

The Impact of the National Sichuan University's Relocation During the Republic of China Period on Chengdu's Urban Construction

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ABSTRACT

During the Republic of China period, the construction and development of national universities were an important aspect of the development of higher education in China. Due to the political turmoil and the evolution of urban society during the Republic of China period, national universities underwent multiple changes in their development process, such as relocation, merger, reconstruction, or renaming. In the process of school relocation, merger, and reconstruction, the transfer and construction of school land served as the foundation of school construction and development, which was crucial for the expansion of school scale and the further development of various discipline construction and research work. The research on the transfer and construction of national university land during the Republic of China period in contemporary academia is relatively limited, and this issue has only been addressed in various school history treatises. This paper takes National Sichuan University as an example to explore the various issues involved in the transfer and expansion of school land during the establishment, merger, relocation, and campus construction stages of the Republic of China period, and studies the important impact of school land transfer and expansion on the development of the university, as well as the connection and impact on the real estate management and urban development of the city where the university is located.

Keywords: National Sichuan University, School land relocation, Campus construction.

1. INTRODUCTION

The predecessor of Sichuan University, National Sichuan University, was the largest and highest academic institution in Sichuan during the Republic of China period, which evolved and merged from several modern higher education institutions such as the Sichuan Zhongxi School established in 1896. The development and construction of National Sichuan University were not only related to the evolution of higher education in Sichuan during the Republic of China period, but also to the pulse of urbanization in modern Chengdu. In 1931, the three major higher education institutions in Chengdu, National Chengdu University, National Chengdu Normal University, and Public Sichuan University, completed the major merger of the "Three Rivers' Confluence". After the merger, National Sichuan University

became one of the 12 most famous national universities in China at that time.¹ "National Sichuan University inherits the assets of the three universities and its school sites are very scattered. Its main campus, as well as the School of Literature and School of Education, are located in Huangcheng where the former National Chengdu Normal University is located, while the School of Science and School of Law are located in Nanjiaochang where the former National Chengdu University is located." In 1937, the provincial and municipal governments proposed to National Sichuan University the acquisition of the Huangcheng Campus and the relocation and reconstruction of the main campus in order to plan the urban construction of Chengdu. Mr. Ren

1. Compiled by the Ministry of Education of the National Government: The First "China Education Yearbook", published by Kaiming Bookstore in 1935.

Hongjuan, the then president, made a major decision on the relocation and reconstruction of the campus for the further development of urban construction and the school. In April 1937, the Sichuan Provincial Government signed the "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site" with National Sichuan University. The new campus was planned to be built near the Wangjiang Pavilion Park in the eastern suburbs of Chengdu, marking the beginning of the relocation and construction project of National Sichuan University.

Tracing back to the reasons and relocation plans for the relocation of National Sichuan University, according to records at the time, "The Sichuan Provincial Government considered that the old Huangcheng site of National Sichuan University was located in the urban center, which not only faced a lot of noise and hindered the academic research of students, but also hindered transportation in the province and city. Therefore, for the purpose of education and urban transportation, efforts should be made to relocate the site of National Sichuan University and reclaim the land of Huangcheng in order to open the central urban area for transportation. Therefore, in April 1937, negotiations with National Sichuan University came to an end and an agreement was reached on a contract to relocate the campus. The provincial government then requisitioned 2,000 mu of civilian land near Wangjiang Pavilion in the outer east and allocated it to National Sichuan University for use as the school site. An additional assistance fee of 660,000 yuan was also allocated as compensation for the relocation of National Sichuan University." At that time, the Sichuan Provincial Government and the Chengdu Municipal Government, on the one hand, intended to establish a central commercial area in Huangcheng area for the purpose of Chengdu's urban planning, and moved National Sichuan University to the southeast suburbs in order to be adjacent to Chengdu West China Union University and form a cultural area. On the other hand, they also had the intention of selling the land of Huangcheng for profit. "The provincial government believed that this expenditure was too huge and couldn't be allocated due to the current abnormal shortage of the provincial treasury. Therefore, it decided to reclaim the land of Huangcheng and build a central commercial area. For the reclaimed land, except for the over 100 mu reserved for the construction of the provincial capital, central park, and experimental

primary school, the rest of it was divided into several areas and sold at fixed prices to make up for the deficit. At the same time, this method was also for the purpose of communicating urban transportation and promoting the prosperity of urban commerce." As an important construction project of the Chengdu Municipal Government in Sichuan Province at that time, it was highly valued by the government. The government formulated a detailed plan and established a relevant institution to handle this matter: "This matter was related to the positions of various departments and bureaus of the provincial government as well as acquisition bureaus of local city and county governments. Therefore, the document was jointly signed and submitted by various departments and bureaus of the provincial government. After approval by Chairman Liu Gu, the Secretariat and the Fourth Department of Civil, Finance, Education and Construction, as well as the Land Affairs Committee, the Chengdu Municipal Government, the Provincial Capital Police Bureau, the Huayang County Government, the Collection Bureau, and the National Sichuan University, jointly formed a 'Sichuan Provincial Government's Committee for Handling the Relocation of National Sichuan University' to handle its affairs and obtain approval."²

