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UBCHEA ARCHIVES  
COLLEGE FILES  
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Yenching  
Corres.  
Murphy, Henry Killam 1920-1921

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0275

MURPHY & DANA  
ARCHITECTS

HEAD OFFICE—NEW YORK CITY  
331 MADISON AVENUE  
TELEPHONE MURRAY HILL 5800—CABLE "MURDAN"

MAIN ORIENTAL OFFICE—SHANGHAI  
UNION BUILDING  
TELEPHONE CENTRAL 4706—CABLE "MURDAN"

TIENTSIN OFFICE—12 RUE COURBET  
PEKING OFFICE—3 TA SHA MAO HUTUNG

Peking—November 13th/20

REPORT OF VISIT TO SITE OF BUILDINGS  
for PEKING UNIVERSITY.  
Nov. 12th 1920.

On November 12th, 1920, the writer at the request of Mr Howard S. Galt, visited the site of the University buildings, which has just been purchased by the University. The writer was accompanied by Mr Galt of the Peking University and Dr Stuckey of the London Mission who is a director of the University.

*Survey of site*

Location:- The property is located about seven miles to the Northwest of Peking and is on the main highway to the Summer Palace. It is a journey of about thirty minutes by motor car from the Peking Legation Quarter. The property fronts on the West side of the main highway rolling back to the East, so that the elevation at the East boundary is about sixty feet above the highway. The site is well adapted for a large university group such as designed by Mr Murphy. This property was formerly a large Manchu Palace, and was destroyed by the British at the same time as the Yuen Ming Yuen (the old Summer Palace) which lies less than half a mile to the Northeast.

Description:- The entire property contains artificial hills, waterways and islands, being watered by streams running in from the West from the same source which supplies the Jade Fountain and Summer Palace. Large Chinese fir and pine trees, artificial grottoes and caves enhance the natural beauty of the place, while from the highest points of the property a wonderful panorama of the surrounding country can be viewed.

General:- Mr Galt authorized the writer to make a survey of the property and also a general survey of the adjacent land. He also instructed the writer to make a complete detailed topographical survey of the property and of the adjoining land, and also to estimate the building stone available for building purposes, as there is a large quantity of large granite blocks on the site, in a condition to warrant them being used for the new building. The topographical survey will be of most importance

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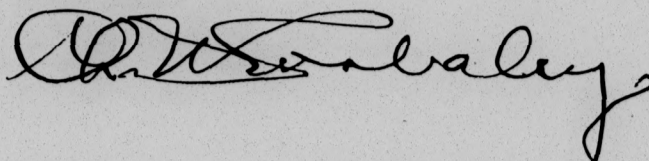
Page No. 2

To Report of visit to site of

buildings for Peking University

as it will enable Mr Murphy to lay out his University Group to the best advantage, by making use of the natural artistic possibilities of the irregularity of the ground. The writer is proceeding with this work at once.

Submitted by



cc-Mr Galt.  
Dr Stuckey.  
Mr Murphy.  
Mr Forsyth.

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View of property taken  
from highway looking  
East



View of highway at  
West boundary of  
property looking  
North.



View of South West  
corner of property  
showing boundary  
post.

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Mr. Galt looking  
at corner post  
South side near  
old entrance to  
property



General view looking  
West taken from East  
side of property.  
Western Hills and  
Summer Palace in  
distance.

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Page No. ....

To .....



View of property at  
South side of Univer-  
sity property which  
may be purchased.  
South boundary wall  
of University property  
in distance.



Old gate house at South  
side of property. View  
looking North.

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View of property from  
East side looking West



View of property looking  
West along South side.  
Western Hills in dis-  
tance.

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Entrance to rock cave  
at North side of prop-  
erty.



View taken from  
center of property  
looking Northwest.

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MURPHY & DANA  
ARCHITECTS

M-1012

HENRY KILLAM MURPHY  
RICHARD HENRY DANA, JR.

MAIN OFFICE — NEW YORK CITY  
331 MADISON AVENUE

TELEPHONE—MURRAY HILL 5800  
CABLE ADDRESS—MURDAN, NEW YORK

HENRY J. MCGILL  
TALBOT F. HAMLIN

ORIENTAL OFFICE — SHANGHAI  
UNION BUILDING, No. 4 THE BUND

TELEPHONE — CENTRAL 4706  
CABLE ADDRESS—MURDAN, SHANGHAI

J. DUNCAN FORSYTH

RE PEKING UNIVERSITY.

December 7, 1920.

REPORT OF CONFERENCE OF DECEMBER 7, 1920 AT MAD'S  
NEW YORK OFFICE.

Present:- Mr. Luce  
" Hamlin  
" Dana

Mr. Luce reports that President Stuart has just written a very urgent letter to the Finance Committee in New York urging that they get all the funds ready for starting the new buildings in the Spring of 1921. President Stuart apparently does not realize that it will be impossible to have the drawings ready at this time to start such buildings.

Mr. Luce wishes to see if some way cannot be managed, whereby the Working Drawings can be finished and ready to send out for estimates August 1, 1921, so that the buildings may be started September 1, 1921, and ready for the opening of the College October, 1922.

Mr. Luce feels that the temporary quarters for the College are so entirely inadequate that it is not fair to ask them to continue in these temporary quarters a bit longer than is absolutely necessary.

On account of climatic conditions Mr. Luce feels that it is very important to start the foundations in September. The Autumn months in Peking are unusually clear and free from either rain or dust storms. The foundations can then be completed before the severe cold weather sets in. The buildings can be carried up during the Winter and Spring and entirely closed in before the rainy season in July and August. The interior

0283

Report

#2

12/7/20.

plastering can be done to greater advantage during these two rainy months as the plastering would ~~not~~ not dry out too quickly as it would be apt to do in the extremely dry weather of the Spring or Autumn.

