



The Influence of Educational Institutions on Early Modern Development in Suburban Tokyo, Japan -For the Jesuit School Establishment Project-

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The first modern suburban development in Tokyo, Japan, is Shinmachi Residential Area in Sakura-shinmachi (1913). However, development in the same period was limited and increased in the 1920s. The background of the early development of Shinmachi Residential Area, etc., is still unclear. Therefore, this study aims to clarify the details and characteristics of this area's modern urban planning history, thereby contributing to the inheritance of a favorable regional environment formed in the modern era. After the Jesuits began selecting lands to establish a school in Japan in 1908, there was a movement to consolidate larger lands in more suburban areas. Specifically, these were Komazawa Village and Kichijoji Village. Finally, Jesuit schools did not come there and were established in Yotsuya, Central Tokyo, as Sophia University. Later, the land in Komazawa Village was developed as Shinmachi Residential Area, and the land in Kichijoji Village was developed as a school town by Seikei Gakuen educational institution, as pioneers in suburban development. Thus, the Jesuit's international educational involvement partially characterized early modern suburban development in the Tokyo area.

Keywords: Modern Development, Suburban Tokyo, Educational Institution, Jesuit, School town

1. Introduction

1.1 Background and Purpose of the Study

The pioneering early modern suburban residential areas in Japan were Ikeda-Muromachi in Osaka, Kansai region (subdivision started in 1910) and Shinmachi residential area in Sakura-shinmachi, Tokyo (subdivision began in 1913) in the Kanto region. Around 1910, the Ikebukuro area was still a suburb in the Kanto region, and educational institutions started concentrating in Ikebukuro (Figure 1). Basically, suburban residential development in the Kanto region did not take off until the Great Kanto Earthquake of 1923, so Shinmachi Residential Area was a unique development ahead of its time. The increase of suburban residential development in the Kanto region after 1923 was not only due to the earthquake's impact, but also to the emergence of a new middle class that sought a modern lifestyle and the Taisho New Education Movement's strong emphasis on the natural environment. On the other hand, the reason that Shinmachi residential area was developed so early, around 1910, before the need for suburban residential areas became apparent, is still unclear. By re-examining the development background, we will clarify the characteristics of the history of modern urban planning in the Kanto region. Thus, we aim to contribute to inheriting a good regional environment in the modern era.



Figure 1 - Railroad network and station locations in western Tokyo in the 1920s.



1.2 Research Subjects and Methods

As mentioned above, the research will focus on Shinmachi residential area, which is said to have been the earliest suburban residential area in the Kanto region. Shinmachi residential area was developed in about 23.5 ha, carved out of the fields of Komazawa Village and Tamagawa Village, Setagaya Ward, Tokyo¹. It is south of Sakura-shinmachi Station, about 10 minutes by train from Shibuya Station, one of Tokyo's terminal stations. It is known that Tamagawa Electric Railway established the Shinmachi stop (now Sakura-shinmachi Station) in 1907², and in 1911, Tokyo Trust Co., Ltd. purchased the land that would later become Shinmachi residential area³; the area was developed in 1912, and sales began in 1913. On the other hand, the area's history before the purchase by the Tokyo Trust and the development of suburban residential areas in the Kanto region during the same period needed to be researched more. This study will use the article "Disturbance of a Large Land" in the Asahi Shimbun on December 9 and 10, 1910, as a starting point. We will attempt to elucidate the situation by surveying newspaper articles and documents from the time. We will also investigate the Kichijoji land in Tokyo mentioned in the article.

1.3 Existing Research

Suburban development in the 1910s is discussed in a study by Tamekuni et al. on the transformation of southwestern Tokyo with the Tamagawa Electric Railway² and in a book by Yamaguchi et al. on suburban residential areas in Tokyo⁴, and so on, which discusses Shinmachi residential area as the first example in the Kanto region with the construction of a railroad. The construction of the railroad is an indispensable element when discussing suburban development in the same period. The history of Shinmachi residential area after the purchase of the Tokyo Trust is clear. Still, it is unclear why Shinmachi residential area was the first suburban residential development in the Kanto region. Therefore, this study is a novelty in the history of modern urban planning.