Principal Ren Hongjuan's decision to relocate the school brought an end to the situation where the campus was surrounded by noise. The current site of the Wangjiang Pavilion, located entirely in the outer east of Chengdu, was decided after considering various factors such as the school's environment and future development, which was undoubtedly forward-looking and created favorable conditions for the school's future development. On June 16, 1937, the groundbreaking ceremony for the new campus buildings of National Sichuan University was held at Jianong College in Wangjiang Pavilion. The Library, Physics Museum, and Chemistry Museum in Wangjiang Campus began their construction first.

Due to the impact of the war, National Sichuan University moved south to Emei in 1939, and the land acquisition and campus buildings' construction of the Wangjiang Campus came to a halt. Until 1943, the war situation remained relatively stable, and the school was relocated back to Chengdu from

2. Historical archives in the Archives of Sichuan University: Report on the Status and Work of the Sichuan Provincial Government's Committee for Handling the Relocation of National Sichuan University over the Past Year, Volume 7 of the National Sichuan University General Archive.

Emei. On the basis of gradually implementing the "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site", the development of the school was closely linked to the development and construction of the Wangjiang Pavilion area in the southeast suburbs of the city, and a large-scale project of campus land reception and campus buildings' construction began.

1.1 More Social Forces' Being Mobilized to Participate in the Development and Construction of Campus Housing and Land Under the Model of Campus Land Development

As the highest and most complete academic institution in Sichuan during the Republic of China period, National Sichuan University's relocation, construction, and investment were centered around the school, mobilizing all social forces that could be mobilized to work together.

According to the "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site", the provincial government allocated over 2,000 mu of land near Wangjiang Pavilion as a new site for the establishment of National Sichuan University. However, due to the large allocation area and complex nature of land ownership, the land allocation work faced many difficulties. The school could only complete the reception of the campus land in various ways while carrying out normal teaching work and constructing.

One was to directly allocate land operated by the government. During the Republic of China period, the land operated by the government belonged to the scope of public property and was managed by the government or military. This part of the land was mostly directly allocated to schools, such as the Military Carpet Factory located in Touwa Kiln. Besides, in 1947, after negotiations with the Military Industry Bureau, the land of the Chengdu branch of the Military Industry Bureau's 50th Factory and its subordinate Baiyao Factory across the Jinjiang River was lent to the school for use, and the two factories were rebuilt into the Engineering College and the Science College of the Jianguo School. In addition, in the face of difficulties in implementing direct allocation, the school competed for funding from the provincial government to convert a portion of the 2,000 mu of land that should be allocated into cash at a price of

27,000 yuan per acre, raising 3.5 million yuan for land purchase and new campus construction. The municipal government supported the campus construction of National Sichuan University and also allocated land directly to the school. For example, the land near Wangjiang Pavilion was relocated by the municipal government and planned as dormitories for school teachers. At that time, newspapers once reported that one of the famous scenic spots in the urban area of Chengdu, Wangjiang Pavilion, was automatically relocated by the municipal government and designated as a residence for the professors of National Sichuan University. With such a residence, the professors were able to carry out their teaching and research work more stably. From then on, celebrities and the famous scenic spot complemented each other.³

The second was that for private land, the method of requisition by purchase was often adopted. The expansion of the school campus through requisition by purchase has a long history. For example, in 1936, the Agriculture College of National Sichuan University purchased 206 mu of land near Shizi Mountain in the eastern suburbs of Chengdu for a current price of 12,784 yuan, which was used to establish a test ground. The provincial government issued a red title deed for management and attached a land detailed list as the evidence.⁴

In the process of relocating to build the school, there were still a large amount of privately owned fields or cemeteries within the 2,000 mu of school land allocated by the provincial government. Although in accordance with the provisions of the "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site", "The provincial government allocated 2,000 mu of land. Within 10 days after signing the contract, the provincial government would give priority to allocating 500 mu of land within the 2,000 mu that should be allocated for the start of construction at National Sichuan University. For the remaining part of the land, the provincial government would complete the land purchase procedures within two months and hand them over to National Sichuan University... All disputes on the allocated matters, such as tomb relocation, house destruction, and

3. "New School Buildings Tour of National Sichuan University", "New News Daily", February 13, 1943.