Mr. Murphy's Schedule for the completion of the Working Drawings would make them ready about October 1, 1921. Mr. Luce wishes to know if it would not be possible by special effort on our part, to get them ready two months earlier, that is, August 1, 1921.

He wishes to urge that Mr. Murphy make his visit to Peking to confer with President Stuart as early in January as he possibly can arrange to do so.

RHD/H.

R. H. Dana Jr.

Copy to -- Mr. Luce  
" " -- " Murphy  
" " -- M&D Shanghai

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MURPHY & DANA  
ARCHITECTS

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TIENSIN OFFICE--12 RUE COURBET

PEKING OFFICE--3 TA SHA MAO HUTUNG

TRUSTEES OF  
PEKING UNIVERSITY

March 9th, 1921.

Dr. J. Leighton Stuart,  
President Peking University,  
Methodist Compound,  
P e k i n g, China.

*Referred to in  
Corbett 3/9/21*

Dear Dr. Stuart: PEKING UNIVERSITY.

In accordance with the request of the University Building Committee, I have prepared the following statement of our ideas on the executive handling of the new group of buildings for Peking University:

It is obvious that the best results can be obtained, on any building operation, where it is possible for the Architect's organization to keep in the closest touch with both clients and contractors, from the formulating of the program, at the start, to the issuance of the Architect's final certificate for payment to the contractors. This is possible only where the job is located in the same city with either the Head Office, or a full Branch Office, of the Architects.

To establish this closer contact, I opened, in 1918, a Branch Office of our firm at Shanghai, which made it possible for us to give, to our growing practise in the Orient, much better service than under our former system of sending out a man from New York to handle each job here. For work located in the vicinity of Shanghai this system is entirely satisfactory, but for work located at a considerable distance we have felt the need of still further extending the idea of Branch Offices, to make it possible for us to give our clients the full benefit of organization-service rather than one-man service.

The decision to go on with the new group of buildings for Peking University makes it possible for us to open here a full branch office; and we feel that the opportunity thus afforded, for ensuring organization-service in the executive handling of this large project, must not be lost. I have, therefore, given this matter close study during my present

0285

LETTER NO.

DATE

Mar. 9th, 1921. PEKING UNIVERSITY.

RE

stay in Peking: and have decided that if we can secure the services, as Head of such an office, of a man of sufficient architectural ability, as an executive and as a designer, coupled with the requisite experience in China, I am ready to make definite arrangements for the opening of a full Branch Office in Peking.

The man best fitted to meet the above requirements is undoubtedly Mr. R. R. Kendall, who has had full charge, as Architect, on the Rockefeller buildings here for more than two years, and who is willing to undertake our work on the completion, the end of this June, of the Rockefeller work. Mr. Kendall has had an exceptionally valuable experience in handling building operations away from home, having spent ten years altogether in charge of large work in Athens and Constantinople, as well as here in Peking, preceded by ten years' general training in first class Architect's Offices at home. In particular, by securing the services of Mr. Kendall, we are enabled to give our clients the benefit of the valuable data now in Mr. Kendall's office on the Rockefeller work, which Mr. Roger Greene has expressed his willingness to turn over to us for use in connection with the Peking University work; thus materially reducing the cost of our work, and consequently the amount of our bills, in the preparation of drawings for the University project.

In order to ensure the best possible economy and co-operation from the start, we propose to have Mr. Kendall leave China on July first, and be in New York during the preparation there of the final working drawings and specifications, and the purchasing of the building materials and equipment to be sent out from America; and return to Peking as soon as this work is completed, -open our Branch Office, and get everything in shape to handle, in the best possible way, the important matters of securing competitive estimates and letting contracts for the work. As construction should start as early as possible in the spring of 1922, probably about March 1st, the Branch Office should be opened not later than the first of January.

There is one more point on which we wish to make a very strong recommendation. We have found it impossible on most of the Mission Colleges, for which we are the Architects, to handle their work as economically as we should like, because of the difficulty of dealing with Committees, and getting prompt and intelligent decisions from men who are too busy with their regular Faculty work to give the attention we need to the questions arising in connection with the building operations. On the Peking University work, however, there is an opportunity to avoid this loss through the suggestion recently made (and which we feel, most strongly, should be adopted) that Mr. Gibb,

0286



who has already had some experience in building work, and is naturally fitted for it, should be relieved for the present of his regular work on the Science Faculty and give his entire time to the University building work. This, to my mind, would do more than any other one thing to ensure the complete co-operation between client and architect which is so important in securing the best results at the lowest cost; and would automatically put the University in possession of complete information on every step in the work, from the reasons entering into the preparation of every working drawing to the final disposition of every financial claim of every contractor. To get the full benefit of the co-operation between Mr. Gibb, as client's representative, and Mr. Kendall, as architect's representative, (on which we are relying so much for smoothness in executive handling during the construction period) as well as to ensure the full value of bringing to bear the Mission point-of-view in our negotiations with the firms supplying the materials to be sent out from home, Mr. Gibb should be in New York this summer, working with Mr. Kendall from the very start; and should return to China with him, in the fall, to co-operate, in the same way, in the negotiations with the Chinese contractors who are to do the work. It is also our idea that Mr. Gibb should remain constantly on the job during the entire progress of building operations, watching the work,--thus saving the cost of having a man from our office, at the site, as superintendent, to report to Mr. Kendall.

Under these auspices, the building operations for Peking University would be conducted with a promptness, thoroughness and economy seldom attained in China, and not possible without organization-service. I understand the University authorities in Peking are fully in accord with the plan outlined above, but that you feel that it must also be approved by the authorities at home before going on. No special guarantees are required, to make it possible for us to open this Peking Branch Office, if the present schedule is adhered to; under which the working drawings and specifications are to be started in New York immediately on my arrival there next summer, and construction work started on the first group of buildings in the early spring of 1922. We should, however, like it understood that in case of any considerable delay in the work, or its abandonment, we should be reimbursed for any actual expenses incurred in carrying out the above plan for the executive handling of the University work, beyond the costs we should have been able to include in our bills to other clients.

