This paper discusses the rebuilding of Jardines' warehouses, or godowns, and site planning on lot No.1 of Yokohama foreign settlement. The main points are as follows:

- The rebuilding plan of warehouses was submitted on October 1867, and works completed on January 1868. The stone wall with timber framed inner structure was adopted in order to protect fire.
- On January 1868, it was proposed to build the gate house and stone wall surrounding the lot No.1, the purpose of which was to make the building layout for fire protection.
- After the rebuilding of warehouse of lot No.1 was completed, more other warehouses on the same lot were proposed to build according to the expansion of firm's business, and, furthermore, it was suggested to build other houses and warehouses on lots No.21 & 22 in order to take commissions by letting them.
- Jardine's above architectural activities of making fire protection layout firstly and of aiming property lettings later seem to reflect the merchant's character of both carefulness and cleverness.

\textbf{Keywords:} Jardine Matheson \& Co., Ei ichi ban kan (English House on Lot No.1), warehouse, Yokohama settlement

1 一番地石造倉庫の再建

慶応2年10月20日（1866年11月26日）発生の大火はJM商会が所有する横浜居留地一番地、および水町通りを挟んだ従前の二一番、二二番地も焼き尽くしたが、大火前の町並を描いた錦絵や現地の木造倉庫があったことを知りえる。横浜在勤のH.P.オースティンは被災した一番地の再興に尽力し、1867年10月15日（慶応3年9月18日）に香港本店のW.ケズィックに主屋の再建計画を提出、承認を求めた。これと同時にオースティンは一番地に再建する倉庫の計画についても、

...the smaller of the godowns would be sufficient & the one most
suitable, I do not think it too large as for the present one end of it would have to be used as a silk room. The cost will I fear be not much under $3000 all expenses paid, it would be built as I have noted on the plan & would be one of the best godowns in Yokohama & as nearly fire proof as is possible where there is a frame of wood.

Table:

<table>
<thead>
<tr>
<th>Breadth</th>
<th>Length</th>
<th>Cost</th>
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<tr>
<td>48ft</td>
<td>100ft</td>
<td>$2700</td>
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<tr>
<td>70ft</td>
<td>100ft</td>
<td>$3000</td>
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Both 48ft & 70ft godown is to be built of Isonomadara stone which is said to contain the same qualities as soap stone, viz. the power to resist for all the to be carefully filled with mortar and a complete lining of mud inside of the wall.

The godown on lot No.1 has been finished for some days & is as well built as any in the settlement. It is constructed usual way wooden frame with stone outside. The wood is all well seasoned & the stone very good. I have carefully seen that each stone is laid in a bed of mortar so as to prevent any for fire to crore thorough. There is no wood work exposed anywhere. The roof has just a coating of mud about 1 1/2 thick, then a coating of plaster about 1/2 an inch, & again about another inch of mud on which tiles are laid. The doors & windows are wood covered with alternate coating of mud & plaster to about a thickness of 1 1/2 @ 2 inches, besides which there are to every doors and windows additional mud shutters to be closed in case of fire. (* I see I have omitted to add here, the whole covered with copper sheeting.), in fact I believe that the godown is nearly fire proof as a building partly constructed wood can be thing like the great protection to the buildings on your lot.

2 一番地の長屋門新築と外構整備
I would also beg to suggest that you permit me at once to erect on the right hand side of the large gateway a range of buildings, which might answer for offices until the house is finished & later on serve for servants quarters, stables &c., the cost of a building such as I have in view will be about $1000 if built of stone and $850 if built of tiles and plasters...

On the side of next Water Street & along as far as I have dotted ridge I think a stone wall 7 ft high would be very desirable & in case of a fire any [ ] nearly all where destroyed in the fire, [ ] Custom House godown on the west side of lot No.1 will be put [ ] down almost immediately which will improve your property and diminish the doing of fire there is wide open space on that side with only Custom House sheds covered with corrugated iron.

I shall be very glad to get back [ ] as a part from the pleasure of living on the sea. That is without doubt one of the best situations for business in Yokohama & of course I will wait for your future advices before thinking of any improvements. I have taken the liberty of suggesting.

と一番地右手に長屋門新築を提案、主屋完成までの仮の事務所とするという。住居のみを借家に求めるのであろう。さらに、主屋完成後は使用人室や納屋とするという。この長屋門は同年3月頃に着工したようで1868年5月にオースチンは新しい借家に移るので、この頃には完成したらしい。完成した長屋門は株瓦葺寄棟造 2階建て、1階を石壁、2階は隅石を計画した煉瓦塗りとしたものだった。2階には錦戸付の細長窓を並べながら、1階の入口は五寸の柱を並べた片流れ屋根の門構えや竪の出格子窓など和洋が混在した意匠をみせていた（図3）。

また、同じ書簡中、オースチンは周辺道路の拡幅に伴って外形が変更された1869年一番地の建物配置についてスケッチを描き説明した（図4、図5）。一番地は後に水町通り（Water Street）、斜めの道を挟んで合衆国領事館、右手隣地に税関荷揚場があった。斜めの道に入り長屋門を開き、左手隣に倉庫、敷地中央に旧主屋、新主屋の位置が記されている。この一番地の敷地利用計画について、オースチンはさらに続けている。

書簡の保存状態の悪さや筆のあらゆる字形もあって、解読が難しい箇所もあるが、水町通りと長屋門に沿って高さ76の石塀を築くこと、そしてこの石塀と右手隣地のトタン葺きの上屋のみが建つ税関荷揚場の広い空地によって、万一の火災に際しても一番地への延焼を食い止め得る防火帯の構築を意図していたことが分かる。そして最後にオースチンは

を報告したが、実際の効果に疑わしい点があったとはいえ、二つの建築活動においてオースチンが最も重視したのは防火性能であった。

3 石造倉庫の増設および外観

一番地の石造倉庫再建および外観の整備を終えた1868年の10月
13日（明治元年8月28日）、オースティンは香港のケツウィックに対し水通りを挟んだ二番、二二番地への倉庫新築を提案する

I should be glad to know whether you would feel inclined to erect one or two godowns on either of your back lots here, such building would cost from $3@500 and would I should be think let readily at from $60 @ $100 p. month.

