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Soochow
Administrative
Re. buildings and campus
1952, n.d.

500 Delaware Ave.,
Oak Ridge, Tenn.
Jan. 15, 1952.

Dear Mr. Seaman:-

I send you herewith what I have been able to assemble about the buildings and equipment of Soochow University under three general headings--

- I. The College of Arts and Science (and Middle School) in Soochow.
- II. The Law School in Shanghai.
- III. Endowment Property in Shanghai.

In these I have given my recollection of original costs and my estimates of the value of equipments, in all cases possible after consultation with Dr. Jno. W. Cline, President, 1912 to 1922, Mr. J.W. Dyson, Prof. of Biology 1921 to 1949, and Dr. H.Y. Loh, "Campus Engineer", 1947-49. Dr. Loh majored in Physics at S.U., and was an instructor in Physics during the period of cooperation of the four E. China Universities in Shanghai, 1938-41. He showed unusual practical skill in making Physics apparatus to replace that lost in Soochow during the Japanese occupation. Mr. Loh came to America about 1941, took M.S. at Virginia Polytechnical Institute, and Ph.D. at Johns-Hopkins. He returned to China after the Japanese surrender, as did I, and we were closely associated in the rehabilitation of S.U., 1946-1949. He was recalled to V.P.I. and is now there, a highly esteemed Professor of Physics.

Dr. Loh gave me the idea that the practical way to arrive at replacement value of our principal academic buildings is to find the cost of similar buildings in size, materials, etc., erected in the United States. I think contractors make their estimates primarily on cubage for a certain type of materials and style.

The first six buildings on our list (Allen, Anderson, Cline, Tsao, Lee, and Smart Mem. Gymnasium) are strictly first class structures. The first two were planned by English architects and erected under their (and my) supervision, and the thick walls on such foundations as are rarely seen in America should last a century more without a crack. The other four are reenforced concrete and equally lasting.

I have therefore made sketches of these six buildings, giving approximate cubage, and suggest getting estimates of cost of erection of equivalent structures in America. That seems to me better than trying to find, for instance, the present U.S. currency equivalent of Taels 85,000.00 of 1901.

As I have noted in several places, my memory was of the dimensions of rooms and corridors and all my calculations were on this basis and giving too low cubage. But it is quite certain that the lower cost of Chinese labor will offset this discrepancy!

I regret that I have almost no photos of buildings, except some snapshots taken just before I left China in September, 1949. But what I have I send herewith.

I am sorry I do not use a typewriter and have no typist. If you can have copies made, I should like three.

Very truly yours,

(Signed) W.B. Nance

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Oak Ridge, Tenn.
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Buildings and Equipment of Soochow University

II. THE LAW SCHOOL (SHANGHAI)

(1)	Administration, Class Rooms, Assembly Hall, Library. Built in 1890's, two floors, for Anglo-Chinese College of best Chinese bricks, Singapore hardwood throughout. New three story front added in 1920's, affording space for offices and library, reception room, etc. Original Chinese tile roof later replaced with galvanized corrugated iron. No records of original cost or of addition. Replacement value	US\$100,000
(2)	Dining room with dormitory over. Built by Dr. Jno. W. Gline about 1907, cost about (Brick and Oregon pine, Chinese tile roof.)	8,000
(3)	Kitchen do	3,000
(4)	Old dormitory (two floors) dating from the 1890's. Similar construction to (1)	10,000
(5)	Outdoor exercise shed. (Oregon pine pillars carrying roof trusses, tile roof.)	2,000
(6)	Outdoor toilets	500
(7)	Terrace of five Chinese style apartments, two stories. Roofs carried on wooden framework, resting on pillars embedded in brickwork of the walls. Estimated replacement value	10,000
(8)	Porter's lodge. (Two floors, foreign style construction)	1,000
<u>Equipment:</u>	Furniture in main building	5,000
	Library (Estimate)	75,000
	Other furniture	500

Buildings and Equipment of Soochow University

III. ENDOWMENT PROPERTY IN SHANGHAI

- (E1). Young Allen Terrace - Five residences with partywalls, two and one-half stories. Brick walls, tile roofs, Oregon pine woodwork. Actual Cost about 1906 US \$35,000
- (E2). Shops and tenements built about 1912, and rebuilt in 1920's. From these S.U. was receiving in the early 1930's an annual income of over \$30,000 Chinese currency. (estimate) 50,000
- (E3). "Y.W.C.A. House" build and rented to Y.W.C.A. about 1918, later occupied by the Law School until it fell heir to "Anglo-Chinese College" in 1920's. This property was rented to R.T. Henry in 1946 to house the staff and store supplies of Church World Service. The Insurance Company valued the property for insurance purposes at 40,000
-

Present replacement values would in most cases be from two to four times original actual costs.