4. Historical archives in the collection of Sichuan University: "The National Sichuan University General Archive", "Please Order the Owners of the Cemetery within the Scope of Our School's Land Purchase to Register as Soon as Possible", file number: 704, document number: 014, p. 4.

green crop fees, would all be handled by the provincial government."⁵ However, with difficult times, political changes, and tight government finances, this commitment couldn't be achieved, and waiting for the government to solve the problem was not the way to attain the goal. At that time, Principal Huang Jilu, who took over the school, approached the issue of land acquisition and construction with a very pragmatic attitude, namely, to redeem private land that could not be allocated through government allocation through requisition by purchase, while striving for government allocation as much as possible. In 1946, the school purchased more than 40 mu of land from Zhang Sida in the Xujiayang area of Touwa Kiln for more than 400,000 yuan per acre. This place was adjacent to the Engineering College and also within the scope of 2,000 mu allocated by the provincial government.⁶ But as it belonged to private property, the school discussed repeatedly and accepted the land through requisition by purchase. For another example, in August 1946, Chengdu Jianguo Paper Co., Ltd. reached an agreement with the school to purchase land, houses, and equipment, intending to purchase 74 mu of land for 17 million yuan and various types of houses for 257.49 million yuan. Due to the upcoming beginning of school and insufficient funding, the school negotiated with Jianguo Paper Factory to lend some of the houses and equipment currently used by the factory to the school for use.⁷ And "The Land Price and Equipment Valuation Sheet for Chengdu Jianguo Paper Factory" was listed:

Due to the inflation that began in the late stage of the Anti-Japanese War, the prices of land and houses purchased during different periods varied greatly, especially after 1945, when prices skyrocketed and prices of houses and land increased rapidly, in this situation, the school

managed to gradually complete the acquisition and purchase of surrounding school land.

Thirdly, the cultural heritage of Chengdu has always been passed down and the emphasis on education has been praised by society. As the most important university in Sichuan, its construction received widespread support from people from all walks of life in Chengdu. Not only were people from all walks of life donating money and materials, but there were also cases where local property owners voluntarily donated their properties to build schools. For example, in September 1943, the abbot of Shuishen Temple donated all 23 temple buildings, fields, houses, and 2 mu of land that he had worked hard to maintain throughout his life to the school. In his document to the municipal government on this matter, he said, "The real estate of Shuishen Temple in Nanjiaochang, Shaanxi Street in this city is privately owned by Mingshan, and the temple boundary is adjacent to National Sichuan University. This time, National Sichuan University is relocated from Emei back to Chengdu. Most of its original school buildings are borrowed by the Central Military Academy, while a small portion of the existing buildings are not enough. I presume that the Anti-Japanese War and the construction of the country require talents. Recently, our allied countries have been continuously victorious, which is a time of extreme need for talents in our country. Cultivating talents is urgent and insufficient school buildings will inevitably affect talent cultivation. During the Anti-Japanese War and the construction of the country, I want to donate all the property of the privately owned Shuishen Temple in Nanjiaochang to National Sichuan University for the purpose of expanding its campus buildings. In addition to signing an agreement with National Sichuan University to determine the donation method and requesting the local town mayor Bao Jia to present for proof, I'm supposed to submitting a document to the municipal government for filing."⁸ People from all walks of life donated land and raised funds to support the school construction. Chongqing gentry Zhu Shukou donated the land in Lunbazi to the school⁹. Dahua Industrial Joint-stock Company also

5. Historical archives in the Archives of Sichuan University: "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site", Volume 7 of the National Sichuan University General Archive.

6. Historical archives in the collection of Sichuan University: "The National Sichuan University General Archive", "The School Requests the Municipal Government to Purchase Land to Handle the Issue of Touwa Kiln Land Outline Map and Other Matters", file number: 638, document number: 011, p. 2.

7. Historical archives in the collection of the Archives of Sichuan University, "Conditions Agreed upon by Both Parties for the Purchase and Sale of Real Estate and Equipment Booking Person at National Sichuan University", "National Sichuan University General Archive", file number: 2489, document number: 05, pp. 1-2.

8. Historical archives in the collection of the Archives of Sichuan University: "Explanation on Donating Shuishen Temple Property", "National Sichuan University General Archive", file number: 705, document number: 05.