LETTER NO.

DATE

March 9th, 1921

PEKING UNIVERSITY.

I understand that you will write to New York at once, asking the home authorities to cable you before the end of April, as my tentative arrangements with Mr. Kendall are conditional on being able to make his engagement definite by May first.

Yours very truly,

MURPHY & DANA,

by

*Henry Killam Murphy*

ER.

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-- PROPERTY ACCOUNT BALANCES --

May 11  
March 31, 1921.

Property . . . . .		\$240,473.97	
Treasurer, Board of Managers . . . . .		20,225.45	
Science Equipment. . . . .		8,220.39	
Equipment (Heating Plant). . . . .		5,282.73	
Cash on Hand	1544.49		
Paid on Current a/c <u>8457.73</u> . . . . .		9,802.22	
Capital Account. . . . .			\$242,004.76
A.B.C. for F.M.	49,500.00		
L.M.S.	50,000.00		
B.F.M. M.E. Church	94,504.76		
" Presby. "	<u>48,000.00</u>		
Nete at Bank . . . . .			42,000.00
		<hr/>	
		\$284,004.76	\$284,004.76

-- CURRENT ACCOUNT BALANCES --

Expenses . . . . .		\$ 319.94	
Rent . . . . .		90.00	
Presbyterian Board Current . . . . .		1,485.26	
Campaign Expenses. . . . .		1,917.07	
American Board Current . . . . .		1,500.00	
Board Manager's Appropriation. . . . .		3,977.62	
Methodist Episcopal Board Current. . . . .		531.97	
Burt Friant Loan Fund. . . . .			\$ 25.00
Campaign Building Fund . . . . .			1,337.13
Over-draft Current a/c (see Property Cash) . . . . .			8,457.73
		<hr/>	
		\$9,819.86	\$9,819.86

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RECEIVED

MURPHY MCGILL & HAMLIN  
JUN 1 1921  
ARCHITECTS

M-448

W. R. WHEELER  
HENRY KIRBY MURPHY  
HENRY J. MCGILL  
TALBOT FAULKNER HAMLIN

HEAD OFFICE-NEW YORK CITY  
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CABLE ADDRESS "MURDAN" SHANGHAI

TIENTSIN OFFICE-12 RUE COURBET  
PEKING OFFICE-3 TA SHA MAO HUTUNG

May 27, 1921.

RE PEKING UNIVERSITY.

REPORT OF CONFERENCE AT #156 FIFTH AVENUE ON MAY 27, 1921.

Present:- Mr. Wheeler  
" North  
" Hamlin

This conference was arranged at the request of Mr. Wheeler, when Mr. Hamlin telephoned him to find out the status of the question of Superintendence on Peking University. Mr. North informed Mr. Hamlin that the Finance Committee of Peking University had cabled to President Stuart not to approve the opening of a branch office of Murphy, McGill and Hamlin in Peking under the charge of Mr. Kendall, with the understanding that should the building of Peking University be delayed, Murphy, McGill and Hamlin were to be reimbursed for any actual expense incurred in carrying out the above plan for the executive handling of the University work, beyond the costs we should have been able to include in our bills to other clients. The Finance Committee felt that an arrangement like this amounted to the University taking the risk of carrying the Peking office which was purely the financial business of Murphy, McGill & Hamlin, and, therefore, any risk in connection with it should be borne by Murphy, McGill and Hamlin.

Mr. North then stated that no definite arrangements had been made although many had been discussed and that the latest decision had been to leave the final settlement of the question of Superintendence until

0290



Mr. Murphy's return to New York this Summer. He also stated that there had been considerable talk of organizing an office directly inawdi by the University which should have complete charge of the construction of the buildings from the drawings of Murphy, McGill & Hamlin, but without their Supervision. He also stated that there was considerable dissatisfaction with the double-the-costs system of charges, in connection with this Peking University work, both because of the uncertainty of the amount on which their finances must be based and also because there had been complaints from a certain Mission work that bills on this basis had run to excessive amounts. When Mr. Hamlin asked for details Mr. North reported that he could not offhand give any definite examples, but that this was an impression which he had gained in conversation with many people. He also said that there had been considerable criticism of work executed in China by Murphy & Dana. This also was a general impression which he had received. Mr. Hamlin thereupon explained the trouble both as to quality of work and amount of bills in connection with McTyiers School and certain other Mission jobs. He also stated that the buildings on which we have had the most criticism were not built under our supervision at all, such as, for instance, St. Paul's College in Tokyo and Yale-in-China at Changsha.

With regard to the basis for our bills, Mr. Hamlin explained that the Double-the-costs scheme did produce high bills on small jobs, but it also produced very low bills on large jobs in comparison with the percentage basis. The matter of the fee will be discussed at length by the Finance Committee and not decided until Mr. Murphy's return to New York.

The question of Superintendence for Peking University was then brought up a second time and Mr. Hamlin explained that Murphy, McGill & Hamlin were not interested in the particular scheme which might be worked out, but that they were vitally interested in keeping in the closest possible touch with the work from the time of its inception to the time of its final com-

pletion. He explained how attempts to gain economy by cutting down the Architects' connection with a job or break it absolutely, had always resulted in dissatisfaction not only on the part of the client, but also on the part of the Architect. All the troubles in connection with the erection of St. Paul's, Yale-in-China and Tsing Hua and all the criticisms of the executed work came precisely from the fact that the Architects' function was supposed to stop when drawings were made and the building supervision was done by others. It is only when the Architect is in the closest possible touch with the work throughout its course that harmony between the projected scheme and the result can be obtained and as long as Murphy, McGill & Hamlin were assured of this close touch with the building <sup>of</sup> Peking University, ~~that~~ <sup>in</sup> they were interested ~~not~~ how it should be brought about, only incidentally. Mr. Hamlin also stated that the best method of bringing this close co-operation in this country on all <sup>large</sup> our work, had been the employment of a clerk-of-the-works whose salary was paid by the client in addition to the regular fee. This Clerk-of-the-works devoted his entire time to the work in hand and made reports as frequently as need be to the Architects' office. Besides the Clerk-of-the-works members of the Architects' organization make periodical visits to the job as often as may be necessary.