2.1. Movement to consolidate the land due to the construction of a Jesuit school

2.1. Asahi Shimbun Newspaper Article, "Disturbance of a Large Land"

We focus on an article in the Asahi Shimbun dated December 9 and 10, 1910, titled "Disturbance at a Large Land⁵⁶." The article states. In September 1910, the Roma headquarters of the Jesuits dispatched an American, Rockliff, to select a land to establish a school in Japan. The school's site was over 110,000 square meters. It is written that the contract for the sale and purchase of the school site of more than 110,000 tsubo was broken between a prefectural assemblyman, Keiji Tanioka of Fukazawa, Komazawa Village, Ebara County, and more than 50 others, and Mitsuaki Yamazaki who claimed to be Rockliff's agent. The land is described as a total area of 18,639 tsubos (about 1,000,000 m²), which is spread over six villages: Shinmachi and Fukazawa in Komazawa Village, and Seta, Yoga, Shimonoge and Norada in Tamagawa Village, Ebara County, Tokyo. First, Oshikawa asked Tanioka, whom he had known for many years, if he could find a suitable site in the Komazawa Village area. Tanioka once considered and coordinated with the local community, but could not agree. In response, Oshikawa separately started to select a site near Kichijoji Station in Musashino. Later, a man named Mitsuaki Yamazaki appeared and made repeated requests to Tanioka. Tanioka immediately started a campaign to consolidate the land, bought other land in exchange, discussed with the owner's relatives to purchase the quasi-prohibitionist's portion, and persuaded more than 50 owners to join him. Tanioka worked hard to put the application together and sent it to Yamazaki on November 27, who presented the signature of Ebrard, a church director like Rockliff. However, on November 28, when Tanioka and more than 50 sellers gathered at the Komazawa Village registration office to prepare for the registration to be made the following day, Yamazaki informed them through his lawyer that he had no objection if even one person did not complete the registration. He also informed that the foreign buyer was absent today, so they should assemble again on November 29. On November 29, Tanioka and the others waited for Ebrard at the registration office, but he did not show up, and Yamazaki requested a postponement by telegram. When Tanioka and the others questioned Yamazaki about the reason for the delay in the registration, he explained that it would be difficult to register the property due to the discrepancy between the contract price and the purchase price, the ambiguous acceptance letter, and the questionable contract regarding the transfer of the house. In addition, Yamazaki replied that he was unrelated to Ebrard and substituted Ebrard's signature. He also said there was another true client but could not say who the client was. Yamazaki intended to offer Ebrard to deal with him after establishing the land. After that, the reporter interviewed Ebrard. He replied that he had never heard of the Komazawa Village's land, Yamazaki's wife was a church member but had never met him, and Rockliff had left Japan in the spring of 1910. He was replaced by a German, Hoffmann. Furthermore, the reporter interviewed Hoffmann. He replied that he was unaware of Komazawa Village or Yamazaki and had not entrusted the land to any Japanese.

From the above, we understand that the Japanese discussed the possibility of putting lands together in Ebara County or Kichijoji, but in the end, these lands were not selected.



2.2 Attributes of the people involved

We will explain each Japanese person mentioned in the above article. First, Masayoshi Oshikawa was a pioneer of Christian education in the Meiji period and established Tohoku Gakuin educational institution and Miyagi Gakuin educational institution, and was also involved in the acquisition of land in Ikebukuro for Rikkyo University around 1910⁷. Thus, he had a deep knowledge of establishing Christian schools and got involved in this case based on his experience.

Next, Mitsuaki Yamazaki. His wife was a member of the church related to Ebrard. In addition, he was involved in establishing the POW Relief Society, which the members of the Orthodox Church organized⁸. So, it can be said that he was involved with Christianity. In addition, around 1909, Yamazaki referred to Oshikawa as an acquaintance⁹. So Yamazaki and Oshikawa certainly knew each other before the timing of the article's event. As mentioned above, it can be inferred that Yamazaki got the Jesuits' university plan through the relationship.

