

Lessons in Slum Non-Clearance from the World's First Megacity

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“MEGACITY” TRAITS

1. Unplanned peripheral growth without infrastructure
2. Illegal or semi-legal land invasions
3. Self-built housing
4. Clientelistic landlord-tenant relations



書林

櫻鶴

日暮堂

古堂

月

弘化補益版毎月改
江戸開田屋嘉七

東

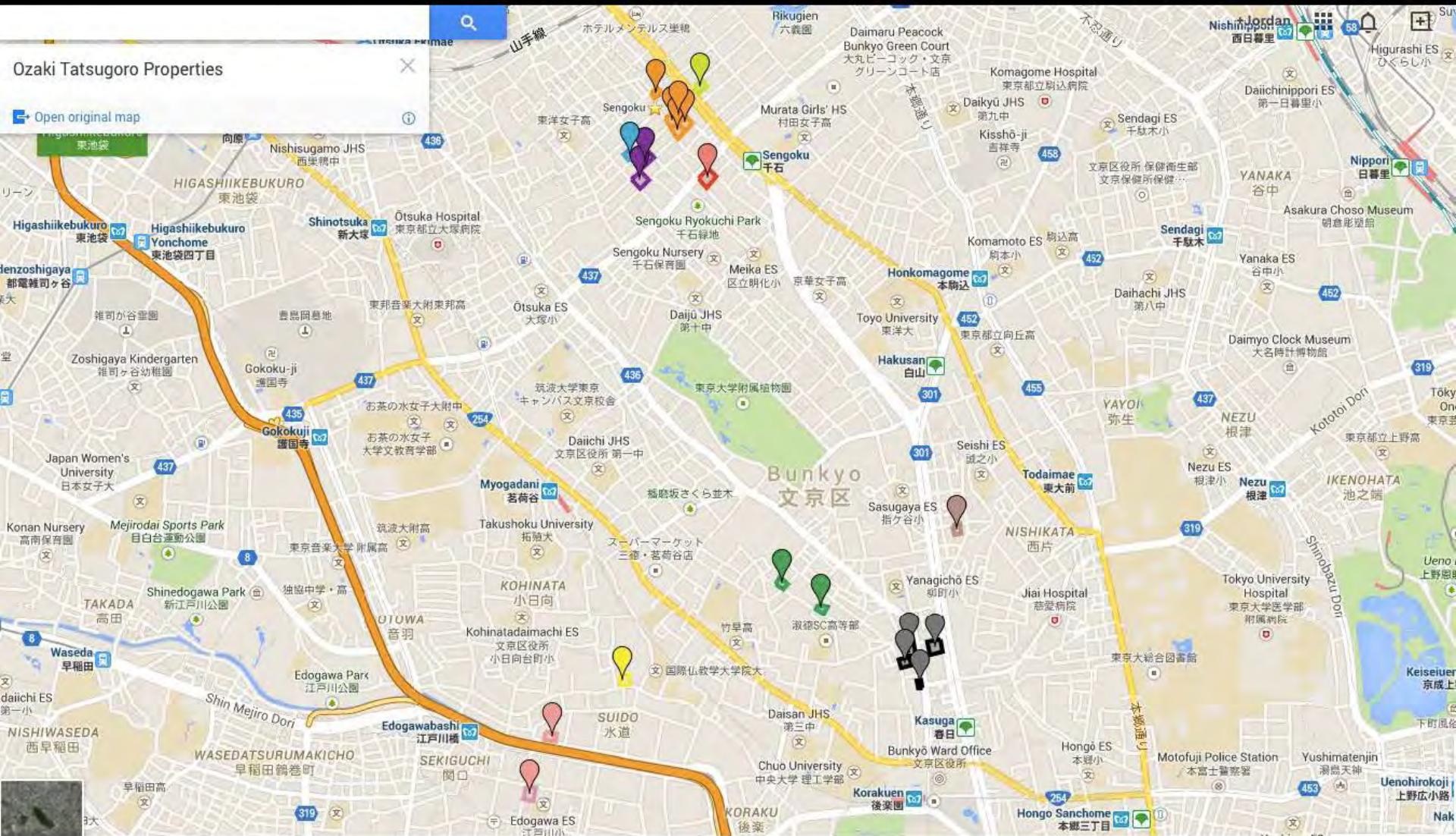


Ōsaki Tatsugorō (1839-1906)



