUMFR	to the south
IBXUB	east
YKIBV	west
BOARK	axes
LUYLD	according to our letter
EYGUB	Sept. 17th

CODE WORD	TRANSLATION
ABACK	in reply to telegram
AHEAD	atlantic time
NAOMI	located
SAUER	motorboat
ERROR	correct for
ISLAM	management
OCEAN	remains
EMMA	as it was
AMMAN	tomorrow
ORANG	see letter
SPACE	block
OPTIC	see letter
WATER	house and of
IRAQB	over
AVIRA	week
BOYSK	sxes
DOATE	according to our letter
EXCOB	deep. lake

CARTECHAM	
Code sent to	New York
Date	November 8, 1924
Code used	Wireless

November 19, 1924.

PEKING UNIVERSITY.

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

My dear Mr. Gibb:

I enclose herewith the invoice and packing list for the samples of sanitary fixtures ordered at the time that Mr. Lund was here. I have already explained the reasons for the delay. We did our best to overcome it as soon as it was discovered. We received word at a quarter to five, one afternoon, that the order was completed and in New York, and by some quick work, we believe that we got it off on the steamer the next day.

I also enclose a copy of the estimate of the Crane Export Corporation upon the piping as scheduled in the list attached to your letter of June 4, 1924. The Secretary of the Corporation assures me that the rate upon this pipe is in every case 10% -20% lower than the rate for which they sell it in this country and is a special rate to Peking University. I am securing an estimate from Simmons, to see what they can do on time and price. There seems to be upon the part of both Crane and Simmons, some inclination to question some points in the specifications, and these, when I get them together, I will take up with Mr. Place, and send you full information as to their suggestions and what is recommended. Please share this information fully with Mr. Lund.

You will note no quotation for 11 inch pipe. I understand that this is not stocked here, and would have to be ordered. Upon all these details, however, I shall wait until I have further information in hand.

I have written Dr. Stuart about the new contract which we have signed with Mr. Murphy-as you will see by the enclosed extract of my letter to him to-day. I know that you will feel disturbed by this, and in the whole process I was conscious of your effort to reduce Mr. Murphy to the lowest common denominator. We feel as if we had done some reducing also in the process of securing this contract, though I appreciate that it will not seem so to you. My judgment is that you would never have got the earlier contract with him but for the fact that it was a time when he had to pay salaries to his staff without income to cover them. I have done all I could to keep the expenditures as low as possible.

Faithfully yours,

Secretary, Peking University.

COPY TO DR. J. LEIGHTON STUART.

PEKING

PEKING UNIVERSITY.

November 28, 1924.

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

My dear Mr. Gibb:

I have your letter of October 22nd. The minutes of the Grounds & Buildings Committee to which you referred were not enclosed, but I presume they will come in the next letter.

The $50,000. which we authorized for the power plant was not, in our thought, fixed to any particular thing, but to whatever you and the Grounds & Buildings Committee felt ought to be done with it, up to the amount available. If you thought the thing to do was to finish the trenches, well and good! If you thought that the thing to do was to purchase the power plant machinery, as you did, well and good! The procedure as to the order in which to construct the heat, light, water and sewer system is a matter entirely for decision on the field.

Of course, you were justified, no doubt, in assuming that the $50,000. could all be spent for the power house machinery, but it is going to require some study on our part of the financial situation to see whether it will be necessary to squeeze into the $50,000. the cost of the trenches and other items expended to date. As you will find by conferring with Mr. Krause and Dr. Stuart, we are beginning to be strapped for funds here to meet your requirements, and as soon as I can get rid of some of these current items, I will summarize our whole financial situation with reference to the exact times at which further drafts may be drawn. Meanwhile, as I have already indicated, please advise me as soon as possible, of the times and amounts in which it is anticipated that we shall have to meet this $50,000. Please also let me say again, that none of this should be drawn against the Woman's College, but it is to be handled as a unit with us, and we here will draw from them.

You are entirely correct in your feeling that our action in using unexpended balances from other buildings to finance the first stage of the heating plant was only a temporary measure. We are determined to secure the H. L. W. & S. system without charging the individual buildings with any of

it, but for the time being, in order to avoid delay, we shall have to float it as I have indicated.

You will have already have had from Mr. Warner, through Dr. Stuart, the results of his conferences with Mr. Murphy. They are, I think, not at all contrary to the thinking on the field with references to the new type of dormitory and other considerations, such as the large lake and the pagoda.

You will already know that Mr. Murphy is not designing a pagoda and that we have approved the designing of that on the field, with some opportunity for us to see the design before the erection is started, if possible.

I have already written you fully with reference to the new contract with Mr. Murphy and I have sent a copy of it to Dr. Stuart.

With reference to the matter of repeat buildings, you will note that there is a change of arrangement. The amount involved, however, where we make the changes, is almost nominal, and I think that the change is of advantage to the Woman's College in the buildings yet to be designed for their quadrangle, for we can make Mr. Murphy write these, whether they be two or four, as repeat buildings, and I imagine that the Woman's College Committee will want them designed here by Mr. Murphy.

We have also your cable of November 26th, disapproving of the visit of Mr. Murphy, but it will interest you to know that this visit was sugrested, not by Mr. Murphy, but by the members of the Finance & Property Committee here. They felt that in view of the proposed alteration of the layOout of the grounds, it would be of considerable importance to have him on the field for a time. Mr. Evans, one of the members of the Committee, has felt for a long time that to try to operate with the architect several thousand miles away from the actual construction, was to court architectural disaster on a plant of the size of that which we are creating, and that the cost involved was a very small proportion of the total expenditure. What the Finance Committee will do now that you have cabled your adverse judgment, which I anticipated, I do not know. We are awaiting the letter referred to in the cable, as nothing we have had so far seems to clear the situation fully.

