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Redesigning Historic Districts: A Study of Preservation Plans for Historic Districts of Jingzhou Ancient City in Hubei, China

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Redesigning Historic Districts: A Study of Preservation Plans for Historic Districts of Jingzhou Ancient City in Hubei, China

Abstract

Designation of historic districts is becoming a more commonly seen strategy for protecting larger environment and historic urban fabrics in China. Jingzhou, which is one of the first 24 “Historic Cultural Cities” in China, designated three historic districts in 2014. However, there are many issues with the existing preservation plans. Before the completed implementation of the plans, this thesis hopes to provide better solutions for creating more equitable and resilient historic districts through criticizing the existing plans, researching on case studies, as well as re-programming and redesigning the historic districts. The criticisms mainly focus on lacking sufficient considerations of large-scale demolition on local community, planning for superfluous amount of land use for tourism that brings negative impact on local residents’ life, and the improper designs of new buildings that mismatch the scales and form of existing buildings and erase the traces of history. Revitalization of Hutong in Beijing through “micro-circulation” and “organic-renew”, as well as the transformation from residential to commercial streets of Kuanzhai Alley in Chengdu are two case studies that are mainly researched on. The strategies of reprogram require participation of all three stakeholders that are government, residents, and developers, and propose to introduce microcirculation, community development commission, as well as transferable development rights into preservation and development of historic districts. The strategies of redesign reiterate the goal of creating an equitable and resilient neighborhood through revising demolition plan, designating distinctive spaces in neighborhood, and creating new site plan.

Keywords

historic district revitalization, organic renew, community development commission, public-private partnership, transferable development rights

Disciplines

Historic Preservation and Conservation

Comments

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REDESIGNING HISTORIC DISTRICTS:
A STUDY OF PRESERVATION PLANS FOR HISTORIC DISTRICTS
OF JINGZHOU ANCIENT CITY IN HUBEI, CHINA

Chuhan Zheng

A THESIS

in

Historic Preservation

Presented to the Faculties of the University of Pennsylvania in
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2017

Advisor and Program Chair
Randall F. Mason
Associate Professor

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INTRODUCTION:

Jingzhou, locating at Hubei Province in central south of China, is a city with significant history and culture. It is one of the 24 “Historic Cultural Cities” that were first issued in 1982 as an early effort to preserve significant fabrics and culture of historic cities, such as Beijing and Hangzhou. The ancient city establishments of Jingzhou could be traced to as early as 600s BC during the state of Chu. The Jingzhou Ancient City locates at northwest of current Jingzhou city, now contains one of the four most well preserved city walls that was built from Ming dynasty. Local preservation and planning institute created a master preservation plan for Jingzhou Ancient City in 2000 and updated the master plan in 2012.

Following the development of historic preservation field in China, designation of historic districts developed through an inclusive strategy to protect larger environment and historic urban fabrics. Thus, in 2014, Jingzhou’s government designated three historic districts, Sanyijie-Deshenglu, Nanjimen, and Zhongshanlu Historic Districts. However, there are many problems existed in these plans. As the plans were issued not long ago and have not been fully implemented, now is the best time for this thesis to evaluate this preservation plan and make possible improvements to avoid potential irretrievable social and cultural loss from large scale demolition, relocation and construction. Moreover, ancient Jingzhou city has priceless historic resources, which is embraced by one of the four most well preserved ancient city walls in China as well as many historic temples within the wall. As historic preservation is becoming a more and more important part of urban planning and cultural tourism, Jingzhou has an opportunity to be developed as a model of historic district for its significant historic resources, just

like Suzhou and Xi'an. Therefore, understanding the historic district, analyzing existing preservation plans, and reprogramming as well as redesigning the urban space are significant and worth to work on as the main topic of this thesis.

There are four sections composing this thesis aiming to answer three questions: first, what is the history of historic district formation in China and what values can Chinese historic districts learn from historic districts in United States? Secondly, does this existing preservation plan provide correct design and comprehensive analysis? And third, what should better design guidelines for redevelopment be like from both historic preservation and urban design perspective?

In section 1, this thesis aims to understand the central question of what is a historic district and how should historic districts be redeveloped and regulated under the Chinese context through literature review. Originally, historic districts in China were formed as a response to high demand of housing improvement and redevelopment in urban center, where historic districts are normally located. In contemporary cases, redevelopment and reconstruction should be allowed as an economic tool to support development, enhance the identity of the district and trigger more tourism in historic district in China. Moreover, the history of Jingzhou Ancient city, as well as the Chu's culture are also studied in this section in order to understand the significance of Jingzhou and create preservation plan accordingly.

In Section 2, the existing preservation plans are analyzed and evaluated. The major criticisms are from equity perspectives, which the proposed large-scale demolition and reconstruction will severely impact the social life within the neighborhood and bringing gentrification and eventually squeeze out all the existing middle class residents.

Since preservation should not be only about preserving tangible heritage, but also about protecting intangible social life and local culture, preservation plans should aim to serve local residents and the built environment that they have created. Moreover, not only demolition but also the over emphasis on tourism also damages public activities of local residents and harming local life-style and living culture. Besides, the design guidelines for rehabilitation of existing buildings and new construction erase the traces of history and creating sense of sameness in historic districts from all other places in China.

In Section 3, cases of historic district preservation at other cities are researched in order to seek for possible solutions for issues at Jingzhou. Hutong at Beijing and Kuangzhai Alley at Chengdu are analyzed for learning how they are programmed and designed in order to achieve the revitalization purposes. Their experiences contribute to the new ideas for preservation of historic districts at Jingzhou Ancient City.

In Section 4, through studying the existing preservation plan and criticizing its methods of redeveloping Jingzhou historic district, this thesis proposes reprogramming the preservation strategies from three perspectives: government, residents, and developers. Without active participation of any of these stakeholders, the preservation of historic districts would be hard to achieve. Moreover, new plans and designs for renewing and reconstructing historic districts are proposed. The new design should respect existing historic fabrics and settings and apply least intervention to the sites without large-scale demolition and population movement. It should also offer enough public infrastructures to meet modern demand such as public parks or gathering spaces.



**SECTION 1:
BACKGROUND OF PRESERVATION
IN CHINA AND JINGZHOU**

HISTORIC DISTRICTS IN CHINA

Introduction: Definition, Laws and Regulations

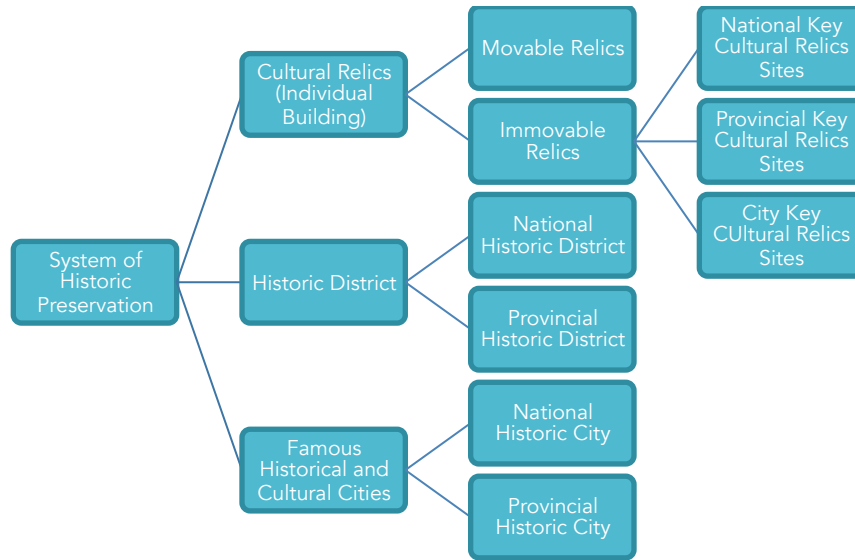


Figure 1: System of Historic Preservation in China

Preservation system for the cultural relics under state protection in China could be briefly categorized in to three levels based on the scale: individual building, historic district, and National Historical and Cultural Cities. Historic District refers to a district, county, village or group of building, which has highly concentrated historic and cultural values that may integrally represent a traditional local culture or features during a certain period of time.¹ As the transitional level between cultural relics preservation that focuses on small and physical objects and historic cities preservation that focuses on large and intangible identity, historic district plays an important role of ensuring the historic characteristics of the city are presented in individual buildings and streets. It should possess historic relics that have integrity and authenticity with local history as well as

¹ “Announcement for the approval of ‘Report on Publicizing the Second Batch of National Famous Historical and Cultural Cities’” 《国务院批转建设部、文化部<关于请公布第二批国家历史文化名城名单的报告>的通知》, 1986

historic, scientific, art or cultural values, which represent local ideologies in ways of living.²

Preservation of immovable cultural relics in China can be traced back to 1929 when the Society for the Study of Chinese Architecture was founded. Under efforts of members including Qiqian Zhu, Sicheng Liang, Dunzhen Liu, Zhewen Luo, the Society has accomplished large amount of research and field survey on Chinese architectures, providing significant basis for enacting preservation law. “Law of Preserving Ancient Objects”³ in 1930 and the “Regulations of Organization for Preserving National Ancient Objects”⁴ in 1932 were the first efforts in Chinese history for founding preservation law and preservation organization by official government. After People’s Republic of China was founded in 1949, the preservation laws and regulations were gradually improved.

Today, there are two levels of laws, nation and local, which guarantee the preservation actions. From the national level, the major laws and regulations include the Article 22 of “Constitution of the People’s Republic of China”, “Urban and Rural Planning Law of the People’s Republic of China”, “Environmental Protection Law of the People’s Republic of China”, “Cultural Relics Protection Law of the People’s Republic of China”, and the “Regulation on the Protection of Famous Historical and Cultural Cities, Towns and Villages”. From the local level, provincial Ministry of Housing and Urban-Rural Development is responsible for enacting provincial “Urban and Rural Planning Regulations” and authorizing local city-level government to enact local planning and preservations regulations. Due to the land system of China, preservation efforts are

² Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp. 2

³ 《古物保存法》

⁴ 《中央古物保管委员会组织条例》

usually created and regulated by city and rural level Urban Planning Institution and supervised by the local Cultural Relics Bureau when national and provincial listed cultural relics are involved.

Development of Historic District

Development of historic classifications world-wide can be categorized into three phases. The first phase was around 1960s when preservation was mainly focused on preserving individual building and rarely involved with adaptive reuse, which was a type of static preservation.⁵ The adaptation of the “Protection of Historical Regions and the Suggestions for Its Contemporary Role” during the UNESCO convention at Nairobi in 1976 marked the beginning of second phases, which expand the content of preservation from individual buildings to larger-scale urban landscape and environment.⁶ This transformation allowed preservation efforts to focus not only on physical buildings, but also on functions, as well as relationship with other buildings. The third phase started in late 1980s, which further emphasized the importance of historic district through encouraging local institutions to enact specialized regulations and plan for individual historic district in order to deal with different characteristics and demand.⁷ Although local organizations of historic districts are authorized significant power in planning and execute the preservation plan, government still play important role in leading the direction of preservation regulations and controlling the use and of land.

In China, development of historic districts started in 1980s and followed very similar path with the international phases. The idea of historic district was first raised

⁵ Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp7

⁶ Ibid.

⁷ Ibid.

under the first group of National Famous Historical and Cultural Cities and further defined in the second group, which integrated the earlier idea of historic quarters raised in Charter of Athens and historic urban areas raised in Washington Charter.⁸ Although the concept of historic district was adopted, there were hardly applications of the concept in this early phase when researchers were putting more efforts on studying precedent cases.

The second phase was defined roughly from mid 1990s to 2003, which was accompanied by the commercialization of housing⁹ and the renovation of old and dilapidated houses¹⁰. During this phase, researchers focused on how experiences of other countries may be transformed and used to solve specific preservation problems in China. The definition of historic district, its connection with sustainable development and the models of historic districts that fitted Chinese situation were the main issues been discussed.¹¹ Historic district was treated mainly as a planning and preserving tool, which adaptive reuse was merely considered.

The third phase started from 2003 when Chinese housing marketing was experiencing a bubble and central government announced diverse macro-economic control strategies for adjusting the regulations on supply and demand of land. In this

⁸ Ibid. pp14

⁹ In late 1980s, Chinese commercialized housing market was established through authorizing local government charging “land use fee” for private housing developers. The housing market was stabilized and quickly developed especially after 1998 when public assigned housing policy was invalidated. Large economic profits of leasing out the land to developers made local government tending to demolish all existing housing in order to make space for new investments and developments, which led to numerous permanent loss of valuable historic fabrics. The conflict between new development and historic preservation is still one of the most significant issues today.

¹⁰ The renovation was a tool to increase local living quality. It usually involved large-scale demolition of existing housing and replacement residents in order to provide space for new investment. According to the Ministry of Housing and Urban-rural Development, by 2010 the average life span of China’s architectures is 30 years, which is far less than that of United States or United Kingdom. The short life span is not due to the quality of housing but the planning and housing policies, which encourage new construction. According to the Ministry, each year there is around 2 billion square meters of new construction in China.

¹¹ Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp15-19

phase, historic district became more complex and inclusive as a multi-disciplinary study.¹² The research focused on questions like: how design of architecture and landscape may influence the quality of living in historic district? As well as, what are the social values and social structures within the historic district and how do they differ from non-historic district? Today, historic district is a toolkit for preserving historic fabrics from diverse perspectives and trying to solve conflicts with modern development, public engagement, and tourism. It is not only a regulation for preservation, but also been used as a more comprehensive guiding plan for demolition, preservation and new construction. However, though creation of historic districts are becoming more commonly seen, the power of enforcement and application is still weak and needed to be improved due to a range of reasons such as lack of supporting policies, funding, and public agreement.

Models of Historic Districts Revitalization in China

The goal of forming historic districts is not only to preserve the historic fabrics, but also to allow new investment to revitalize the neighborhood through development. There are three models of historic district categorized by its main use and driven force for development. In modern days, it should be noticed that it is more common to see a mixed version of all three models.

The first model is residential historic district that focuses on increasing condition living in historic district. It follows three main strategies: demolition of dilapidated housing, renovation of old but still functional housing, and regeneration of dysfunctional commercial or industrial buildings into new residential buildings.¹³ For areas that are highly deteriorated, the safety of living should be the first concern and dilapidated

¹² *ibid.* pp19

¹³ *ibid.* pp11

housing, that are requested by residents and valued as not repairable, should be demolished. This is usually a government-lead process that is executed before renovation and regeneration. During historic district reform for 2008 Beijing Olympic Games, each year there was 0.58 billion RMB funded by Beijing government specifically for demolition of 1.57 million square meters (around 388 acres) dilapidated housing and replacement of residents in 6 historic districts within four Center Districts of Beijing.¹⁴ After basic living conditions are guaranteed, renovation is then introduced. The major strategy is to follow the microcirculation of “Repair, Improve, and Decentralize” for selected area within each historic district.¹⁵ Repair refers to repair and renovation of old housing according to local standards and maintain the historic appearance and features. Improve refers to not only improving the basic infrastructure, but also making sure there is sustainable development in the historic district, through installation of solar panels and clean energy. Decentralize refers to the decrease the population of historic district, turning existing multi-family housing into single family housing, like the housing is designed for and replacing residents with compensation. In 2007, one year alone, Beijing government funded 1 billion RMB for renovation process.¹⁶ When physical condition is improved, the functions of deteriorated commercial and industrial buildings then needed to be adjusted in order to meet the residential demand.

The second model is commercial historic district that focuses on diversifying the functions of historic district. Introducing and enhancing commercial activities allow self-generating income for sustaining residential renovation.¹⁷ Many historic districts were

¹⁴ *ibid.* pp93

¹⁵ *ibid.* pp94-95

¹⁶ *ibid.* pp96

¹⁷ *ibid.* pp12

used for commercial and industrial activities in the past and hope to keep the elements of commercial as their main features through the creative industry. 798 in Beijing, 1933 Slaughterhouse in Shanghai, and Redtory Factory in Guangzhou are all examples of these types of transformation, which kept historic commercial and industrial buildings and revitalized them as studio spaces, offices, and exhibition areas.

The third model is tourism centered historic district, which exploits and emphasizes characteristics of historic district for attracting tourists and thus generating income.¹⁸ Sometimes, this process also involves new construction of historic-look buildings in order to make the features of historic district more prominent for tourists to remember.

Values and Limitations of Historic District in China

A city is like a human being. It has its special characteristics and memories of the past. Historic districts are not meant to be frozen in time. Instead, they try to preserve the characters and memories of the city while incorporating new developments, which is like a human growing up, learning new things but still keeping his or her character that is recognizable for others. The essence of historic district is usually a representation of urban form, structure, and texture of the city during certain period of time. To people who do not know the city, historic district allows them to experience historic fabrics and traditional cultural in a more direct and complete way through not only preserve one building, but also creating an atmosphere of historic feelings by a set of buildings and landscape.

¹⁸ *ibid.* pp13

The major limitation of historic districts is the definition and representation of district's character. All preservation efforts are selective. It is very common for different perspective to have different consideration of what needed to be preserved. However, in recent years the "sameness" between historic districts is so high that all historic districts, especially the commercial historic districts, use similar model of development and look so similar from each other.¹⁹ This is because as historic tourism is becoming more popular in China, more and more local governments have found historic districts for realizing profits of cultural heritage tourisms. In order to create a strong and memorable image of the district for publicizing, the definition of values within historic districts are usually being over simplified.²⁰ With the narrowly defined extent of history, original buildings are selectively preserved with new construction of historic-looking buildings that sometimes harm instead of promote historic features. The authenticity and integrity of historic districts are usually missing during this process of definition and representation.