Ozaki Tatsugoro Properties

 Open original map



Koishikawa Nishimaru-cho



Koishikawa Nishimaru-cho

2013



Koishikawa Nishimaru-cho

2013



Koishikawa Nishimaru-cho

1856



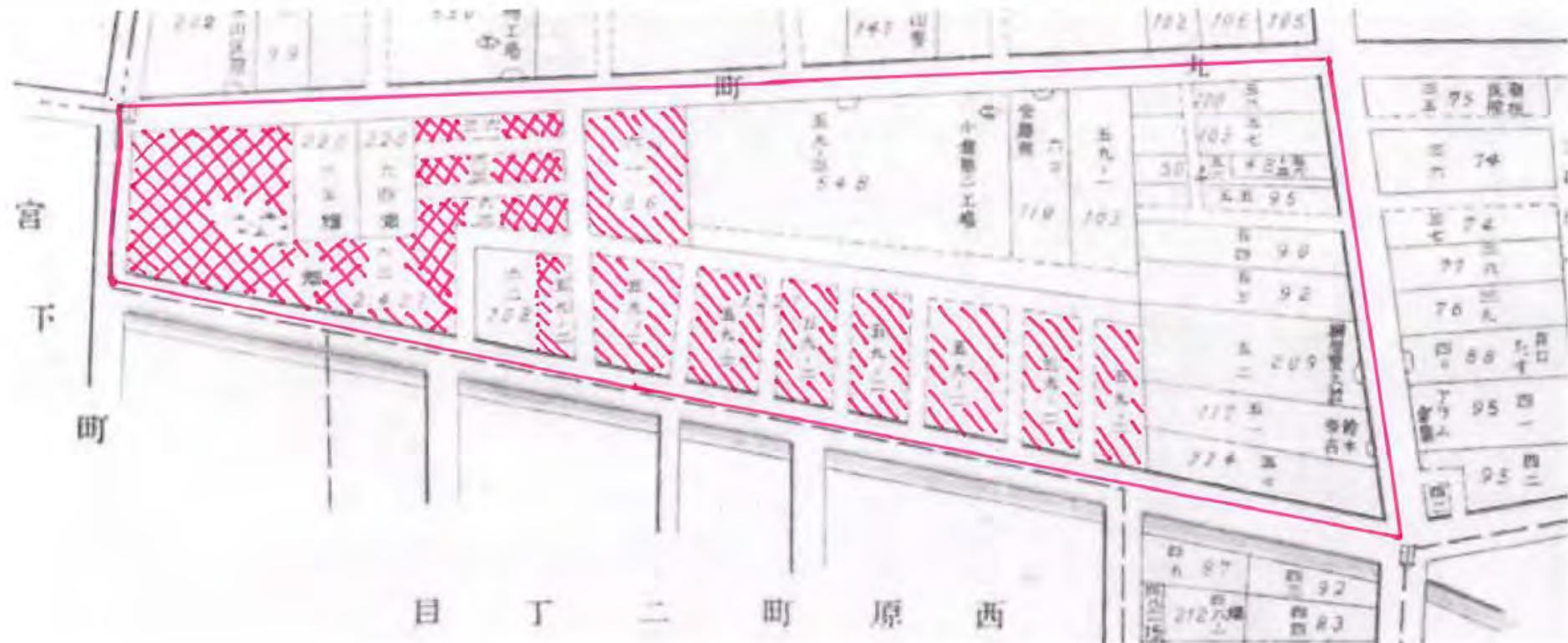
Maps provided by Ikeda Maho

Koishikawa Nishimaru-cho

1887



Koishikawa Nishimaru-cho Ōsaki property 1912