I enclose a letter from the Crane Export Corporation with the dimension sheets for the installation of the sample fixtures which we have shipped to you. I have forwarded an extra set of these to Mr. Lund.

In answer to yours of October 23rd, quoting your cablegram of that date, you will already have had cabled and written response from me.

A note from Mr. Booker asks whether Mr. Henry Ford's office was ever formally thanked for the gift of the tractor to Peking University. He writes:

> "His gifts are so few and so hard to get that it might pay to follow it up with pictures etc in any case. He has pictures on his office walls in Dearborn of different Ford products in different parts of the world."

I suggest that President Stuart write such a note and that you enclose a picture or two of the tractor on the job.

Cordially yours,

Secretary, Peking University.

EMN/KJL
ENCLOSURES.

北京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

December 3, 1924

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

My dear Dr. North:

We yesterday sent you a telegram of which the enclosed is a copy. The reason for sending it was the receipt of a telegram from England of which the following is a translation:

"Lund, Peking. We acknowledge confirmation order with further extended order dated October 31st Peking University. Commenced work. Please put your bankers in touch with ours. This is usual. Messrs. Galloways, Ltd. had no letter from you yet. (Signed) Messrs Royles, Ltd."

We also telegraphed Royles in England as follows:

"Replying to your telegram Lund December 1st made preparations to your credit our letter 30th ult. Trustees, New York. Also telegram today. Please do not delay manufacture. Galloway credit same. Please advise them."

We feared that the delay in getting notice of the credit might cause the manufacturers to go slow on the assembling of these various machines. This was the reason why we telegraphed both to you and to them.

We are today making blue prints of the entire heating main layout. This will entail the making of forty or more blue prints for each set and we are sending sets to the Crane Company in New York, the Mannesman Tube Co. in England, the China International Corporation, who are the largest importers of metal products into China, and also to Andersen, Meyer and Company and perhaps one or two other suppliers. We are asking for bids by wire before the middle of January and hope we will have authorization to place the order for these mains before that date as there will be barely sufficient time left in which to have the mains shipped and installed before the opening of the cold season next year. Dr. Stuart has already advised you of the suggestions made for barrowing money on the city site and these funds should be sufficient for this whole power plant installation if there are no other sources

available. Any delay in any of these orders will almost be fatal to the moving of the institution next year.

Dr. Stuart read to me over the telephone yesterday a cable indicating that the Refectory is still unauthorized. There is no necessity of doing any more work on this building before the heavy rains next year. We would like to cover over the foundations before then so as to prevent the rains filling them up as happened several times this year. Of course no work is being done on this building now.

We are busy putting as many finishing touches on the interiors of the buildings already under roof as weather conditions will permit, for instance, the wood flooring is going into the Dean's Residence, the black board trim into the recitation buildings and the hanging of doors and painting of interiors in some of the others. The fill necessary around the power plant is also being done and we are taking up the question of making furniture. Mr. Huang, our Chinese manager being in town this morning to buy some of the necessary hard wood.

With the season's greetings, we remain,

Yours very sincerely,

G:C

Frank Gregg Gobble

Code sent to	YENCHING, NEW YORK
Date	December 2, 1924
Code used	Missions

Code word	Translation
LYURM	referring to our letter of
EYTYG	October 30th
BLORD	in order to avoid as much as possible
GUTYM	delay
AJAKL	advise by telegram
ROYLE	Royles
IRLAM	Irlam
EKSYC	confirming
EPMAC	credit
RHIMM	name of
BUMUG	bank

北京大學

PEKING UNIVERSITY

PEKING

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

November 28, 1924

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

My dear Dr. North:

The Grounds and Buildings Committee held a meeting on Tuesday and have suggested that I write to you more fully than the minutes which we are enclosing. First of all we will be cabling you within a day or so suggesting that the local committee do not approve of Mr. Murphy's coming to the field at this time. This is in accord with the letters written by both Dr. Stuart and myself. At the meeting Dr. Stuart briefly outlined the contents of his recent communications and the local committee fully agreed with what he had said. We here need drawings very much more than we need the presence of Mr. Murphy and we feel that any visit of his will delay delivery of drawings. The expense item has been stressed before and I doubt if it needs to be mentioned again.

The local committee endorses the action of the Mechanical Installations Committee in regard to having the architectural work for the power house done by architects connected with Lund, Gernow & Company. We telegraphed you some weeks ago and wrote later telling of this action. The drawings will cost £100 and should be all that is needed for a building that will in no way be part of the architectural scheme. We expect these drawings here during January and as we still have no large scale drawings of either the Library or the Administration Building and nothing for the Women's Gymnasium we feel certain that Mr. Murphy would not be able to get these power plant drawings to us for many months after the first of the year.

We have one Pagoda design nearly finished and have had a blue print of the unfinished drawing for several days. It was our first intention to send this to New York but we feared that it might make a bad impression because of its unfinished state and so have not sent it. We here now think the design too elaborate and are having the man start a more simple type copied from another Pagoda nearby. As this draftsman will only receive $25 or $30 a month these drawings are costing us nothing as compared with what the same would cost if prepared by Mr. Murphy's office. The committee is very decided that the only way to get a satisfactory Pagoda is to have a well known Pagoda copied out here and if there must be any variation from the model it can be done much better by those who are thoroughly conversant with the whole theory of Pagoda design.

Your recent cable to Dr. Stuart also took up the question of a different type of dormitory for the Men's College. The committee reaffirmed its previous action which recommended adopting a dormitory type more like the Women's Dormitory. The committee independently came to the same conclusion as to this third dormitory group not entering into the general perspective of the whole architectural layout that I expressed in a recent letter to Mr. Warner. Briefly it is this. The group will not be seen by anyone near the Academic Quadrangle nor by anyone walking east in front of the dormitories already started until the second group has been passed when the third group will come in view as an entirely different unit separate from those already passed. The only place where the two types of dormitories would be compared would be from the south side of the lake or from the hills at the east where they would still seem to be more or less unrelated. The committee is sure that the difference in livability will more than compensate for any possible architectural deficiency.