9. School History Archives of Sichuan University Collection: "Zhu Shukou Will Donate the Lunbazi Real Estate of Our University in order to Reclaim the Gentry of Chongqing and Please Entrust Jiang Youyu to Represent and Receive It",

donated construction funds to the school¹⁰. At the same time, the school established the Jianguo Scholarship, which received over 68 million yuan from various regions from 1944 to 1946. These funds played a positive role in the land acquisition and construction of the school.

1.2 The Orderly and Intensive Development of School Building Construction

In addition to raising funds from multiple sources for land acquisition, the construction of school buildings during this period was also carried out in an orderly and intensive manner. More than 10 buildings were completed in the Wangjiang Campus, including: one student dormitory, teacher's college classrooms, dining hall & auditorium, additional library building, principal's office and residential buildings, grass house classrooms for the Freshman College, dining halls, faculty dormitories in Juyuan, Liuqing Yuan, Jianting Yuan, Huaxi Village, Huihui Tomb, etc. Subsequently, a large auditorium, bathrooms, school gate, girls' dormitories, teacher's college dormitories, attached primary schools, etc. were successively built.

Although most of these construction projects were brick and wood structure bungalows, they were mainly in traditional architectural forms, with the addition of new building materials and techniques, resulting in a sturdy structure and more reasonable functions. For example, the contract for the construction of the "U" shaped classroom opposite the library provided detailed regulations on the specific methods, materials, and processes of the project: "All wall footings of the project foundation shall be excavated with a groove of one foot wide and two and a half feet deep. The old soil at the bottom of the groove shall be compacted, and then the No. 1 and No. 2 sand and mud shall be laid and leveled, with each layer being half a foot thick. Wooden columns shall be erected in the partition walls of large houses, with a diameter not less than four inches. The brick wall is built with a ten inch carved wall footing made of foundation three and soil, with three layers of city wall bricks as the wall body. The inner brick column is ten inches thick, and is filled with No. 1 and No. 3 mortar. The outer

wall is a dry wall, and the mortar joints should be mainly flat, with smoothness as the standard, and there should be no defects such as cracks or stains."¹¹ In addition, the contract also provided detailed and precise regulations on various aspects of the project, such as bamboo culm walls, gable walls, floors, corridors, flat top plating, roof trusses, doors and windows, stairs, tile roofs, and paint, ensuring reliable quality of the project. In the summer and autumn of 1947, a major flood that had not been seen in 50 years occurred in Chengdu. The school buildings suffered significant damage during the flood. At the current school administrative meeting, the Engineering Department of National Sichuan University was established, with Professor Zheng Yu, the director of the school's General Affairs Office, serving as the director. In addition to carrying out the repair and reconstruction of damaged school buildings, the Engineering Department of National Sichuan University also needed to carry out the construction of many factories and buildings, including the recently received Military Industry Factory and Baiyao Factory, to transform them into the Engineering College and the Science College. The projects carried out at the school headquarters in 1947 included: "One is to renovate the auditorium. The original auditorium was relatively rough, but after the renovation, the roof is raised, the ground is changed from a flat surface to a sloping surface, the cement is tamped, the entrance is filled with a high foundation to build a platform ladder, and the front and rear ends of the auditorium are built into a two-story palace style building. The stage is widened, and 1,200 iron chairs are installed. The interior and exterior of the auditorium are repainted. The second is to build new student dormitories. A second dormitory for students is built, and Zhujiayuan is purchased and renovated into a third dormitory for students. A new building is built on the vacant space of the original girls' dormitory to expand it. The third is to build 11 bungalows. The fourth is to build two rows of student canteens between the first and second dormitories."¹²

Since the school was relocated from Emei to Wangjiang Campus in 1943, starting from the construction of the three buildings of the library,

"National Sichuan University General Archive", file number: 2226, document number: 03.

10. School History Archives of Sichuan University Collection: "Dahua Industrial Joint-stock Company Donated Construction Fund", "National Sichuan University General Archive", file number: 2206, document number: 06.

11. Historical archives in the collection of the Archives of Sichuan University: Volume 668 of "National Sichuan University General Archive", "Contract and Construction Instructions for the 'U-shaped' Classroom Project", p. 5.

12. "The History of Sichuan University" (Volume 1), Editorial and Review Committee of "The History of Sichuan University", 2006, p. 222.

mathematics and science museum, and chemistry museum at that time, after 7 years of efforts, according to the inventory statistics in 1950: "The headquarters of Wangjiang Pavilion covers an area of 1024.5 mu, the Engineering College covers an area of 300 mu, and the Shizishan Garden Art Field of Agriculture College covers an area of 304 mu. In addition, the original school property of Nanjiaochang covers an area of 281 mu, the properties of several attached middle schools cover an area of 209.7 mu, more than 30 dormitories scattered in the city cover an area of 123.65 mu, Dujiangyan Lingyanshan mountain forest covers an area of 951 mu, Xindu tobacco farm, Jintang citrus farm, Mianyang cotton farm and other fields cover an area of 375 mu in total, and the total area of the school reaches 3,566 mu, which doesn't include the more than 2,000 mu land of the Hexin Village and Sanwa Kiln area, which were considered 'wilderness' at that time."¹³ In terms of campus construction scale alone, its scale was among the top universities in the country at that time.

