

The Japanese system to manage Historic Urban Landscape: Current status and issues

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Summary

In Japan, a Preservation District for Groups of Historic Buildings, established in 1975, has played a central role in conserving historic districts. The system is powerful and has produced significant results. However, the scope of the preservation district is limited to part of the entire historic city (HUL). In cities with a vibrant economy, the establishment of the district would rather promote the destruction of historical assets outside the area.

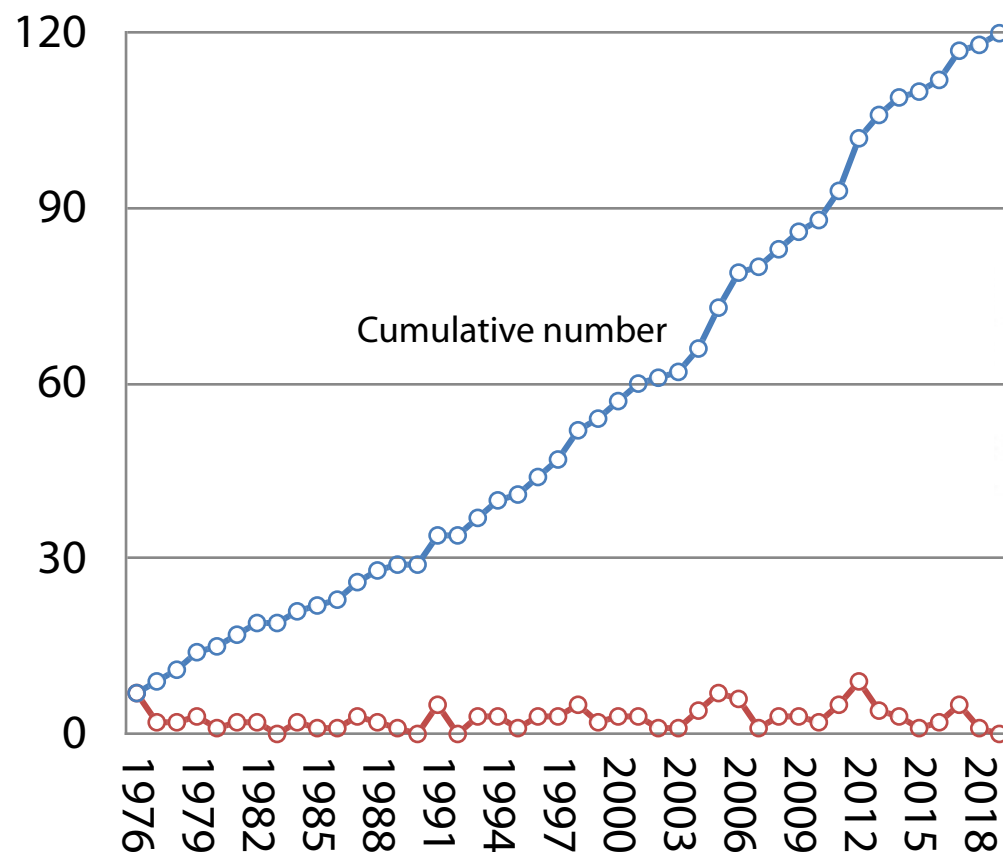
In 2008, the Law on the Maintenance and Improvement of Historic Landscape in a Community (commonly known as the Historical Community Planning Rule) was enacted, and the entire HUL including conservation areas was to be managed. However, it has not been effective enough to conserve the historical environment outside the conservation district.

Today, I will talk about the need to strengthen this system. However, how to strengthen it is a difficult task.

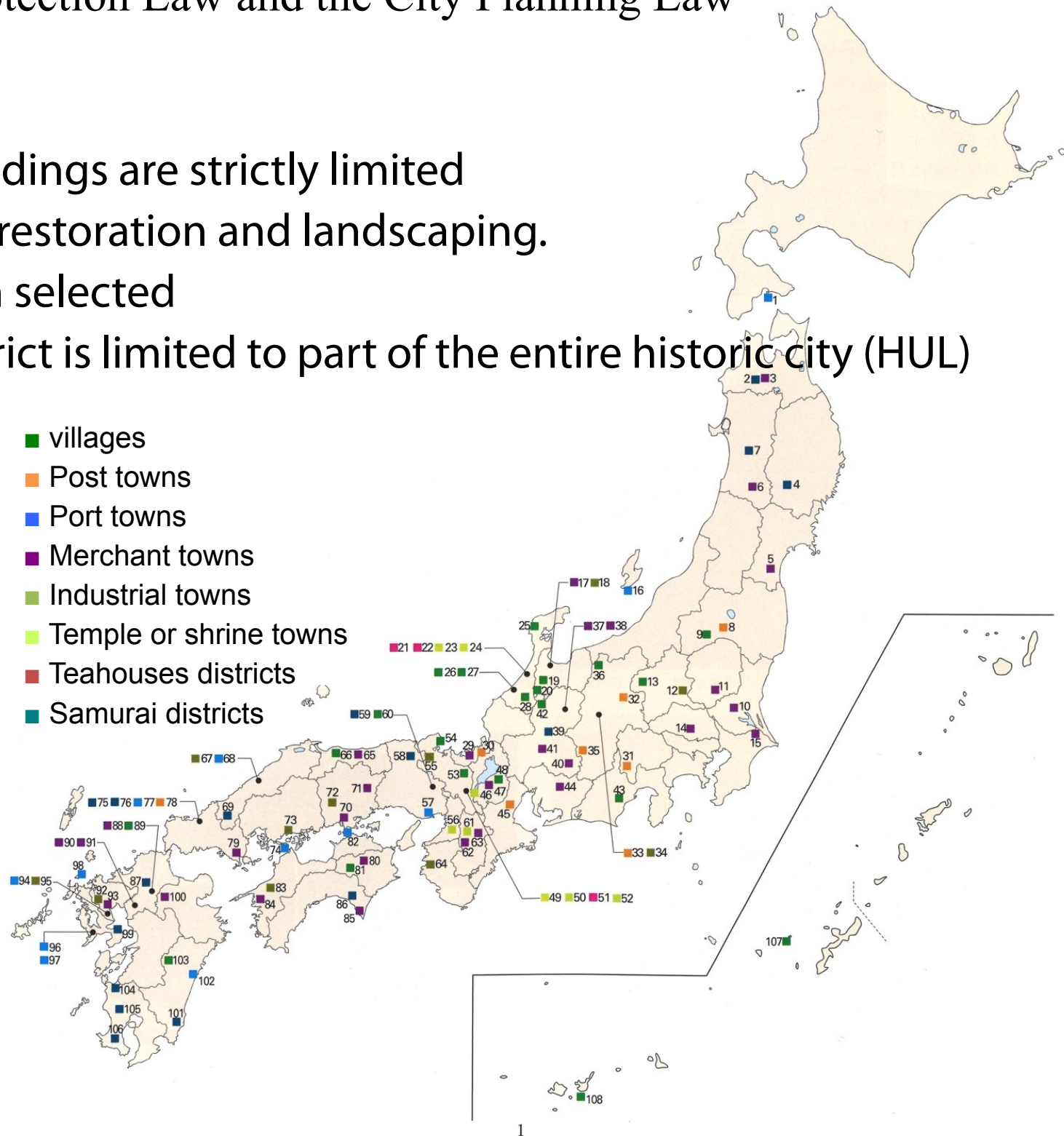
Preservation Districts for Groups of Important Historic Buildings

Defined by the Cultural Properties Protection Law and the City Planning Law

- The system was enacted in 1975
- Changes in the status of listed buildings are strictly limited
A subsidy is granted for repairing, restoration and landscaping.
- At present, 118 districts have been selected
- The scope of the preservation district is limited to part of the entire historic city (HUL)

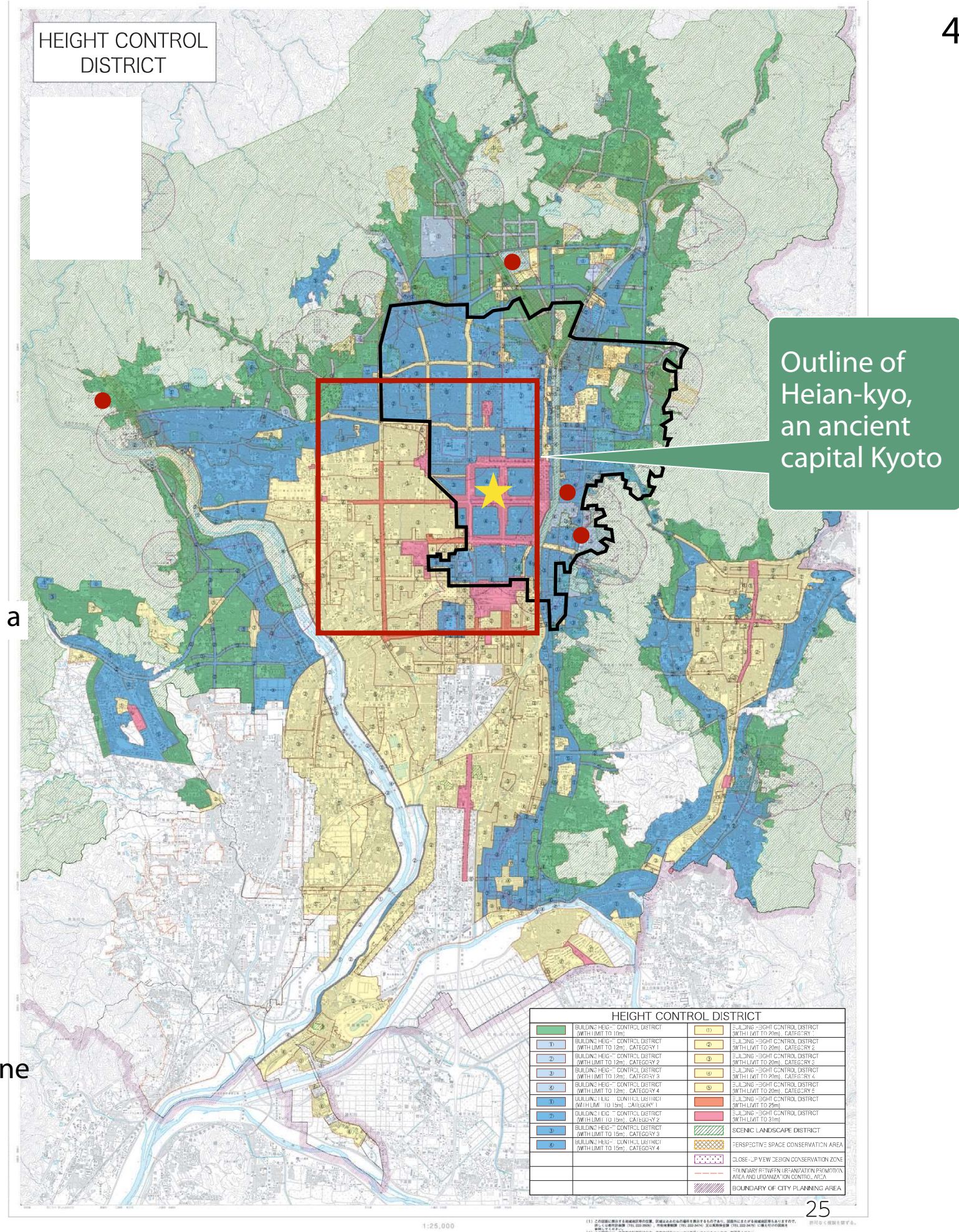
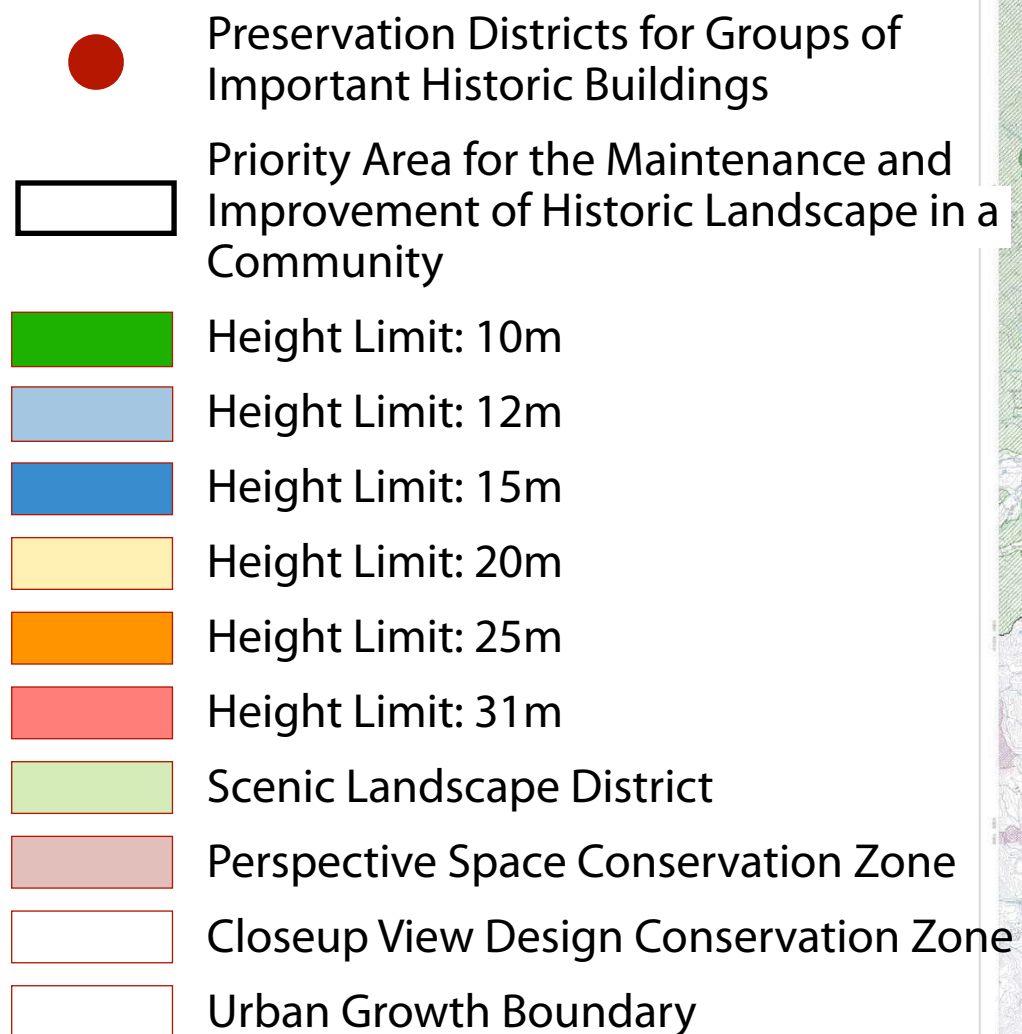


- villages
- Post towns
- Port towns
- Merchant towns
- Industrial towns
- Temple or shrine towns
- Teahouses districts
- Samurai districts



Case of KYOTO

- There are 4 Preservation districts in Kyoto. But that's just a part of Kyoto's vast HUL



KURASHIKI, OKAYAMA Pref.





