

164 3075

UBCHEA ARCHIVES
COLLEGE FILES
RG 11

Huachung
Admin.
Re. Property

1935-1937

Property.

Proposed lease of a portion of the Boone Compound with buildings thereon to the trustees of Hua Chung College.

At its meeting May 1st, 1935, the National Council adopted the following resolution:

RESOLVED: 1 - That in general, the plan of the lease as attached hereto be approved, subject to approval by the Bishop of Hankow and the Executive Council of the Diocese of Hankow. The National Council expresses the hope that the foregoing approval will be given.

RESOLVED: 2 - That in the event that the foregoing approval by the Bishop of Hankow and the Executive Council of the Diocese is given, the following resolution become effective:

RESOLVED: That subject to the approval of the Bishop of Hankow and the Executive Council of the Diocese the proper officers of the Domestic and Foreign Missionary Society be and they are hereby authorized and directed to execute ~~x~~ and deliver a lease as attached hereto, of all or any part of its land, buildings and equipment at Wuchang, China, in such form and upon such terms, conditions, agreements, covenants, and limitations and for such nominal monetary consideration as the President or Vice-President of said Society and John W. Wood its Secretary for Foreign Missions, with the advice of counsel, shall determine, and

FURTHER RESOLVED: That the aforesaid lease shall be made to and the aforesaid agreements and covenants entered into by such corporation as the Board of Trustees of Hua Chung College at Wuchang, China, shall designate.

250 Park Avenue,
New York City.

To the Members of the Board of Trustees,
Hua Chung College, Wuchang, China.

On January 5th, Mr. Wood sent to each member of the Board, a copy of a letter of November 20th, 1936 from President Wei concerning the possibility of purchasing additional land adjacent to the Boone Compound.

The contents of this letter have been given earnest consideration by some of the trustees and will be one of the most important matters to come before our meeting on February 18th.

The Trustees of Yale-in-China held a protracted meeting on February 6th at which the entire property situation at Wuchang was reviewed at length. Members of that Board, who are familiar with the Boone Compound and the low land which has been purchased recently, all feel that this low land is not suitable for such buildings as Hua Chung should have and that an adequate campus cannot be created with only that low land and parts of the Boone Campus.

The possibility of purchasing the property of the Provincial First Middle School presents a very satisfactory solution of the difficulty. The Yale-in-China Trustees voted unanimously that their representatives on the Hua Chung Board be instructed to urge immediate steps to secure this property if it can be had at any reasonable figure. It was suggested that the Provincial Government might be induced to donate the property to our College. This probably is not within the range of possibility

but it would seem that the price first mentioned, \$120,000 to \$150,000 Chinese currency, might be reduced materially.

The Yale-in-China Trustees are so much in earnest about this that they have authorized their representatives to offer to furnish one-third of the purchase price, provided the other Boards will furnish the remainder and provided the entire cost will not exceed approximately \$45,000 Gold.

A recent letter from Dr. Sherman states that he is much impressed with the necessity of securing this Provincial Middle School property.

It is hoped that there will be a full meeting of the Board of Trustees on February 18th.

OLIVER S. LYFORD.

MK

Apr. 21, 1937

HUA CHUNG COLLEGE

ASSOCIATED
BOARDSProperty AccountI. Purchases to April 3, 1937.

	<u>fang</u>	<u>acres</u>	<u>L.C.</u>	<u>US\$</u>
A. Purchased by A.A. Gilman for athletic field	2232.	6.20		
B. Jan. 1935 Purchases	150.	.42	1064.28	319.28
C. Liu Property - Nov. 1935	562.	1.01	2444.57	1055.37
D. Moat " - Nov. 1935	135.	.36	1245.90	374.07
E. Wu Chia Shan (estimated cost)	1605.	4.46	13000.00	3900.00
F. Tu, Ko, Chou Chia Shan	676.5	1.66	5150.00	1545.00
G. City Wall land - Dec. 1936 (shih fa)	3519.429	8.41	52791.44	12957.43
H. Old Road (gift from Prov. Gov. " "	349.22	.84		
I. Cultivated land next to moat	527.9	1.47	9974.04	2992.21
AA. Yang Chia Tang (inside city)	50.	.14	1250.00	375.00
		<u>25.21</u>	<u>87921.22</u>	<u>26376.36</u>

II. Desirable Purchases.

J. Small Wu Chia Shan (being purchased)	120.	.33	1200.00	560.00
K. Large Tu Chia Shan (under option)	1600.	4.44	16000.00	4800.00
L. Hsiao Chia Yuen	150.	.41	4000.00	1200.00
M. Wu Chia Yuen	400.	1.11	10000.00	3000.00
		<u>6.29</u>	<u>31200.00</u>	<u>9360.00</u>

III. POSSIBLE PURCHASES

N. Cultivated land to fall in "U"	2000.	5.55	40000.00	12000.00
O. Possible Extension of Athletic Field	200.	.55	5000.00	900.00
		<u>6.10</u>	<u>45000.00</u>	<u>12900.00</u>

SUMMARY

	<u>Acres</u>	<u>L.C.\$</u>	<u>US\$</u>
I.	25.21	87,921.22	26376.36
II.	6.29	31,200.00	9,360.00
III.	<u>6.10</u>	<u>45,000.00</u>	<u>12,900.00</u>
	37.60	162,121.22	48,636.36.

IV. NOTES

Exchange has been figures at 30.

E. Wu Chia Shan has not yet been entirely cleared of graves and so the balance of the money has not yet been paid, but the figure given for the cost is a close approximation of what it will be.

J. The Small Wu Chia Shan is at present under option and is being purchased in order to make room for the proposed ~~entrance~~ entrance to the new campus, this has been authorized by the Board of Directors.

IV. NOTES (Continued)

K. The Large Tu Chia Shan is also under option and should be purchased to allow of room for future hostels, this has been authorized.

L. and M. are properties which should be purchased as soon as possible in order to round out the property; areas and prices are approximate, and if the prices asked should be too high these would be left for the present as Mr. Bergamini's plans do not require these immediately.

N. is a large tract of cultivated land which is lower than the grave land and would bring the college frontage straight along the extension of Hsuin Tao Lin, and should only be purchased if additional money were available and with a long look to the future.

O. is a strip of low lying cultivated land which in the future might be desirable as an extension of the athletic field.

Also there would be more land available to the south of Hsuin Tao Ling on the south and also to the east of the new road around the city.

According to the present plans of Mr. Bergamini, properties, A-M., should prove adequate for a college of 500 students if some hostels and ~~residences~~ residences were still to be on the Boone Compound inside the city.