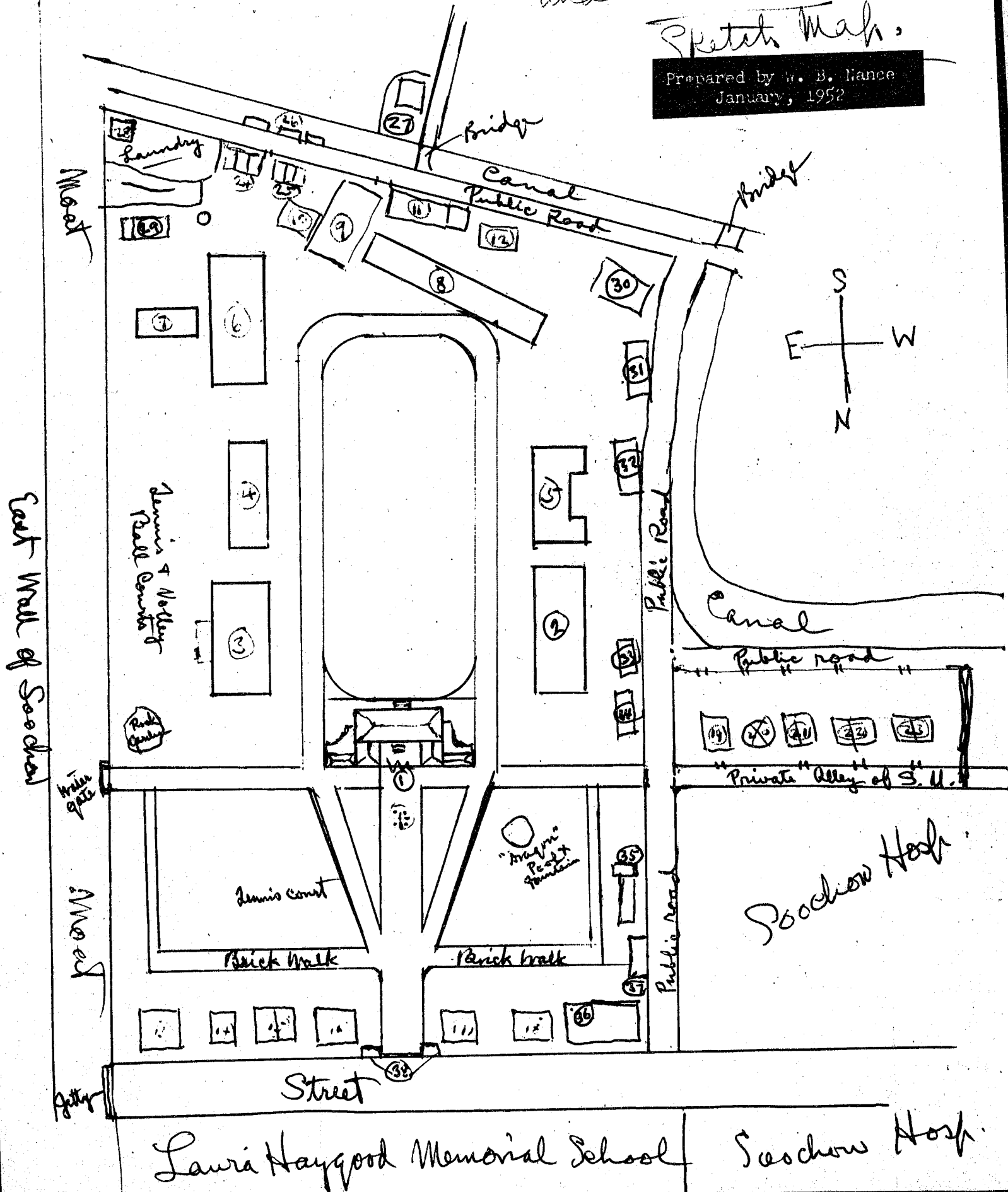
(Signed) W.B. Nance

Jan. 12, /52.

Soochow University
 College of Arts & Science
 and Middle School

Sketch Map.

Prepared by W. B. Nance
 January, 1952



Buildings and Equipment of Soochow University

I. SOOCHOW CAMPUS

- (1) Allen Hall. Built 1901-3 of brick, corrugated iron roof, "Oregon Pine" structural timbers and floor, California redwood doors and windows - cost 65,000 taels (Chinese ounces of silver). Chi. oz = 1 1/3 English ounces. U.S.\$ then = cir. 1.50 taels. Houses administration, assembly hall, classrooms, faculty room, social hall. Three stories, with 1 story eils. Furniture worth \$5,000.00.
- (See B 1)
- (2) Anderson Hall, erected 1910-11, cost about Tls. 60,000. Brick walls, corrugated iron roof, three and one-half stories. All woodwork Oregon pine. Houses Library, Middle School, administration and class rooms.
- | | |
|-------------------------------|----------|
| Equipment: M.S. Furniture | \$ 3,000 |
| Library: 15,000 Chinese Books | 30,000 |
| 5,000 " " | 20,000 |
| Card catalog | 2,000 |
| Tables, chairs, shelves | 3,000 |
- (See B 2)
- (3) Cline Hall; erected 1923-4, at a cost of US\$60,000. Reinforced concrete and hollow tile. Slate roof. All woodwork Oregon pine. Windows of steel sash. Houses Physics, Chemistry and Biology laboratories, classrooms, offices, store rooms, lecture theater, and Biological Supply Service*. Three and one-half stories and attic.
- | | |
|--|----------|
| Lab. equipment and supplies: Chemistry | \$20,000 |
| Physics | 15,000 |
| Biology | 25,000 |
| *B.S.S. | 4,000 |
| Physics Machine Shop, motors and tools | 10,000 |
- (See B 3)
- (4) Isao Hall. M.S. dormitory. Reinforced concrete, brick and tile, "French tile" roof, steel sash, Oregon pine woodwork. (All dormitories, except (8) and (9) have running water, wash rooms and flush toilets.) Four floors - about 1930 at a cost of approximately U.S.\$40,000.
- | | |
|-----------|----------|
| Furniture | \$ 8,000 |
|-----------|----------|
- (See B 4)
- (5) Lee Hall. Men's Dormitory. Built about 1932 at a cost of approximately US\$ 50,000. Reinforced concrete and hollow tile and brick, French tile roof, steel sash. Four floors.
- | | |
|-----------|----------|
| Furniture | \$ 6,000 |
|-----------|----------|
- (See B 5)
- (6) Smart Memorial Gymnasium, built about 1934. Brick in cement mortar, steel truss and French tile roof, steel sash, hardwood floor, main floor 90' x 110', dressing rooms, lockers, showers and offices at two ends \$60,000.
- | | |
|---|----------|
| Bleachers and equipment (Lockers all destroyed by the Japanese) | \$ 3,000 |
|---|----------|
- (See B 6)