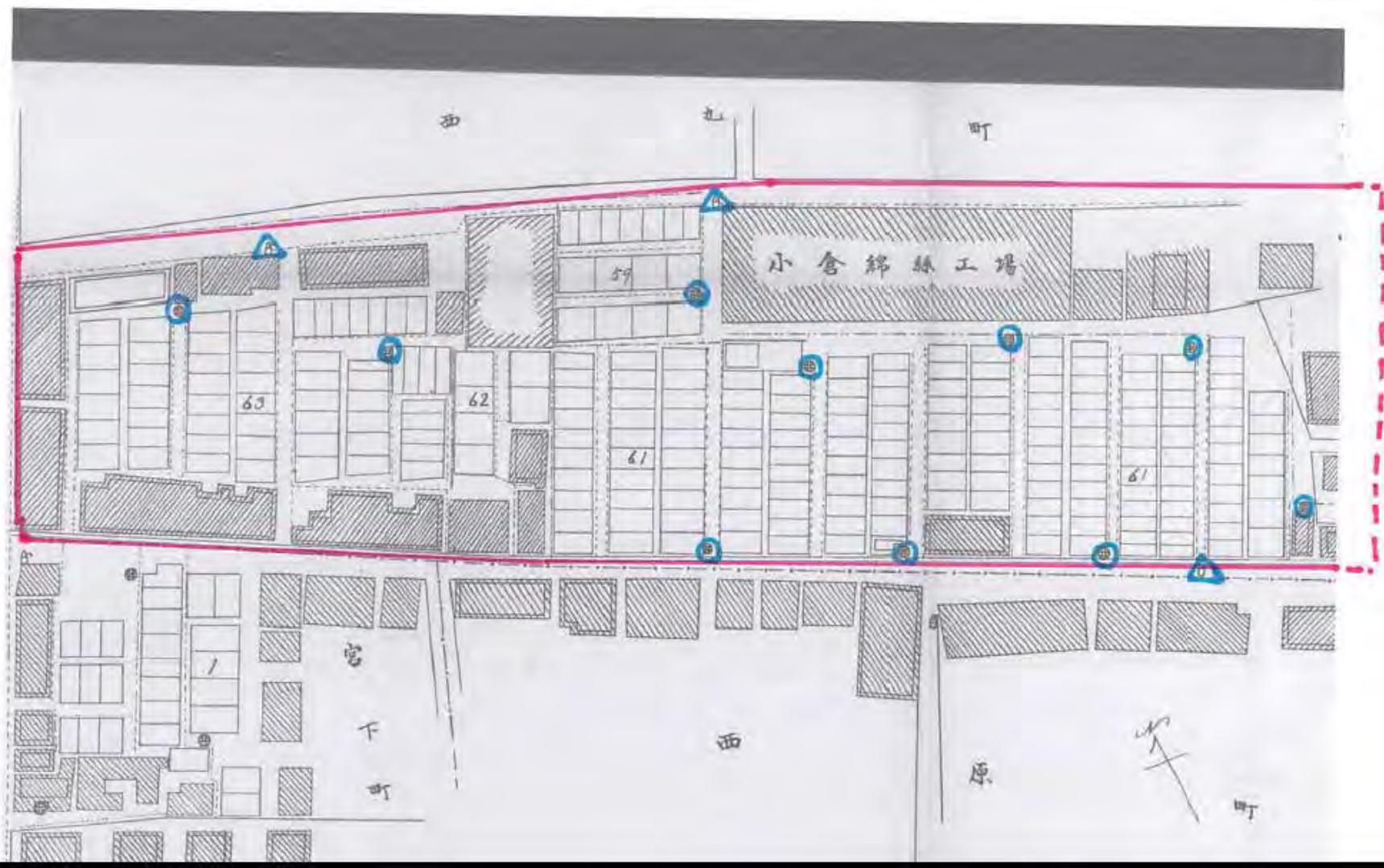


東京市区圖書会
編印 東京市及千葉縣南部地籍地圖 上卷 1912年 (五百
マイライブラー)

大崎家所有地 (1912年時点)

Koishikawa Nishimaru-cho slum survey

1932



The “Hundred-Unit Tenements” at Nishimaru-cho, ca.1906



裏長屋の風景



(作画=中西立太)

Hirai Kiyoshi, Zusetsu Nihon jutakushi

の屋根に、壁や軒裏を厚い土で塗り漆喰（しっくい）仕上
が並んでいる。ふつうの通りなら、間口2～3間、桟瓦
面を上壁漆喰仕上げ、1階側面、背面を下見張りにした塗
る。

