

ORIGINS OF THE STONE TABLETS ON THE ST. LUKE'S HOSPITAL GROUNDS

- An Episode in Early U.S. - Japanese Relations -

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Abstract

The U. S. Legation was located at Zempukuji Temple, Yedo (later Tokyo), but was moved to the Tsukiji Settlement in March, 1874. When the mission was transferred to Akasaka in May 1890, several stone tablets, bearing stars, bold eagles and shields, were left at Tsukiji. Nobody is sure what their original purpose was, but I presume that Mr. John A. Bingham, the U. S. Minister Plenipotentiary in Japan (1873-1885), had them engraved and erected in 1876, on the occasion of the first centenary of American independence.

The former site of the U. S. Legation has been part of St. Luke's International Hospital since 1918, but it could have been the cradle of St. Paul's School.

keywords: John A. Bingham, U. S. Legation in Japan, Tsukiji Settlement,
St. Paul's School

1. On October 11, 1984, the United States Embassy in Japan, referring to the stone tablets on the St. Luke's International Hospital grounds in Tsukiji, Tokyo, issued a press release in which it announced that three of the stones would be donated to the Embassy in a ceremony to be held on October 17, adding that: "Nobody is sure what their [stones'] original purpose was, as no records remain from that time."

Six days later, when the three stone tablets were officially presented to the Embassy, Ambassador Michael J. Mansfield stated:

Although there is very little information on their exact purpose, we know that these carvings are about 100 years old and that they were placed on the grounds of what was the American legation in the early days of the Meiji period.

In my opinion, the stone tablets were engraved and erected in 1876, on the occasion of the

first centenary of the independence of the United States of America.

As stated below, the U.S. Legation was installed in the Tsukiji Foreign Settlement in March, 1874, and remained there until May, 1890. No other occasion during this 16-year period seems more appropriate than the 100th anniversary of American independence to justify the erection of stone markers bearing the symbols of the United States (a star, a bold eagle and a shield) on the grounds of a U.S. Legation.

The American representative in Tokyo at that time was the Hon. John Armor Bingham (1815-1900). Incidentally, he holds the tenure record of all U.S. envoys to Japan, staying first in Yokohama, then in Tokyo, from September, 1873, to July, 1885.

2. A letter of November 21, 1912, from Mr. Arthur Bailly-Blanchard, Secretary of Embassy of the United States in Japan, to Mr. Tokutaro Sakai, Director of the Press Division of the Ministry of Foreign Affairs of Japan, which I found at the Diplomatic Record Office of the Ministry (**Attachment I**)¹, reveals that the U.S. mission was moved from Shimoda to Zempukuji Temple, Azabu, Yedo (later Tokyo), on July 7, 1859, and remained there until May 24, 1863, when Yokohama became the next location of the Legation. On May 20, 1874, it was established at No. 1, Tsukiji, Tokyo. On May 15, 1890, the Legation was moved to Akasaka, where it has since remained except during the Pacific War years. (The U.S. Legation was elevated to the rank of an Embassy in May, 1906.)

In other words, the U.S. Legation was located at Tsukiji, according to Mr. Bailly-Blanchard's letter, from May 20, 1874, to May 15, 1890.

The Hon. John A. Bingham, who reached Yokohama on September 25, 1873, with Mrs. Bingham and two daughters², first took up residence at the Grand Hotel, at Lot No. 20, Bund, Yokohama. The Bund, or Kaigandori, was part of the Yokohama (Kannai) Settlement. The Grand Hotel, forerunner of the present-day New Grand in Yokohama, was built on the lot where the British Legation had stood until 1867 (**Attachment II**).

The September 15, 1873, issue of *The Yokohama Mainichi* contains on its front page an advertisement announcing that the hotel was open. It is to be assumed that the Grand Hotel entered on business shortly before the Bingham family arrived.

The Hon. Bingham was accredited on October 7, 1873.³

When he arrived in Japan, there were Mr. D. W. Stevens, Secretary of Legation, and Mr. Nathan E. Rice, Interpreter, on the diplomatic staff of the Legation.⁴ Mr. Stevens was resident in Yokohama, probably on the Bluff, and Mr. Rice, at Zempukuji Temple, Tokyo. The Bluff, or the Yamate Settlement, which was to the south-east of the Yokohama Settlement, had begun to be occupied by foreigners in 1867 (**Attachment II**).

In January, 1875, Mr. Rice was replaced by the Rev. David Thompson, a Presbyterian missionary.⁵

We can see that, in those distant and halcyon days, an American representative in Japan had but a very small staff.