Mr. North questioned Mr. Hamlin with regard to the amount of work over which one Clerk-of-the-works could keep charge and Mr. Hamlin stated that there should be no difficulty in one Clerk-of-the-works completely managing the construction of the first group of Peking University. There <sup>besides</sup> would have to be, of course, ~~visits~~ the time of the Clerk-of-the-works, the time and expenses of the necessary visits to the work during its construction by members of the Architects' organization so that artistic, as well as practical results, can be maintained.



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Mr. Hamlin then explained briefly the reasons for the change in our organization and told of the evidences of increased efficiency already achieved under the new regime.

Mr. North wished to know the size of the office staff<sup>of</sup> of Murphy, McGill & Hamlin in Shanghai at the present time. This staff consists of Mr. E. W. Hazzard, in complete charge of all Oriental work. Mr. Hazzard is a man of exceptional and valuable experience, having been in practice in New York for many years and since the war in charge of a large building organization in the South.

Mr. J. Burton, Superintendent and Head Draftsman, who has been in our employ in China for over two years, having proved himself an exceptionally valuable man in close touch with Chinese conditions and also fully in sympathy with the artistic ideals of the firm.

Mr. McKenzie and Mr. Corbalay, Superintendents. Mr. McKenzie is in charge of the outside work of the office and makes visits to all jobs. Mr. Corbalay at the present time has charge of jobs in the North of China.

Mr. Phillips, draftsman and superintendent.

Mr. Evans, draftsman and designer.

Mr. Lu, draftsman and designer. Mr. Lu also has charge of the two or three Chinese draftsmen in the office.

Besides this working staff there is the usual office staff of stenographers and office boys.

*Murphy, McGill & Hamlin*

TFH/H.

Copy to -- Mr. Wheeler  
" " -- MMH, Shanghai.

0293

June 4th, 1921.

DR. ERIC M. NORTH:-

I return herewith the report of conference with Murphy McGill & Hamlin on the Peking University work.

The only things I can add to what I have already said to you in this respect is that I think there is danger in attempting to implant into China the conditions which we find here in America.

Here work is done usually through a general contractor. The contract is drawn between him on one side and the client on the other. The architect becomes the client's representative and is in close touch with him and with the work through its entire course. The Clerk-of-the-works is usually an inspector as Mr. Hamlin reports.

In China we will not have reliable general contractors as we are accustomed to in America. Your local man supervising the work must to a large extent take the place of the general contractor in giving general direction to the work and keeping things moving, placing sub-contracts and taking responsibility for the co-ordination of all the work done on the ground. He is far more than a Clerk-of-the-work. Moreover, if this supervisor is a missionary and a member of the missionary body, he is in fact more of a representative of the client in the execution of the work than is the architect.

I think it would be a mistake to designate these men as Clerks-of-the-works. If you come to enlist men on this basis you will get men of clerk calibre and nothing more. I would say by all means if you are going to call him that put the whole thing in the hands of Murphy McGill and Hamlin and let your "Clerk-of-the-works" be on the commercial basis also.

I do not think we will ever get a fully satisfactory method of handling this type of work until we do both the designing and supervising within our own organization. However, we at present in the state of transition. The best interests of our work are going to require the assembling of our own construction staff. Your Peking University Construction work will probably trail out through many years. Unless you are ready to face a proposition of employing Mruphy, McGill and Hamlin indefinitely, it would appear that the sooner you start on the creating of your own department the better. While the divided authority will tend to be unsatisfactory in some respects a little consideration shown by both sides in attempting to adjust the situation ought to produce a thoroughly workable arrangement. E.F. BLACK

0294



REPORT ON PROPOSED ARCHITECTURAL SERVICES  
TO THE FINANCE COMMITTEE OF THE BOARD  
OF TRUSTEES OF PEKING UNIVERSITY  
Presented at New York, N.Y.  
August 1, 1921

SCOPE:- We have interpreted our instructions to be to present a concise review of all the factors to be considered in the decision of the question involved and not only the recommendation of the course that meets the approval of our judgment.

Some of the facts to be kept in mind are:h

- (1) That the University will probably conduct an almost continuous building program for the next fifteen years or more. Whatever contracts or arrangements are made should keep this in view.
- (2) Murphy & Dana's previous contract has expired by general consent (item 1) as of the 27th of June, but to complete the work contemplated therein ( i.e. preliminary layout), item No. 2 of the new agreement is necessary and item 3 in case the University wishes a revised Bird's Eye. Items 2 and 3 are therefore merely a new schedule of compensation for work contemplated in the old contract.  
Items 4 to 11 represent new contract and are considered later here.
- (3) Mr. Murphy's services have, in general, been quite satisfactory to the Managers and other field representatives and they have no other arrangement to suggest in preference to the continued employment of Mr. Murphy's firm.
- (4) We know of no other arrangement that guarantees so thoroughly a proper and satisfactory design as the employment of Mr. Murphy under the careful direction of University representatives
- (5) We believe the most satisfactory arrangement with Mr. Murphy's firm is that they shall, at this time, be given a contract for complete working drawing (excepting Mechanical Installations) for certain specified buildings, the University to provide otherwise supervision, mechanical and engineering drawings, and minor architectural design not on buildings assigned to Mr. Murphy.
- (6) We believe there are other arrangements that can be made, however, that will sufficiently protect the University's interests:
  - (a) Strengthening of the University's technical staff to handle a large share of the work.
  - (b) Kendall on a special salary basis for a limited period of time for architectural design.
  - (c) Lund and Gernow for structural design, possibly also for architectural detail in the reproduction of local Chinese models.
  - (d) Special architectural talent from U. S. A. on special pay basis.