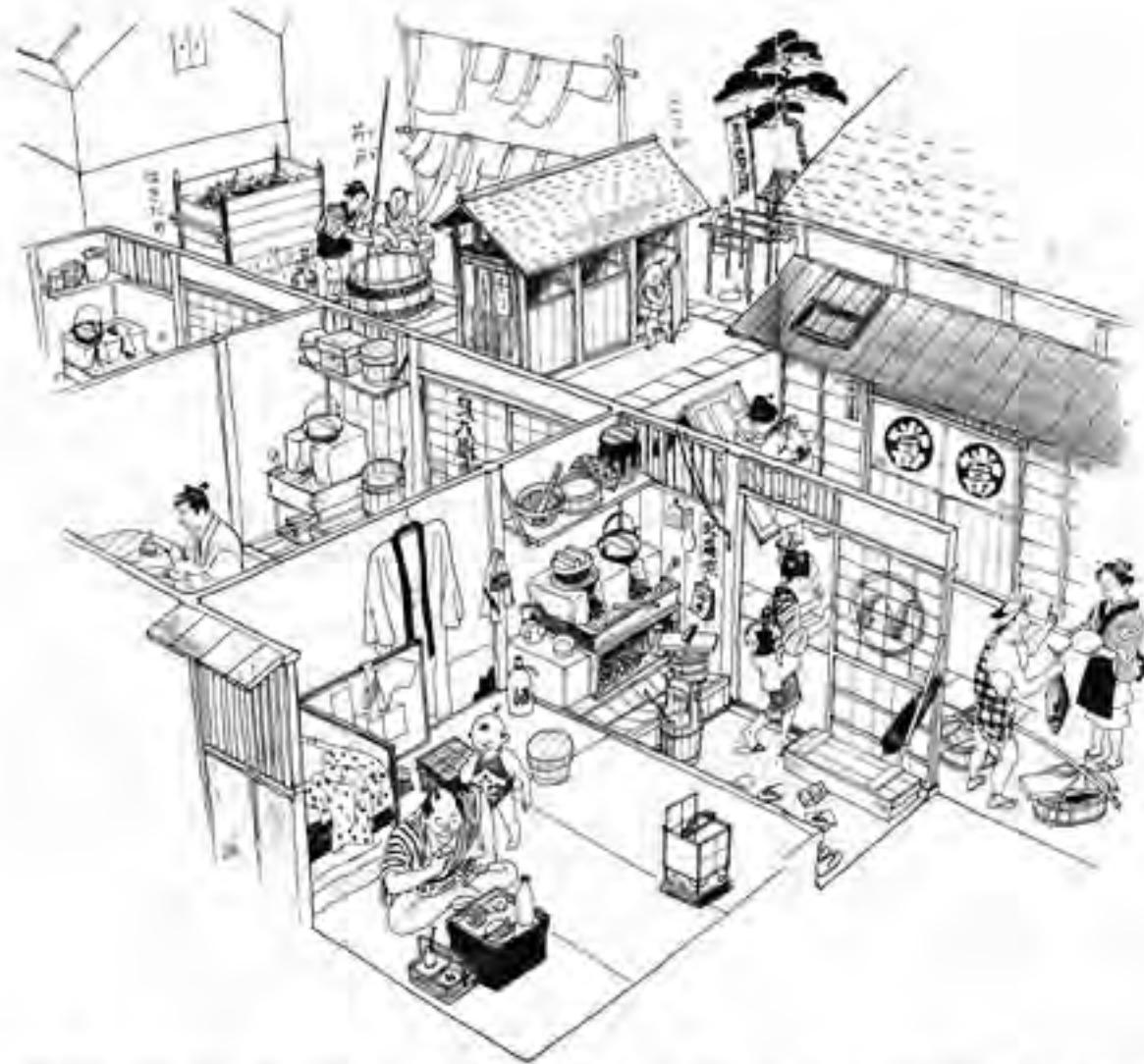
20間で各家の間には3尺(約91センチメートル)～1間幅
この路地の入り口にも木戸があり、これが長屋の木戸であ
間でこの奥に土蔵や裏長屋が建ち並んでいる。裏長屋の建
て再建できるように、屋根が板葺、壁が下見板の簡単な
である。