The need for authorization for additional Men's Dormitories is so great that the committee adopted a proposal of Dr. Stuart's made in a recent letter to New York, namely, that if the Trustees were unable immediately to authorize these smaller groups either for architectural or financial reasons we should then ask for permission to build dormitories similar to those in Court 4 at the present plant. They are straight Chinese rooms, all of which face south. They are one story high, the whole south front is taken up with a door and windows while the north wall has only a small window which permits a cross ventilation during the warm weather. There are no corridors, no staircases. Such rooms can be built for $200 each local currency and will take care of the large number of new applicants next fall and can later be used for short term students in business, agriculture and leather or for pre-freshmen students until such a time as the ground they are built on is needed for other purposes and buildings which occupy less ground and have more architectural beauty can be built in their place. It is proposed to put these dormitories in the southeast section of our holdings. This will not place them within the landscape part of the campus at all. They will more or less become part of the village which borders our east boundary.

The committee also took up the question of the Women's Academic Quadrangle though this is more a matter for the Yenching Committee than for the Trustees. It was pointed out that Mr. Murphy's design for the Men's Dormitory and Refectory group was almost what the women are asking for in their group. Sage Memorial is bigger than the Refectory but has the brackets under the eaves similar to the Refectory brackets. The length and height of the Dormitories on either side of the Refectory will house a Gymnasium. There has never been any question as to the correctness of the composition of the Men's Dormitory group, and the committee fails to see why a similar composition should not be used for the Women's Academic Quadrangle. A five building group is thoroughly Chinese. Anything over five buildings is hard to defend from a Chinese architectural standpoint. It is the hope of the committee that with these facts before the New York authorities they will immediately insist on Mr. Murphy's providing the drawings for the Women's Gymnasium in the shortest possible time. Failing this that they will authorize this building to be designed out here.

The question of the main gateway was taken up. Some of us here have been studying gateways to temples, palace buildings and other public places and have picked out a three arch effect with an ornate roof. Someone, I think Dr. Stuart, has a special giver in view and the Construction Bureau was authorized to work out a design along the ideas mentioned above to be submitted to this prospect and we are sending a copy to the Trustees as soon as it is finished.

The design of the Men's Administration Building calls for windows in groups of four, each sash of which will be over three feet wide, a width, we fear, too great to be practicable in a climate so hard on woodwork. The Construction Bureau submitted to the committee a sample window frame which would contain six sash each slightly under two feet and the committee were unanimous in approving this detail both from useability and architectural effect. The committee however felt that this change should be referred to New York and we will defer making these frames and sash until there has been time for a cable in regard to them. Our carpenter superintendent was in this morning saying that the carpenters have little work before them. I was sorry not to be able to tell him to immediately begin these six sash windows. If we have no cable within, say, five weeks, we shall understand that this sash is approved and begin to make these windows.

We now come to the question of the location of the Chapel. Dr. Luce was asked to communicate with the Trustees and will, no doubt, do so but as the minutes must go forward with this letter I think it best to say that the general layout is being criticized as being too regular and formal and this moving of the Chapel will help to overcome that criticism. Again the location originally picked for the Chapel is in the lake which would make it necessary to keep the Chapel at a level approximately the same as the ground around the Bashford Memorial and the other Academic Buildings while the new location is in the hills north of the Women's Administration and east of the Physics Building so that the Chapel will be a place both apart and at the same time raised. With the funds available a very large building is not possible so that to gain preeminence for it it should be set to one side and at as high a level as possible. I do not believe that the other actions need comment. They have to do with minor details or with future work.

We have to acknowledge receipt of the bill of lading of fifteen cases of fittings for our heating inside of the buildings. We suspect those things are in Tientsin.

Very sincerely yours,

G:C

Geo. McGregor Gibb

Code sent to New York
Date November 26, 1924
Code used Missions

Code word	Translation
UKAFZ	IN REPLY TO TELEGRAM
EYCIH	NOVEMBER 18th THIS YEAR
EFCAH	FIELD PROPERTY COMMITTEE
AWFIJ	DO NOT APPROVE OF THE PROPOSED
YHISS	VISIT
MURPY	MURPHY
LYELP	AWAIT OUR LETTER OF
AKFAY	FEW WEEKS AGO
EMKED	CONTENTS
UFLOF	REGARDING
DORMI	DORMITORIES
EDOIF	GIRL'S COLLEGE
AXYBC	ARRANGEMENT
DHEWY	CHAPEL
MAVON	LOCATION
HAJAS	DESIGN
PAGDA	PAGODA
SUGEN	POWER PLANT
AWMOP	APPROVED BY
EFCAH	LOCAL COMMITTEE

COPY

PIPING REQUIRED FOR HEATING MAINS.

12" diameter	3400 ft.
11" "	790 "
10" "	1500 "
9" "	2240 "
8" "	380 "
7" "	535 "
6" "	560 "
5" "	1760 "
4" "	1970 "
3" "	545 "

Heating Mains: All pipe to be standard full weight, black steel, butt welded up to and including 1", and lap welded 1-1/4" and above. Weights of pipe to be of the heaviest manufactured for the size, of the standard class.

All piping 6" and above to have Crane lap square shoulder joints with cast iron long hub flanges. The face of the Crane lap joint is to extend to a point close to the inside edge of the bolt holes. All piping 5" and below to have screwed joints with heavy cast iron fittings, and shall be provided with screwed flange faced joints every five (5) standard lengths for easy removal and change.

All threads, flanged boring centers and tappings to be U. S. standard.

All pipe threads should be Briggs standard gauge and taper from gauges as made by the Pratt & Whitney Company, Hartford, Conn.

All piping shall be shop tested to 700 lbs. for butt welded pipe, 1,000 lbs. for lap welded pipe up to and including 6" and 800 lbs. for piping 8" to 12" in diameter.