Moreover, public engagement and public education are usually missing in historic districts development. Since most historic districts are government-lead development model, it is usually the government deciding where and when to demolish, which also causes many conflicts between government and residents. In recent years, the study of how the public understand the public engagement process and through what way they can participate. Due to the fundamental differences of political system and historic development, it is difficult to translate directly from American practice to Chinese practice. However, it should be recognized that the method of public engagement is a

¹⁹ *ibid.* pp.12-13

²⁰ Zhang, Song, *An Introduction to Integrated Conservation: A way for the Protection of Cultural Heritage and Historic Environment*, Tongji University Press, 2014, pp. 51-54

learning process, that takes time for people to accept and to be utilized for gaining benefits for themselves. A correct direction of public education is thus significant for teaching public it necessity of expressing personal opinion, as well as communicating the core values of historic districts. The improving completeness of GIS database and the increasing communicating technologies such as the cell phone applications and visual reality techniques give public more opportunities to understand importance of participation and knowledge about historic preservation.²¹

Besides, the restrictions of using land resources, such as building code, FAR, and design standards, constrain the potential investment.²² On one hand, demolition existing building and replacement of residents would costs large amount of money that needed to be paid partially by developers; on the other hand, usually due to the height limitations and design code to fit into the historic settings of the neighborhood, the costs of new buildings are usually high and profits are usually low for the less building area. These two reasons in combined make many developments within historic districts not cost-benefits balanced investments and thus make renovation and regeneration of existing historic districts very hard to sustain.

Summary:

In conclusion, historic preservation in China is originated from preservation of single cultural relics, and is gradually developing toward preservation of broader context of heritages. Historic district is becoming a more significant model under three categories of Chines preservation system. After three phases of development, it is usually a major strategy to preserve special history, characters, and cultures of the city through protecting

²¹ Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp.23-24

²² *ibid.* pp.3-4

a selected group of buildings and landscape under regulation of urban planning department. However, due to the government-leading process, the definition of historic districts and the public education process are usually controversial and should be discussed through public engagement process.

HISTORIC DISTRICTS IN JINGZHOU Ancient City

History and Significance



Figure 2: Map of State of Chu and City of Jingzhou.

Jingzhou, historically named as Jiangling, is located at center of Hubei Province. As one of the most important cities in State of Chu, which was from 1030 BCE to 223 BCE during Zhou Dynasty, Jingzhou was the location where 34 emperors built their

cities and had continuous history of civilization even after the fallen of Chu's State.²³

Due to its specific geographic location with rich water resources, Jingzhou has always been a strategically significant city for emperors to fight for. Most Chinese people know the city from a famous story "General Guanyu Losing Jingzhou" from "Three Kingdoms".

With its long and rich history, Jingzhou was listed under the first group of National Famous Historical and Cultural Cities in 1982 together with other 23 cities including Beijing and Hangzhou.²⁴

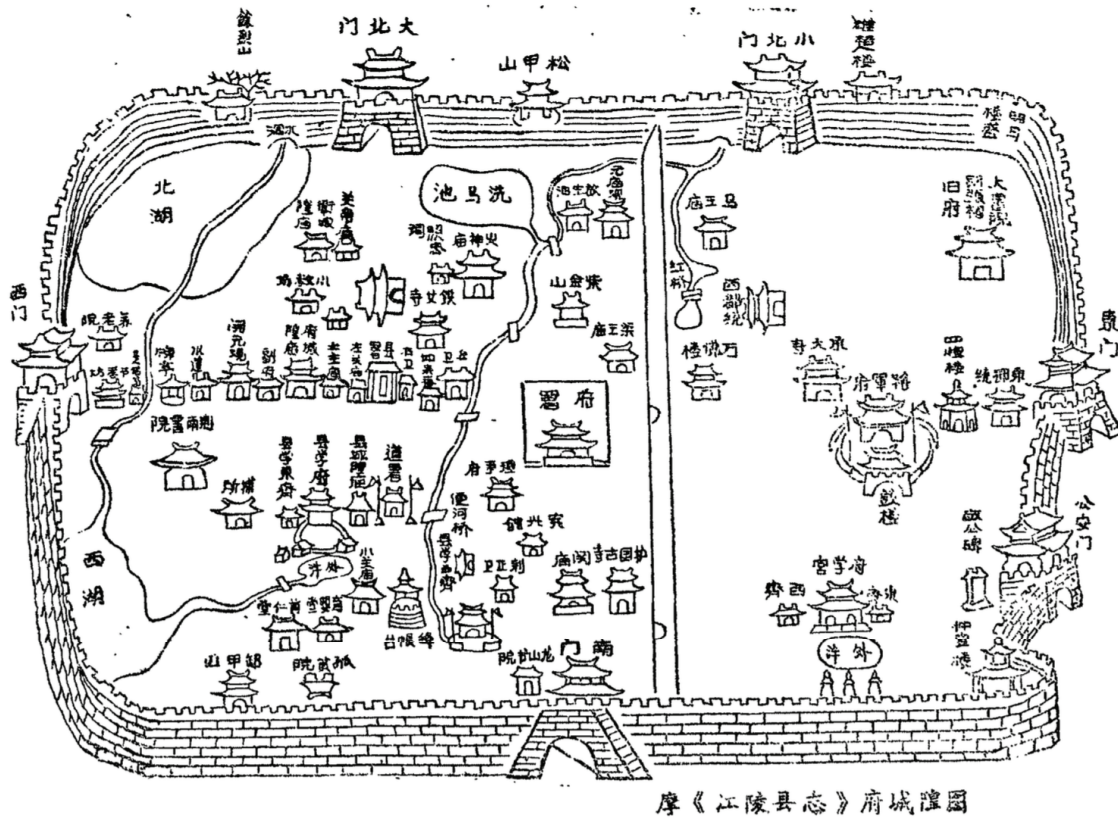


Figure 3: Map of Jingzhou Ancient City in Qing Dynasty

Jingzhou Ancient City is one of the only four cities in China that has the fully preserved ancient city walls and the only city that has the longest history of continuously building

²³ Xiang, Donghong, The Strategy Researching of Protection and Regeneration of Sanyijie Historic District in Jingzhou Historic City, Master Thesis, Hunan University, 2010

²⁴ *ibid.*

city wall at the same location.²⁵ It is also an extraordinary case for having curved and rectangular city wall based on local topography and water resources. The wall is 3.75km (2.3 miles) from east to west, and 1.2km (0.8 miles) from north to south. The wall was built by stone and brick, with rammed earth reinforced and a moat surrounded. These three layers of design became not only the fortifications to protect the city from warfare, but also prevent the living areas from flooding of Yangtze River.²⁶ In 1934, the water flooded over Yingxiangcheng dam that was close to Jingzhou and hit Jingzhou City Wall without getting into the city whereas the entire area surrounded was flooded.

The fabrics and form of Jingzhou Ancient City has transformed many times through time. The earliest city was built around 2600 years ago during Zhou Dynasty. Although the historic remnant of the city wall could be traced to as early as Three Kingdom Dynasty, the existing city wall was built in Qing Dynasty with the form and style succeeded from Ming Dynasty on historic remnants.²⁷ The city used to be divided into two parts with Manchu People living on the east and Han People living on the west. Most temples were located along the central road with prosperous trading markets.

Preservation of Jingzhou Ancient City

The earliest preservation plan of Jingzhou, “Preservation Plan for Jiangling Historical and Cultural City”, was created in 1984 by the local planning institute after the city was designated as the National Famous Historical and Cultural Cities.²⁸ In 1994, the administration of city of Jingzhou and city of Shashi was merged, which created a need

²⁵ He, Jie, The Study of Inner Spatial Structural Transformation in Jingzhou Historic City, Master Thesis, Central China Normal University, 2009

²⁶ Zhang, Song, Ruan, Yisan, and Dun, Mingming, Conservation Planning of Jingzhou Historic City, Urban Plan, Landscape Architecture and Green, Vol. 19, Jan. 2001, pp. 82-88

²⁷ He, Jie, The Study of Inner Spatial Structural Transformation in Jingzhou Historic City, Master Thesis, Central China Normal University, 2009

²⁸ Jingzhou Municipal Commission of Housing and Urban-Rural Development Institute, <http://www.jzjs.gov.cn/article/Deplanning/34193.html>

for reconsidering preservation of Jingzhou Ancient City within larger regional planning context. In 2000, supervised by Professor Yisan Ruan, who successfully supervised preservation of many historic cities and ancient villages such as Pingyao and Zhouzhuang, Tongji Urban Planning & Design Institute and Jingzhou Planning Institute created “Preservation Plan for Jingzhou Historical and Cultural City”, which became the guidelines for preservation in the city since then.²⁹

In 2012, the plan was amended due to the growth of city. However, many issues that were targeted to be resolved in the plan 2000 still existed and some even became worse in 2012. The major problems that needed to be tackled identified by the plan 2000 include overly dense population, large amount of informal settlements, complex land use and ownership, as well as the damages to historic resources by private property owners due to lack of knowledge.³⁰ The major solutions in order to deal with these problems given by the plan 2000 were resettling residents and decreasing population to 55,000, relocating industrial uses and schools, preserving general environment and height in and around the ancient city.³¹ These strategies did not change much in the amendment plan 2012, and the city actually became even more crowded and diverse. From 2000 the population grew from 85,000 to 107,000.³² There are complex factors contribute to the hardship of implementing the plan 2000. First and most importantly was the lack of funding and new investments. Resettlement required large amounts of money, for not only compensating people, but also finding relocation areas and building new buildings for them. There were no private investments for new housing projects in the city as well,

²⁹ *ibid.*

³⁰ Zhang, Song, Ruan, Yisan, and Dun, Mingming, Conservation Planning of Jingzhou Historic City, Urban Plan, Landscape Architecture and Green, Vol. 19, Jan. 2001, pp. 82-88

³¹ *ibid.*

³² Population in Jingzhou Historic City should not surpass 60,000”, NetEase News, Jan. 2017, <http://news.163.com/17/0106/15/CA3UNKU500018AOP.html>,

which meant the funding sources from private developers were also invalid. Besides, the 2000 plan also was lacking a proper phasing strategy, which it asked for such large scale of resettlements without offering enough supporting policies to convince the residents and allow the changes to happen. Many residents were worried they won't be able to move back after moving out and the property values within Jingzhou Ancient City was definitely going to rise in future. Therefore they rather hold their properties as potential investment opportunities instead of selling them for low price.

An important progress that the plan 2012 made was to designate and further created individual preservation plans for four historic districts within Jingzhou Ancient city following the tendency of preserving large environment of the heritage in China as discussed in earlier section. In later sections, this thesis would focus particularly on studying preservation plans of two historic districts, Sanyijie and Nanjimen, for they are the most representative historic districts with city wall and a diverse land use conditions included.

Preservation of Chu's Culture

Preservation of Jingzhou Ancient City does not only limit the tangible heritage, but also intangible cultural heritage. It is the living showcase for history and culture of State of Chu. Over 800 years of existence, State of Chu generated complex culture, as well as social structure, that could be compared favorably with Ancient Greek.³³ Chu's culture is very distinctive from Han's culture, which later dominated China. It believes in the god of Phoenix, loves the color red and fire, adores the sun, and worships Shamans.³⁴

³³ Cai, Jingquan, *The Rheology of Chu's Culture (楚文化流变史)*, Hubei People's Press, 2001, pp. 1-3

³⁴ *ibid.* pp. 1-3

After State of Chu has fallen, its culture however succeeded and is still influential in many different ways. In the field of literature, there are many masterpieces written by significant people from State of Chu, such as Qu Yuan who created and wrote Chu Ci, a famous form of poem and songs. There are also literatures depict stories that happen in State of Chu. Such as the General Guanyu's story with Jingzhou during the Three Kingdom Dynasty mentioned earlier, or Xiang Yu, the "Overlord of West Chu", and his last and most famous Battle at Gaixia. In the field of music, Chu's culture is well known for its Bianzhong, an instrument that is made from a set of bronze bells that are different in size and can make different sound when knocking on. In the field of political system, Chu is the earliest state to create the county as one urban organization level in China, which still is in use today. ³⁵



Figure 4: Statue of General Guan with residential area in the context

³⁵ *ibid.* pp. 115-117

Although Chu's culture is vibrant and rich, it is however, usually been underrepresented and over-iconized due to pressures from tourism. For instance, the Guanyi Park locates at the northeast side of Ancient Jingzhou city. The park covers around 15 hectare of area and took three years for completing the construction from 2014 to 2016. It was a part of tourism boosting project that cost 1.5 billion RMB and invested by a private company. The main attraction of the park is the 58 meters (190 feet) tall bronze statue of General Guan, which is currently the biggest bronze statue in the world. As seen in Figure 4, the statue is very different from the surrounding urban context not only in scale, but also in design and color. In order to emphasize the grandness of the statue, the park was also built to be very flat and open with few plantations and settings that allow for public activities.

Indeed, when mentioning Jingzhou, most people would only know about General Guan and his story in Three Kingdoms. However, this should not be the only culture to learn from Jingzhou. In China, as preservation is closely tied to tourism, the cultures and meanings behind heritages are usually simplified and iconized since it is easier to be accepted and remembered by tourists. This phenomenon largely hinders the public education on the complex but real culture from both investors and tourists' perspective. Heritage tourism thus becomes a part of "fast-food" consumerism. Although the preservation plan sets preservation of Chu's culture as a goal, it is never really specified in the later intervention section about which part of Chu's culture and how to present it. Preserving Chu's culture is as important as preserving physical heritage. Jingzhou has large amount of resources that are both tangible and intangible. Preservation efforts should think hard on how to make them support each other and preserving the essence of

culture, instead of setting the goal as satisfying solely the demand of tourism market and economic purpose.

Conclusion: Preservation Issues in Jingzhou under Broader Context

Jingzhou as one of the first group of National Famous Historical and Cultural Cities has a large number of significant historic heritage and culture. Preservation efforts started as early as late 1980s. A master preservation plan was created in 2000 and further improved in 2012, with historic districts designated and individual preservation plans been made later. These preservation efforts in Jingzhou follow the general pattern of preservation in China, which move from preservation of single heritage, the city wall, to preservation of a broader context, the ancient city and its related Chu's culture. However, the preservation plan ran into hardship of being well implemented and represented after it was created. Lack of sufficient funding and public support on resettlement, as well as insufficient policy support on introducing new developers are the major reasons. Although Chu's culture is also an important part of Jingzhou Ancient City that should be carefully preserved, the preservation plan does not give enough details about how the culture could be preserved, as well as not having enough control over private investments. Under the pressures of economic and tourism's growth, culture and heritage tend to be underrepresented through simplified and iconized public education. As this section introduces the general background of preservation in China, and significance of Jingzhou Ancient City, and preservation context in Jingzhou with its master preservation plan, the following two sections will focus on studying preservation plans for Sanyijie Historic District and Nanjimen Historic District, and aim to understand how the plan could be improved to solve persistent existing preservation issues.



SECTION 2: STUDYING OF PRESERVATION PLAN FOR JINGZHOU HISTORIC DISTRICTS

STUDY OF PRESERVATION PLANS FOR HISTORIC DISTRICTS

Sanyijie-Deshengjie Historic Districts (Sanyijie District) is located at the northwest corner of Jingzhou Ancient City, which is composed by Sanyi Street on the south of North Gate and Desheng Street on the north of the gate.³⁶ This district contains a well-preserved residential area with historic layout, a number of historic buildings as well as a historic cobblestone path.³⁷ The site of the historic district also used to be an important node for commercial activities, especially around the gate.³⁸ Today it contains 41% of residential, 10% of commercial and 5% of industrial land uses.

Nanjimen Historic District is located at the center south of Jingzhou Ancient city. In the past, it was an important transportation hub, not only for the entrance to the city, but also prosperous commercial activities around the gate for travellers.³⁹ It is dominated by 50% residential land use, which hosts a number of historic buildings from Qing Dynasty. These historic buildings have typical architectural styles at Hanjiang Plain.⁴⁰ Additionally, it has vibrant religious land uses that are uncommonly seen. There is both a traditional Chinese Temple of General Guan and a western catholic church built in 1902. Moreover, the district also contains a variety of uses including hotels, farmer markets, banks, hospitals, tourists' shops, and a large public square for civic activities.

Among the four designated historic districts in Jingzhou Ancient City, Sanyijie and Nanjimen are the only two that include the historic city wall, with gates that are still

³⁶ "Sanyi" refers to a famous story of "Oath of the Peach Garden" in the novel "Romance of the Three Kingdoms", which three important figure in Three Kingdom Dynasty, Guan Yu, Liu Bei, and Zhang Fei took an oath to become brothers. Desheng in Chinese is directly translated as "gain victory".

