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北京名居

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序 言

北京作为建城3000多年的古城和建都900多年的五朝古都，独特的政治文化历史地位决定了北京都市民居的发达。长期居住北京的历代贵族、王公大臣、商贾雅士对家居环境都有相当高的需求，这些都促进了北京民居名宅的发展与完善。

辽、金朝以前，北京城市民居建筑结构由于没有地面遗存和文献记录，已无从考证。唐代曾对房屋等级做过规定，《唐会要·舆服志》：“又奏准营缮令，王公以下舍屋不得施重拱藻井，三品以上堂舍不得过五间九架，厅厦两头，门屋不得过五间五架。五品以上堂舍不得过五间七架，厅厦两头，门屋不得过三间两架，仍通作乌头大门。勋官各依本品，六品七品以下堂舍，不得过三间五架，门屋不得过一间两架。非常参官不得造轴心舍，及施悬鱼、对凤、瓦兽、通燎、乳梁、装饰……又人所造堂舍，不得过三间四架，门屋一间两架，仍不得辄施装饰。”元朝定都北京，北京始成为统一全中国的国都，无论从遗迹遗存还是文献记载，北京城市建设都有划时代的变化。元大都都是当时举世闻名的大都市，元大都的建设包含有大规模的民居，胡同和四合院成为元大都的基本内涵。《元史·世祖本纪》记载：至元廿二年（1285）二月壬戌“诏旧城居民之迁京者，以贫高及居职者（注：有钱人和在朝中做官者）为先，乃定制以地八亩为一分，其或地过八亩及力不能作室者，皆不得昌据，听民作室”。

元大都的居民区以坊为单位，按街道进行区划，各坊之间以街道为界，周围没有围墙，将前代传统的封闭式街坊改变为开放式的胡同。元大都内的民居，按棋盘式街道的布局建置。城内的干道以南北走向为主，小街和胡同则沿南北向大街两侧并列分布。据元末《析津志》载：元代“大都街制，自南以至于北，谓之经，自东向西，谓之纬。大街二十四步阔，小街十二步阔。三百八十四火巷，二十九行通”。行通即胡同。胡同一词系蒙古语，一般认为是水井之义。胡同一词最早出现在元代，如元代杂剧关汉卿的《关大王独赴单刀会》：“直杀一个血胡同。”李好古《沙门岛张生煮海》：“你去元那羊角市头砖塔胡同总铺门前等我。”戏文中砖塔胡同位于西四地区，至今仍在，是公认北京最早的胡同。

元大都内居民住宅就分布在小街或胡同两侧。1965年和1972年两次在北京西直门内后营房发掘的元大都居住遗址，该处居住遗址位于大都顺天府以东，大约是和义门内以北第八条胡同。这是一处四合院住宅，其占地8亩，按照元时制度“定制以八亩地为一分”，基本符合此例。整个遗址的平面布局，充分表现出了宋元时代向明清时代过渡的建筑形式。从遗址平面来看，发掘的应是这处四合院的主要建筑的偏北部分。它的北面可能是后花园一类的布置。从南面大门开始，至后花园为止，应相当于元大都两个胡同的距离。元大都两个胡同之间的距离约为70米。元代的坊、街、胡同和四合院的考古材料和文献材料为我们研究明清乃至今日北京旧城提供了可贵的第一手资料。

明代内城的胡同和四合院具有严格的规范格局，内城里面皇城外至城墙之间是街、胡同，布局整齐有序。沿胡同两侧排开的若干四合院组成一条胡同，沿大街两侧排开的若干条胡同组成一条大街，若干条大街构成棋盘式的北京。

明永乐十九年（1421）迁都北京，北京城市建设进入又一高速发展时期，明朝北京城市的布局一直沿用至今日。由于城市地位的上升，城市的发展建设突显皇都的特色，以四合院为特色的民居鳞次栉比，遍布全城。《京师坊巷志稿》（卷下）：“永乐初，北京四门钟鼓楼等处各盖铺房，召民居住，召商居赁，谓之廊房。”明政府又从浙江、山西等处迁移数万户富户进京，有力地推动了北京城市的发展。