ATTACHMENT I

Tokyo, November 21, 1912

Dear Mr. Sakai:

The Department of State has instructed the Embassy to secure, for historical purposes, information as to the various locations which this mission has occupied since its establishment in 1856, and from our records we have ascertained the following:

1. The first quarters occupied by Mr. Townsend Harris were in a temple building at Kakizaki, Shinoda, and were used by him from September 3, 1856, to June 30, 1859.
2. The mission was moved to the Shin Shiu Buddhist Temple, Zempukiji, Yedo, July 7, 1859, and remained there until the building was burned down May 24, 1863:
3. The next permanent location was in Yokohama, probably at the American Consulate, and these quarters were maintained until May 20, 1874.
4. From May 20, 1874, to May 15, 1890, the Legation was established at No. 1, Tsukiji, Tokyo.
5. On May 15, 1890, the Legation was moved to its present site, where it has since remained.

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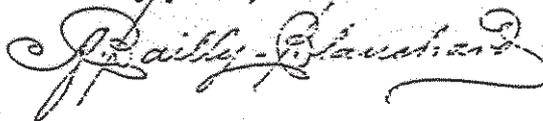
May I beg of you to be so very good as to verify this information with the Foreign Office Records, correcting or supplementing it as the case may be.

The Department of State is also desirous of obtaining a description of the buildings occupied and to that end may I ask you if you could ascertain whether the Temple building at Kakizaki, Shimoda, which was the first quarters of the American Mission under Mr. Townsend Harris, still exists and whether you could procure for us a description or photograph of the same.

I should greatly appreciate your assistance in the matter.

Thanking you in advance for whatever you may do to the end in view, believe me

Sincerely yours,



T. Sakai, Esquire,

etc., etc., etc.,

The Gaimusho,

Tokyo.

Source: Diplomatic Record Office, Ministry of Foreign Affairs, File No. 3. 12.

1. 85.

Mr. Bingham moved from Yokohama to the Tsukiji Settlement in 1874, that is, several months after his arrival in Japan, and remained there till the end of his tour of duty in Japan in 1885.⁶ The year 1876 falls on the third year of his stay in Tsukiji; in all likelihood, Mr. Bingham decided to celebrate the first centenary of U.S. independence and, probably, also to mark the return to the capital of the U.S. mission in Japan. I would imagine that he decided, *inter alia*, to have some stone markers engraved for the occasion.⁷

May I add that the diary left by a young American woman, Clara Whitney, who lived at Tsukiji in the early days of the Meiji era (August 1875-January 1880), with her parents, her brother and sister, often makes reference to the Bingham and their residence.⁸

3. Three observations may be made on Mr. Bailly-Blanchard's letter of November 21, 1912, referred to above:

(1) While it is true that the U.S. Legation left Zempukuji Temple in 1863 to move to Yokohama, when those quarters of the temple so far occupied by the first two American ministers - the Hon. Townsend Harris (accredited in November, 1859) and the Hon. Robert H. Pruyn (accredited in May, 1862) - were burnt to ashes on May 24 of that year, the rest of the temple remained undamaged and was used by Mr. Pruyn until May 31 when he finally left for Yokohama.⁹

What is more important, the temple was still regarded as part of the U.S. Legation in Japan by the Shogunate and the Meiji Government alike, and was permanently occupied by one member or another of the legation staff. In other words, the American diplomats had a dual presence in Yedo and Yokohama for a considerable period of time. We do well to remind ourselves that this was also the case with the European countries represented in Japan in the pre-Meiji era: Great Britain and France had, as Legations in Yedo, Tozenji Temple and Shimpukuji Temple, both in Shiba, respectively, but their ministers spent most of their time in Yokohama; the Dutch, who had Chooji Temple in Shiba, Yedo, were mostly resident in Yokohama or Deshima, Nagasaki, until April 22, 1863, when Mr. Dirk de Graeff van Polsbroek, Vice-Consul at Yokohama (later Consul General and Political Agent), definitely moved to Chooji. Mr. Paske-Smith, one-time British consul at Osaka, observes:

In 1862, the Legations were removed from Yedo to Yokohama, although the Ministers still kept on their Temple residences at the capital.¹⁰

I would imagine that the foreign legations at Yedo were not more than liaison offices of the ministers who resided mostly in Yokohama.

(2) The U.S. Legation moved to Tsukiji several weeks earlier than May 20, 1874, the date indicated by Mr. Bailly-Blanchard.

On January 1, 1869, a foreign settlement was established at Tsukiji and was administered by Tokyo-Fu (now Tokyo-To). Tokyo-Fu turned the settlement into fifty-two lots, which were put up at public auction on June 2, 1870. On that occasion, Capt. Joseph M. Batchelder, an American citizen who was a contractor by profession, acquired Lots No. 1, 2, 21 and 22 in the

Tsukiji Settlement. These four lots, put together, formed a single area of 1,181.7 tsubo, namely, about 3,900 square meters (**Attachment III**).

