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COLLEGE FILES  
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C O P Y

PEKING UNIVERSITY  
(Yenching Ta Hsueh)  
Peking, China

TRANSFER

February 10, 1923.

PEKING

OFFICE OF THE TREASURER

Rev. Eric M. North, D.D.,  
New York City.

Dear Dr. North:

After your kind expression of appreciation in your letter of June 1st relating to the property statements sent last spring, I am ashamed to come so late with a reply to your further inquiries.

(1) In order to locate accurately for you certain properties not clearly shown on the chart you have, some sections of the chart have been made to show the portion of the lots asked about.

(a) Lot 15. This lot should be shown just below No. 92 and No. 66, and above blue No. 87. Unfortunately, on rechecking our deeds we are unable to find the deeds for this lot. From the records I find they have never been in my hands. The supposition is that they were held up by the Chinese Police Office when sent in for the purpose of making the transfer to us. The papers turned in may have proved defective and for that reason were never returned to us. It may turn out, later on that the amounts set against this lot will have to be charged against the whole section as part of the total cost of the properties held in this section.

(b) Lot 32. This should appear next to No. 20 in the block with Nos. 20, 23 and 97. Your chart shows either No. 33 or 35 where No. 32 should appear. Our chart has been corrected to make that number read 32.

(c) Lot 96. The location of this lot is shown in sectional chart 1.

(d) Lot 112. Location of this lot is shown in sectional chart No. 2.

(e) Lot 113. Location of this lot is shown in sectional chart 3.

(f) Lot 122. Location of this lot is shown in sectional chart 4.

(g) Lot 127. The amount shown in earlier balance sheets represented a deposit on what is lot No. 81 blue on your chart, - just at the northwest corner of shaded lot No. 1. The deposit secures the option on this lot and prevents it being sold to other individuals than ourselves.

(h) Lot 128. In the June, 1922 balance sheet this item has dropped out and the amount incorporated with the account for lot 96 covering permanent improvements on that lot.

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(2) As to the relation of the University property to our Academy property, you will find on your chart - Shattuck and Hussey, May, 1917 - at the lower left hand corner opposite University properties Nos. 122, 65, 34, 95 and 4, a line running diagonally across the road represented by the straight lines north and south. This diagonal line marks the eastern boundary of the Academy property. This line in connection with the other chart showing the Academy property, originally charted as Peking University property, will help you greatly to fix the relations as to location between the University properties and those of the Methodist Mission.

(3) In reply to your second inquiry as to the transfer of title to these properties to the University, I would report that all the deeds to these properties were originally in the Chinese name of the Peking University, viz. "Huei Wen Ta Hsueh" and for that reason no transfer was necessary to the University. Transfer, however, was made from the University to the Methodist Board of all holdings other than those in the southeast section of the city, which by agreement remained in the name of Peking University.

(4) You are correct in regarding the property on the Adams and Knowles chart marked Peking University as belonging to the Methodist Board. This property was transferred to the Methodist Board at the time of reorganization of the University. It is occupied by the United Methodist Mission in connection with their cooperation in our Methodist Bible Institute, - or Theological Seminary as it is called at present.

Your typist omitted a decimal in writing the area of this strip of land. Your letter refers to it as having 507 acres. It would be fine if we could have at least one-fifth of this area within this southeast corner. The correct figure is .507. You probably noticed this error and realized that it is only a very small lot.

Yours sincerely,

(Signed) O.J.Krause

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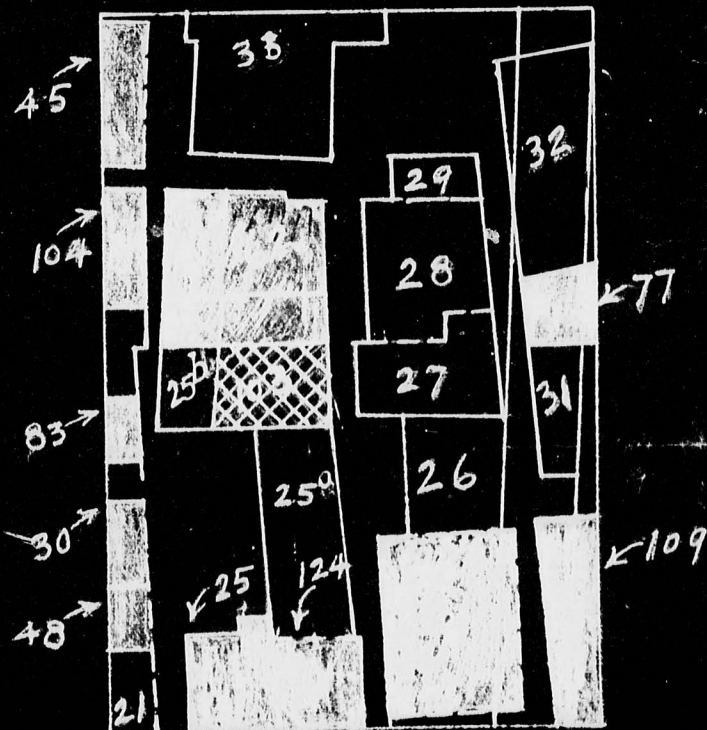
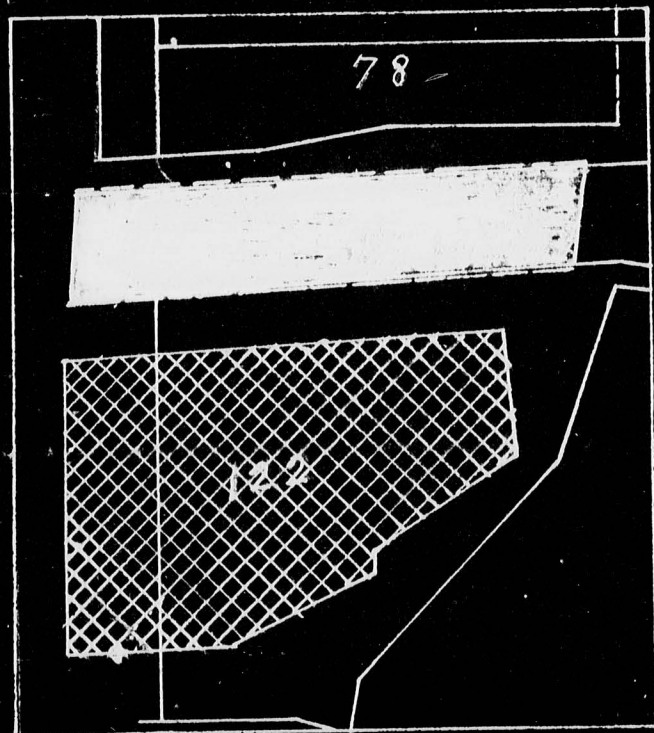
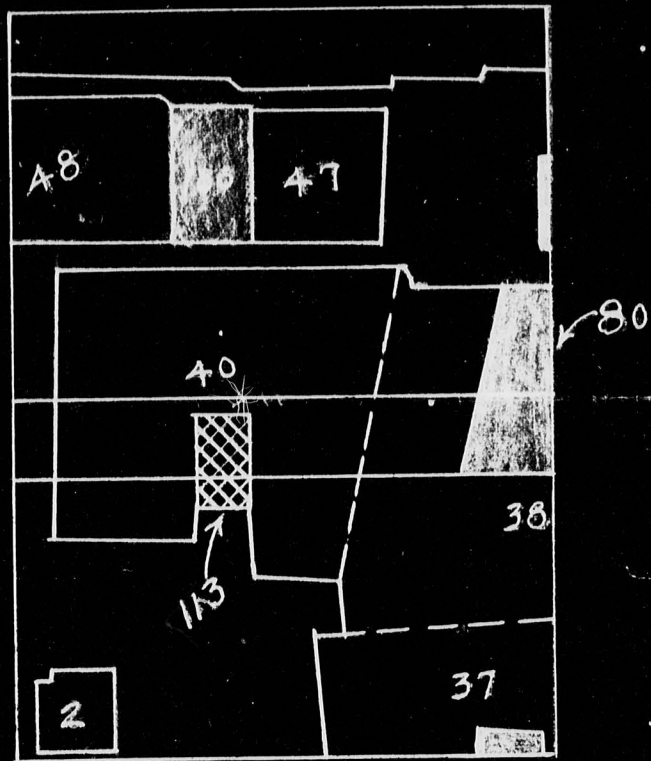
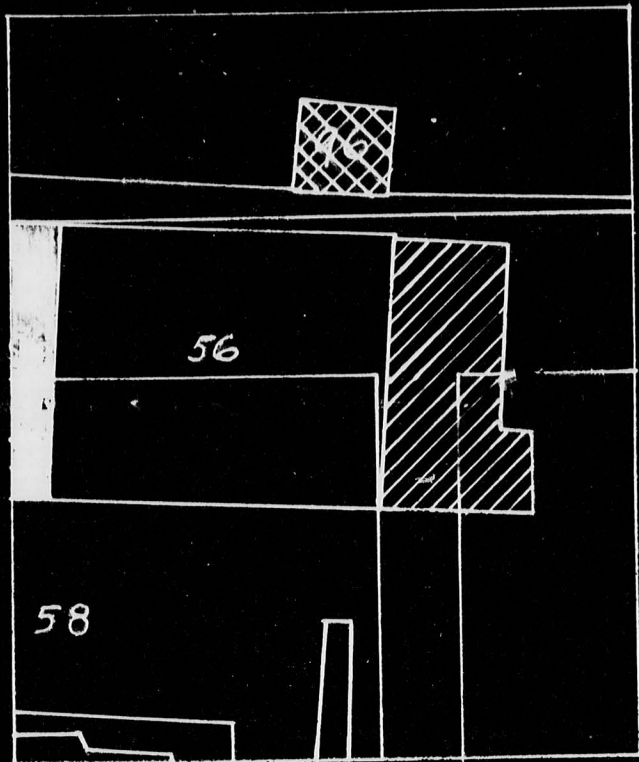
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The following AGREEMENT is hereby made  
between the Peking University and Messrs. Lund,  
Gernow and Co., Consulting Engineers, Peking,  
relating to work in connection with the build-  
ings of Peking University on the new site at  
Hai-Tien, near Peking:

- I. The said Engineers place at the disposal of the said University their services for the purpose specified in the following:
- 1) To carry out all necessary surveying and levelling required for structural, mechanical, electrical, sanitary, and general work. General surveys of the site and surroundings not to be included.
  - 2) To make all necessary plans and working drawings for all structural work; these to be executed in accordance with the architects' drawings and in consultation with the Resident Architect and/or the Director of the Construction Bureau.
  - 2a) To supervise and inspect all structural, mechanical, electrical, and sanitary work.