明朝政府对各阶层人士居住建筑制定了严格的等级制度。洪武二十六年（1393）规定：官员营造房屋不许歇山转角、重檐垂拱及绘藻井……庶民庐舍不过三间五架，不许用斗拱、饰彩色。……所有房屋的规模、样式及装饰全是按“礼制”从事，大致可分为亲王、公侯、品官、百姓四个等级。《天府广记》卷之十六《礼部》下：明洪武二十四年（1391）定，“官民房屋，并不许盖造九间数及歇山转角、重檐垂拱、绘西藻井、歇山红窗，其楼房不在重檐之列。公侯伯前厅中堂后堂各七间，门屋三间，俱用黑板瓦盖，屋脊用瓦磨，梁栋斗拱檐檩彩色绘饰，门窗枋柱俱用黑漆油饰，门兽梁面摆锡环，家庙三间，俱用黑板瓦盖，屋脊用花瓦磨，梁栋斗拱檐檩彩色绘饰，门枋柱用黑漆或黑油饰，其余廊

庖厨等房从宜营造,梁栋斗拱檐脊,青碧绘饰。门三间,门用绿油漆面摆锡环,俱不得过厅堂正屋制度。一品二品厅堂各七间,屋脊许用瓦兽,梁栋斗拱、檐脊青碧绘饰。门屋三间,门用绿油漆面摆锡环。三品至五品与二品同,但门用黑油漆摆锡环。六至九品,厅堂各三间,梁栋只用粉青刷饰,正门一间,用黑油漆环……庶民房屋,不过二间五架,不许用斗拱及彩色装饰。”

明代民居的主要形式为四合院,大至皇官小至平民百姓居所均为四合院。民居是构成一个城市的基本要素。民居的形成和民居的特点,是一个地区文化面貌的重要标志物,是一个地区政治、文化、民族、地理、伦理等综合因素的结合。四合院是中国封建礼制在家庭生活上的反映,按照封建宗法理念设计的四合院最能体现古代社会长幼有序、上下有分、内外有别,在家族制度深厚的中国,四合院标榜共同的祖先,维系亲情,并体现不同地位的家族成员的不同位置。这种家庭居住形式是维系中国古代社会传承千年的封建观念、社会意识的重要形式。

四合院是北方地区特别是北京主要的民居形式。从古代居住理论来讲,它最符合“阴阳之枢纽,人伦之轨模”的模式。汉代刘熙《释名》:“宅,择也,择吉处而营之也。”人因宅而立,宅因人得存,人宅相扶,感通天地,是中国古代建筑精神的最高境界。《旧唐书》卷一《高祖》(四合院)“屋制之美备甲于四方,以研究数百年,因地因时皆有格局也。”

中国古代直到近现代,人们选择、建设、传承住宅主要有5个制约因素:宗法的因素、风水的因素、等级的因素、社会身份(士、农、工、商)的因素、经济的因素等,而四合院恰恰是这五种因素的综合产物。因而至少从元大都始,四合院就成为北京主要的民居形式。

一般平民住宅。房屋可建十所至三十所。但是,每一所四合院正房不得超过三间,也就是说,即便是大地主、大豪绅,正房也不得超过九品官的规格。可以在正房两旁建耳房,也可以在正房之后建罩房。但所有这些从屋的建筑规格不得超过正房,而且从公侯以下,屋顶不准建歇山式、重檐庑殿式,不得彩绘廊庑等,也不得绘画藻井、朱门红窗。

清代定都北京后,完全承袭了明代北京城的建筑风格,只是由于实行“满汉分制”,促进了南城的发展。清朝初年,实行满汉分城居住的制度,将汉人全部迁至南外城居住,内城只留满人居住。《天咫偶闻》:“内城诸宅多明代勋戚之旧,而本朝勋臣大族,又互相仿效,所以屋宇日华。”其后果,一是促进了南城的发展,《天咫偶闻》:“内城房式,异于外城。外城式近南方,庭宇湫隘。内城则院落宽阔,屋宇高宏,门式三间或一间,巍峨华焕”;二是内城的居住布局进行了调整。这一政策在清中期以后已松动,内城亦有汉人的大宅院。