The Preservation District

- 1968: Ordinance on the Traditional Aesthetic Area (Bikan Historic Quarter)
- 1979: The Preservation District
- 1990: The regulations to protect the background
- 1998: Expansion of the District



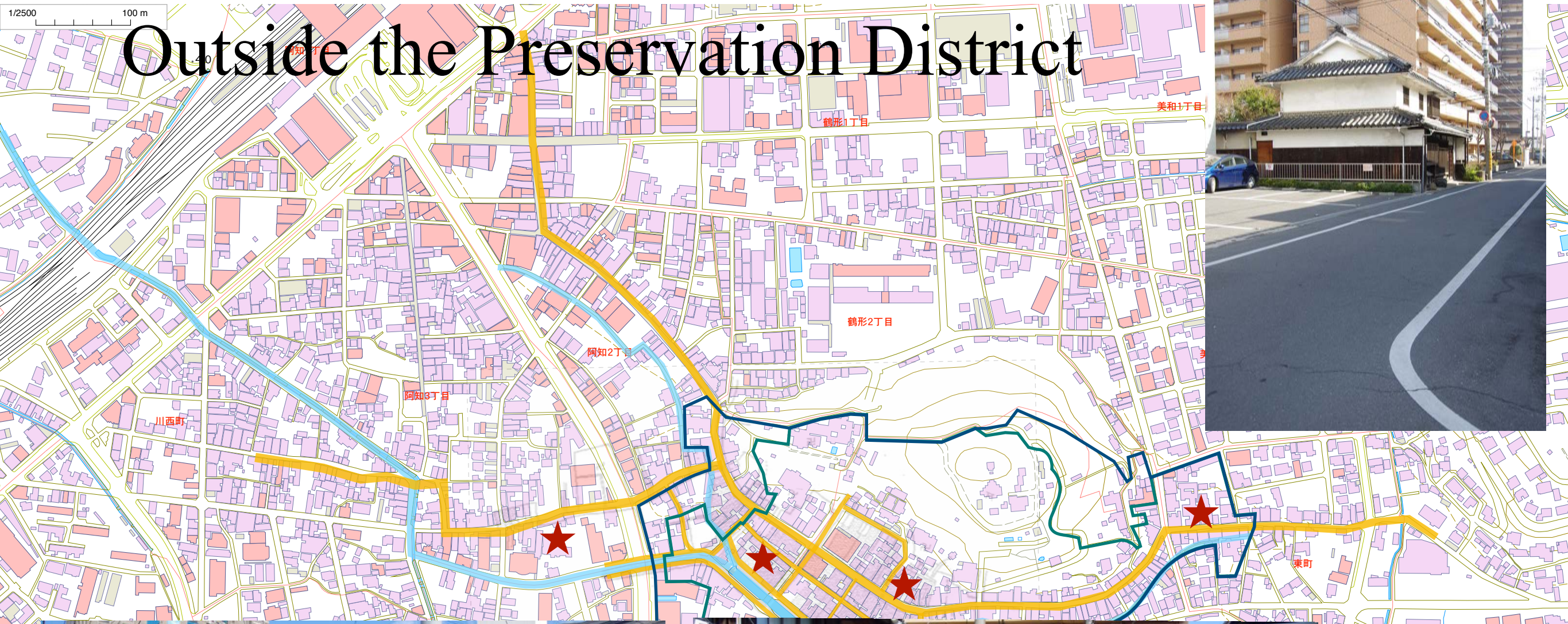
★ Houses designated as cultural properties

1/2500 100 m

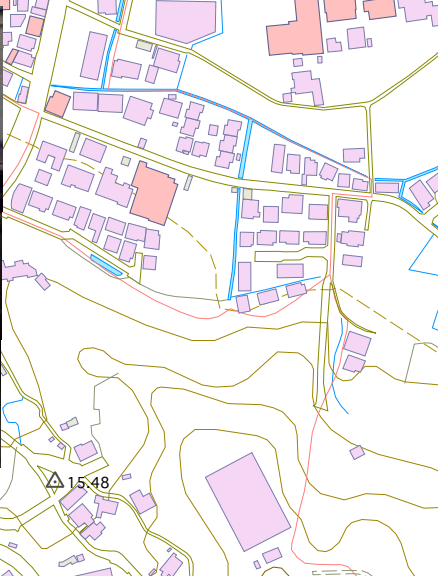
The Preservation District



★ Houses designated as cultural properties



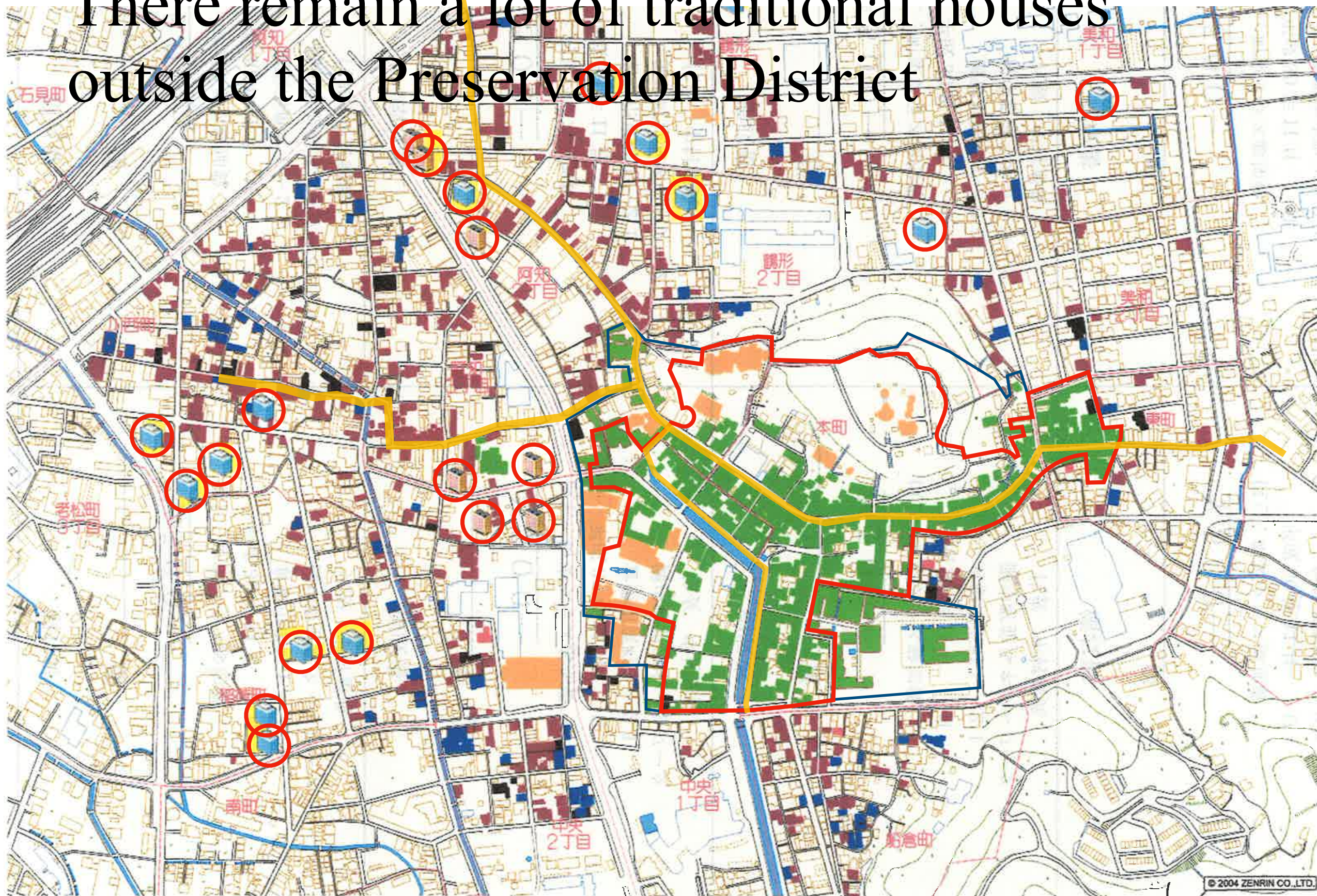
Outside the Preservation District



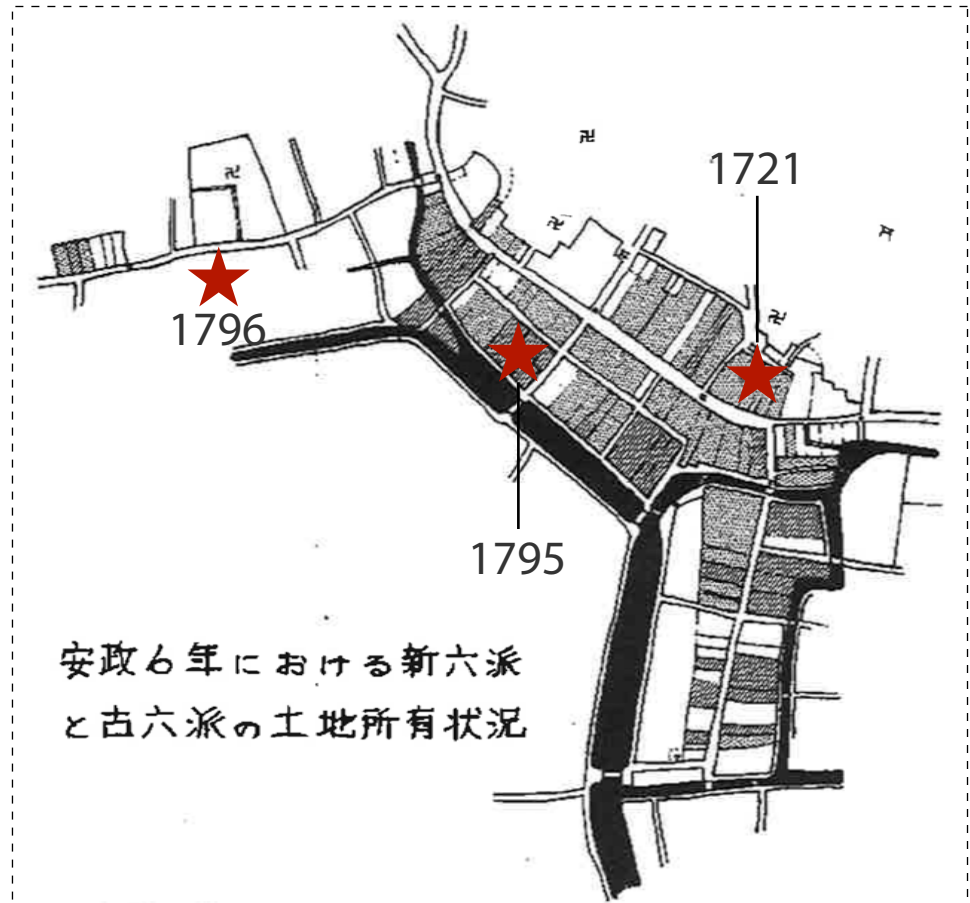
The Inside and Outside View from Tsurugata-yama (hill) Park



There remain a lot of traditional houses
outside the Preservation District

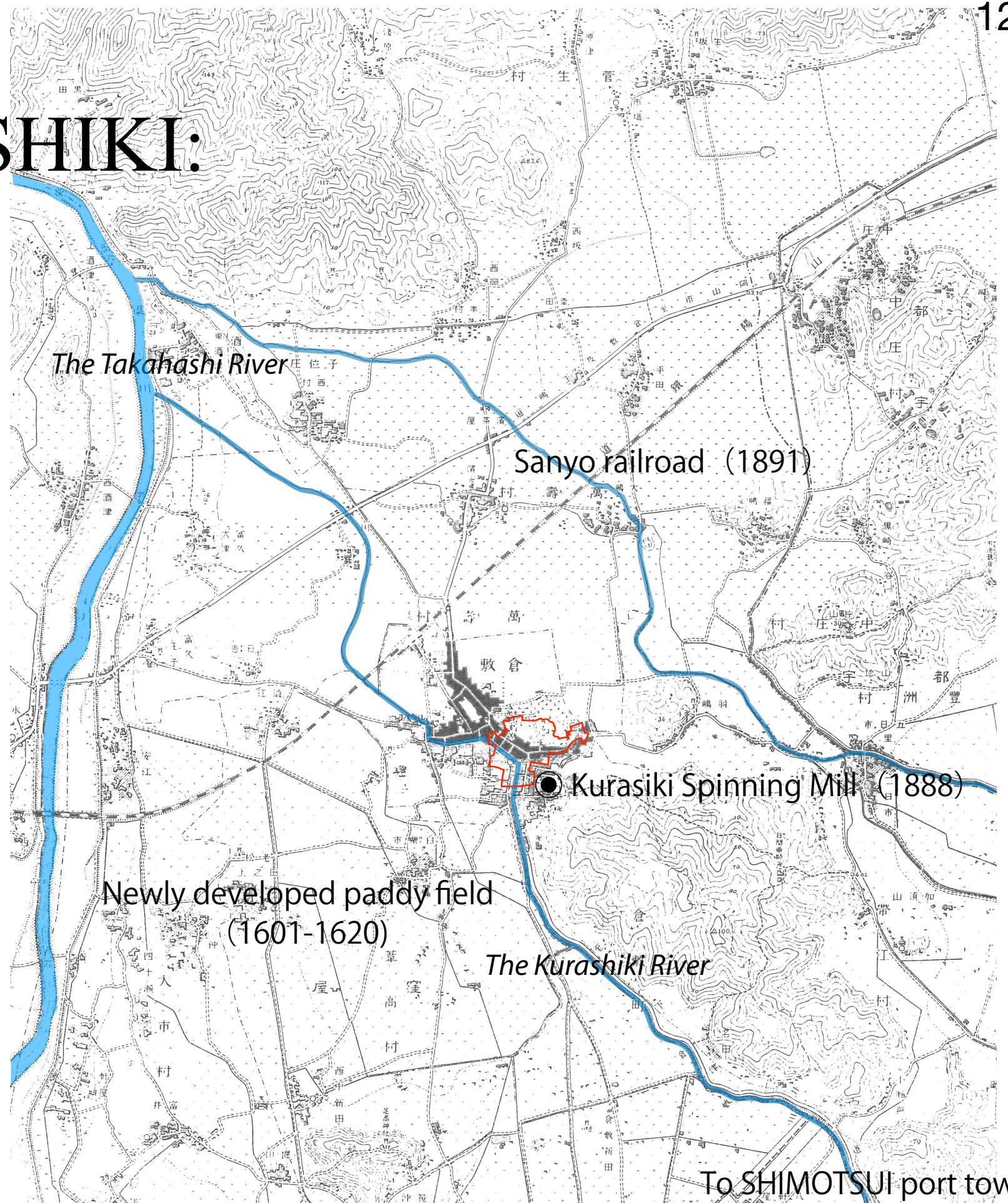


HUL of KURASHIKI:



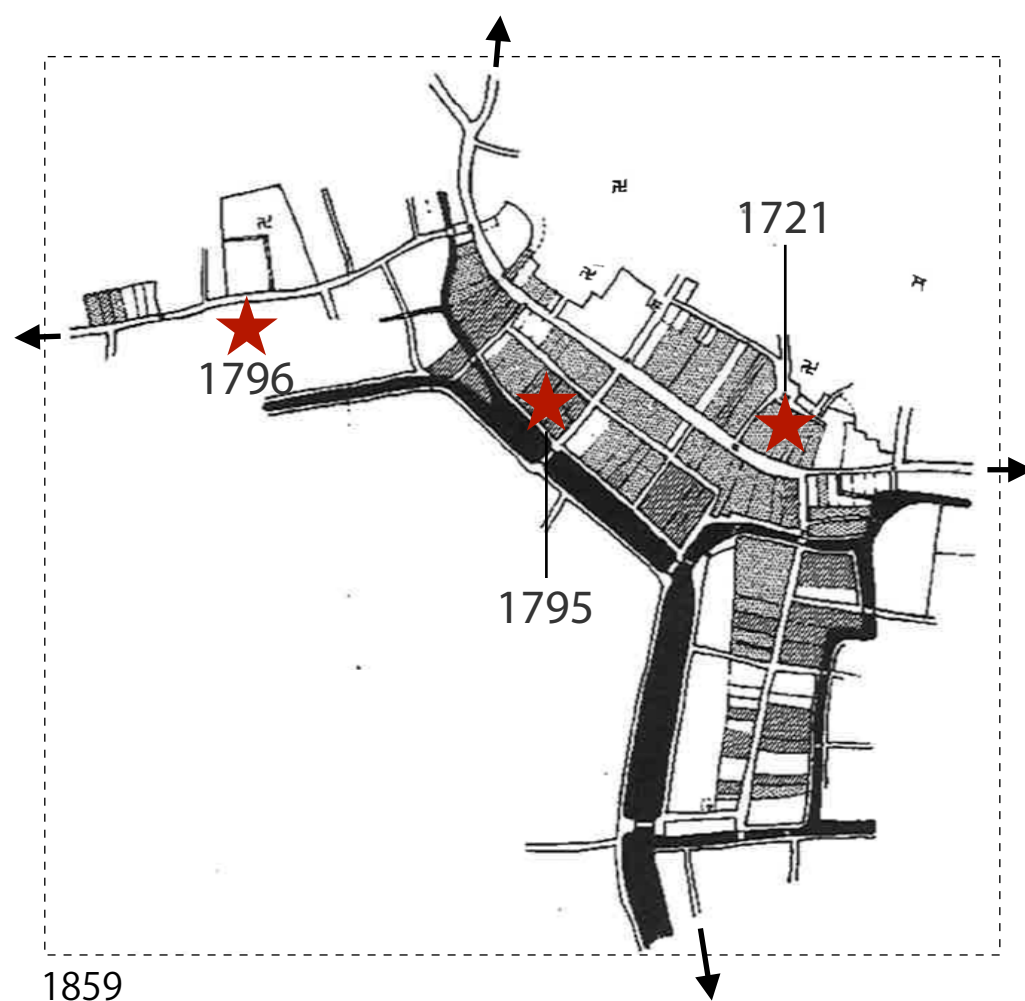
1859

1897 (Meiji 30)



Growth process

The town grew
while organizing nature



★The archipelago era

Tsurugata-yama

★Deposition progresses

★Land creation

repeated with the growth of the buildings

The Kurashiki River

Main Street

Important Cultural Properties:

- ★Inoue Family House : 1721
- ★Ohara Family House : 1795
- ★Ohashi Family House : 1796