When Brig. General Horace Capron (1804 - 1885), who had reached Japan on August 23, 1871¹¹ as adviser to the Hokkaido Development Authority (Kaitakushi), learnt that the Hon. Bingham and his family were living in a hotel in Yokohama, he decided to offer them his help. Gen. Capron not only persuaded Capt. Batchelder, who was in business with the Kaitakushi, to lend his land at Tsukiji and the buildings on it to the U.S. Legation, but financed the construction of a residence with four rooms and a large open brick fireplace in each room for the Bingham.

The John Armor Bingham Papers in the possession of Mr. Milton Ronsheim of Cadiz, Ohio, contain a letter which Capt. Batchelder wrote to Gen. Capron on February 20, 1874:

I have rented my house at Lots 1& 2 in Yedo to Judge Bingham for the United States to be used as a Legation for the sum of Thirty Seven Hundred Dollars, payable at the end of the year. Rent and possession commencing from 15th next.

The Hon. Bingham and Capt. Batchelder entered into a lease contract on February 23, 1874, which is also preserved among the Bingham papers.¹²

The two-year contract went into effect on March 15, 1874, as Capt. Batchelder wrote in his letter of February 20 to Gen. Capron, and on that day the U.S. legation was formally established at Tsukiji.

In the same month of March, 1874, Gen. Capron recorded the following in his diary:

March - Arranged to let our Minister representative have some 4 to \$5,000 to enable him to fit up his house sufficient for his family & offices. He has no accomodations [*sic*] now.

Take the annual rent to reimburse me, as it falls due from the allowance by State Dept - .¹³

The construction of a residence with four rooms for the Bingham began with the 4 to 5,000 dollars provided by Gen. Capron.

Capt. Batchelder, in his letter to Gen. Capron, stated that the annual rent would be \$3,700. The Bingham Papers give the same figure.¹⁴

A document dating back to 1875, which I found in the archives of the Peruvian Foreign Ministry in Lima, indicates that the U.S. Legation was paying as rent \$4,800 per year to Capt. Batchelder.¹⁵ The sum of \$4,800 represents, I believe, what Gen. Capron put at the Hon. Bingham's disposal to have a new residence constructed on Capt. Batchelder's premises.

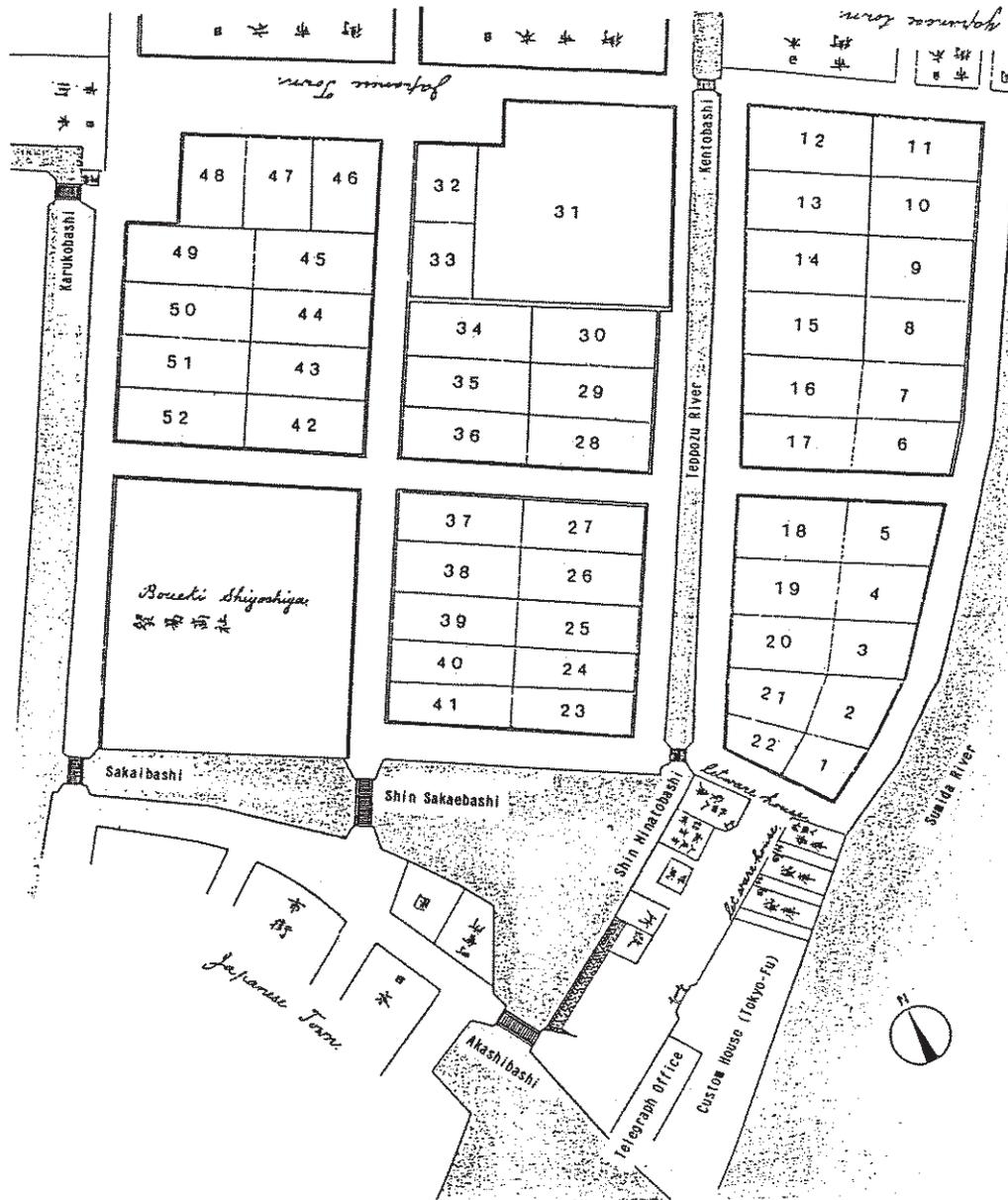
The residence, in terms of the contract of February 23, 1874, was to be completed on or before May 15 of the same year. When, then, did the Bingham leave the Grand Hotel in Yokohama to occupy the new residence in Tsukiji? In my view, it was in early May, 1874, and the building may not have been quite finished yet.

