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UBCHEA ARCHIVES
COLLEGE FILES
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*Peking University
Trust. Aug 1915
TRANSFERRED*

*Peking
univ.*

RESOLUTION FOR THE TRANSFER OF CERTAIN PROPERTIES

RESOLVED:

That in pursuance of the plan for the enlargement of the Peking University and its development as a union institution and in harmony with the agreement as to the division of property as affected by the new organization, we, the Trustees of Peking University, authorize ~~the~~ ^{the} ~~the sale or~~ transfer to the Board of Foreign Missions of the Methodist Episcopal Church all the property now held by said Trustees in the City of Peking west of the Yougen Tou street with the buildings thereon, and ~~em-~~ ^{hereby authorize} ~~power~~ the President of the Trustees to sign all necessary papers to effect this transfer, and to affix the seal, ~~and, further, we appoint as a committee to carry this action into effect the present president, treasurer and secretary of the Trustees.~~

RESOLVED:

That we authorize that all other property, ~~equip-~~ ^{not included in the land east of Yougen Tou St.} ~~ment, securities, or real estate,~~ ^{real} which is not designed ^{Personal} for the uses of the Peking University under its reorganization, and which is held in the name of the Trustees or in trust for them, shall be held or transferred in ^{or mixed}

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*The Board of Foreign Missions of the
M. E. Ch.*

such form and to ~~such organizations as shall secure~~
~~its use~~ for the purposes of the Methodist Episcopal
Church as intended, and we ~~authorize~~ ^{empower} the president to
sign all necessary papers and instruct the committee
now appointed to conduct on behalf of the Trustees
any negotiations required.

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RESOLVED:

That we, the Trustees of Peking University, have examined the By Laws suggested by the missions on the field and accepted by the three American Boards as the basis of agreement for the maintenance, development and management of the Peking University in view of the proposed reorganization as a union or federated institution under the amended charter and approve of the same in ^{and assurance} substance. This approval is given upon our understanding that the following provisions will be carried out.

FIRST: The property remaining in the control of the Trustees of Peking University shall be considered as the contribution of the Methodist Episcopal Church to the Union University to be subject to an equalizing adjustment upon the basis of the financial unit of participation when that is agreed to by the cooperating Boards, ^{plus} this unit to be the amount which each Board shall contribute to the University, *The surplus of valuation above this being to be paid over to the Board of Pa. Missions.*

SECOND: The By Laws as adopted by the Trustees after reorganization under the amended charter shall be made to conform to the laws of the state of New York both in fact and in statement.

THIRD: The participating Boards shall as soon as practicable adopt and duly execute a formal agreement covering their relationship to one another and to the Trustees of the University and their responsibilities financial and otherwise.

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MEMORANDUM FOR MEETING OF THE TRUSTEES
of
PEKING UNIVERSITY

Under date of September 24th, Dr. Lowry states as follows:

"In regard to the transfer of property, after consultation with Bishop Lewis and Mr. Krause, I sent you a cablegram as you requested suggesting a method of procedure, but after further thought and consultation it is suggested that a better plan would be that the trustees, by gift or at a nominal price of a few dollars by sale, (transfer) to the Board of Foreign Missions of the M. E. Church all their property and interests not included in the land designed for the federated university. It would facilitate matters could a power of attorney be given to Mr. Krause to act on the field for the trustees. Of course, a minute description of each item to be transferred will have to be made out in any case. By the above arrangement the property for the University would remain continuously in control of the trustees without interruption and remove any necessity for retransfer."

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MEMORANDUM
for the
COMMITTEE ON PROPERTY AND EQUIPMENT
PEKING UNIVERSITY

Based upon records hitherto received concerning purchase of land in the plot for the proposed Federated University, and upon memorandum submitted by Dr. H. H. Lowry, the following facts are stated as a basis for calculation.

1st: The original proposals for the Union University involved the addition to the property held by the Peking University on which buildings have been erected. The original plot was about 35 acres; the addition was to be 50 acres, making a total of 85 acres.

2nd: When the proposal for the Federated University was presented, it was understood that the original 35 acres would not be involved but that an entirely new plot would be secured, the 50 acres under the earlier consideration being the basis for the new development. The proposal for an additional 50 acres, making in all 100 acres for the new University, has been under consideration in the field, since the new plans have been under consideration and therefore the more extended plot is not a new thought to the men on the field and comes to the Trustees with the field recommendation.

3rd: The land purchased in the original 50 acres is approximately three-quarters of the area,- it may be slightly

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more - and the investment represents approximately \$85,000. Two amounts sent forward - one by the Presbyterian and one by the American Board, for land purchase, a total of \$22,000, have been invested in the second half of the 100 acres.

It may be safely estimated that half of the 100 acres have been secured for something more than \$100,000.

4th: It is probably safe to estimate an additional purchase required to complete the 100 acre plot at approximately a pro rata cost of that already secured, excepting where improvements have to be considered. In round figures therefore, it may be said that the 100 acres will call for a total investment of \$200,000.

5th: On the second 50 acres are some new native houses. There is also a large official residence erected recently at a cost, in the judgment of Dr. Lowry, of approximately \$30,000 to \$40,000. Dr. Lowry believes that with sufficient time allowed for readjustment, the owners of the native houses, who are many of them ex-students of the University, would sell out not much above cost, if they were allowed leeway for buying elsewhere and re-building. It is probable that for a sum in the neighborhood of \$40,000, the improvements, including the large official residence, could be secured. This would make a total investment in the land and in the improvements of \$250,000. If the buildings on the land can be utilized for university purposes, this investment would put the Trustees in a position to develop the beginnings of the University upon the ground itself without the immediate necessity of additional money for investment in buildings.

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6th: The making of the roads is to be considered.

The building of the roads is a part of the consideration upon which the Government has given the University an option on the purchase of the remaining property and therefore must be carried out as a part of the agreement. In the opinion of Dr. Lowry, the cost would be less than half the amount needed in this country. The broken brick from the old houses could be used instead of stone and the greatest expense would be labor, cement and brick for the walls. There would be comparatively little grading, as the surface is practically level.

There would be two roads to be built across the property. One sewer is required across the eastern border about 2,000 feet. This is not immediately required and it is hoped by Dr. Lowry that the Government would be persuaded to put this in, since when installed it would benefit others besides the University.

7th: The lowest sum therefore required within the next six months, would be approximately \$100,000. This would complete the purchase of the land without the special plot on which the official residence stands or it would purchase additional area and that plot if it can be secured.

NOTE: The fact that the original proposal under the earlier effort to secure a Union University called for an investment of \$1,000,000 and that in the meeting held by the representatives of the Missions with Dr. Speer, in Peking, last fall, the unit of participation was fixed at \$100,000, indicates that the estimate of all the Missions on the field calls for a large ultimate investment.

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RECOMMENDATIONS

Your Committee makes the following recommendations

1st: That the provisional action of the Trustees at the last meeting, concerning the advantage of securing the entire plot of 100 acres, be re-affirmed and that the Trustees accept as the working plan, the ultimate securing of the entire plot of 100 acres.

2nd: That an additional amount not to exceed \$100,000 be sought and set apart for the purchase of the remaining land. Except by action of this Board, no amount beyond that to be used for the purchase of land until sufficient buildings are secured for the inauguration of the work of the University on the new site.

3rd: That realizing the vital importance of the early inauguration of advanced college work a special effort be made to secure any plot that carries with it buildings which can be utilized for university purposes, with the purpose of making a provisional arrangement for the university work at an early date.

4th: That plans for the construction of the necessary streets be secured as soon as possible in order that they may be submitted to the Government for its approval and to encourage the Government's confidence in the definite program of the University.

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5th: That Dr. Lowry's purpose to return as soon as practicable to the field, be commended and that the Field Board of Managers be urged as rapidly as possible to take up the options on the property and to secure the additional land within the limitations of this report.

6th: That under the advice of a special committee of the Trustees and in correspondence with the representatives on the field, a general plan for the development of the building program of the University be secured, with approximate estimates of the cost of buildings.

7th: That should it prove impossible at an early date to acquire the buildings now upon the plot, thus preventing the early inauguration of the university work on the ground, the Trustees consider the investment of any available funds in some one or two buildings in conformity with the general scheme to be outlined as above stated, postponing for the present, if funds be insufficient both for the purchase of land and the erection of the buildings, until a later date, the completion of the land purchase.

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Areas not in color in plan.

No.	Areas in Sq. Feet	No.	Areas in Sq. Ft.	No.	Areas in Sq. Feet.	No.	Areas in Sq. Feet.
1	162 559	24	3 870	47	4 690	70	7 020
2	1 844	25	8 600	48	13 475	71	17 925
3	3 744	26	3 300	49	102 994	72	20 323
4	24 946	27	3 312	50	11 285	73	2 169
5	4 444	28	4 433	51	3 410	74	2 720
6	1 024	29	1 035	52	42 399	75	70 770
7	6 579	30	7 085	53	4 410	76	10500
8	7 102	31	5 180	54	2 709	77	11 880
9	3 200	32	9 130	55	18 172	78	29 331
10	3 300	33	10 194	56	25 520	79	8 680
11	6 205	34	972	57	16 014	80	252
12	10 504	35	2 986	58	56 662	81	8 385
13	11 461	36	7 856	59	40 435	82	6 960
14	4 950	37	16 108	60	21 808	83	810
15	15 780	38	28 383	61	1 156	84	3 804
16	3 250	39	3 300	62	11 054	85	7 360
17	9 118	40	24 080	63	1 722	86	2 948
18	1 380	41	9 189	64	4 245	87	77 480
19	1 734	42	24 682	65	2 000	88	12 468
20	4 640	43	3 528	66	9 440		
21	9 240	44	32 076	67	4 340		
22	1 394	45	2 800	68	2 088		
23	3 294	46	6 575	69	10 371		
							1 232 550

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Areas shown in color on plans.

Sheet I.

No.	Areas in Sq. Feet.	No.	Areas in Sq. Feet	No.	Areas in Sq. Feet.
14	38 130	51	3 380	93	2 072
19	24 955	118	4 399	52	3 120
35	15 876	81	3 337	49	2 090
43	19 764	46	2 209	27	3 680
57	29 565	39	2 166	58	1 333
17	37 430	109	5 452	67	6 642
29	35 510	78	1 280	47	2 776
71	112220	77	3 956	2	12 408
5	43 560	107	2 706	3	3 102
11	846	79	2 368	40	7 332
70	1 997	117	4 144	38	6 720
59	3 610	91	7 040	124	2 205
13	3 800	68	24 674	25	2 378
36	3 876	42	1 000	102	1 768
12	5 103	80	5 800	33	6 846
1	35 784	100	3 139	63	2 400
125	2 200	88	1 290	69	650
65	15 134	87	10 854	53	4 048
82	8 823	105	1 798	48	1 292
34	39 252	86	14 250	30	3 510
4	2 628	88	2 658	83	1 018
54	5 412	61	2 900	66	3 080
95	7 755	101	3 764	64	3 240
55	8 960	98	5 916	104	2 884
21	7 203	73	26 865	62	3 116
337	3 150	114	2 715	103	3 455
74	17 480	110	405	45	6 080
16	53 900	6	9 850	84	5 626
26	1 600	99	2 280	111	1 440
108	25 244	60	2 480	75	133 488
7	5 688	123	9 930	22	1 640
121	2 750	119	21 074	A	13 366
18	560	24	4 760	B	61 732
67	7 648	106	8 820		
7	4 592	32			
9	1 564	20		Cross Sect- ion Area	
8	3 375	23	5 610		15 625
92	9 440	97			
56	3 570	50	1 650		
115	13 000	31	1 426		
85	8 651	28	2 152	Cross Sect- ion Area	
44	2 304	76	1 800		9 360
89	3 694	116	45 395		
82	3 106	94	3 388		1 792
120	1 472	41	14 592	112	
10	1 600	90	2 760	113	

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2. A site of 100 acres would give ample space for all university requirements, including an athletic field, and provide for future expansion.

3. An extra-mural site would result in better hygienic and sanitary conditions.

4. An extra-mural site would promote the moral welfare of the students by removing them from the temptations of a great city.

Arguments against the extra-mural
site or in favor of the site within the city.

1. While the original cost of land outside the city would be less, additional expenses for the following would be encountered:

- a. A substantial wall to enclose the property, approximately two miles in length.
- b. Water supply.
- c. Electric lighting system.
- d. Roads.
- e. Police service.

The cost of these essentials in the development of the extra-mural site would probably wipe out the smaller margin of saving indicated above and might even make inroads on the larger margin.

2. There would probably be extended delay, detrimental to an enterprise negotiations for which have already continued for over six years, in purchasing the new site, due to the following causes:

- a. The larger number of landholders, from whom purchases must be made.
- b. Cemetery plots.
- c. Temple lands.
- d. Land in litigation.

3. New funds would have to be secured for the purchase of the new site, or else the old site would be sold. Sales of the various plots limited to Chinese buyers probably could not be rapidly consummated.