Buildings and Equipment of Soochow University

I. SOOCHOW CAMPUS

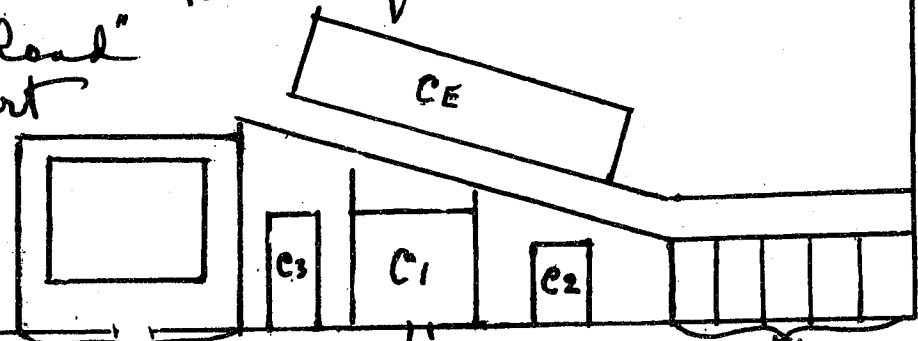
(7)	<u>Swim Natatorium</u>	--
(8)	<u>"Old Dormitory"</u> built about 1905, brick walls and Oregon pine woodwork throughout, corrugated iron roof. Includ- ing furniture, two floors, twenty rooms	US\$ 5,000
(9)	<u>Dining Hall</u> with dormitory over. Brick walls, Oregon pine wood- work, cement floor. Including furniture	16,000
(10)	<u>Supplementary Dining Hall</u> : Bamboo shed, thatched roof, cement floor. Including furniture	2,000
(11)	<u>Kitchens</u> - Brick walls, tile roofs	3,000
(12)	<u>Servants' Rooms</u>	500
(13)	<u>President Anderson's Residence</u> . Built 1902, brick walls, corru- gated iron roof, Oregon pine woodwork. Cost	10,000
(See B 7)	(14) <u>"President Yang's Home"</u> Built 1924, brick walls, French tile roof, Oregon pine woodwork.	5,000
" "	(15) <u>"East Side"</u> , built about 1890, plastered brick walls, Chinese fir woodwork, remodeled as a duplex about 1903. Chinese tile roof replaced by corrugated iron	5,000
" "	(16) <u>"Whiteside House"</u> , built 1909. Brick walls, Oregon pine wood- work throughout, corrugated iron roof. Two floors and finished attic	7,500
" "	(17) <u>"Gee House"</u> . Same as (16)	7,500
" "	(18) <u>"Nance House"</u> . Built 1907. Brick walls, Oregon pine structural timbers, hardwood floors, doors and windows, cement tile roof. Two floors and finished attic	10,000
	(13-18 all have attached servants' quarters.)	
(19)	Semi-foreign two story residence, brick, pine, Chinese tile roof	3,000
(20)	Duplex - destroyed by Japanese	--
(21)	Foreign style, brick duplex. Oregon pine wood woodwork throughout, corrugated iron roof. Built same time as (16) and (17)	7,500
(22)	Chinese style brick duplex, Oregon pine woodwork, Chinese tile roof (1930)	3,000
(23)	Same as (22)	3,000
(24)	Triplex, brick walls, Oregon pine woodwork	5,000

Buildings and Equipment of Soochow University

I. SOOCHOW CAMPUS

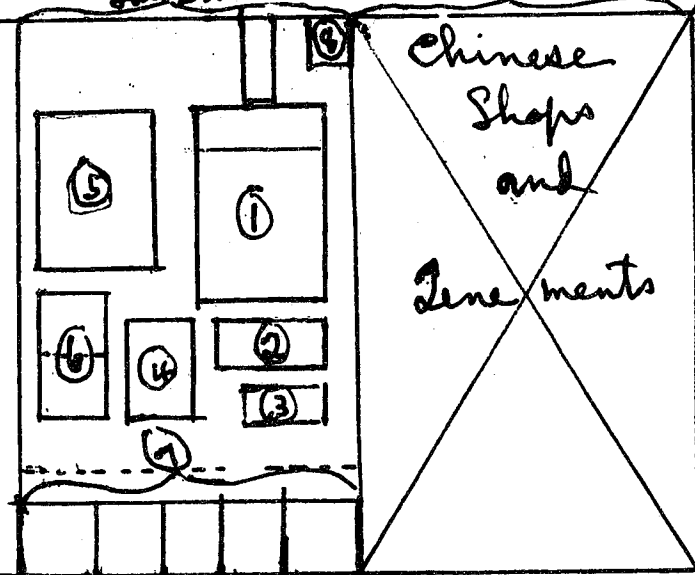
(25) Triplex, same as (24). Both built 1930	US\$ 5,000
(26) Three small cottages rented to servants	1,500
(27) <u>Duplex</u> , brick, Chinese tile roof	6,000
(28) Laundry - Chinese structure	500
(29) Greenhouse and Gardeners' quarters	1,500
(30) Servants' quarters. Chinese style	500
(31) Power House Building. Brick and tile.	1,000
Equipment: Two 40 H.P. engines (Diesel) and Direct connected dynamos, compression tanks, etc. (Switchboard and wires wrecked by the Japanese and not included.)	6,000
(32) Servants' Quarters	500
(33) Carpenter shop and storage	500
(34) " " " "	500
(35) Girls' Dormitory (Middle School)	15,000
(36) College Women's Dormitory (Both (35) and (36) Brick with oregon pine woodwork throughout, "French tile" roofs.	30,000
(35) Furniture	1,500
(36) "	3,000
(37) Girls' Kitchen	1,500
(38) Gatehouse and Porters' quarters (Rebuilt after the Japanese occupation)	1,200