³⁷ Preservation Plan for Sanyijie-Deshengjie Cultural and Historic District, Jingzhou Urban Planning and Design Institute, 2016

³⁸ *ibid.*

³⁹ Preservation Plan for Nanjimen Cultural and Historical District, Jingzhou Urban Planning and Design Institute, 2015

⁴⁰ *ibid.*

important to the entrance of Jingzhou ancient city. The surrounding area by the historic city wall has the most vulnerable environment and needs to be carefully dealt with in order to preserve not only the heritage, but also historic fabrics, landscape, and view. The entrances are also important to future development of Jingzhou Ancient City not only because they decide the potential capacity of transportation in the city for general public, but also for critical landmarks that are the first image of the city when entering. Moreover, these areas are dominated by residential area with a large population that is currently facing potential resettlements. Benefits for these vulnerable groups should neither be neglected, nor covered up by the name of preservation and development. Striking the balance is a hard task, but important to the heritage of the area. Additionally, the local commercials and religious institutions are vulnerable to potential functional transformation and should be treated differently from residential areas.

Behind the Demolition and Resettlement: The Missing Elements of Equity

In the history of contemporary development in China, there are many stories about forcing resettlement and demolition, such as Wu Ping and her house in Chongqing. This case study became the “most stubborn nail in history” after refusing to sell to developers. Tension among government, developers and people has become increasingly controversial and intensified since 1990s after the Chinese housing market was commercialized.⁴¹ In this competition of land resources within the capitalized market, people with the least power and capital, lose the most. As discussed in Section 1, historic districts in China are originally created for preserving the general environment of heritage, but also offering a better opportunity for tourism and marketing. Urban development and

⁴¹ Campenella, Thomas J., *The Concrete Dragon: China's Urban Revolution and What it Means for the World*, Princeton Architectural Press, 2008, pp. 13-15



Figure 6: Wu Ping's house in the construction field

economic growth are usually the priority in plans and policies. But benefits of local residents are rarely considered. The phenomenon of “stubborn nail” is result of lacking proper plans, supporting policies, and strict regulations that guarantee adequate compensation and relocation housing. Eventually, this process left the vulnerable groups with no choice. In the case of Jingzhou, high populations have been considered as an issue since 2000, when the master preservation plan was created and resettlement was proposed, although not effectively executed. Following the direction of master preservation plan, both preservation plans for Sanyijie and Nanjimen proposed for large amount of demolition, 42% and 26% respectively. However, neither of the plans specifies two important questions that are essential for the feasibility of the plans: Who are the people that needed to be resettled? And how will they be resettled?

The demography of the targeted population for demolition and resettlement of the two historic districts is not presented in neither plans. How many people needed to be moved when these 42% and 26% of existing housing are gone? Who are these people and

what do they do? If they used to live close to their employment, how should they go to work after being resettled? None of the question is answered in neither plan. Historic buildings can be treated differently from contemporary buildings for their historic values. People should not be ignored. Planners should not treat people as an object, like carpenters seeing woods only as material and tool to create a building. Large-scale population resettlement is harmful to existing social structure of the neighborhood. When connections and relationships are physically lost, people also lose, pointed out by Jane Jacobs.⁴² Additionally, as long as these people are resettled, it would be hard for them to move back without any policy support, due to increasing land and property values. This process of displacement and new development eventually can lead to gentrification issues and create further social inequity.

Neither plan specifies strategies, feasibility for demolition and resettlement, or the process and phases relocation could take. According to the “Ordinance for Jingzhou Ancient City Preservation” that was approved in January 2017, the proposed goal for population in the city is 60,000. Although this allows 5000 more people compare to the goal from 2000 master preservation plan, it is still almost half of the existing population of 100,700. The cost for compensation, relocation, construction and demolition is expected to be enormous. In early 2016, the World Bank approved \$100 Million USD to the government of Jingzhou for Jingzhou Historic City Conservation Project, which partially covers the estimated costs of \$170 million USD for the entire project.⁴³ Almost half of the funds are going to heritage conservation, tourism services construction, and

⁴² Jacobs, Jane. *The Death and Life of Great American Cities*, Vintage, 2016

⁴³ The World Bank, International Bank For Reconstruction and Development: Project Appraisal Document on a Proposed Loan in the Amount of US\$100 Million to the People’s Republic of China for a Hubei Jingzhou Historic Town Conservation Project, Jan. 2016, <http://projects.worldbank.org/P148523?lang=en>

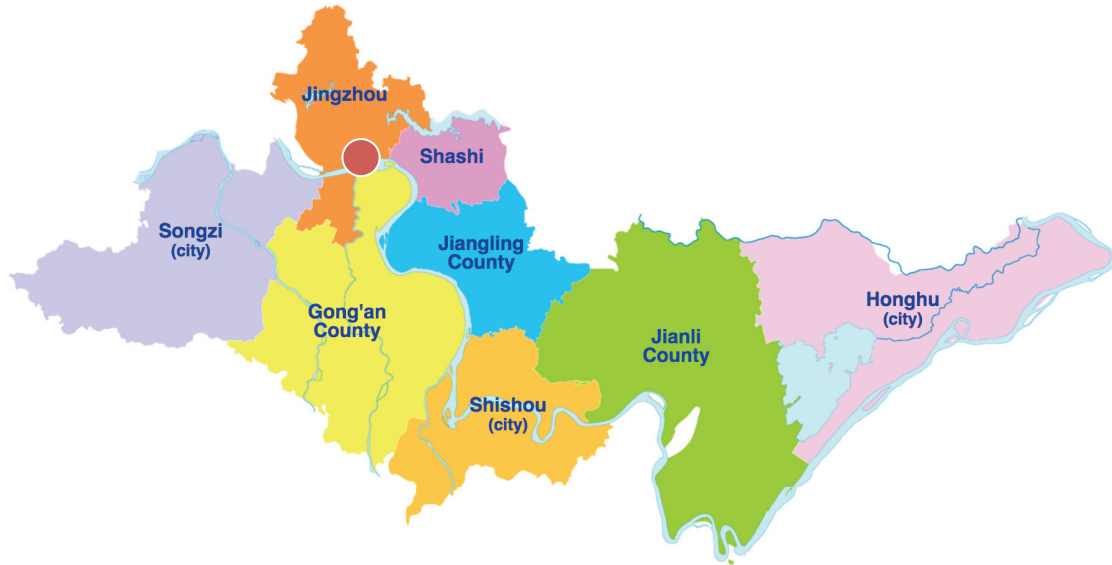


Figure 7: Map of Municipal of Jingzhou with Jingzhou Ancient City highlight in red

improvements. The remaining funds are split between water environment improvement, 37% , and transportation improvements, 13%.⁴⁴ Preservation of historic districts is not included in the use of this fund. According to the Resettlement Action Plan associated with the fund, the compensation standard for demolition of commercial land and residential land is 2,820 RMB/sq m (38 USD/sq ft) and 2,012 RMB/sq m (27 USD/sq ft), with one-off relocation allowance fee 10 RMB/sq m (0.13 USD/sq ft) and temporary residence transition allowance 12 RMB/sq m (0.16 USD/sq ft).⁴⁵ Sanyijie and Nanjimen in together propose for 69,361 sq m (17.1 acres) demolition, which will lead to around 197 million RMB (29 million USD) of costs. The total expenditure of municipal level government of Jingzhou, as shown in Figure 7, for urban and rural development in 2014 was 357 million RMB. It is impractical to spend over half of the total budget on preservation in Jingzhou Ancient City.

⁴⁴ *ibid.* pp.5-7

⁴⁵ Jingzhou Historic Town Conservation Project Management Office, Resettlement Action Plan for Hubei Jingzhou Historic Town Conservation Project, May 2015, pp.54-56

Preservation should not just be about heritages, but also about broader issues of the society and culture they are presented in. Most importantly, preservation should address and engage with people who are still living in these areas and those still developing the built environment. Benefits to the residents, as well as the social structure they have built should be carefully considered in preservation plans for historic districts.

Large Scale Transformation of Land Use: Over Emphasizing on Tourism

Both preservation plans for two historic districts propose for large-scale transformations. The changes not only include demolition and retrofitting of physical buildings, but also incorporate enormous land use reform from mainly residential to tourism dominated neighborhoods. This is initiated from the purpose of using historic districts as main attractor of local tourism and anchor points in Jingzhou Ancient City. However, potential issues that could be brought by overemphasizing the tourism are the suppressions of the original local business uses daily that creates inconvenience to local residents, as well as occupation of public spaces that decreases residents' quality of living.

Both Sanyijie and Nanjimen Historic Districts are currently residential neighborhoods with only 9% of commercial uses based on land use analysis in preservation plan. Based on field survey, most these commercial spaces serve local residents by selling commodities, such as groceries and vegetables, as seen in Figure 8 and 9. These stores usually use the front of a residential building and running by the building's owner live behind. Their goods are usually inexpensive and most of their customers are residents who live close by in the neighborhoods. The introduction of large amount of commercials uses that serve tourists, will not only take over these local retails, but also leave residents with nowhere to buy commodities. The decreasing availability of

local retail shops would also increase the price of local commodities, which burden local residents.



Figure 8: Vegetable store at Nanjimen Historic District

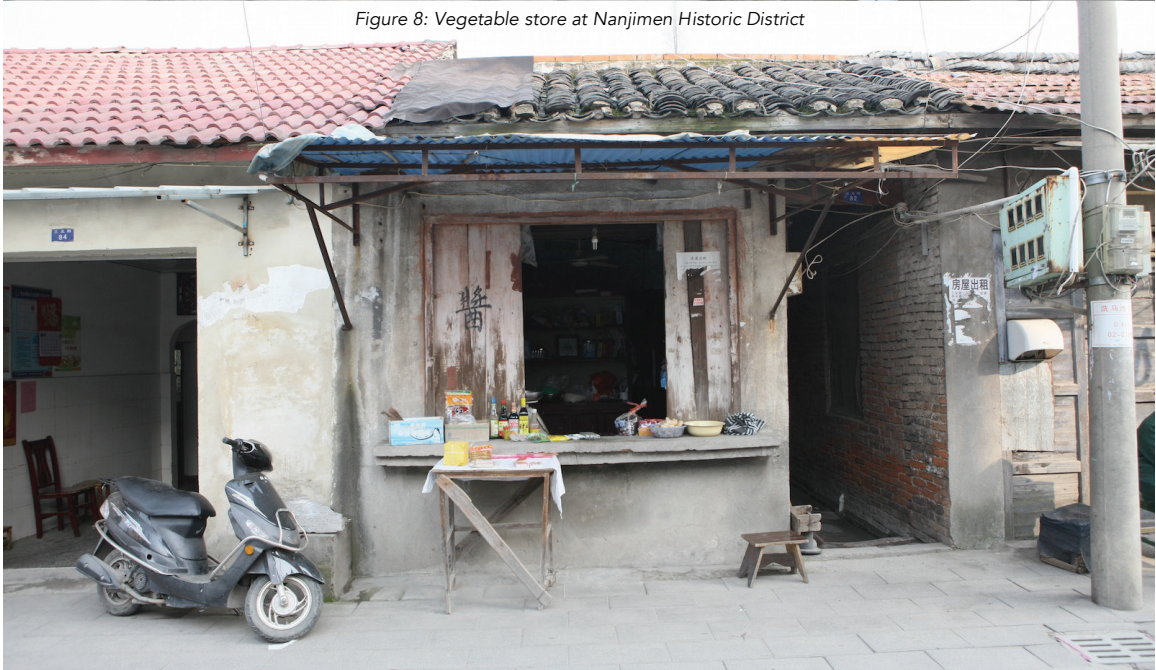


Figure 9: Grocery store at Sanyijie Historic District

In regards to Nanjimen historic district, there are currently many informal commercial activities at public spaces surrounding the historic city wall. Local residents love to gather together and play Chinese chess under shades of the city wall and trees

along the malt. This activity attracts food retailers, booksellers, and even the barber services, as shown in Figure 10 and 11. This is important local culture is formed due to the special settlement of city wall and therefore should be preserved. As proposed in preservation plan of Nanjimen historic district, the existing residential area surrounding the city wall will all be replaced by commercial targeting tourism such as gift shops, hotels, and restaurants for local traditional snacks. The plan hopes to create a new “historic culture” that imitates historic streets in other historic districts and neglects that Nanjimen already has special cultural and social activity that are generated from local built environment. Introducing over 30% new retails and commercials that targets to only tourists would not only perish in long-term due to lack of demand, but also let the genuine culture vanish due to resettlements. Moreover, the proposed tourists areas also fail to emphasize the genuine Chu’s culture or history of Jingzhou, but rather simplify and iconize without proper public education efforts for both tourists and residents.



Figure 10: Barber services next to cloth retailers



Figure 11: Large group of population playing chess at city wall

Transformation for tourism is an inevitable process for both boosting economy and exchanging culture. However, the cultural heritage of Jingzhou Ancient City and its historic districts should be places to educate public about the genuine history and at the same time keep generating its own culture by local residents.

Scales and Form: Mismatching Urban Fabrics

Urban fabric refers to the physical characteristics of an urban area that is defined by its building types, open spaces, street.⁴⁶ Preservation efforts should not only respect the existing urban fabric, but also further emphasize the spatial character of historic districts through new construction and design. Both preservation plans propose for reconstruction after demolition of existing buildings. However, the proposed new designs have very different urban fabrics from the existing fabric, with different scales and form of buildings.

⁴⁶ Wang, Songyi. Study of Urban Design for Preservation of Historic Districts, Zhejiang University, Master Thesis, pp.43-44

The historic district of Sanyijie is rectangular shape that emphasizes the Desheng Street on the north and Sanyi Street on the south as its center axis with residential buildings built along the axis and courtyard behind as shown in Figure 12. Some of the buildings have retails in the front facing the street like shown in Figure 9, some is fully residential with living room in the front and



Figure 12: Figure Ground Study for Sanyijie Historic District

bedroom in the back. The registered historic buildings in the historic districts are mainly from late Qing Dynasty. They are designed usually with courtyard in the center Figured 13. In the proposed plan, partially as shown in Figure 14 (full version in Appendix 1), most of the contemporary buildings will be demolished, showing as blue. The empty site will be covered with the newly designed buildings with courtyard showing as purple. However, the scale and form of the new buildings are much larger than the historic buildings as shown in yellow. Although they could not be seen from the main street, they will harm the integrity of the

historic districts as a whole. Moreover, the enormous size of the building and courtyard proposed by the new plan is not a comfortable human-focused design that makes people feel comfortable and easy to move around as the residential building.

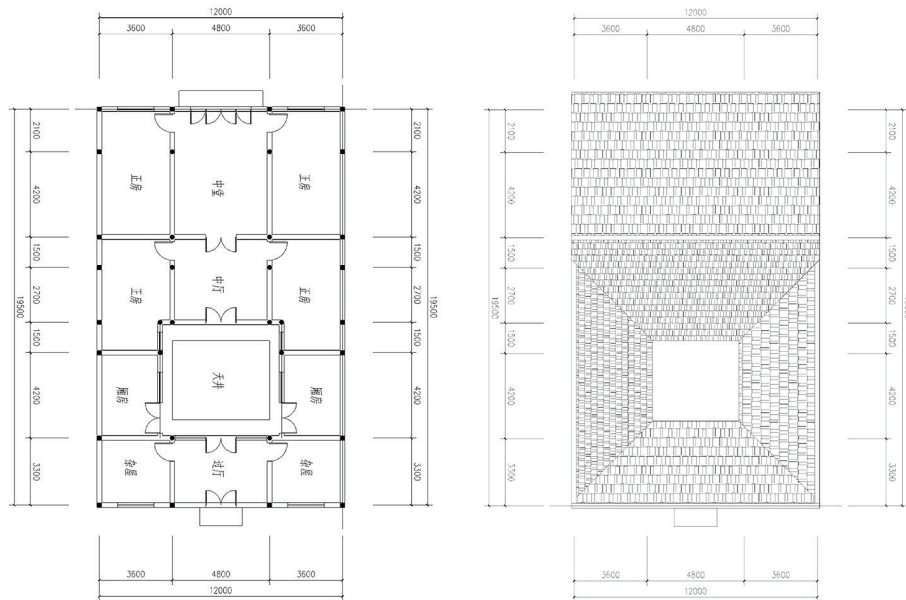


Figure 13: Plan for Courtyard of No. 99th Sanyi Street



Figure 14: Comparison of Building Scales and Form between historic courtyard (shown in yellow) and proposed new courtyard in preservation plan (shown in purple)