2. THE IMPACT AND SIGNIFICANCE OF THE RELOCATION AND CONSTRUCTION OF NATIONAL SICHUAN UNIVERSITY DURING THE REPUBLIC OF CHINA PERIOD

2.1 The Rapid Development of the National Sichuan University Promoted by Its Relocation and Reconstruction

The basic scale of the Wangjiang Campus of National Sichuan University was over 2,200 mu, as stipulated in the "Agreement between the Sichuan Provincial Government and National Sichuan University on Relocation of School Site" between President Hongjuan and the provincial government at that time. In 1943, when the school officially moved from Emei to Wangjiang, it had already taken over a land area of approximately 700 mu. "The new school site of National Sichuan University has been surveyed, with the eastern boundary being the upper river from Leishen Temple to Baiyao Factory, the western boundary being from New Village to the back of Bacon Match Factory, the northern boundary being behind

Bacon Match Factory, and the southern boundary being Baiyao Factory. After passing through Baita Temple, the Agriculture College merges with Leishen Temple."¹⁴ After the hard work of Principal Huang Jilu during his time, the school's area gradually expanded. In 1946, the school took over the Jianguo Paper Factory in Sanwa Kiln and relocated the Freshman College from Nanjiaochang to this area. In January 1947, the school once again took over the Military Carpet Factory in Touwa Kiln and relocated the affiliated middle school and primary school from the main campus' fifth building here. The expansion of campus size laid the foundation for the expansion and growth of the school. When the school moved back to Chengdu from Emei in early 1943, there were a total of 1,316 students on campus, and by the first semester of 1947, this number had increased to 5,051. This number surpassed that of Central University, which was known as China's number one university at the time (about 5,000 people at its peak), and the time-honored Peking University (2,302 people). Principal Huang Jilu also proposed that in the context of revitalizing education after the Anti-Japanese War, "National Sichuan University is a place to cultivate talents for the country and its mission of the times is very significant... Not only should it become one of the highest and most complete universities in the country, but also strive to make itself a world-renowned and perfect institution."¹⁵ In his school building plan, he further proposed the goal of turning National Sichuan University into a "university of ten thousand people" within three to five years.

The expansion of campus scale further promoted the improvement of teaching facilities and the improvement of teaching environment in the school. In March 1947, due to various opinions from the school that the school buildings were lacking and the accommodation and teaching of teachers and students were difficult, Yu Dawei, the director of the Kuomintang Ordnance Bureau, lent the former Chengdu Fiftieth Military Industry Factory (now the site of Nanguang Machinery Factory) and Chengdu Baiyao Factory (now the People's Liberation Army 7322 Factory) to the

13. "The History of Sichuan University" (Volume 2), Editorial and Review Committee of "The History of Sichuan University", 2006, p. 41.

14. Historical archives in the Archives of Sichuan University: Volume 7 of the National Sichuan University General Archive, "Report on the Status and Work of the Sichuan Provincial Government's Committee for Handling the Relocation of National Sichuan University over the Past Year".

15. "National Sichuan University Weekly", Volume 15, "The History of Sichuan University" (Volume 1), Editorial and Review Committee of "The History of Sichuan University", 2006, p. 223.

school. In addition to using part of the land for the expansion of the school buildings, the school also built internship factories such as wooden factories, molding factories, metalworking factories, and forging factories on the basis of the military factory, and relocated the Engineering College here. Meanwhile, the Baiyao Factory established National Sichuan University Zhongzheng Experimental Factory and Chemical Experimental Factory. The Journal of National Sichuan University once wrote a special article describing the newly built National Sichuan University Chemical Experimental Factory as follows: "It is adjacent to the Jinjiang River and has convenient shipping industry. There are a total of 294 factory buildings, which are made of sturdy brick and steel structures and can be divided into four areas: Baiyao Room, Water Tower Area, Zhongshan Institute, and Craftsman House. The roads inside the factory are crisscrossing, ponds and pools are scattered, flowing water is gurgling, forests are luxuriant and green, and the central area has a towering water tower that provides a panoramic view of Jincheng... The construction of the factory has made significant contributions to the construction of the chemical industry in Southwest China and has also benefited the people's livelihood of the country. The school has established a design committee, bringing together the chemistry masters of the school, with Mr. Zhang Hanliang as the convener, to draft many plans."¹⁶ The establishment of school internship factories was not only beneficial for improving the discipline construction of the school, but also enabled students to better access to internship bases and experimental venues and apply what they have learned.