- C1 - Allen Memorial Church
- C2 - " " " " Parsonage
- C3 - Old 18 Luinson Road
- CE - Young Allen Court
(Apartments)
(Church Endowment)



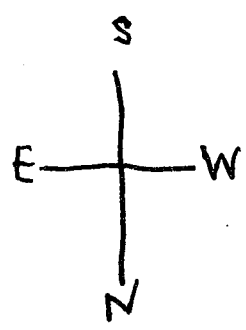
Luinson Road

- Soochow Univ. Endowment Property.
- E1 - "Young Allen Terrace".
 - E2 - Chinese shops & tenements.
 - E3 - Built in the 1920's for the Y.M.C.A. ~~then~~ - Then occupied by Law School, which after fell heir to its present home, originally (1880's) "Anglo-Chinese College".



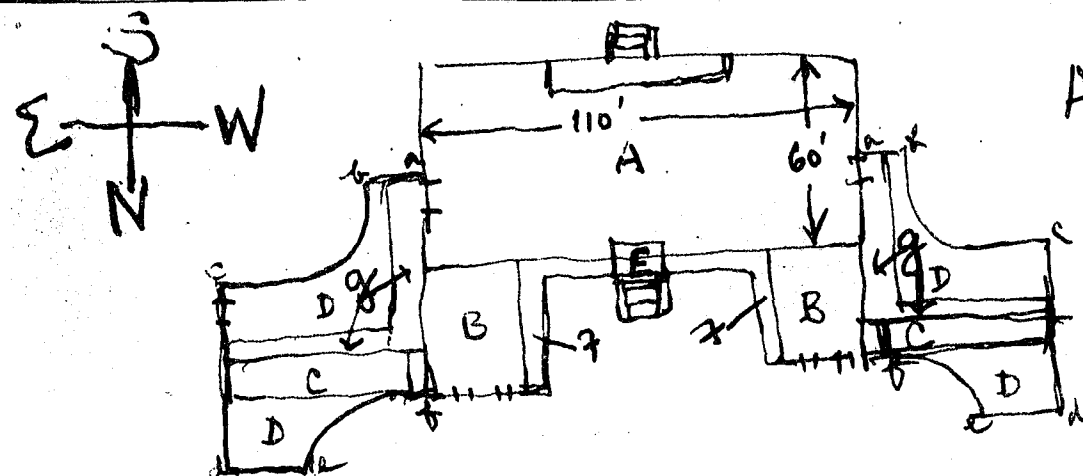
Sketch Map of
 Soochow University
 Property in Shanghai

Noosung Road



University
 Soochow Properties
 in Shanghai.

Prepared by W. B. Nance
 January, 1952



ALLEN HALL (B1)
Saschow
University

Prepared by W. B. Nance
January, 1952

Allen Hall was designed by an English architect in 1901 and was finished in 1904. It houses the College Administration, class rooms, social rooms, Assembly room and various store rooms and toilets.

Foundations and walls are heavy. No crack has appeared in any wall of either Allen or Andersen--no sinking anywhere. All brick work laid in rich lime mortar.

Structural timbers and floors of Oregon pine, doors and windows of California redwood. Roof covering, corrugated galvanized iron kept painted. (This is true of all iron roofs.)

Cubage (based only on my recollection of dimensions of rooms and corridors - no walls included and heights merely between floors and ceilings).

A (3 stories)	- 110' x 60' x (16' + 12' + 11')	= 257,400 cu. ft.
B + B (1 story)	- 2' x 30' x 20' x 16'	= 92,000 " "
C + D " "	- 2' x 40' x 10' x 10'	= 8,000 " "