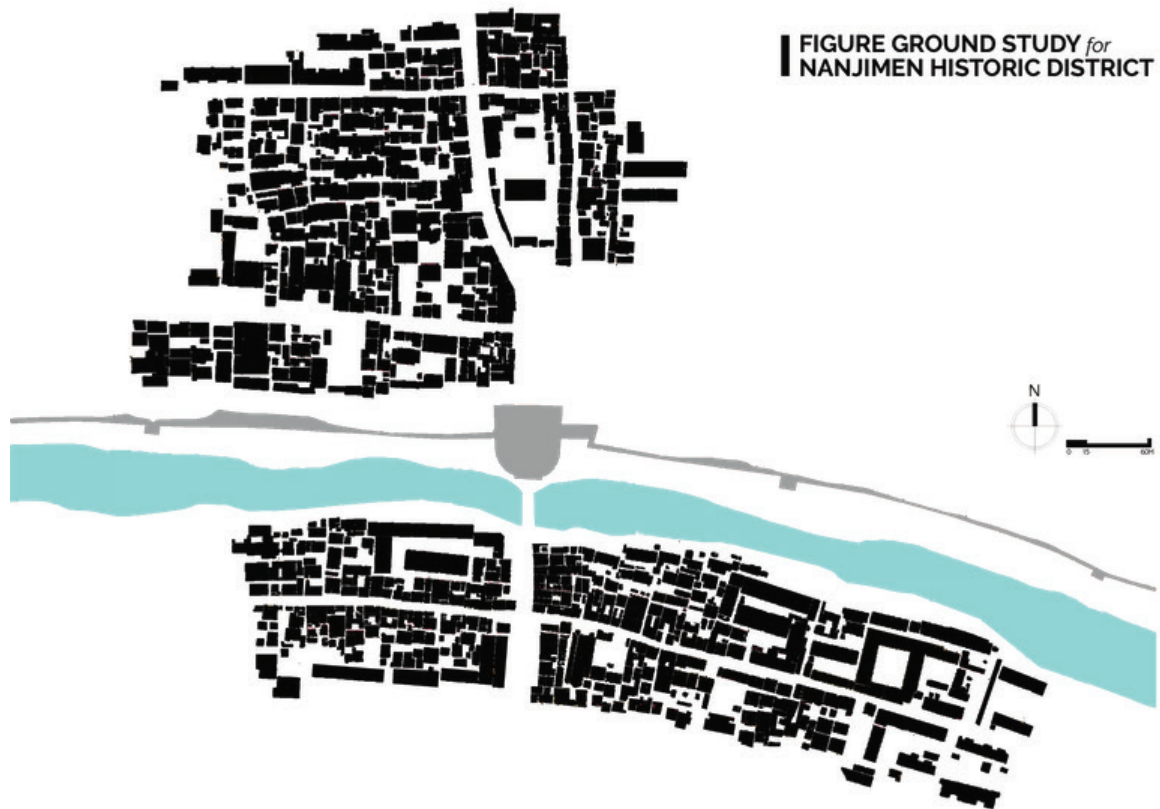


Figure 15: Figure Ground Study for Nanjimen Historic District

Comparing to Sanyijie historic district, the Nanjimen historic district proposes for less new building construction and leaves many sites, where especially those on the north of the city wall, as open spaces after demolition. The plan also proposes for constructing a new road, as well as waterfront park on the south of city wall as a part of larger scale city wall park project that was raised in 2015.⁴⁷ These increasing public spaces contain both public and semi-public areas that are beneficial to local residents for a variety of activities. However, creating public spaces in historic districts through demolition also needs to pay strict attention to the spatial relationships between the new open space and historic buildings. Both physical and visual continuity need to be maintained.⁴⁸ A good

⁴⁷ Xinhua News, Jingzhou is planning to build a park along south city wall, May 2015, http://www.hb.xinhuanet.com/2015-05/05/c_1115186429.htm, accessed April 2017

⁴⁸ Wang, Songyi. Study of Urban Design for Preservation of Historic Districts, Zhejiang University, Master Thesis, pp.25-27

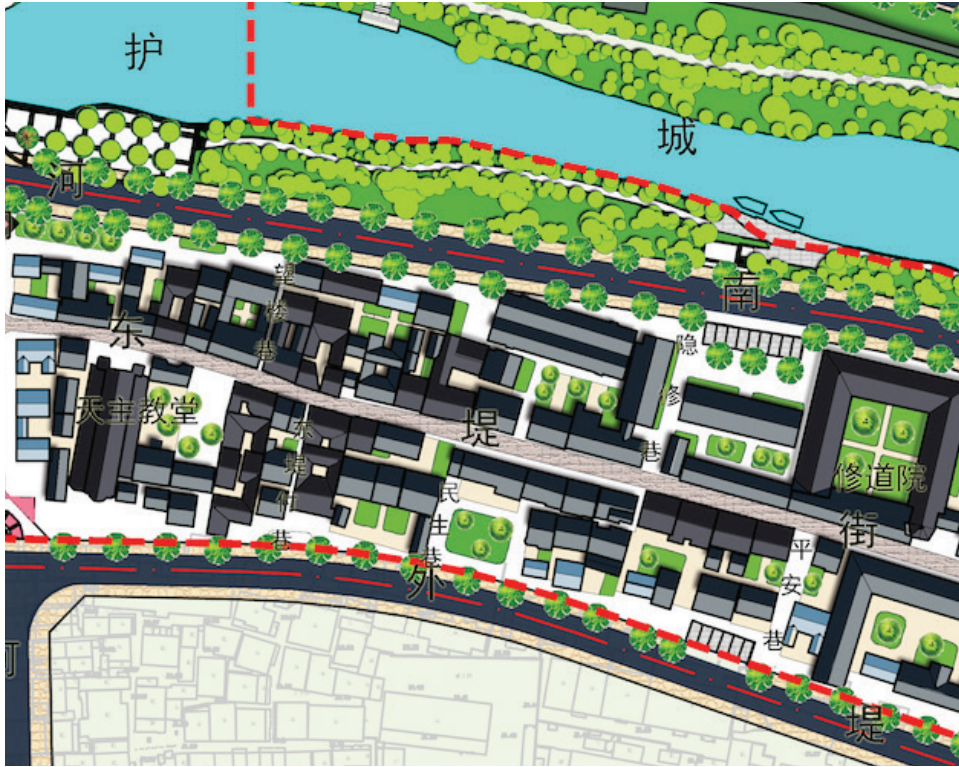


Figure 16: Southeast corner of the plan showing spatial relationship after demolition and construction

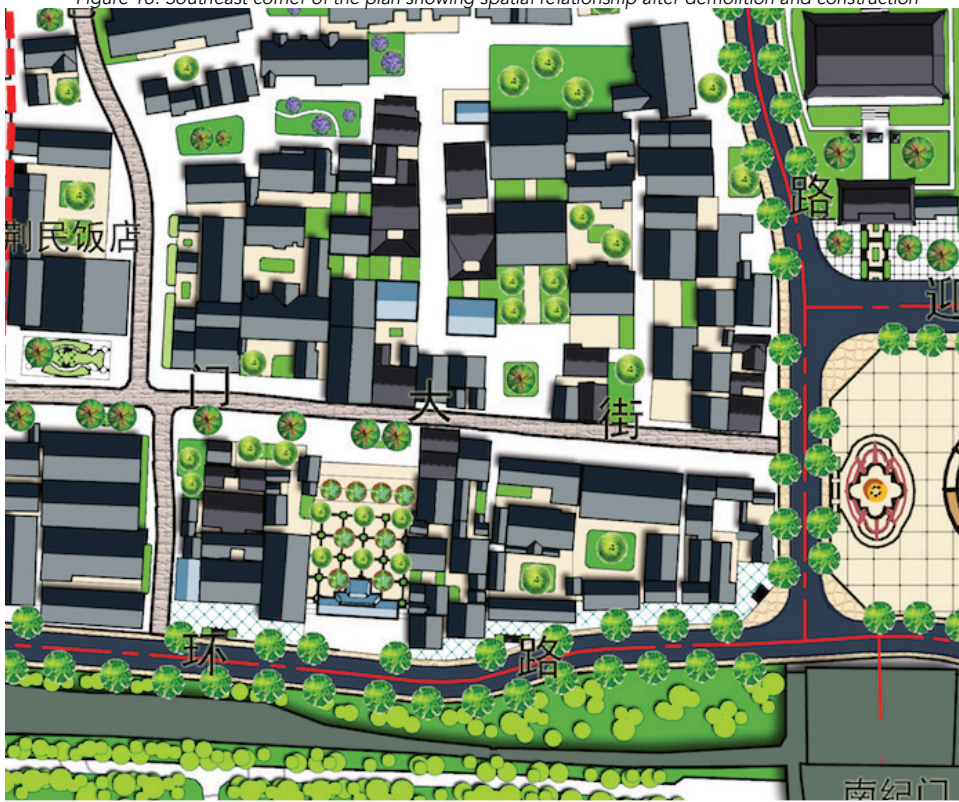


Figure 17, Northwest corner of the plan showing the new public space among residential buildings

example from the plan is the preservation of Dongti and Xiti Street on the south the city wall, as shown in Figure 16. Historic buildings along the streets are mostly preserved and been further strengthened through new buildings at both ends of the street. On the other hand, the addition of the new road and the demolition of buildings on south side of city wall damage the original connectivity of buildings along waterfront. Looking south from the city wall, the edge will also become vague. Although the new proposed street could help emphasize the linear visual edge, it could also create potential isolation between the city wall and the neighborhood on the south. Historic buildings are designed with the context, which the front and back have very distinct differences. After the demolition of contemporary building, the original back side of historic buildings will be exposed to the public spaces as shown in Figure 17. The process of dealing with the changing spatial relationship between building and street is important for keeping the urban fabrics of historic district. Although public space is important, determining what extent the plan needs to build new infill building to maintain the continuity of street needed to be considered.

Materials and Design: Lack of Authenticity Through Erasing Historic Traces

Besides the issues from the urban fabrics perspective, based on form and scale, the materials and design of building for both preservation and new construction in the two plans needs to be reconsidered. For instance, the design for buildings along Desheng street within Sanyijie historic districts, as shown in Figure 18, needs to be reconsidered due to ignoring of the authenticity of historic architectures and existing context.

First of all, the interventions on the historic buildings have eliminated all the historic traces of existing building façade at south end of Desheng Street. This violates the principle of preservation to respect the authenticity of heritage and maintain historic traces on the historic architectures. As the carriers of social memories, historic buildings should be preserved with their evidences of time. Besides, as the materials of the façade have been changed to the same brick, the readability of contemporary interventions has totally been lost, which the historic part of buildings could not be differentiated. Even if the buildings are contemporary and identified as not contributing to the historic district, renovation with such different architectural details and materials will largely change the environment and context in historic district. This is harmful to the integrity of the entire historic district.



Figure 18: Existing and proposed building façade at the South End of Desheng Street



Figure 19: Existing Architectural details of historic building



Figure 20: Existing Desheng Street defined by buildings along street

Moreover, as seen in the renderings in Appendix 3, the new design includes a sidewalk where the existing Desheng Street only has very narrow edge that could only suite one person to walk on. The existing ratio between buildings' height and street's width should not be changed in order to preserve the existing sense of space that is defined by the ratio. Adding this side walk not only will harm the sense of place, but also could make the driving way that is already narrow for a car to drive through even harder to access through.

Summary

Overall, both preservation plans have done good job in existing analysis, but failed to consider feasibility of the proposed plan and design. From the experience of executing the master preservation plan for Jingzhou Ancient City, planners should fully realize the difficulties for large-scale improvements and interventions, due to lack of funding and supporting demand for tourism. Practical plans need to be made based on available resources and projection of future possible changes with solid quantitative analysis instead of hoping the existing difficulties could be solved automatically. The plans should clearly prioritize demanded functions and changes from both historic preservation and tourism attraction perspectives through equitable programming and proper designing that respect local residents and historic architectures.

From programming perspective, the existing plans proposed for an unreasonable amount of demolition and construction that the historic districts could not afford. While at the same time the large damage existing society and residents would be very damaged by these plans. Demographic information of local residents as well as living style have not been fully studied. Proposed plans would largely alter the existing social structure and

at the same time introduce superfluous space for tourism, which would not be filled in short-term. From design perspective, the genuine urban fabrics of the historic districts that are characterized by courtyard and street were not fully respected in new design with unduly size of courtyard and disconnected street line. Moreover, during process of renovating both historic and non-historic buildings, the plans neglected to preserve their historic traces on their façade, as well as making all the intervention legible for people. Preserving authenticity and integrity should be principle for preservation of heritage.



SECTION 3: CASE STUDY FOR POTENTIAL SOLUTIONS

CASE STUDY FOR POTENTIAL SOLUTIONS

In regarding to the identified issues in preservation plans for two historic districts, this section studies four cases of contemporary preservation efforts in China that could potentially offer solutions for Jingzhou.

Beijing Hutong: Organic Renewal and Microcirculation for Residential Rehabilitation

Beijing as the capital city of China has tremendous amount of heritage resources and has a leading role in preservation and rehabilitation. The process of rehabilitating traditional residential type, Hutong, started as early as 1990s and the theory of “organic renewal” was raised by professor Liangyong Wu as the major approach to deal with the rehabilitation. The organic renewal strategy emphasizes the fabrics and textures of historic city. Instead of completely rebuilding the historic city, certain aspects of existing urban structure were been kept, based upon their physical value, and only those deteriorated aspects that could not meet the contemporary demand would be demolished and rebuilt.⁴⁹ The theory refers urban growth to vegetation growth, which the new cells and organs are growing from existing structure and substituting old ones gradually following an inner organic order. Wu suggests that preservation and development of historic residential area should also follow this inner system of slowly replacing dysfunctional area by rehabilitation. All these small but renewed areas should fit into local context of urban texture and fabrics based on scales and form, which create an integrated neighborhood that is resilient to future urban development.⁵⁰ In order to realize this goal of organic renewal, Wu fully studied the historic development of urban fabrics

⁴⁹ Wu, Liangyong. *Urbanization in Asia Series : Rehabilitating the Old City of Beijing : A Project in the Ju'er Hutong Neighbourhood*, UBC Press, June 1999, pp. 56

⁵⁰ Zhang, Jindong, *Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection*, Capital Normal University Press, 2014, pp. 37

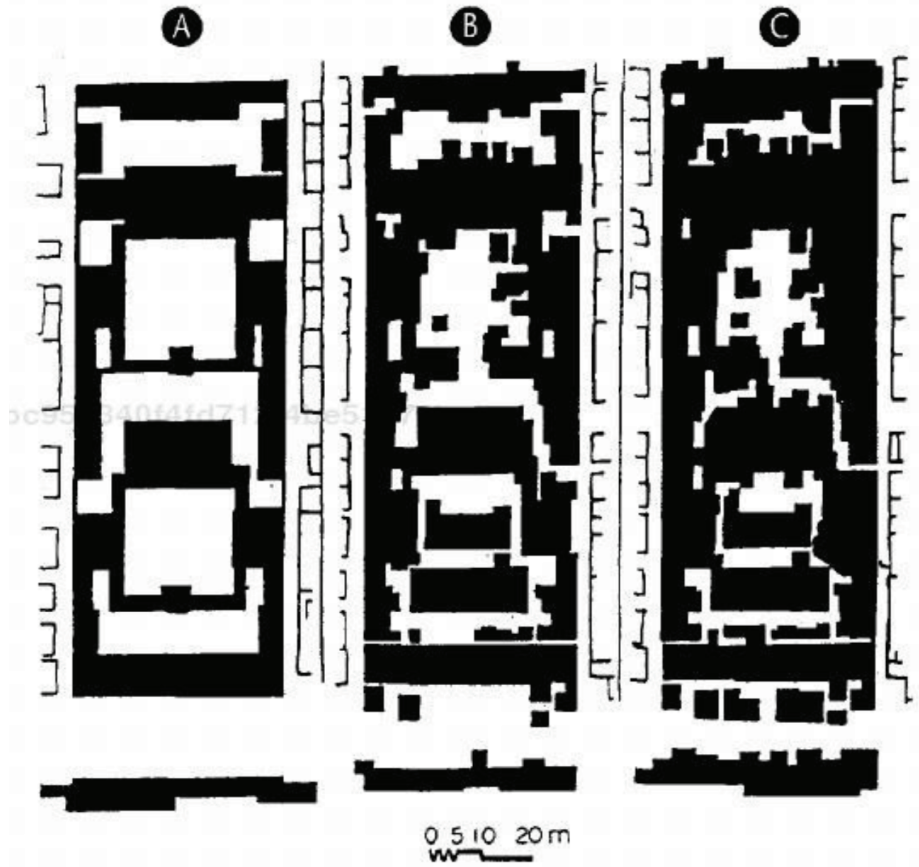


Figure 21: Transformation of courtyard house complex in Beijing from 1950s (A), 1970s (B) and 1978 (C).