Keiji Tanioka served as the first mayor of Komazawa Village from 1889 to 1909 and was regarded as a man of great renown. He also served as an elected member of the Tokyo Prefectural Assembly for Ebara County for 20 years from 1894. For the development of Komazawa Village, he worked enthusiastically to build schools in the area, including successfully attracting the Tokyo Prefectural Horticultural School (opened in 1908). From the article, we know that Tanioka and Oshikawa were acquaintances. Oshikawa may have previously consulted with Tanioka about constructing a Christian school.

2.3. Reports on the construction of a university in Japan within the Jesuits

Here, we examine the authenticity of the Asahi Shimbun articles through the Woodstock Letters, the official journal of the Jesuits. The search for land to build a university in Japan is described in volumes 39 (1910) to 41 (1912) of the Woodstock Letters. The letters reported the following information on university construction in Japan.

The reason is, because we are adverse to begin in a small way on account of the great expectations that have been raised in the minds of the Japanese, both Christian and heathen, about our undertaking. There are also other reasons that force us to this decision.

Now it is evident that four or five acres of ground, and we cannot do with less, cannot be bought within a large city of 2,000,000 inhabitants for a small sum.

The purchase price will surely amount to \$300,000 and then the two buildings that will have to be erected, a High School for about 400 to 500 students and a residence for the community with a public chapel will demand about the same sum.

But in my view the most efficacious means will be for some prominent Fathers of the Maryland-New York or other provinces to approach rich and generous Catholics and ask them to become founder or co-founder of the new Institute, and I often pray that our good Lord will inspire some generous hearted Father with this idea, and have written to different provinces in that intent.

“Woodstock Letters - Volume 39 (1910)¹⁰.”

Negotiations are in progress for the purchase of a suitable plot of land at Tokio, and the Fathers hope that in the near future they will be in possession of a site on which to erect the necessary buildings.

“Woodstock Letters - Volume 40 (1911)¹¹.”

Many sites in different parts of the city had been under consideration, but either they were found unsuitable for the purpose in view, or else they were not for sale. To acquire a sufficient plot of ground near the centre of the city appeared almost hopeless, when quite providentially a site was offered most desirable in every respect, but even then it took more than seven months of negotiations to conclude the bargain with the different proprietors.

“Woodstock Letters - Volume 41 (1912)¹².”

They searched for a site to build the university for at least two years. Land in central Tokyo was difficult to purchase due to financial problems. Although they considered many candidate sites and could not find a location that met their desires, they eventually found a desirable site. This point of difficulty in examining candidate sites is also consistent with the article in the newspaper. Therefore, it is highly likely that the movement for land in Ebara County and near Kichijoji Station, as described in the article, is also true.



2.4. The sequel of the Jesuit school project

In 1908, the Jesuits sent three Jesuits, including Rockliff, to Japan to establish a university¹³. They subsequently opened Sophia University in 1913 in Yotsuya, central Tokyo. Thus, the movement to consolidate the land was related to the establishment of Sophia University.

3. The sequel of the land in Ebara County

3.1. Movement concerning Sakura-shinmachi by Keiji Tanioka

We explain the sequel of the land in Komazawa Village and Tamagawa Village, Ebara County. Tokyo Trust Co., Ltd. was founded in 1906². In 1907, the Tamagawa Electric Railway, founded by Tanioka and others, opened the Shinmachi stop². Tanioka served as an advisor to both companies². In Komazawa Village, a Tokyo prefectural horticultural school opened in 1908, which Tanioka attracted. According to the Asahi Shimbun newspaper of August 20, 1908, Tanioka was trying to attract the Tokyo Prefectural Second Normal School to Setagaya Ward¹⁴. Thus, Tanioka was committed to the region's development by attracting railroads and facilities.