All fittings and flanges to be extra heavy. All expansion joints to be of the double off-set expansion "U" bend type.

PIPING REQUIRED FOR HOT WATER DOMESTIC SUPPLY MAINS.

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

Domestic Supply. All piping to be standard full weight, galvanized, lap welded, genuine, guaranteed, standard full weight, wrought iron pipe of the Reading or Byers manufacture, with the manufacturer's name rolled into the pipe. The pipe to be unthreaded, but provided with couplings at each end fully protected for shipment.

The mains to be screwed and face flanged every five lengths for piping 2-1/2" and over in diameter. Piping up to and including 2" in diameter to have heavy brass ground joint unions every five lengths.

All piping to be tested as given heretofore for heating mains.

All fittings will be heavy square bead cast iron pattern, galvanized malleable iron.

All expansion joints to be double off-set expansion "U" bend type.

FITTINGS REQUIRED FOR HEATING MAINS.

Bends (long radius)

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

Bends (long radius)

90°x 12"	1 "

Tee-pieces

12"x 12" x 12"	2 "
12"x 12" x 6"	1 "
12"x 12" x 5"	2 "
12"x 12" x 3"	8 "
11"x 11" x 4"	4 "

(Tee-pieces continued)

10" x 10" x 4"	2 pcs.
10" x 10" x10"	3 "
9" x 9" x 9"	1 "
9" x 9" x 4"	5 "
8" x 8" x 4"	3 "
7" x 7" x 7"	3 "
7" x 7" x 3"	2 "
6" x 6" x 6"	1 "
6" x 6" x 4"	1 "
6" x 6" x 3"	2 "
5" x 5" x 5"	2 "
5" x 5" x 4"	1 "
5" x 5" x 3"	2 "
4" x 4" x 4"	1 "
4" x 4" x 3"	1 "

Cross pieces.

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

Taper Reducing Pieces.

12 " x 11"	2 "
12" x 9"	1 "
11" x 10"	1 "
10" x 9"	2 "
9" x 8"	2 "
10" x 6"	1 "
9" x 7"	2 "

(Taper Reducing Pieces)

8" x 7"	1 pc.
7" x 6"	2 "
7" x 5"	1 "
6" x 5"	2 "
5" x 4"	1 "

Expansion Joints.

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

FITTINGS REQUIRED FOR DOMESTIC HOT WATER SUPPLY

Bends (long radius)

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

Y-Pieces

4" x 4" x 4" x 90°	2 "

Tee-Pieces

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

(Tee-Pieces)

2" x 2" x 2"	1 pc.
2½" x2½" x1½"	10 "
2" x 2" x1½"	7 "
1½" x1½" x1½"	3 "

Cross Pieces

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

Taper Reducing Pieces.

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

Expansion Joints

4"	2 "
3"	7 "
2½"	9 "
2"	7 "
1½"	2 "

燕京大學

PEKING UNIVERSITY

PEKING

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

December 5, 1924

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

My dear Dr. North:

Enclosed is a list of fittings for the heating inside the buildings which was not included in the previous list. This has just been given to us by the engineers and we are hurrying to get it off. I have sent a letter to Mr. Bocker of which the enclosed is a copy. If his prices are only slightly higher than those obtainable in the east and his date of shipment not more than a month later I suggest that you let him forward this material.

We sent you a blue print of a Pagoda several days ago without covering letter. This is the one mentioned in our previous letter -- the one we considered too ornate. The sketch for a simpler one is nearly finished and you should have a print in a week's time. We are busy making blue prints for the heating main requirements. These should go off in a day or two. We are asking for bids within seven weeks from the date of the mailing of the letter in order to get the things here on time.

Mr. Bocker has just wired that he is shipping the hardware for twenty residences and some additional hardware for the academic buildings. This means his price is lower than any we have been able to secure.

Very sincerely yours,

G:C

Geo. McGregor Gill Jr

RADIATOR FITTINGS

Fittings for the forced hot water heating for 14 buildings

		Pcs.
1 1/4"	radiator angle valves globe patern (valve sets drilled to permit slight leakage when valve is shut)	22
1 1/2"	gate valves supplied without handles	956
3/4"	black iron pipe unthreaded or with British thread. Full card weight standard	2000 ft.
1 1/4" to 3/4"	Reducers British thread	600 pcs.
3/8"	Air valves (See Lunkenheimer catalogue No. 58 page 210 figure 980)	50 "
	Tees 4 x 4 x 3/8" British thread	4 "
	" 3 1/2x 3 1/2x 3/8" " "	4 "
	" 3 x 3 x 3/8" " "	6 "
	" 2 1/2x 2 1/2x 3/8" " "	12 "
	" 2 x 2 x 3/8" " "	12 "
	" 1 1/2x 1 1/2x 3/8" " "	12 "
3/4"	Unions brass seated British thread	600 "
1 1/4"	Nipples	600 "
3/4"	Nipples	600 "
1 1/4" x 3/4"	Bushings	600 "

Note - Lunkenheimer Company referred to above is in Cincinatti, Ohio

COPY

December 5, 1924

My dear Bocker:

We are enclosing herewith an order for radiator fittings and pipe. This we are anxious to have come forward as soon as possible. Will you get us the best prices available and notify New York by wire both prices and date of shipment. Please note that all threads are to be British threads. I am not sure whether this is going to delay the shipment materially or not. We are sometimes told that in these small sizes both British and American threads are interchangeable. If you can definitely clear this up there, then ship American threads and it will be allright.

I am writing to New York by the same mail sending this list and urging them that if the prices are approximately the same to authorize you to ship.

Your telegram "shipping" has just come to hand. We take it this means you are sending us the hardware for twenty ~~buildings~~ residences and the casement fasteners. We are glad you got the order.

Very sincerely yours,

G:C

January 15, 1925.