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- 3) To prepare such plans, working drawings, plan changes, and bills of quantities of mechanical, electrical and sanitary work, including Central Heating System, Electric Light and Power Supply, Hot and Cold Water Supply, Sanitary Installations and Sewage Disposal System, Gas Plant and Water Treatment Plant, as will enable the Construction Bureau to place the orders for material abroad, and as may be required for the carrying out of the work on the site.
  - 3a) To supervise and inspect all work mentioned in paragraph 3.
  - 4) To make all necessary specifications for material and workmanship, in case such have not already been furnished by the Consulting Architects and Engineers in New York, covering installations named in Sections 2 and 3.
  - 5) To prepare such estimates for work to be carried out as may be desired by the Construction Bureau, or as properly come within the scope of work intended.
  - 6) It is understood that the Construction Bureau will furnish the necessary number of experienced foremen, Chinese and Foreign, to ensure constant and adequate supervision of labour.
- II 1) In order that the said Engineers shall be able to take the responsibility for structural and mechanical, electrical, and sanitary work, it is understood that they have the authority to inspect and approve all materials purchased, or to be purchased, in accordance with specifications furnished or prepared

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(see paragraph I, Section 4), Should any purchased material be found not up to specifications, the said Engineers have the authority to reject such material. The said Engineers shall not be responsible for work carried out with materials not submitted to them for inspection or material not approved.

- 2) It is understood that the said Engineers have the authority to carry out such tests, as they may find necessary, or in consultation with the Director of the Construction Bureau, to carry out such experiments as they may find desirable in order to decide upon the most suitable materials and types to be considered.
- 3) It is further understood that the said Engineers shall not be responsible for work carried out at such times or by such methods with respect to which the said Engineers have not been consulted or for which their approval has not been given.

III It is understood that the said Engineers shall be willing to furnish such plans and prints, calculations, and information as may be desired by the Board of Trustees in New York, and that the said Engineers be willing to work in cooperation with any such consulting architects or engineers in U.S.A. and any American man on the job as may be employed by the Board of Trustees.

- IV 1) For the services mentioned above, the said engineers shall receive from Peking University the following remunerations:

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- a) A commission of 3-1/2% on the total cost of buildings, including all installations and the mechanical, electrical and sanitary equipment, commencing January 1, 1923; to be remitted quarterly in accordance with the expenditures during period.
  - b) In addition to the above commission there shall be paid a monthly fee of \$300.00 from January 1, 1923 to August 31, 1923, according to previous agreement, and \$400.00 from September 1, 1923 to the end of this contract: -(1) provided that when the commission plus the fee exceed \$1,000 a month, only such part of the fee shall be paid as shall be needed to bring the total of commission and fee to \$1,000 a month; (2) the sum received is not limited where it is on a commission basis only, and when commissions amount to \$1,000 or more per month there shall be no monthly fee; (3) the adjustment of the monthly fee shall be based on the average commission figured for the quarter.
- 2) It be understood that suitable quarters be furnished for the resident engineer or engineers, at or near the **site**.
- V. 1) This agreement is to be in force until Dec.31, 1925, and may be continued by mutual agreement, but may be terminated at any time before said date by either party at six months' notice.
- 2) This agreement looks forward to the retaining of the services of the said Engineers for a period of at least two years for the supervision and the running of the mechanical, electrical and sanitary equipment, after the plant is in operation, at a remuneration to be mutually agreed upon.

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IN WITNESS where of the duly authorized officers of the Peking University have set their hands and seal, and the firm of Lund, Gernow & Co. have caused it to be signed, as of September first, 1923.

PEKING UNIVERSITY

\_\_\_\_\_  
Vice-President of the  
Board of Trustees.

Attest:

\_\_\_\_\_  
Secretary.

LUND, GERNOW & CO.,

Attest:

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Alternative reading for Paragraph IV in  
agreement between Peking University and  
Messrs. Lund, Gernow & Co., Consulting  
Engineers:

- IV
- 1) For the services mentioned above the said Engineers shall receive from the Peking University the following remunerations:-
    - a)  $3\frac{1}{2}\%$  on the total cost of the buildings, including all installations and the mechanical, electrical and sanitary equipment, beginning with January 1, 1923, and calculated quarterly on the basis of actual expenditures.
    - b) a monthly fee beginning September 1, 1923 of Gold \$400.00 (four hundred only) at a fixed rate of exchange of U.S. Gold 0.50 - Mex. \$1.00.
    - c) If the payment under (a) shall exceed an average of Gold \$600.00 per month the payment under (b) shall be reduced by an amount equal to such excess.

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MEMORANDUM CONCERNING PEKING UNIVERSITY LAND

July 10, 1924

(1) The land was purchased piecemeal chiefly by Dr. H. M. Lowry over a period of years. It was originally bought in the name of the Methodist Mission, or under the Chinese name of the Peking Academy, which is still the property of the Methodist Mission. None of it has ever stood, nor does it stand now, in the name of Peking University.

(2) All negotiations for transfer of this property from the Methodist Mission to Peking University left with the Methodist Mission the option to repurchase this land from the University. This was because the property involved lies directly adjacent to the Methodist Mission, its Academy and Compound.

(3) In November 1920 the Methodist Mission expressed to the Trustees of Peking University their desire to consider the repurchase of the above property. At this time Tsing Hua College proposed to buy all this land.

(4) April 21, 1921 the Executive Committee of the Board (Item #2031) passed the following action: "That authorization be given to the securing of the ground now held by the University of Peking adjacent to our Methodist Compound under the conditions of the option, and subject to any negotiations that have entered into the purchase."

(5) Correspondence and interviews passed between representatives of the Methodist Board and Mission and the University. It became evident that all were moving in a circle. The Mission desired the use of the land; the University desired the payment for the land, but the University continued to use the land as they could not move until the money for its purchase had provided for necessary needs on the new campus site.

(6) On April 11 the Committee on Finance of the Methodist Board considered and took action as follows:

"At the time when Peking University became a Union institution the Board of Foreign Missions property in Peking was taken over by the Union Institution and payment made therefor.

Since Peking University has secured a new site, arrangements have been made for the repurchase of the old site by this Board for our middle school, operated in the city of Peking.

The Executive Committee, at its meeting, held April 21, 1921 approved this purchase subject to concurrent action by the Committee on Finance. The Committee on Finance, at its meeting June 14th, 1921, concurred in the action of the Executive Committee, stipulating that not more than \$75,000 shall be paid for this purchase during any one year.

We are arranging to pay \$60,000 within one year, and arrange-

ments have been made to secure this money by guaranteeing the notes of the Trustees of Peking University at the Irving National Bank, up to \$80,000 to be paid, - \$25,000 within six months from the date of the first borrowing and the remainder within one year from that date.

The Irving National Bank requires the guarantee in form hereto appended and the passage of the resolution authorizing such guarantee which is also appended.

VOTED: - That this entire matter be referred back to the Executive Committee for their judgment."

(7) As a result of the above action on June 15, 1922, the Executive Committee of the Methodist Board (Item #2067) passed the following action: "On the request for \$25,000 in part payment for the purchase of the Peking University City site. This amount being needed so that building operations on the new site could be carried forward. IT WAS VOTED - That we recognize the requirements involved in this undertaking but that action be postponed as to payment".

(8) Quotation from letter by George L. Davis, Methodist Board, August 18, 1922:

"To transfer them (the original deeds) to Peking University would have required their being stamped at a cost of from 10% to 11% and then new dates would have had to be made out and stamped at the same cost, so they were never transferred and the entire property is still held in the name of the Methodist Mission. So it will not require any action out here to transfer the property for the deeds are in the safe of the Methodist Mission and have been there all these years and if we buy the property they will continue to stay there."

(9) On September 18, 1922 George L. Davis wrote the Methodist Board as follows:

"The Finance Committee, which will have charge of this range of matters (the securing of the Peking University property for the development of mission work), still wishes to acquire this University property. You can see that there are now several organizations that we wish to house over there - the Theological Seminary (the name of Dr. Felt's theological school), the Peking Higher Primary School, and the Gamewell School, and of course they will pay for whatever piece of property they take."

(10) On June 7, 1921 the Methodist Board paid to Peking University \$25,000.00, being the first payment on the sum of approximately \$221,882.00 which it had been mutually agreed would be the repurchase price. This left a balance of approximately \$196,882.00 still due.

(11) Peking University has conducted a successful campaign for funds, and with the aid of its friends and supporters in the Methodist, Presbyterian and Congregational churches, has happily secured an amount of funds sufficient to provide for the erection of its initial unit of buildings, with the exception of the power and heating plant and the mechanical installations pertaining thereto. In a word, the University is in sight of its goal and yet minus the central mechanical core of its life, without which it cannot possibly move the students and faculty to the new site. It has very large property values to be sure, but it needs the amount of money to be derived from the purchase of its city property in order to provide for

the heating and power plant.

(12) On the other hand, the Methodist Board, wholly apart from its low income, rightly does not feel that it should pay for the city property until it is vacated by the University. We are going around in a circle.

(13) I suggest the following way out: That the Methodist Board furnish to Peking University notes on account for the payment of the land up to a total amount of \$100,000.00. These notes the University to accept on account toward the payment of the land. The University also to have the right to take these notes to the bank and on its indorsement to borrow on these notes for a period of twelve months from September 1, 1924, with the understanding that the University shall pay the interest on these notes until the University vacates the city property. But that the interest and full obligations thereon comes the responsibility of the Methodist Board after the vacation of the property by the University, which date it is hoped by both parties will be not later than September 1, 1925.

(14) If the arrangement proposed in paragraph 13 is accepted by the Methodist Board at once, then the University will take up with the banks the proper negotiations - it being understood that the delivery of the notes would not be called for before the first of this coming September.

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Report of the Construction Bureau made to the Board of  
Managers meeting December 6th, 1924

In discussing what had better be said in this report someone out in Haitien suggested that we say to the Managers that those who had not been out to the new plant did not deserve to be told anything while those who had been out to see do not need to be told anything. Be that as it may the University has seventeen buildings and twelve residences in process of erection. The balance sheet at the end of November shows that more than \$1,164,000 have already been spent in this enterprise. Of the seventeen college buildings ten are already under roof. One is waiting to have the tile put in place, this work having been interrupted by the arrival of the winter freezing. Two buildings are having their roof timbers put in place while three are waiting to have the first floor slab cast. All of our buildings are of the so-called fireproof type and are of reinforced concrete. The seventeenth building, the Library, is simply an excavation in the ground. One of the staff was lamenting that the whole Library did not have a basement under it as we would then have an excellent skating rink for use this winter.

If we except Chinese labor and Chinese materials bought locally the only help received in the enterprise so far from China has been in the need of a free customs pass which permits us to import all materials bought abroad duty free. The amount already imported is quite large while with the coming of power plant equipment it will be very much larger. The fly in the ointment is that it takes from six weeks to three months to carry out all the red tape necessary for each of the passes.