4. There is no assurance that the Chinese Government would consent to open a new gate thro the city wall to facilitate communication with the new site. The old roads long neglected and out of repair furnish very unsatisfactory means of communication.

5. A site outside the city, remote from the Peking centers of the missions cooperating in the University would not permit of intimate contact between Christian students or instructors and the work of their respective missions.

6. The extra-mural site would be so distant from the civic, political and educational centers of the capital as to result in a distinct loss to the University, and a loss to China thro the weakening of the University's influence.

7. The extra-mural site would be so distant from the Union Medical College, and from the College for women and the Medical College for Women, that co-operation with these institutions, whether through affiliation or thro organic connection, would be rendered difficult.
8. The greater distance of the site from the railway stations at the Chi'en Men (gate) would render communication by rail more expensive and inconvenient.
9. The remoteness of the site from the Legation Quarters in Peking would be a disadvantage in times of political disturbance.
10. A change of site might result in strained relations due to the interpretation of principles of federation already accepted.
11. The moral advantage of an extra-mural site would in a measure be counter-balanced by the choice of a site near the Race-course, where horse racing, gambling and Sunday Club hunting are frequent.

III. A Modification of the original proposals for the Present Site.

The Executive Committee have under consideration the possibility of modifying the original proposals for the land purchase in the present location, confining it to approximately 1/2 or about 35 acres. In favor of this proposal stands the force of the arguments already mentioned as against the extra-mural site, and which might be restated in an affirmative way as follows:

1. Its Strategic Value.

This would retain for the University what is admitted to be a location of large value. The Commission says it "has no knowledge at present within the city where a suitable area equally well located could be obtained at less cost or with less difficulty."

2. Its Desirability.

Again quoting the Commission "A site within the city walls in general and the proposed site in particular is desirable because it is within easy reach of the center of the city, is conveniently located in relation to most of the missions participating in the University, and would not only afford intellectual stimulus for the teachers and students through the access which it promises to museums, libraries, government offices, and other institutions of learning, but would also enable the University to be of service to the community and to influence it through the extension work of various kinds."

3. The Time Factor.

The completion of the purchase of the present site could be made with comparative ease and at a not very large added investment in money. We already own 27-1/2 acres in the entire plot, much of it, however, being on the southern half. While we have no definite figures as to the cost of the remaining lots to be purchased, amounting to

about 500,000 square feet, taking the average price which we have paid for the part already owned, and adding for increased value, it would probably be Mex. \$125,000 to \$150,000 though this is but guess work and it might be less. The completing of this purchase could be done gradually.

4. This would give us possibly 35 acres affording ample ground for the development of the University during the present generation. Columbia University takes care of 12,000 regular students on a site of about 30 acres in New York City.

5. It is possible that readjustments might be made with the adjoining land owned by the Methodist Episcopal Church Mission if it should become necessary. The contiguity of the two sites would make available for emergent needs of the University, facilities which would be of value.

6. The retention of the present location would be in harmony with the original proposals from the field and with the judgment of the Board of Managers.

Factors which require consideration in connection with the above.

1. It is evident that the Trustees should have in mind the purchase of additional land outside the city wall for athletic purposes. A site of ten acres might be secured close to the wall for this purpose at a comparatively small cost.

2. The questions of the plots now owned in the northern half of the present site must be determined, a question which presents some difficulty.

The above covers the matters assigned to us for statement.

(Signed) Edward Lincoln Smith,
Chairman

George Heber Jones,
Secretary

Statement of Areas in Proposed Plot of
100 acres.

In A. central plot, 1000 x 1000.	1000000sq ft,				22956 acres.
" B. Plot	300 x 1000,	300000 " "	6887 acres	x 4	27548 "
" C "	300 x 300	90000 " "	2066 " "	x 4	8264 "
" D "	100 x 1000	100000 " "	-	-	2296 "
" E "	76 x 300	22600 " "	-	-	0686 "
" F "	160 x 360	38200 " "	-	-	0688 "
Total area of main sections.					62268 "
" G "	220x 800	176000sq ft	-	-	4040 "
Total available for University					66306 "
" H "	220 x 3360	79200 " "	Southern end of East Park		1818 "
" "	370 x 1920	768000 " "	East Park inc. road		17631 "
" "	270 x 880	237600 " "	Cemetery plot inc. road		5455 "
Roads in main plot					6280 "
Grand Total					97492 "

43,560 sq ft = acres

Corrections were found necessary after revised chart came from the architect.

COR. SECY.-NORTH	
(DATE)	
7/28/17	DATE
TO REFERRED	DATE
BY ANSWERED	DATE
BY PASSED TO FILE	DATE
BY FILED	DATE

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From Report of Dr. H. H. Lowry in Minutes of Trustees Meeting
SEPTEMBER 27, 1916

The new campus is situated in the South East corner of Peking, and contains, roughly speaking, one hundred acres. No better location could be secured in the city. Nearly half of this plot has been purchased at a cost of \$85,000. For some months, during the early part of this year we were hindered by the opposition of the local officials, and later by the Minister of the Interior who wished to cross this section with a wide boulevard according to his plan for city improvement. After several weeks of anxious negotiation a compromise was effected by which the Minister agreed to accept our street scheme in place of his own. This happy settlement was effected by the direct help of President Yuan Shih Kai. Through his assistance and other high officials we received official permission to purchase and develop the entire plot, and what was still greater assistance, the owners of property in that area were instructed not to sell to any other persons. This includes the obligation on our part not to use the land for other than educational purposes, and to open the main thoroughfares indicated on the chart as soon as possible. Therefore, it seems to me that our first duty is to complete the purchase of this campus and put it into shape to begin the erection of the University buildings. Unless this is done we will arouse the suspicions and lose the good will of the Chinese Government, because it will appear that we had some other motive in securing such a large plot of land. It also would seem very unwise and short-sighted in view of the present favorable opportunity not to secure the entire plot, every foot of which will be needed within the next twenty-five years.

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From Minutes of Meeting of Board of Managers in Peking
OCTOBER 23, 1916

Dr. Brown moved and it was seconded by Mr. Ingraham that in harmony with the fifth recommendation adopted at the last meeting of the trustees, namely:

That under the advice of a special committee of the Trustees and in correspondence with the representatives on the field, a general plan for the development of the building program of the University be secured, with approximate estimates for the construction of the necessary streets as may be agreed upon with the Government.

That a committee of three be appointed by the chairman of ~~xxxxxxx~~ which he himself shall be one to take into consideration the matters included in the recommendation and report at the next meeting. The following were appointed as such committee: James L. Barton (on request of the Trustees), Henry W. Hodge and Henry A. Ingraham.

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From Meeting of Board of Managers of Peking University, in Peking
OCTOBER 23, 1916

Communication from Mr. Harry H. Hussey.

Mr. A. J. Brown read the following communication from Mr. Harry H. Hussey of Shattuck & Hussey, architects, Chicago:-

C O P Y

Shattuck & Hussey
Architects, Chicago
1424 19 So. La Salle St.

Document "a"

Dec. 13, 1916

Dr. Arthur J. Brown, D.D.,
Secy, Board of Foreign Missions,
Presbyterian Church of the U. S. A.,
156 Fifth Avenue, N.Y.C.

My dear Dr. Brown:-

I have been giving considerable thought to your question of last week as to why it is necessary for you to secure more land for your Peking University in Peking, China.

I have examined your property in Peking many times with Dr. Lowry, Dr. Reinsch, and the Minister of the Interior for the Chinese Government. Although you apparently hold a large amount of land, it is made up of many small plots scattered throughout the property originally ~~intended~~ suggested by Dr. Lowry. Many of these pieces of land are only fifteen or twenty feet square. Although you have two or three quite large areas I do not think any of them are large enough for you to commence your building operations.

I am familiar with the plans of several corporations who are promoting real estate and building small residences for sale in Peking. These companies are making every effort to secure the land within your original plot, and unless you secure your property in the very near future you will find it almost impossible to purchase it later. If you could talk with these men as I have several times about the value of the land you now own in Peking, you would appreciate very much Dr. Lowry's idea in securing this property.

You will probably recall that about a year ago the Chinese Government laid out many new streets in Peking, several of them wide enough for a modern street car system. One

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of these wide streets was laid out directly through your property . Dr. Lowry immediately got in communication with the Chinese Government and with the assistance of Dr. Reinsch had this street held up for some time. He and Dr. Reinsch and myself spent a large amount of time with the Minister of the Interior trying to work out a scheme that would be satisfactory to them and still give you the amount of land that you would require. As they have entirely changed their streets and rerouted the proposed street car line for your property I should think that you would now feel obligated to carry out your original program. Otherwise it must put your men in Peking, and also Dr.Reinsch, in a very embarrassing position with the Chinese Government. The Minister of the Interior spent many days personally working over the arrangement of streets on your property.

I remain,

Yours very truly

(sgd) Harry H. Hussey

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January
Eighteen
1917

TRUSTEES OF
PEKING UNIVERSITY

*From
Filer
with Bd*

*Shallner
Hussey*

The Reverend H. H. Lowry,
Peking, China.

My dear Dr. Lowry:-

.....
.....
You will gather from my letters to Dr. Hobart and to Mr. Krause, to the one as representing the Board of Managers of the University, to the other as chairman of the Committee on Property, that we have been pressing hard to secure the additional funds that you so strongly desire and that we have made some progress. I think that there is a growing conviction that the plan for the entire plot is a necessary plan. I had a long conversation with Mr. Hussey, who had very recently come from Peking, in which he made clear to me, who did not need it, what he also made quite clear, I think, to some of the other men who did need it, how the government's relations to the development of the plot made it practically inevitable, as I have said before, that we should take the entire hundred acres, or whatever was left of that number of acres after the government's improvements had been put through. I am hoping that both Dr. Brown and Dr. Barton will have found funds to send forward for the immediate emergencies. You may be assured that we are doing our best here to keep the matter up to the proper level.

#####

Yours cordially

FMN
MW

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Extract from Minutes of Meeting of Trustees
APRIL 10, 1917

Reports of Committees

James L. Barton for the Committee on Property presented the following report:-

"Your committee on property and grounds under the instructions of the Trustees at their last meeting had a conference with Mr. Harry Hussey of the architectural firm of Shattuck and Hussey of Chicago regarding the buildings, etc., upon the contemplated site for Peking University.

It is assumed by your committee that before erecting any building it is necessary to lay out a general plan for the entire University. Mr. Hussey stated that he is familiar with the site under consideration and the extent of purchase already made and that, at present, there is no room for the erection even of a single University building and before he could lay out a general plan he would have to be informed as to the total amount of land involved. This we are not in a position at present to give him, as we have no assurances that the entire tract under consideration can be purchased nor do we know what parts will be available in the near future.

The Committee is informed that many educational institutions of this character are being built, both by the Government and by private organizations, outside of the walls of the old Chinese cities, and that from an architectural and real estate standpoint such a location would have advantages. The committee is also informed that the purchase of 100 acres or so of land outside the city can unquestionably be made for a fraction of the cost of the present contemplated site and on the basis of the price of agricultural land and that our present holdings can be sold for at least as much, if not more, than we paid for them.

We therefore recommend -

1. That instructions be sent to the Board of Managers in Peking to make no more purchases of land until further advices are received from the Trustees.
2. That before any purchases be made or any plans outlined, we secure from a special commission hereby appointed consisting of

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The United States Minister at Peking
Roger S. Greene of the China Medical Board
of the Rockefeller Foundation

Chang Bo Ling

Dr. Edward C. Lobenstine, Secretary of the
China Continuation Committee

or such of them as will act, a report as to the best site for Peking University, and especially as to whether in their judgment it should be located within or without the city walls, together with the reasons therefore, and any recommendations that they may deem of importance.

B. That the Board retain the services of Messrs. Shattuck and Hussey as architects on the following basis:

That they are to act as our architects and confer with any commission that may be appointed and make any preliminary sketches which may be desired by us or such commission, without remuneration except the actual disbursements, and in addition thereto, they will make complete designs and specifications and do the field superintendence of any building or buildings we may desire to construct, for a remuneration of seven and one half percent on the cost of such building, it being understood that the retaining of them for the general plans shall not bind us to retain them for the construction of any building and it being further understood that if we retain them for the construction of any building it shall not bind us to retain them for future buildings.

After full discussion participated in by the members present, Bishop Bashford also, it was voted to lay the report on the table until the next meeting.

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Extract from Minutes of Trustees Meeting
MAY 14, 1917

Consideration of Report on Property.

On motion of J. L. Barton, chairman of the Committee, the report of the committee on property presented at the meeting held April 10th, 1917 was taken from the table and fully discussed.

The Secretary, F. M. North, reported that he had received a cablegram from O. J. Krause, chairman of the Committee on Property of the Board of Managers, dated Peking, May 5, 1917, saying "Attitude unchanged". This cable was in response to a cable and letter conveying the action of the Board concerning addition to property. The Secretary also presented a letter from Mr. Krause dated Peking, March 6th, 1917, and countersigned by H. H. Lowry, acting president of the University, showing that it is the judgment of the Managers that the whole area proposed for the site, amounting to 66.308 acres, should be secured for the future development of the University.