PEKING

PEKING UNIVERSITY.

RADIATOR FITTINGS.

Fittings for Forced Hot Water Heating for Fourteen Buildings.

All threads to be British threads.

1 1/4"	radiator valves offset angle globe pattern with bored seats to permit slight leakage when valve is shut rough brass body withscrewed ends for 125 lbs. steam working pressure	22 pcs.
3/4"	black iron pipe unthreaded or with British thread, full card weight standard	2,000 ft.
1 1/4" to 3/4"	reducers standard full weight cast iron British thread	600 pcs.
	Tees 4"x4"x3/8" standard full weight cast iron British thread	4 "
	3 1/2"x3 1/2"x3/8" " " " " " " "	4 "
	3"x3"x3/8" " " " " " " " "	6 "
	2 1/2"x2 1/2"x3/8" " " " " " " "	12 "
	2"x2"x3/8" " " " " " " " "	12 "
	1 1/2"x1 1/2"x3/8" " " " " " " "	12 "
3/4"	unions brass seated British thread	600 "
1 1/4"	nipples shoulder type extra heavy British thread	600 "
3/4"	nipples " " " " " "	600 "
1 1/4" x 3/4"	bushings	600 "
3/8"	Lunkenheimer air valves catalog #58 page 210 figure #980	50 "

燕京大學

PEKING UNIVERSITY

PEKING

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

December 9, 1924

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

My dear Dr. North:

We have to acknowledge your letter of November 10th and also a cable which arrived Sunday and was therefore probably sent on Saturday the 6th.

We are enclosing herewith copy of our request for tenders for the heating mains. It looks from this end as if these mains would cost upwards toward $50,000 gold. Yesterday we mailed requests for tenders to Messrs. Stewarts & Lloyds, Glasglow, Scotland, British Mannesmann Tube Company, London and to the Crane Export Corporation, New York City. You will note that we have asked the people to tender by wire to Peking and to send letters in triplicate to the New York office, to Lund, Gernow & Company and to us here. You will also see that we are asking for the shipments to be begun in a month from the time of placing the order which would mean about the first of March. This means we would be expecting to be installing the pipe here the first of May and would have it all installed by the end of August which gives us possibly three months before heat is needed. We will also try to send copies of the requests for tenders to the United States Steel Products Corporation, the China International Company and Andersen, Meyer & Company though the number of blue prints required with each tender is so great that we are hesitant about undergoing the expense.

This will mean that the Trustees should be ready to pay for this pipe monthly from the first of March on and we sincerely hope this can be done.

Your cable and letter certainly is giving us food for much serious thinking. I am expecting to go in town and talk with Dr. Stuart this afternoon. Dr. Stuart has been troubled for the last fortnight because of the financial conditions both of the building campaign funds and for the requirements for current expenditures here. We have been trying to understand the whole cable but up to the present are not sure whether we have it clear or not. We understand the campaign overdraft item. "Expenditures not authorized $41,000 gold" we do not understand up to the present. "(Expenditure) called for with no funds available $35,000 gold" we take to mean some of our askings such as for Refectory, additional Dormitories, land etc. etc. The next sentence "cancels authorization approved this summer grounds $50,000 Mexican" we take to refer

to the Grounds and Buildings Committee minutes actions 672 and 681 where in one case $20,000 is mentioned and in another case $30,000 and take it that you have arrived at the $50,000 figure by adding these two together. We had no thought of spending more than the $30,000 and as things to date have gone it would come nearer to the $25,000 first mentioned. It was our understanding that Mr. Warner's gift of $25,000 gold for Athletic purposes could in part be used for Athletic Field and it was on this understanding that the Local Committee approved the purchasing of this property. Up to the early part of November only $1,000 worth had been purchased. Since then an additional $7,000 worth has been paid for. If we have made a mistake in doing this it could have been avoided by a prompt cable after our minutes of September 15th were received in New York.

The next part of the cable is more serious. In it you say you cannot credit Royles until we here telegraph Bowman to reimburse the Trustees for the Women's College portion not distributed. We take it that you had in mind then our balance sheet of about the end of October where the Women's College was some $30,000 gold in debt to the Men's College. This has since been adjusted so that at the present writing the Women's College only owes $11,000 local currency which will be wiped out by our next draft against Chicago which should be drawn today to prevent us from being overdrawn at the bank. The credit needed for the power house equipment is imperative in order to hold the manufacturers up to shipping the material at the dates agreed upon. We now have had two cables from England inquiring about this credit. We contemplate cabling you today something to this effect, "Women's College portion not distributed negligible. Power plant credit imperative. Payments need not begin for three months."

See the P.S.

You doubtless have at this writing not heard of the proposal made by the Methodist Mission here to raise a loan of $200,000 on the city property which can be used to meet some of the payments for power plant. We are sure that delaying this credit will be fatal to our moving out here next year.

If our explanation of the $50,000 item above is correct then the next part of the cable in which you say, "you had no authority to act Athletic Field extra $15,000 Mexican" seems to be a repetition. I have not had time to go through the accounts and find out what the $13,500 permanent investment item arises from. A few of the items come to mind. One is our telephone wire bought back in 1922. Another I think is the well. Others are bits of property and improvements on the property and the fence around the property. As soon as possible we will send you an itemized account. The Refectory charge arose from a misunderstanding of the cable which authorized three Dormitories. We had always been speaking of two Dormitories and a Refectory or a group of three and when the three were authorized we understood it to mean the group we had in mind. The work has never been in a condition to drop it completely though when we state that the roof timbers of the other two buildings are going into place at this writing while the Refectory's first floor slab is still not cast you will understand that we are retarding it as much as is practicable. The third Dormitory is also waiting for its first floor slab so the charge against the Refectory can be carried on third Dormitory funds until such a time as other funds become available. We have already begun to work out the monthly requirements until July but it will take some days.