The power plant, which is to supply light, heat and domestic hot water, is the biggest problem connected with our moving to the site in the fall of next year. We have already on order in Europe the boilers, pumps, engines and dynamos necessary for the first units and these should be on the water within the next three or four months. We have not as yet ordered the gas plant nor the outside heating mains. We will have over a mile of concrete trenches to carry these heating mains. These trenches are almost all dug but the concrete lining is only just begun. The engineers plan and specifications are already to be sent out and we are asking that the bids should be in within the next seven weeks.

We now have three residence compounds. One we call the East Residence Compound where twenty two residences can be built, one the South Compound which will accommodate twelve and then there is Prince Tsai Tao's Garden on which we have a lease for twenty eight and a half more years where at least seven faculty families can be accommodated and there are four or five residences on the main site which will be useful until such time as the ground is needed for other buildings.

We have drilled three artesian wells which are artesian in every respect, the water rising above the ground in one of them to a height of eleven feet. This is the largest well, six inches in diameter and will give 16,000 gallons per hour. The other two are one at the East Residence Compound, four inches in diameter which will give 8,000 gallons, and one at the Agriculture Department Dairy Barn, the erection of which is already completed, which will also give 8,000 gallons.

The Construction Bureau staff now consists of eleven, two Danes, or three if you count Mr. Gernow who is in Europe at present, three Russians, one Irishman, one Englishman and three Americans with one other Dane and one other Englishman expected to help us get over the crest of the big work which we have immediately before us. You will see that our community at Haitien is quite international in character.

John McGregor Gibb

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REPORT ON BUILDING OPERATIONS.

THE CONSTRUCTION OF THE UNIVERSITY'S PLANT.

A BRIEF REVIEW OF TWO YEARS OF WORK.

JANUARY 1925.

In January, 1923.

The main site in our possession; no land for residences; plans ready for six buildings of which four were under construction as follows:

The Theological School (Ninde Memorial) and the Dean's house of the Woman's College (walls up to the second floor).

The Men's dormitory and the Sage Memorial of the Woman's College (just above the foundations).

Nothing further in hand for the Men's College except funds for one more dormitory and two residences.

In January, 1925.

Land: additional pieces secured to square off the original purchase; new land secured by purchase or long rental, sufficient to accommodate forty-one residences.

Buildings under roof: Men's College and Theological School, 4; Woman's College, 6; as follows: Theological School, one Men's Dormitory, two Science Buildings, Woman's College Administration Building and Dean's house, Sage Memorial Building, three Women's Dormitories. Total, 10.

Buildings above foundations but not under roof: Men's College, 5; as follows: three dormitories, refectory, Bashford Administration Building; one Women's dormitory. Total, 6.

Buildings for which foundations are under way: one, the Berry Library.

Residences contracted for, eleven - three of which are ready for roofing.

A total of seventeen buildings and eleven residences under construction - ten buildings for the Men's College and Theological School, seven for the Woman's College.

In addition to this, the layout for the heating, light, water, and sanitary system is made, the trenches dug and the power plant machinery ordered; plans are being drawn for the water-tower pagoda. Three artesian wells supply 32,000 gallons per hour.

The buildings now under construction will represent a completed cost of approximately \$830,000.: Main Academic Group, \$320,000; Woman's College, Academic Group, \$110,000; Men's dormitories and refectory, \$235,000; Woman's College dormitories, \$90,000; residences, \$75,000. The power plant authorizations to date will add \$85,000 more.

Recent items of note in connection with the building operations are the steady increase in the staff of the Construction Bureau under Mr. Gibb's energetic and economical direction; the successful conferences of Mr. J. A. P. Lund of Lund, Gernow & Company, Peking engineers with Mr. Clyde R. Place, New York, our consulting engineer; the new contract with the architect, Mr. Henry K. Murphy; and the general satisfaction expressed in Peking with the appearance of the new buildings.

Present Problems:

1. Dormitory design - simpler type.
2. Design of Woman's College Gymnasium.
3. Adjustment of layout to more recent suggestions from the field.

Further Construction Needed:

1. Completion of Men's Refectory - no funds.
2. Construction of second Men's Refectory (contains dormitory accommodations also) - no funds.
3. Construction of two Men's Dormitories of simpler type accommodating 75 students each - plans and funds under consideration.
4. Completion of Heat, Light, Water, and Sanitary System.
5. Fifteen additional Residences.
6. Construction of Woman's College Gymnasium - a matter of time and plans.

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REPORT OF THE CONSTRUCTION BUREAU TO THE BOARD OF MANAGERS, JUNE 13, 1925

THE SITE The University is so well known that the district is being called Yenching, and not by the name of any of the small villages here about. The main campus comprises of 100 English acres, during the year we have bought several contiguous plots largely in the north-east corner, where it is now planned to put the Athletic Field instead of filling part of the lake as shown in the original plans. The East Residence Site includes 10 acres and the South Residence Site 6 acres. There are still some small plots to be bought, none of these are pressing and by waiting we feel that we can get better prices. Parts of the East residence site cost as much as \$80.00 per mu when bought on approximate forced purchase. Land equally good is now offered to us at \$44.00 per mu.

BUILDINGS Nineteen are under construction or 20 if the 140 ft. Chimney is counted as a separate building. There are four Women's College dormitories which will house 240 students, four Men's Dormitories and one dining hall which will house 414 students. There are seven academic buildings, the Women's College Dean's Residence, the Power Station and the Water Tower Pagoda. Thirteen of these buildings are under roof. None of them are completely finished. Beside the buildings we are putting in more than a mile of heating trenches some of which necessitate cuts 20 ft. deep. Sewer trenches are also being pushed, in advance of the rains, as are also the settling tanks. We are not only racing the rains, but also the caving in of the ground and the inflow of surface water. There are four large boilers, two electric generators, one driven by steam and one by an internal combustion Diesel engine; there are heaters for the heating system and for domestic hot water supply; there are also pumps for both hot and cold water, and for heating purposes, ~~an~~ order and many of them are already on the seas.

RESIDENCES There are sixteen residences under roof, one at least of which will be occupied during the course of a month. There are four more contracted for, priced at less than 21 cents per cubic foot, not including fixtures. There are Chinese houses being remodeled in Prince Tsai Tao's Garden which will provide six residences and one 11 or 12 room bachelor mess. There are five other reconstructed Chinese houses ready and 3 more which will be put in order if they are not used for Practice School purposes. In all of these residences it is planned to give a maximum of comfort and economy in house keeping without making the building costs too extravagant. At its last meeting the Grounds and Buildings Committee located the President's residence near the centre of the Campus, on a plot so retired that the President will neither feel crowded by the student body, nor will the students feel as if they were being watched by the President.

\* \* \* \* \*

Beautifying of the Campus We will need many yards of roads and walks and some bridges. The Campus in its original state is greatly admired. With a very modest amount of money much can be done. We are fortunate in having many old trees on the Campus, and have been very successful with a large tree nursery. Some of these seedlings are ready for planting out. We have secured some old bridges and other monuments. We have verbal permission from persons high in the Manchu Councils to take some columns from the Old Summer Palace. Before we were

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able to complete the hauling of these the work was stopped, and the local City Government is proposing to erect the columns in front of the President's Palace. We cannot tell what the result will be. Would it not be possible for the managers to secure locally or otherwise the twenty or thirty thousand dollars necessary to make a start in landscaping the Campus?

EXCERPTS FROM LATER CORRESPONDENCE OF MR. GIBB

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June 23, 1925

We have started two residences in the South Compound, while those in the East Compound, with exception of the heating and paint, are many of them nearly ready for occupancy.... J. McG. Gibb

August 14, 1925

We have agreed to buy Prince Fu Lun's land at over \$17,000 Mex. We have delayed closing this deal to get a more just price, but we have now come to the time where we must either have the land, or rearrange our whole sewage scheme, so the land is bought. First payment will be made to-morrow afternoon. J. McG. Gibb.

August 11, 1925 gives state of residence program, with names of persons to whom they were assigned. Numbers run from #1 to #59 but there are several gaps. However, thirty residences have names of the occupants. There is also a list of light fixtures needed for 38 residences.

Sept. 9, 1925

We have let a contract for the restoration of the Huang Ying Pei screen walls and gate houses and erection of enough walls to prevent people from using it as a thoroughfare. This will cost nearly \$1700 Chinese but will make very beautiful examples of architecture in the immediate foreground of the University, and will we believe establish our rights for all time. In this connection we learned that the summer garden of the former prince-regent, which we marked "Wai Shu Yuan" on our survey immediately north of the Huang Ying Pei and west of the northerly half of the campus has either been given or sold to the Manchurian War Lord, Chang Tso Ling. He is proceeding to take over. It is not unlikely that he would have made some attempt to get this Huang Ying Pei land for guard houses or other purposes for this garden....

Feb 12, 1926

The Committee voted not to let the contract for either the Wiant or the Nash house at this time..... It also ~~was~~ authorized the Secretary to write to New York saying that unless we have cable instructions to the contract we will proceed to cast the first floor slab of the Women's Gymnasium....The foundations of this building are in place.....

August 3, 1926 We are not pushing the Hospital or the Men's Gymnasium as finances seem so bad..... we have the building (Men's Gymnasium) staked out, and are leveling the ground for the North wing but will not let the contract till the financial situation becomes a little more clear....

MEMORANDUM OF ITEMS TO BE CONSIDERED BY H. K. MURPHY, ARCHITECT, IN CONSULTATION WITH THE GROUNDS AND BUILDINGS COMMITTEE OF YENCHING UNIVERSITY.

As shaped from the point of view of the Board of Trustees, there are three general classes of items for consideration: (1) relating to the lay-out and future development of the grounds affecting chiefly the location of future buildings; (2) architectural problems involved in specific buildings immediately under consideration or in prospect; (3) miscellaneous items.

I. LAY-OUT AND LOCATION.

Under this heading should come consideration of the following problems:

1. The character of the informal development of the back campus. The Trustees recognize the development of the Academic Quadrangle and of the Woman's College as sound, but are inclined to look with favor upon a more informal development of the campus to the east of these two groups. Among the considerations involved are the questions as at what point the transition from the formal to the informal should begin (i.e., at the east line of the fourth dormitory or further west, so as to include the Chapel); what the manner of this transition should be; its effect upon landscaping about the dormitories at present erected; its effect upon the shape and extent of the lake; the location of the Chapel and of further dormitory developments in the back campus.
- ✓ 2. Nature of use of Ex-President Hsu's property if secured. Consideration should be given as to what phases of the growth of the University are likely to require construction in the far future beyond what can be included in the present campus, so that judgment could be reached as for what the Hsu property would be used, in order to see the bearing of this problem upon the nature of the development of the present campus.
- ✓ 3. Location of the Practice School of the School of Education. It is generally recognized that the location of this school should not interfere with the vista from the Woman's College Academic Quadrangle toward the west. A question may also be raised as to whether on the south side of the approach from the main road to the Woman's College there should not be reserved space for the location of some important college buildings so that the dignity of the groups of buildings on each side of the approach and of the vista should be harmonious. It has also been noted that this location is about the only one left for academic buildings within the present campus, unless it is thought that the buildings for this purpose might be located upon the back campus.