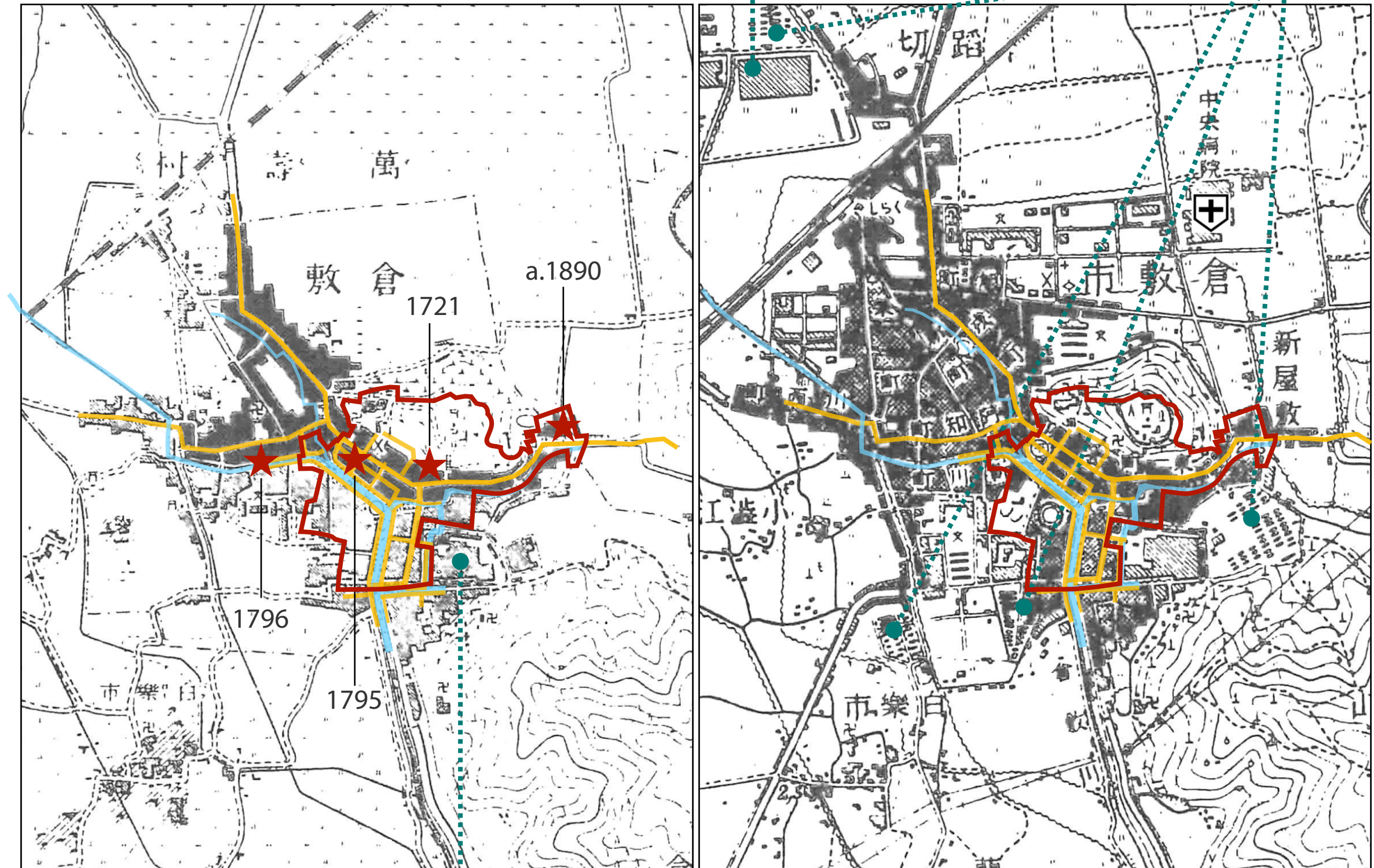
★Town expands

Main Street

★Kusudo Family House : a.1890

1897 (Meiji 30)→1926 (Taisho 14)

● Company housing

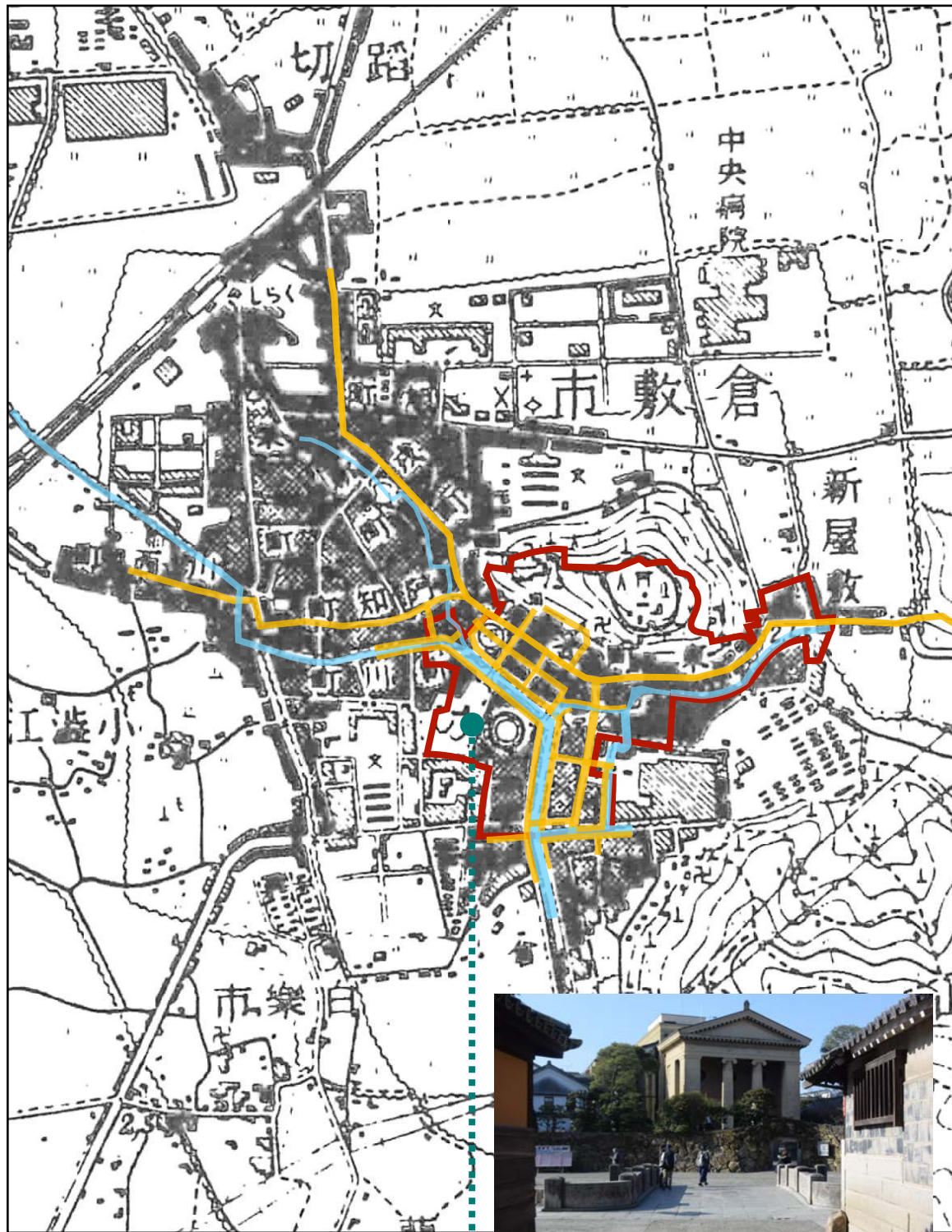


1897

● Kurasiki Spinning Mill (1888)

1926

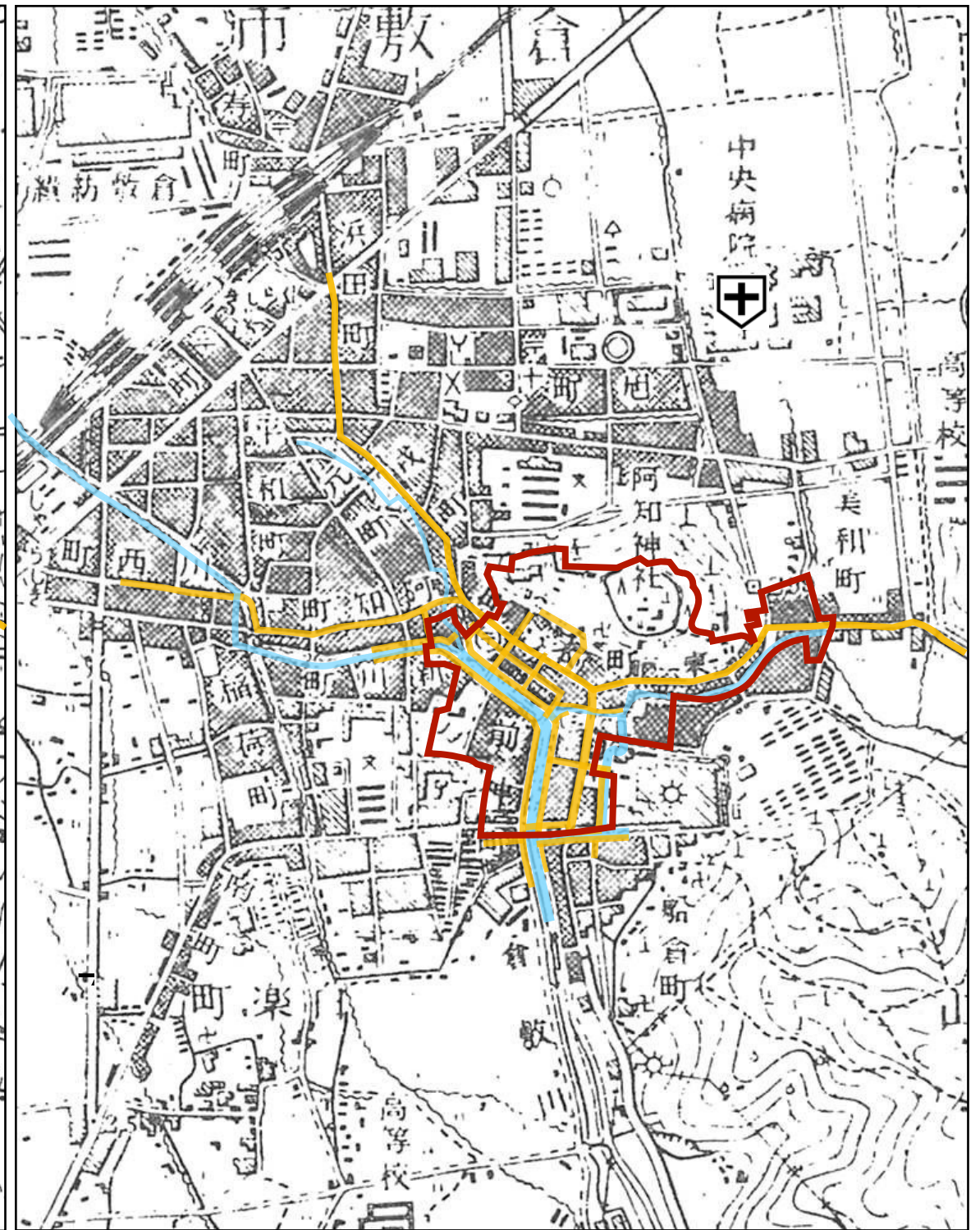
1926 (Taisho 14)→1950 (Showa 25)



1926

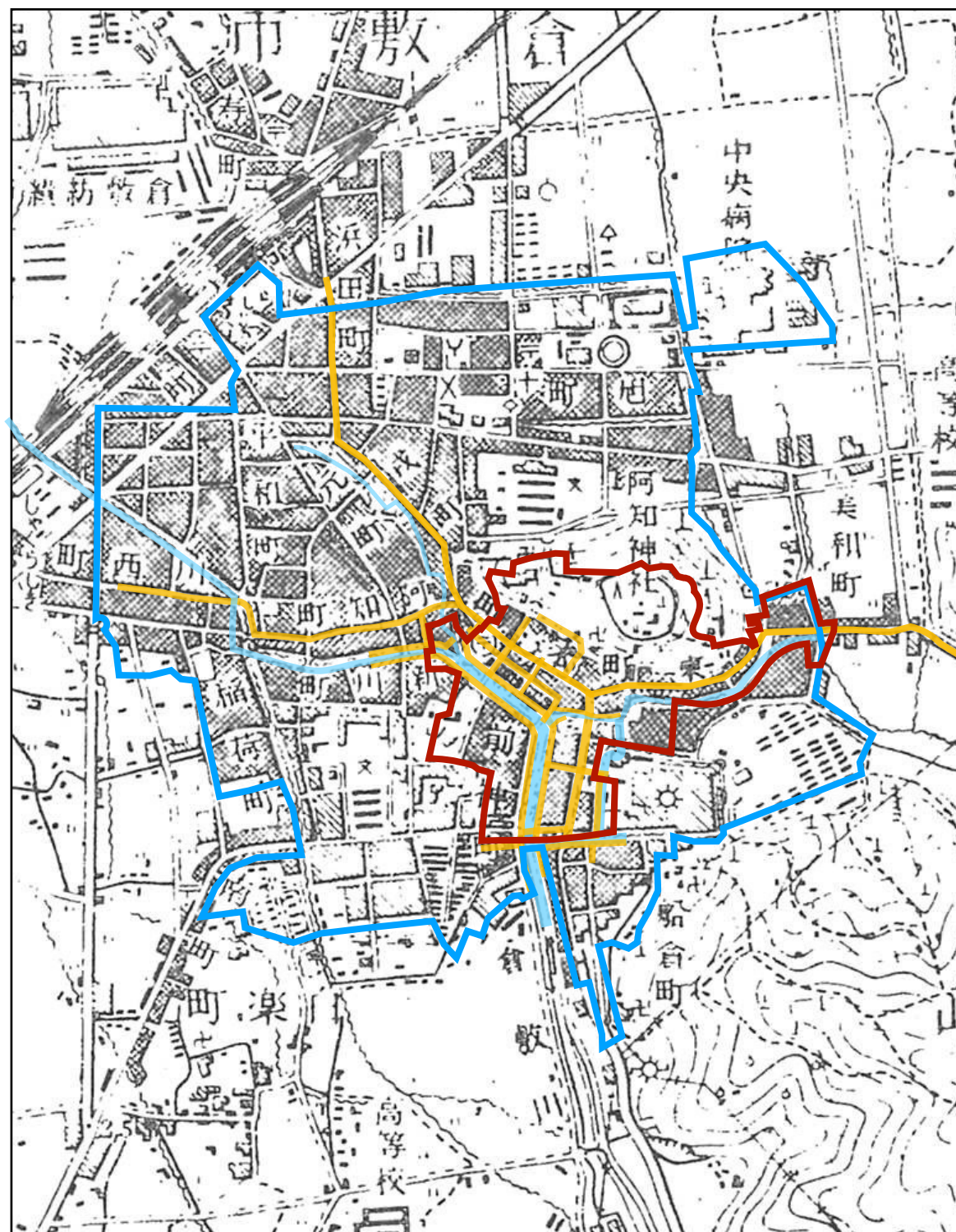


● Ohara Museum (1930)