The relocation and expansion of the school greatly improved the teaching environment. At that time, people once described the beautiful environment of the new campus of National Sichuan University as: "The new campus is located on the south bank of the Jinjiang River, near the city-state, facing the stream, with flat land. The architectural style of the school buildings adopts a combination of Chinese and Western styles, with solid materials and a majestic appearance. Jinjiang River flows around in front, with sailboats and masts passing by, and gulls partly hidden and partly visible. It is surrounded by farmland and vegetable gardens, and flowers and trees form a forest. There

16. Zhang Biguo: "A Brief Introduction to the Chemical Experimental Factory of National Sichuan University", Journal of National Sichuan University, pp. 15-16, volume 20, issue 1, 1947.

are weeping willows leaning against the riverbank, reflecting in the water, and the sky and river add a touch of color to them. The Wangjiang Pavilion is located near it and is a famous scenic area in Chengdu. Young students study and rest in it, which greatly contributes to their physical and mental progress."¹⁷ A stable and good educational and learning environment became an important component of the superior educational conditions of National Sichuan University, which not only attracted many students to study here, but also attracted many famous teachers and savants to teach at National Sichuan University like building phoenix nest to attract phoenix. By 1949, the school had 167 full-time professors, including experts and scholars such as Xiang Chu, Wu Mi, Qian Mu, Zhao Shaoxian, Jin Youshi, Xie Wenbing, Feng Hanji, Meng Wentong, Mao Kun, Peng Dixian, Wu Daren, Ke Zhao, Li Guangtao, Liu Weitao, Chen Bingliang, He Yukun, and Deng Xugong, with a total of 1,038 faculty members. At that time, a newspaper in Chengdu also gave poetic descriptions of the achievements of the school's relocation achievements: "The plain near Wangjiang Pavilion, as the new campus buildings of National Sichuan University, is very qualified. It has both rural flavors and urban advantages... During the Spring Festival, rows of trees and flowers and plants emit fresh tender buds, sandwiched with flat and wide roads, arranged vertically and horizontally, like a beautiful picture. Living in the beautiful scenery will cheer you up, bring joy to your soul, and excite you in tranquility... Therefore, the quietest reading environment at National Sichuan University is truly worthy of its name."¹⁸

2.2 The Urban Development of Chengdu Promoted by the Relocation and Construction of National Sichuan University

The relocation and construction of National Sichuan University was not only a major event that determined the future and destiny of the school itself, but also had a very important impact on the urban real estate development and urban construction of the entire Chengdu. The case of relocation and construction and real estate

17. "A Brief History of National Sichuan University", "National Sichuan University Weekly", issue 13/14, 1947, "Commemorative Special Issue of the 16th School Anniversary", p. 4.

18. "New School Buildings Tour of National Sichuan University", "New News Daily", February 13, 1943.

management of National Sichuan University became a representative example of national university relocation and construction during the Republic of China period, which was also an important engineering project that affected urban real estate management and development, being particularly important for promoting the development of modern Chengdu, especially the cultural and educational development of the city.

The expansion and construction of National Sichuan University near Wangjiang Pavilion gradually developed the southeastern suburbs of Chengdu, which were previously considered wasteland, into a culturally prosperous city. The new site of the school was located in the southeast suburbs of Chengdu. Before the school's relocation and development plan was finalized, there were only the historical site commemorating the Tang Dynasty poet Xue Tao, and many abandoned graves and fields were surrounding it. The following "Table 1"¹⁹ is the "Price List of the Field and Land near Wangjiang Pavilion" submitted by Hu Jiong in March 1937, who was then the Director of the Huayang County Collection Bureau, reflecting the changes in the value of field and land in the area from 1932 to 1937.

There is a note at the end of the table: "This list is based on the local land and field value obtained through on-site investigation by a dedicated person and is filled out and listed according to the prices of private buying and selling over the years. The land price is particularly high compared to the field price, as it can be planted in all four seasons. By this year, the land and field prices have increased by about 40 yuan compared to their prices in the 25th year of the Republic of China. This situation is also reported here."²⁰ From this, it could be seen that the land and field prices in the Wangjiang Pavilion area gradually increased over the past few years and reached the higher standard of land and field

acquisition prices. In 1938, the Sichuan Provincial Government purchased the nearby land for the construction of the "New Village" in Chengdu. At that time, the land acquisition fee was 210 yuan per mu for dry land and 190 yuan for per mu of paddy field. Compared to the real estate prices in various urban areas of Chengdu at that time, the land prices in this area were still very low.