The bearing of this matter lies in part with respect to the future, and also to the extent to which the buildings of the Practice School are to be pushed southward on the Pu Lun property. Eventual expansion of the Practice School group might require the relocation of the sewage disposal beds, but this is not a desirable item in the long future before the Practice School will require such expansion.

Consideration should be given to whether the Practice School development upon this Pu Lun property might be planned for a period of ten to fifteen years, looking forward to the time when the whole development of the School of Education might justify a new and considerably larger plant, located, perhaps, in Ex-President Hsu's garden, or whether there is space upon the Pu Lun property for the development of a major academic building beyond which, to the south, would lie the whole Practice School development. For the purposes of the long future, consideration should be given to the maximum development advisable.

- ✓ 4. Location of future Men's Dormitories. This should be entirely worked out with a view to the accommodation of probably not more than one thousand students, including the present capacity. The nature of the dormitory facilities provided, their architecture, and location, are all problems closely tied together.
- ✓ 5. Location of the Chapel. Related to the problem of the more informal development of the back campus is the question of the location of the Chapel. Consideration should be given to the specific function which the Chapel is to fulfil in the life of the institution and the nature of the use to which it will be put. The Trustees' Property Committee does not have a fixed judgment for or against the location in the present lay-out nor for or against the proposal for a more informal location.
- ✓ 6. Location of the Gymnasium. This is substantially determined already, but the architect and the Grounds and Buildings Committee should come to agreement upon the exact location.
- ✓ 7. Location of Infirmary. Common conclusion should be reached as to the location of the Infirmary.
- ✓ 8. The President's House and other administrative houses. Careful consideration should be given to the location of the President's House, both as an item by itself, and in view of the possibility that it might seem advisable to have one or two other administrative officers located on the main campus. The Trustees' Property Committee has accepted President Stuart's judgment that the President's House should be located upon the main campus, and unless later considerations have caused President Stuart to alter his judgment, this item can be regarded as settled. The question, however, as to the exact location on the campus remains to be weighed and concluded. Should it seem wise to the authorities to locate one or two other administrative houses on the campus, further judgment from the Trustees' Property Committee might have to be sought.
- ✓ 9. Woman's College Academic Quadrangle Development. With the transfer of the Gymnasium to the south end of the Residence Quadrangle, fresh study will need to be made as to the type and character of the buildings which will in the future complete this quadrangle. Among the possibilities are a social building and a Fine Arts Building. It may not be necessary at the present time to determine just what these buildings should contain inasmuch as the occupation of the new buildings for two or three years will greatly help in providing data for forecasting the needs of the Woman's College more accurately than can be done at the present. Something, however, in the nature of a forecast might be made at this time, in order to assist in determining whether some developments in the near future should be here or elsewhere. In particular, attention should be given to the possible variety of form and sizes of structures which might be located at these points with a view to a harmonious architectural effect.
- ✓ 10. Woman's College Household Arts Practice House. The exact nature of this house can be best indicated by Mrs. Frame and her associates. It is understood in America that this is probably to be a model Chinese house in which housekeeping in the Chinese manner can be practiced. The location of this house should probably be determined. Some thought has been given to the space lying east and south of the Sage Building.
- ✓ 11. Woman's College Music Building. It has often been thought that the northern building of the Woman's College Academic Quadrangle should be the Fine Arts Building as in this location it can serve the Fine Arts interests of the entire University. The question arises as to whether from the practical point of sound and possible disturbance to classes in adjacent buildings, the music departments should be housed in this building.

12. Department of Agriculture Building. Consideration should be given to a proposed building for the Department of Agriculture. Conclusions, however, should be tentative pending understanding in New York of the program for the development of this department and the necessity of a separate building at the present time.

## II. ARCHITECTURAL PROBLEMS.

In addition to these problems of location, there are related to them architectural problems with reference to a number of the buildings.

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✓ 1. The Chapel. On the whole, the Trustees' Property Committee seems inclined to follow the judgment of the field as to its being unnecessary to seat the entire student body of the University at one time. Undoubtedly the exterior must be distinctively Chinese in order to harmonize with the other buildings. The fullest search should be made, however, and extended studies secured, that the most appropriate form and appearance is secured, it being desired that the quiet suggestiveness of the architecture of the building should harmonize with its spiritual uses. If any particular Chinese model is chosen, it would be well to weigh the impression which the original makes from a religious point of view.

With reference to the interior, it is probably not practical nor desirable to follow distinctively Chinese temple interiors. It may be that the religious suggestiveness of this would be undesirable; on the other hand, however, provided the symbolism were thoroughly Chinese, it might be possible to use something of the general form, if that were regarded as truly contributory to the spirit of worship. This may mean that the nature of the interior may necessarily be somewhat neutral in form. It would be hoped that Christian symbolism would be developed within decorative forms without carrying over non-Christian symbolism with those forms. This is a matter for considerable study and contributions can be made, undoubtedly, by many members of the staff, particularly President Stuart and Deans Lew, Hung and Porter.

2. New Type of Men's Dormitory. Suggestions have been made in Peking for the development of a new type of Men's Dormitory on the north shore of the lake, east of the second of the present dormitory groups, all rooms to have southern exposure, with a corridor running on the north side, as developed in the Woman's College dormitories. In view of the apparent wisdom of the more informal development of the east end of the campus, the Trustees' Property Committee is ready to consider with an open mind the development of a new type such as this. It is felt, however, that the decision as to this type must be based upon genuine data as to the cost and the advantage of the southern exposure, in comparison with what is apparently the higher cost. Opinions from the field seem to have regarded the cost as lower. This is not shown by the figures, which are as follows:

Women's Dormitories	60 students	G\$38,000.	\$ 633.00(cost per student)
"	"	45,000.	750.00 " " "
2 Men's	192 "	90,000.	470.00 " " "
1 Refec. & 2 N"	212 "	130,000.	585.00 " " "
1 " & 4 "	414 "	220,000.	531.00 " " "

not

It is recommended that the form of the dormitories at this particular point on the campus should consist of a grouping of units which might be paralleled by a similar grouping elsewhere. This is probably the next group of dormitories to be erected and the problems connected with it should be cleared as soon as possible. At this time these include: student capacity, provision for social rooms, provisions for dining hall facilities, etc., etc.

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In addition to these dormitories, there is also the problem of further dormitories, looking, perhaps, to a thousand men students as the maximum capacity. In addition to the suggestions from the field for the type of dormitory referred to in the preceding paragraph, there is also the suggestion that a still simpler type of dormitory, corresponding to the rooms in the fourth court on the old site, arranged with

rows or "U" shaped quadrangles, this with the idea of providing particularly for special students and students in special departments whose stay in the University might not be for more than one or two years. I do not think, however, that the field is in agreement as to the desirability of the segregation of these students. It does not necessarily follow that segregation makes desirable a type of dormitory which would make it seem that students in the group were treated in a manner less hospitable than is the case of other students in the University. They could be easily segregated by developing for them whatever type of dormitory might seem to be the best for the institution as a whole. It is, undoubtedly, true that the Trustees' Property Committee would look with favor upon the development of any type of dormitory which would require heavy repairs or would be looked upon in the future as a temporary and inadequate expedient. We do not, however, intend to indicate that there might not be a possibility of an even more informal dormitory development than that in contemplation for the north side of the lake, but such a development should at least result in accommodations as comfortable and pleasing to the students. Consideration must also be given as to whether the one story "U" shaped dormitory will be as economical for grounds reasons (especially if any considerable number of students is to be housed thus) and whether the heating of the students' rooms, with two walls exposed, is economical in current operation.

✓ 3. Infirmary. In addition to the determination of the location of the Infirmary it is desired that Mr. Murphy examine the drawings which have been prepared by the Construction Bureau in conference with the Peking Union Medical College, with a view to the architectural suitability of the designs to the location and their harmonious relations to the other buildings of the campus. It is proposed that the Infirmary be a three-section building, with the middle section erected first, the other two not being developed until the University requires them, and not until the full fund is in hand. The total amount anticipated is Gold \$25,000. Provision should also be made for Dr. Learmonth to have every opportunity to consider the interior arrangements in view of his responsibility for the use of the Infirmary. It is also desired that full understanding be reached as to the use of the Infirmary by the Woman's College, and that the design be adapted to meet the needs of the entire University. It is not the thought of the Trustees' Property Committee that it will be necessary for the plans to be drawn by Mr. Murphy, but that his judgment should be given concerning the plans as drawn, especially with reference to the exterior.

✓ 4. President's House. Inevitably the question of the location of the President's House is tied up with that of its architectre and its relation to the architecture of the other buildings on the campus. This should be carefully gone over with Mr. Murphy in order that the advantage of his judgment upon the type of house may be secured and the plans be shaped in accordance with what is looked upon as being desirable.

5. North and South Buildings of the Woman's College Academic Quadrangle. The study of the development of this quadrangle will, of course, raise the question as to the size and shape of these two buildings and under the architectural heading this matter will be fully discussed.

### III. MISCELLANEOUS ITEMS.

✓ 1. Acoustics of the Ninde Auditorium. It is reported that an echo or reverberation actually exists in the auditorium and careful examination should be made to see what adjustments can be made to eliminate this, especially as to whether any application of sound absorbing material will take care of the difficulty. The Trustees' Property Committee is anxious that this and the Bashford Auditorium should be absolutely satisfactory acoustically, but, of course, also anxious that expenditure for this purpose should be no more than is necessary, and as free from being a recurrent expense (possible repairs) as possible.

✓ 2. Acoustics of the Bashford Auditorium. This auditorium is not yet sufficiently complete as to enable us to be certain of the acoustical result. If possible, this should be tested and data gathered in order to know whether and what treatment is necessary, before, if possible, the surfaces affected are covered with permanent finish.

3. ✓ Character of Buildings on the Island. While funds are not in hand for carrying forward this development, consideration should be given to the question whether the plan shaped by Mr. Murphy is looked upon as desirable or not, and a clear idea of what would be the desirable development reached.

4. Any other items in connection with the Woman's College which Mrs. Frame desires to have considered should be fully dealt with.

5. Landscaping. It is the desire of the Trustees' Property Committee that Mr. Murphy should be given opportunity <sup>examining the plans for</sup> for landscaping the grounds and for the location of roads and walks and full consideration should be given to any recommendations which he may find it desirable to make upon these items.

It is the desire the Trustees' Property Committee that the architect and the Grounds and Buildings Committee on the field and all concerned with the problems involved in the erection of the plant should work together with full open-mindedness and a readiness to consider all proposals and points of view in the interests of the development of the wisest possible plan for the future growth of the University's buildings and for their serviceability and beauty.