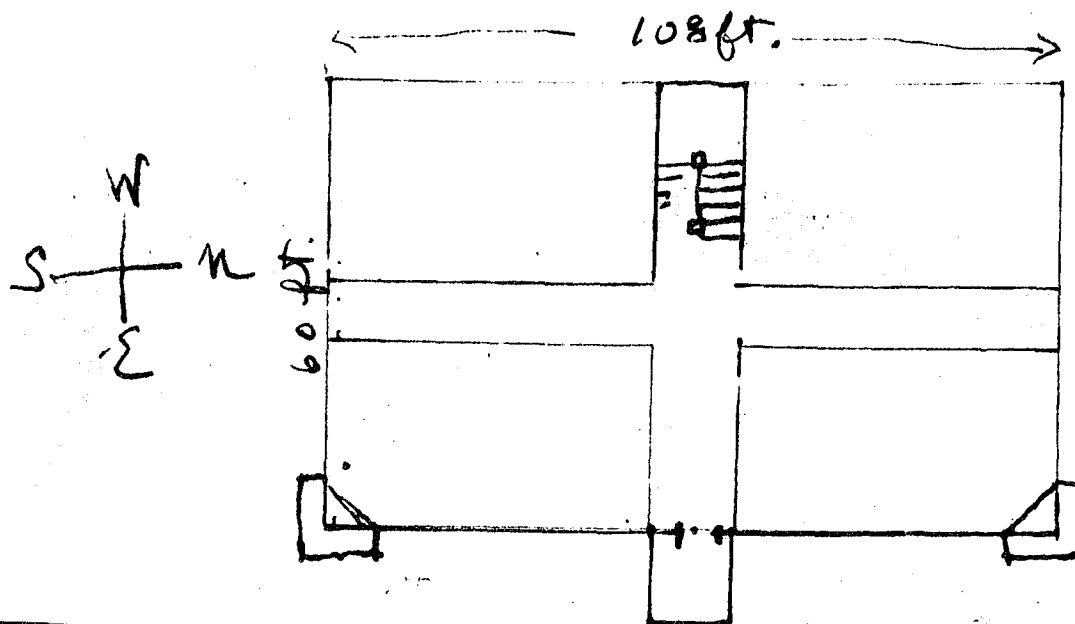
(D D D D are courtyards, hidden by the shielding walls a, b, c, d, e, f.)

E	Glock tower, 100 ft. high, 37 ft. of which is within main structure - 10' x 10' x 65'	= 6,300 " "
---	---	-------------

Total 365,700 cu. ft.

F is a covered cement walk, with ornamental granite columns.

G - covered cement walks.



B.2

Anderson
Hall

Soochow
University

Prepared by W. B. Nance
January, 1952

Like Allen Hall, Anderson Hall was planned by an English architect, who adhered to the English rule: "Calculate every possible strain on your structure, make full provision for it, then double the strength." So the brick-lime-sand foundations in stiff clay are wide and deep and the walls thick - from 25" to 15" in thickness.

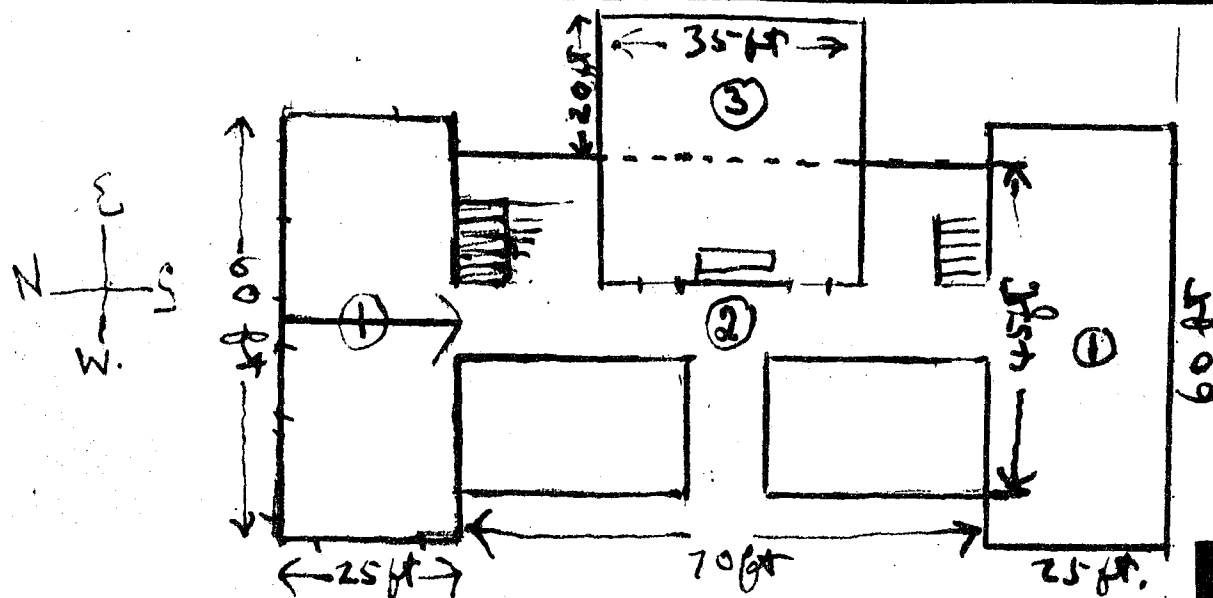
<u>Cubage:</u> Main structure - 108' x 60' x (8 + 15 + 12 + 10)	=	291,600 cu. ft.
Two (ornamental) towers - 2' x 10' x 10' x 70'	=	14,000 " "
Entrance porch and balcony over - 12' x 12' x 25'	=	<u>3,600 " "</u>
Total		309,200 " "

All woodwork Oregon pine (except heavy hardwood pillars in 2nd floor).
Roof galvanized iron.

Use: Library, classrooms, offices, and storage in attic.

W. B. Nance

Jan. 14, 1952.