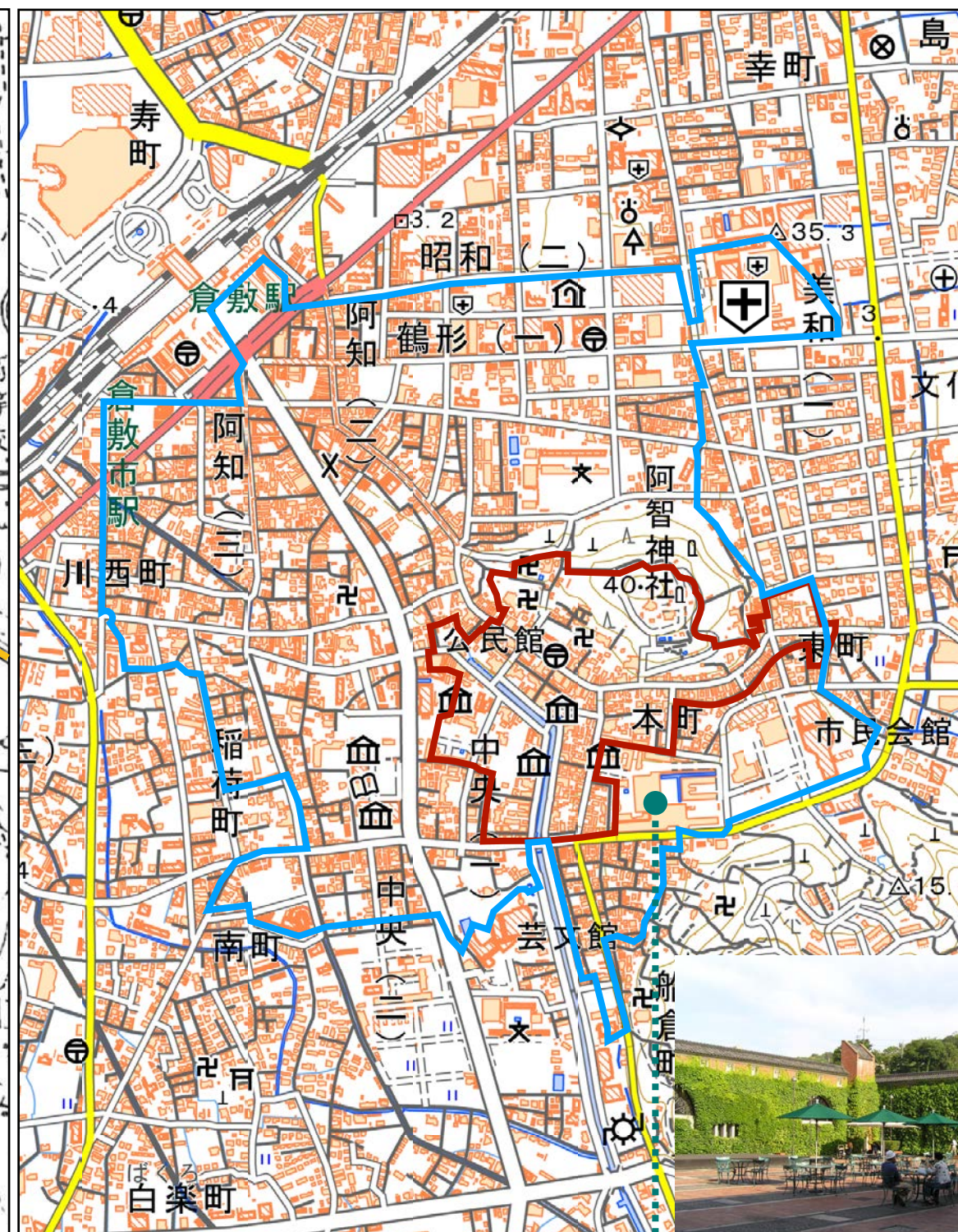


1950

1950 (Showa 25)→ Now



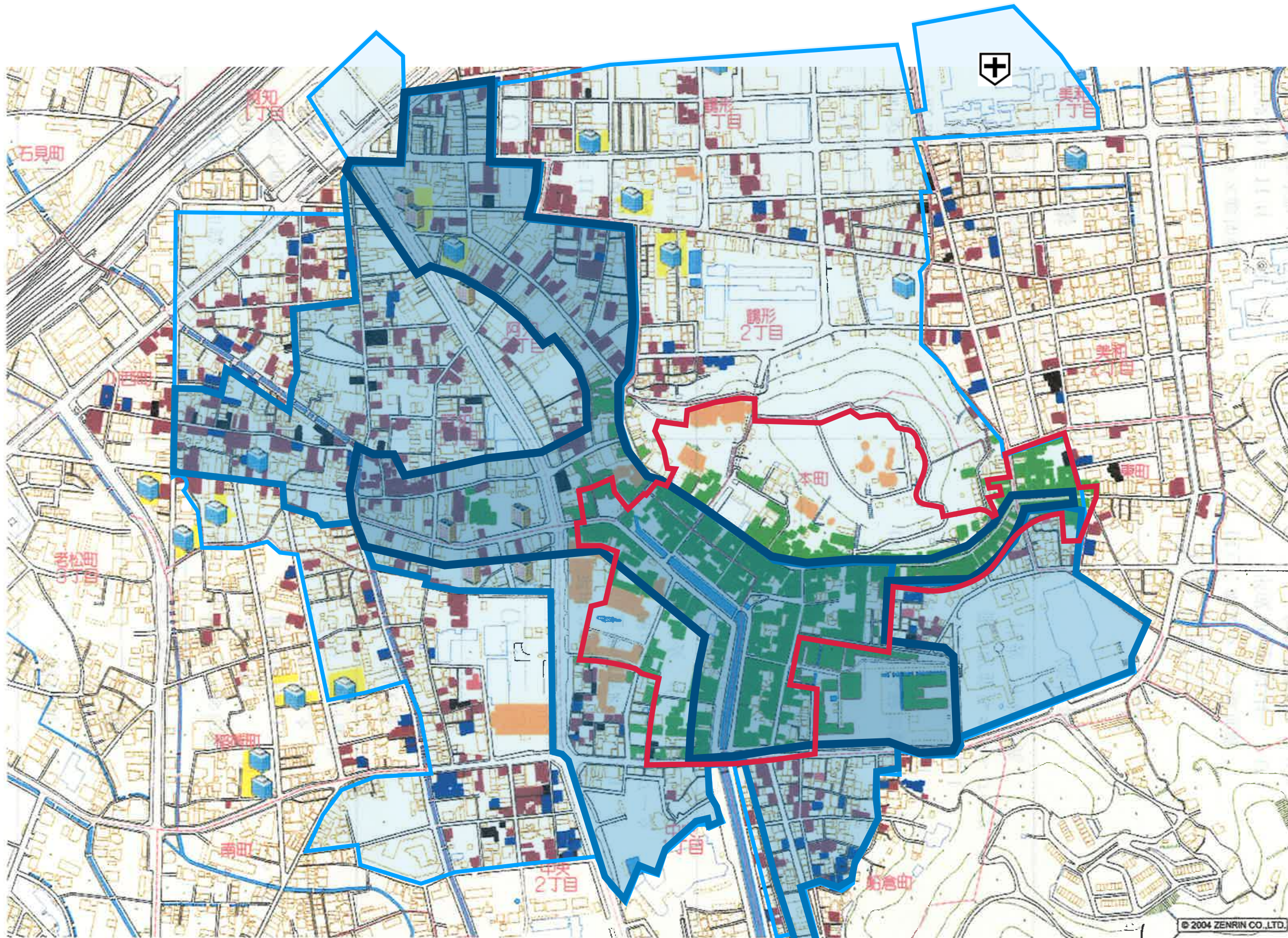
1950



2018



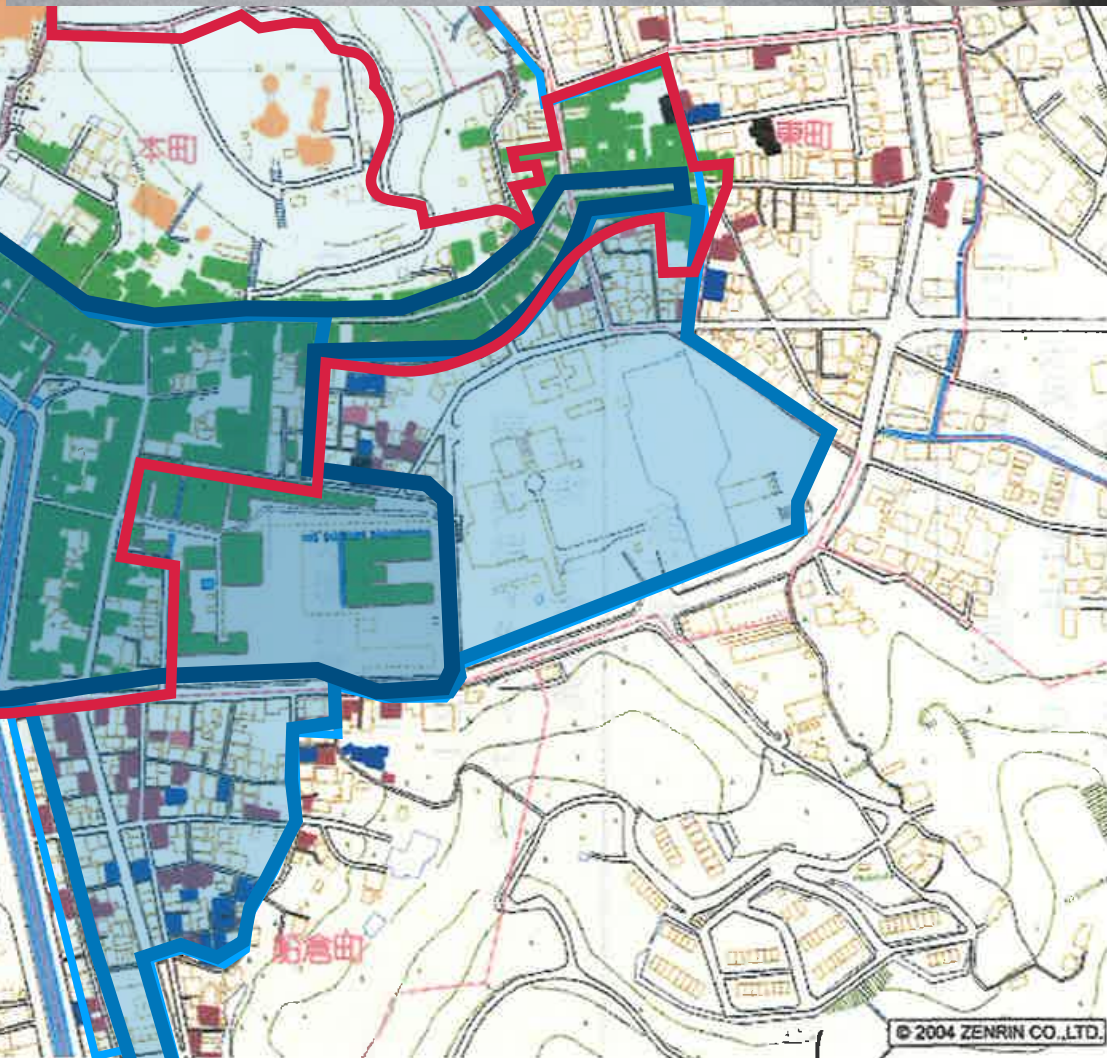
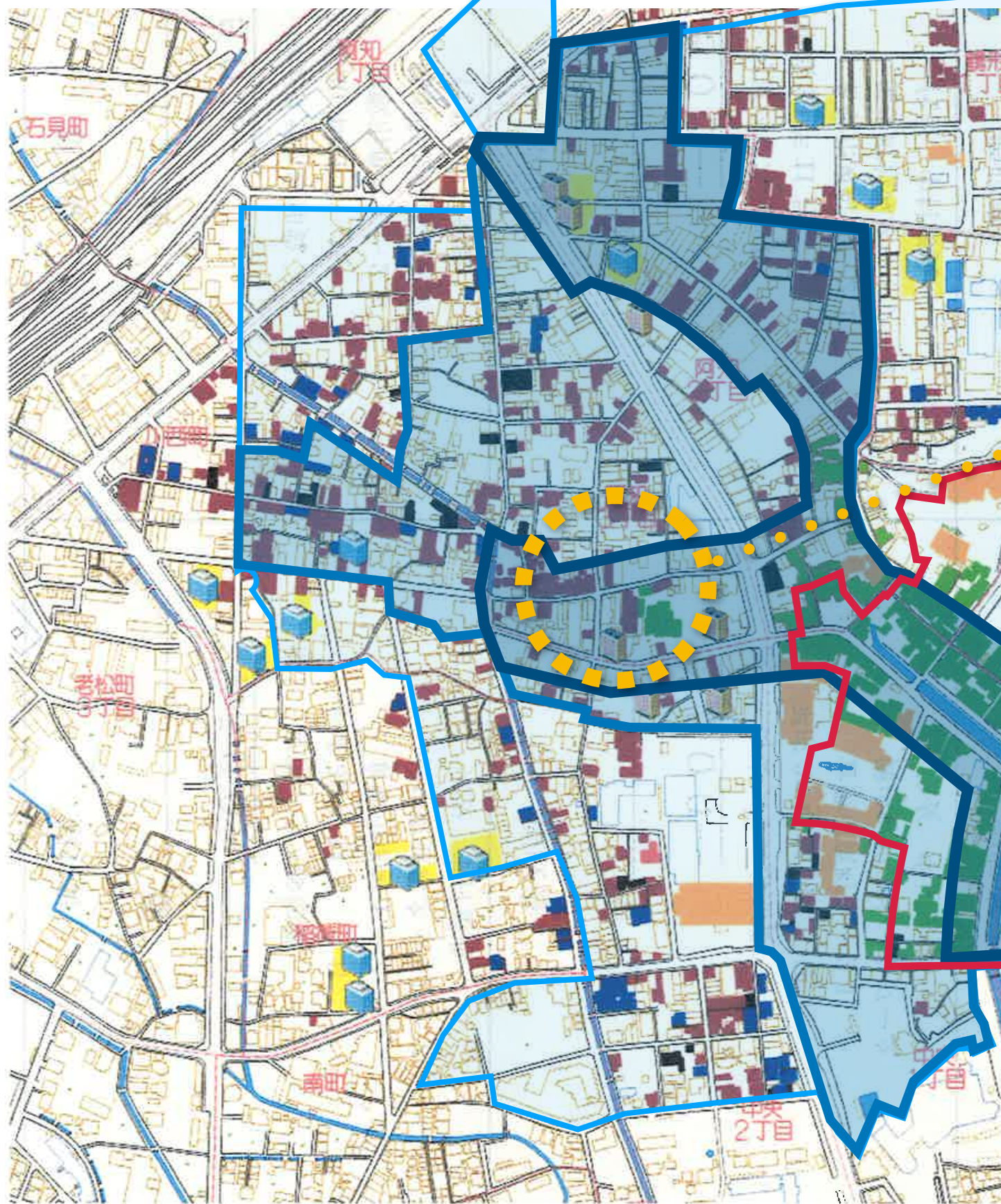
● Ivy Square (1973)



Edo (1600-1868)

Meiji (1868-1912)

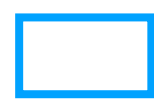
Taisho-early Showa (1912-1940)



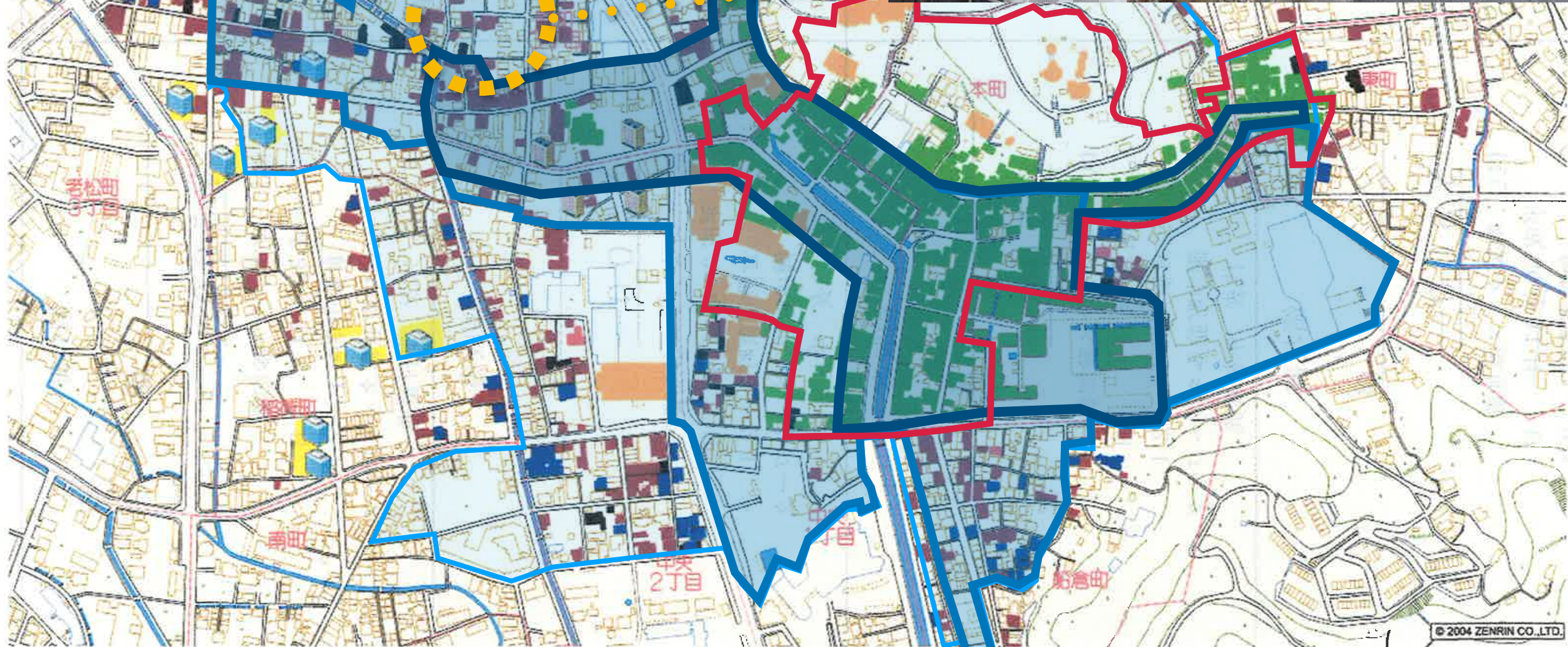
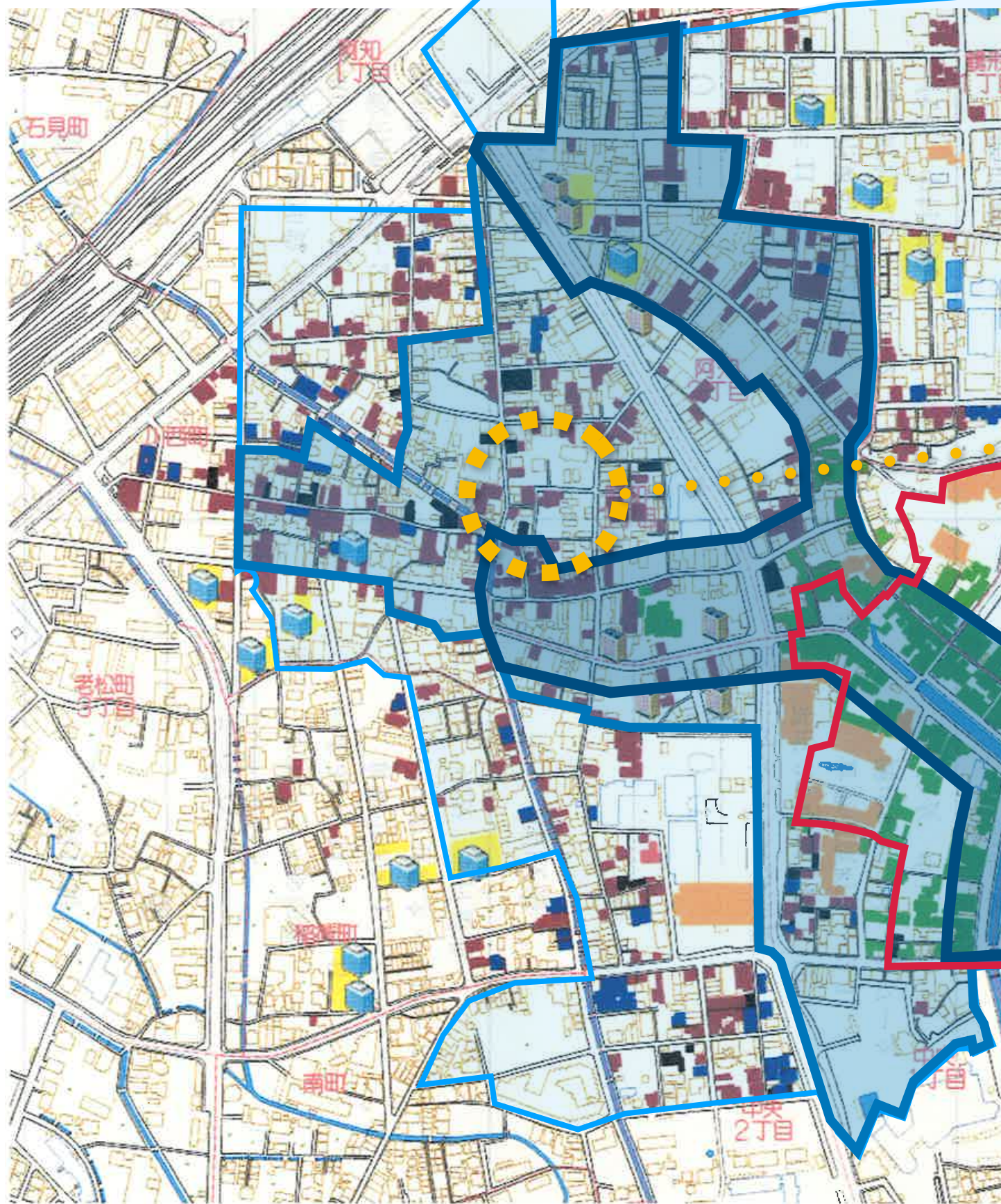
Edo (1600-1868)