DOCUMENT A

Peking University,
Peking, China

May 6, 1917

Dr. F. M. North, Secretary
Board of Trustees of Peking University,
150 Fifth Avenue, N. Y. C.

Dear Dr. North:-

Referring to our letter of November 25th, 1916, relating to property our Committee have been instructed by the Board of Managers to bring further details to your attention.

We would call attention to the new layout for the property as shown on the accompanying chart. The Board of Managers has approved this plan and is practically a unit in its judgment that the whole area 66.308 acres should be secured for the future development of the University. We believe that it will meet with the approval of the Government as it comes much nearer to their own original plan for the streets in this section than the plan first presented to them and to your Board by Dr. Lowry.

In this connection we wish also to say that the

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plan presented to the Board of Trustees by Dr. Lowry was not made with any thought of being a final layout. It was hastily drawn up by the architect here to meet an emergency. The Government were laying out streets on lines that would not fit into any plan admitting of a proper layout for our work. Having it in hand as something moderately concrete and definite it was possible to win the Government to honour our request to delay on the matter of streets until our plans could be perfected. Because of the present unsettled conditions in the Government this new plan has not yet been laid before them but as already stated we have no doubt it will meet with approval.

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Bishop Herbert Welch, LL.D., Chairman,
Rev. J. C. Garrit, D.D.,
Hon. C. T. Wang,
Mr. F. H. Hawkins,
Mr. Roger S. Greene.

To the Members of the Commission:

Greeting:

The Trustees of Peking University have reached a point in the development of their enterprise in which it is deemed wise that the matter of the location and site should be carefully considered and reviewed by a special commission selected for that purpose. To this end they have agreed to constitute such a commission to consist of Bishop Herbert Welch, LL.D., Chairman, of Seoul, Chosen; Rev. J. C. Garritt, of Nanking; Hon. C. T. Wang of Peking; Mr. F. H. Hawkins, now in China; and Mr. Roger S. Greene of Peking, and hereby invite them to render this service.

By action of the Trustees taken at their meeting held in New York City, May 14th, 1917, the purpose of the Commission was broadly stated to be that of preparing "a report as to the best site for Peking University and especially as to whether, in their judgment, it should be located within or without the walls, together with reasons therefor and any recommendations that they deem of importance.

In explanation of their action and for the guidance of the Commissioners in their work, the Trustees would state that the question of site becomes important at this time because being

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now on the threshold of the inauguration of the enterprise, an impartial opinion on the broad question of the location and practicability of the site will be of great value to the Trustees. In pursuance of the earlier plans for the University, land has been purchased inside the walls of the city and is now held by the Trustees. The Board of Managers on the field urge the purchase of the remaining plots in this locality up to 100 acres in order that the completion of the site for the location of the University at this point may be perfected.

The Trustees would state to the Commission that two questions have arisen in connection with these further additions called for by the Trustees.

1. The large outlay of money necessary to secure the whole of the 100 acres suggested, has brought into consideration questions which did not exist in the earlier period of our negotiations for the purchase of the site. This fact will doubtless come under the consideration of the Commission and will lead to a second question.

2. Whether the 30 acres now owned would not be ample for all the purposes of the University, at least for the range of its needs within the limits of a reasonable future, thus obviating the immediate necessity for further outlay in the purchase of land and permitting the use of funds for the grading and preparation of the site and the erection of buildings.

While the emergence of these questions has been a factor in leading to the decision of the Trustees that it will be wise to ask for the judgment of the commission, it is their desire that the commission should approach the whole question independently of any influence growing out of the fact that this site is already in possession, and decide entirely upon the merits of the question

as to the best available site for the purposes of the University, whether giving due weight to all the factors involved, it should be within or without the city walls of Peking.

It is the desire of the Trustees that the University be located in such a situation that its work can most effectively be carried on and that it shall worthily represent Christian education and be impressive both in its location and equipment and thus able to command the respect and challenge the good opinion of the Chinese people.

To this end the Trustees would ask the Commission to make a study of the whole situation and to give opinion on the desirability of a site within the walls of the city of Peking as compared with one outside the walls in view of all the factors involved. The Trustees would ask the commission to then view the locality or localities which in their judgment promise the largest usefulness to such a University and if possible, make recommendations as to any specific site which in their judgment will meet the requirements of the case.

Contributory to these two main phases of the matter of site are other matters which may come under the view of the Commission, and should such be the case, the Trustees would be grateful for any further expression of opinion.

With a deep sense of the large service that the Commission will thus render to what it is hoped will become an institution of wide reaching and constructive influence in the life of the Chinese people, the Trustees would commend these questions to the Commission, assuring them of their prayers that the presence of the Spirit of God may be in all their conferences together and

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also of the deep interest with which the outcome of their investigation will be awaited.

On Behalf of the Trustees of Peking University.

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Baltimore, Md.
June 12th., 1917.

Dr. John F. Goucher,
2313 St. Paul St.,
Baltimore, Md.

My dear Dr. Goucher;

I will endeavor to answer some of the questions you asked me yesterday in reference to the property for your proposed Peking University in Peking, China.

Within the last twelve months I have prepared the plans for six colleges and two medical school groups on plats of land varying from twelve to sixty acres in size. I have also worked out the plans for the proposed Peking Government University on their new property of over three hundred acres. From the experience of this work I am firmly convinced that it would be most unwise for you to start building until you have secured or were positive of being able to secure more than the thirty acres of land.

You are more familiar than I am with the conditions of some of the smaller universities in the East, particularly in India where in some cases they are even considering giving up their entire investment in order to secure larger areas of land. We are studying two such conditions at the present time, where a larger vision of men in charge a few years ago would have saved much money now.

I know some of the large universities in this country have small land areas but in Peking, though we have no building laws at the present time, the plans of all buildings must be approved by the Police Department before you can start building operations. This department has intimated to me several times recently that they would not give permits to build high buildings outside of the Legation Quarters. This I believe will make it impossible for you to confine yourself to the small area of land suggested for your use.

In a comparison between the larger site within the city walls as suggested by Dr. Lowry and a still larger area outside of the walls I think several conditions should be carefully considered.

FIRST: Size of Property. I cannot urge too strongly the securing of ample property for your buildings. On the last plat approved by the Chinese Government for your site as suggested by Dr. Lowry they reduced the area available for your use to seven-hundred and fifty feet square or about seventy acres which with the streets required would reduce it to less than sixty acres of land. I am not sure that even this is large enough for your proposed buildings. The Peking Government University has experienced some difficulty in finding room for all the buildings they think they will require within the next fifty years on a plat of three hundred acres.

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SECOND: Possibility of Enlargement; The Parks demanded by the Peking Government between your property and the walls were placed there by the officials only to keep you from owning up the walls and not from any value the officials considered the Parks might have to the city proper. The Government also owns a larger tract directly north of your property. On this they at time intended to build their new Parliment Buildings, but this idea has now been abandoned.

From the experience I had in working on your plans with the Peking Government officials last year I think it is well within the range of possibilities that the Government could be induced to add both the Parks and this large area of land to your proposed property, if you have a large scheme to appeal to them. When I first started working with the officials they were rather antagonistic to your proposition but when they understood the wonderful possibilities and the broad minded way in which you intended working them out they changed their attitude and I believe at that time would have been willing to give you every assistance asked for. We left them in a very fine mood.

THIRD: Obligations; Have you considered you might be under some obligation to the Chinese Government. You will recall in March of nineteen-fifteen the Peking Government proposed an elaborate street car system for the city of Peking. Since that time they have laid out, widened and built new streets through all sections of the city. One of their proposed streets with the street car line passed through your property. Dr. Lowry had me prepare sketches at that time to show the Government the extent of your scheme. I worked with the Minister of Interior daily for over three weeks before he would accept your plat and agree to change the routing of his streets as they were very proud of their scheme and had even spent considerable moneh on their new streets. These streets they have given up in order to avoid passing through your property. Dr. Raunch did a large amount of work on this and had to use all his influence in order to have the change made. The Minister of the Interior with whom we conferred has now been replaced but the same minor officials are at the head of the departments.

FOURTH: Prominence of Sight; The City of Peking has laid out a Boulevard system extending both inside and outside of the city. This calls for many new gates through the old city wall. I should think in considering your proposed site some consideration should be given to these plans of the city, as the new location of the Boulevard and Railroad depots might have considerable bearing on the prominence of your property.

FIFTH: Athletics; I hope you have given sufficient consideration to the question of athletics in connection with your plans. The Peking Government Officials have made the most elaborate allowance for this feature, setting apart about thirty acres for

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three athletic fields. In working with the Chinese Officials I have been much impressed with the advisability of amply taking care of athletics. I am afraid it will be difficult to secure very large fields for this purpose within the city near your property, but I think if proper influence is brought to bear you could have the new gates opened through the wall in locations so that adjoining property might be secured for this purpose.

The future of your whole university proposition depends so much on the size and location of your property and I feel such an interest in your decision that I am going to take the liberty of making this suggestion to you.

As your Board seems to be so divided on this question and as there are so many conditions involved which can hardly be satisfactorily decided in this country, would it not give you some valuable assistance if you appointed a small Committee of men outside your Mission who have been living in Peking long enough to know all the conditions. There are many men such as Mr. Greene of the China Medical Board, Dr. Raunch the American Minister and some Chinese Officials who are intensely interested in your whole proposition and who have a large vision of the possibilities of educational institutions in China and whom I know would gladly give you all the assistance possible. These men if asked by you could make a report in a short time which I think would be of great interest at this time.

As the question of your proposed site of your buildings has been on my mind for some time I have asked a number of prominent Chinese of my acquaintances as to their opinion of the best location for your University. Their replies have been varied but I think had many ideas worth considering.

I ask your pardon for burdening you with this long letter but I feel a very great interest in the proposed university which I think has the greatest possibilities of any work suggested for China.

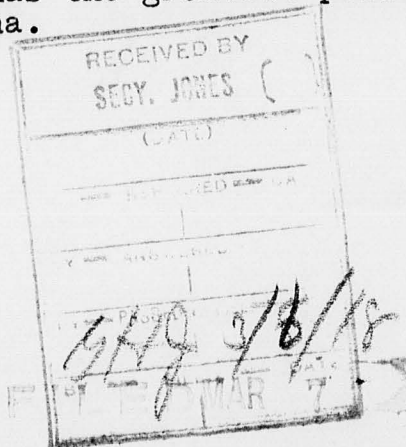
I am,

Yours very truly,

Harry H. Hussey

HARRIET LANE HOME.
JOHNS HOPKINS HOSP.
BALTO. MD.

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Memorandum from Dr. H.H.Lowry

The Peking University has potentially the opportunity of becoming the leading Christian University in China and of attaining rank among the great Universities of the West. It is located in Peking, the capital of the most populous nation in the world. This vast population has for many centuries placed the highest estimate upon education. More than any other nation education has been the gateway to all honors and emoluments of official position, the undeveloped resources, the mental and physical endowments of this vast population with their patience, industry, economy and recognized ability, suggest possibilities of wealth, power and culture that make the strongest appeal to all who are interested in the future civilization of the world.

It is in the center of great stirring political and commercial, moral and spiritual movements, that are bringing China face to face with twentieth century progress and development, that the Peking University has been established with the opportunity to exert a large influence in directing the forces that will make these many millions a blessing and not a menace to humanity. Well may we call upon a Wisdom higher than our own for guidance and vision that we may worthily fulfill the great responsibilities of the task which the providence of God has committed to us.

Another fact should be stated in this introduction is that the Peking University is not just emerging from the primary school, but after twenty seven years of steady progress has attained an honorable place among the educational institutions in China, or in the language

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of a recent visitor it has "become well established and of such high standing as to command the respect and attention of the large educational institutions in America". This University has now, by the federation of several strong missions quadrupled its resources, multiplied its teaching staff, added to its enrolment of students, increased its constituency and is starting on enlarged plans and prospects more worthy of the great churches it represents, and better prepared to improve the great opportunity to become a potent agent in upbuilding the Kingdom of Christ among these millions.

The inadequacy of the grounds hitherto occupied had long been recognized, and, even before the federation had been approved by the different missions, considerable progress had been made toward securing the land now under consideration. On the adoption of the plans by the other Missions this new site became an absolute necessity. It was agreed by all the Boards and Missions interested to establish the new buildings and equipment of Peking University on the land now proposed.

This plot of land is bounded by the city wall on the east and south, by Kouyentou Street on the west, and by Piaopu Street on the north, and contains approximately one hundred acres. By mutual agreement with Government officials a strip 370 feet wide extending along the east wall was reserved for a public park, on which no buildings are to be erected. Excluding that strip and the amount required for streets there remains about sixty six acres to be paid for by the University.