内城民居最大的特点就是大量王府的建设。北京现存古代王府全部为清代所建。清代王府集中在北京一地,是和清代的封建制度分不开的。明朝分封诸王,都要去所封之地就职,而清朝分封诸王则是“封而不建”,更加强了中央集权。但各封王均在北京建王府,且允许子孙相袭。

清乾隆年间有王府30座,其中包括19座亲王府,11座郡王府,嘉庆年间有王府42座,清末,北京的王府有50余座,主要分布在东、西两城。2002年北京城内遗存的王府共有19座,被列为国家重点文物保护单位的有恭王府、孚郡王府,被列为市级重点文物保护单位的有醇亲王府、礼亲王府、庆亲王府、郑亲王府、克勤郡王府、宁郡王府、循郡王府,被列为区级文物保护单位的有惠亲王府、仪亲王府、洵贝勒府、槐贝子府等。

王府规制因清初入关后宗室所封的亲王、郡王和以后所封的亲王、郡王及所封的贝勒、贝子等品级的高低而不同。王府采用大型四合院式建筑,在占地规模、房屋数量、建筑装饰等方面,因品级高低而悬殊很大。如著名的恭王府,因其为清代有影响的名臣和摄政王、恭亲王等人的宅邸,而规模宏大,占地6万平方米,府邸三路四进,环抱“九十九间半”的后罩楼,底部花园则融北方建筑与江南园林为一体,是为京城王府的代表作。

清初,满族入旗入关后,其官员住房是政府分拨的。清政府对旗人住房采取三种形式,一是按级别拨给,二是折合银两,或建或买,三是划拨宅基地,由工部建造。《(光绪)大清会典事例》载,顺治五年(1648)清廷规定:一品官给房二十间,二品官十五间……六七品官四间。……另外,在建筑规格上也有所区别。《八旗通志·营建志》转《工部史书》记载了不同品级官员的房屋规格,其房屋面阔、进深、檐柱高

度、用粮多少,顶棚用料都不一样。

清代是北京民居发展的高峰。其建筑遗存许多至今仍在沿用,已成为古都风貌的重要组成部分。《乾隆京城全图》记录了北京城的盛况。据不完全统计,《乾隆京城全图》计有大小四合院26000多所,可以说,这两万多处宅院基本都是当时有地位的人所居,可见京城民居一般。

大型官殿民宅是清代京城最具特色的民居形式。清中期后,封建礼制已有破坏,官僚、富商竞相在北京城建大型宅院,这些民居仿效古代皇官的形制,在中轴线上设正房,另建东、西跨院,建有多进院落进深,并带私家花园。

四合院发展到清代,基本形式已成定制。四合院的基本形式由坐北朝南的正房、坐南朝北的南房(又名“倒座”)和东、西厢房围成的南北稍长的矩形封闭庭院。宅门一般开在东南角(八卦的“巽”位),也有少数因所处的街道位置和建筑面积的限制有所改变。还有一些受建筑面积的限制,除正房和两面配房外,其余一面只做围墙的“三合”形式。色彩方面,除贵族府第外,不得使用琉璃瓦、朱红门墙和金色装饰,因而一般住宅的色彩,以大面积的灰青色墙面和屋顶为主,而在大门、二门、走廊与主要住房等处施彩色,大门、影壁、垛头、屋脊等砖面上加若干雕饰。四合院的占地面积上,一般占地4亩,小的占地1亩左右,占地半亩的也为数不少,从庭院数量和房屋规模上有小、中、大三种不同的格局。大、中型四合院,多是由两个或两个以上的单体四合院组成的复合体。较大的四合院有的还附有花园。