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TRUSTEES OF  
PEKING UNIVERSITY

*Murphy, McGill & Hamlin*

*eight October*

A G R E E M E N T made this eleventh day of August, Nineteen Hundred Twenty-one, between the Trustees of Peking University, a corporation chartered by the Regents of the State of New York, with offices in the City of New York, hereinafter called "the University" and Messrs. Henry K. Murphy, Henry J. McGill and Talbot F. Hamlin, of the city of New York, copartners, doing business as architects, under the firm name and style of Murphy, McGill and Hamlin, hereinafter called "the architects".

WITNESSETH: That,

WHEREAS, the predecessors of the architects under the firm name and style of Murphy and Dana, have heretofore by letter in writing engaged to do certain architectural work in connection with the planning for the University buildings, which obligation the architects have been carrying out, and

WHEREAS, the compensation due for the work performed has not all been paid, and

WHEREAS, all of the parties hereto desire to form a new contract upon a different basis of compensation and with different terms and conditions as hereinafter set forth,

( N O W, in consideration of the premises and of One Dollar to each in hand paid to the other, the receipt of which is hereby acknowledged, and their mutual covenants and agreements hereinafter contained, the parties agree as follows:

FIRST: The compensation due to the architects for all work done prior to the 27th day of June, 1921, shall be computed and paid as provided in the former contract above referred to.

SECOND: All work done subsequent to the 27th day of June, 1921 by the architects, shall be included under and paid for upon the basis hereinafter set forth in this Agreement. The former contract, except for the purpose of the computation of and payment for work done



prior to the 27th day of June, 1921, shall be deemed to be and shall be void and of no effect from the said 27th day of June, 1921, as soon as this contract shall have been agreed to and signed. The University shall make compensation for work done prior to the 27th day of June, 1921, at such time as funds may be available therefor, but shall complete said payment for such prior work on or before the 15th day of March, 1922: and the architects hereby jointly and severally bind themselves to save the University harmless from any claim or obligation arising out of said former contract with the firm of Murphy & Dana, resulting from the cancellation of said contract as of June 27, 1921, and also from any variation of terms or conditions of payment thereunder.

THIRD: Because of the fact that a change has been made in the site of the University, since the preparation by the architects or their predecessors, Murphy & Dana, of what is called "General Plan of Peking University, Peking, China", the parties recognize that there will be required a new study of the new site and a new general plan or ground location of the various buildings of the University, generally set forth in the preceding plan; and for the completion of such general plan on a scale of approximately eighty(80) feet to the inch, showing the location of buildings, the platting of the ground and the general layout, including the Women's College Buildings, for the new site, which is to be done by said architects, the architects shall be entitled to receive and the University shall pay the additional sum over and above compensation due for work done prior to June 27th, 1921, the sum of Five Hundred Dollars (\$500) gold.

FOURTH: The architects shall, when reasonably convenient and within six(6) months from this date, prepare and furnish to the University, at its office in New York, a birdseye view of the completed University campus and environments, showing the ultimate plan and perspective or elevation of all the buildings, including the Women's College Buildings, set forth upon the ground plan, in color as required; and the University for this shall pay, and the architects shall receive, as full compensation, Five Hundred dollars (\$500) gold, in addition to the sums payable for work



done prior to June 27th, 1921. This birdseye view shall be of the best quality of workmanship, with such materials as shall make it a suitable representation of the completed University grounds, and also suitable for photographic reproduction and any publicity work that the University may desire to conduct.

FIFTH: The University may accept and use the general plan, the perspective, or birdseye view, of the entire property for any of its purposes and shall be under no obligation by any such act of acceptance or use, to employ the architects for any other buildings than those hereinafter specifically set forth.

SIXTH: The architects are hereby employed for the purposes hereinafter set forth in relation to the following buildings as shown upon the general plan or layout of the University grounds, the numbers referring to preliminary general plan made <sup>in 1919</sup> by Murphy & Dana, above referred to ~~is~~ ~~to~~ for the former or theoretical site:

- Number 5 - School of Religion
- Number 4 - Recitation Building
- Number 13 - Typical Dormitory Building
- Number 14 - Typical Commons and Dormitory Building

The compensation to be paid <sup>by</sup> the University and received by the architects, shall be a sum equivalent to six per centum of the cost of constructing the said completed buildings and each of them. The plans and specifications to be prepared by the architects shall include the following:

- (a) The preliminary small scale sketches
- (b) The plans and specifications for each building
- (c) The working drawings, including all plans for mechanical installations
- (d) The full size and large scale, detailed drawings, as may be required for the proper construction of the building
- (e) The exterior color studies.

It is understood that the foregoing plans, small scale drawings, including floor plans, elevations and general details, shall be in the possession of the University, at its office in the City of New York, complete with specifications, not later than the first day of October, 1921.

Compensation shall be made from time to time in accordance with the customs of the profession and as funds may be available in possession of the University.



SEVENTH: Eventually there may be constructed dormitory and commons buildings in connection with the University which are, in every respect, duplicates of the buildings above contracted for, and numbered 13 and 14; for any such the architects shall receive compensation which shall be the equivalent of one per centum upon the building cost, computed upon the basis herein set forth; but new plans, etc. shall not be required for these repeat buildings; the compensation being intended to cover royalties, correspondence and advisory work, needed by the University.