と3000から5000ドルで倉庫を新築、家屋60から100ドルの客貨運営を計画していた。その後香港からの返答が無かったのか、同年12月2日（明治元年10月19日）には再度提案する[注27]。

I shall be glad also to hear that you have decided with regard to the building of godowns on your unoccupied lots. I may here mention that I have of late had several enquiries as to whether I would be willing to build on the lots and I am confident that should you decide in the affirmation then would be no difficulty whatever in letting the godown speedily and to most respectable tenants. ...

といったことと砂糖と米穀用に2000から5000ドルで倉庫を建てたいのだという[注28]。果たして、この砂糖と米穀用倉庫がただに実現したかどうか確かめ得ないが、注目されるのが倉庫の増設と保管商品の内容である。元来より横浜店が主力に手掛けて生糸に加え、慶応大火の後の砂糖と米穀の輸入が増大してきた。1868（明治元）年の末に後、JW商会横浜店は香港、台湾より砂糖輸入量が増大したといい、また、米穀についても、1868年で降輸入量が増大、1869年度に巨利を得たという[注29]。ウィットルは提案した米穀と砂糖保管用倉庫の新設という計画の背景に輸入品目の多様化と拡大があったものと考察される。

ところで、水通りを挟んだ二番、二二番地への倉庫新築とその貨運営はどのようなようになったのであろうか。1868年10月13日（明治元年8月28日）付けのオースティンからの提案に対し、香港のケツウィックは主屋の装飾品製造と同時に倉庫新築について、

The mantel pieces...shall be sent to you per 'Shaftesbury' & you will be informed our decision of building godown on our unoccupied property.

と返信する[注30]。現在、倉庫新築について香港側の結論を記した書簡を見出すないが、オースティンに続くウィットルも同じ提案をすることから、二番、二二番地への貨運用倉庫建築は即座に見直されなかったものと考察される。ところが、1869年2月4日（明治元年12月23日）に至ってウィットルは

I am now making arrangements to utilise our spare ground, and I think with a moderate outlay that I will be able to get a good return, Chinese I think would like to have a godown built upon a portion for their heavy cargo, and I am going to try and get some business out of them in the way of storing and fire insurance. Mess. Hooper & Co. want a house & godown to be built for them, and they will take a lease of 5 years, I am now making the necessary arrangements, and if the rent will admit of it would be a good way of filling up one of the lots.

と具体的内容を提案する[注30]。貨運用の倉庫建築計画は中止されていなかった。ウィットルによれば中国人が貨幣保管用倉庫を望むといい、荷物保管と火災保険による収入を計画していた。また、ポーセー商会は貨運用の倉庫と仕屋を5年契約で望んでいるのだという。

同年3月5日（明治2年1月23日）には[注31]。

With reference to the spare ground at the back of our own premises, I have contracted to build a dwelling house without houses complete and a large godown for $10000, everything to be found by the builder, and Mess. Hooper & Co. have agreed to lease the place for 3 years with the option of taking it on for 2 years longer at $3000 per annum. I expect to

年8月31日刊行のFar East紙掲載の古文書[注30]には主屋の左隣、寄棟建塀五間2階建、外壁は石造、2階窓には生糸の検査を必要な押戸戸を備えた姿を確認できる。その位置や形態もウィットルの提案内容と矛盾せず、横浜店の提案通り、2階建石造倉庫が建築されたと判断される。

1869年2月10日（明治元年12月29日）、ウィットルは再度倉庫新築を提案、

I am thinking of putting up a godown for Rice & sugar at a cost of some $2000 @ $3000, for if you send me shipments of these articles in any quantity I have no where to store them,...
I have arranged to build another house & godown on the spare ground, would you sell any portion?

The Far East, 31 August 1874

arrange to build two godowns at a cost of $5000 to let Chinese on a five years lease at a good rental, and there will be still a good deal of spare ground to let. I have settled to put up two godowns at a cost of $5000 to let Chinese on a five years lease at a good rental, and there will be still a good deal of spare ground left, would you sell any portion?

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I have arranged to build another house & godown on the spare ground to cost $6500 and have let them to Messrs. Cope & Co. for 3 years at a rental of $75 per month. I have settled to put up two godowns at a cost of $5000 to let Chinese on a five years lease at a good rental, and there will be still a good deal of spare ground left, would you sell any portion?

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having offices down on lot No.1." and "(JM B10/ 9/ 718 H.P. Austine to W. Keswick, Yokohama, 30 May 1868)."

Note 22) Although no page numbers are given, the suggestion in my letter of 29th January, which will be furnished by

Note 23) After a period of atrophy, 1869-71...

Note 24) "I must leave the arrangement of old houses to yourself and also the

Note 25) 1869-71...
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