In 1911, Tanioka sold the land that would later become Shinmachi Residential Area to the Tokyo Trust Co., Ltd. after the uproar over attracting the university³. In 1912, Tanioka planted cherry trees on both sides of the road leading south of the Shinmachi stop, planning to make Shinmachi a large amusement park to promote the area's development¹⁵. The location where this row of cherry trees was planted is Chuo Street (now Sazae-san Street), which connects Shinmachi Station to Shinmachi Residential Area. The Tokyo Trust Co., Ltd. created the residential area in 1912 and sold them from 1913. The area consisted of approximately 23.5 hectares of land cleared from Fukazawa, Komazawa Village and Shimonoge, Tamagawa Village¹. This area is located between Sakura-shinmachi Station and the Horticultural School. Figure 2 shows Shinmachi Residential Area overlaid on an area of the land where Tanioka had compiled as the university site. Shinmachi Residential Area is located in the center of the Tanioka's area. Therefore, we believe that Tanioka used a portion of the land he had put together for the university to create Shinmachi Residential Area.

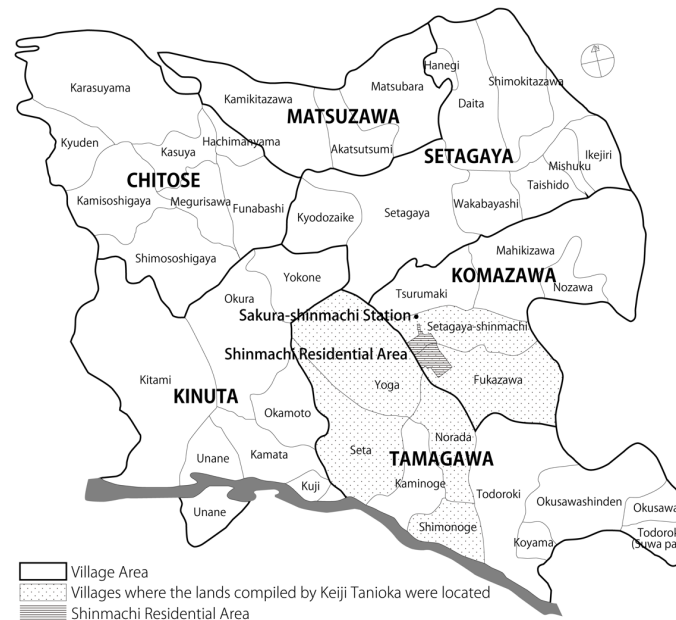


Figure 2 – Location of Shinmachi residential area in Setagaya Ward (at the time of implementation of the towns and villages system).

3.2. Minor conclusion

From the above, we can say that the land in Sakura-shinmachi was put together due to the discussions about the land for the Jesuit school. In other words, the development of foreign countries and educational institutions influenced suburban development in the Kanto region. On the other hand, the Jesuits did not seek a suburban environment. As a result of the demand for a large site of approximately 100,000 tsubos, land in the suburban area was an easy choice as a candidate.



4. The sequel of the land in Kichijoji

Next, we will discuss the land in Kichijoji (Figure 3) mentioned above. The following is a summary of the Kichijoji land (Figure 3) mentioned in the thesis, based on the author's previously published, unrefereed report¹⁶.

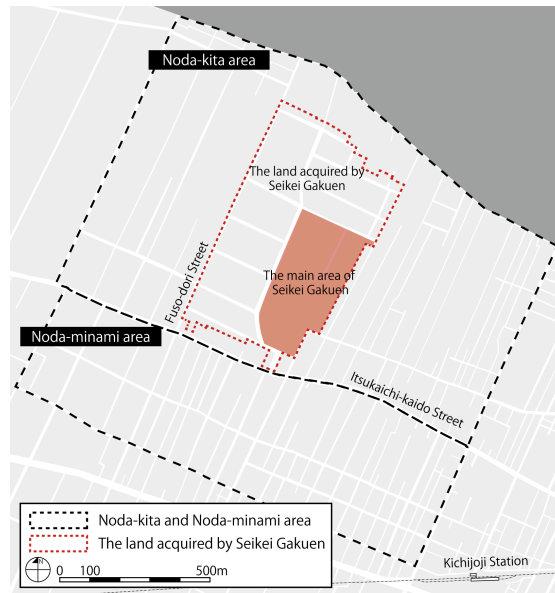


Figure 3 – Land acquired by Seikei Gakuen around 1931 in Kichijoji.