*Second*  
EIGHTH: In the preparation of plans under this Agreement and of all of the specifications and drawings, the architects shall be subject to the guidance and control of the University authorities, especially as to the limitations upon the cost of the buildings designed.

The architects shall be entitled to have the plans marked "approved" when they meet the requirements of the University authorities, and any changes made by the architects after such approval shall be paid for at the actual cost for time of partners and draftsmen required in the making of such changes, plus an equal amount for overhead expense, plus an equal amount for profit, in addition to the percentages upon the cost herein specified as remuneration for the architects.

*Third*  
NINTH: All of the original drawings or duplicate copies of the originals, suitable for blueprint purposes, with the specifications, shall be furnished to the University and shall be its absolute property from the date of delivery, without other obligation than that the University shall give proper credit upon any reproduction thereof, to the architects. Neither the said originals nor said copies shall be transferred to anyone not a party to this Agreement.

*Tenth*  
TENTH: The University shall have the right to call any member of the firm of architects, the architects, or any one of them, or any qualified architectural member of the staff of the architects to visit Peking for the purposes of consultation, and for such consultation services and the time that the said member of the firm or of the staff, shall be detained in Peking at the request of the University, compensation shall be paid as follows:



for members of the firm \$100 local currency per day; for members of the staff \$50 local currency per day, including each day spent in traveling from and returning to Shanghai; it being understood that the entire time of the person so called, shall, during the stay in Peking, be devoted to the service of the University, and it being understood that in addition to these per diem charges and compensation, the reasonable traveling expenses of the person so called, shall be paid.

*Depth*  
ELEVENTH: It is expressly understood and agreed that the University shall be at liberty, at any time and for any reason, to discontinue this contract and to abandon the construction of any of the buildings above provided for, but in the event of such discontinuance or abandonment, the architects shall be paid for the services they have rendered upon the following basis:

*two*  
For the preliminary sketches, consultations and outline work - one per cent of the estimated price, fixed by the University for the cost of the building

*three*  
For the plans and specifications, with working drawings, - three and one-half percent of said sum

For the full size and detail drawings, and exterior color studies, as may be required - one and one-half per cent of said sum

*done*  
TWELFTH: This contract in all its implications, except the responsibility for payment for work already done, expires automatically, without further notice, three years from date of its signature. All questions in dispute under this agreement shall be submitted to arbitration.

*insert*  
THIRTEENTH: All questions in dispute under this agreement shall be submitted to arbitration. Unless otherwise provided by law, the parties may agree upon one arbitrator; otherwise there shall be three, one named in writing by each part and the third chosen by these two arbitrators, or if they fail to select a third within ten days, then he shall be chosen by the presiding officers of the Bar Association of the State of New York. Should the party demanding arbitration fail to name an arbitrator within ten days of his demand, his right to arbitration shall lapse. Should the other party fail to choose an arbitrator within said



ten days, then such presiding officer shall appoint such arbitrator. Should either party refuse or neglect to supply the arbitrators with any papers or information demanded in writing, the arbitrators are empowered by both parties to proceed ex parte.

The arbitrators shall act with promptness. If there be one arbitrator, his decision shall be binding; if three, the decision of any two shall be binding. Such decision shall be a condition precedent to any right of legal action, and wherever permitted by law it may be filed in Court to carry into effect.

The arbitrators shall fix their own compensation unless otherwise provided by agreement, and shall assess the costs and charges of the arbitration upon either or both parties.

The award of the arbitrators must be in writing and, if in writing, it shall not be open to objection on account of the form of the proceedings or the award, unless otherwise provided by the laws of the State in which the work is to be erected.

*Eight*  
FOURTEENTH: This agreement shall inure to the benefit of, apply to, and bind the legal representatives, successors and assigns of the parties hereto; but, this provision shall not require the acceptance by the University of the work of any other architects, who may be associated with those who are parties to this Agreement, unless the University authorities shall desire to do so, and in case of the inability of the architects, who are parties to this Agreement, to completely perform its provisions in full, they shall be entitled to pay for the part performed at the rates herein above specified in the case of discontinuance of work by the University; and as to the remainder of said work, this contract shall be deemed to be cancelled by such inability to perform.

IN W I T N E S S WHEREOF, the parties hereto have caused these presents to be signed and sealed the day and year first above written.

TRUSTEES OF PEKING UNIVERSITY

By

*Edmund Zier*  
*Arthur Peary, Vice Pres.*

*Henry Kellan Murphy*  
For the Architects.

Witness

MURPHY MCGILL & HAMLIN  
ARCHITECTS

HENRY KILLAM MURPHY  
HENRY JOSEPH MCGILL  
TALBOT FAULKNER HAMLIN

HEAD OFFICE—NEW YORK CITY  
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TIENTSIN OFFICE—12 RUE COURBET  
PEKING OFFICE—3 TA SHA MAO HUTUNG

October 1st,  
1931

Re:—Peking University.

J. McG. Gibb, Esq  
c/o—Mrs. L.O. Lee  
Room #1315  
#19 South LaSalle Street,  
Chicago, Ill.

Dear Mr. Gibb:—

In accordance with your suggestion, I am giving herewith our ideas for the handling of the architectural work in connection with the new buildings at Peking University, for the Women's College.

As you know, our work thus far on the Women's College has been combined with our work on the Men's College; no separate account being kept of our time, and no separation made in our bills.

While we have not been officially notified that any change is desired by the Women's College authorities from the arrangement made under which our past services have been rendered, (and under which we are ready to continue, without the need of further discussion,) we understand that you feel that the Women's College authorities may desire to supersede this by a percentage arrangement. If so, we stand ready

2  
TRUSTEES OF  
PEKING UNIVERSITY

0302



MURPHY MCGILL & HAMLIN  
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Mr. J. McG. Gibb.