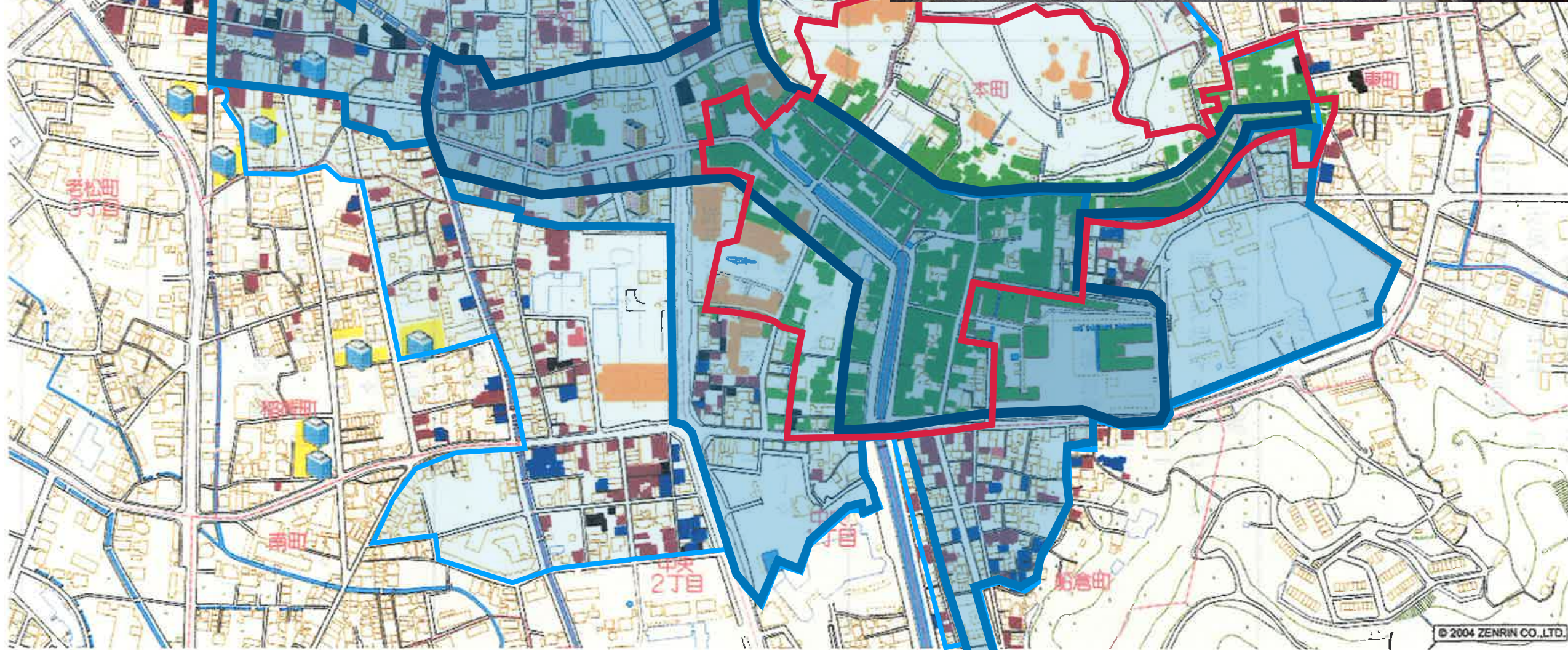
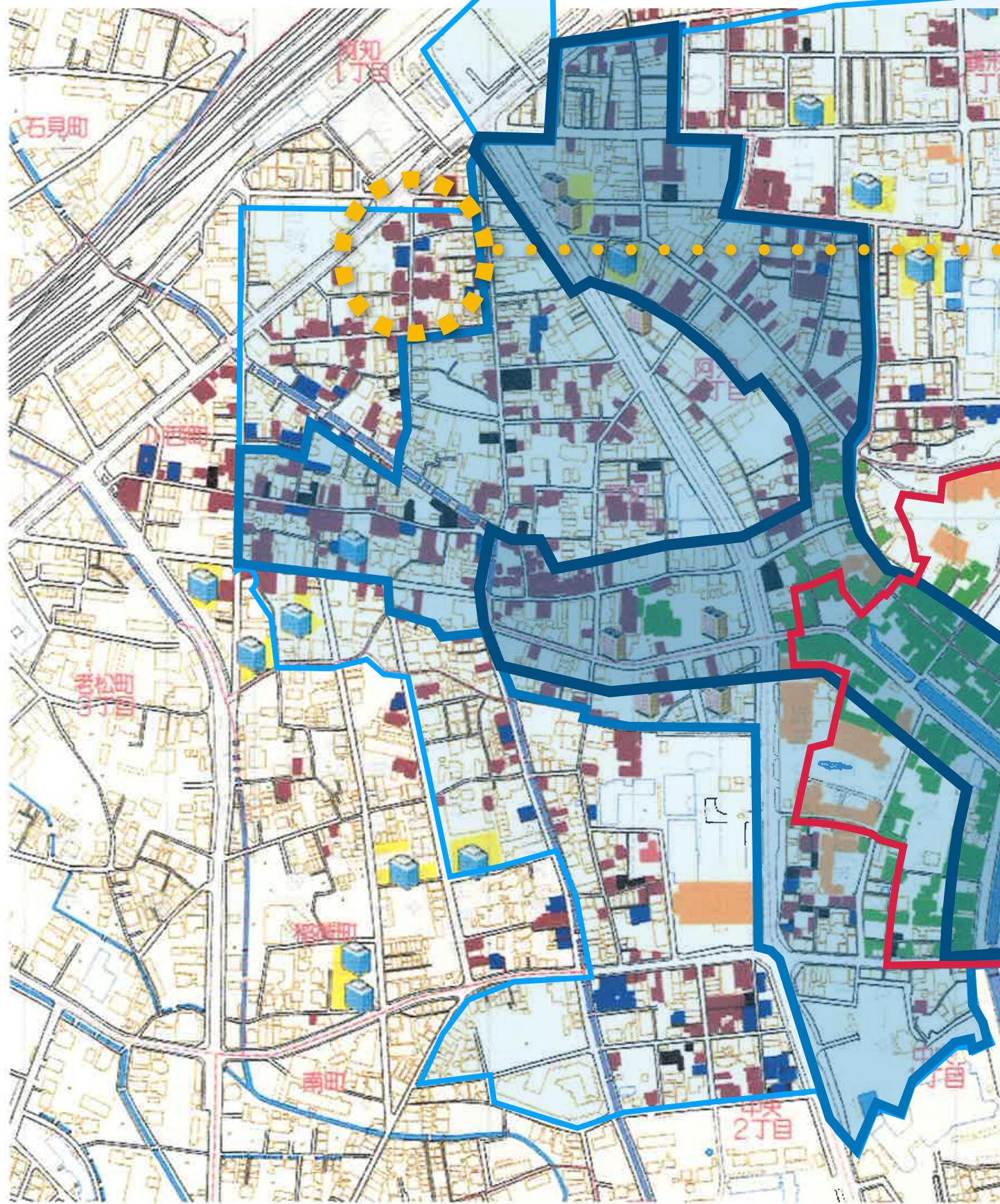
Meiji (1868-1912)



Taisho-early Showa (1912-1940)



Edo (1600-1868)
 Meiji (1868-1912)
 Taisho-early Showa (1912-1940)



Edo (1600-1868) Meiji (1868-1912) Taisho-early Showa (1912-1940)

Number of traditional houses outside the Preservation District

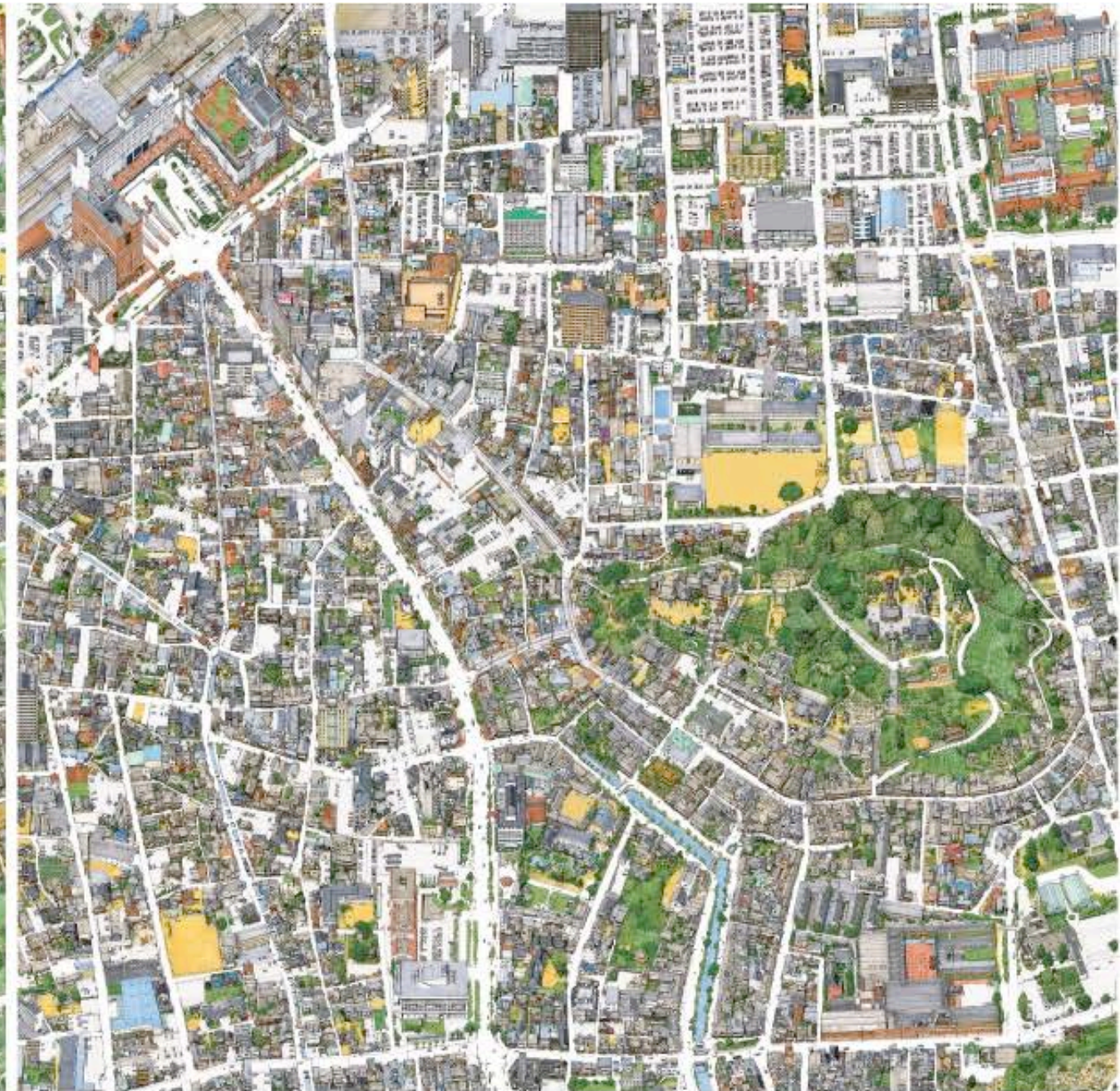
	2004	2010	2012	2013	2014	2018
-1910	14	9	9	9	Expanding survey subjects until 1950s	
-1925	74	54	53	51		
-1945	89	62	59	53		
unknown	128	94	86	75		
well preserved						250
remodeled						433
total	305	219	207	188	540	757

Changes are certainly progressing

Though the number of traditional buildings has increased due to the change in counting standards



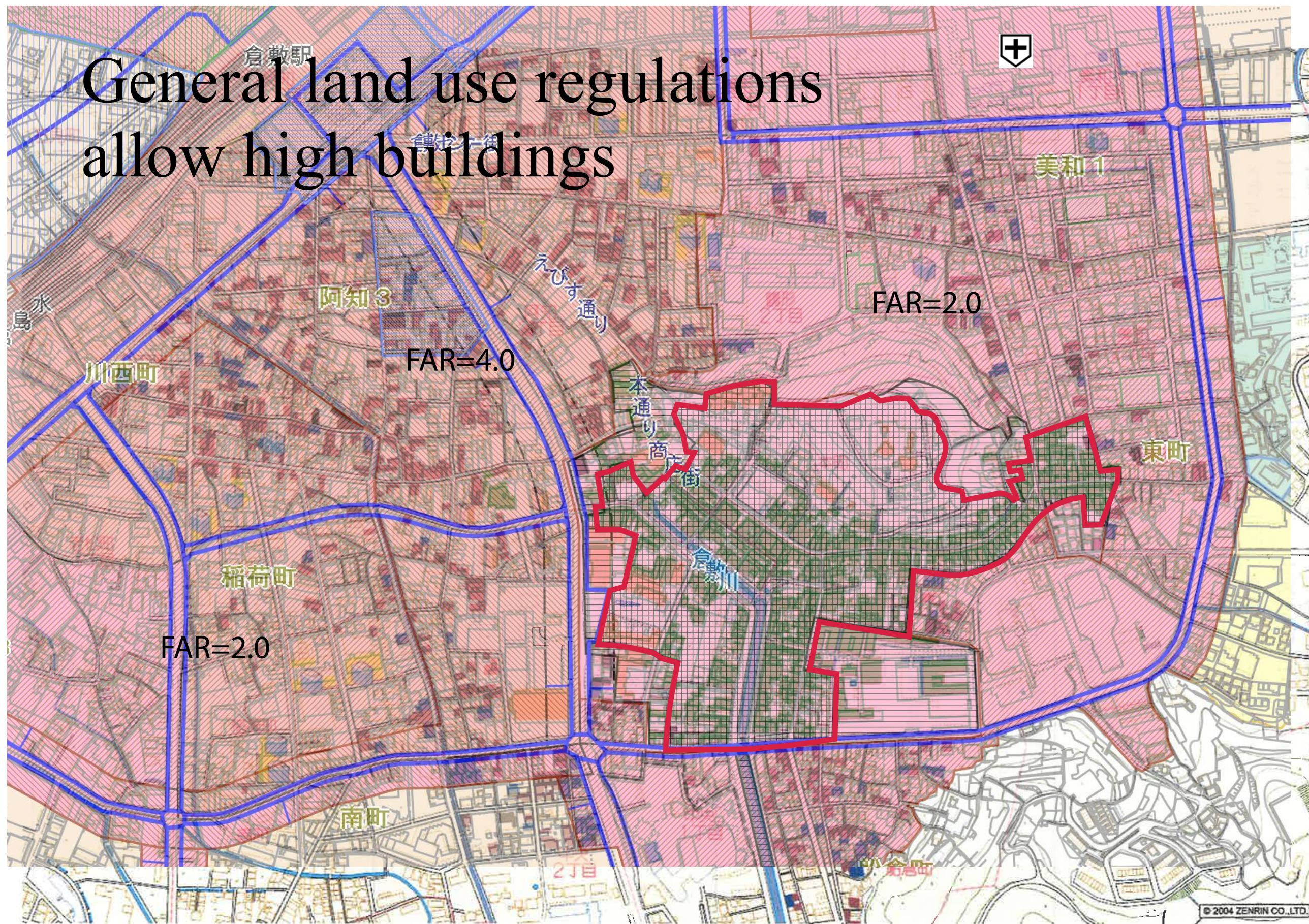
1963



2005

Drawn by OKAMOTO Naoki

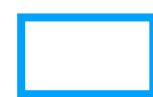
General land use regulations allow high buildings