The Trustees, while anxious that the costs of the plant should not be higher than would seem warranted by the results obtained, are anxious that the plant should be dignified, beautiful, as free as possible from the appearance of experiment in design and of haphazard planning, combining as far as possible educational efficiency in its arrangement and equipment, with an appeal to the best Chinese esthetic sensibilities - in brief, appropriate in every way to enshrining the spirit of high scholarship, practical service and spiritual idealism for which it is the desire of all that Yenching University represent to an outstanding degree in the capital of China.

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TRANSFER

PEKING

w/ Gibb - 4/7/27

In presenting my report on my recommendations for the landscaping of the Campus, I would for the present confine myself to the main Campus, that is the parts immediately connected with the Academic buildings and dormitories of both the Men's and Women's College.

Gate. - The wall extending outward from the gatehouse would probably be of such a nature that no screening is necessary, although one specimen tree on each side in the hollow could be planted if it is so desired, the choice would be between white bark pine and ginko.

Immediately inside of the gate flanking the road there would not be more room than two trees on each side, white bark pine would make majestic specimens in due time and overcome the effect of barrenness when they are small, a willow could be planted in between them.

Bridge. - The bridge crosses a pond which according to the drawing is 100 ft. x 70 ft. on each side, this pond is no doubt to be banded up perpendicularly with worked stone and a stone or marble railing to match the bridge railing all round. I think a cordon of drooping acacias round the outside of the railing, 5 ft. from it, will in a few years make a very pretty picture, twenty-four trees would be required as shown by pencil marks on the plan. In buying these drooping acacias, they should be of uniform height not exceeding nine feet and with good round heads.

The pond should have a culvert leading to the lake to the south, as discharge and supplied with freshwater entering from northern bund, which shall be the overflow from the centre pool in main court. If a carved animal head can be procured and set into the banding it will look very nice with the spout of water constantly discharged therefrom.

Space between bridge and main court. - This space comes into existence on account of the position of the bridge does not coincide with that on the plan, this space can best be treated as 2 small lawns and small flower beds might be made later in them.

Main Court. - This court should be laid out now without delay according to the plan from Mr. Murphy, except that the two little triangles in the N.W. and S.E. Corners be eliminated and absorbed in the road, at the west ends of the Physics and Recitation Bldgs., footpath of concrete slabs would have to be provided.

The borders reserved on the N. side of the Physics and S. side of Recitation bldgs. are 15 ft. wide. Along the buildings a line of native juniper at 3 ft. centers can be planted, using trees of about 6 ft. and an edging of grass 2 ft. wide, the space between for herbaceous plants. The two ends of the borders to be set off with a horse-tail pine or *Pinus thunbergii* choose specimens that are round and whose lower branches had not been trimmed so it will grow into a perfect pyramid or cone. This calls for 4 trees, and on each side of the steps of the Physics and Recitation Bldg. one lo-han-sung (the Lo-han Pine) (Monkey pine?) Another four trees can be gotten up to only about 5 ft.

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Bashford Bldg. - I understand there is going to be a terrace in front of the middle portion of this building, with marble balustrade, so evergreen foundation planting is precluded from here, it would be impossible to keep them from the marble balustrade, there I propose ivy along this line, to be rigorously kept pruned down. The border in front thereof to be grass and the round beds of 2 ft. diameter for herbaceous Peonies at 5-6 fts. centres. This simple treatment will give dignity. The two end portions of the Bashford frontage may be treated with juniper, grass edge and space for herbaceous plants like the two side bldgs.

The Footpaths and Pool. - The four footpaths leading to the central pool and around it to be of neat concrete blocks and the edging of the pool to be likewise of blocks of poured concrete finished smooth, of simple design not more than 8 or 9 inches above ground. The water will have probably be provided from a special well and discharge into the G. pond at the bridge. Unless the main water supply can take care of it, a spouting fountain might be introduced in the centre if a sufficient head can be had, but no figure or sculpture above the water. Four garden seats, curved and preferably of concrete in classical design be placed in the four spaces between the paths facing the pool. These seats are not to trespass on the circular footpath but set back in recesses on to the lawns. At the ends of each of these curved garden seats plant a 3, haw fruit tree, choose trees about six feet and with nice round heads. The four spaces (i.e., the 4 quarters of the court) surrounding the pool to be turfed with grass and on each specimen white bark pine as big as can be gotten. I do not recommend too many trees here. If the place look a little bare two more drooping acacias might be planted on the western side of the court facing the two at foot of bridge. The west ends of the Physic and Recitations Bldgs, might have a row of densely planted pink bushy flowering plums ( 4 ) Yu Yieh Mei, a very pretty plant but requires spraying to keep foliage clean of pest, principally green fly.

Space between Hinde and Dormitory. - Reserve the trees, but secure earth to connect the mounds on which the trees stand in a continuous one. 4

Dormitory Court. - Provide concrete foot paths as indicated in Mr. Murphy's plan and clean and level space, remove trees that are in way of footpath. 7

Berry Court. - Foundation planting of juniper into front of all three buildings as in the main court except the central position of the Berry or Library Bldg. lay out the paths as indicated by Mr. Murphy. Remove all old trees except the one in the N. East corner, which an attempt might be made to save by devising means to cover and beautify the mound it stands upon. 2

Spaces on two sides of Bridge and Ponds. - Make grooves of Arbor Vitae, secure biggest trees procurable and leave ground in natural state but cleaned and leveled. Along the entire frontage of the campus bordering the road plant thickly with arbor vitae forming a dense hedge, to be constantly clipped, plant in double row staggered. 0



the view hence it would be much better to line the path with flowering shrubs, but part of the ground is not yet filled so I will not plan the planting now.

Other parts of campus. - Cut away all the prickly wild jujubes ( ) and small elms, even big elms, they are most undesirable tree on account of the beetles they breed in the summer.

#### Women's College

Lakes in front. - The northern lake or pond needs widening considerable at its eastern end as shown in plan, which gives the minimum width, so as to get a complete view of the twin building in reflection, the North Eastern bank, however, need not be quite in conformity with the plan, banking out 20 to 30 ft. will improve its contour, the minor pond lies on the south of road calling therefore for a culvert for drainage purpose.

Entrance. - It would provide better screening if the island is brought further in and the road encircling it made to meet in front that is facing west and provided with a gate, the island to be densely screened with an outer circle of arbor vitae and an inner circle of lilac, the centre providing space for a gate-keepers lodge.

Road. - This winding road between the two small lakes might be lined with drooping willows, the proximity of water renders this both desirable and necessary, to be planted twelve feet apart, alternate ones to be removed in the near future.

Straight portion of Road. - This portion from the head of the pond to the two square buildings to be flanked on both sides by a grove of standard Yu Yieh Mei or flowering plum at five feet from road edge and 8 ft. between trees. These trees to be sprayed to keep clean of pest.

Space in front of 2 square bldgs. - These two spaces to be turfed with grass, the S.W. Corner as far as new road leading to South Compound.

Oval flower bed. - This bed between the two square bldgs. to be edged with 2 ft. grass centre for Tree Feony or Moutau. A low trimmed juniper hedge to be planted completely round the 2 square bldgs. The size of the border to be determined after the width of road is deducted, make the border longer than shown in Mr. Murphy's plan and eliminate the two little triangular beds to the east.

Rockery. - Remove the rockery in the court in front of Sage bldg., pave with foot-paths as shown in the drawings, turf the court with grass, it would be most desirable to make this court a Rose garden whose lay out in detail must be made the subject of a separate report. The four sides of this central lawn, consisting of the 4 plots, to be edged all round on the outer edge with flowering fruit trees, planted every fifteen feet or thereabouts to get symmetrical planting, using alternately apricots and pears.

Dean's Garden. - I would request the Construction Bureau for an enlarged plan, 8ft to 1 inch including the space as marked by pencil lines, retaining the original design of Mr. Murphy's, on this plan I will indicate in detail the herbeaceous plants to be used here.

Dormitory. - On the west side of the dining rooms of the two dormitories just south of the Dean's Residence plant thickly, every ten ft. with poplars as tall as can be gotten, they cost very little, this is only a temporary planting, to give the dining rooms protection from the afternoon sun in summer.

Canal. - From both landscape as well as other reasons, the canal separate the Men's from the Women's College as shown in Mr. Murphy's plans should be cut at as early a date as possible.

Sage Building. - As this building is not nearly so big as the other main buildings, I propose only to surround it with a foundation of trimmed low hedge of junipers, but no flowering shrubs, and after the footpaths have been put in, a border planting of flowering planting might be planned.

(Action from Grounds and Buildings Committee  
May 4, 1927)

Placing of the Columns - Mr. Gibb reported that in placing the columns in the position recommended by Mr. King they found that one of these came to be on a hill south of a sewer pumping pit, which will make it necessary to remove most of the hill, and that he had proposed to Mr. King to put one pair south of Men's Dormitory No.1, and the future pair directly south of Men's Dormitory No.3 on the edge of the lake. But that so far he had not received any reply from Mr. King.

GB 1199 - Voted that this be subject to the approval of Mr. King.

June 1929

YENCHING

TRANSFER

LANDSCAPING PROBLEMS AT YENCHING UNIVERSITY.

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LANDSCAPING PROBLEMS AT YENCHING UNIVERSITYOLD GARDENS

On either side of the imperial highway that runs from the great west gate of the city of Peking to the hills, and not far from the grounds of the Summer Palace, there lies well concealed behind high walls, some old gardens. Very few of the tourists who hurry by in motor cars in their rush to "do" the Jade Fountain and the Summer Palace in the one short afternoon, catch more than a passing glimpse of them or even suspect their presence. But I should like to take you there some still autumn morning when the dew is fresh and the morning glories are running riot everywhere, and if, after much knocking on an old red gate, we could persuade the gate-keeper and two or three fierce dogs to let us in, we would feel as if we had stepped back into some forgotten dream. As we cross an arched stone bridge a square-set pool where carp once lazed in the sun, we would see the garden spreading out before us in imitation of nature, but with her wildness restrained, her effects carefully studied. It is the landscape beloved by the Chinese artist; the mountains, the waterways, the valleys, all in miniature, and with the formality of its design treated with that subtle simplicity which is in itself the highest art. The paths run off at odd angles, luring one to explore. Great spreading forest trees cover the low hills where, in the spring, almond, lilac and wild flowering fruit trees add their brief pale loveliness; ponds full of lotus and fringed with rushes wind among the hills with the naturalness of flowing rivers; quaint and curious rocks tower over us like awesome precipices, and we pass through rockeries as through vast cool caves. Only a hint of curved roof indicates here and there where buildings are concealed. A rose-red wall climbs up over the natural curves of a hill to end for no apparent reason in a graceful scroll. Here, a round moon door suddenly invites one to enter a courtyard where water plants once grew in great porcelain bowls, and trees stood sedately potted in tubs; and there, a white wall send us off at right angles to follow a winding path up a bank scattered with wildflowers to a stone seat under a spreading pine from where one can see the lovely line of the western hills stretching away to infinity. They are so old, these gardens, that no one knows who built them, or for whom. What they were in their heyday we can only guess. That they were beautiful we know instinctively, for in all their desolation and defacement they are still enchanting, with a strange, secret charm that will haunt one always and provoke in one a longing to know who walked these garden paths with their quaint pebbled designs; what children fished for carp in the fishponds; for whose delight was the pink and white lotus grown; what gentlemen of the court sat in the painted tea pavilion talking of old philosophies or capping poetry; and, for whom were the old classical dramas of China staged in the little open air theatre whose roof has long since fallen in.