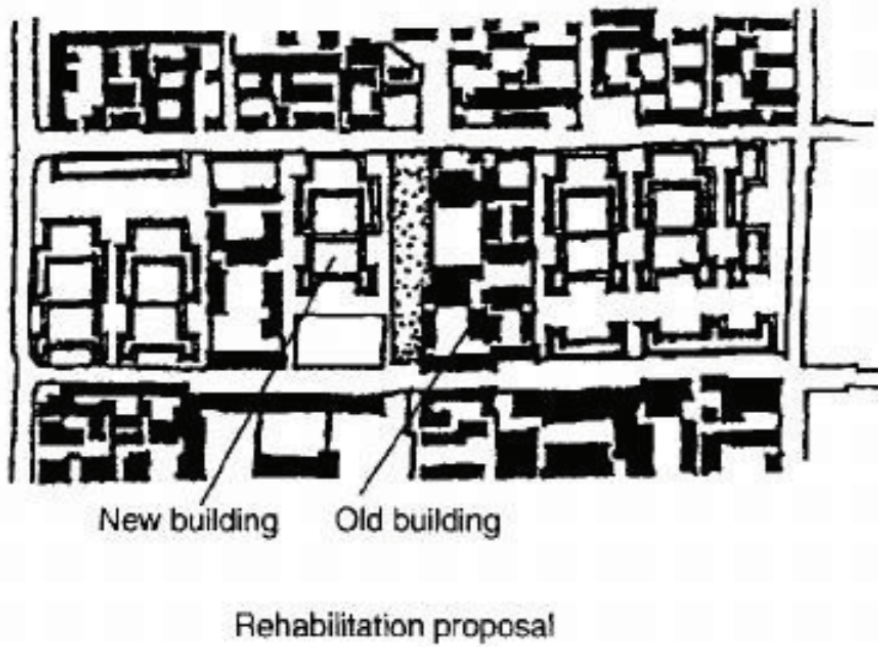


Figure 22: Existing and proposed neighborhood rehabilitation with new buildings

of Beijing Siheyuan (courtyard) and understand the original design and core form (A) that had historic values and needed to be preserved in new construction, as shown in Figure 21. Then Wu identified historic buildings in the neighborhood that needed to be preserved as shown in Figure 22 as solid black on the left, and designed the new buildings based on the traditional form (A) of historic courtyard on the demolition site as shown on the right. The urban fabrics with street layout and basic module of blocks were maintained through the construction. Overall, the neighborhood was still dominated by historic buildings, and the new construction was distinguishable from the historic ones due to variations that Wu created for each courtyard. Although new buildings have similar scale, form, style and materials from historic ones, Wu designed different typologies for the courtyard in order to make the space more interesting, without solely repetition from one module and at the same time fitting into different conditions of available sites as

shown in Figure 23. In general, organic renewal is a strategy for a sustainable and resilient spatial upgrade, which the new construction is built in a way that fully respects the existing context of

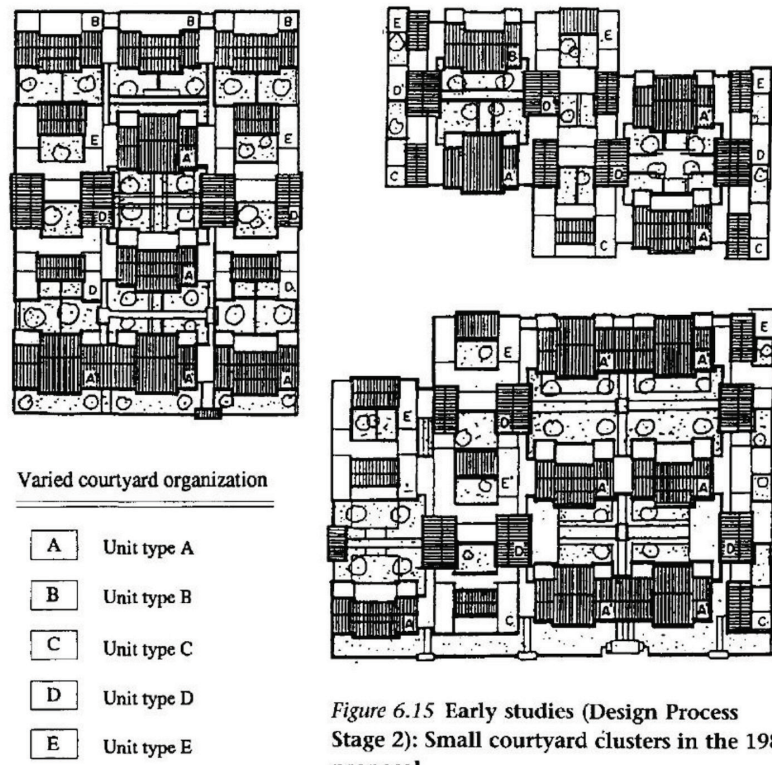


Figure 6.15 Early studies (Design Process Stage 2): Small courtyard clusters in the 1987 proposal

Figure 23: Typologies for new design based on historic courtyard

historic architectures and urban fabrics.

Microcirculation is a methodology that, in supporting organic renewal, further offers strategies for smaller scale rehabilitation of existing historic buildings.

Microcirculation is originated from medical treatment for smallest blood vessels in order to solve bigger problem in the body such as sepsis and shock.⁵¹ In preservation theory, it refers to a circulatory and active process that targets “micro” objects, in this case the historic buildings, for treatments.⁵² Microcirculation suggests to always starts from the smaller scale rehabilitation of buildings that need most help by using bottom up design that initiates by public, guides by local community organizations, and directs by government.⁵³ This process emphasizes the courtyard as a unit, and only when there is an agreement from the owners could the rehabilitation begin. In this way, the rights of residents are guaranteed and instead of planning without fully research and analysis, local government have to work hard on public education for benefits of rehabilitation in order to motivate the residents. Moreover, similar to organic renewal, any needs to respect the original urban fabrics and textures and the interventions should be as minimal as possible. The inclusion of public into the rehabilitation process allows people to express their true needs and thus make the rehabilitation fitting the greatest degree of demand. For instance, in the rehabilitation of Dongcheng District in Beijing, there are 206 courtyards in total that were rehabilitated through microcirculation from 2005 to 2007, with participation of 795 residents. The residents raised issues to government and professional about what they

⁵¹ Edul, Vanina S. Kanoore, Arnaldo Dubin, and Can Ince. "The microcirculation as a therapeutic target in the treatment of sepsis and shock." *Seminars in respiratory and critical care medicine*. Vol. 32. No. 05. Thieme Medical Publishers, 2011. pp. 1-3

⁵² Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp. 38

⁵³ Chen, Xiaoyue. Study of Microcirculation Model for Rehabilitation at Beichizi Historic District, Master Thesis, Beijing University of Technology, May 2007, pp.22-24

most concerned of their houses such as lack of sewerage system and kitchen. The rehabilitation design would be made after common agreement from three perspectives and if residents would like higher standard of building quality, they could invest by using their own money.⁵⁴ This not only could satisfy demand of residents but also alleviate financial burden on government for rehabilitation. For people who want to leave the neighborhood, microcirculation also offered alternatives to compensate their properties and save their historic buildings for future residents after rehabilitation.

Chengdu Kuanzhai Alley: Land Use Transformation

The Kuanzhai Alley (Wide and Narrow Alley) Historic District at Chengdu is a successful preservation case that transforms traditional residential area into commercial streets. The historic district located at the city center of Chengdu. Its original street layout and historic architectures represent an important period of history during Qing Dynasty when the culture of Manchu merged with Han and largely influenced local culture.⁵⁵ Nowadays, Kuanzhai Alley Historic District has become a destination point for both tourists and local residents, as well as received many preservation awards. The success of Kuanzhai Alley Historic District revitalization could be briefly concluded as first, an accurate transformation that serves for a wide arrange of population; second, a strict regulation on preservation of historic architectures while allowing flexible and creative design for new buildings; and third an effective corporation among all stakeholders.

A successful historic space should be actively use by diverse arrange of population for publicizing its historic cultures and values. Before transforming the central

⁵⁴ Zhang, Jindong, Study on Land Redevelopment and Management of Inner City in Beijing under Perspective of Historic Urban Quarters Protection, Capital Normal University Press, 2014, pp. 92

⁵⁵ Liu, Boying, et al., Reitalization of Chengdu Kuanzhai Street Historic District, China Architecture & Building Press, Nov. 2014, pp. 55-57

area of the historic district into commercial street in 2009, the area was dominated by 80% residential use with 329 households living here.⁵⁶ The vision of the historic district was to transform Kuanzhai Street as a showcase of historic Chengdu during Qing Dynasty that represents a distinctive period of culture and history of the city. Instead of preserved the historic district, as a fully residential neighborhood, which might potentially lead to gentrification and let only few number of people use the space, professionals proposed for transferring to historic commercial street with public spaces that could be used both by tourists and local residents. After the renewal of historic district, 14% of residential use was preserved, while introducing 67% of commercial uses and 19% and public spaces.⁵⁷ The historic district also made a careful selection on the type of commercial use in the historic district, with not only gift shops for tourists, but also a diverse range of restaurants, bars and retailers that serve local people. The large public square on the east end of historic district allow for not only routine activities, such as Square Dancing, but also offers space for other various activities like annually outdoor music festival since 2010, seasonally market for creative industry since 2008, cultural lectures for diverse topics, and etc.⁵⁸ These diverse activities during different time of the day give the historic district a sustainable new life and allow the “sidewalk ballet” as Jane Jacobs defines a vibrant and active urban space.

⁵⁶ *ibid.* pp.51

⁵⁷ He Huarong, Primary Study on Renewal Methods of Old City: A Case of Kuanzhai Alleys in Chengdu, Chongqing Univeristy, Master Thesis, 2006, pp.33

⁵⁸ Liu, Boying, et al., Reitalization of Chengdu Kuanzhai Street Historic District, China Architecture & Building Press, Nov. 2014, pp. 219-224

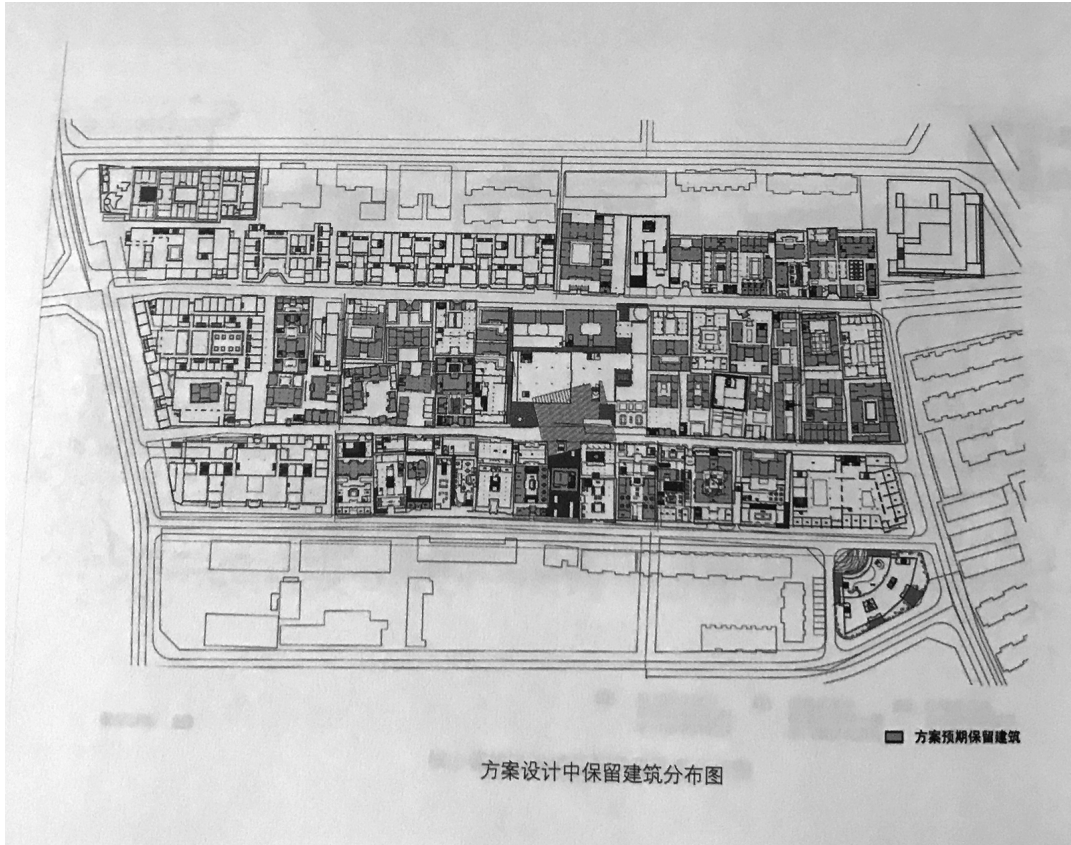


Figure 24: Plan for building upgrade and land use transformation

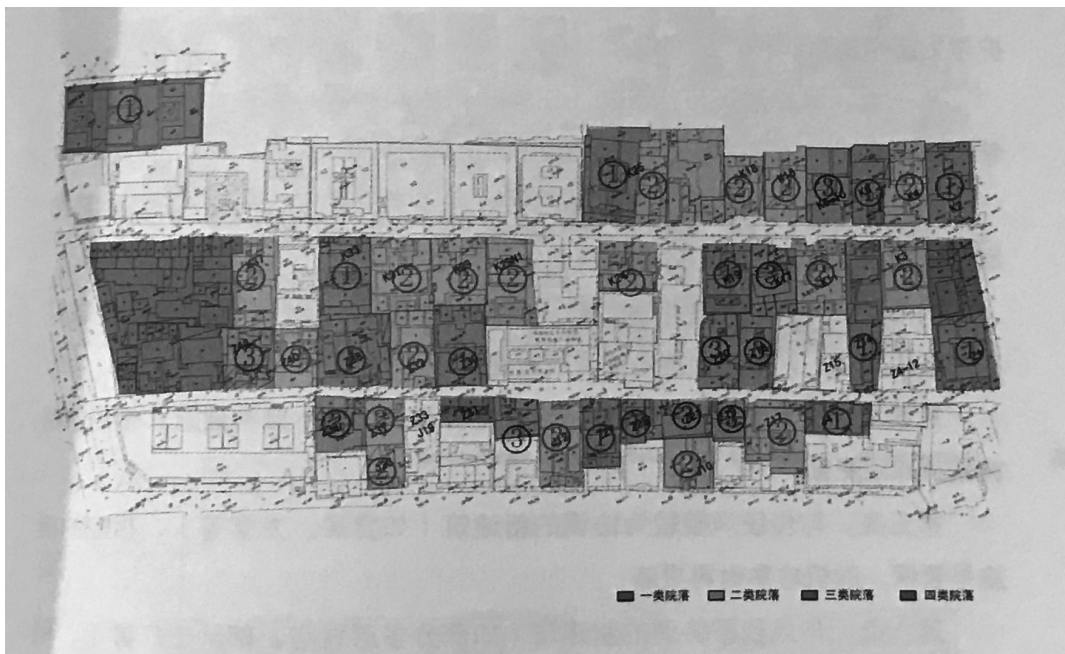


Figure 25: Map showing categories of existing historic courtyard (map will be scanned)

From design perspective, as historic commercial street is becoming more and more widespread in China, the “sameness” becomes an issue when you can see exactly same types of fake historic architectures and buy exactly same souvenirs at Nanluogu Alley in Beijing and Tianzifang in Shanghai for instance. In order to avoid this problem of losing individual culture and characters, Kuangzhai Alley historic district highlighted individual characters in architectural design from both alley and courtyard scale. From alley scale, Kuan Alley (Wide Alley) has a sense of openness, which was created by wide alley, larger courtyards’ gate, deeper courtyard entrance and full vegetation coverage for more public activities; whereas Zhai Alley (Narrow Alley) was not only narrower and had smaller scale of architectures, but also different in theme color using with darker courtyards’ wall that made the space seem smaller. The diverse characteristics between two streets allowed different experiences when moving around the historic districts, which could keep people interested in movement. Moreover, the plan of historic district clearly identified traditional courtyards, as well as the layout of Wide and Narrow Street as important elements of urban fabrics that need to be preserved and emphasized. Similar to the case of Ju’er Hutong in Beijing, Kuangzhai Historic District also took organic renewal as strategy and categorized the courtyard based on their historic values as shown in Figure 25.⁵⁹ Besides strictly preserving the category 1, 2 and 3, the historic district allowed variations in changing architectural details within a certain range under

⁵⁹ Category 1: Well preserved historic courtyard with high historic values. The buildings are preserved in good condition with historic structure and architectural details; Category 2: Preserved historic courtyard with historic features that integrated with larger environment of historic district. Main structure is preserved with some architectural details; Category 3: Layout of historic courtyard is preserved but the buildings are not well maintained with partial historic information lost; Category 4: Layout of historic courtyard is illegible with contemporary additions that severely disturbing the historic integrity of the courtyard; Category 5: new contemporary construction of “fake” historic buildings that, although having some historic architectural languages in details, do not have historic values and having comparatively larger mass than historic courtyard; Category 6: Contemporary courtyard that violates the features of historic district. *ibid.* pp.130-131.

supervision and regulation of professional groups.⁶⁰ These variations are designed specifically according to individual conditions of 42 historic courtyards, as well as the future functions they would be serving for. For instance, the No. 30th Zhai Alley (Zhai Xiang) was a well-preserved traditional two-layers (Liang Jin) residential courtyard with the only Xieshan roof (hip-and-gable roof) in the historic district. In 1856, a French missionary who largely contributed to the mission of Catholic used to live here and brought some western architectural ornaments to the building, such as the Roman order.⁶¹ Since main wood structures of the buildings were severely deteriorated, professionals decided to disassemble the building, preserve the ornamental details, and replace the structural parts.⁶² The contemporary residential additions at front yard as well as the



Figure 26: Photo of people dining at "The Walden" at No.30 Zhai Alley with roman order shown in the center

⁶⁰ Ibid. pp.109-110

⁶¹ ibid. pp.150-151

⁶² ibid.

division between main living room were removed. New addition was placed at east residential area in mimic the style of west courtyard. This gave the courtyard a larger and more open inner spatial area that could fit a diverse range of commercial activities.⁶³ Today, the No. 30 courtyard is used by a western restaurant “The Walden” that serves both tourist destination and attraction for local people.