Going back to your letter of November 10th we note that Dr. Stuart has registered his cable address. Unfortunately he is in Peking and we are out here in the suburbs so that cables going to him must be relayed here. This last cable was delivered in Peking on Sunday. We had word of its arrival by noon and some inkling of its contents. Dr. Stuart read us the complete cable Monday morning but had found two words which were not decipherable. He has doubtless asked for repetition of these two words. The telegram was sent out by the first person coming which means much faster than the mail would have brought it but it did not come to my notice until in the late afternoon yesterday when the two words were entirely understandable. I have since tried to get Dr. Stuart three times on the phone to prevent his asking for the two words to be repeated. "Gibb, Peking" has never failed to reach me and I think without any delay.

We are charging the Women's College for all disbursements as rapidly as they can be passed through our books so that all drafts on America after the first of every month will be made against the Women's College until they are entirely paid up.

The only cable of November 11th which we in this office have any knowledge of was in regard to power plant and has nothing to do with residences. We cannot begin the erection of residences at this time of the year but had we the authority we could let contracts and begin the hauling of materials so as to get the best prices at this time. I have bids here from various contractors which are better than those received during the summer but they imply letting the contract now so that they can take advantage of the good hauling season. Of course if it is a serious embarrassment to the Trustees to begin payments now the saving of a few hundred dollars per house perhaps is not worth while.

The location of the power plant is fixed and all the calculations for mains and water supply has been done with it in this position. We here would think it a very serious matter if there should be a change in the location at this time.

We note what you say about the Women's College share in power plant etc. We will here act accordingly. I do not think there has been any expectation at this end to handle the matter in any other way.

I think we will answer the rest of this letter as soon as we have been able to get figures together.

Very sincerely yours,

G:C

P.S. Dec. 10, 1924

Since dictating the above I have found out from Dr. Stuart that his letter in regard to the proposal of the Methodist Mission to raise $200,000 was the letter of November 4th which you acknowledged receipt of in the last part of the cable so that my paragraph near the middle of page two is not in order. We have today telegraphed saying that the Women's College is entirely paid up as the accounts stand to date and telling you that to delay the credit for the orders now placed in Europe may mean a disastrous delay in their delivery. We now have checked up the matter and find that the Copenhagen delivery would be February 24th which means that the bill would not arrive in New York until early in March while the Royles delivery would be a week or so later and the Galloway delivery would be April 1st. This would mean that there would be funds on hand from this Methodist Mission proposal to meet these bills if there were no other funds available in the States. I have been in conference with both Mr. Krause and Dr. Stuart and they both agree with the items in the cable. I have closed all negotiations for land pending further information which we expect in the letter mentioned in your cable. The effect of this closing will be to lower the price so that it may be hard to refuse to make some purchases.

Very sincerely yours,

G:C

Geo. W. Gregg

We are enclosing another Pagoda plan for your consideration.

燕京大學

Cont'd

PEKING UNIVERSITY

Re: Commission to Lund Gernow & Co on Residences

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

December 11, 1924

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

My dear Dr. North:

Dr. Stuart telephoned me this morning that he had just received a cable from New York and talking over the phone with me in regard to it we were not sure whether it was in reply to a cable sent yesterday or not but he was going to try to see Mr. Krause at noon and we will probably have more to say about it later.

Mr. Lund has been spending the night with us and he has just left. We have been re-hashing the question of commissions to the engineers based on money spent for residences. During the spring we suggested to Mr. Lund that the contract between the Trustees and his firm was not intended to cover residences and that we would not figure residences when calculating commissions. Mr. Lund made an offhand remark taking exception to our idea on this matter. Since Mr. Lund's return I have several times in round about ways heard that he was not pleased in thinking that the residences were being excepted in calculating commissions. This question has more than once been mentioned in the Grounds and Buildings Committee meetings and I think has been mentioned in New York correspondence. At the meeting of the Grounds and Buildings Committee July 18th the following was reported:

"The question as to whether the firm of Lund, Gernow and Company should receive a commission on the residences was brought before the committee. The concensus of opinion was that they would give no contribution to that part of the work and should therefore receive no commission on it."

In figuring commission during the last quarter ending November 30th, the amount of money spent for residences was somewhat over $50,000. As this was a large exception, when writing to the firm of Lund, Gernow & Company I said the exceptions amounted to slightly over $98,000. This represents those exceptions such as were discussed and agreed upon March last and also the amount which was spent on residences during this quarter. As we had had nothing direct from the engineering firm in regard to this residence

question we thought it best to bring it up in this way. I enclose a copy of the engineers' reply to this letter in full and also my answer to it. We note that at the last meeting of the local committee this matter was referred to the Subcommittee on Mechanical Installations. Mr. Lund has expressed his reluctance in bringing matters of personal interest before this committee and for this reason I have undertaken to write to you in regard to the matter and ask that you send us a cable giving us the Trustees opinion as to whether the residences are to be included in calculating commissions. It is the feeling of the engineers that they are not sufficiently reimbursed with the commissions paid on the main plant for all the service rendered to the University. On the other hand they do not wish the present contract changed and they feel that the simplest way to make up their deficiency is to collect commission on the residence compound. Mr. Lund wished me to state that the firm's expenses are $2,000 a month and taking an average of all the months they have served the University they have not met this monthly expense.

The University is at present using the entire time of Mr. Thunder on the residence building and has also employed Mr. Willis, sanitary and heating man, to superintend the work on the main plant and he has been giving some spare time to laying out the heat and plumbing in the residences. Up to the present we have not had any specialist on the light lay out of the residences but did give Mr. Lund a plan of a typical residence for him to give us his ideas as to how the wiring should be run.

(Jan. 22, 1925?)

If at the expiration of, say, six weeks we have no cable from you to the contrary we will understand that the Trustees include the residences in the general contract and will make payments to the engineers on that basis.