Edo (1600-1868)

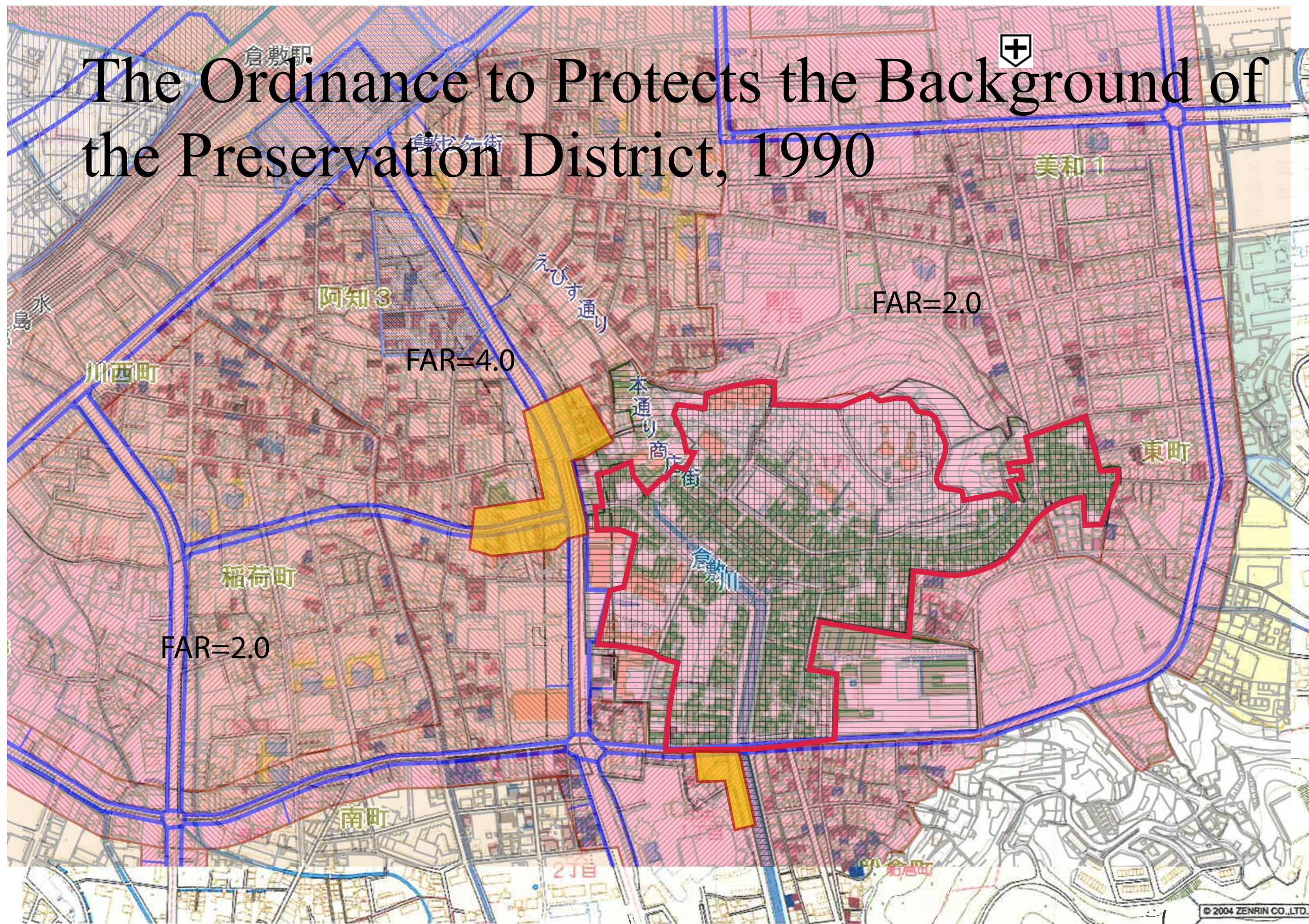


Meiji (1868-1912)



Taisho-early Showa (1912-1940)

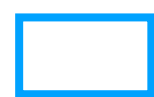
The Ordinance to Protects the Background of the Preservation District, 1990



Edo (1600-1868)



Meiji (1868-1912)

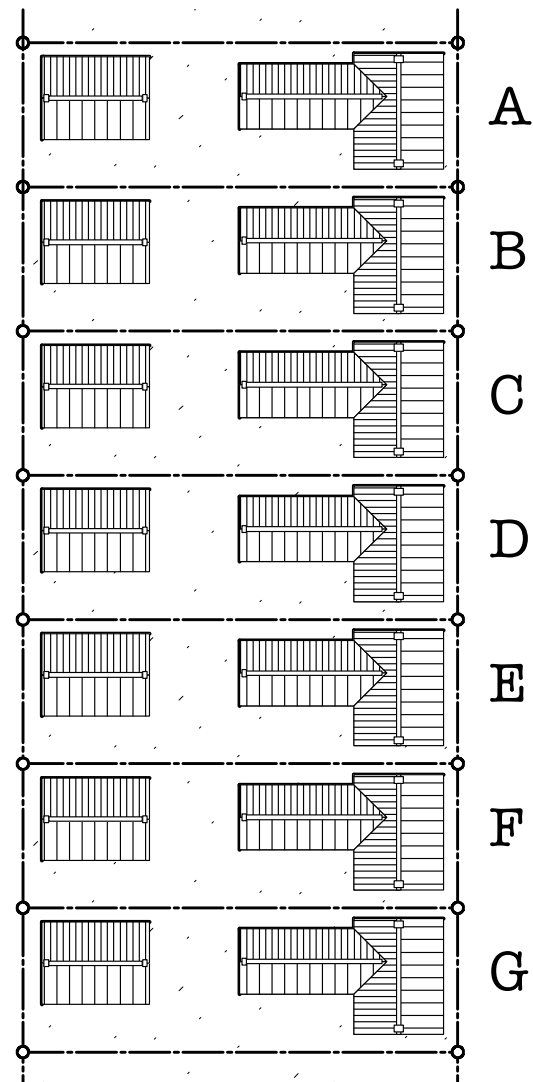


Taisho-early Showa (1912-1940)

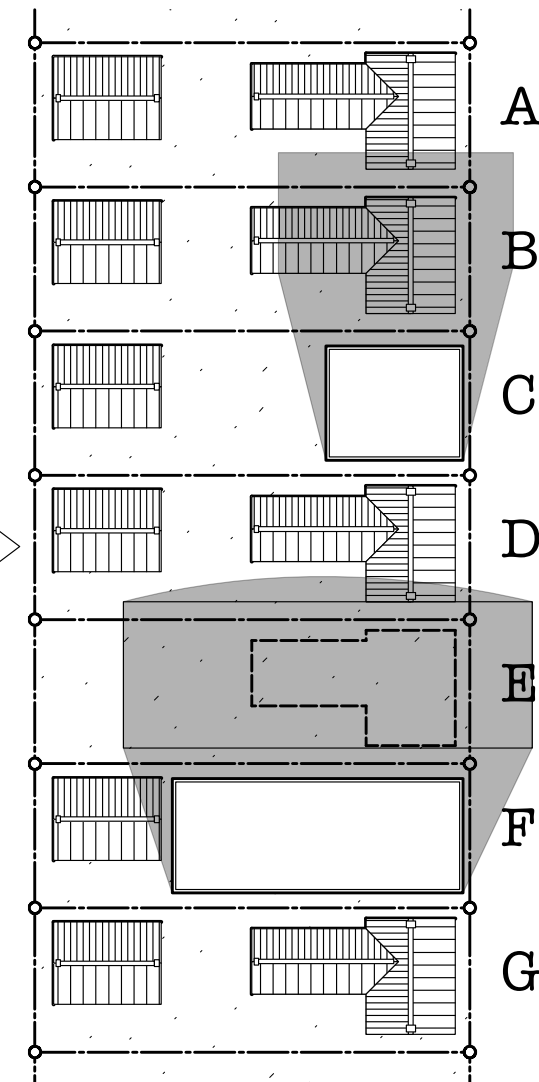
Mechanism of building change

Small but Modern Buildings Trigger a Chain of Changes

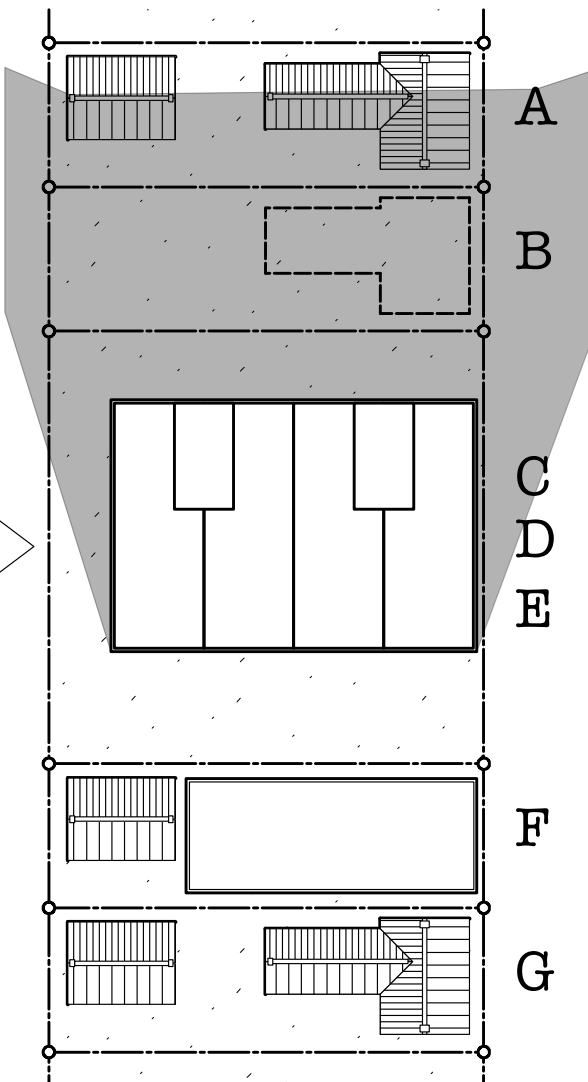
● A state where traditional town houses are lining up



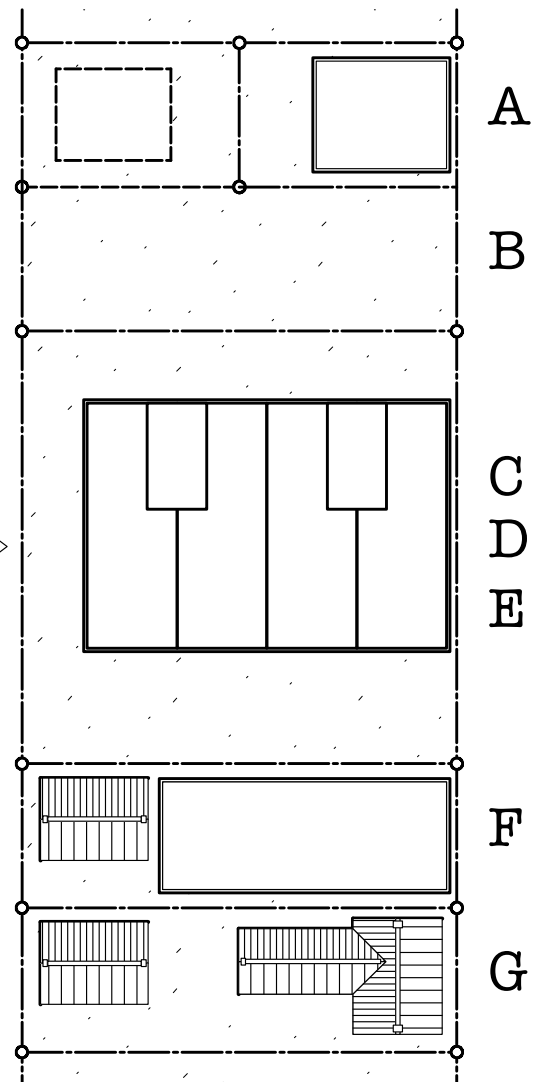
● C and F are rebuilt. E starts thinking about rebuilding



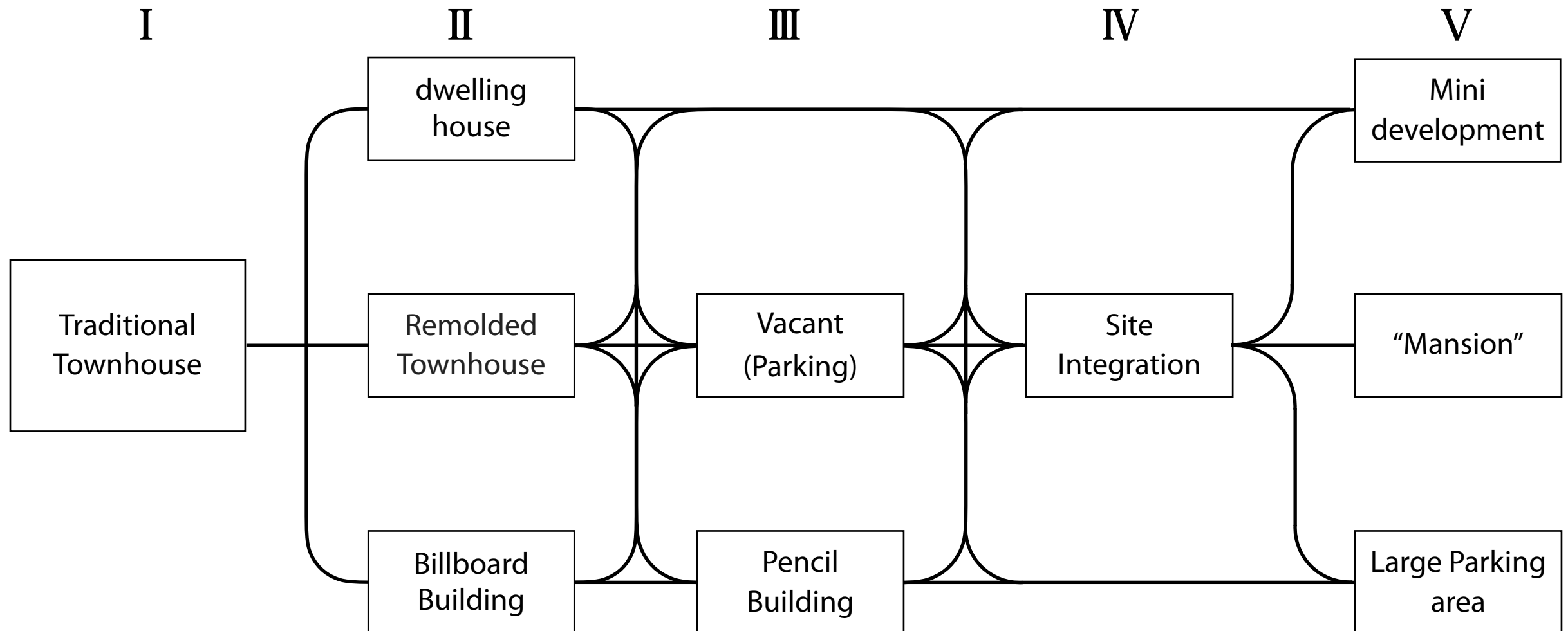
● E combines C and D, a high building is built and the range of influence expands



● Affected A will rebuild, B will become a parking lot



Process of change



Law on the Maintenance and Improvement of Historic Landscape in a Community, 2008

- This law stipulates that municipalities can set a Priority Area around the core cultural property and establish a Plan for the Maintenance and Improvement of Historic Landscape.
- The plan consists of the following items:
 1. The background with the historic landscape
 2. The historic landscape to maintain and improve
 3. Policy for maintaining and improving the historic landscape
 4. Position and area of the Priority Area
 5. Program of Projects
 6. Buildings to form historic landscape
- When this plan is approved by the national government, municipalities can receive financial support for the projects.
- There are currently 78 plans certified by the country.