北京现存民居四合院全部为明、清两代所建造,尤以清(含民国时期)建筑最多。《(1934)北平市政府统计月报》统计1933年北京城内共有瓦房(四合院房)702231.5间。另据统计,1948年北京有平房住宅(包括四合院)1270.7万平方米,其中91%以上集中在城墙以内的62平方公里范围之内。

清末民初是中国政治大变革的时期,反映在民居上,没落的贵族以及新贵的产生都带动了民宅的变化。尤其受到欧美新思潮和建筑技术、建筑材料的影响,科学的发展在建筑上都有反映,成为那时期的时代特征。西方城市的发展是建立在工业化基础上的,工业化也是北京城市近代住宅建筑形式变化的主要推动力。

近代北京城市近代住宅建筑形式的变化,是同中国近代殖民地半殖民化同步进行的。近代北京城市变化的核心是西方的政治、文化和资本的进入,鸦片战争之后,随着一系列不平等条约的签订,古城内出现了外国使馆。外国侵略中国后,中国被迫和不自觉地采用了西方文明,侵略成了不自觉的工具,刺激了北京古风貌、古民居(四合院)的变化。北京古民居(四合院)是千年不变的封建形态的物化物,是中国古代社会几千年以农业社会为基础的社会形态的表现,资本主义文化代替了封建文化,古民居(四合院)这一物化形态也必然要变化。

北京古城风貌、古民居(四合院)向近代风格北京民居最大的变化,就是从平房向楼房(洋楼)的转化。

1916年,在城里出现了两个别墅区,即美国洛克菲勒基金会在建设协和医院的同时在医院附近的外交部街胡同和东单北横街胡同同建的两处有几十座欧式别墅组成的别墅群(北京人称洋楼)。

楼房是现代城市的基本特征,相对平房而言,其实用性、功能性、经济性、舒适性等方面更适合于人类生活质量提高的需要,所以说,北京古城风貌的破坏是由近代一场“楼房革命”为代表的。1919年出版的《大中华京地地理志》描述:“非京师限制人民不得建高楼,民国成,渐改西式。国立北京大学高筑五层,首开风气,各厂新世界居然并驾于上海。”

20世纪50年代之后,四合院的破坏比较严重,其中有政治原因,也有经济原因,也有类似唐山地震的自然灾害的原因,总之是民居名宅大量消亡。到20世纪末四合院仅存4000多所,这些四合院虽残破但基本格局尚存在,这其中有文物保护单位保护的仅1000所左右。2003年,北京市挂牌保护的院落有523所。在上述民居四合院中,被公布为区级、市级、国家级文物保护单位的共计114处(含公布的名人故居)。

《北京名居》就是在上述元明清三代建筑遗存及近现代人文遗存的基础上遴选的。

《北京名居》的理念是著名住宅建筑遗存或著名人文的住宅遗存,其中以建筑遗存为优选。

建筑遗存与人文遗存是密不可分的,每个民居院落千百年来都演绎过人文的故事。北京自古以来即为人文荟萃之地,但世事更迭,即便

是“世袭罔替”的钱杆庄稼，有如《红楼梦》中的贾府，也难免在劫之运。因而，站在今日的台阶上，所见名宅，也只能上溯至一二代居所之主人。

北京现存民居名宅，多是晚清、民国遗存，故居的主人也多是近百年的人物。这些人物的命运或贵或富，和他们的那个时代的变幻紧密相连，背景繁杂，评说不等。故本书遴选“名宅”尽量抛开复杂的政治背景，从多种建筑的角度入手予以取舍。各级政府公布文物保护单位时，凡涉及建筑与人物的关系时，自有一套政治评判选择的标准。有的建筑公布为某某故居，有的建筑公布为四合院，各有道理。