(B3)
 Cline
 Hall,
 Soochow
 University

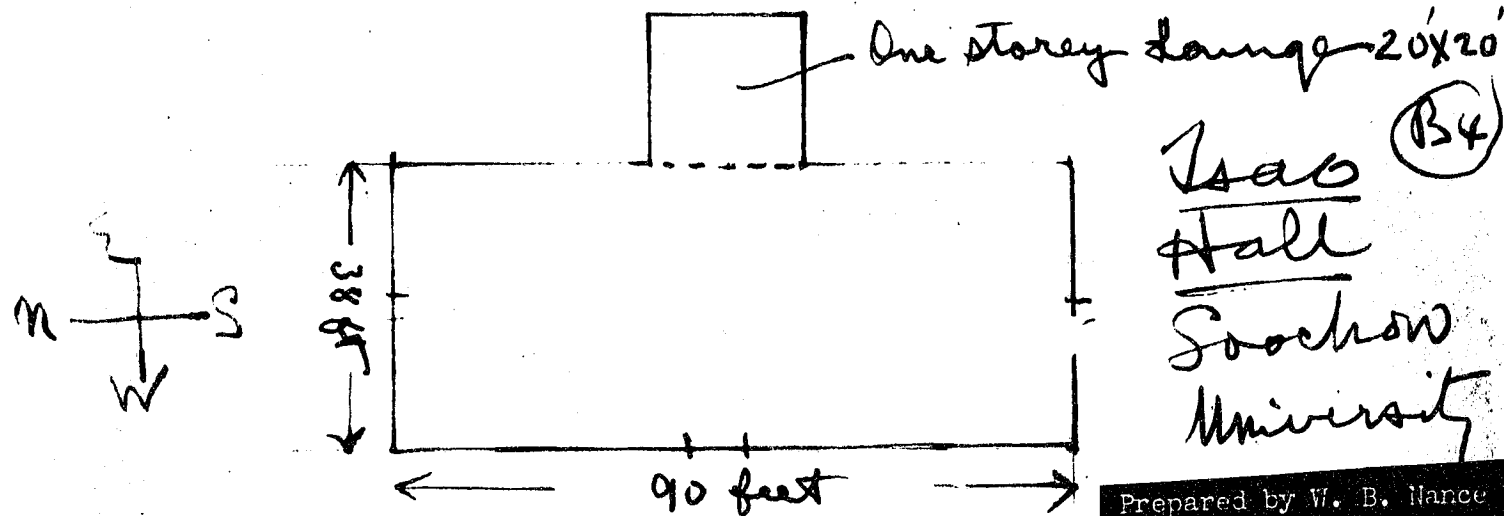
Prepared by W. B. Nance
 January, 1952

Cline Hall (Science Bldg.) Reinforced concrete and hollow tile, slate roof, cement stucco finish, steel sash. Finished 1924. Ground floor, Physics; 2nd floor, Biology; 3rd floor, Chemistry; 4th floor (finished attic), Biological Supply Service and store rooms. Lecture hall; 2 floors. Fully equipped with water, gas and electricity. (Only the Japanese destroyed the gas plant!) The Physics machine shop is under sloping floor of Lecture Theater and in an addition at the rear. Roofs are steep, so large store rooms in 2nd attic.

Cubage:	(1)	25' x 60' x 2' x (12' + 12' + 12' + 10')	=	138,000 cu. ft.
	(2)	70' x 45' x (12' + 12' + 12' + 10')	=	144,900 " "
	(3)	35' x 20' x (12' + 12')	=	<u>16,800</u> " "
		Total		299,700 " "

As in case of Allen and Anderson, Tsao and Lee Halls, the figures for cubage are based on my memory of the dimensions of rooms and corridors, and do not include walls. Hence the above estimate is low.

W.G. Nance
 Jan. 14, 1952.



Prepared by W. B. Nance
 January, 1952

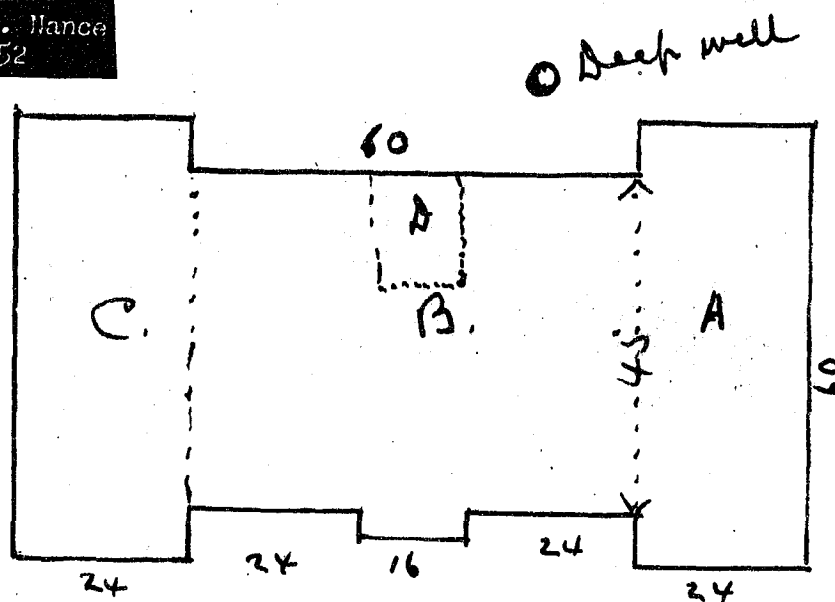
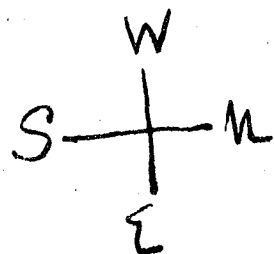
Tsao Hall (Dormitory): 4 story, reinforced concrete and hollow tile, with dark red brick veneer finish; red tile roof. Cement concrete stairs and corridors, Oregon pine floors in rooms.* Flush toilets and running hot and cold water in washrooms on all floors. Steel sash in all windows. All ceilings, 10 ft.