間口9尺・奥行2間で四畳半ひと間、これを背中合わせ
いうが、敷地をもっと広くした間口2間・奥行3間などの
長屋もあった。また長屋の入口か奥に、家主から長屋の差
の一戸建の家もあった。

2間の最低のもので銀5匁、同9尺3間の長屋で2朱、同
あった(文政期〔1818～30〕)。

にも小便所が設けられていた。その外側の
をするが、汲み取った農家が支払う
ったという。

(中西立太)



裏長屋の生活(内藤昌『江戸の町(下)』草思社)

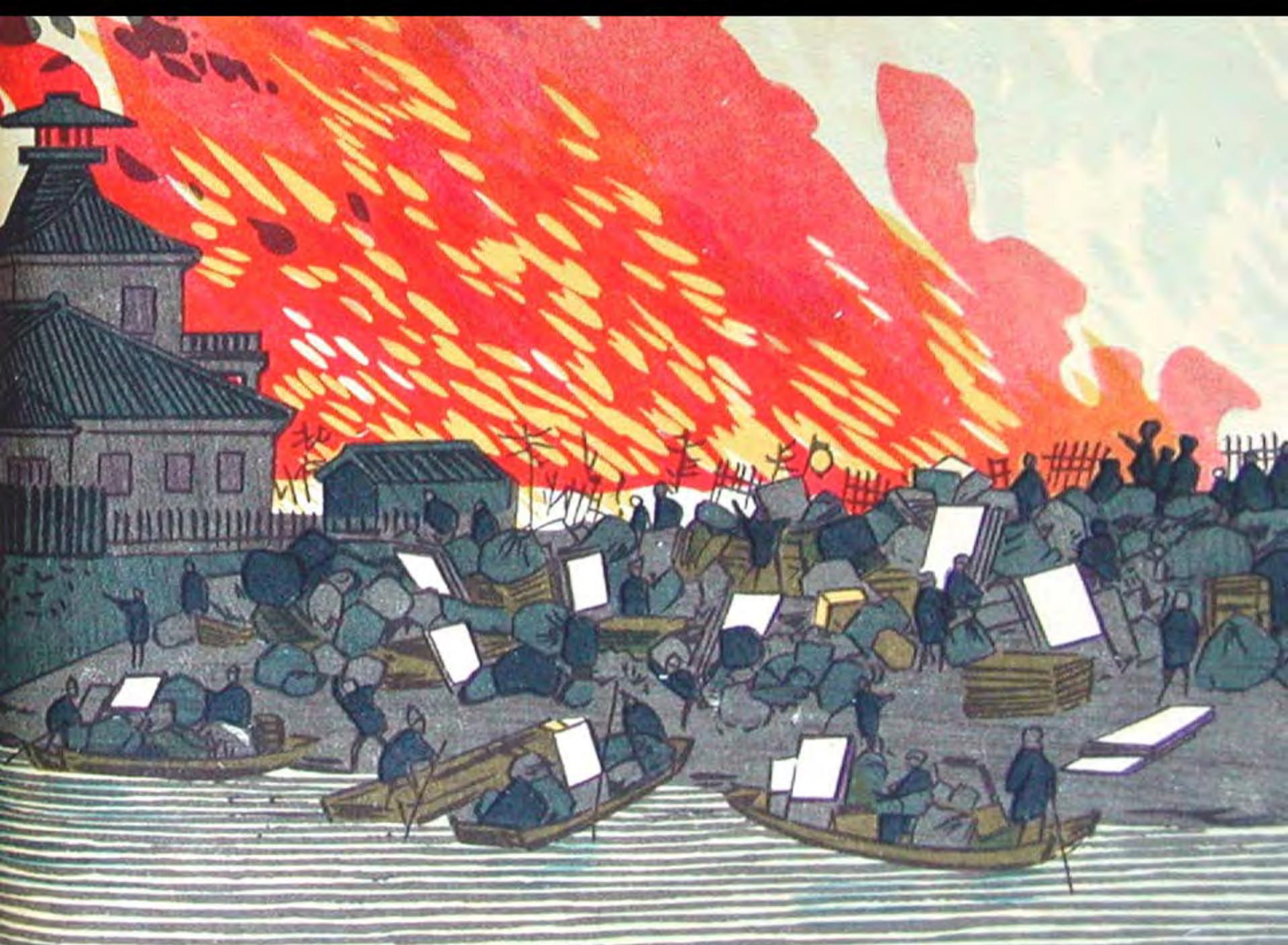
Naito Akira, *Edo no machi*

Ōsaki Seisaku Family Property Register

“Koishikawa Ward, Hatsune-cho no.5