These gardens were once the summer homes of the great ducal families attached to the Court of Peking, but since the Empire fell, carrying with it the whole aristocratic structure, they have been long since forgotten. Only the birds come here as always. In the early spring and summer one can hear the wood-pigeons sleepily scolding in the big trees all day long, flocks of grey magpies fly off startled at one's approach, and the kingfisher in vivid blue still flashes low along the waterways. But the courtyards are all overgrown with weeds, what buildings are left are rotting away, and in some cases even the trees have disappeared. In more recent years soldiers have been billeted here and have added their quota of destruction.

YENCHING UNIVERSITY ACQUIRES A NEW SITE

It is a far cry from a private garden where a family once sought in seclusion the cool air from the western hills, to the stir and bustle of a modern university campus with its dormitories, classrooms and laboratories humming with young life; and yet it was in just such a setting that Yenching University laid the corner stone of her first building seven years ago.

The story is told that when the university authorities in great haste to leave their dusty, cramped temporary quarters in the city, were encountering much difficulty in finding a suitable site beyond the city wall, the architect in New York was told to begin the drawing of his plans in the assurance that whatever site was eventually chosen, it would at least be a level one, for the hills begin to rise abruptly from the plain at a considerable distance from the city walls. When, however, after long search, the opportunity came to acquire one of the largest of these old gardens, sixty-two acres in all, with its complete landscaping of hills and lakes and with very few level spots to be found in it, the plans had to be rapidly adjusted to this new environment. The land was procured through the help of a general of the old regime, who came in state to pay an official call, with horse, carriage, and outriders in attendance, himself clad in imperial yellow. Very few such links with the past are left, even in Peking where times move slowly. China is rapidly becoming all too modern!

*see enlargement*

The garden itself when purchased by the University was one of the few which had been very thoroughly dismantled. The hills were bare except for a few solitary pines and cedars, all that were left of the magnificent trees that must have once covered them, and with scrubby and useless elm and date trees seeding themselves everywhere in wild confusion. The lakes were choked with reeds and the ground was desolate waste of sandy soil in which only weeds grew rankly during the rains. There was not one whole building left standing. A little fragment of gateway which marked the entrance to a "Temple of Flowers" which had stood on an elevation above the lake, had alone escaped destruction. This has been carefully restored, and flanked by its two carved stone bases for tall poles from which gay banners once fluttered on highdays and holidays, is to be used as the background for the stage of an open air theatre, the rise of the hill in front forming a natural amphitheatre for seating spectators. There is a flight of stone steps leading down to the water, which could also be charmingly used in connection with boat festivals. But of the other buildings nothing remained; bricks, pillars, beams, roof tiles, everything had been removed. Gone also were the old stone bridges of which there must have been many; gone too the marble pailous (archways) and gone most of the rock from the rockeries. A few old monuments stood guarding some grave mounds; a large marble boat still remained moored to the island in the big lake, whereon no doubt long ago on summer afternoons ladies in palest silk drank scented tea and sported themselves with fishing poles. Occasionally today some little relic comes to light in the process of digging foundations; a glazed tile god from some temple building, a marble flower stand or carved bit from the base of a peony bed, and only last week the landscape committee, in clearing up an untidy corner, unearthed four stone tablets which read in the poetry of a past age:

"The island stands between the two lakes and the winds blow from the four quarters of Heaven."

"A causeway shaped like a rainbow divides the two lakes."

"There is a marble boat by the side of a lake fringed with apple trees."

"The tall tower mingles its shadow with the dancing shadows of the willow tree."

#### FIRST ATTEMPTS AT LANDSCAPING

The plans once drawn, work on the buildings was rushed forward as rapidly as money and materials could be procured, but even in those days of undue haste the problems of landscaping was not entirely ignored. The architect, in his enthusiasm over the site that had been secured, was anxious from the first that the original landscape features should be disturbed as little as possible. Where ground had to be leveled for buildings, old trees carefully banked up with earth and stonework, and the outlines of the lakes and contours of the hills were largely left intact. Loud indeed was the outcry from faculty and students alike whenever a hill had to be removed to make way for a building or a cutting made through for a road or path. Certain changes were inevitable, but now that the first unit of building is practically complete, one of the main problems before the landscape committee is that of healing such scars and remodelling the landscape to show as little as possible where such alterations have been necessary. This spring we have been building up small natural hills to surround the stonework bases preserving the old trees, where the land had to be leveled near the buildings, and the cuttings through the hills are either being faced with rockwork or carefully graded.

The first real attempt at landscaping the campus began about two years ago in the vicinity of the group of buildings which form our Women's College. These buildings were among the first to be finished and the land on which they stand, being perhaps the most level on the whole campus, was laid out in formal garden style. The first great need was to provide shade during the long dry period in spring and early summer when the sun beats mercilessly down on roads and buildings, and to add color to the bare soil. Quick-growing and hardy locust and willow trees were planted, vines and brilliant hollyhocks grown against the grey walls, and the dormitory courts sodded. Juniper and cedar hedges marked off the garden spaces which were filled with flowering shrubs and fruit trees, beds of roses, peonies, iris, tulips, etc. Everything was done then for quick effects.

#### DIFFICULTIES AND PROBLEMS

It might well seem an impossible task to attempt to remodel an old Chinese garden, the designing of which has become in recent years almost a lost art, and adapt it to the needs of a modern university campus. The complete success, however, that has been achieved by our architect in his treatment of the buildings, which conform very closely in their exteriors to the canons of Chinese architecture while completely adapted to modern uses inside has encouraged those in charge of landscaping to proceed with something of the same end in view.

Lack of Funds. Our first problem was to find funds which could be used for landscaping purposes, but so great was the pressure on the general university budget at that time that we were forced to beg or borrow from other sources. This procedure, needless to say, did not win the support of the department from which the forced loan was made! However, the landscape committee in those early days went ahead on faith. Recently this pressure

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has been relieved. A Friend in America who loves old gardens, and who is interested in their restoration and preservation, has most generously contributed money for this purpose and the committee has this year been able to go ahead with the work on a larger scale than ever before.

Lack of Expert Advice. The work has been very much hampered from the start by lack of expert advice. Even if we had had the money at that time to employ expert Chinese landscape artists, it is very doubtful whether such men could have been found who could successfully restore a garden as old as this one. When we first began to set up our rockeries, we found that in all Peking, there was left only two men who thoroughly understood this art, and their price being prohibitive, we attempted to set them up with what help we could get. Our efforts were not crowned with success, and for over a year the rockeries remained in a half built condition until this spring with the assistance of the father of a member of staff, an old Chinese gentleman who has made gardening his study and hobby, the work was at last successfully completed. The help and advice of such Chinese friends has been invaluable from the start. One especially, Mr. Shotzu King, the brother of one of China's most noted artists, has given much time and thought to our problems in matters of designing and in the more practical work of the actual planting and care of trees and shrubs. Our landscaping has suffered too from the lack of continuity in the personnel of the committee in charge, furloughs and departures having constantly broken into the work.

Dryness of the North China Climate. But even with sufficient money in hand and with expert advice available, there would always remain an even greater problem to contend with. In North China we are faced in the spring with a long period of drought, when hot, dry winds and duststorms, before the summer rains set in, work more havoc among growing things than even the fierce north winds of winter. Young trees and shrubs quickly perish unless the greatest care is taken of watering and sheltering them during the first few years after they have been set out. For this reason only small areas have so far been converted into grass, which is very difficult to grow in this region and needs constant attention at first. And yet, grass is perhaps the most needed feature on our campus at the present time. The hard, dry baked-clay appearance of the soil is very wearisome to the eye, and one longs for cool refreshing stretches of green turf. When the students were this spring asked for criticisms and suggestions, their one cry was for "more grass". And, the enormous improvement in the appearance of the dormitory and other courts which have been sodded make us long for the time when all our beautiful buildings can have their proper setting of green turf.

#### WORK THIS SPRING

The Landscape Committee. We were most fortunate in securing this spring the enthusiastic cooperation of an Irish member of the staff who has just recently joined the University and has thrown himself in a most whole-hearted manner into the work. He is especially interested in rock effects and has a very practical working knowledge of trees and flowers gained on his estate in Ireland. Our Chinese comptroller has tackled the thankless job of handling the coolie labor and bargaining with nurserymen, etc., and we have profited by the practical experience gained by a member of the Women's College staff during the past two years. As the work goes forward we feel more than ever before the need of expert Chinese advice and with funds in hand for the

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purpose are planning to make a determined effort to find a Chinese landscape artist with the ability to help us to reconstruct our campus along ancient rather than modern lines.

Planting. We have this spring been able to put in hundreds of deciduous shade trees all over the campus, and have purchased in large quantities evergreens of various kinds which will be moved from the nurseries just before the summer rains set in. Among these are the famous "white" pine, a very beautiful and long-lived variety hardly ever seen outside of North China, and the flat-topped "horsetail" pine, both of which when well established grow very sturdily in this climate. Flowering fruit trees have been placed in avenues and scattered in groups on the hills. We have also set out groups of Japanese maples which have been growing in our own nurseries to add their gorgeous note of color in the autumn. Wisteria, red and yellow roses, white and purple lilac, spirea, flowering almond, etc., have also been widely used. According to Chinese custom the nurseryman plants his own stock, guaranteeing two replacements in case of disaster. Thousands of vines have been planted against the buildings and the grey walls which enclose the campus. The sowing of grass seed having in the past not proved very successful, we have this spring been experimenting with native sod which has been used very successfully elsewhere in this region and can be procured at a fairly reasonable price. And, with the installation of a new irrigation system in connection with our lake water, which will greatly reduce the expense of watering, hitherto done entirely by hand, we hope to sod considerable areas just before the rains set in in July.