Cubage: (1) Main Structure 90' x 38' x 40' = 136,800 cu. ft.
 (2) Lounge 20' x 20' x 10' = 4,000 " "
 Total 140,800 " "

* Roof timbers: Oregon pine and all windows steel sash.

W.B. Nance
 Jan. 14/52

Prepared by W. B. Nance
January, 1952



(B5)
Lee Hall
Soochow
University
(Dormitory)
4 Storeys

Built in the early 1930's with funds given by Mr. Lee Wei-Ko, a citizen of Soochow, to show his appreciation of "the great contribution of the Methodist schools to the education of Chinese youth."

Reinforced concrete skeleton, hollow tile walls. Finish: artificial stone (first floor), and dark red brick veneer (upper floors); red tile roof. All the woodwork of Oregon pine; steel sash windows. Stairs and corridor floors of cement concrete. Flush toilets and hot and cold water in two wash rooms on each floor above the first. Large reception room on ground floor. "D" is a large concrete water tank into which water is carried by compressed air from deep well in the rear. The part projecting from the roof is veneered in dark red brick.

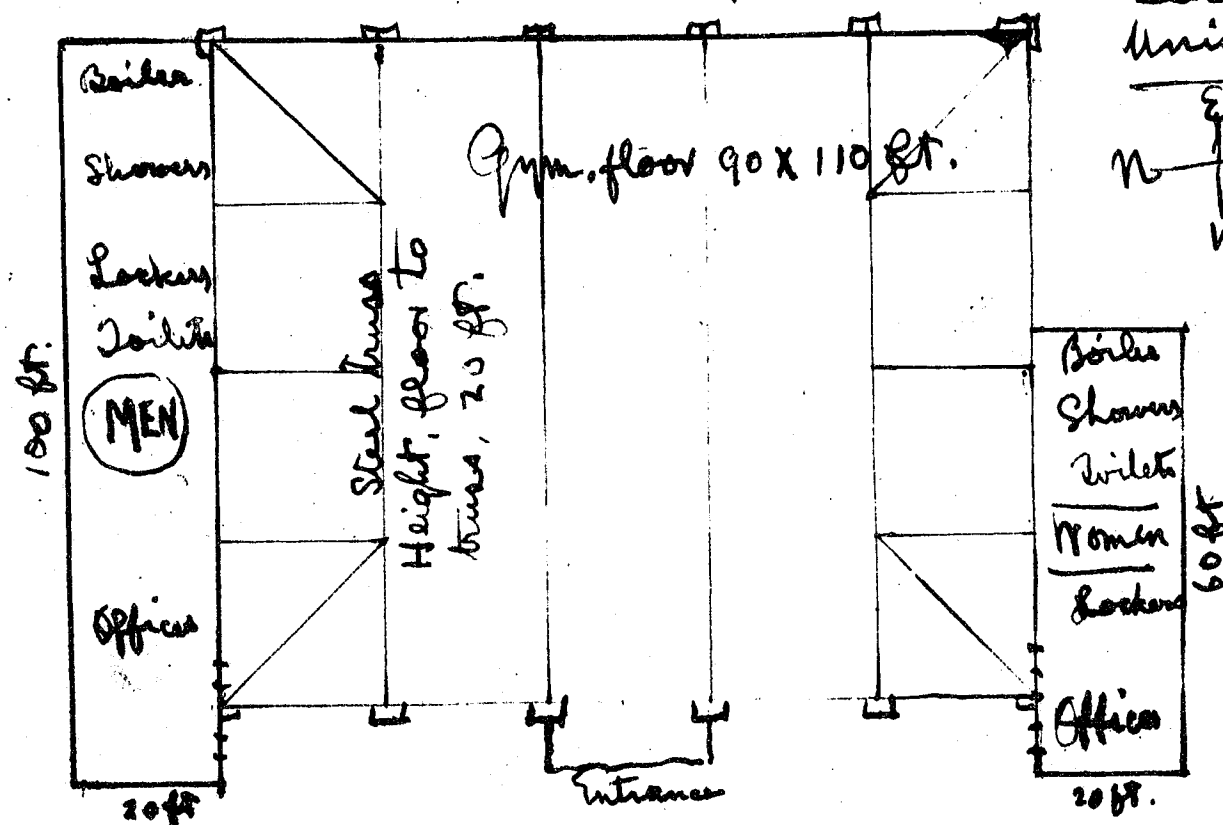
Cubage: A+C - 2' x 24' x 60' x (10' + 10' + 10' + 10') = 115,200 cu. ft.
 B - 45' x 60' x (10' + 10' + 10' + 10') = 108,000 " "
 223,200 " "

W. B. Nance

Jan. 14, 1951.

Smart Memorial Gymnasium

(B6)
Seachow
University



Prepared by W. B. Nance
January, 1952

<u>Cubage</u>	(1)	Main floor, 110' x 90' x 20'	=	101,000 cu. ft.
	(2)	Men's end, 100' x 20' x 10'	=	20,000 " "
	(3)	Women's end, 60' x 20' x 10'	=	<u>12,000</u> " "
		Total		133,000 " "

Erected in the early thirties. Pillars made of oven burned brick in cement mortar. Filling walls of smooth red brick. Roof timbers on steel trusses of Oregon pine, covered by red tiles. Windows all of steel sash. Double floor: pine, covered with hardwood.

I do not recall the cost. The only practical procedure is to figure the cost of a similar structure in America to arrive at "replacement value".