-2-

to substitute an agreement for preparing the Women's College drawings and specifications for a fee of eight per cent; the Owners handling direct all supervisions, negotiations with Contractors, certificates for payment, etc. Our work included in the eight per cent fee would (as stated in the memorandum I prepared in Peking last June at Pres. Stuart's suggestion) include:-

- ✓ ("A") Preliminary sketches at 1/16" scale (plans & Elevations)
- ✓ ("B") Working Drawings at 1/8" scale; [General Specifications; Engineering Drawings at 1/8" scale (structural, plumbing, heating and electric); Engineering Specifications.]
- ✓ ("C") Detail drawings at 3/4" scale and Full Size; Color studies.

In case of <sup>suspension</sup> supervision or abandonment of our work before completion of all of the above drawings, etc., our fee would be calculated at 2% for "A" 4% for "B" and 2% for "C". As we have already agreed to include the Women's College Buildings in the revised General Plan & the new Birdseye Perspective we are making for the Men's College, no further arrangements are necessary for these drawings.

As it is impossible to know in advance what would be the Contractors' figures in the cost of con-

0303

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Mr. J. McG. Gibb.

-3-

struction, our percentage fees would be calculated on the basis of the actual construction,— costs of the similar buildings we are now doing for Ginling College, Nanking, namely at Seven Dollars Gold per square foot of ground area, for two-story buildings.

As I explained to Mrs. Frame at our Office in September, we should at once prepare, on receipt of instructions to proceed, a detailed Program of Requirements (for which I have been gathering data at my past three visits to Peking.) We should be ready within a week, for a conference at New York to discuss this Program; and with another ten days we should have preliminary sketch plans and elevations ready for approval. Within four weeks after receipt of this approval, we should have the working drawings completed; and with another week, the specifications would be ready. In other words, if the authorities act promptly, we could send the complete drawings and specifications off to China by the latter part of November; enabling you to include the Women's College buildings in the contracts you are planning to let before the end of January on the Men's College buildings.

0304



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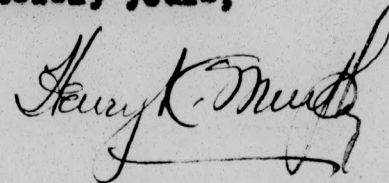
Mr. J. McG. Gibb.

-4-

The above schedule has been laid out on the assumption that we would draw out three or four buildings at this time. The schedule could not in any case be much shortened, even for only one Bldg; if five or six buildings were to be drawn out at one time, it would be necessary to add about a fortnight to the schedule.

As I have been so thoroughly over the whole matter with Miss. Miner at my recent conferences in Peking last March and last June, and with Mrs. Franz in New York in September, a letter instructing us to proceed at once along the lines already laid out would be all we need.

Sincerely yours,



HKM/LMD.

0305

October  
Twenty-one  
Nineteen Twenty-one

Murphy, McGill and Hamlin,  
331 Madison Ave.,  
New York City.

Attention Mr. Murphy.

My dear Mr. Murphy:-

May I, in behalf of the Yenching College Committee, urge the importance of carrying forward the designs for the two Yenching buildings in rapid time. Your letter of October first to Mr. Gibb on the subject of the Yenching program indicated that within a week after you received word that they were ready to go ahead the program of requirements would be ready, and within another ten days the preliminary sketch plans elevations would be ready for approval.

I notified you on October 6th that we were prepared to go ahead with the buildings and on October 8th informed you of the acceptance of the percentage on which it was to be done and notified you that Mrs. Frame would be here on the 14th for discussion of the program of requirements. Even by the 19th when Mrs. Frame returned to New York for the second time it was evident that the program of requirements was still incomplete.

In order to make the mailing of the plans which will even then be quite late for Mr. Gibb to push them through into formal contracts, the sketch plans were begun on the 19th and according to your schedule should be ready on the 29th for O.K. I trust that you will find the following schedule is practicable and that you can adhere definitely to it:

Sketch plans ready for O. K. October 28th.  
Working drawings begun October 31st.  
Working drawings approved November 28th.  
Plans leave New York for Peking December 1st.

There is, as I see it, practically no leeway within these dates.

Cordially yours,

0306



MURPHY MCGILL & HAMLIN  
ARCHITECTS

M-602

HENRY KILLAM MURPHY  
HENRY JOSEPH MCGILL  
TALBOT FAULKNER HAMLIN

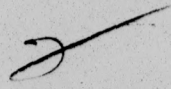
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PEKING OFFICE-3 TA SHA MAO HUTUNG

October 22, 1921.

RE PEKING UNIVERSITY  
WOMAN'S COLLEGE.

  
TRUSTEES OF  
PEKING UNIVERSITY

Eric M. North, Esq.,  
Peking University,  
#156 Fifth Avenue,  
New York City.

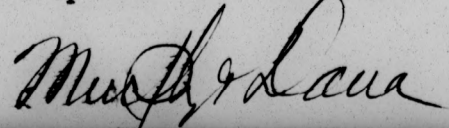
Dear Mr. North:-

Your letter of October 21st is received, urging the importance of carrying forward the drawings for the two Yenching buildings in rapid time.

While it is true that the Program of Requirements was not completed on schedule and has not yet been put into final typed form (owing to unexpected emergency calls on Mr. Murphy's time) we went over the essentials of it with Mrs. Frame at her first two visits to our office on the 15th and 19th of October. Sketch plans were begun on October 20th., one day later than the schedule of dates; have been already approved in general by Mrs. Frame; and will be ready for final O.K. on October 29th., as per schedule. The balance of the schedule will also be carried out; calling for starting the working drawings on October 31st; getting the final approval of them on November 28th and sending them off to Peking on December 1st.

There is, as you say, practically no leeway within these dates; and though the time allowed is very short, adherence to the schedule is the only way in which there is any chance to make up time lost during the

Summer and early Fall in authorizing the work.  
HKM/H. Co.to-Shai. Very truly yours,



0307

Oct. 25, 1921

Murphy McGill & Hamlin,  
331 Madison Avenue,  
New York City.