19. Collection of Chengdu Municipal Archives: "Price List of Field Investigation near Wangjiang Pavilion Made by Huayang County Collection Bureau", "Letter from the Preparation Committee of the Pseudo New Village on the Mass Destruction of the Outer East Foreign Affairs Office, Requesting the Pseudo Police and the Pseudo Security Department to Investigate and Apprehend". General archive number: 32, catalogue number: 1, file number: 73, p. 111.

20. Collection of Chengdu Municipal Archives: "Price List of Field Investigation near Wangjiang Pavilion Made by Huayang County Collection Bureau", "Letter from the Preparation Committee of the Pseudo New Village on the Mass Destruction of the Outer East Foreign Affairs Office, Requesting the Pseudo Police and the Pseudo Security Department to Investigate and Apprehend". General archive number: 32, catalogue number: 1, file number: 73, p. 112.

Table 1. "Price List of the Field and Land near Wangjiang Pavilion" (unit: yuan)

Type \ Year	The 21st year of the Republic of China	The 22nd year of the Republic of China	The 23rd year of the Republic of China	The 24th year of the Republic of China	The 25th year of the Republic of China
Field	104	160	180	220	240
Land	106	170	200	230	270

a March 18th, the 26th year of the Republic of China, Director: Hu Tong

Table 2. Summary of the distribution of land prices in the urban area of Chengdu in 1938

Difference	The highest land price		The lowest land price		Average land price	
	Per square zhang	Per mu	Per square zhang	Per mu	Per square zhang	Per mu
Commercial area	1,725	103,500	44	2,640	884.5	53,070
Residential area	60	3,600	30	1,800	45	2,700
Poor area	18	1,080	15	900	16.5	990
City border area	35	2,100	20	1,200	27.5	1,650

Table 3. The land price survey in the vicinity of Niuwang Temple and Junlong Street at that time

Street name	House number	Area (square zhang)	Total value (yuan)	Price per square zhang	Price per mu
Junlong Street	10	40	800	20	1,200
Junlong Street	13	20	500	25	1,500
Junlong Street	25	17.5	350	20	1,200
Niuwang Temple Upper Street	7	22	740	32	1,920
Niuwang Temple Upper Street	19	10.5	210	20	1,200
Niuwang Temple Upper Street	24	5.2	124.8	24	1,440
Niuwang Temple Upper Street	30	16.5	412.5	25	1,500

"Table 2" shows a summary of the distribution of land prices in the urban area of Chengdu in 1938.²¹

The land price survey in the vicinity of Niuwang Temple and Junlong Street, which were close to Jiuyan Bridge and Wangjiang Pavilion areas at that time, is shown in "Table 3"²²:

From the above tables, it could be seen that during the early stage of the school relocation, although the area around Wangjiang Pavilion in the southeast suburbs of Chengdu was adjacent to the

urban area, most of it was solitary cemetery land, and the land price was quite low. The relocation and construction of National Sichuan University brought opportunities for local real estate development. "Table 4" shows the land prices in the Jiuyan Bridge and Wangjiang Pavilion areas recorded in the land price assessment book of various towns and streets in Chengdu from 1943 to 1944²³.

21. Research on Land Price and Rent in Chengdu, Data on Land Issues in Chinese Mainland in the 1920s, Vol. 77, pp. 40872-40873.

22. Research on Land Price and Rent in Chengdu, Data on Land Issues in Chinese Mainland in the 1920s, Vol. 77, pp. 40868-40871.

23. Archives from the Republic of China period in the collection of Chengdu Municipal Archives, "Official Document from Chengdu Municipal Government to Sichuan Provincial Government on the Scope of Land Price from 1943 to 1944", "Investigation Form on Rent and Land Prices by the Municipal Government, Submission of Land Price List within the Scope of Land Price, and Provincial Government Instructions", General archive number: 038, catalogue number: 013, file number: 042, pp. 77-105.