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The following are some of the reasons for securing this plot of land for the University campus:-

First, its availability. It can be bought. About one half has already been purchased. The Minister of the Interior authorized us to secure the remainder, and promised his assistance. The Superintendent of Public Works favors the project, and has approved our arrangement of the streets, substituting our plan for the plan previously decided upon by the Government. It would be exceedingly difficult if not impossible to secure another site in the city. The steps already taken to secure this plot and the action of the officials in favoring our efforts would greatly increase the difficulties, besides creating a suspicion in attempting to secure another place. The question would arise, what is to be done with the land already purchased? Until very recently, with exception of Missionary bodies, foreigners have not been permitted to purchase property in Peking, and it has been very difficult for them to rent premises for residence. We could not approach the officials for permission to purchase another plot of land with any hope of success.

Second, Suitability. The proposed plot is adequately suited to serve the purposes of a great University. The land is perfectly level and every foot of it can be used. It will be unencumbered by valuable buildings or other material obstructions that would interfere with the proper location and erection of the University Buildings.

Third. It is strategically located inside the city wall. This will give the students the advantages of access to lectures, concerts,

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and the intellectual and social life of a great city. This advantage will become more evident as the city enters more fully upon modern conditions. The great hospitals, libraries and museums, together with the Parliament and other Government organizations are within the city. The Peking University is a Christian institution and, to fulfill its mission to the community, it is necessary that it should have opportunity to make its influence felt on the civic life, the great moral reforms and all that will uphold the highest ideals of citizenship. From all these inspirational and educational advantages the students would be practically cut off if outside the city wall.

Fourth, Accessibility. The land is conveniently located in reference to all the railways entering the city. In a city where distances are so great and where the means of communication are so poorly developed this is a consideration of no small importance. Students arriving from any direction can reach the campus in ten or twenty minutes.

Fifth, Safety in times of unrest. The location is near the Legation quarter. This gives a prospect of protection which could not be the case in any other possible site. In case of riots it is more convenient to send soldiers to protect residents or refugees in the Methodist compound than to attempt to accommodate them in the Legation premises. During the past six years there have been three occasions when these premises have been a refuge to both missionaries and Chinese in times of political disturbance. On one occasion an entire company of United States soldiers were quartered on our compound. The Chinese

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have a sense of security at such times if they can have quarters in the neighborhood of this compound. In the recent attempt to restore the monarchy there were over three thousand Chinese refugees in the University ground.

Finally, Financial considerations. On this topic I will quote the substance of the remarks of a Chinese lawyer, who is a dealer in real estate, and knows Peking city thoroughly. According to him it would be possible to buy a large piece of land in the northern part of the city cheaper than in the southern part. But immediately all the land in the neighborhood would rapidly rise in price, and it would be very expensive to add to what had first been bought. Then if after five or six years it was desired to sell the land it would have to be sold at a loss because there is no demand for land in that part. On the other hand, in the southern section property is increasing in value not only every year but month by month. Anything bought now in the southern part could be sold later at a handsome profit.

These are some of the reasons why the proposed site for the Peking University should not be changed, and why the remainder should be purchased in the briefest possible time, notwithstanding the fact that the cost of securing it will be much beyond any estimate heretofore given. This increase in cost is accounted for, first, by the sudden and unexpected difference in exchange; a gold dollar will not purchase half as much as it did when the first estimates were made; and secondly, by the rapid rise in the price of the land. This is also partly due to the fact that

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there are no more vacant lots to be bought in the remaining tract, and the houses on it are intrinsically more valuable than those that were located on the land first bought. At present rate of exchange it would not be safe to estimate the probable cost of the remainder of the plot at less than two hundred fifty thousand dollars, and it is more probable it will cost three hundred thousand dollars.

The purchase of the land is only the initial and necessary requisite for the plant of the University. The purchase must be followed immediately by, at least, two large buildings.

The first of these should be the University or Administration Building. This should be a large building, combining utility with fine architectural expression, ample in size to provide for the expanding needs of the University for many years to come. This building should have an Assembly Hall to seat twenty five hundred, recitation rooms, Society rooms, Y.M.C.A. rooms, etc., besides the administration offices. It would probably cost from two hundred to two hundred fifty thousand dollars.

The second is the Library Building which would cost from sixty to seventy five thousand dollars.

In addition to these two buildings each of the co-operating Missions will need to provide dormitory accommodation for their own students in the portion of land assigned to each Mission for that purpose.

It may be thought these plans are on too large a scale and involve too great an outlay of money not needed to meet the immediate

wants of the University. The Union Medical College is building a set of much more costly buildings which will make a magnificent appearance for the great work they have undertaken. Tsinghua college, which is preparing a limited number of students to enter American colleges, is spending eighty thousand dollars for a Gymnasium alone. The Peking University well located in the capital of a nation of 400,000,000 people, cannot justly be accused of extravagance in asking for a commodious and attractive building in reasonable anticipation of accommodation for a large number of young men, who in the near future, by thousands, will be seeking the advantages of Higher education. The large and attractive buildings would be an inspiration to the students from the beginning, and would contribute in no small way to the success of the University.

The combined Protestant forces of North China should not hesitate to plan large things to meet the conditions by which we are confronted. Unless this Federation means to build a really great University, equal to the best in any land, it were better that each Mission should separately care for the education of its own people, with only such reference to the wider interests of the church and nation as its aims and ability would make possible.

Modern education is making a powerful appeal to millions of young Chinese. The constantly increasing demand must be largely supplied by schools in their own country. The schools of the West will continue to attract even larger numbers, but the multitudes to whom this opportunity

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can never come must have facilities in institutions near at hand where the grade of work done is equally high as in the universities abroad - and, I might say incidentally, where the teaching eventually will be largely done Chinese, many of whom will have received their training in Christian schools. We should not hesitate to prepare the best possible outfit in buildings and equipment where the highest aspirations of our students may be satisfied.

The Peking University hopes to offer the best there is in the Arts and Sciences, Theology, Education and all that will fit men for the highest callings in life, for greatest usefulness to the state, and the greatest service to the church. Unless we are profoundly impressed that Christian truth has a message that will cure the evils that threaten, and point the way to the highest attainments for all the people we are in danger of missing our high calling. We must magnify the place of the Christian school and in the spirit of self-denial as taught by our great Teacher, make Peking University stand like a light house above the raging elements to elevate truth, integrity, service, purity and consecration to the welfare of others as the way to peace, safety and progress for the individual and for the nation.

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Memorandum from R.S. Greene

Location of Peking University.

On September 17, 1917, I called on Mr. Chu Chi-chen, formerly minister of the interior under Yuan Shih-k'ai, at his house in Tientsin, in connection with some business of the Peking Union Medical College, and I took occasion to bring up the subject of the Peking University site, as I knew that he had had a good deal to do with it while he was in office. It is generally believed that Mr. Chu will soon return to public life and even now he has some influence in official circles, so that his opinion is of some significance.

I explained that the trustees of the university had asked several persons not connected with the university to look into the question of the best site for the institution, since a large sum of money had been spent to secure about half the amount supposed to be necessary, and it was probable that at least an equal amount, and probably much more, would be required to secure the rest of the land in the region hitherto in view, i.e., in the southeastern corner of the northern city. On this account the trustees wished to find out whether the site chosen was really the best for their purpose, and whether it would be possible to secure elsewhere in a satisfactory location at a reasonable price the area required. I had been asked to serve on this commission and I wished to learn what the feeling of the Chinese was on this subject, particularly as to whether there was any objection to the development of the institution on the site chosen.

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Mr. Chu said that in his opinion it would be far better to locate the university outside the city, preferably on the western side. He gave the following reasons:

1. Outside the city there would be more room, with more light and better air, and conditions would be much more healthful.
2. Outside the city there would be fewer distractions and temptations for the students, and the teachers also would be more likely to concentrate on their work in a purely academic atmosphere. He referred to the fact that in the city there were a great many morally undesirable neighbors near the institution. If the Peking University were compared with Tsing-Hua College, he said that everyone would admit that Tsing-Hua was far superior, and this superiority he said was due to its location in the country.
3. The present site of Peking University had no good means of access to the main streets of the city. If he had been left to carry out his plans, good streets would have been opened up very shortly, but under present conditions there was no knowing when this work would be done.
4. There was danger that people might misunderstand the situation and imagine that in acquiring this large tract of land there was a design to bring about an extension of the Legation quarter, where the Chinese police were not allowed to function freely.
5. To complete the purchase inside the city would require a great deal of money which might be spent to better advantage.
6. He thought that the Government might give to the University the necessary amount of land outside the city.

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7. If a site outside the city were chosen, the land already bought would not be a loss, since it, having been bought by missionaries, could be held by them and could be regarded as an investment, which could be depended upon to give a good return to the institution.

Finally Mr. Chu said that if the university really wished to complete its purchases in the present location, the Chinese Government had no objection at all, since if the site proved disadvantageous it would be merely the institution itself which would suffer. He said, however, that he could not understand how the university could allow Dr. Lowry to dictate in the matter of the site, without any proper investigation of the subject. He said that of course Dr. Lowry had a personal interest in building up the work at the old location, where it would be a monument to his efforts.

I stated that in the past the affairs of the university had been largely in the hands of the missions here in China, which had been dominated by Dr. Lowry's strong personality, but that recently a board of trustees had been formed in the United States which was now in control of the university and would make its own decisions in this matter. I remarked also that the trustees were now looking for a new president, and that Dr. Lowry was at present only the acting president of the university. I added that while the advantages of a country location like that of Tsing Hua were undeniable, the university was intended for older and more mature students than Tsing Hua College received, and that it was

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particularly important for the teachers to have the stimulus that came from being in close touch with the life of a great city. Mr. Chu admitted the latter point, but maintained that it was precisely the older boys who needed to be kept at a distance from the city.

Before leaving I said that I had been told that there was some objection to the use of the name "Peking University" by the missionary institution, and I wondered whether Chinese who did not speak English felt this. Mr. Kungpah T. King, who had been interpreting for me, did not translate this question to Mr. Chu, but said himself that Mr. Chu did not know anything about this, though English-speaking Chinese like himself felt that it was unfortunate that the missionary university should use the same name as the government institution, thus causing unnecessary confusion. He said that he himself was not very well pleased with the way the government university was being conducted and the missionary institution might not like to be confused with it in the minds of the public.

Tientsin, September 8, 1917.

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Drum Tower West,

Peking, September 15, 1917.

Mr. Roger S. Greene,
China Medical Board,
Peking.

Dear Mr. Greene:

Having been informed by the Secretary of the Board of Managers of Peking University that the Commission on Site, appointed by the Board of Trustees of the University, is about to meet in Peking, and that expressions of opinion are in order, I am glad of the opportunity to write a few words of personal opinion.

If it be possible to secure the whole, or nearly the whole, of the originally proposed plot of land, in the south-eastern corner of the northern city, or if architects and others familiar with the needs of such an institution consider the portion of the plot which has been or can be secured sufficient for all probable purposes of the university. I am inclined, all things considered, to favor the establishment of the university on that site. Any other site would doubtless greatly disappoint the Methodists; and I am not one of those who desire to blot out all traces of continuity between the former Peking University and the present one. Moreover, the site is probably more convenient for all the Missions concerned than any other that could be secured, and is in one of the most important sections of the city.

On the other hand, if there is no probability of securing the desired site, I can see the following good reasons in favor of a site outside

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the city, preferably to the east or north, or in the large open spaces in the southern city.

1. Undoubtedly the same amount of land could be secured for much less money, or more land for the same amount of money.

2. The surroundings would be, probably, both physically and morally, more healthful.

3. It is likely that ready access to such a location will be secured, in the near future, by the cutting of other gates in the city wall, at which arrangement can be made for the use of the gate at night.

4. It would serve to equalize the sense of proprietorship and responsibility for the university, among the missions, to have the institution removed from the immediate neighborhood of one of them. Bishop Bashford used this argument in urging the giving over to the university of the present Methodist Mission compound.

If the Peking-Mukden Railway would electrify their Tungchow Branch and run cars once an hour, I should incline to strongly advocate the enlargement of the grounds of the North China Union College and the moving of the university to that place; but railway communications are too infrequent at present to make that feasible.

Perhaps your Commission will consider the possibility of purchasing the already largely developed site intended for the Government University but apparently abandoned, outside the north wall of the city, which might be secured very reasonably if it be true that the Government University has abandoned it. As to the facts in the case, or the satisfactory nature of the buildings, I am not informed: have merely regretted to see the place lying

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unfinished and unused year after year.

I shall be glad to be of any possible service to your Commission, since I realize that your report with reference to this matter is one of the greatest importance to the work in which we are all interested, the slow consummation of which we have greatly regretted.

Yours sincerely,

(signed) Courtenay H. Fenn.

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United Methodist Mission.

Peking, September 17, 1917.

Dear Mr. Greene:

As a co-opted member of the Board of Managers of Peking University, I wish to urge the extreme desirability of acquiring the site which has been before the Board of Managers since union was first proposed, viz; east of the present University campus and including the south-east corner of the city out to the wall.