《北京名居》遴选标准，一是以现存建筑遗存为基础，二是以国家级、市级、区级文物保护单位为标准。住宅全部为供人居住，故全可称为“某某故居”。本书收录四大类住宅建筑：即王府、名人故居、四合院和别墅。王府，为清代王公府第，所谓名人故居，判定是否为名人，以各级政府公布的保护单位名称为标准，四合院类中有些也为某名人所居住，如蒋介石、婉容等，只凭编著者认识判定而归类，四合院则全部是公布名称为四合院的保护单位的建筑，不以是否为名人所居，称为名宅更妥帖。

需要说明的是，1949年后，当代党政要人所居住宅不在此书收录之列。而只收录1949后著名文化界人士（如郭沫若、茅盾等）故居。宋庆龄故居则因已公布为文物保护单位而收录。

张展

Preface

In its history of more than 3,000 years, Beijing was the capital of five ancient dynasties for over 900 years. Its unique political and cultural history has brought about the well development of the city's residential houses. Over the ages, the nobles, princes, high officials, rich businessmen and scholars all had rather high demands for their houses and surroundings, which resulted in the appearance of large residences of celebrities and the progress in local people's residential houses.

Because of lack of extant historical records and relics, it is hard to investigate on the residential house structures built before the Liao (907-1125) and Jin (1115-1234) dynasties. In the Tang Dynasty (618-907), specific regulations were made on houses of people with different ranks. According to Institutions and Regulations of the Tang Dynasty ? Records of Carriages and Costumes, "It is prescribed in the imperial decree that houses of people below princes should not have double-arches and caissons. Residences of officials in the third-grade and above should have no more than five central rooms, with a roof not higher than nine purlins. The two sides of the house and the gate should be no more than five-room wide and five-purlin high. Houses of officials in the fifth grade and above should have no more than five central rooms and a seven-purlin roof. The two sides of the house and gate should be no more than three-room wide and two-purlin high, but they can have large black gate. The standards for meritorious officials are the same as those of the corresponding grades. Houses for officials in the sixth and seventh grades or above should have no more than three central rooms and a five-purlin-high roof. The gate should be no more than one-room wide and two-purlin high. Supernumerary officials should not build 工-shaped halls, or have a fish-shaped decorations hung on both sides of the gable eaves, or the decorations of paired phoenixes, animal-shaped tiles, or have one-piece beams and roof-beam decorations. Ordinary people can have houses no more than three-room wide and four-purlin high, with gate not wider than one room and higher than two purlins. Still, they can not decorate the houses beyond the regulations."

Since the Yuan Dynasty set its capital in Beijing in 1271, Beijing started to be the capital of a unified China. Epoch-making changes made in this period can be traced from historical records and relics. The building of this already well-known Yuan Dynasty (1271-1368) capital included large scale of hutong alleys and quadrangle residential houses. According to the History of the Yuan Dynasty ? Official Records of Kublai Khan, by the time of February 1285, or 22nd year of the Yuan Dynasty, "of all the people who moved into the capital, those with means and positions were given the priority. Eight mu of land was taken as one portion. No one should occupy land of more than eight mu. Those unable to build houses on the portioned land should give it to others to build houses."

The residential areas in the Yuan capital were grouped into alleys which were divided by street without walls. So the previously old and closed neighborhood was turned into open hutong alleys. The residential houses in the Yuan capital were built up along the alleys in the pattern of a chessboard. The main streets mostly stretched along the meridian line, while the smaller streets and hutong alleys ran parallel with each other east to west perpendicular to the main streets. According to Annals of Beijing at the End of the Yuan Dynasty, in the Yuan Dynasty, "The capital's streets run crisscross from south to north or from east to west. The big streets are 24 steps across, while the small streets are 12 steps wide. There are 384 huolong (narrow lanes between houses acting as firebreaks) and 29 xiangtong (open alleys)." Tong stands for hutong in Mongolian dialect, generally believed to mean "water well." The word hutong first appeared in the Yuan Dynasty, as is seen in the poetic drama written by Yuan Dynasty playwright Guan Hanqing General Guan Yu Goes to the Trapping Feast Single-handedly, "Fight till the hutong is stained in blood". In another drama Zhang Yu Boils the Sea at Shamen Island written by Li Haogu, "You just go and wait for me in Zhuantu Hutong at the entrance to the Ram's Horn Market before the head store." The Zhuantu (Brick Pagoda) Hutong mentioned here is still extant today at Xisi area in Xicheng District, generally believed to be one of the earliest hutong alleys in Beijing.