Rockwork. We have early realized the desirability of using a great deal of rockwork in the landscaping of our campus. This is very freely used in Chinese gardens for bordering lakes and ponds, in natural effects on the hillsides for retaining the soil, in the more formal rockeries, and in strange and curious shapes very much as statuary is used in western gardens. The rockeries we have set up have already become very popular with our students, who seem very much to enjoy perching upon them in the cool of the evening, and strolling up and down their uneven steps. We have been very fortunate this spring in being able to secure hundreds of cartloads of the sort of rock that is specially used for garden purposes. This was procured from the adjacent grounds of the old Summer Palace, where it is now being carried off in large quantities and sold. We will however need a great deal more before we are able to restore the original appearance of the campus.

Lakes and Ponds. We have been very busy this spring clearing our lakes and ponds of debris, and repairing and replacing with rocks "bundling". We are anxious when this work is done to purchase iris and water plants for smaller ponds. We are also negotiating for some old stone bridges which can be purchased in the vicinity, and will add very much to the beauty of our lakes.

Roads and Paths. It has always been the desire of the landscape committee to disturb as little as possible the seclusion of the campus and to retain quiet woodland spots. With this end in view motor roads and main arteries of traffic have been relegated to the outskirts and only rickshaw and footpaths are allowed round the lake and through that quarter of the campus that is removed from the immediate neighborhood of the buildings. Some of these spots have already become very dear to our students. The making of these footpaths has been one of our difficulties. The appropriate path is the old pebbled one made with many quaint and curious Buddhist and other symbols. These paths, especially in view of the heavy rains, are very durable, and they can still be found in perfect preservation after the passage of many, many years; but alas! they too are very expensive to install. We have

Mrs. Morley  
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only been able to afford them in very small quantities, in the Dean's garden and the courtyard of the President's house. Our substitute has been the cinder path, economical but dirty and in need of constant repair. But we are hoping that the money can be found to install more of these pebbled paths as the years go on. Work on our main motor roads is held up for the present because of the building which will be going on this summer which will involve much wear and tear owing to the constant coming and going of heavy carts filled with building materials. By the first of September we hope they will be free of this traffic and that we can then put them into good shape.

Monuments. Among the many and varied problems which the Landscape Committee has been asked to solve this spring, and one which entails much careful thought, is that of the placing of objects of art and other such permanent monuments. The University has acquired some old and very precious marbles among which are two large and beautifully carved pillars which were rescued from the grounds of the old Summer Palace where the marble is being rapidly broken up and sold for floor paving. There are very few of such pillars to be found in China, their being always in connection with imperial buildings, and the responsibility of the placing of these pillars in the most appropriate place on our campus is considerable. We have just secured a very beautiful old Ching Dynasty bell which must have its bell tower erected in just the right spot so that it may be heard from all parts of the campus. A delicate psychological problem to solve this spring was that of choosing the location for the new flagstaff presented by the senior class. To prevent heartburnings among the student body this had to be placed just midway between the men's and women's dormitory groups and the landscape committee trembled for fear it might seriously interfere with landscaping projects and heaved a sigh of relief when at last after much polite discussion the question was settled to the satisfaction of all parties. We have also spent considerable time and thought in the rebuilding of hills where they have been disturbed in the process of building. These have been built with the earth that has been cleared out of our ponds, or taken from the foundations for the buildings, and cannot be properly finished until the ground has settled after the heavy rains in the summer. We hope that these little groups of hills may become quiet woodland spots, with paths leading through them. They are apt to be kept as wild and natural as possible.

"Ting Erhs". We are eagerly hoping, when actual necessities have been taken care of to be able to erect here and there on the hills where the best views are to be obtained, some of the little open tea pavilions, which are so much beloved by the Chinese and found in every Chinese garden. These little pavilions are very artistic, some with round and some with square or octagonal roofs, and always charmingly painted.

Greenhouses and Nurseries. And last but not least, we are planning the utilitarian but necessary nurseries and greenhouses. We have been able to purchase this spring from the Agricultural Department some old greenhouses, and we are hoping that the University may be able to present us with some adjoining land which may be used permanently for nursery purposes. So far, we have been allowed the use of bits of land here and there, while not, otherwise occupied, but this method has neither contributed to the beauty of the campus, nor has it proved very satisfactory to the landscape committee.

With these needs satisfied, we must still have endowment for the permanent upkeep of the grounds. In a climate such as this, where nature tends to increase the difficulties of the gardener's work, this will always be a considerable expense.

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The work of landscaping has up to the present inevitably been largely experimental, but to those of us who have been privileged to share in it, it has become an extraordinarily fascinating and worth while piece of work. For already the buildings, new as they are, are settling in their environment as naturally as if they had always belonged here, and it is perhaps not too much to hope that with proper treatment and with the kindly effects of time, this University campus with its background of western hills may become one of the most distinctive and beautiful in the world.

Yenching University.

June, 1929

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INDEXED

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OPENING

**TRANSFER**

January 13, 1928.

The Reverend Frank D. Gamewell, D. D.,  
Board of Foreign Missions of the Methodist Episcopal Church,  
150 Fifth Avenue,  
New York City.

My dear Dr. Gamewell:

At the request of Dr. Eric M. North, I am forwarding to you herewith a copy of a letter which Mr. Krause wrote him under date of February 10, 1923, together with a blue print of the map which accompanied that letter. Dr. North felt that this material would supplement the material which you now have in hand on the matter of the adjustment of the "City Site" property of Peking University.

Very sincerely yours,

Enc. 2

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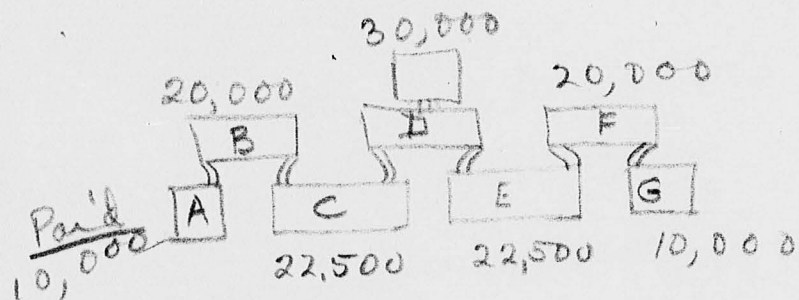
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February 10, 1928.

LAKE FRONT DORMITORY GROUP

	<u>Cost</u>
Unit "A" - (16 students) -	<u>\$10,000</u>
" "B" - (32 " ) -	20,000
" "C" - (36 " ) -	22,500
" "D" - (48 " ) -	30,000
" "E" - (36 " ) -	22,500
" "F" - (32 " ) -	20,000
" "G" - ( <u>16</u> " ) -	<u>10,000</u>
216 "	\$135,000



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## LAKE FRONT DORMITORIES

Excerpt from letter of JLS to BAG Nov. 19, 1928

Additional Men's College Dormitories. We are facing a problem which I should like to have the Trustees consider. The enrollment of men students this year is 550. The conferences of administrative officers recently held have led to a consensus of opinion that we should plan in the next few years for a maximum of 600 men and 200 women, probably limiting admission to those figures. This year we have students living in dormitory attics and in improvised quarters some of which, as for instance on the future athletic field in the northeast corner, will have to be cleared away in the near future. On the other hand our general overhead, class room space, equipment and teaching staff would enable us to have this increase in men students with relatively slight increase in expense. In attempting economy on next year's budget it is proving difficult to accomplish this by dismissing teachers, although there is a general feeling that the staff is out of proportion to the student enrollment. Special needs of various departments, contract arrangements with teachers, and many other factors enter in when one attempts to make concrete applications of such a principle. It seems preferable to enlarge our dormitory capacity if possible and thus make adjustments by increasing the student enrollment rather than depend entirely upon increasing the number of teachers. Unit B is planned to accommodate 36 students and our Construction Bureau estimates that it would cost LC\$50,000. Unit C accommodates 30 students and should cost LC\$31,000. Assuming that our charges for room, etc. are practically used up in costs of operation, the tuition fees which amount to LC\$80 per student would be almost net gain; thus Unit B would bring in an income of LC\$2,880.

If it were at all possible to secure cash gifts for these two buildings and thus begin their erection next spring, it would be ideal. If there are pledges payable later the Trustees might consider authorizing construction, the cost of the loan being met by the income from tuition. On this basis we would still have to crowd some of the students into attics. We are further considering some process for housing short course students outside of the regular dormitories which would be retained for regular students. I am writing at present from the standpoint of business efficiency and should like the thought of the Trustees on the problem. If either or both of these units can be authorized by any method which the Trustees would care to undertake, please cable in order that we could begin to purchase materials and give contracts before Chinese New Year.

0039

December 10, 1928

Schedule of Fees (as stated in General Information Supplement 1927-28)

	Per Semester	Per Year
General Tuition	G\$ 20.00	\$ 40.00
Board	17.50	35.00
Dormitory room, light, heat, and water	10.00	20.00
* Miscellaneous Fees (all students)	3.00	6.00

\* There are also additional fees for science courses, music, etc.

"It is estimated that the total expenses of a student of the University need not exceed gold \$175.00 a year except in the Department of Agriculture where the expenses are higher."

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1929  
November 30, 1927.

MEMORANDUM OF INFORMATION IN REGARD TO PEKING UNIVERSITY

1. Buildings now Completed.

The following buildings on the new campus of Yenching University have now been completed except that in a few cases, as indicated, construction is still under way:

Men's College

Bashford Memorial Administration Building  
Berry Memorial Library  
Ninde School of Theology  
Dormitory #1  
" 2  
" 3  
" 4  
Refectory #1  
" 2  
Science Building #1  
Warner Gymnasium (under construction)  
McBrier Recitation Hall (~~under construction~~)  
McKelvey Infirmary " "  
62 Residences (including Chinese houses bought or  
rented and renovated)

*Dorms: Sabayrou Unit #1*  
Women's College

Science Building #2  
Sage Memorial Recitation Hall  
Administration Building  
Dean's Residence  
4 Dormitory Courts, each containing two dormitory  
wings and a dining hall

The construction on all of the above buildings has now been paid for excepting that approximately \$15,000.00 is still needed to complete payment for Refectory No.1 and Refectory No.2. In certain cases where construction is still going on some portion of the funds needed for completion of the building still remains to be paid.

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Peking University - 2

2. Tuition.

The following is the revised schedule of tuition fees.  
Figures given represent silver currency:

	<u>Per Semester</u>	<u>Per Year</u>
General tuition	\$30.00	\$ 60.00
Agriculture	50.00	100.00
Business Training Course	30.00	60.00
Board - all students	25.00	50.00
Dormitory room, light and heat	15.00	30.00
Miscellaneous fees	3.00	6.00
Tuition for special students and auditors,	\$3.00 per semester hour for each course taken.	

3. Money Needed for Power Plant.

Our records show that at the present time there is still needed in addition to funds in hand or pledged, approximately \$50,000.00 to meet the cost of the erection of the power plant and the installation of the heat, light, sewage, and water equipment on the campus.

4. Money Expended for the Plant.

The trial balance for the New York office on October 31, 1927 shows a total expended for the plant of Yenching University of gold \$1,947,990.09.