Very sincerely yours,

Jno. C. Gibbs

G:C

COPY

December 6th, 1924.

Messers Lund, Gernow & Co.,
Peking.

My dear Sirs:-

We have before us your letter of December Fifth relative to the exception made in the care of Faculty Residences in calculating the commission due yourselves for the Quarter just past.

We note your surprise at the attitude taken by the Representatives of the Trustees in regard to this matter and that the commission for the past quarter is accepted under protest.

In order that this matter may be settled up in the quickest possible way I am writing this letter to put before you the possition of the construction bureau and the local grounds and buildings committee.

The residence compounds have never been included in the plot of ground known as "The New Site", in fact it has always been understood that they were something entirely separate from that site. The Architects in America made this almost a condition of the whole building programme. The exception to this is the building now known as the Deans Residence (formerly Faculty Club House) and in calculating commission there has not been any exception made in the case of this building.

We have not felt that the engineers could make a contribution to the residence construction which would warrant us paying a commission equal 3½% on that work.

At the last meeting of the Local Committee this question was referred the the Sub Committee on Mechanical Installation and as you prepare the agenda for that committee we would suggest that you put this matter in for discussion at the next meeting.

Very sincerely yours

C O P Y

Lund, Gernow & Company

Peking
5-12-1924

7

The Director
Peking University, Construction Bureau

Haitien

Sir:-

We beg to acknowledge the receipt of your letter dated 3rd inst. also of your cheque enclosed in same covering the amount of $3,600.00.

With regard to the non payment of commission on the teachers residences we would like to point out:

When we signed our agreement with the Board of Trustees of the University on the 30th Jan. 1924 we understood the wording: "BUILDINGSOF PEKING UNIVERSITY ON THE NEW SITE ETC." to include all Buildings and that neither the Deans nor Teachers residences were excluded.

As the covering letter of the agreement made us believe that the Board of Trustees wished us to follow as closely as possible the report made by Mr. Clyde R. Place and as this report also includes all the residences we naturally never had any doubt upon this subject.

In conclusion we beg to say that we are surprised at the attitude which the representative of the Board of Trustees out here have taken towards this matter and that we would like it to be placed on record that our commission for this and last quarter has only been accepted under protest.

Yours faithfully,

燕京大學

PEKING UNIVERSITY

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

December 15th, 1924.

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

My dear Dr. North:-

We have to acknowledge receipt of your cable probably of about the 12th instant, which we have translated to read as follows:-

" A definite answer monthly
" Requirements as per our telegram of
" December 6 requisite to
" Credit, Cannot understand why you do not reply
" This will cause a delay of credits."

This was telephoned out to me on Saturday morning. We had had no time to work on figures before that date, but after consultation with Dr. Stuart we decided to get some figures in order to send them off, even though they did not cover the whole ground as we were first planning to cover it. On Saturday afternoon we got out the following figures, and sent you a telegram.

We estimated that the Administration Building will cost $210.000., against which cost nearly $21,000. has been paid, so that $189.000 is still to be paid. This is only an estimate as we still have no detailed drawings for this building, and there are a number of points which must be cleared up before we can tell whether our estimate is high or low. One point is as to the railingsaround the terrace, if they are to be made of white marble the building will cost $14000. more than the above estimate; if they are to be made of comparatively white granite the above estimate will not be increased. We have also raised the question of complete concrete roof; if that can be eliminated there will be a considerable economy. The same is true of the Chinese type beams in the large Auditorium. I mention this point to show how difficult it is to prepare any estimate with the incomplete data that we have on hand.

We then worked on the Library as being 10% more expensive than the Winde Divinity Hall, and got that to $83.000.

We figured that it will cost $145.000. to finish the three dormitories already started. This was arrived at by taking the cost of a dormitory nearly finished and subtracting the item for architect's fees, which we think will not have to be paid again, and then subtracting the amount already spent for the dormitories, which leaves us a net figure as above.

Must cover grounds, improvements &c. wall comp

The next largest figure was the residences, twelve of which are authorized and started. We have estimated $14.000. local currency each, and have spent to date nearly $53.000., which leaves us $115.000.

How about loss in exch.?

The next largest figure is a balance still to be expended on the Physics Building of $33.000 local currency. This building is costing more than we estimated in the Spring. At that time we thought it would cost $113.000. We now have the cost up to $124.000. without equipment, and in the cable we have put in $20,000. for equipment. As a matter of fact the Medical Board expects us to spend the whole of $150.000 on this building and its equipment.

The other items needed are $4,500 to finish the Winde Divinity and Dormitory No.1.

Against these askings we have nearly $180.000 worth of material on the lot, or paid for, this leaves $390.000 to be paid during the next nine and a half months, and our cable, which we hope arrived in order, was meant to convey this information, i.e. to finish the buildings and residences already authorized we will need G$5200.00 weekly until the 1st October next.

You will note that I do not include any estimate for Power Plant, for equipment outside the Power Plant such as mains for heat, domestic hot water, electricity or trenches. Nor are there any figures for the improvement of grounds, gates, bridges on the main site or on the residence compounds. On both the residence compounds we need a considerable amount of retaining wall, a contract for which should be let immediately so as to permit the hauling of stone during the next three months.

There was also no figure included for the purchase of property, of which there are several pieces that the local committee think are very necessary. Prince Pu Lun's piece on the South West corner is being considered and negotiations have been in progress for two or three months. We are now considering giving him an annuity in exchange for his land. Since the receipt of your first cable

and my serving notice that all negotiations for the North East corner were to be discontinued prices there have gone down. One piece on the South East has suddenly come on the market. This consists of possibly eight mou, and contains 10 or more chien of poor buildings and has been offered for $700.00, a very cheap price as compared with the usual askings. There are also two pieces pending contiguous to the East Residence Site, which can possibly be had for $2,000., and one piece not nearly so desirable on the South residence site. The Chinese New Year settlement date is at hand, and property and all other commodities should be cheaper now than they will be for another 12months. If there is any change in financial conditions on the receipt of this letter we should have authorization for purchasing as much of this property as possible.