One building, single-story, wood construction, sheet metal roof
Floor area 20.5 tsubo. Name “Sugi,” five units, numbered 1-5”

Kobayashi Kiyochika, "Great Fire of Ryōgoku at Asakusa Bridge," 1881





Nightsoil bucket and cart



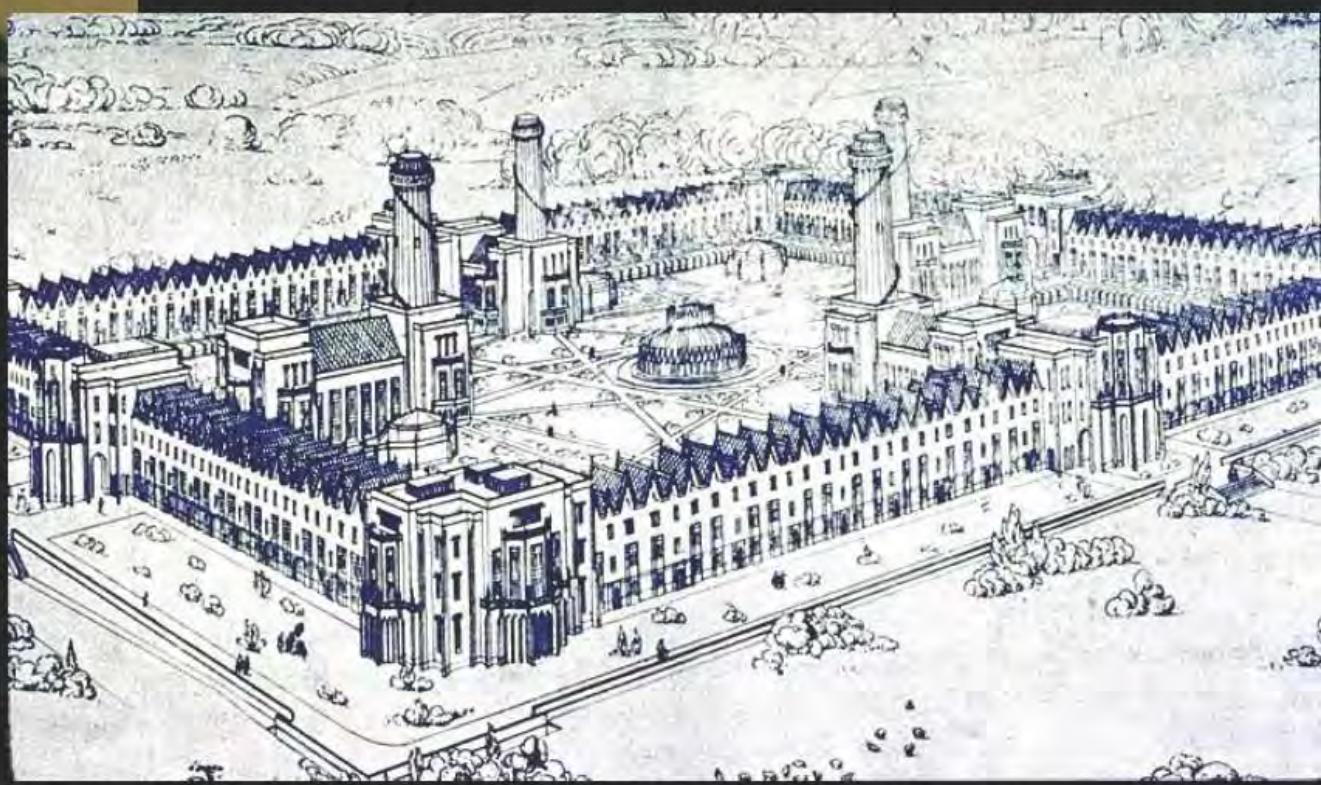
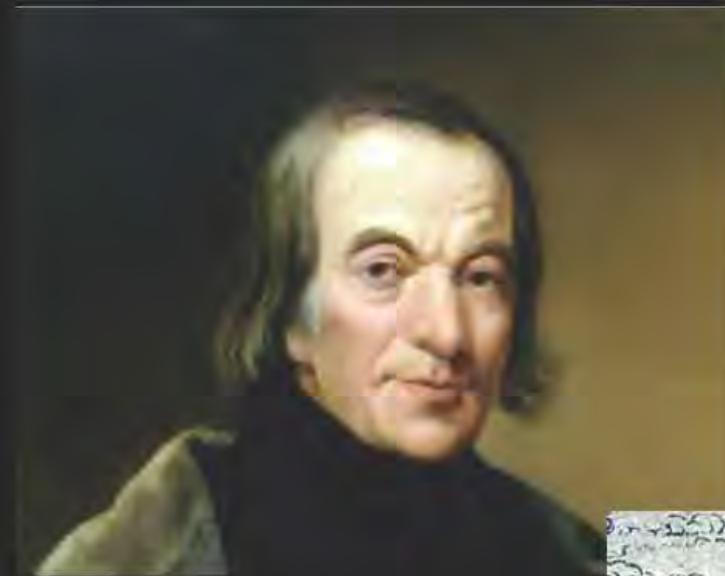
RIGHTS IN LAND (OR SOIL)