5. Endowment Funds Needed.

The further amount needed for general endowment purposes in the near future is gold \$500,000.00.

No special appeal is being made at this time for further endowment funds for the School of Religion.

The amount needed for further endowment of the Department of Agriculture in the near future is gold \$250,000.00.

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Information re yll  
3-8-28

Changes to be made in reprint of small booklet

1) A Small Annual Income

The University has an approximate annual income of \$377,000 from the following sources:

Women's College, all sources	\$110,000
Endowment	110,000
Mission Board Grants (Including staff assignments)	55,000
Princeton-in-Peking	16,000
Harvard-Yenching Institute of Chinese Studies	35,000
Rockefeller Foundation (Pre-medical 5 year period)	14,000
Sundry sources	5,000
Student fees	<u>32,000</u>
Total Income	\$ 377,000

2) What Yenching Needs

1. Same as before
2. Same as before
3. General

Faculty Residences for both Colleges	40,000
Special Equipment and Operating Fund	<u>100,000</u>
Total. ....	\$500,000

\*This need has been met by a recent gift

3) In list of officers of the University insert the name of H. W. Luce, Vice-President just after the name of Dr. Stuart.

Copy of this sent to Mr. Strong 3/8/28

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June 27, 1929

Yenching University

Memo to Dr. Jenney:

DORMITORIES

1. These dormitories, like all other buildings at Yenching University, are to be constructed in the most modern and up-to-date manner of reinforced concrete, practically indestructible. The entire University grounds are surrounded by a high stone wall, money for which was contributed by Chinese friends and the purpose of which is to prevent any thieves or disorganized retreating soldiers, from trespassing on the grounds. We feel that there is no danger whatever of damage to the Yenching buildings.
2. The entire group of dormitories called the Lakeside dormitories, is planned to accommodate 212 students and provide dining room space for 240, distributed as follows:

Section A - 8 rooms, accommodating 16 students.					
Section B - 18 rooms, "	36	"			
Section C - 16 " "	32	"	and D.R. S. for 120		
Section D - 22 " "	44	"			
Section E - 16 " "	32	"	"	"	120
Section F - 18 " "	36	"			
Section G - 8 " "	16	"			

It has been discovered that less dining room space is required for Chinese students, than for American students, because of the different habits of the two groups. It is possible that changing the dining room space in this group of dormitories may be given over to bedroom space, thus adding largely to the number of students who can be accommodated. This modification has not yet been definitely decided or worked out in detail.

The cost of Sections A and G, accommodating each, sixteen students, is estimated at \$10,000 each. The cost of Sections B and F accommodating each, thirty-six students, is estimated at \$25,000 each. The cost of Sections C and E, accommodating each thirty-two students, and dining room space, is estimated at \$35,000 each. The cost of Sections D, accommodating forty-four students, is estimated at \$30,000.

3. The fund of \$10,000 recently given by one of our friends, is probably sufficient to put the entire grounds of the University, in very satisfactory condition. When the dormitories are completed, therefore, there will be relatively little additional expense required to put the grounds around this group of buildings in satisfactory order.

O.D.W.

*Copy in each  
travel book*

0044

October 1929

File - Prince's Garden  
Ninde Hall

I was shocked to see the site of the Education Practice School had been changed, without the permission of the Trustees, from the position allocated to it on the plan of Mr. Murphy adopted by the Trustees. Two new buildings for that department are being erected on the high land east of the Women's Dormitories in place of the low land west of these Dormitories. I almost ordered the building work to stop so as not to waste any more money, but I was afraid of exceeding my authority. I do recommend that such work should stop until the Trustees should study the situation. Dr. Galt is an enthusiast in this department and has convinced the Committee by his insistence, but technically he is not right in changing the location of any department or building without the vote of the Trustees. At considerable expense the original location could be used - an expense of filling the ground, for it is very low \* but the area is not large enough at that point to accommodate his plan. His plan, if money is forthcoming, is to build for students from the kindergarten through high school, limiting classes to 25 persons each, the high school to be housed in dormitories. Play grounds and athletic fields are to be part of this plan. As I studied the plan I saw at once that the plant should be entirely separated from the University grounds. The mixture of all ages of students would add new problems and there would be a tendency to drag down the high standards of the University. The land that has been appropriated by that department must be saved for the sports of both men and women, such as tennis courts, ball fields of all kinds, and the like. The field athletic grounds for men should be placed as originally designed, but there is no space there for athletic games.

This problem seemed very hard to settle when I first studied it, but one fortunate event happened which solves two problems. Just as I left we were able to get the Prince's Gardens of about 32 acres for \$32,000.Mex. The western two-thirds of this could very beautifully accommodate this Practice School and all its appendages, and the eastern end can be saved for the future site of the School of Religion. Again money - but with the Chinese regulations, this department should be more thoroughly separated from the University. Also the consensus of opinion is that this department will have a greater influence on the University if it and its residences for its faculty could be housed just outside the University walls. The present Ninde Hall could be bought by the University and used either as a library building or for class rooms. The present library building will soon be outgrown and the Chinese and English library could well be housed in two buildings. The Practice School problem should be carefully considered and our committee should take definite action. The greater part of the expenses of the two buildings that are being erected is in the materials, so the loss of labor would be the only loss. The materials can be erected on the new site.

The beautiful forty acres\*\*\*\*

0045

Sept. 18, 1930

During the Formal Opening in ~~ix~~ the fall of 1929 certain of the visiting trustees contributed or pledged various amounts to purchase ~~a~~ <sup>three</sup> small pieces of land ~~near the south gate of the~~ <sup>within the fencing</sup> campus. Following are the contributors:

✓ = cards marked

✓ Miss Gouldy -	\$1000	Paid
✓ Mr. A. J. Stock, Sr.	500	"
✓ Mr. Filling	1000	"
✓ Mr. Boyd	2500	"
✓ Mr. McBrier	2500	"
✓ Mr. Warner	2500	---
	\$10,000	

BAG is looking after this; he wrote F H Warner  
7. H. W. advised later he could not pay until the gymnasium had been added

Correspondence re this in Central Office files - see especially letters of Aug. 1, 1930 and Aug. 10, 1930, from JLS and Dr. Galt, respectively

This land is made up of two or three small pieces of property which will be needed for the second row of women's dormitories - the west row. They scatter along up to the South Gate and are an annoyance.

June 21, 1930

The largest of these 3 plots has been purchased and there is hope that the other 2 may be had for aunts not to exceed the above \$10,000

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Yenching University

December 10, 1930

Mr. Franklin Warner,  
P.O.Box 35,  
Claremont, Cal.

My dear Mr. Warner:

We have recently received from Dr. Galt a letter in which he reports on the recent purchases made by the University properties lying within the University campus for which several of you who were at the formal opening last year made special pledges. Dr. Galt writes as follows:-

"I am glad to be able to report now the full consummation of that project. During the early part of the summer we completed the deal of the most expensive of the three plots concerned, which cost us L.C.\$11,800, and subsequently purchased the third and last piece. We are greatly relieved and rejoiced at this outcome, for we now have no more "island properties", or, to use another phrase, 'extra-territorial' plots within the campus.

"The second purchase referred to, costing \$11,800 as reported above, brings with it a group of buildings in fairly good condition, which we are now remodeling in such a way as to give us another faculty residence of ample proportions. We are placing in this residence Mr. Hin Wong, of the Department of Journalism, who, having a large family, requires ample room.

"According to the understanding with the donors, the cost of remodeling this residence, and of tearing down and clearing up other tumble-down buildings on the place, is being charged to the sum contributed. The favorable exchange has resulted in sufficient funds for this purpose, and there should be a balance left over. We shall supply the donors a detailed statement of receipts and expenditures when the matter is completed."

According to our records your pledge of G\$2,500 toward the purchase of these parcels of land, is still outstanding. Possibly you may have sent it to the field direct, or else we may have credited it on our books to the general Land Fund rather than to this designated objective for which it should be used. Or possibly the fact that you have been making such numerous and generous payments during the year on the Warner Gymnasium has postponed any action on this particular pledge. Since the field has now completed these purchases, I suppose they would welcome the payment of pledges now outstanding. However, the matter is not particularly urgent,

*JKS' letter of  
Oct. 5, 1929  
file "Land"  
explains all this*

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Mr. F. Warner-2

12-10-30

for obviously they have been able to take care of any deficit, for the time being at least, from some other source.

I trust you are beginning to catch the spirit of Christmas. I confess that as yet I have not had time to imbibe much of the Christmas atmosphere.

Very cordially yours,

BAG-H

*Prometrial office ✓*

*BAG*

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Million Affected

## Yenta Buys Garden Of Ex-Prince Regent

Repair Work To Start in Spring; To  
Be Residence Compound For  
Single Teachers

The purchase of the Prince Regent's Garden, the 22-acre park opposite the University West Gate, was completed Saturday after extended negotiations on the part of the University authorities.

Mr. Tai Fung, former Prince Regent and father of the present "boy-emperor," is said to have been reluctant to part with the ~~which~~ garden <sup>which</sup> was given him by Empress Nung Yü toward the end of the Ts'ing Dynasty.

The purchase price is said to have been very reasonable. In fact only a small fraction of the \$150,000 offer reported to have been made by General Yang Yu-t'ing for the property a few years ago, was ultimately paid.

Wei Hsiu Yuan, as the new property is known, will be utilized as a residence compound for unmarried teachers and administration staff who are at present living in the Ta Yuan compound. As Ta Yuan is at present being leased by the University, it is planned to give it up entirely as soon as the new garden is ready for occupancy.

At present the buildings and grounds of the enclosure are practically in ruins, due to several "occupations" by soldiery. Soldiers under General Li Ch'in-lin and General Yen Hsi-shan have been quartered there during recent years with disastrous results to the Ts'ing Dynasty buildings and landscaping.

Repair and renovation work on the buildings and grounds will be commenced as soon as the weather permits, it being expected that they will be ready for use by July 1st, 1932. In the course of this work, it is planned to move the gate from its present position near the southeast corner to one directly facing the West Gate of the University.

Sold 45000

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Women's College Infirmary

The estimate cost of the building of the Infirmary is \$19,000, itemized as follows, old materials having been credited:

Building proper.....	\$13,000.00
Heating .....	2,500.00
Plumbing .....	3,300.00
Lighting .....	400.00

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\$ 18,200.00

Plus Contingencies ..... 800.00

Total ..... \$ 19,000.00

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Woman's College Infirmary

The estimate cost of the building of the infirmary  
is \$18,000, itemized as follows, old materials having  
been credited:

Building proper.....	\$18,000.00
Heating.....	3,500.00
Plumbing.....	3,300.00
Lighting.....	400.00

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\$ 18,000.00

Plus Contingencies..... 800.00

Total \$ 19,000.00

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