4.1 The history of the land sale and purchase analyzed from the archives of Kamesaburo Takahashi's birthplace

As a result of the research on the land acquisition activities in Kichijoji around 1910, the land acquired by Seikei Gakuen educational institution in 1919, which is still located in the northern part of Kichijoji Station, was found. The land, including the Seikei Gakuen campus and the residential area, was originally agricultural land with a strip of land allotment, which Shigezo Imamura acquired in 1919 for the Seikei Gakuen¹⁷. Imamura was an official of Seikei Gakuen. The acquisition of this land was only described in “Musashino-shi (last volume)” as follows:

“At the end of the Meiji era, Kamesaburo Takahashi put the land together and sold it to Matsunosuke Awa,” and “it is said that someone named Awa came and bought the land, saying that he would turn it into a Christian university¹⁸.” On the other hand, our survey of contracts and receipts for the land in the archives of Kamesaburo Takahashi's birthplace (the fifth mayor of Musashino Village)¹⁹ in recent years revealed some details.

First, we analyzed one of the documents, a deed of consent dated July 31, 1910, in which all the landowners agreed to sell the land together. The preface with the signatures and seals of 26 landowners reads as follows.

An area of about 1,000,000 tsubo from No. 96091 to No. 12880, Noda Kita, Musashino Village, Kitatama County, excluding a distance of 50 ken north of the Itsukaichi-kaido Street

I now agree to sell this land as a site for the construction of a university at a minimum price of three hundred yen and at a maximum price of three hundred yen for residential land, fields, and forests. I do not object on any other day.

July 31, 1910

The purpose of selling the 100,000 tsubo of land is described as “a site for the construction of a university,” which is consistent with those mentioned above: “a Christian University.

Next, there is a land purchase agreement (draft) and a special agreement (draft) with Matsunosuke Awa, executed in September 1910 by Kamesaburo Takahashi and Tazaemon Kawada (assistant director of Musashino Village), general representatives of 34 landowners in Kichijoji, Musashino Village. Two certificates of receipt for land sales were made on October 4, 1910, by Kamesaburo Takahashi and Tazaemon Kawada, general representatives of 34 landowners of Kichijoji, also in Musashino Village, to “Matsunosuke Awa, unlimited liability partner of Toyosato L.P.” The receipt also includes the following information, which reveals the chronological order of the



receipts: “the Receipt of Land Purchase Agreement on September 8, 1910,” “Deposit on September 8, 1910,” and “Deposit on September 29, 1910. The old land ledger in the possession of the Fuchu Branch Office of the Tokyo Legal Affairs Bureau shows that the ownership of these lands was transferred to the Toyosato L.P. on September 30, 1910. Thus, we know that a deed of consent was concluded between the landowners at the end of September 1910, and that a series of procedures related to the sale of the land to Matsunosuke Awa took place between September and October 1910.

These lands were grouped into three main lot numbers (952, 932, and 933) (Figure 4). The land of Seikei Gakuen was a newly developed area with a hollow in the central ground and a sawtooth oak forest at the end of the Meiji period²⁰. In fact, on the old official map, lot 932, which crosses the central ground from east to west, is a mountain forest. It is the reason for dividing the land into three major lot numbers.

Thus, it can be inferred that the land in Kichijoji, one of the candidate sites for the Jesuit above school, was the land purchased by the Toyosato L.P. due to timing, scale, use, Christianity-related factors and so on, and Awa may have put together the land to attract the school.

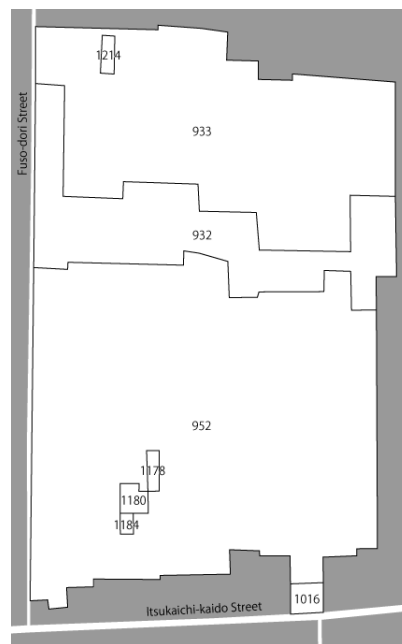


Figure 4 – Land put together for university use in Kichijoji. The number is a lot number.