The residential houses in the Yuan capital flanked the small streets or hutong alleys. A Yuan Dynasty residential house was excavated in 1965 and 1972 at Houyingfang east of Xizhimen. The site is located east of Yushunfang in the capital, about the eighth hutong north of Heyimen [present-day Xizhimen]. This is a quadrangle, taking up eight mu of land. According to the land system of "eight mu as one portion" set in the Yuan Dynasty, the house was just up to the standard. The overall layout of the site fully displays the architectural form in the transitional period from the Song and Yuan dynasties to the Ming and Qing dynasties. The plane of the site shows what was excavated is only the northern part of the main building in the quadrangle. Its north may be a sort of back garden. The distance from the main gate in the south to the back garden should be 70 meters—the same distance between two hutong alleys in the Yuan capital. The archeological findings and records of the lanes, streets, hutong and quadrangle houses of the Yuan Dynasty provide valuable first-hand materials for the study of the capital in the Ming (1368-1644) and Qing (1644-1911) dynasties and even the old city proper still extant in Beijing today.

Hutong alleys and quadrangle houses of the Ming Dynasty were strictly laid out. Between the royal wall and the city wall are neatly arranged streets and hutong alleys. A hutong is formed by the flanking quadrangle houses along it; a street takes its shape with several flanking hutong alleys stretching out perpendicular along it; and the city's chessboard format is outlined by the combination of streets and hutong alleys.

When the Ming Dynasty moved its capital to Beijing in 1421, the 19th year in the Yongle reign period, Beijing's city construction entered another period of rapid development. The layout of the city made during the Ming Dynasty has been kept today. With the rise of the city's position, its construction showed a remarkable feature of an imperial capital and row upon row of quadrangle houses covered the whole city. According to Records of the Alleys in the Capital (Volume II): "At the beginning of the Yongle reign

period, the four city gates and the Bell Tower were surrounded by rows of street-facing shops and buildings for people to live and for businessmen to sell and store their commodities." The Ming government also moved tens of thousands of rich families from Zhejiang, Shanxi and other provinces into Beijing, thus effectively promoting the city construction in the capital.

The Ming government prescribed a strict rank system for the residential houses of people with different social status. In 1393, the 26th year in the Hongwu reign period, a regulation was set that no hip-and-gable roof with turning corner, double-eaved roof with drop arch and painted caisson were allowed for officials...; no more than three rooms and five purlins, and no brackets and colorful decorations were allowed for the common people. The scales, styles and decorations of the houses were classified into four degrees—prince, duke, official and commoner—in total accordance with the norms of etiquette of the dynasty. According to Rites, the 16th volume of Records of the Imperial Court, the rule was set in 1391, the 24th year in the Hongwu reign period of the Ming Dynasty, that "the residential house of both officials and commoners are not allowed to have nine rooms, hip-and-gable roof with turning corner, double-eaved roof, multiple arches and painted caisson, red gate and windows, and their storeyed buildings should not have double-eaved roofs either. Houses of princes, dukes and earls may have seven rooms in their front, central and back halls. The gate may be three-room wide, built with black board and tiles. They can have animal shaped tile decorations on the ridge of their houses, and painted girders, ridgepoles, brackets and eave angles. Gate and window frames should be painted black, with tin knockers on gate decorated with animal patterns which can also be used for the girder. The ancestral temple should be three-room wide, covered with dark board and tiles. The ridge of the house can be decorated with animal-shaped tiles, with painted girders, ridgepoles, brackets and eave angles. Gate poles are painted dark with black lacquer or black colour. Other parts of the building such as the corridor, warehouse and kitchen, etc. should be built appropriately, with girders, ridgepoles, brackets and eave ridges painted green. The gate should be three-room wide, painted green with animal patterns and tin knockers. Their decorations should not exceed that for the main hall and principle rooms. Officials in the first and second grades may have seven main rooms and halls, and the ridge of their houses may be decorated with animal shaped tiles; girders, ridgepoles, brackets and eave angles can be painted green. The three-room-wide gate can be green with animal patterns and tin knickers. The third- to five-grade officials can have the same house standard as the second-grade officials, only that their gates are dark with tin knockers. The sixth to ninth grade officials may have three main rooms and halls, but their girders and beams cannot be painted black. Their gate should be only one-room wide, painted dark with iron knockers. The houses of ordinary people should not be more than three-room wide with five-purlin high roof. No brackets and painted decorations are allowed for them.