Handsomest structure on campus.

W. B. Nance
Jan. 15, 1952.

Residences (13), (15), (17), (18) were built for American families between 1901 and 1910. They are approximately the same size, having on the ground floor large living room, dining room, study, kitchen, pantry, storeroom, corridors, front verandah and rear. Upstairs: three bedrooms, two baths, closets, verandah in front of two rooms. Nos. (16), (17), (18) have finished attics affording in each case a bedroom and bath.

No. (18) has four bedrooms and three baths on the second floor.

No. (14) was built after Americans had begun to react against the high ceilings and large rooms of the Anglo-Indian tradition. It has no verandah, but otherwise has as many rooms as the older houses.

No. (15) is an heirloom that cannot be brought into comparison with American houses.

I think it would be fair to value Nos. (13), (14), (16), (17), (18) on the basis of American costs for similar accommodations--solid but not fancy.

W.B. Nance
Jan. 16/52

P.S. (13), (16), (17), (18), have servants' rooms in Ls as part of the houses.

Duplicate

Staff Residences

Old dormitory

College Men
(Dormitory)

High School Building

City Gate →

Swimming Pool
Gymnasium

High School Campus

Science Hall

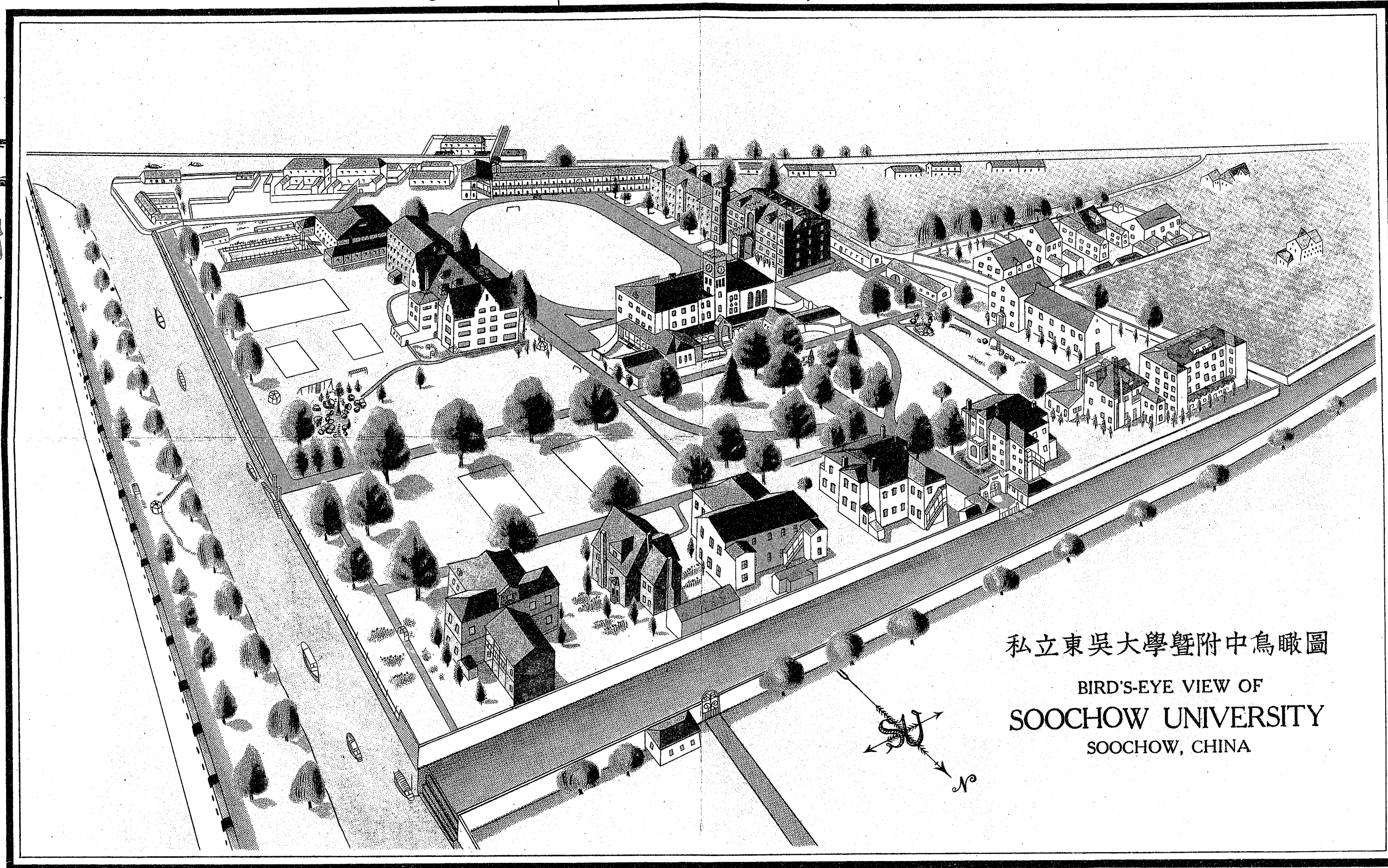
Staff

Girls' dormitory
(high school)

Girls' dormitory
(college)

Staff

Main Gate



私立東吳大學暨附中鳥瞰圖

BIRD'S-EYE VIEW OF
SOOCHOW UNIVERSITY
SOOCHOW, CHINA

Moat outside city wall.

City Wall

Canal

Staff

Main Administration
(Bldg. to canal)

Staff