Governor Ichio Okubo of Tokyo, in Letter No. 168 dated May 9, 1874, to the Foreign Ministry, observed that the U.S. flag was being hoisted at the quarters rented in Tsukiji by Capt. Batchelder.¹⁶ It naturally follows that the U.S. envoy arrived in Tsukiji in the first days of May, 1874.

Mr. Bingham, upon inquiry from the Foreign Ministry of Japan, replied, on June 8, 1874,

ATTACHMENT III

FOREIGN SETTLEMENT AT TSUKIJI



source: Tokyo-To (ed.), Tokyo Shishiko Shigai-hen (1961), L. 256 — 257.

that: “..... the Legation of the United States is in the building at Tsukiji now occupied by me the property at Zenfukuji [*sic*] is not used for the purposes of the Legation.”¹⁷

Mr. Rice, however, continued to reside at Zempukuji: to be exact, at a building in the compound of the temple reserved for pilgrims.¹⁸

On January 15, 1875, Mr. Bingham, referring to his previous letter of June 8, 1874, informed the Hon. Munenori Terashima, the Foreign Minister of Japan, that: “The said buildings and grounds [at the Zempukuji] are hereby surrendered, *as of that date*, to Your Excellency’s government.”¹⁹

(3) Mr. Bailly-Blanchard states that the U.S. mission in Yokohama was probably established in 1863 at the American Consulate. But it is clear from an early map of the Yokohama Settlement drawn by Mr. Aleck Clark (**Attachment II**) that the U.S. Legation was installed at Lot No. 88 of the settlement. Apparently, the Shogunate had prepared a building in Yokohama for Mr. Pruyn before he left Yedo.

His successor, the Hon. Robert B. Van Valkenburgh (accredited in May 1867), had a building constructed at Lot No. 27, Bluff, Yokohama. The Hon. Charles E. De Long succeeded him (accredited in November 1869), and lived in the same building.

The following is a description of the house at Lot No. 27, Bluff, which appeared in a bi-monthly journal being edited and published by Mr. John R. Black, several months after the Hon. De Long’s arrival in Japan:

The advent of Mr. De Long as U.S. Minister to Japan was marked by the publication of dispatches to his government, which elicited a great deal of comment in the American papers. Among the rest of the demands he made upon the U.S. Government, was provision for a legation residence - a demand which seems to us a very reasonable one. On his arrival here, there being no American Legation, he purchased the house on the Bluff build by, and the private property of, his predecessor, General Van Valkenburgh. It has the advantage of a fine commanding site, overlooking the settlement, and with a fine view of the Yokohama valley and the harbour, but the grounds are very limited; and the house itself is small.²⁰

The Hon. Bingham replaced Mr. De Long, and he and his family, as mentioned already, put up at the newly-constructed Grand Hotel on the Bund, Yokohama.