Gentlemen:

Thank you for your letter of October 22, indicating your appreciation of the importance of the schedule for the two buildings for the Woman's College. I have no doubt that you will be able to complete them satisfactorily according to schedule. Permit me to convey to you the following resolution of the Executive Committee of the Trustees of the University.

81176. VOTED: That the Trustees of Peking University, through their Executive Committee, express their pleasure and satisfaction in the plans for the University buildings prepared by Murphy McGill and Hamlin; and that the Secretary of the Trustees be asked to transmit this statement of their action to the architects."

In accordance with your statement rendered October 13, for the balance due to cover the completion of the working drawings and specifications for the four buildings for Peking University, I take pleasure in enclosing a check for \$2,003.05.

Cordially yours,

EMM  
JL

TRUSTEES OF  
PEKING UNIVERSITY

0308



MURPHY MCGILL & HAMLIN  
ARCHITECTS

HENRY KILLAM MURPHY  
HENRY JOSEPH MCGILL  
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RE: PEKING UNIVERSITY.  
(WOMENS COLLEGE)

New York City.  
November 10, 1921.

Dr. Henry W. Luce,  
Hotel Statler,  
Detroit, Mich.

Dear Dr. Luce:-

In accordance with your telephone request today to Mr. Murphy, we are sending you herewith a photograph of the model we made, for Mrs. Peabody, of the Yenching Faculty House. We are glad to find the photograph so good.

We are also sending copy of our letter of today to Mr. Pendleton, at Pasadena.

In accordance with your instructions, we shall notify Mr. Eric North and Mr. Wheeler when we have completed the preliminary studies we are now making, (at the full size of the completed drawing) for the Birdseye Perspective of Peking University; so they may look it over before we put it in its final form. We understand you will not be back in New York until November 22, and that you do not wish us to delay this drawing to get your approval.

Very truly yours,

*Murphy McKillop Hamlin*

Copy to MMH Shanghai

HKM/W

One enclosure.

MURPHY MCGILL & HAMLIN  
ARCHITECTS

HENRY KILLAM MURPHY  
HENRY JOSEPH MCGILL  
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RE: PEKING UNIVERSITY

New York City.  
December 6, 1921.

Mr. John McGregor Gibb, Jr.,  
Construction Bureau,  
Peking University,  
Peking, China.

Dear Sir:-

Your letter of November 11th is received, acknowledging receipt of Sweet's catalog, and the various sets of prints which we mailed to the Express of Asia of our working drawings of the new buildings for Peking University.

We are glad to note that the plans have met the hearty approval of all the members of the Faculty and both of the managers who had seen them up to the date of your letter; and that there is plenty of enthusiasm at Peking for the work.

We are much interested in your comments on the reception of the <sup>plans by</sup> ~~plans~~ of the Womans College Faculty; and glad to note that after you had explained the reasons for the various points incorporated in the plans, they have come to the conclusion that our layout is the very best that could be arranged, both in general plan and in the details of the buildings. Your ability to explain in this way to those in Peking the reasons back of everything in our drawings seems to us of great value in securing the harmonious cooperation of everyone in this work; and to be almost enough by itself to justify your trip to America last summer.

0310



MURPHY MCGILL & HAMLIN  
ARCHITECTS

HENRY KILLAM MURPHY  
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RE:PEKING UNIVERSITY

New York City.  
December 13, 1921.

TRUSTEES OF  
PEKING UNIVERSITY

Mr. Eric M. North,  
Peking University,  
156- 5th Avenue,  
New York City.

Dear Sir:-

In accordance with your letter of December 9th, we have asked our photographers, L. H. Dreyer, to deliver to you today a set of muslin back prints of his photographs of our preliminary drawings for the Peking University School of Religion building, which we note that you want for a donor. In accordance with your telephone message to Mr. Murphy yesterday we shall send you an additional set of photographs tomorrow.

We understand that you have already received the set of blueprints we sent you several days ago of the working drawings for the Womans College, Faculty House and Recitation Building; and that you will send us for our files, your formal approval of these shortly.

In accordance with your telephone message yesterday we are sending you this noon 12 lithoprint copies of our revised general plan at 150 ft. to the inch. In accordance with your suggestion we shall keep separate count of these extra lithoprint, photographs, etc., and bill them to you later at actual cost.

Mr. Eric M. North - 2

Thank you for your expression of appreciation of our successful efforts to get the working drawings of the Woman's College Building off in time to catch the December 8th, steamer, ~~we are~~

Very truly yours,

*Mary McGill & Hamlin*

HKM/EW.

Copy to MME, Shanghai.

03 12

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MURPHY MCGILL & HAMLIN  
ARCHITECTS

HENRY KILLAM MURPHY  
HENRY JOSEPH MCGILL  
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New York City.  
December 19, 1921.

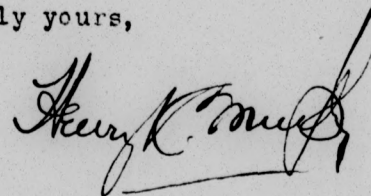
Dr. H. W. Luce,  
% Peking University,  
156 - 5th Avenue,  
New York City.

Dear Dr. Luce:-

I find I have never replied to your personal note of November 18th, enclosing a notice of Donovan's "School Architecture". This is an excellent book; and we already have copies of it in our New York office, and our Shanghai office.

There is nothing I should like better than to get out a book, as you suggest, on Chinese architecture; and I hope to do so before I am through. Just at present however my entire time is occupied in trying to get our work on such a basis that we can continue our efforts to develop good building in the Orient, without continuing to go down into our own pockets.

Sincerely yours,



HKM/W.

0313