Projects to develop in the Priority Area

Projects with national financial support

街なみ環境整備事業

- ◆ 重点区域または街づくり協定等が結ばれた地区において、協議会活動、建造物の修景、地区公共施設の整備等について、総合的に支援します。
- ◆ 歴史的風致形成建造物については、修理、買取り、移設、復原についても支援します。(ただし、10年以上の一般公開を行うことが条件。交付率は、直接1/2、間接1/3)

【広島県竹原市】酒蔵(歴史的風致形成建造物)の保存修理



修理前

修理後

都市公園等事業

- ◆ 古墳、城跡、旧宅等の遺跡及びこれらを復原したもので歴史上または学術上価値の高いものが対象となります。
- ◆ 公園管理者以外の地方公共団体及び歴史的風致維持向上支援法人に対しても支援します。

【石川県金沢市】河北門及び橋爪門の復原

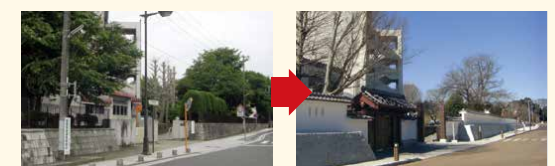


復原された橋爪門

都市再生整備計画事業

- ◆ 認定計画に基づく事業を行う地区で一定の要件を満たす場合には、交付率の上限を現行の40%から45%に拡充します。
- ◆ 古都及び緑地保全事業、電柱電線類移設、土塁・堀跡の整備等の新たな基幹事業の追加により、市町村の創意工夫をより一層活かした取組を支援します。

【茨城県水戸市】水戸城跡周辺地区内の道路美化・無電柱化



整備前

整備後

歴史的観光資源高質化支援事業

- ◆ 観光の核となる歴史的建造物を含めた歴史的まちなみ全体の質を向上させるため、歴史的なまちなみを阻害する建築物等の改修・除却等を支援します。
- ◆ 歴史的なまちなみを阻害する建築物の外観の改修、歴史的なまちなみの連続性を損なう塀の除去等に対して支援します。(補助率は1/3以内、観光庁が指定する地域において実施されるものが対象)

【改修・復元(イメージ)】



歴史的風致活用国際観光支援事業費補助金

- ◆ 歴史的風致活用国際観光整備計画に基づく訪日外国人の受入環境に係るソフト・ハード両面の取組に対して総合的に支援します。
- ◆ 訪日外国人受入のためのデータ収集、案内板等の多言語化、歴史・文化ガイドリーダーの育成、体験プログラムの開発等に対して支援します。(補助率は、市町村1/2、民間1/3以内)

【岐阜県高山市】ガイド育成

【青森県弘前市】体験プログラムの開発



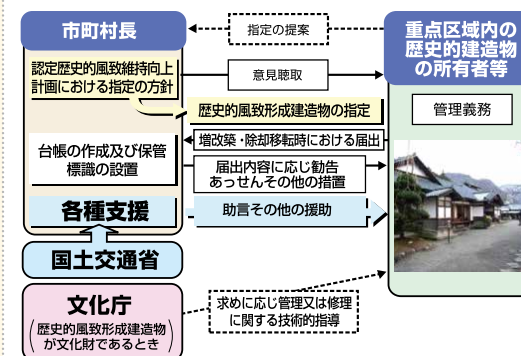
日本遺産 (Japan Heritage)

- ◆ 文化庁では、地域の歴史的な魅力や特色を通じて我が国の文化・伝統を語るストーリーを「日本遺産(Japan Heritage)」として認定し、ストーリーを語る上で不可欠な魅力ある有形・無形の様々な文化財群を総合的に活用する取組を支援しています。
- ◆ 歴史的風致維持向上計画が認定されると、日本遺産の「地域型」に認定申請することができます。



歴史的風致形成建造物 (法第12条~21条)

市町村長が、重点区域内の歴史的な建造物を、歴史的風致維持向上計画に即して歴史的風致形成建造物として指定できます。



歴史まちづくりを
重点的に進める区域
(重点区域)

城郭建築(重要文化財)

大名庭園(名勝)

地域用水環境整備事業

- ◆ 歴史的風致維持向上計画に位置付けられた農業水利施設等の土地改良施設を整備の対象とすることができます。

【群馬県甘楽町】雄川堰の改修



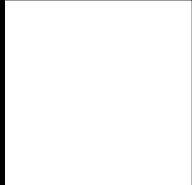
改修前

改修後

Case of KAWAGOE



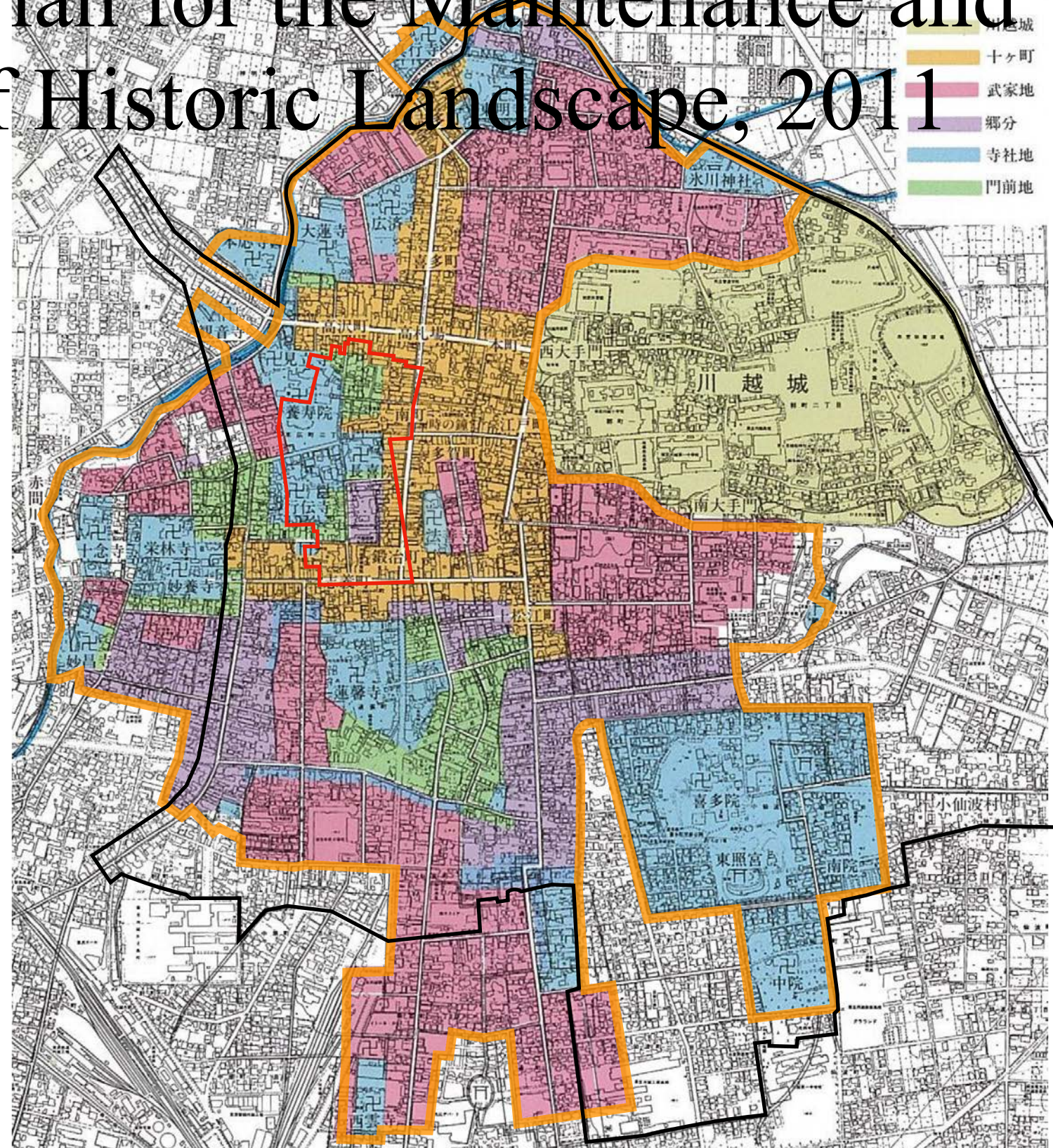
KAWAGOE's Plan for the Maintenance and Improvement of Historic Landscape, 2011

 The Priority Area for the Maintenance and Improvement of Historic Landscape in a Community

 The Preservation District for Groups of Important Historic Buildings

Old Castle Town Area

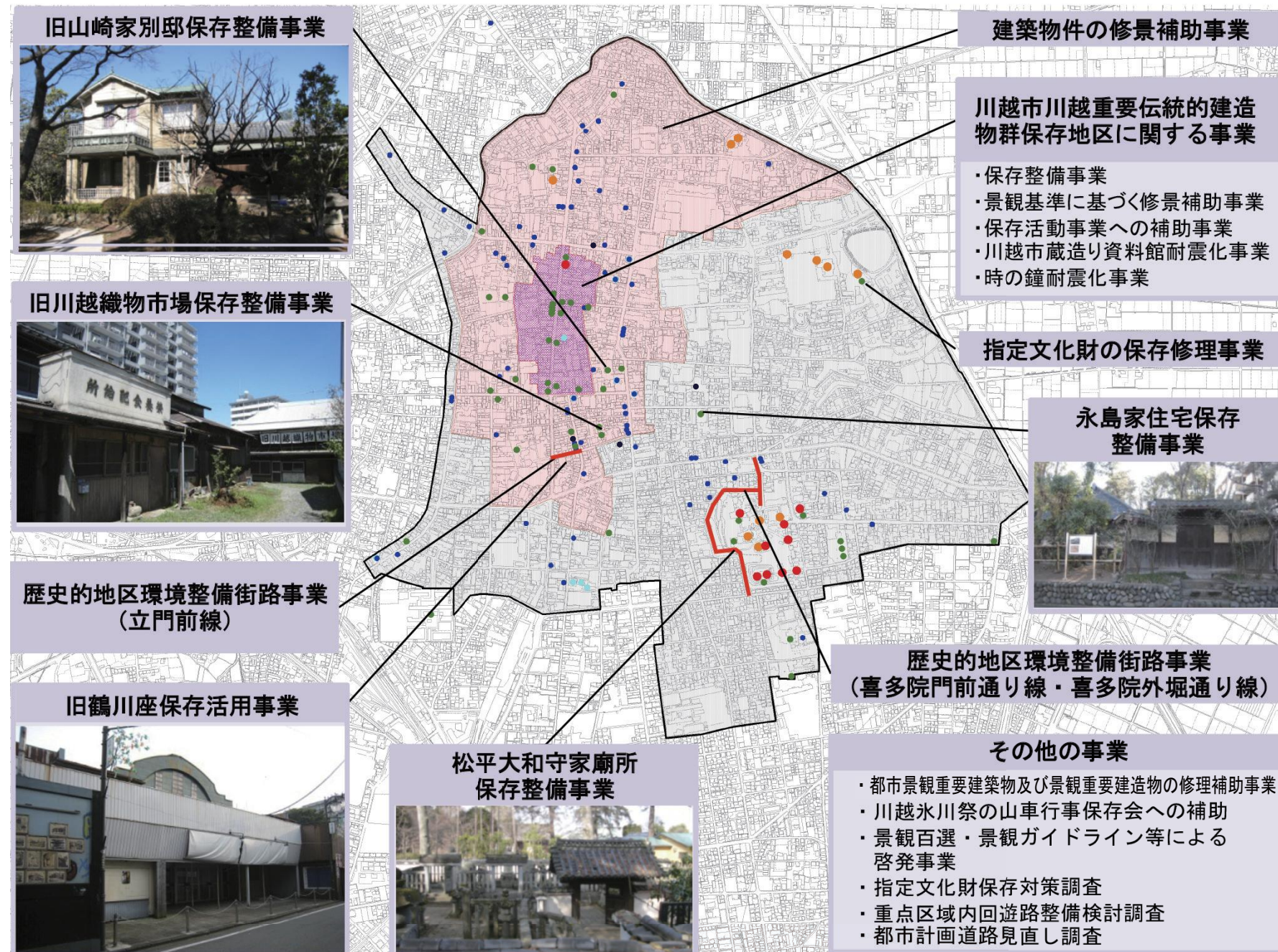
-  KAWAGOE-Jo Castle
-  Chonin-chi (10 towns)
Lands for townspeople
-  Buke-chi
Lands for samurai
-  Gobun
Urbanized villages
-  Jisha-chi
Lands for temples and shrines
-  Monzen-machi
Temple town (4 towns)



10 Projects Programmed

94 Buildings to Form Historic Landscape Listed

*excluding buildings in the preservation district



● Buildings designated cultural properties by the Japanese government

—————
Designated Buildings to Form Historic Landscape

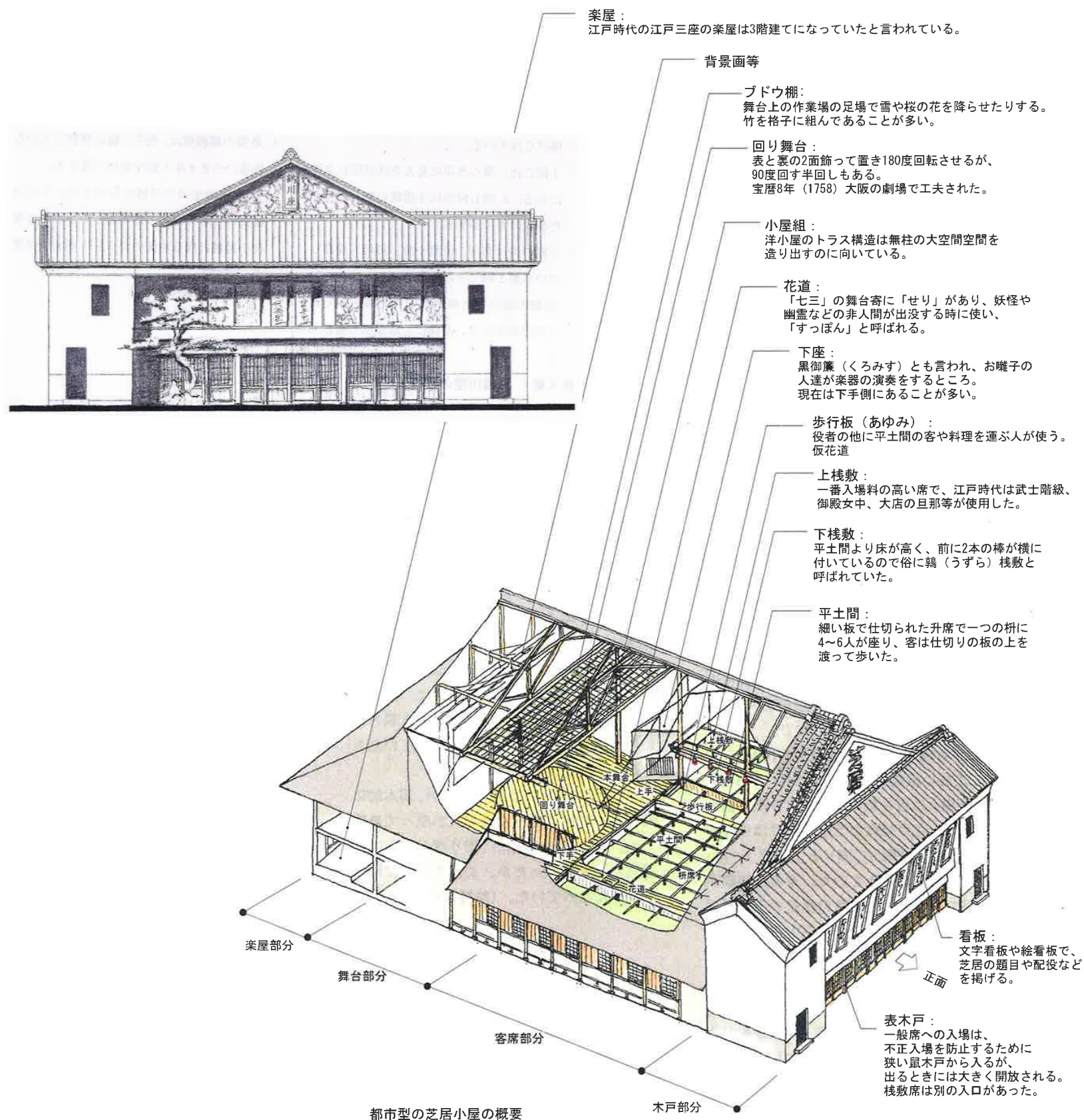
● Registered tangible cultural properties

● Buildings designated cultural properties by SAITAMA Pref.