...So a tough from my tenement and a friend and I sat down in Hiranuma's office in Nishiki 2-chome [until Hiranuma was forced to retrieve the document]....as long as I had that document, the returns on the excrement were mine. Then it went to the courts again. He was plotting with the toilet cleaner and carrying off the excrement I was supposed to get and selling it to a guy in Itabashi...When they came to my place to scoop it out, I said "what are you doing with your hands in there" and turned them away. With that, the other side sued, claiming interference with nightsoil collection.

Ōsaki Tatsugoro jiden

RIGHTS IN BUILDINGS AND BUILDING PARTS

...I make them sign a contract. If I don't have a contract then when I remove the shutters and doors it's a criminal offense, even though they're my houses. So I have a contract saying 'in these circumstances I'll take out all your doors, or I'll pull up the floor' and I make them sign to acknowledge that. If this isn't done right not only is it impossible to run my business, it hurts the tenant. I use force to control the bad ones. I've explained this to the police and even the police were impressed. So now it's a rule. When there's a bad tenant, I take off the shutters, and if they still don't move out, then I throw their stuff out on the street and tear up the floorboards.



NISHIMARU-CHO TODAY

にし まる ちょう 旧 西 丸 町

(昭和41年までの町名)

むかし巣鴨御駕籠町の南、巣鴨仲町の近くの小字を巣鴨西丸町といった。

巣鴨仲町は、もと巣鴨村の内であった。天和年間（1681～84）本所横堀が幕府の土地となり、その町人がここに代地をあてられ町屋を開いた。

巣鴨仲町は、明治5年付近の土地を併せて、西丸町も合併した。

明治24年、小石川区に編入され、巣鴨仲町の称を廃し、小石川西丸町と改めた。

西丸町の町名の由来は明かでない。仲町の名は本所以来の名称か、あるいは巣鴨原町、駕籠町の中の町の意味であろう。



凡 例
—— 現町界
■ 旧町域
— 区界
文京区



Photos by
Shabbar
Sagarwala















田中カズ工務店

やまとや





五勢伊



THE SLUM ECONOMY FROM THE SLUMLORD'S PERSPECTIVE

INPUTS:

Land contracts, lumber, building fixtures, tenants, water, rice

YIELDS:

Cash rents and nightsoil

Coda: Deslumming according to Jane Jacobs and Hernando de Soto

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