On Saturday Dr. Stuart told me over the telephone that the Women's College had had word that the Chicago Committee had approved the seven building scheme for their Academic Quadrangle. He was sure that the Peking Committee would not approve. I certainly hope that this can be avoided . As neither from the Chinese architectural view point nor from economy in running will doubling up the buildings pass.

We are working on the figures for cost of Power Plant and outside equipment, and other sums needed before the Institution can move out. When these are worked out, even roughly, we will send them forward.

Yours very sincerely,

J. M. Gibb
(per F. M. Banks)

JMG/CF

PEKING

December 26, 1924.

PEKING UNIVERSITY.

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

My dear Gibb:

We cabled you on December 23rd as follows:

"START PEKING CREDITS ARRANGED AS PROPOSED REFERRING TO LUND'S LETTER OF OCTOBER 31 (TO) ROYLES WOULD SAY WE THINK YOU HAD BETTER CHANGE THERMAL FEEDS IN ACCORDANCE WITH PLACE'S LETTER OF OCTOBER 21 100 GALLON PUMPS SHOULD BE 150 FEET HEAD 500 GALLON PUMPS 100 FEET HEAD ONE 500 GALLON PUMP ELECTRIC HAS BOUT DUTCH OVENS PLEASE SEND COPIES OF ORDERS OVER PLANT."

Half an hour after this cable was sent, your cable came, inquiring whether credits had been established. I quite understand your anxiety, but as indicated in previous cables, you do not seem to have yet understood the problem it is to finance these credits, especially when you have placed orders exceeding our authorization by fifteen or sixteen thousand dollars. Only the fortunate action of the Methodist Board has enabled us to pull through. Their action was taken on Thursday, December 18th, and the cables to the three European firms were sent on December 23rd, stating that the letters of credit were on the way. In this matter, we had not only to arrange as ordinarily for letters of credit, but we had also to arrange to carry any overdrafts which these might entail upon the funds that we could get into the bank by the time the payments might become due.

In this connection, we were embarrassed by the fact that you gave us no copies of your orders upon Galloways and Burmeister & Wain, and we did not have specific data as to exactly what you had ordered from these firms. Apparently your order upon Galloways is covered only by the cable to Royles, which is all that you sent to us, so that some of the delay in getting this matter worked out we have not been responsible for. This is the reason why I have asked you to send to us copies of your orders that we may fully understand them here.

Mr. Place is much disturbed by the fact that the order as placed provides for thermal feeds, which, as you will see by referring to his letter of October 21st, is regarded by him as unsatisfactory. These patent feeds operate

in such a manner that it is impossible to be sure what they are doing. Mr. Lund's letter to us after his trip to England, indicated that he proposed boiler feed pumps as a stand-by for this phase of the operation, but the order does not appear to make provision for these.

Mr. Place also calls attention to the fact that the order does not specify the head on the 500 gallon pumps, which, in his judgment, should be 100 feet. He further says that it was understood that one of these 500 gallon pumps should be electrically driven.

He points out that the 100 gallon pumps will not be satisfactory if they operate only against 100 feet head, when you have got to pump 100 feet or more to your tank. His report specifies 150 feet on these pumps.

He also calls attention to the fact that no provision has been made in the order for Dutch ovens and smokeless combustion.

It is my judgment that if at all possible, these items should be protected by further advice to the manufacturers, which is the reason why I cabled you about the report, as we had understood here, that at the time of Mr. Place's conferences with Mr. Lund, practically all of the items questioned had been worked out and settled, and that the whole program was reasonably clear. It is perplexing to find that the patent program of the British manufacturers is being substituted at what are apparently vital points. In writing thus, you will understand that I have no desire to override Mr. Lund's judgment, or to throw monkey wrenches into the machinery. My only desire is that every possible consideration be given attention to make sure that at no point is there any slip, and that the largest amount of wisdom available be applied to the matter in hand. We are all working to the utmost of our ability for the success of the whole thing.

Incidentally, I do not yet see how the program for borrowing Gold $100,000. on the field is going to assure the construction of the Heating Plant. Let us assume for the moment that the Woman's College provides half as much again. This makes $150,000. The estimated cost of the plant, as I understand it, will approximate $200,000. Then again, of this $100,000., land purchases and payments upon buildings for which funds have not yet been received, reduce the amount of cash available. My hope is that the forms I have sent out for working out the cost of establishing the University on the new site will be taken with sufficient seriousness to show us the exact facts as to what is required and where the funds are coming from. I must confess that I am still disturbed by the lack of clear understanding here as to the financial situation and your understanding of it in Peking.

Mrs. Roys informs me that the Field has adhered to the five-building quadrangle, and Mrs. Roys is now endeavoring to get Mr. Murphy to design plans for a one-building Gymnasium at the earliest possible date.

As rapidly as possible, we shall work out the arrangements with the Methodist Board for the transfer of the land and the payment of the $100,000. The Executive Committee of the Board has approved, but we still require action by our Trustees, and a number of details are yet to be cleared. We are profoundly grateful that the way has opened for us. It is one of the evidences, to me, that Providence is on the side of the University. Here's hoping that next Christmas will see us operating on the new site!

In the letters of credit and in my letters to Boyles, Galloways, and Burmeister & Wain, I have stated that they must follow the exact specifications from you or Mr. Lund as to the items covered by these letters of credit. The letters of credit are based on shipping papers to Shanghai or Tientsin. In this matter, I have also stated to them that they are to follow the specific shipping directions sent from Peking, as you only can determine whether the time of the shipment will be when Tientsin is likely to be ice-free or not. In any case, this is a matter upon which specific instructions from you will be important.

Cordially yours,

Secretary, Peking University.

EMN/KJL