It may be worthwhile to recapitulate the early history of the U.S. Consulate in Yokohama in terms of its locations:

Mr. E. M. Dorr, the first U.S. Consul, opened a Consulate at Honkakuji Temple, Kanagawa, on July 1, 1859, the very day Yokohama became an open port.

The Consulate was moved to the neighborhood of the Customs House, as indicated by Mr. Clark’s map, and it was still there when the U.S. Legation was transferred to Yokohama in 1863. A fire which broke out on November 26, 1866, in Yokohama, set the Consulate alight²¹, and it was reopened at Lot No. 234, one of the lots created out of what is marked as “Reclaimed

Ground” on the same map. The U.S. Legation appears to have escaped the ravages of fire.

4. One further point should be made about the fate of the premises of the U.S. Legation after it was installed at Tsukiji in 1874.

In January 1878, Capt. Batchelder surrendered his lots to the China and Japan Trading Co., an American firm in Yokohama. In January, 1881, the company acquired Lot No. 3 (398.2 tsubo), adjacent to Lot No. 2, and placed it at the use of the U.S. Legation. A map surveyed in 1883 by the General Staff Office of the Japanese Imperial Army shows clearly that the Legation was covering Lots 1 - 3, 21 and 22 at that time (**Attachment IV**).

When the Legation was transferred to Akasaka, the lots were used by the Club Hotel in Yokohama (No. 5B, Bund), with the purpose of opening a sister hotel in Tokyo for the members of the Yokohama United Club (No. 5A, Bund). The hotel was administered at first by the Club Hotel in Yokohama under the same name, but in 1892 or 1893 it became the Hotel Metropole, open to the public. The Hotel Metropole had, as of May 31, 1905, Lots No. 1 - 3, 19B, and 20 - 22.²² It was incorporated into the Imperial Hotel in February, 1907, but was closed down in December, 1910.

Meanwhile, the foreign settlements in Japan, including Tsukiji, were abolished in July, 1899, and what was the Tsukiji Settlement was now called Akashi-cho, Kyobashi-ku.

The Japanese began to take up residence at Akashi-cho. By way of example, Mr. Gunji Matsushita, M. P., the owner and publisher of *The Yamato Shimbun*, purchased No. 1 - 3, Akashi-cho (formerly Lots No. 1 - 3, Tsukiji Settlement), and had a new residence constructed on the premises.²³

In the spring of 1918, St. Luke's Hospital purchased No. 1 - 5 and 18 - 22, Akashi-cho.²⁴

St. Luke's Hospital had in the meanwhile become St. Luke's International Hospital (in April, 1917), and after World War II, Kyobashi-ku was integrated with Nihonbashi-ku to become Chuo-ku (March, 1947).

The U.S. Legation at Tsukiji thus became a part of history, except for the stone markers which have been left for succeeding generations where they were originally erected more than a century ago.

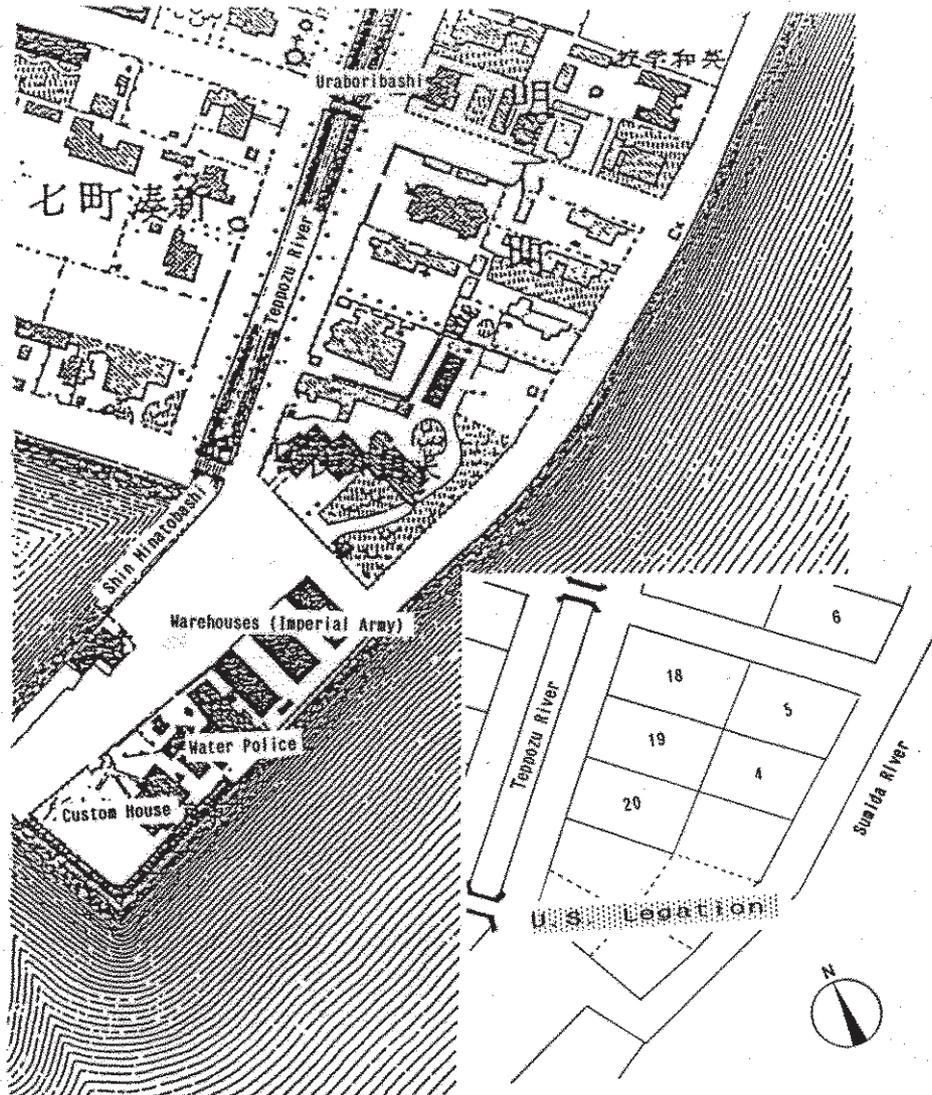
It is said that Ambassador Joseph C. Grew obtained about ten stone markers from St. Luke's Hospital in November, 1940, leaving eight on the hospital premises.²⁵