● Buildings designated cultural properties by KAWAGOE City

● Structures of landscape importance

Tsurukawa-za Playhouse (1900) was demolished



Case of NAGAHAMA

Community based developer called “Kuro-kabe” has managed the historic center



A five-story commercial building built in 1970 was forced to rebuild



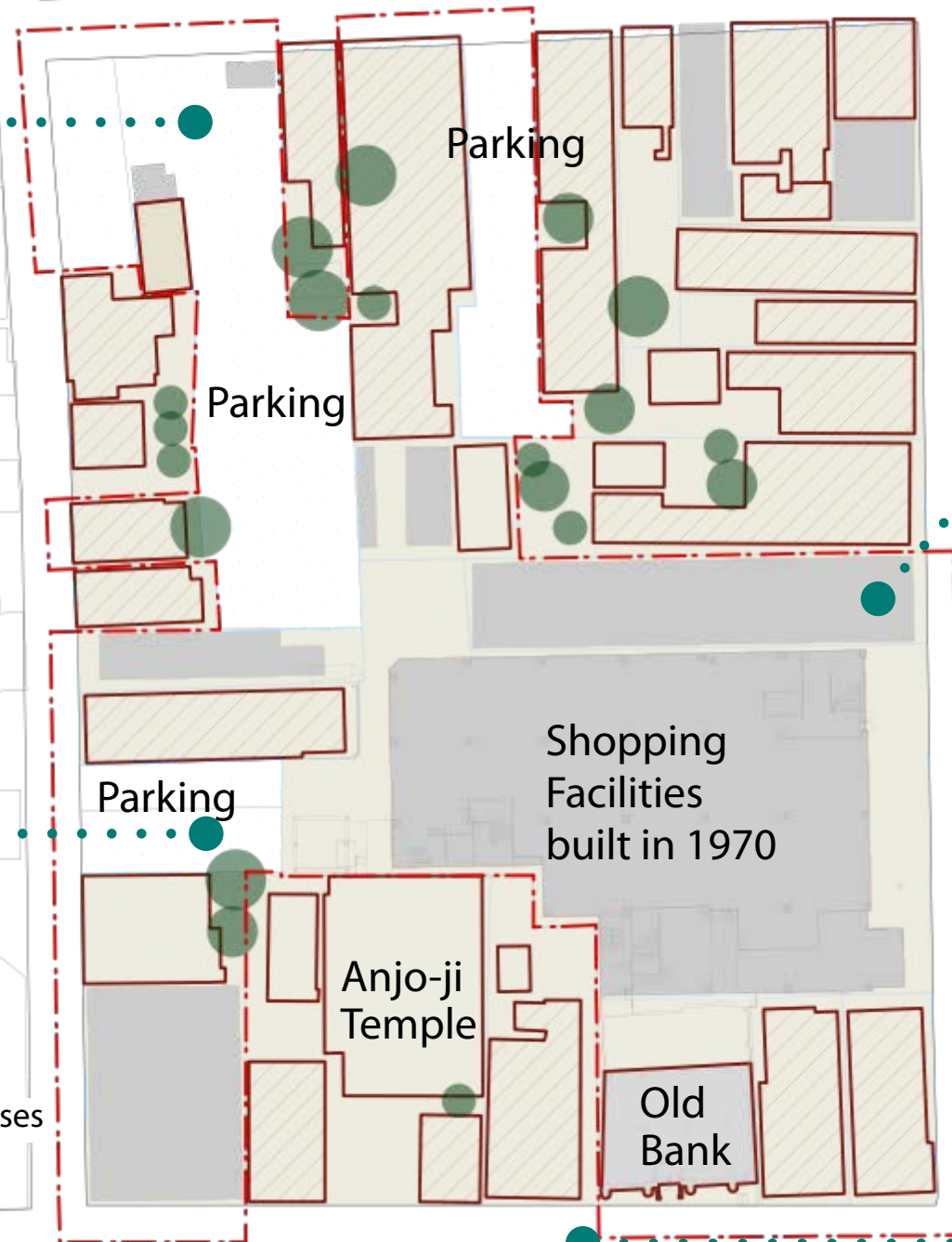
Motohama-machi
116m x 86m



Land use and buildings in the MOTOHAMA-MACHI block



- Redevelopment Area
- Parking
- Traditional Town Houses
- Historic Buildings
- Another Buildings



Museum

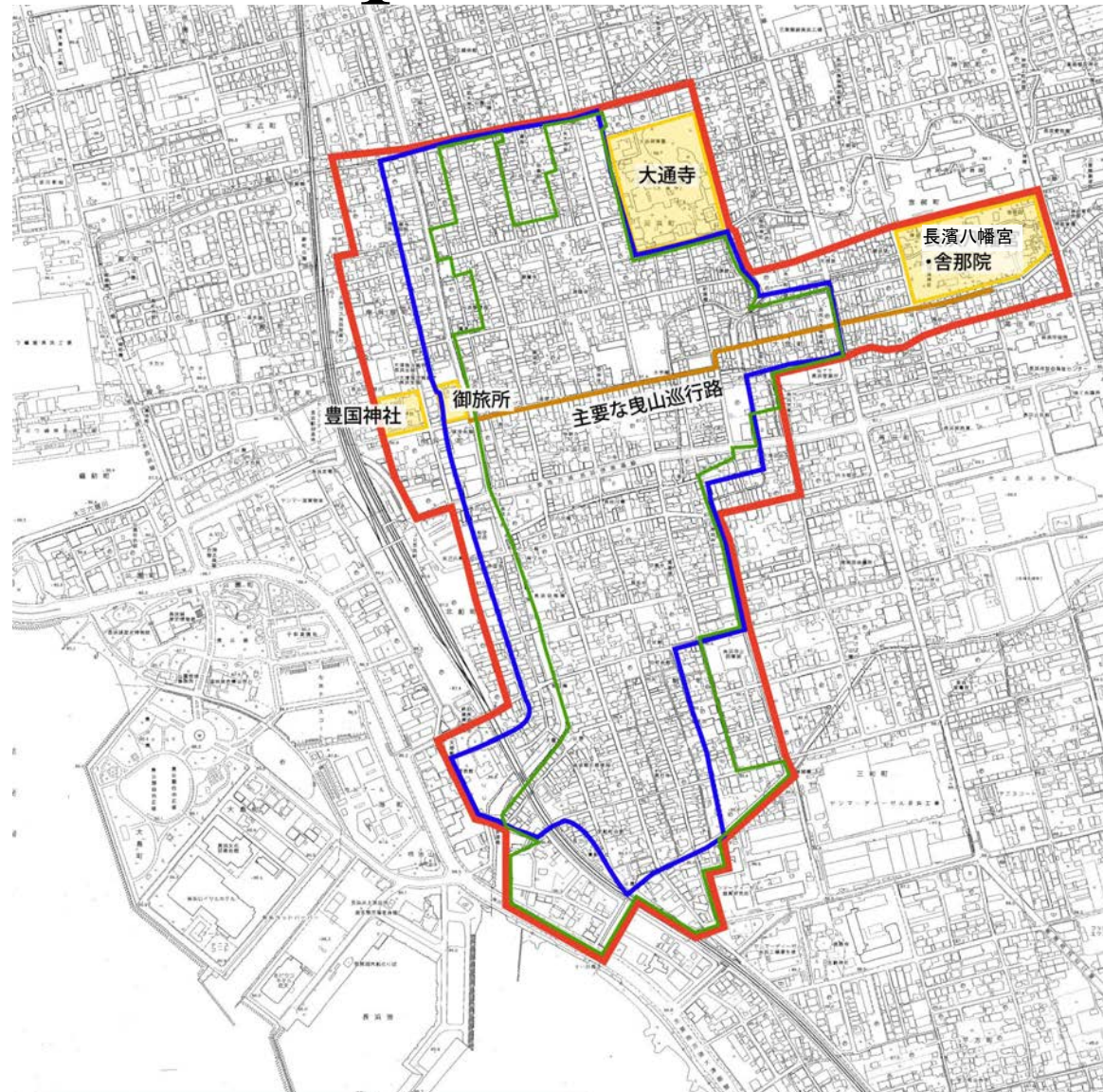


Seven traditional buildings to be preserved

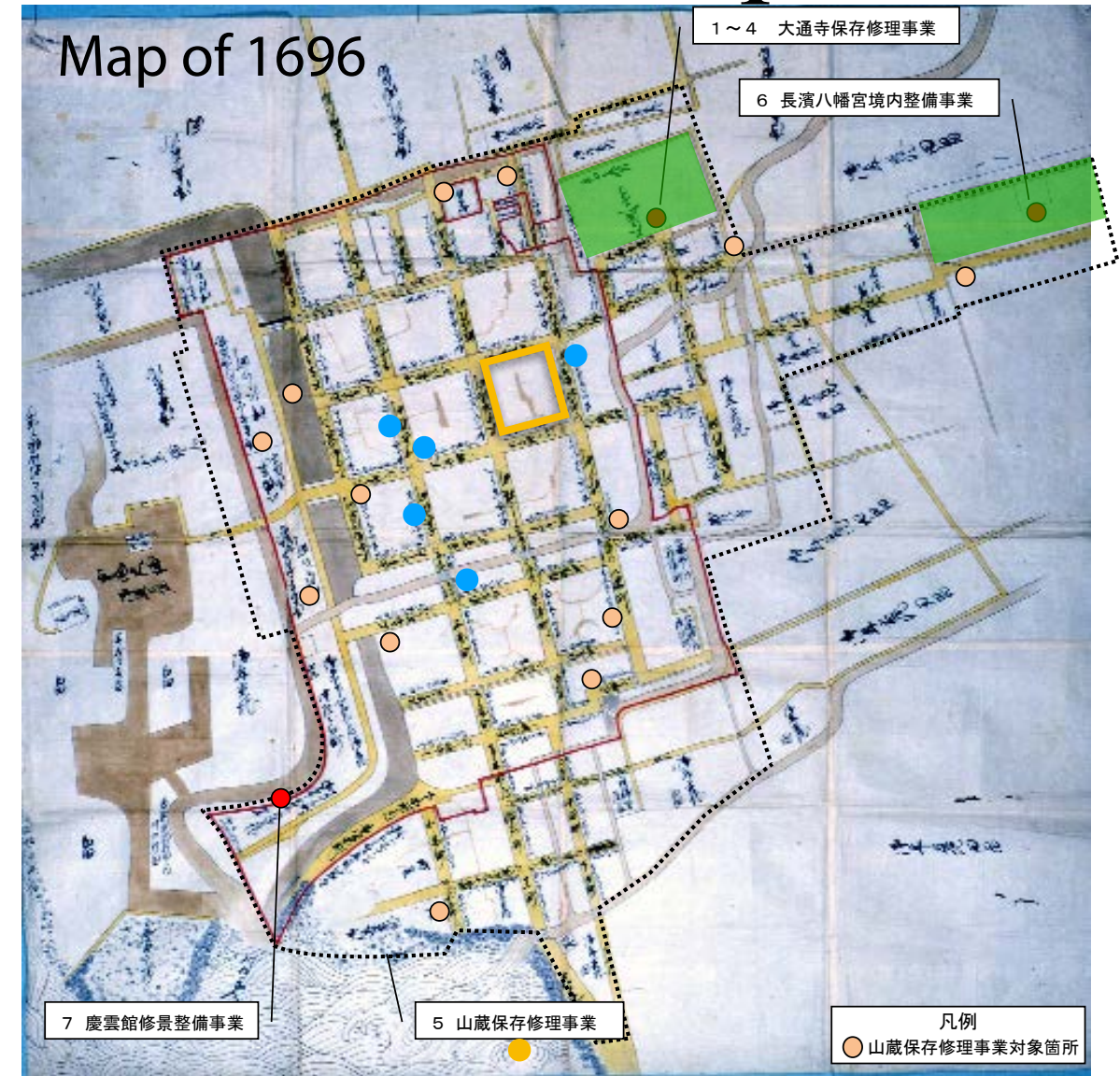
New buildings to be divided into five



NAGAHAMA's Plan for the Maintenance and Improvement of Historic Landscape



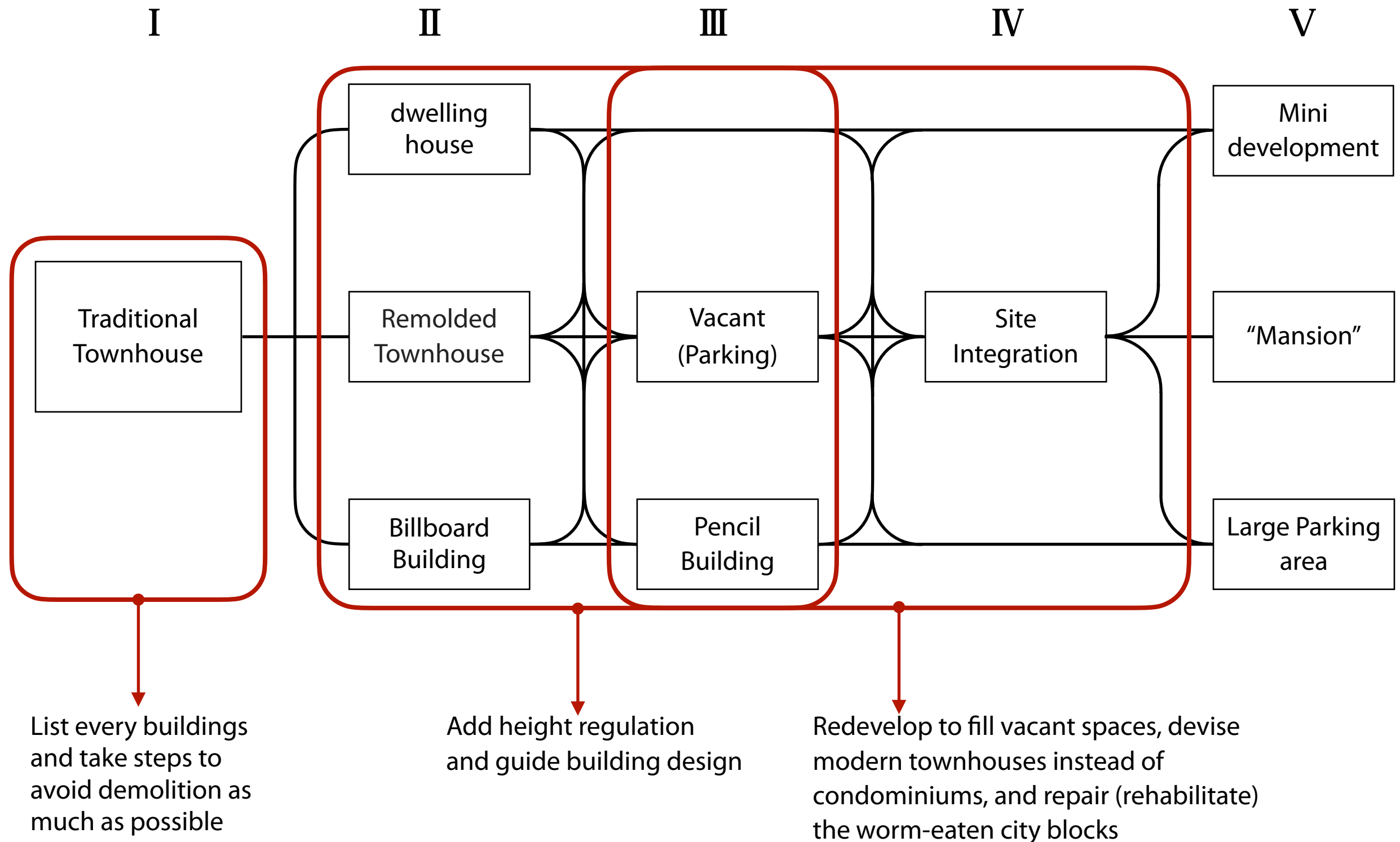
- The Priority District
- Old Castle Town Area
- Communities participating in the festival
- Buildings with high historical value



Designated Buildings to Form Historic Landscape

- Buildings to store floats
- Buildings in Temple and Shrine
- Traditional Buildings

Actions required at each stage of change



The Principle

When we look at the most beautiful towns and cities of the past, we are always impressed by a feeling that they are somehow **organic**.

Each of towns grew as a **whole**, under its own laws of **wholeness**... we can feel this **wholeness**, not only largest scale, but in every detail: in the restaurants, in the sidewalks, in the houses, shops, markets, roads, parks, gardens and walls. Even in the balconies and ornaments. (C. Alexander)