I do this for the following reasons:-

1. This is the site which has been before us for more than two years and to which the Board of Managers is already committed.
2. A considerable portion of it has already been purchased.
3. While not professing special knowledge, I do not think an equally desirable site can be secured in the precincts of Peking.
4. It adjoins the very extensive campus which has been hitherto the campus of the university, but which, as soon as the new site is occupied, will be used for middle school and preparatory school classes of the Methodist Episcopal Mission, which at the present time number between 400 and 500 students and also for an Union Bible Institute of the Methodist Episcopal and United Methodist (English) Missions.

A large number of Primary School students and also a very large Girls' School are also located in the neighborhood.

While these do not pertain to the union which is for higher education, they will reap great benefit from the open lectures etc.,

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which the university may be expected to institute.

Trusting the Commission will give favorable attention to
these facts, I am,

Yours most faithfully,

(signed) Geo. T. Candlin,

Chairman of United Methodist Mission in North
China and Teacher of Theology in Peking University.

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Tientsin Anglo-Chinese College.

September 17, 1917.

Roger S. Greene, Esquire,
China Medical Board,
Peking.

Site of the Union University, Peking.

Dear Mr. Greene:

I have been asked by Mr. Gleysteen, presumably because I am one of the representatives of the London Mission on the Board of Managers and the faculty of the University, to send you my opinion as to the site. I am unable to go into the detail possible to those with more local knowledge, but I feel that the following considerations should guide the choice:-

- A. 1. The University should be so placed as to foster a strong community life among its members, both staff and students.
2. It should be sufficiently remote from the special temptations of the city.

In the discussions that took place in our Mission Committees some years ago a special point was made of the unsuitability of the Methodist site because of the proximity of an undesirable quarter.

3. It should be possible to provide experimental gardens, and even fields, in connection with the study of the biological sciences in their practical aspects and their application to agriculture.

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B. 4. The university should not be so far isolated that it is not within reach of the city by rickshaw and bicycle.

It seems to be desirable to be able to make use of some of the facilities of Peking, e.g. the Y.M.C.A., and also to have it accessible for economic and social study. Moreover it may be well to keep in touch with the Christian churches and to be able, to some extent, to serve them.

C. 5. In the event of other consideration not giving a strong lead, the question of economy would be decisive, as there can be no doubt that the buildings and equipment will demand all the money that can possibly be obtained.

Considerations under A. and C. would all seem to point to a site outside the city, while B. would probably be satisfied by one outside but not too far from a convenient gate.

Trusting and praying that your Commission may come to a clear and satisfactory decision that will make for the most successful working of the university to which I am appointed, I am,

Yours sincerely,

(signed) J. B. Tayler.

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Extract from Minutes of Trustees Meeting
SEPTEMBER 21, 1917

(2) The Secretary was instructed to make record of the fact that Henry W. Hodge, representative of the Presbyterian Board, is necessarily absent in the service of the nation, serving on the staff of Gen. Pershing in France and that the Trustees excuse him from attendance indefinitely provided it is agreeable to the Presbyterian Board.

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Presbyterian Mission,

Peking, September 19, 1917.

My dear Mr. Greene:

On behalf of the Presbyterian members of the Board of Managers of Peking University, I beg permission to present to the Commission on the Site of the University the following:

1. We think it would not be wise to purchase the entire sixty-six acres east of the present university site, owing to the attitude of the Board of Trustees, the uncertainty as to the availability of parts of the land, the unfavorable rate of exchange, and the rather excessive size of the plot.
2. The ideal arrangement would be to purchase from the Methodist Mission, the present university grounds and buildings, together with the adjoining mission compound, and other properties to the east, already purchased. This we fully understand would mean a great sacrifice on the part of the Methodist Mission.
3. If the residence compound can not be secured, the present university property, together with contiguous land already purchased, would be very satisfactory.
4. If neither of these two arrangements is feasible, it would seem wise to secure land outside of the city, near enough to the city to be easily accessible.

Respectfully submitted,

(signed) Wm. H. Gleysteen.

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London Mission,

Peking,

Thursday, September 20, 1917.

Dear Mr. Greene:

In response to the invitation of the secretary of the Board of Managers to communicate any opinions or suggestions on the site of the proposed Union University, through you to the Commission which is to meet presently, one of the representatives of our mission on the Board of Managers, Mr. J. B. Taylor of Tientsin, has already written to you on the subject and his letter is already in your hands.

The other three representatives of the London Mission on the Board, viz; Rev. J. D. Liddell, Dr. H. J. Smyly and myself, met to-day for consultation on the matter, and I am authorized to say that what follows expresses our joint opinion. We shall be grateful if you will communicate it to the other members of the Commission.

(a). We desire in the first place to express our agreement with the terms of Mr. Taylor's letter, and to endorse all that he says as to the general considerations which should determine the selection of site.

(b). On two points we wish specially to express our joint opinion to the Commission:-

(1). On the matter cost. We would venture to urge upon the Commission the great undesirability of expending an undue proportion of the University's present and prospective resources upon land alone. As the work of negotiating the purchase of the 60-acre area in the S.E. quarter

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of the city has proceeded, it has seemed to us that the ultimate sum required was out of all proportion to the capital resources upon which the University can count.

(2) We are also very strongly of opinion that, if a site within the city be finally decided upon, it should be in a quarter of the city where the more obvious and dangerous forms of temptation to students are reduced to a minimum.

These two matters, coupled with the other points in Mr. Tayler's letter, are the only considerations which we feel called upon to bring before the Commission for the present. We are not in a position, nor have we desire, to make any positive and specific recommendations as to any particular site. And while there are other aspects of the question on which we have opinions to express, we are so satisfied that the Commission will have an abundance of information, and opinions, on which to base their judgment, that we feel we need add no more.

With the earnest prayer that the blessing of God may rest upon the Commission's deliberations, I remain,

Yours faithfully,

(signed) R. K. Evans.

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~~PEKING UNIVERSITY.~~

Arguments in favor of a new site of approximately 100 acres outside the city wall.

1. At the estimated cost of Mex. \$100,000 for the new site, there would be a large saving in the original purchase of the site. In comparison with a 66 acre site in the city, the saving would be about Mex. \$700,000; in comparison with a 35 acre site the saving would be about Mex. \$300,000.
2. A site of 100 acres would give ample space for all university requirements, including an athletic field, and provide for future expansion.
3. An extra-mural site would result in better hygienic and sanitary conditions.
4. An extra-mural site would promote the moral welfare of the students by removing them from the temptations of a great city.

Arguments against the extra-mural site, or in favor of the site within the city.

1. While the original cost of land outside the city would be less, additional expenses for the following would be encountered:
 - a. A substantial wall to enclose the property, approximately two miles in length.
 - b. Water supply.
 - c. Electric lighting system.
 - d. Roads.
 - e. Police service.
2. There would probably be extended delay, detrimental to an enterprise negotiations for which have already continued for over six years, in purchasing the new site, due to the following causes:
 - a. The larger number of landholders, from whom purchases must be made.
 - b. Cemetery plots.
 - c. Temple lands.
 - d. Land in litigation.
3. New funds would have to be secured for the purchase of the new site, or else the old site would be sold. Sales of the various plots limited to Chinese buyers probably could not be rapidly consummated.
4. There is no assurance that the Chinese Government would consent to open a new gate thro the city wall to facilitate communication with the new site. The old roads long neglected and out of repair furnish very unsatisfactory means of communication.
5. A site outside the city, remote from the Peking centers of the missions cooperating in the University would not permit of intimate contact between Christian students or instructors and the work of their respective missions.

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6. The extra-mural site would be so distant from the civic, political and educational centers of the capital as to result in a distinct loss to the University, and a loss to China thro the weakening of the University's influence.

7. The extra-mural site would be so distant from the Union Medical College, and from the College for women and the Medical College for Women, that co-operation with these institutions, whether thro affiliation or thro organic connection, would be rendered difficult.

8. The greater distance of the site from the railway stations at the Chi'en Men (gate) would render communication by rail more expensive and inconvenient.

9. The remoteness of the site from the Legation Quarters in Peking would be a disadvantage in times of political disturbance.

10. A change of site might result in strained relations due to the interpretation of principles of federation already accepted.

11. The moral advantage of an extra-mural site would in a measure be counter-balanced by the choice of a site near the Race-course, where horse racing, gambling and Sunday Club hunting are frequent.

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Minutes of the Commission on the Site for Peking University
Peking, September 21-22, 1917.

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By courtesy of the American Minister, the Honorable Paul S. Reinsch, the meeting was held at the American Legation.

The session opened at 10.45 a.m. on September 21, 1917.

Present: Bishop Herbert Welch, in the chair, Honorable Paul S. Reinsch, the Rev. J. C. Garritt, D.D., Mr. F. H. Hawkins and Mr. R. S. Greene. Mr. C. T. Wang, who had been appointed a member of the Commission, was unable to be present.

The meeting was opened with prayer by Dr. Garritt. Mr. R. S. Greene was elected as secretary.

The secretary presented written statements from the Rev. H. H. Lowry, D.D., president of the university, by the Rev. William H. Gleysteen, on behalf of the Presbyterian members of the Board of Managers of Peking University, by the Rev. C. H. Fenn, D.D. and the Rev. C. H. Corbett of the American Presbyterian Mission, by the Rev. George T. Candlin, D.D., of the United Methodist Mission, Peking, and by Mr. J. E. Tayler and the Rev. R. K. Evans, both of the London Mission. Mr. Greene also submitted a memorandum of a conversation which he had recently had with Mr. Chu Ch'i-chien, Minister of the Interior under Yuan Shih-kai, who was regarded as still influential in government circles and likely to return to power at some time in the future.

Mr. Hawkins asked what would be the attitude of the Chinese towards the acquisition of such a large block of land by foreigners within the city.

Mr. Reinsch expressed the opinion that if any one, Chinese or

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foreign, were interested in blocking the project for the purchase of land, considerable opposition and resentment might be worked up among the people, but in general he thought the Chinese would be friendly. Probably there would be less danger and opposition to a proposal to buy land outside the city. Still he felt that the decision of the Commission should be based wholly upon considerations of academic and financial expediency.

Bishop Welch asked Mr. Reinsch to express his opinion as to whether a site inside or outside the city would be preferable.

Mr. Reinsch replied that this was a difficult question to answer. A university, such as this was to be, was not a boarding school. The moral temptations attached to a location within a great city were not a serious consideration, for the institution should depend upon other factors than distance for safeguarding the students' morals. Those students who could not withstand the temptations would be likely to develop this weakness later in any case, and the sooner they were eliminated from the student body the better. Mr. Reinsch expressed the opinion that 56 or 66 acres was too small an area for a great university. Outside the city a larger area could be obtained, and there would be opportunity for expansion later. There would be easy access to attractive country in and near hills, thus encouraging life in the open air. It was important, however, that the site should be easily reached by jinrikisha and bicycle from the city. He thought the country west of the city very desirable. To reach the country outside the east wall, it was necessary to pass through a very disagreeable part of the Chinese city. There was, however, some high land to the east of the city, which might be made accessible if a gate were opened and the moat bridged.

Mr. Hawkins suggested the need of considering the size of the institution required. First there should be fixed the number of students to be provided for in the near future, and then allowance should be made for land considerably beyond the present needs.

Mr. Reinsch expressed the opinion that the acquisition of the site now in view would certainly cost about \$1,000,000 in all. Outside the city 100 acres would cost perhaps \$50,000 silver, or certainly not more than \$100,000 silver. If it cost, as it did, \$315,000 silver to buy the 26 acres in the east city already acquired, when the project was not fully understood, we could be sure that double the amount would be required for purchasing an equal area now.

Bishop Welch asked what assurance there was from the Chinese Government regarding the acquisition of streets and public land within the proposed area. Mr. Reinsch replied that it would depend on the friendship of the Chinese authorities. Probably they would not obstruct the purchase; they might impose some conditions on the transfer of public land, but they could probably be induced to give it for nothing. He suggested that the Commission recommend that purchases be continued in the present location, as the land would be a good investment in any case, and if the total area could be obtained within a certain fixed figure, that the university be established there.

Mr. Hawkins said that he thought that since this would involve a large investment, it was necessary to consider how much money was available. He said that the missionary societies had joined in this enterprise on the basis of contributions from each society of \$100,000 gold for land and for the most necessary buildings, and as regards maintenance it was understood that each was to provide two members of the university staff and \$1,000 gold annually for mainten-

ance. If any such amount as \$1,000,000 silver was to be spent for land, none would be left for buildings.

Bishop Welch said that it was not contemplated that these figures would limit the total investment. The boards did not expect that they would be able to finance the university themselves in its future development, but it was intended that the board of trustees should undertake to secure the necessary additional support for the institution.

Mr. Greene, in reply to a question, said that the Peking Union Medical College, which was designed to accommodate 5 classes of 50 students each, had been planned to be built at a cost of about \$1,000,000 gold, but that under the present conditions of exchange and high prices of building materials, it was likely that the cost would be nearer \$2,000,000 gold.

Dr. Garritt emphasized the need of opportunity for expansion. He felt that 60 acres was insufficient; not merely was land required for athletic purposes, but at Nanking agricultural education had been developed and the need was felt of large areas of land for experimental purposes. He did not know what the plans were for Peking University, but felt that there should be provision for such development if it should later seem advisable. On this account a site outside the west wall of the city would appeal to him.