In order to make both land use transformation and historic courtyard rehabilitation happen, an effective corporation among government, professionals, and property owners was carried out with a new pattern. The project was led by government from policy and regulations perspective especially during the demolition and resettlement process. Before the revitalization of Kuanzhai Alley, the historic district contained only 11% of public owned housing.⁶⁴ During the process of acquiring land and properties, comparing to other similar preservation projects the government specifically created policies for those families facing hardship, with up to 100% of additional compensations, as well as offering five-year subsidy at one time.⁶⁵ Government also introduced the real estate market earlier than other preservation projects, which it rented the vacant land to property developers before the demolition and resettlement process in order to have enough to cover the high costs.⁶⁶ After the acquisition of land, the professionals from Huaqing Andi Architectural Company and Tsinghua University created the preservation plan and standards for building rehabilitation.⁶⁷ Then, property owners were invited into the construction and rehabilitation period. Some of the rehabilitations were designed by the commission and some were by private companies hired by the owners. Designs for both

⁶³ *ibid.*

⁶⁴ *ibid.* pp. 53

⁶⁵ He Huarong, Primary Study on Renewal Methods of Old City: A Case of Kuanzhai Alleys in Chengdu, Chongqing Univeristy, Master Thesis, 2006, pp. 53-56

⁶⁶ *ibid.* 59-60

⁶⁷ *ibid.* 109

historic rehabilitation and new constructions need to be approved by professionals before construction began in order to guarantee that they did not affect historic features of the district.⁶⁸ Allowing the participation of property owners in designing process further alleviated economic burden on government. Formation of the commission for examining preservation designs ensured the quality control of Kuanzhai Alley as a historic district.

Summary

From two cases studies, several important experiences are learned that would be helpful for solving the issues of preserving Sanyijie and Nanjimen Historic District.

In regards to the large-scale demolition and resettlements in residential area, strategies of organic renewal and microcirculation that emphasize small-scale, gradually improving of living condition should be considered , based on thorough studies of historic urban fabrics and architectural styles. In order to deal with insufficient funding, private developers should be introduced into the preservation and development process before resettlement to provide funding and initiate process to move forward. Property owners should be also be introduced to process of design for rehabilitation in order to fully respect their demand for further quality improvement on the basis of preservation while alleviating costs from the government. From design perspective, professionals should create specific design guidelines that specify distinctive characters within the neighborhood and allow certain variations create diverse and interesting spaces.

⁶⁸ *ibid.*



**SECTION 4:
PROPOSAL FOR INTERVENTIONS:
REPROGRAMMING & REDESIGN**

GOALS AND VISIONS

Based on the analysis of existing preservation plans for historic districts of Sanyijie and Nanjimen in Section 3, this section aims to suggest new goals and possible strategies for interventions that may offer new solutions for existing issues. Since two historic districts have distinctive characteristics, different visions are made for the two districts. Interventions need efforts from government, residents, and developers.

Goals

1. To preserve historic and cultural resources based on their urban fabrics and textures with full respect to authenticity and integrity of the heritages;
2. To improve public education, through better interpretations of traditional Chu's Culture;
3. To protect and lift the quality of residents' life with convenient daily-based services, available public spaces, quality education, and reasonable living costs.

Vision for Sanyijie Historic District

A resilient and equitable historic residential dominated neighborhood with well-connected relationships to the city wall and well interpreted city culture through rehabilitation of historic buildings.

Vision for Nanjimen Historic District

A vibrant destination point of Jingzhou Ancient City with diverse street life and public space for local residents, as well as better public education and interpretations of traditional Chu's culture for tourists.

STRATEGIES OF REPROGRAM

For the Government: Application of Organic Renewal and Microcirculation

Strategies and Gradually Transformation of Land Use

As the policy maker, government should take the leading role in setting directions for any new intervention at a historic district. As analyzed in section 2, in the past government has been planning for tourism as major strategy for developments, which are harming preservation principles, damaging residents' benefits, and beyond financial capacity. In order to guarantee justice of residents as well as authenticity of preservation, government is suggested to take microcirculation as its major strategy for redeveloping Sanyijie and Nanjimen historic districts. The transformation of land use for future potential commercial activities should be set as the long-term goal based on the protection of people and preservation of buildings.

Accommodation is the first and most important rights of residents. Having a place to live according to personal willingness is a basic right of people. Therefore, large-scale demolition and relocation in short amount of time without residents' consent should be avoided. Microcirculation is the strategy that could meet the demand for a voluntary, yet demanding and progressive preservation plan.

Firstly, from the voluntary perspective, government should remake the map for land and building adjustments as shown in Appendix 1 and 2 under the guideline of avoiding mass destruction. The new intervention maps are created based on four major criteria. These criteria are construction date, building condition, building use, and whether conflicting with features of historic neighborhoods. There are three interventions being proposed: demolition, rehabilitation, and new development.

For demolition, only those buildings that totally violating the historic features, built recently without any historic values, and currently in bad condition would be considered demolished in short-term. Decreasing the area of demolition would not only allow the voluntary participation and protection of the existing social structure to the most extent, but also make the plan more practical from the financial perspective. For those chosen buildings for demolition, government needs to create supporting policies that guarantee reasonable compensation and housing for relocations of the residents. It is important to not only created these policies, but also have supervising commissions that making sure the policies are been properly executed.

For rehabilitation, all the improvements of residential buildings should be approved by the owners through a voluntary process guided under government policy. Just like the case of preserving Hutong at Beijing discussed in Section 3, government is suggested to initiate the process of rehabilitation through providing basic infrastructures, professional advices and partial funding, while at the same time encouraging local residents to participate voluntarily in the process of rehabilitation based on individual needs and affordability. Government should set a minimum standard of rehabilitation in order to preserve the historic environment of historic districts and allow higher degree of improvements according to expectation and individual donations of each household. This not only alleviates financial burden on the local government, but also let those residents who are capable and willing to contribute more in the rehabilitation process able to increase their quality of living. Moreover, the design and public discussion of the rehabilitation process should be based on small groups of courtyards. The size of the groups is decided by the directions and qualities of courtyards. This not only guarantees

the physical appearance of historic courtyard fitting its surrounding micro environment consisting of other courtyards and landscape, but also would foster communications among residents and positive encouragement for improvements through their collaborations.

For new building, large-scale construction should be avoided in the short-term for maintaining the integrity and authenticity of the historic districts. Infill buildings with respect to surrounding buildings' materials, scales, and forms are recommended at the empty spaces after demolition, if mixed-use buildings are demanded at the surrounding area. In the short term, individual development of building for single use of residential is not recommended since the developers and potential property owners should be encouraged to retrofit existing buildings and utilize available resources. Only in long-term after the rehabilitation process is near to complete and new society is stable should the government open up the policies for larger scale of demolition of contemporary buildings that are in poor conditions. For the spaces that become available after demolition, similar development pattern of Ju'er Hutong could be taken which new buildings are designed and built integrally following the historic courtyard fabrics.

Secondly, for the demands of daily the activity perspective, preservation of historic districts should not only include preserving tangible residential area, but also preserving intangible residential culture. The city is created by people and occupied by people. Therefore, an urban space should also be preserved for people and continuously used by people. The justice of residents includes basic rights for living in the city, such as the rights for convenient grocery shopping, dining and traveling.⁶⁹ These rights are trivial

⁶⁹ Mao, Mingrui; "Big Data and the Justice of City", Yixi Lecture, <http://yixi.tv/lecture/420>, accessed March 2017.

to daily life, but important to local culture. They are often ignored in the process of development and preservation during the selection of demolition. Thus, while preserving the buildings within historic districts, the government should also preserve the public spaces and enhance daily services, which are the mediums of social culture.

Even during the cold days in December 2016, it was noticed through the field survey that current residents at both historic districts informally occupied public spaces for various activities. For instance, at Sanyijie historic district, the Desheng Street at north side of the historic city gate were occupied by an elder bookseller who also sold groceries for very low price, as shown in the upper left corner of Figure 27. Behind her, the salted and dried sausages, clothing, and towers were hung in front of the barbershop by the shop owners. This public street and sidewalk were shared by both formal and informal occupation of spaces for both commercial and residential uses. Similar



Figure 27: Different activities informally occupying public spaces

conditions happened on the other side of the gate in the historic city, as shown in the upper right corner of Figure 27, where two elderly people were sitting and chatting on the sidewalk in the sun, at the same time running the restaurants at which they were sitting. Hanging bed linens and salted and dried assuages can also be found in this photo. Sanyijie historic district was a residential dominated neighborhood, which the lifestyle here is comparatively relaxing and slow. Since the streets are narrow and often occupied by people and non-motor vehicles, private cars usually do not choose to access this area, which further fosters more informal occupations by the residents as social spaces and for mixed-use of commercial and residential activities. The lifestyle was created by the specific urban form of narrow street, retails at residential area, and lack of communal public spaces at Sanyijie historic districts and has already become a part of local culture and should be preserved with the local physical fabrics. On the other hand, Nanjimen has larger public spaces and commercial activities, which fosters different informal occupations including farmer markets at the historic gates, as showing in lower right corner of Figure 27 and Chinese Chess players can be seen in the left corner of Figure 27. People's different behaviors and choices were closely related to different urban settlements. The formal retail stores attract large number of people from Nanjimen neighborhoods, which leads to the gathering of informal commercials and occupations in public areas by residents for more social and leisure events.

Both historic districts have informal settlements for commercial and residential uses that are created out of their urban form. As these settlements have being existed for a long time, there is strong demand at the neighborhoods to support these activities and businesses. Therefore, instead of trying to build brand new public spaces from demolition

of buildings, government should strive on improving quality of existing public spaces as priority for short-term. Improvements such as offering pocket parks in residential areas for chatting as well as building permanent Chinese chessboards and seating areas at large open spaces for better playing experiences. Tourism should not be the excuse for demolition of an existing living style, which tourists would also not want to experience. Newly created public spaces with no local residents is not a desired outcome for the communities or for tourists.

Thirdly, from the progressive perspective, government should foresee the long-term land use transformation and prepared for potential enlarged commercial and tourism development during preservation efforts. Preservation does not stand on the opposite side of urban development, and should be growing with the urban spaces. In short-term, rehabilitation of existing buildings should be the main focus in order to maintain the existing social structure and releasing most financial burden. In long-term, in the 20 years of extent, tourism should be used as a strategy supplementing the main residential function for public education on Chu's culture and local history. From the case study of Chengdu Kuangzhai Alley, it is important for the government to identify limited areas for commercial uses as well as specify buildings that require specific rehabilitation for land use transformation. Commercial spaces should be planned with focus, and government is suggested to be very careful on selecting potential businesses that would occupy the space. The categories of commercials should be not limited to gift shops, but include restaurants and other services that would also benefit local residents like the design of Kuangzhai Alley. Government is also suggested to be aware of the possible culture shock that the new businesses might bring to the historic neighborhoods. Although new

business types like the creative industries and or foreign cafés, should not be fully refused, but government is suggested to evaluate and limit new cultures that would be contradictory and could overwhelmed traditional culture and lifestyle. Moreover, frequent events such as the storytelling, food-tasting, and cultural-experiencing are encouraged in order to keep the space active. Residential areas should be preserved for residents and designed with obvious way finders and rehabilitation techniques to maintain the original distinctiveness with commercial area. This distinctiveness is necessary, for not only benefits of residents, but also to help guiding future direction of development, with clear land use differentiation and marketing needs of tourism. Thus, government should take on the leading role in short-term development for preserving and emphasizing the distinctiveness between residential and commercial neighborhoods. Only certain designated area would be used for a diverse range of commercial activities and in long-term would be further developed for tourism attractions that would both be used by future residents and tourists.

For the Residents: Enhancement of Social Capacity Through Formation of
Community Development Commission

This photo shows an elderly resident sawing in front of her house for making a new chair for her grandchild showing in Figure 28. People all have simple hope of having a better quality of life and would love to voluntarily contribute to this hope for things that they are capable of doing not matter the age, sex, or career. From the residents' perspective, public involvement in preserving and improving their own neighborhoods is happening every day in people's daily life, either significant or trivial. Therefore, if government would take contributions from the public, which are critical for long-term



Figure 28: An elder resident sawing in front of her house

success, it should target on gathering public power and offering help to enlarge this power. There are two types of public involvement, which are active and passive. For active involvement, forming a community development commission in both historic districts with authorized power of executing public education, organizing public hearing, and reviewing rehabilitation of historic resources is suggested. For passive involvement, using public media as researching resources for people's opinions about urban spaces and react accordingly.

Only people who live at the place know about what they would need. Public involvement is a frequently mentioned terminology in planning and preservation field of China for past decade as a missing element in the urban development process. The case of both Hutong and Kuangzhai Alley show the possibility of public involving in the preservation process. However, both case also reveal the problem of the hardship in

organizing the public involvement events. More importantly, public involvement has not been a part of Chinese culture from the past, people do not recognize it as a possible solution for problem. Therefore, as an organization functioning for the community development commission in United States is needed as the medium between the public and policy makers. The organization would be not only responsible for teaching people about this process of involvement, but also function as the supervisor of preservation and rehabilitation which reviews individual proposals for courtyards and offers professional opinions. Public hearing should be held by the commission regularly when there is large-scale project that would potentially affect people's life. The commission should also be the representative of public at meetings of policy-makers as well as real estate developers in order to guarantee the benefits of local residents are correctly presented and the integrity and authenticity of historic districts are intact in new proposal of development.

Besides forming the community development commission to encourage the public to actively get involved in the preservation process, many times the passive involvement can also reflect people's opinions and contributing to the improvements. In the internet area, all different types of information are spread over and available in different forms. If preservationists and planners could tease out the useful information and transforming them as the social evaluation to an urban space, it would also be a process of public involvement, which is in a passive way based on all the available data. The data sources include, but not limited to, journals of traveling, comments for restaurants and other servicing spaces, and etc. The study helps understand a diverse range of experiences of arriving, staying and leaving the spaces with almost no costs. For instance, searching for "Jingzhou historic city" online would majorly bring comments for three perspectives, the

city wall, the city museum, and the Three Kingdom's story with General Guan. Using the city wall as example, most comments from residents are comparatively positive such as convenient public transportation for access, beautiful natural environment surrounded, and biking rental services are recommended for feeling the historic part of the city. However, from the tourists' perspective, opposite comments of lacking transportation means to get around the historic city, poorly maintained city wall, and messy management that charges people irresponsibly appear.⁷⁰ The mismatch of experiences between residents and tourists reflect an issue of lacking supportive services and adequate information for communication. Based on this analysis, we learn that residents and tourists are occupying different spaces in the historic districts. While this difference should be maintained, it is also important to investigate the reason behind in order to shorten the gap at places where necessary.

In conclusion, passive public involvement offers a much flexible and faster way of researching on people's experiences in the urban space, which would be helpful for creating preservation plans that meet public demand for improvements. Together through efforts of active public involvements organizing by community development commission and passive involvement providing by internet and other available data relating to usage of historic urban space, residents are able to participate in the process of developing the historic districts as better neighborhoods for living and visiting.

For the Developers: Introduction of Private-Public Partnership and the Transferrable Development Rights

⁷⁰ Jingzhou Topic, Lvyou Baidu, <https://lvyou.baidu.com/jingzhou>; Jingzhou Topic at traveling website Mafengwo, <http://www.mafengwo.cn/poi/35636.html>, accessed April 2017

Since the opening of commercial housing market in mid 1990s, developers have significant influences on planning and preservation process as the main investment sources and economy booster. In order to succeed in preserving historic districts while allowing urban growth, it is important to have developers participating in the process of preservation and redevelopment of historic districts. Government is suggested to give developers more opportunities for investments in public infrastructures and housing through two strategies, Private-Public Partnership and the Transferrable Development Rights. Both strategies are incentive-based, which encourage private developers for more investments in order to gain more profits in return, while at the same time relieving government's financial burden and achieving win-win results.

Private-public partnership (PPP) has becoming a more frequently seen strategy in developing public spaces and infrastructures during recent years. As population is increasing and demand for more public infrastructures are increasing, which government on its own could not afford the costs and react instantly, more and more private developers are getting involved in contracting with local government and investing in the public infrastructures. In 2015, Hubei Province issued related policies for supporting PPP for developing public infrastructures.⁷¹ Under this framework of development, which is becoming more thorough and inclusive, PPP has also been gradually used in field of historic preservation. For instance, in 2016, the city of Haikou has, for the first time in its history, used PPP in 12 preservation projects.⁷² In the short future, using PPP for heritage preservation will become more popular especially for historic districts, which have

⁷¹ China Public Private Partnership Center, "Opinions on Executing Public Private Partnership in Hubei Province for Developing Public Infrastructure", <http://www.cpppc.org/zh/dfwj/2683.jhtml>, accessed April 2017

⁷² <http://mt.sohu.com/20160517/n449901595.shtml>

comparatively larger area for potential new development and easier for marketing purposes for money making perspective. Private developers are responsible for conservation of historic heritages, as well as investing in infrastructures that serve tourism needs. In Nanjimen and Sanyijie historic districts, more public spaces are limited and existing public spaces required for improvements. As discussed earlier, many current residents informally occupy the public sidewalks and the city gate area for commercial and social activities. Involving developers in retrofitting streets and increasing quality of using through adding street furniture and way finders would largely benefit existing residents, while also offering tourists a better experience of touring and understanding local life. However, PPP should only take place under guidance of planners and supervision of government with agreement on preserving the historic environment and features of historic districts. Professionals and policy makers should correctly treat the involvement of developers in preservation process as setting preservation of historic resources and local culture as priority over economy preservation.