4.2. Matsunosuke Awa and the Toyosato L.P.

Matsunosuke Awa, the head of the Toyosato L.P. that purchased the land, was an Osaka businessman and a graduate of Gakuno-sha Agricultural School, a Christian agricultural school established by Sen Tsuda. Awa supported the social welfare organization Hakuai-sha from 1892 onward, and on March 12, 1894, he offered his land in Daini Village, Osaka, as a relocation site for Hakuai-sha²¹. He was also the principal of Naniwa Girls’ School²². Awa also became a member of Tsuda Juku, which became an incorporated association in 1904, and prepared the articles of incorporation for the association. Article 2 of the articles of incorporation stated that this organization shall provide higher education for girls based on Christian principles²³.

Toyosato L.P. was formerly known as Wakuraya L.P., established on May 13, 1901. 1905, Matsunosuke Awa increased his capital²⁴, and his family member Kei Awa joined the company²⁵. The company also added the real land business to its business activities. On November 1, 1910, the company’s purpose was changed to “manage land reclamation, forestation, land, improvement, and purchase of land and related businesses,” and it withdrew from the food production and sales business²⁶. Thus, Matsunosuke Awa significantly changed the organization of Toyosato L.P. around 1910 when he purchased the land in Kichijoji. It suggests that the business related to buying the land in Kichijoji was also important to them.

4.3. Minor conclusions

From the above, the sequel of the land in Kichijoji has become clear. First, the land in Kichijoji was brought together when a purchase agreement was reached between the landowners in July 1910 to establish a Christian university, and contracted and paid to the Toyosato L.P. from September to October 1910. On the other hand, the



school's relocation to Kichijoji was not realized. After that, there were several subsequent offers to purchase the land. In 1919, the ownership was finally transferred to Shigezo Imamura, a Seikei Gakuen official, in 1919. We can say that the land in Kichijoji matches the land mentioned in the newspaper article, because of the information on the timing, scale, and so on. The change in the corporate structure of Toyosato L.P. and Matsunosuke Awa's strong involvement in Christian activities is another element that establishes the possibility.

5. Conclusion

After the Jesuits planned to establish a university in Japan and dispatched officials in 1908, Japanese Christians who heard the plan tried to create land for the university in various suburban areas until 1910. However, the Jesuits opened Sophia University in Yotsuya, in central Tokyo, in 1913. On the other hand, the large-scale land formation in the suburbs developed into Shinmachi Residential Area, the first suburban residential area in the Kanto region, and a school town by Seikei Gakuen in Kichijoji. In other words, it can be said that the Jesuits' movement to establish a university led to the development of suburban residential areas and school towns in the Kanto region. Thus, it is clear that the factors of overseas and educational institutions prompted the suburban development in the Kanto region.

To further substantiate this case, continually investigating using past land registry surveys, interviews, and so on is necessary.

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Disclosure Statement

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Endnotes

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Image sources

Figure 1: Created based on various documents.

Figure 2: Created based on *Shinshuu Setagaya ku shi ge kan (History of Setagaya Ward, last volume)* (Tokyo: Setagaya-ku, Tokyo, 1962).

Figure 3: Created based on Taizo Sasai, *Tokyo fu kitatama gun Musurano chou zenzu banchi kaiiri (Complete map of Musashino Village, Kitatama County, Tokyo)* (Tokyo: Tokyo Illustration Institute, 1931).

Figure 4: Created based on Minoru Nakata, *Musashino mura no zu ooaza kichijoji no bu (Map of Kichijoji, Musashino Village)* (Tokyo: Minoru Nakata), Collection of the Tokyo Metropolitan Central Library.