Table 4. The land prices in the Jiuyan Bridge and Wangjiang Pavilion areas from 1943 to 1944

Da'an Town	7,000	Qinglian Upper Street, Qinglian Bystreet, Qinglian Temple Street, Sanyuanhe Street, Sanyuanzheng Street, Baita Temple Street
	8,000	Wangjia Lane, Da'an Bystreet, Taiping Center Street, Taiping Bystreet, Laogu Lane, Wannian Bridge Street, Taiping Lane, Taiping Lower Street, Laogu Temple Street, Shijia Lane, Taiping Back Street
	13,000	Taiping Street, Da'an Centre Street, Taiping South Street

From the changes in land prices, it could be seen that the relocation and construction of the school drove an increase in the price of land around the city. On this basis, it further promoted the prosperity of the surrounding areas and the development of the city. Almost in sync with the construction of the Wangjiang campus of National Sichuan University, the governments of Sichuan Province and Chengdu formulated plans to build a "New Village" in Chengdu between the Wangjiang new campus of National Sichuan University and Chengdu West China Union University. The first phase of the "New Village" project in Chengdu was located on the south bank of the Jinjiang River to the north, the Xiaoxitian area to the south, and the Anshun Bridge to the east. The land acquisition area was 746.359 mu, approximately 0.5 square kilometers." As a major project in modern Chengdu's real estate management, it reflected the confidence of the provincial and municipal governments in the development of real estate in this region at that time, and the influence of the two important universities in the surrounding area was self-evident. "The Preparatory Committee for the New Village" hired Cheng Tianfang, President of National Sichuan University, and Zhang Linggao, President of Chengdu West China Union University, as executive members.²⁴ To recruit the presidents of the two largest units involved in the construction of the New Village, National Sichuan University and Chengdu West China Union University was to mobilize the enthusiasm of the two schools to fully cooperate with the construction of the New Village, and achieve a win-win situation for both the construction of the New Village and the development of the school campus.

24. Chengdu Archives: "Regulations and Rules Volume 1 (1937) of the Preparatory Committee for the New Village of the Pseudo Provincial Government", file number: 32-74.

During the flourishing urban design boom in the 1930s, in order to solve the development problems of Chengdu, the Sichuan Provincial Government and Chengdu Municipal Government made initial plans for the future urban layout and construction of Chengdu according to the "urban planning" of urban design expert Chen Leqiao: "The inner city and the area around Niushikou and Shahepu in the east of the city are designated as the commercial area. The northern part of the city is centered around the train station, while the nearby area is designated as an industrial area. The southern part of the city is designated as a residential area. The area from Huaxiba to Jiuyan Bridge in the southeast of the city is planned as a cultural area."²⁵ As an important initial practice of this plan, in addition to the Chengdu "New Village" construction project led by the Sichuan Provincial Government and the Chengdu Municipal Government, it also included the relocation of National Sichuan University and the development and construction of the Wangjiang Campus.

3. CONCLUSION

National Sichuan University was the most important higher education institution in Sichuan and its vast volume and significant influence determined that its relocation and construction would inevitably affect the layout and development of the entire Chengdu. Starting from the establishment of the "Sichuan Provincial Government's Committee for Handling the Relocation of National Sichuan University" by National Sichuan University in July 1937, to the construction of Engineering College and Science College by National Sichuan University around 1947 on the basis of borrowing properties from the Military Industry Factory and Baiyao Factory, the acquisition of the Jianguo Paper Factory to build a Freshman College, and the acceptance of the Military Carpet Factory in Touwa Kiln, etc., National Sichuan University successively completed the land acquisition work of 2,000 mu near the Wangjiang Pavilion, and campus construction was also underway simultaneously. At this time, National Sichuan University began to take shape as a "university of ten thousand people". In addition, the largest church school in the adjacent southwestern region, West China Union University, had a large area of land and grand and

25. Chen Leqiao: "Building a New Chengdu and Urban Planning", Chengdu Municipal Government Weekly, Vol. 1, Issue 10, March 11, 1939.

beautiful school buildings in the Huaxiba in the south of the city. After the outbreak of the Anti-Japanese War, several famous Chinese universities, including University of Nanking, School of Medicine of Nanjing Central University, Yanjing University, Jinling Women's College of Arts and Sciences, Cheeloo University, and Private Soochow University, successively relocated to Chengdu. They often borrowed the school buildings, teaching hospitals, laboratories, and library equipment of West China Union University, and cooperated with it to run schools. These internally relocated Chinese universities, along with West China University, National Sichuan University, and other schools, gathered together to form a nationally renowned university cultural and educational area in the southern suburbs of Chengdu, from Huaxiba to Jiuyan Bridge in the southeastern suburbs. The emergence of the new cultural area not only broke through the limitations of city walls in Chengdu's urban construction, but also partially realized Chen Leqiao's "urban planning to build a new Chengdu"²⁶. After the relocation of National Sichuan University, the old Huangcheng area later became the political and commercial center of Chengdu, which had a profound impact on the urban layout and development of Chengdu.

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