Besides PPP, the other incentive-driven strategy is using the Transferrable Development Rights (TDR) for building both public infrastructures and housings. TDR is a market-based technique for preserving a preferred less development area through providing credits to developers and transferring the development to a preferred more development area. This program is widely used in United States, as strategy to protect benefits of property owners within those areas, such as designated historic districts or natural conservation forest.⁷³ Through selling the credits of development to private developers, property owners within the less developed area, who are usually affected by

⁷³ New York City Department of Planning, “Transferable Development Rights”, <https://www1.nyc.gov/site/planning/plans/transferable-development-rights/transferable-development-rights.page>

the limitation of heights in building their houses, could get money from developers as compensations, while at the same time the developers could build more space than the zoning requires by using the credits and gain more profits from it. In China, although individuals do not have right for owning or selling properties or development rights, the government may take this role and use the TDR as a strategy to attract developers for investing in historic districts. To be more specific, since Sanyijie and Nanjimen historic district have strict limitations on building heights for all the new development, investing new properties would not make many profits for developers since the sales from small amount new construction would be enough to cover construction costs and not efficient in money-making comparing to build a property outside the historic districts. However, through introducing TDR by the government and promising developers for a increase development rights at other places that are not within historic districts, the losing profits for limitations (such as height) of investing in historic districts could be largely paid back. In the past decades as analyzed in Section 3, one of the problems for existing preservation plans is lack of investment for both demolition and new construction. TDR may effectively solve developers' concerns about not enough return by investing in historic districts, while at the same time also help government develop other urban areas that are not in Jingzhou historic city, but requires development.

In summary, preservation of historic districts nowadays is inevitably involved with property development. In order to initiate and practice of preservation plans, it is important to have developers participating. As working within the existing housing market, incentive-driven PPP and TDR are both reliable strategies that could encourage developers to participate voluntarily with a focus on increasing profits.

STRATEGIES OF REDESIGN

This section strives to visualize the proposal of reprogramming the new preservation plan for historic districts in Jingzhou and provides possible design solutions in order to deal with the issues of existing preservation plans.

New Way of Process: Diagram for flow

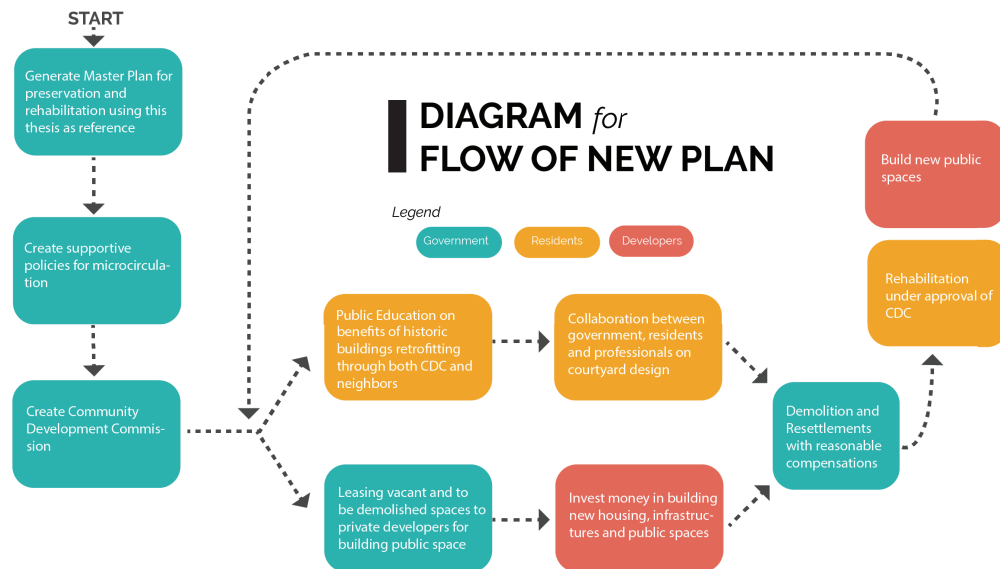


Figure 29: Diagram for Flow of New Plan

This diagram shows the sequence of events and their stakeholders in the proposed preservation plan. As discussed earlier, government should always be the first to act and initiate policies and funding to support new plans. After Community Development Commission and private developers are authorized in the process of preservation, they can act at the same time as shown in the middle of the diagram. As the periodical outcomes are generated, which are rehabilitation through public involvement with supervising of the commission, and building new public space by private developers, the process flows back to seek other sites for rehabilitation and construction. Larger diagram could be found in Appendix 9.

Reducing Impact to Community: Revised Demolition Plan

As criticized earlier in Section 2, the existing preservation plans are proposing for a large amount of demolition and resettlement, which harm the urban fabrics of historic district and have negative impacts on local residents' life. Therefore, this thesis sets a new guideline for demolition in order to minimize the influences of the preservation plan to local residents. Based on the condition of buildings, and the overall features of contemporary buildings, only those buildings, which have "Poor" condition, and listed as "Violation with historic fabrics" will be demolished. Moreover, in short-term, large-scale demolition should be avoided and wait until there is sufficient funding and demanding support. To be more specifically, in Sanyijie Historic District, only the two rows of the group of contemporary housing at southeast corner will be demolished in short-term. The vacant site will be built as a community park for Chinese chess playing and dry food hanging. Two new courtyards will also be built in order to test whether if the newly designed housing fit the local environment or not. As soon as the park is becoming active and the new housing are proved to be good design by commission, the rest of the group of housing, as shown in dark blue, will then be demolished and filled in with newly designed contemporary courtyards.

The limitations of this methodology are that, first of all, the identification of "Poor" building conditions and "Violation with historic fabrics" are fully based on surveys in existing preservation plans. Since the survey, conditions of housing might changed and the categorization could be inaccurate. Moreover, since the GIS file is not available, all the graphics of proposed plans are made through tracing and comparison manually, which may have error.

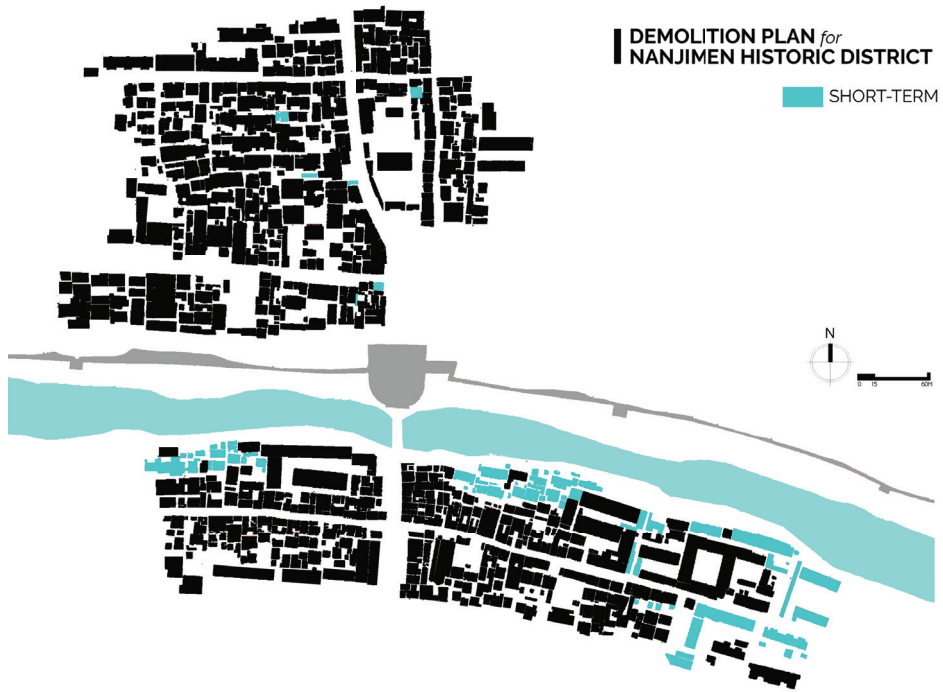
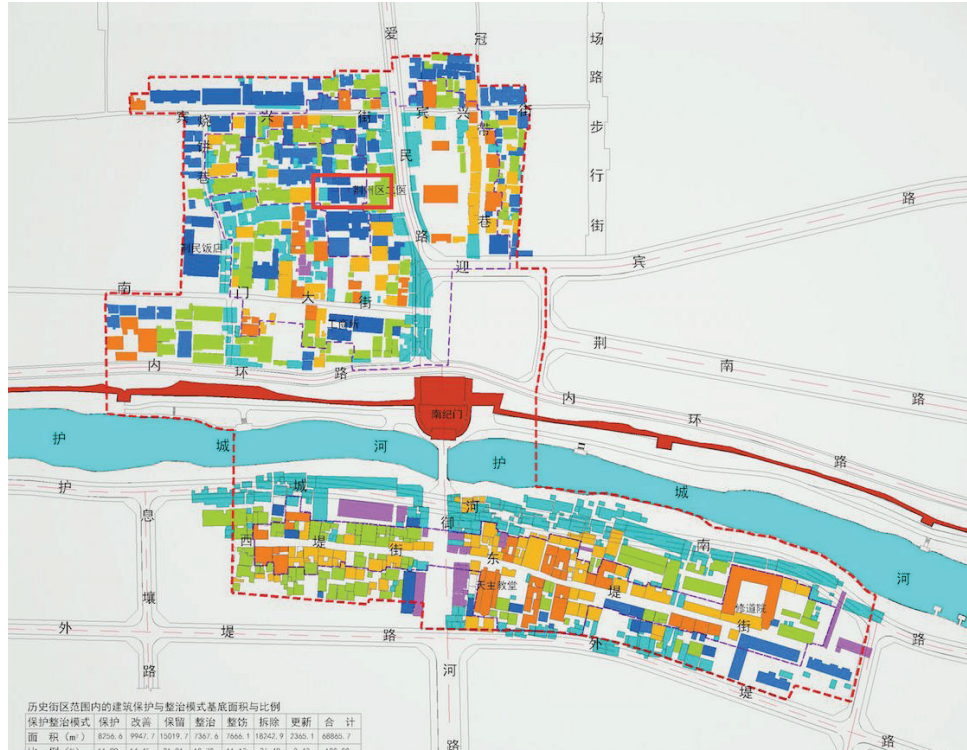


Figure 31: Nanjimen Historic District, EXISTING (top), PROPOSED BY AUTHOR (bottom)
Larger maps could be found in Appendix 2 and 5

Distinctive Spaces: Design with Different Functions

A good neighborhood should have strong sense of place that contain distinctive uses and clear separations of private, semi-private, and public spaces. Therefore, this thesis proposes for giving strong and specific identity to the historic districts through corridors of residential and commercial uses, as well as points of public squares and semi-private squares. Instead of trying to transform half of the existing historic districts for tourism use as the existing preservation plans, this thesis proposes for proposing only one commercial corridor in a historic district, which contains commercials that not only serve tourists, but also local residents for dining, grocery shopping or other daily activities. The residential corridor should be clearly identified as semi-private space that could be informally occupied by local residents or social activities. Although tourists are also welcomed to explore the residential area, activities for tourists will be located close to the commercial corridor in order to decrease the impact of tourism to local life. Public spaces are also created from the vacant lots after demolition of buildings for not only providing residents more area for community activities, but also prevent the vacant lots been reoccupied illegally by surrounding residents for building addition rooms. The area of public spaces do not have to be large and should be co-managed by the Community Development Commission and residents who live close by the spaces.

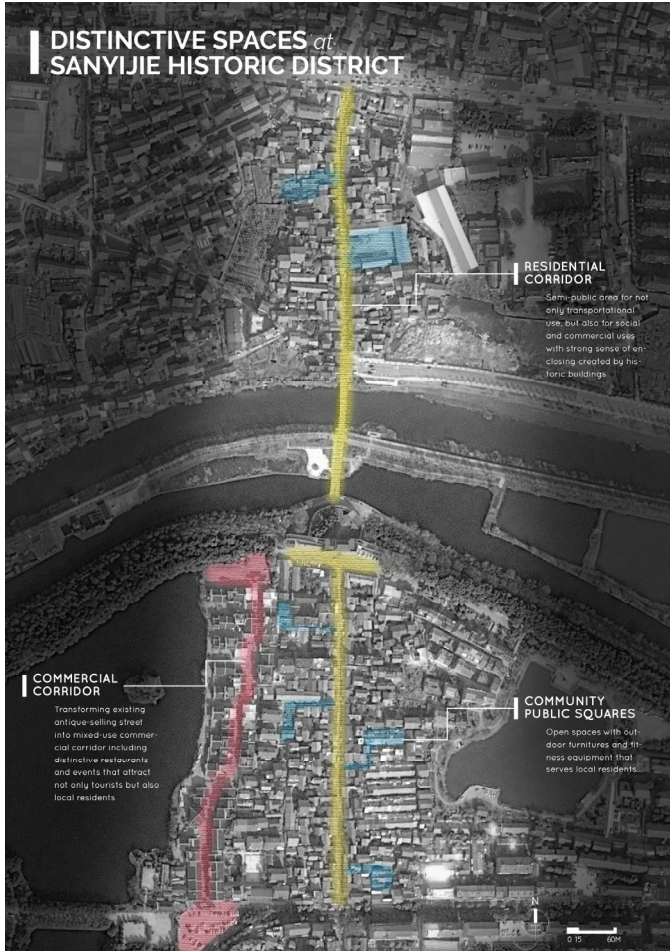


Figure 32:
Design for use of spaces at Sanyijie Historic District
Larger maps could be found in Appendix 6

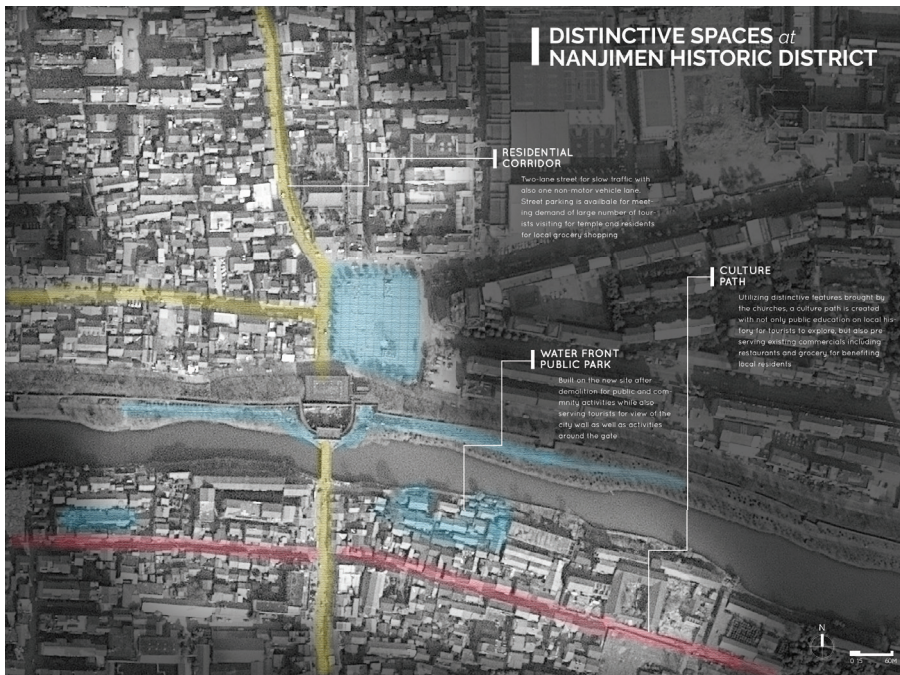


Figure 33: Design for use of spaces at Nanjimen Historic District
Larger maps could be found in Appendix 7

New Public Spaces: Site Plan for at Sanyijie Historic District



Figure 34: Site Plan for New Public Spaces at Sanyijie Historic District
Larger site plan could be found in Appendix 8

This site at Sanyijie Historic District is chosen as a showcase of proposed designing for it not only incorporates all three types of spaces including commercial corridor, residential corridor, and public spaces, but also involves demolition of contemporary buildings and construction of new housing and public spaces.

1. *Commercial Corridor*: This is a fully public space that is designed for commercial and tourism uses. The buildings along the corridors are all contemporary buildings built with historic architectural style and currently used for antique selling businesses. In order to allow the space to be used by larger group of people, more diverse businesses is introduced to the corridor including but not limited to restaurants, cafes, bookstores, teahouse, and etc. The corridor should be restricted to pedestrians only. Outdoor seating are encouraged to be installed.

2. *Phoenix Square*: Although being close to the commercial corridor, this space is enclosed by residential buildings from three sides and thus good for semi-private uses by both residents and tourists. The square is covered by lawn with walking path that forms a pattern of phoenix, which is the god admired in Chu's Culture. Locating at the south end of the square, the body of the phoenix is the center stage of the square built by wood, which can be used for hosting large events with audiences standing on the lawn.
3. *Residential Corridor*: The residential corridor preserves the strong sense of enclosing by historic buildings along the street and allows one lane of slow traffic to go through. Seating furniture is installed in front of each courtyard for residents to use when chatting and hanging out with their neighbors as a part of local culture.
4. *Chess Park*: Locating at the residential area of the neighborhood, this is a park designed for residents and their daily activities. After demolition, two newly designed courtyards with historic architectural styles will be constructed at the south side of the site in order to create a sense of enclosing of the square. The northwest corner of the square is installed with wood stairs and iron poles that could be used for hanging dried food. Residents could seat on stairs and chatting after they hanged their food. The center of the park is designed for Chinese chess playing, which allow the local residents to play chess without walking all the way across the Jingzhou Ancient City to the gate at Nanjimen Historic District.