Bishop Welch asked whether there was any possible disadvantage in being outside the city and running the risk of having the gates closed, particularly at night. Mr. Reinsch said that this was not likely to cause embarrassment, since the gates were kept open quite late, and arrangements could easily be made to have them opened, if necessary, after they had been closed.

Bishop Welch suggested the question whether it would be possible

to secure part of the Methodist compound, and then buy a little more land to the east and arrange to go through the wall for athletic grounds and agricultural experiment land outside the city.

Mr. Reinsch said that this might solve the financial problem. The possibility was suggested of purchasing the property of the Russian mission in the north-east corner of the city, but the area did not seem sufficient, and Mr. Reinsch expressed the opinion that if a site within the city was to be chosen, probably the location at present proposed would be the best.

Mr. Reinsch said that from the point of view of the students, an outside location would be better, but from the point of view of the relations of the institution with missionaries and others, especially Chinese, and as regards opportunity for influencing the people and the country, a location inside would be better. He referred also to various libraries that were being planned within the city, in addition to institutions of educational value that already existed.

Dr. Garritt said that much would depend on the conception that was to prevail of the character of the university. If it was to be purely academic and scholastic, a location outside the city would be preferable. If it was to study social conditions and be a part of the life of the country, that was a strong argument for a location inside the city.

Mr. Reinsch referred to the tendency of American universities to locate in large cities, with a few notable exceptions.

It was agreed that the Commission should take a drive in the afternoon around the city to inspect the location at present proposed and other possible sites, and return to the Legation at 5 or 6 o'clock for another session. It was decided to invite Dr. H. H. Lowry and

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Mr. H. H. Hussey to be present at that session. Mr. Greene reported that Mr. Hussey would accompany the Commission in their drive around the city.

The meeting then adjourned.

September 21, afternoon.

At 2:30 p.m. all the members of the Commission with the exception of Mr. Reinsch, who was unable to join them, went with Mr. Hussey to visit the present buildings of Peking University and the site on which purchases have been made, after which the party drove around the city viewing possible locations to the east, north and west, outside the city.

At 6.00 p.m. the session was resumed at the American Legation.

Present:- Bishop Welch, Mr. Reinsch, Dr. Garritt, Mr. Hawkins, and Mr. Greene, and by special invitation Dr. H. H. Lowry and Mr. H. H. Hussey.

Mr. Reinsch asked Dr. Lowry whether the Methodist Mission would be willing to transfer the present college block to the university. Dr. Lowry said that he thought such a proposition would not be considered either by the mission here or by the board at home.

Mr. Reinsch asked what opportunity there would be for expanding outward beyond the wall if the location now in view were retained. Dr. Lowry said he thought it would be undesirable to have any part of the university proper outside the walls, but that land outside would be possible for athletic purposes.

Mr. Hawkins inquired how many students the university planned to provide for. Dr. Lowry replied that the feeling had been that they should provide for 4,000 students in the near future, that is within the next 20 to 50 years.

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Dr. Garritt asked what was to be the future of mission educational institutions. Would Christian institutions be turned over eventually to a Chinese Christian constituency or would they be closed? Dr. Lowry replied that he hoped the university would eventually be manned and controlled by Chinese.

Mr. Hawkins inquired how the proposed figure of 4,000 students had been arrived at. Dr. Lowry said that he could not answer this question. The number to be planned for would depend upon how much money was available.

Mr. Reinsch asked how many students were at present enrolled in Peking University. Dr. Lowry replied that including the higher primary school, there were about 1,100.

Mr. Reinsch asked how many of the students paid their way. Dr. Lowry said that in the lower and higher primary schools the instruction was all free. In the middle school nearly all the students paid \$80 per annum for board, lodging and tuition, though in some cases these fees were met from scholarship funds. The majority of the college students held scholarships.

Mr. Reinsch said that he inquired because he wished to know whether the students were prepared to pay for their education. Education viewed from the outside was sought after either because it was cheap or because it led to something. In the all-important branch of teaching, does the education now given lead to good positions? Can we get the government to employ our graduates?

Dr. Lowry said that the Government was constantly offering to mission teachers higher salaries than they were obtaining in mission schools. He said, however, that most of their graduates were in mission schools.

Mr. Reinsch said that the Chinese were somewhat materialistic, and if the university was to attract a large number of students, there must be opportunities for them outside the mission schools. Of the occupations for which the men should be trained, teaching was most important. Law was not so pressing. A great need was felt by foreigners for men trained for secretarial and other office work. Medicine would be taken care of by the school which the Rockefeller Foundation was establishing. Applied sciences he thought could not be taken up. The pure sciences should be taught, but not subjects such as engineering. Therefore, besides theology the most important departments to be taken up were teaching and training for secretarial work.

Mr. Hawkins said that he thought the university should specialize on cultural subjects.

Mr. Reinsch agreed, but said he would add scientific studies such as physics and chemistry to teach accuracy.

Dr. Garritt suggested the question as to what 400 to 600 graduates per annum could find to do. He referred to the difficulty experienced by the Shantung Christian University on account of the trouble which its graduates had in securing satisfactory employment. Dr. Lowry said that he anticipated no difficulty in that respect. The graduates of Peking University secured good positions at high salaries, and in the future these alumni would be in a position to contribute towards the development of the university.

Dr. Garritt referred to the fact that in Nanking they felt that they did not have enough feeders for the university. Dr. Lowry replied that Peking University was beginning to develop feeders, and was also getting students from other schools outside the mission connection.

Mr. Reinsch expressed the opinion that, if in 20 years the university could have 1,000 students properly prepared, it would be doing

well. The Chinese educational system was at present disorganized, but when China should strike her gait, there would be a great demand for trained men. If there should be room for a future student body of 2,000 it would be well, but it would also be desirable to provide for a future 4,000 if possible. He asked whether the location proposed actually allowed sufficient space for 4,000 or even 2,000 including dormitories for the men.

Dr. Lowry thought that the proposed site could accommodate 2,000 but if necessary the dormitories might be placed elsewhere. The past experience of the institution indicated that gradual growth might be expected. After 1900 the school started with about 100 pupils. Now there were about 1,100 of the same grades, including about 500 or 600 students in the university and middle school. Mr. Hawkins asked whether at present including residences the institution was not using 31 acres for 500 to 600 students, and suggested a doubt as to whether the location hitherto proposed would provide room for the expansion that was contemplated. Dr. Lowry replied that the buildings might be made higher, and that more students might be put in one room. Mr. Hawkins observed, however, that the college students being older would want more space for themselves.

Dr. Lowry in reply to a question said that the university held practically no options for land not marked on the map as acquired. Mr. Reinsch asked how much money it would take to complete the purchases. Dr. Lowry replied that according to Mr. Krause's estimate, it would require from \$250,000 to \$300,000 gold.

Bishop Welch inquired how much it would cost in Mexican dollars. Would it cost between \$500,000 and \$600,000 Mexican? Dr. Lowry replied that it would probably cost between \$400,000 and \$500,000 Mex. Bishop Welch said that at present rates of exchange, therefore, it

might cost \$400,000 gold or more.

Dr. Lowry said that he did not expect that it would be necessary to pay very much for the so-called mint property, and he thought that it might be possible to stop buying at a line further south than originally contemplated. It was remarked that much of the property still unbought had been improved, and would be expensive. Also if the university should begin to improve the land which it had already bought, that would tend to raise values.

Dr. Garritt asked how soon it would be necessary to purchase more land, in order to make use of the property. Dr. Lowry replied that more land would have to be bought at once, for the other missions could not come in until more buildings were available.

Mr. Hawkins inquired how the university stood as regards finances. Dr. Lowry replied that the four missions had promised \$100,000 gold each. The Methodist had put in about \$85,000 gold. The American Board had put in about \$25,000 gold, the Presbyterians \$10,000 to \$12,000 gold. About \$25,000 gold/more was held in reserve at Peking. The original estimates of the cost of the land had been based on the former silver rates.

Mr. Reinsch inquired what objection there would be to a site outside the city, which would be easily accessible, in a good situation where land could be obtained for a few thousand dollars, thus making it possible to use for buildings and endowment nearly the whole of the \$1,000,000 silver, which would be required for land if purchases were continued at the present site.

Dr. Lowry asked how the university could justify itself to the Chinese authorities in that case, since the university had given assurances that the land was being bought for educational purposes

and not for an investment. There had been suspicion that the university was buying in order to sell again. He thought that it might be possible to hold the land for endowment purposes. Mr. Reinsch stated that it might be possible to buy land outside the city for \$50,000. That would be advantageous in itself, but for other reasons it might be advisable to make the financial sacrifice involved in purchasing land within the city. Dr. Lowry expressed the opinion that the advantages were all in favor of the city site.

Mr. Reinsch remarked that the city walls might be torn down. There was already a marked movement of the European population towards the race course. A site to the west of the city might be found that would be as near Peking as Berkeley/^{is} to San Francisco. The university would not then be centrally/located, but it would not be outside the pale like Tsing Hua. For the time being, the eastern part of the city was more desirable, and it might be that the centre of city activities would always remain here, but he had noticed a westward tendency, and this would be accentuated if the road building that was being planned was carried out. The Chien Men Gate is the centre of the city, and it might be possible to locate within 5 miles of that. There would be difficulties any way, graves to be removed, etc., but those difficulties could be surmounted. There was a good street from the gate to that site. Another site might be between the Pingtzu Men and the Race Course, where a new road was to be opened, or immediately west of the southwest corner of the Tartar City, which site would be only 2 1/2 miles from the centre.

Mr. Hussey expressed the opinion that building costs would not fall even if exchange should improve, for now China was in the world labor market. In some cases Chinese with foreign training

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were already more expensive than foreigners with the same education.

At 7.30 p.m. the meeting adjourned until 9.30 a.m. in the morning of September 22. It was decided to receive at that time Mr. Hussey and any others who might care to present themselves.

Session of September 22, 1917.

The Commission met again on September 22, 1917, at 9.30 a.m. at the American Legation, all the members being present except Mr. C. T. Wang.

Mr. Reinsch said that if an outside site should become necessary he thought that the best place would be outside the southern part of the west wall of the Tartar City. There was good land just outside. The advantage of this site was that it would be only a short distance from the centre of the city, and it was on the way to a suburb at the Race Course, which had already about 30 attractive foreign residences. A gate could be arranged for. Inside the wall was an old Fu (mansion), which could probably be bought for use for lecture halls etc. If he had money to invest, he would buy land in the section referred to outside the wall.

Mr. Reinsch suggested that the following alternative proposals be made to the trustees.

(1) The development of the present site depends upon the financial resources immediately available. It would mean an additional expenditure of at least \$500,000 silver, or a total of some \$800,000 silver for land, while a minimum of \$1,000,000 Mex. would be required for buildings. This was a question for those who had to raise the money. If this land could be obtained, it would probably be the best location. Purchases had already been started there, and it was conveniently near the principal mission compounds.

(2) If it were undesirable to lock up so much money in land, a site with nearly equal advantage could be obtained outside the city at a distance of only two miles from the centre for a very small price, while nearly all the amount of \$800,000 silver otherwise required for land could be reserved for endowment, the land already bought being held as an investment. The actual value of the land already acquired was probably \$500,000 silver, making the total value of the site \$1,000,000 silver, if the old location was to be used. If the site outside the wall should be adopted, complete freedom for expansion would be provided and the location might prove more advantageous in the future in relation to the life of the community. As an indication of the importance of the west side, the Young Men's Christian Association was planning to put up a new building in the west city, which might become the most important part of its work here.

Dr. Garritt asked whether the Commission would not be avoiding the issue by presenting such alternative suggestions.

Mr. Reinsch thought that the board might like to have the proposition put in that way.

Dr. Garritt suggested that if the university wished to go into agricultural education, it might want more than 100 acres, and then if development proceeded in a westerly direction the price might become prohibitive.

Mr. Hawkins thought that if 100 acres would cost \$50,000, it would be well to buy 200 acres. Dr. Lowry had based his calculations on a possible contribution of \$250,000 gold from each mission, but there was no warrant to expect more than \$100,000 gold from each.

Mr. H. H. Hussey, who had been invited to attend the meeting, then presented estimates on the cost per pupil of the necessary

buildings, calculated on the basis of experience with schools in the United States and China.

For the first 1,000 students 50 acres would be required, if the school buildings were of 3 storeys and the dormitories 2 storeys. For the second 1,000 students 30% additional area would be required. On 100 acres 6,000 students might be accommodated. The cost would be \$1,340,000 Mex. for buildings alone for the first 1,000 students, making the cost per student \$1,340. He had allowed 288 square feet for each student in the dormitory. The cost of dormitories was about \$270 per student. These figures included heat and water and reinforced concrete floors. Higher buildings would be more expensive. These figures represented costs at the present time.