Forty-four years later, three more stone tablets were transferred to the U.S. Embassy at the initiative of Ambassador Mansfield who, at the aforementioned ceremony on October 17, 1984, said that these stones were “visible evidence of the long and close relationship between the U.S. and Japan.”²⁶

5. Ever since St. Luke's Hospital purchased No. 1 - 5 and 18 - 22, Akashi-cho, Kyobashi-ku, in 1918, the hospital had been made up of three blocks of land at Tsukiji - the former site of the Boueki Shiyoshiya; No. 23 - 27 and 37 - 41, Akashi-cho; and No. 1 - 5 and 18 - 22, Akashi-cho, measuring about 40,000 square meters altogether (**Attachment III**). On the easternmost

ATTACHMENT IV

THE U.S. LEGATION IN 1883



Source: Land Survey Department, General Staff Office, Japanese Imperial Army,
Map: Tokyo Nanto-bu (Tokyo, 1887).

block by the Sumida River, including Capt. Batchelder's former premises, they had built dormitories for nurses.

In 1987, it was announced that the three blocks of land belonging to the hospital would be re-developed and that the block composed of No. 1 - 5 and 18 - 22, now No. 8-1, Akashi-cho, Chuo-ku, would be "St. Luke's Garden" with two high-rise buildings: one residential, and the other for office and other uses. The two buildings, overlooking the river as it joins the waters of Tokyo Bay, were completed on May 18, 1994.

Akashi-cho in general, and the former site of the U.S. Legation in particular, now presents a completely different sight from the remote years of the foreign settlement. The foreigners who lived in Tsukiji - diplomats, consuls, missionaries, architects, merchants - have doubtlessly joined the majority. What would they say, were they alive, to the changes that have taken place in the intervening years?

POSTSCRIPT

The history of the U.S. Legation and that of St. Paul's School (Rikkyo Gakuin) may have crossed in Tsukiji in 1874. The beginnings of St. Paul's are still hidden in a veil of mystery, and will be another subject of study. But the following may be observed :

Bishop Channing M. Williams and three other missionaries from the American Episcopal Church started St. Paul's School on February 3, 1874, on Lot No.19, Tsukiji. But I believe it might have been established in one of Capt. Batchelder's buildings on Lots No.1, 2, 21 and 22²⁷, had the U.S. Legation not been moved there from Yokohama on March 15 of the same year.

Bishop Williams wrote a letter on January 22, 1874, to the Rev. Richard B. Douane, D. D.²⁸, in which he stated that he "succeeded at last today in renting a house which will suit for a dwelling house, chapel, school-room and enable us also to take a few pupils to live on the lot with us." The rent was \$55 per month, or \$660 per year. Although Bishop Williams did not give the exact address of the house, I surmise that it was Capt. Batchelder's property.