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Appendix

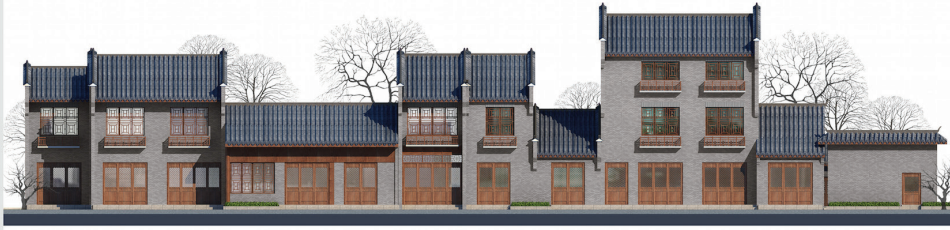
Appendix 1: Existing Land and Building Adjustment for Sanyijie Historic District



PLANNING



得胜街南入口段整治现状



得胜街南入口段整治示意



得胜街南入口段整治效果

荆州市三义街—得胜街历史文化街区保护规划
PROTECTIONAL PLANNING OF SANYI-DESHENG CULTURAL AND HISTORIC STREET, JINGZHOU

2-16

得胜街街景整治示意



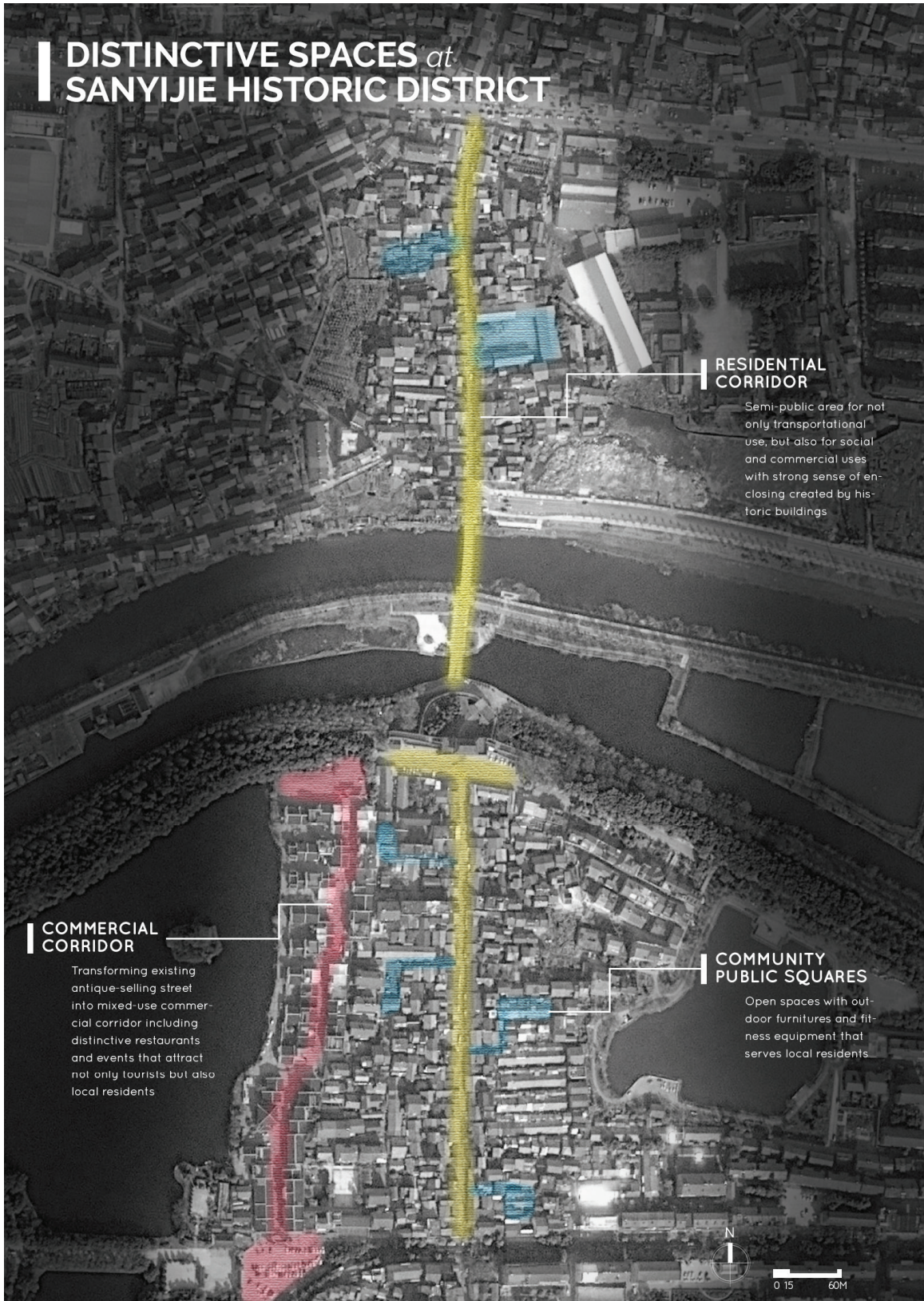
Appendix 4: Proposed Demolition Plan for Sanyijie Historic District



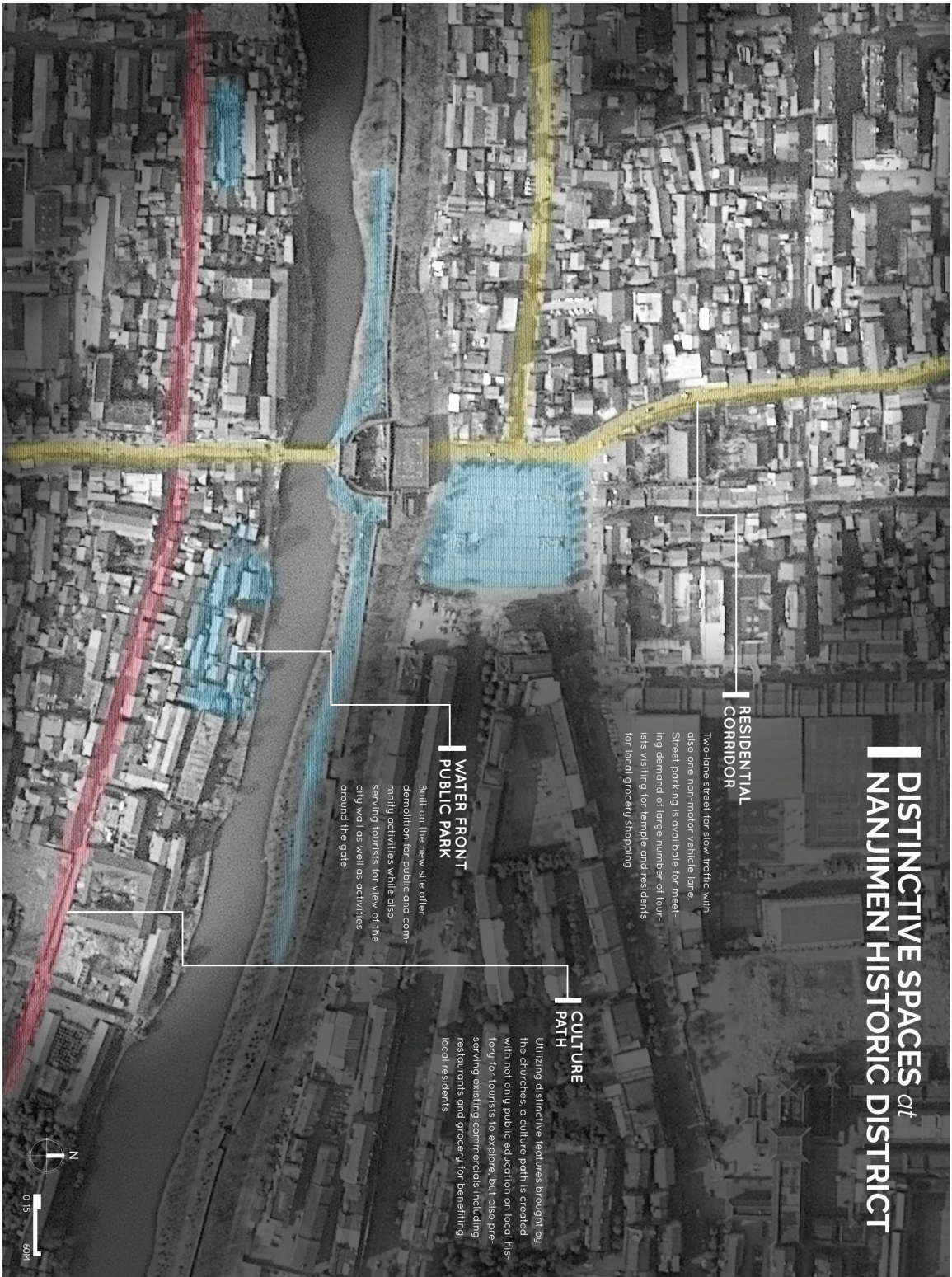
Appendix 5: Proposed Demolition Plan for Nanjimen Historic District



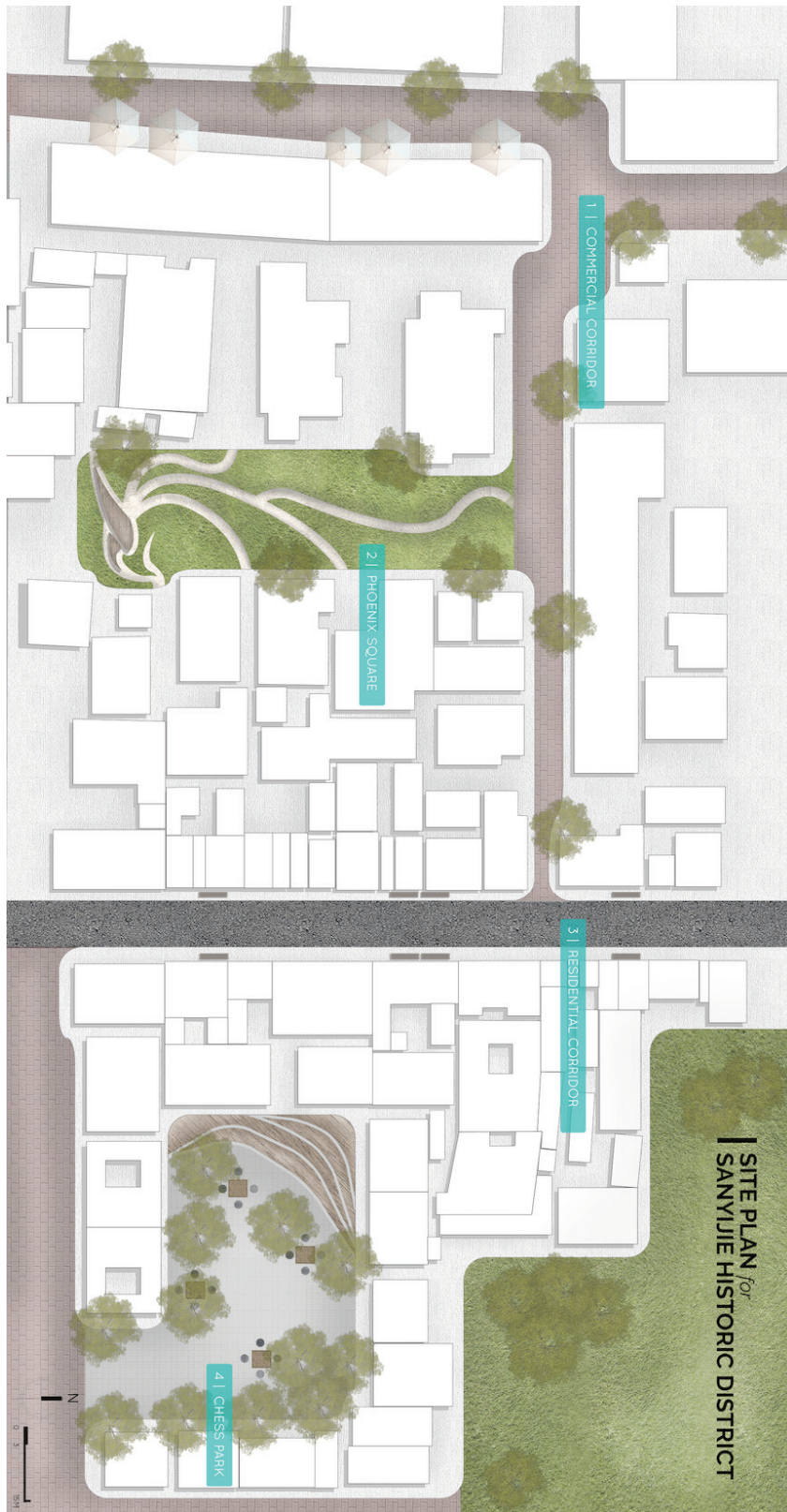
Appendix 6: Proposed Land use Diagram for Snayijie Historic District



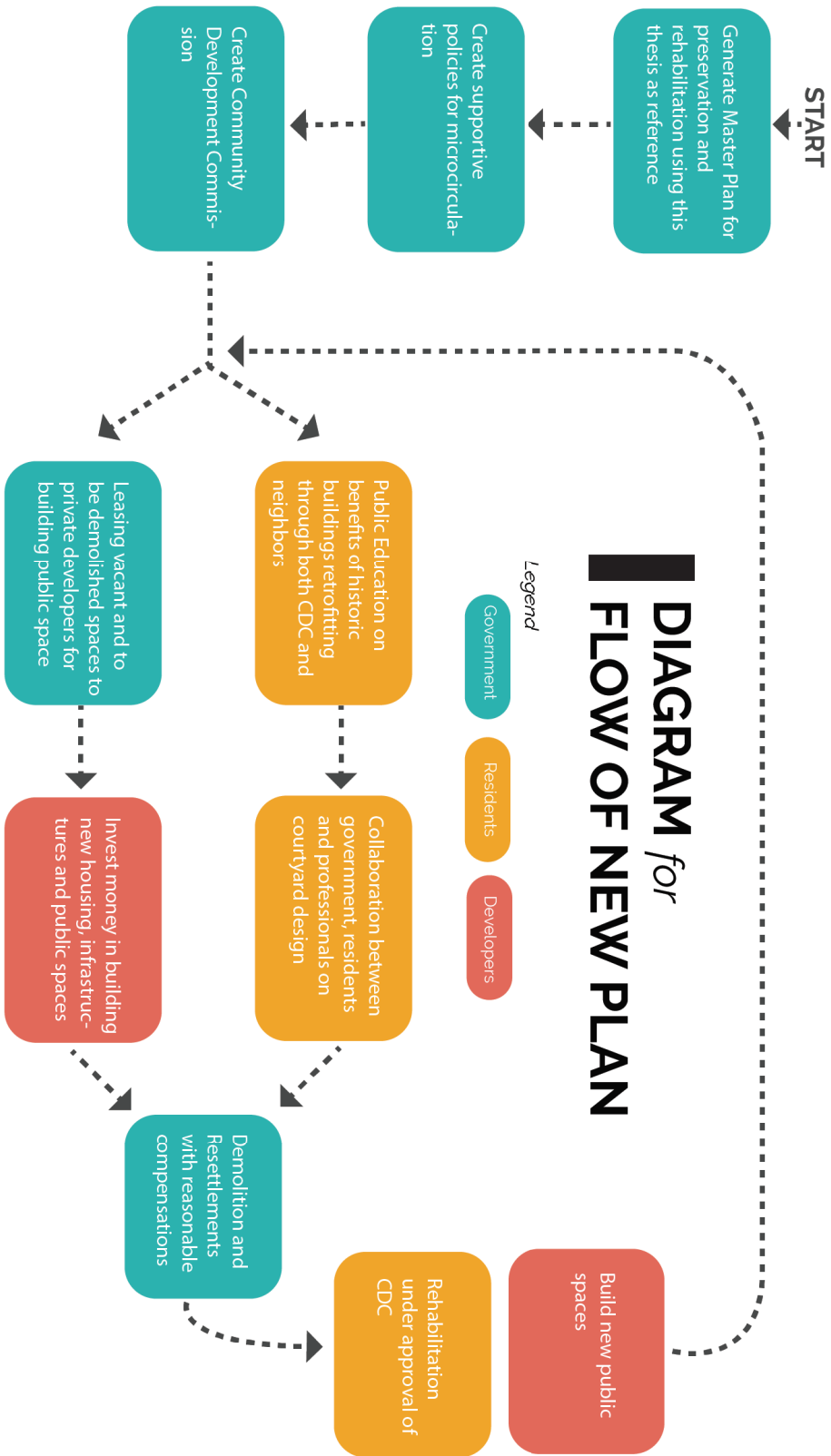
Appendix 7: Proposed Land Use Diagram for Nanjimen Historic District



Appendix 8: Proposed Site Plan for Sanyijie District



Appendix 9: Proposed Diagram for New Interventions



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