Dr. C. W. Young, the Rev. L. C. Porter and the Rev. G. D. Wilder, D.D. of the American Board Mission, who had presented themselves, were invited to come in at this point. Dr. Young made the following observations:

(1) That the ideal site would be one that was not adjacent to any mission, because it would then be clearer to the people that the university was an independent organization.

(2) Inside or outside the site should be easily accessible.

(3) The site at present proposed was unnecessarily large for probable expansion. Twenty or thirty acres should be sufficient. The smaller site would conserve the time and energy of the students and teachers.

(4) The present site had the disadvantage, perhaps only temporary, that in reaching it the students had to pass through a disreputable quarter of the city.

~~1st~~ Dr. Young suggested four possible sites:

(1) An area of 30 acres at the present site.

(2) Outside the south-east corner of the city, just south of the railway to Tungchow.

(3) One of the public granaries in the east city.

(4) Outside of the west wall. (The site suggested by Mr. Heinsch)

Mr. Hawkins inquired how many students should be planned for. Dr. Young thought up to 1,500. Mr. Hawkins asked whether the estimate for land included the area required for residences. Dr. Young replied that it did, although residences might be placed in a detached location. It did not include land for athletic purposes.

Dr. Garritt asked what would be the probable future development of the institution, and whether it would remain under the missions or be under Chinese control. Dr. Young said that it would be a long time before the institution could expect 1,500 or 1,000 or even 500 students of real university grade. Real university work was not being done at the present time. The present staff of teachers was not prepared for university grade work.

Bishop Welch inquired regarding the scope of the university. Dr. Young said that it should include a college department. The Chinese have a preparatory department, which is equivalent to our junior college, and a proper university course after this. He would include this junior college in the future university.

Bishop Welch remarked that the bulk of the students would probably be in the college.

Dr. Young thought that there should be a definite plan of the kind of work that was to be offered.

Dr. Garritt asked what departments should be included. Dr. Young thought that they should be primarily theology and teaching, but so far as possible the sciences and other branches also, as for example commerce.

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Mr. Hawkins inquired whether it was not true that general education without any special aim did not appeal so much to the Chinese as to some people. At the same time men with a broad general education and fine intellectual training were needed for the diplomatic and civil services. He asked what the chances were of mission school graduates getting such positions. Dr. Young said that mission schools were perhaps at a disadvantage.

Dr. Garritt mentioned the tendency of Chinese parents to mortgage the future of their sons and to be impatient for the time when they could begin earning their own living. They wished their education to lead to some definite employment.

Mr. Porter remarked that students at Tungchow often asked what their course in college led to.

Mr. Greene asked Dr. Wilder whether there were any plots of land already acquired on which buildings could conveniently be erected at once.

Dr. Wilder said that the committee felt that until the mint site was acquired, it would be better not to begin building. The government had given Dr. Lowry to understand that the roads crossing the site could be secured in exchange for land bought by the university.

Dr. Garritt asked whether the property committee was authorized to proceed with the purchase of land, or whether it had to refer each purchase to the trustees.

Dr. Wilder replied that previously they had been authorized to go ahead within the limits of the funds received. At present purchases were suspended under instructions from New York.

Dr. Garritt asked whether the board of managers had been of one mind in the matter of the site. Dr. Wilder replied that during the last

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few years it had been felt that the question of the site and name of the university had been closed.

Dr. Garritt asked whether the boards themselves would decide these questions, or would refer them to the missions on the field for a report.

Dr. Young said that a reference of these questions back to the missions would not bring any new light, since the board already knew the opinion of the missions.

Dr. Wilder said that it was only since hopes had been aroused that millions might be available for the university that he and others had favored the large scheme outlined by Dr. Lowry. Lately they had learned of the Hall bequest of \$3,000,000 gold for education in Asia. The value of this fund had in the meantime been quadrupled. Previously Dr. Lowry's idea of 4,000 students had seemed visionary. Now it seemed less chimerical. No funds had yet been appropriated from the Hall bequest for the university, but he understood that Shansi was to receive something.

Dr/ Garritt asked what was considered the minimum amount required for 1,000 students. Were so many expected? Dr. Wilder said that he had no facts on which to base an estimate. The government schools had from 700 to 800. A university with several departments might have 2,000 or 3,000.

Dr. Garritt asked whether when using the word university a good mission college was meant, or a real university like Harvard or Chicago. Dr. Wilder replied that the latter was meant.

Dr. Garritt asked whether the mission boards could finance such an institution. Dr. Wilder replied that it would be only possible if such a fund as that hoped for from the Hall estate were available.

Dr. Garritt said that when the Chinese Government began to take up higher education in earnest, it would soon be a long way ahead of mission schools unless larger financial support could be secured.

Dr. Young remarked that the missions did not fully realize this fact.

Mr. Hawkins said that the foundation in the primary schools was not what it ought to be. The development of the middle schools depended on them.

Mr. Porter said that he would like to see plans for expansion into an institution like Robert College or Syrian Protestant College, which would train influential men. In the site as hitherto proposed, the trustees would be attempting to purchase a plot that would provide all possible expansion. Would it not be wiser to buy enough land to do well the work that had to be done at the present time? If all the land were bought now, all the money would be sunk in the land and the institution could do nothing to prove its desire to build on a solid foundation.

Dr. Garritt asked, if a site that would be almost equally satisfactory could be bought for from \$50,000 to \$100,000 Mex., whether he would favor the cheaper site. Mr. Porter replied that he would, for then the institution could buy what it needed for the present, and while the neighboring land would increase in value, it might be possible to buy more when it was needed later. Inside the city unless all the land were bought at once, it would be impossible to provide for expansion.

Bishop Welch asked Mr. Porter's opinion regarding a combination of an inside and outside site. Mr. Porter thought that this would be good. The advantage of an inside site was the possibility it would offer of making a university centre and influencing the public outside the university. Both the Chinese and the missionaries had been looking

forward to physical union of the two schools that were now separated, one at Tungechow and one at Peking. If union were to be postponed until all the land were secured, the delay might result in friction and even recrimination, but if the two could get together in actual work these difficulties would be overcome.

Dr. Young said that this also had quite an important bearing on the raising of funds. Until the two institutions should come together, the proposition would not be so attractive to givers.

Dr. Garritt asked whether it was considered too late to recede from the scheme hitherto contemplated. Would it be a breach of faith with the government to choose another site? Dr. Wilder replied that Dr. Lowry had handled these matters and he could not reply to these questions himself. Dr. Young and Dr. Wilder both agreed that the Board of Managers had never authorized the pledging of the institution not to sell the land, and start elsewhere.

Dr. Garritt said that it would be possible to explain that the land had not been bought for a speculation, but would be held for endowment. Would such a change of site affect givers at home? Dr. Wilder replied that he did not know under what conditions the money had been contributed.

Mr. Hawkins thought that the government and the Chinese in general would be relieved to find that the foreigners would not be taking over such a large part of the city, and that they would be willing to relieve the university of any obligations that might have been incurred in respect to the present site.

Dr. Young said that the land might either be held for sale at a price which would return the amount invested, or it might be held as an endowment.

Dr. Wilder said that with regard to the support of the university,

it was intended to be undenominational and self-supporting. The board of managers was even to include members who were not missionaries. He admitted that the managers were mainly appointed by the missions with a few co-opted members. Dr. Young expressed the opinion that managers appointed as representatives of the missions were not so well qualified to administer a university as men chosen for their ability in that kind of work, even though they reported directly to the board of trustees in New York as in the case of Peking University.

Mr. O. J. Krause, of the Methodist Mission, was invited to join the conference at this point. Mr. Greene asked Mr. Krause to explain the apparent discrepancy between the 56 acres on the one hand made up of the lots already purchased and those which it was hoped to purchase, and on the other hand the 66 acres which were expected to be available for the university eventually. Mr. Krause said that this difference of ten acres represented the unenclosed government land, which it was hoped to obtain free of charge in connection with the re-arrangement of streets.

Mr. Reinsch, in reply to a question, said that the government might wish some quid pro quo in return for this land, but it was his hope and expectation that the land could be secured free of charge.

In reply to a question as to what prospect there was of securing additional land soon, Mr. Krause said that there were 12 or 16 plots on which negotiations were pending in the eastern part of the plot. He said that it would be difficult to estimate how soon enough land could be bought to make possible the beginning of building operations.

After the withdrawal of Mr. Krause, the other visitors having already left, the members of the Commission proceeded to state their conclusions.

Mr. Hawkins said that he appreciated the force of the arguments

in favor of the present site, but after the discussion he felt more than ever the advantages of a site outside the wall, and if such a site as Mr. Reinsch had suggested could be obtained, financial considerations would lead him to favor making a positive recommendation in favor of the extra-mural site. It was an advantage to get away from the undesirable quarter near the present site. Also Chinese opinion would probably be less antagonistic. Financial considerations, however, weighed the most heavily, because he felt sure that his mission would not go beyond the \$100,000 gold to which it was already pledged. The site inside the city would take up all the money in prospect, and leave none for buildings and endowment.

Dr. Garritt said that he wished to have due regard for the sentimental considerations in the matter, and it should be understood that we considered carefully all points of view, but he thought that all personal considerations should be cut through, just as the China Medical Board in its policy of medical education had cut down to a business basis and was building for an efficient future. The future of this institution must be put on a broader basis, and not merely as representing the missions. This did not mean that it should not represent Christianity. If it was to be put where it could lead and make Christian education a model, we should have an institution that could become a Harvard or an Oxford. The missions were in danger of failing to make their diplomas represent what the government diploma represented, as had been the case in Japan. It was necessary to have an adequate plant. If the university was to be a strictly missionary institution under mission control, it would be a nonentity. If it was to be a great university force, he believed that it should be moved to the site indicated by Mr. Reinsch. All the tendencies at home are now in favor of

economy. If, in view of world conditions, the university should adopt the mere economical policy, it would win more appreciation and support at home, especially when this economy did not vitiate the utility of the institution.

Bishop Welch stated that he was unwilling to vote definitely, because so much information was still lacking. The Commission know approximately what it would cost to complete the present site. It was not known certainly at what price a site could be secured outside the wall near the present site, nor under what conditions, and whether in large plots or small. The same applied to Mr. Reinsch's proposal of land outside the southwest corner. He sympathized with Mr. Reinsch's proposal of an alternative recommendation. He thought that 66 acres inside the wall would not be sufficient. The presumption was in favor of the present location for several reasons:

(1) That was the basis on which the union was made. It was a question whether the Methodists would have gone in otherwise.

(2) At the old site there was a going concern.

(3) By being inside the city, the university could make a greater contribution to the life of the city, and the students and teachers would find it more convenient.

(4) The factor of safety in times of political disturbance was to be considered.

(5) Within the city, relations with other institutions could be more easily maintained, for example with the Union Medical College, the Women's Medical School, the Legation Quarter, etc. There was no certain knowledge as to whether convenient access could be obtained in the west.

(6) If the western side were chosen, he thought the main plant should be inside the wall.

(7) The recommendation should be such as to promote union and harmony. At present the conditions in this respect did not seem to be desirable.

(8) He favored recommending that an administrative officer be appointed to come to China, and settle this and other questions.

(9) He did not expect to see this university the leading educational institution of China. The Chinese government institutions would take that place. The same was true at home, where the state universities were unsurpassed. The most to be hoped for was that it should stand side by side with the government institutions. The only basis of appeal was that it should have a distinct missionary purpose, providing the best quality of instruction under the best religious influences. The evangelistic purpose should not be lost sight of. How it was to be obtained, and whether mission control would vitiate its educational influence as Dr. Garritt feared, would depend largely on the faculty. (Dr. Garritt remarked that his meaning was that here on the field the missions did not have at their disposal for service on boards of control the same quality of men as were available for controlling church institutions at home).

(10) His present preference would be to reduce the area to be obtained at the present site to 50 acres, and see what land could be obtained outside for athletic purposes. If this proved to be impracticable, he favored a similar location in the west. In conclusion Bishop Welch said that he wished it to be understood that he was not speaking for Methodist interests.

Mr. Greene expressed the opinion that it was necessary for mission institutions to be very careful not to attempt more than they could carry through well. He referred to the great expenses involved in building up even a single department like a medical school, and expressed

the wish that the university might confine itself to a first class junior college leading to courses in theology and education within the university, and preparing the students for admission as far as other branches were concerned to government institutions and to the Union Medical College. He thought that if the graduates of the junior college should become known as the best prepared students in the government and other professional schools, they would take a place of great influence first in the universities and later in the community. In Japan the imperial university graduates had almost a monopoly of the higher government positions, and it was likely that a similar situation would arise in China, so that it would be a great advantage to the Christian movement to have among these government university graduates a large body of strong men, who had passed the important character-forming years of their earlier college education under the best Christian influences. He did not think that it was desirable to plan for such a long general college course as had been in vogue in the United States. Finally, as regards the matter of the location, he thought that mission institutions frequently made the mistake of acquiring more land than they could use, and as a result having too little money for equipment and maintenance on the one hand. On the other hand the larger area often could not be properly looked after with the available staff, with the consequence that the surroundings often presented a somewhat depressing appearance. There were many advantages in a small site well kept up which would allow convenient intercourse between the various departments.