The missionaries did take possession of the house, but on February 4, Bishop Williams had to write as follows to Dr. Douane:

Two days after we moved into the house, we were told that unless we should give \$10 more per month than had been agreed on, we must move. As it was necessary to go to Yokohama to see the U.S. Consul before the contract be signed, and we wished to get settled as soon as possible, we moved into the house before a written contract had been made. Consequently, the owner or his agent had it all his own way about the rent. Rather than be swindled in that way, we moved again. The house we are in is much more comfortable though not so large as the other

There was a scarcity of accommodations in Tsukiji in those years, chiefly because of a great fire which broke out on April 3, 1872, destroying part of the Concession. We know that by January, 1874, twenty-five lots in Tsukiji had been rented out by foreigners, but with respect to any solid evidence to show how many houses had been built and re-built on them and how many of them were actually available to the Episcopal missionaries in early 1874, I have very

little to produce.

It is deducible, however, from the chronicles and directories then being published annually in Hong Kong and Yokohama that, for Bishop Williams, only the building at Lot No.19, owned by C. and J. Favre-Brandt, a Swiss concern in Yokohama, and one of Capt. Batchelder's buildings were negotiable. As the bishop wrote in his letter of February 4, 1874, to Dr. Douane, the house at Lot No.19 was not sufficiently large for his school, and the only possibility seemed Capt. Batchelder's building.

I believe that Cap. Batchelder had already agreed to let his building to the Episcopal missionaries when Gen. Capron persuaded him to lend his land and buildings to the U.S. Legation on far more favorable terms. Apparently, Gen. Capron did not know what was taking shape between the Episcopal missionaries and Capt. Batchelder. Fortunately for Capt. Batchelder, it so happened that he had only given a verbal promise to the missionaries to let them have the building, on January 22, 1874, and accordingly he tried to annulate it, while starting negotiations with the American diplomats. As we have seen, Capt. Batchelder wrote on February 20 that both parties had agreed on the terms of lease.

On June 19, 1874, Bishop Williams wrote:

I heard lately that the interpreter of the U.S. Legation [Mr. Rice] would give up the house he now occupies, so I called on the Secretary of Legation [Mr. Stevens] to beg that he would ask the interpreter to let the house stand in his name and let us rent it from him. It is only by some such arrangement that we can get out of bounds. The interpreter replies he will do so, and as soon as he can get a suitable house, he will move. So you can see there is some prospect of our getting another house, though we may have to wait some time yet. It is a much larger house than the one we now have, and the rent will be cheaper, but it is not in a good situation, nor in the part of the city I should select if I had my choice.

Mr. Rice could stay out of the Tsukiji Settlement as he was a member of the diplomatic corps, and it is evident that Bishop Williams was now giving an eye to the building in the compound of Zempukuji, Azabu, where Mr. Rice was staying. The bishop's efforts bore no fruit, however, and as already mentioned, the Hon. Bingham surrendered Zempukuji to the Government of Japan in January, 1875.²⁹

May, 1986

Revised October, 1997

NOTES

1. File No.3. 12. 1. 85. No reply to Mr. Bailly-Blanchard's letter is preserved at the Diplomatic Record Office.
2. *The Japan Weekly Mail* (Yokohama), September 27, 1873, p.692.
3. Historical Office, Bureau of Public Affairs, Department of State, *United States Chiefs of Mission*