If sufficient funds were obtainable to buy the land within the city, and if enough money were left to put up proper buildings with adequate equipment and adequate maintenance allowances, he would favor the continuance of the present location. Otherwise he thought that land should be purchased outside the city in such a site as suggested by

Mr. Reinsch.

Mr. Reinsch thought he would favor of putting the second alternative which he had proposed, in more definite form. \$100 per mow was the highest price for land outside the city, that would be \$600 Mex. an acre, or \$60,000 Mex. in all. That would leave a margin of \$40,000 Mex. for the cost of buying up small pieces that might be difficult to obtain and for the expense of putting in a gate in the city wall, making \$100,000 Mex. in all at the outside. He would be glad to make a ~~formal~~ formal proposition to secure the land within this figure.

Mr. Reinsch said that he would not emphasize the importance of being within the wall as Bishop Welch had done. If the western site were chosen, there might be some lecture halls inside the city and some residences, but the main body of the university should be outside.

Mr. Reinsch urged that the proposed location be kept a secret, and described only in general terms, in order not to make the purchase more difficult. He would make reliable inquiries, and the work of purchase could be begun almost immediately. He was willing to go to work and acquire this land himself, though not in his own name. He was confident of the future of this section, and felt that it could be sold later for more than its purchase price. The present site could be sold or held for an investment.

The Commission then agreed to adopt unanimously an alternative proposition as outlined by Mr. Reinsch, and Mr. Greene was asked to draft the report.

After a recess the Commission met again at 5.55 p.m. Two draft reports presented by Mr. Greene were read, and one of them was adopted with certain changes.

It was decided that the communications submitted to the Commission should not be forwarded to the trustees, since they would only

represent one-sided statements of the case, and should be read in connection with the minutes.

Upon motion, it was voted to extend the thanks of the Commission to Mr. Reinsch for providing a room in the Legation for the meetings of the Commission. It was also voted to extend the thanks of the Commission to the chairman and secretary for their services.

M O S I S P R O

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Report of the Commission on Site for Peking University.

The Commission appointed by the trustees of Peking University by their vote of May 14, 1917, to investigate the matter of a site for the university, met at the American Legation on September 21st and 22nd. The following members were present: Bishop Herbert Welch, in the chair, the Honorable Paul S. Reinsch, the Rev. J. C. Garritt, D.D., Mr. F. H. Hawkins and Mr. R. S. Greene. Mr. C. T. Wang was unable to be present.

Written statements were presented to the Commission by the Rev. H. H. Lowry, D.D., president of the university, by the Rev. William H. Gleysteen, on behalf of the Presbyterian members of the board of managers of Peking University, by the Rev. C. H. Fenn, D.D., and the Rev. C. H. Corbett of the American Presbyterian Mission, by the Rev. George T. Candlin, D.D., of the United Methodist Mission, Peking, by Mr. J. B. Tayler and by the Rev. R. K. Evans, both of the London Mission.

The following gentlemen kindly appeared before the Commission to make statements and to answer questions: the Rev. H. H. Lowry, D.D., president of Peking University, Mr. O. J. Krause, business manager of the American Methodist Mission and a member of the property committee of the board of managers, the Rev. G. D. Wilder, D.D., C. W. Young, M.D., and the Rev. Lucius C. Porter,

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all of the American Board Mission, and Mr. H. H. Hussey, member of the firm of Messrs. Shattuck & Hussey, architects.

In the afternoon of September 21st the Commission personally visited the buildings of the present Peking University and the land lying further east in which purchases have been made for the future site of the institution. The Commission then drove around the town to view possibly available land outside of the walls of the Tartar City.

The Commission felt some difficulty in approaching the question put before it, owing to uncertainty as to the amount of money which was expected to be available for the development and maintenance of the institution, and further on account of its ignorance as to the exact scope of the work which the university is expected to undertake.

The Commission was asked to prepare a "report as to the best site for Peking University and especially as to whether in their judgment, it should be located within or without the city walls, together with reasons therefor and any recommendations that they deem of importance".

After careful consideration of all the information laid before the Commission and after such personal investigation as was possible during the short time at its disposal, the Commission unanimously arrived at the following conclusions, which it ventures to lay before the trustees of Peking University:

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1. A site within the city walls in general and the proposed site in particular is desirable because it is within easy reach of the centre of the city, is conveniently located in relation to most of the missions participating in the university, and would not only afford intellectual stimulus for the teachers and students through the access which it permits to museums, libraries, government offices and other institutions of learning, but would also enable the university to be of service to the community and to influence it through extension work of various kinds. The Commission has no knowledge at present of any other site within the city where a suitable area, equally well located, could be obtained at a less cost or with less difficulty.

An area of about $27\frac{1}{2}$ acres has already been acquired at a cost of about \$315,000 Mex. Further lots amounting to about $28\frac{1}{2}$ acres in private hands, remain to be purchased, and about 10 acres of unenclosed land within the proposed area are under government control and might be obtained by free grant or by exchange, making 66 acres in all. Reliable estimates indicate that not less than \$500,000 Mex. would be required to complete the purchase of this area. A minimum of \$1,000,000 Mex. would be required for buildings in the immediate future, making a total of not less than \$1,500,000 Mex., equivalent at present rates of exchange to about the same amount in gold, for buildings and land. If the trustees have ground to expect that such

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a sum may be available in the near future, and if further sums can be obtained to provide the necessary equipment and annual grants for the maintenance at the highest possible standard of the departments which are to be established, with due regard to the fact that the cost of maintaining teachers in China is probably higher at present than the average cost of maintaining professors in universities in the west, the Commission would favor the retention of the site hitherto proposed and the continuance of land purchases there. It must, however, be borne in mind that if this site is chosen, it may be necessary in the future to acquire more land outside the wall for athletic grounds, etc.

2. If on the other hand it is not deemed advisable to devote such a large sum of money to the purchase of land, and if it is not expected that the necessary additional funds can be promptly secured for buildings, equipment and maintenance, the Commission has in mind a site outside and immediately adjoining the city and within a comparatively short distance from the centre, which would in its opinion present nearly equal advantages as regards convenience of access to the principal institutions of the city, and would afford complete freedom of development and future expansion. The Commission has been assured that at this site 100 acres, which it regards as a desirable area, could be obtained for not more than \$100,000 Mex., thus effecting a saving of about \$700,000 Mex. as

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Ad of Julean

Peking,
November 22, 1918.

Dear Dr. North:

Mr. Julean Arnold, Commercial Attache' of the Legation, with whom I have never spoken about the site of the Peking University, wrote me a letter on November 7th, a copy of which I enclose. I send you this to show how people approaching the matter from different points of view come to the same conclusion that the selection of the present site would be highly inadvisable. Mr. Arnold does not know about the site which I recommend. He speaks of a site at a greater distance from the city; therefore his arguments apply with still greater force to the site which has been described to you by Mr. Murphy.

Faithfully yours,

Paul Reber

Dr. Frank M. North,
Methodist Board,
150 Fifth Avenue,
New York.

Enclosure:

Letter dated Nov. 7 from Julean Arnold.

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Attached to Paul Reinsch's letter, Nov 22/18

AMERICAN LEGATION
OFFICE OF THE COMMERCIAL ATTACHE

405 Avenue Joffre,
Shanghai, November 7, 1918.

Dear Mr. Reinsch:-

During my visit to Peking, I was informed that the Peking University is negotiating for the purchase of thirty-five or forty acres of land in the southeast corner of the Tartar City, for a Union University representing the various Protestant missionary institutions in North China.

Although this matter is one which does not concern my work except in a remote way, yet I cannot but express an opinion on the subject of the choice of site for this institution. As you know, I have traveled considerably over China and have taken considerable interest in educational developments in this country. I should consider it a colossal mistake indeed if the Peking University would spend several millions of dollars upon buildings on such an unfavorable site as that which they seem to have in mind. Certainly those who have the responsibility for the recommendation of this site cannot have taken into consideration the future possibilities and the future responsibilities which their institution enjoys. Any one at all conversant with the immediate needs of this great country, now just emerging from Middle Age civilization into modern industrial and commercial society, must appreciate the fact that no other institutions will have greater opportunities for constructive work than will its schools and colleges. The demands upon these institutions will be so great in the near future that they will over-tax their facilities and unless they are in position to expand, will find themselves sadly handicapped.

If the Peking University is planning for ten, fifteen and twenty-five years hence, it must look forward to furnishing accommodations for from five to ten thousand students, providing of course the University keeps abreast of the times in the character of work it does and provided it meets the needs of China in a broad-minded and liberal way. Even though it were to restrict its work to a very limited number of students, the site which it proposes to purchase is, in my estimation, most unfavorable. From a financial point of view, I can see no reason why it should contemplate the restriction of students to a limited number. I feel confident that if the University will take its place in the community in a big way, considerable financial support will come from the Chinese people themselves. There are wealthy Chinese who will willingly aid work of this character, provided it is on broad liberal lines. During the next ten, fifteen or twenty years the developments in China will produce hundreds of wealthy citizens of the Republic - many of whom will be in position to assist just such work as the Peking University plans, and in my opinion, be receptive to

proposals

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proposals to associate themselves in the financial support of this work, provided those controlling the administration of the University set out to cultivate the friendship of the leaders of industry and commerce in this country. Thus the University should make its plans such that they may readily be adjusted to meet a situation calling for accommodations for from five to ten thousand students within a period of twenty-five years.

I have noticed in my travels over China that higher educational institutions in selecting sites try to get outside of the congested centers of population into the open country. It would seem that it is hardly necessary to enter into a statement of reasons why a university of today should seek the open country for its home, but apparently those who were chosen to recommend the site within the Tartar City walls have not been influenced by the reason which have led others to select sites in less congested centers.

I do not know of any more unfavorable site in the Tartar City than the one which has been chosen for the reason that it is the farthest possible distance from access to the beautiful country on the West of Peking or even to the open country on the East. It appears that those who are responsible for selecting the present site have entirely overlooked the great wealth of natural advantages which would come to an institution located in proximity to the Western Hills. Not only would the institution itself be surrounded by better atmospheric conditions, but the facilities for tramps and holiday excursions in the beautiful Western Hills would in themselves be sufficient reason for the location of the University in some place west or north of the City. Certainly every one now appreciates how modern transportation facilities have annihilated distance so that if the University were situated without the City walls, the question of access to the centers of interest within the City walls is not one which we need consider. It is more of a question of access to the open country beyond a city which should have our greater consideration.

Furthermore it is apparent to those who give any consideration to the future of Peking's developments that the City is destined to expand from its present population of five or six hundred thousand to upwards of a million, probably within the next two decades. The most desirable residential section will be west or north of the City and I would venture the prophecy that within ten years will find large tracts of land west of Peking being used for residential purposes for persons engaged in business in Peking. In other words, there will be a great suburban section developed north and west of the City. No more favorable location presents itself in my estimation anywhere in China for the location of a large university than somewhere in the proximity to the Western Hills of Peking.

The Nanking University is anticipating the purchase of 1,000 acres in connection with its work here in the great Yangtze Valley and I have heard no one state that they thought this was extravagant. Even if the land outside of the City

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were as expensive as that within, I should still favor the site outside. I cannot help but feel that if the University decides to confine itself to its limitations within the Tartar City, it will not be many years before every one concerned with the institution will denounce the short-sighted policy of those responsible for choosing the site which it now proposes to purchase. We must remember we are living in a country which claims the greatest population of any nation on the face of the earth and that there is a wide range between four million children under instruction in schools as obtains today to eighty million as should obtain and probably will obtain when China's population of children of school age are under instruction. Those who are planning for the future must of necessity proceed with a vision for big things if they would meet the opportunities and responsibilities which are bound to come to them.

I trust that something may be done to bring this matter effectively to the attention of those who have it in hand, in order that they may not lose sight of the fact that China is only at the inception of stupendous developments.

Very faithfully yours,

(Sd.) Julean Arnold.

The Honorable Paul S. Reinsch,
The American Minister,
Peking.

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C O P Y

Land

PAUL S. REINSCH
Counsellor at Law

204 Southern Building.
Washington, D.C.

November 7, 1920.

W. Reginald Wheeler, Esq.,
Peking University,
156 Fifth Avenue,
New York City.

Dear Mr. Wheeler:

I have received your letter of November 4 inclosing text of cablegrams concerning the University land. I am very glad that a suitable site has been found. While this place is at some distance from the city walls it is in the direction of present development, in that not only has the Government University a new site considerably beyond our location but other improvements as well are projected toward the West of the City. The site in question is beautiful by nature and affords every inducement to out of door life; charming and interesting objective points for walks and exercises are within easy reach (Summer Palace, old and new; Western Hills; many temples). Tsinghua College is 1 1/2 miles farther out. The center of the city can be reached by automobile in less than half an hour.

It would in my opinion be highly advisable to purchase also the adjoining tract for Mex. \$20,000. The University will need the land, and it would cost much more later.

Sincerely yours,

(signed) PAUL S. REINSCH.

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