- 1778 - 1982 (Department of State Publication 8738) (Rev. August 1982), p.133.
4. *The Japan Gazett Directory* (Yokohama: Japan Gazett), 1875 Edition, p.3.
 5. Diplomatic Record Office, Ministry of Foreign Affairs, File No.6. 1. 8. 2. 4.
 6. Mr. Bingham presented his letters of recall on July 2, 1885 (*United States Chiefs of Mission...*, p.133), and left on July 21 (*The Japan Weekly Mail*, July 25, 1885, p.94).
 7. For other commemorative events in Tokyo and Yokohama, see articles in *Yomiuri*, July 4, 1876, and *Yubinhochi*, July 5, 1876. (Both articles are reprinted in Yasumasa Nakayama (ed.), *Shimbun-Shusei Meiji Hennenshi* (Tokyo: Zaisei Keizai Gakkai, 1934), III, 2.)
 8. Of Miss Whitney's diary, the portion of the years she spent in Japan has been translated into Japanese by Tamiko Ichimata *et al.*: *Clara no Meiji Nikki* (two vols.; Tokyo: Kodansha, 1976). The same portion of the original text, but in abridged form, is available: M. William Steele and Tamiko Ichimata (eds.), *Clara's Diary: An American Girl in Meiji Japan* (Tokyo, etc.: Kodansha International, 1979).
 9. John R. Black, *Young Japan: Yokohama and Yedo* (London: Trubner & Co. and Yokohama: Kelly & Co., 1880), I, 193.
 10. M. Paske-Smith, *Western Barbarians in Japan and Formosa in Tokugawa Days, 1603 - 1868* (Kobe: J. L. Thompson & Co., 1930), p.267. With respect to the U.S. legation, it was not in 1862, but in 1863, that it was moved to Yokohama.
 11. *The Japan Weekly Mail*, August 26, 1871, p.491.
 12. The Ohio Historical Society, Columbus, Ohio, owns the microfilm edition of the Bingham Papers. Capt. Batchelder's letter: Box 8, Folder 1, Item 841, and the lease contract: Box 8, Folder 1, Items 842 and 843.
 13. Mr. Teruo Nishijima found Gen. Capron's diary at the Library of Congress in Washington, D. C., and translated part of it into Japanese under the title: *Capron Nikki: Yezo and Yedo* (Sapporo: Hokkaido Shimbun, 1985). Mr. Nishijima kindly put at my disposal the original text of the entry quoted here.
 14. Bingham Papers, Box 8, Folder 1, Item 844.
 15. Desptach No.19 of January 16, 1875, from Dr. Juan Federico Elmore, the Chargé d'Affaires of Peru in Japan, to Dr. José Riva Agüero, the Foreign Minister of Peru (*Carpeta* 5. 11). Dr. Elmore arrived in Yokohama on November 1, 1874, and took possession of the building located at Lot No.31 of the Tsukiji Settlement (Despatches No.10 of November 14, No.16 of November 20, 1874, and No.19 of January 16, 1875 from Dr. Elmore to Dr. Riva Agüero).
 16. Diplomatic Record Office, Ministry of Foreign Affairs, File No.3. 12. 1. 26.
 17. Diplomatic Record Office, Ministry of Foreign Affairs, File No.3. 12. 1. 26.
 18. Board of Education, Minato-ku (ed.), *Azabu Zempukuji-zo American Minister Ryoshuku-ki* (1984), p.10 and p.135.
 19. Diplomatic Record Office, Ministry of Foreign Affairs, File No.3. 12. 1. 26.
 20. *The Far East* (Yokohama), July 16, 1870, p.6. A photograph is found on p.5.
 21. Ernest Satow, *A Diplomat in Japan* (London: Seeley, Service & Co., 1921), p.163.
 22. Tokyo-To (ed.), *The Tsukiji Settlement* (Tokyo-To, 1957), pp.335 - 336.

23. See map of Akashi-cho prepared by Mr. Sotaro Furuya, in *The Shotoku News* (Tokyo: Shotoku Wayosai Senmon-gakuin), No.43 (March 19, 1973), p.3. (Shotoku Wayosai Senmon-gakuin is now called Tokyo Fashion Senmon-Gakko and is situated at No.2-20, Akashi-cho, Chuo-ku.)
24. St. Luke's International Hospital, *80 Years of St. Luke's International Hospital* (Tokyo, 1982), p.11 and p.320.
25. Chiaki Kitagawa, *Tsukiji Akashicho Imamukashi* (St. Luke's International Hospital, 1986), p.98. However, neither Joseph C. Grew's *Ten Years in Japan: A Contemporary Record drawn from the Diaries and Private and Official Papers of Joseph C. Grew, United States Ambassador to Japan, 1932 - 1942* (New York: Simon and Schuster, 1944) nor Waldo H. Heinrichs, Jr.'s *American Ambassador: Joseph C. Grew and the Development of the United States Diplomatic Tradition* (Boston and Toronto: Little, Brown & Co., 1966) refers to the transfer of stone markers to the U.S. Embassy in 1940.
26. "Viewpoints - A Firm and Enduring Symbol," in *Trends*, February, 1985. *Trends* is a publication in Japanese of the United States Information Service in Japan. The unpublished English text was made available through the Service's courtesy.
27. It is apparent that Capt. Batchelder had at least one building to lend on his premises. For example, *The Chronicle and Directory* (Hongkong: Daily Press), 1873 Edition, shows that Lot No.21 was occupied at that time by H. Grinsen and C. Fream (pp.315 - 316).
28. Photostatic copies of Bishop Williams' letters to Dr. Douane, including those quoted here, are available at the Mather Library of St. Paul's University, Ikebukuro, Tokyo.
29. Even after the Legation had been established at Tsukiji, Mr. Rice stayed on at the Zempukuji Temple. But in his letter of September 28, 1874, to the Hon. Bingham, he stated: "I am compelled to change my place of residence owing to the fact that the priests of my temple require the use of my present quarters," soliciting the Hon. Bingham to make an application to the City of Tokyo for permission for him to live outside the foreign settlement. Thereupon, the U.S. representative wrote on October 1 to the Hon. Terashima, submitting Mr. Rice's request, adding: "I understand that Mr. Rice only desires this privilege for the purpose of private residence" (Diplomatic Record Office, Ministry of Foreign Affairs, File No.3. 12. 4. 6).