The major form of residential houses of the Ming Dynasty is the quadrangle, regardless whether it was the court official or a common folk's house. As residential houses are the basic components of the city construction, their shapes and features are an important indicator of the city's culture, being the combination of the politics, culture, ethnic groups, geography and religion of the place. Quadrangles are the result of the influence of China's feudal ethical code on family life. Designed according to patriarchal clan rules and regulations, the quadrangles can best manifest the principle that makes a clear distinction between old and young, senior and junior, and insiders and outsiders. As China is a country deeply rooted in the patriarchal clan system, the quadrangles were meant to give due respect to the ancestors, to keep harmonious relationship between family members, and to place family members at different positions in different parts of the quadrangle. Therefore, such a kind of residential houses was instrumental in the continuation of millenaries of China's feudal conception and social consciousness.

The quadrangles are the form of folk residential houses in northern China, mostly in Beijing. From the perspective of ancient

theory on dwellings, quadrangles can best fit in the mode of being the "hinge of the yin and yang, and gauge of human relations. " In the Han Dynasty (206 BC-220 AD), Liu Xi's theory on dwellings was: "The character 'house' also means to select, i.e. to build houses only in places with auspicious geomantic omens." People need houses to live, and houses rely on the dwellers for maintenance. People and houses hold up each other and the dwellings help people gain an inspiration from both heaven and earth. This is the highest realm of attainment of ancient Chinese architecture. Custom, Volume I of Records of Old Beijing noted, "The architectural form of the quadrangle houses is much more beautiful than those found in other places. Its styles vary in different periods during its hundreds of years of evolution."

From ancient times to modern and contemporary age, five considerations should be made when the Chinese people select, build and pass down their residences: the patriarchal clan system, the geomantic omen, ranks, social status (scholars, farmers, workers, or businessmen), and economic strength. Quadrangles happened to be the result after considering the five aspects. At least since the Yuan rulers set up the capital, the quadrangles began to be the major form of folk residences in Beijing. The common people without official ranks could build up to 10 or 30 quadrangles, but in each quadrangle, there should be no more than three main rooms facing south, i.e. even the very rich and powerful people could not make their house standard higher than that of the ninth-grade officials. But they could build smaller rooms on both sides of the main rooms or the wings, and they may also build smaller rooms behind the main rooms. The standard of all these added rooms should not exceed that of the main room. Furthermore, except for the first class residence, all the residences were not allowed to build hip-and-gable roof, palace type double-eaved roof, nor to have color-painted corridors and wings, painted caisson, red gate and windows.

After the Qing Dynasty rulers set the capital in Beijing, they followed completely the architectural style of the Ming Dynasty. Out of the needs of political control, they adopted the policy of "separated living quarters for the Manchu and Han peoples," moving all the Han people southward out of the inner city which was reserved only for the Manchu people. According to Tales from Far and Wide, "The residents in the inner city are mostly offspring of meritorious ministers and royal family members. These distinguished families followed the examples of one another and competed in the building of better, more splendid houses." The adoption of the separation policy resulted in the development of the southern part of the capital. As is recorded in Tales from Far and Wide, "the styles of houses in the inner city are different from those of the outer city where houses were built in a way like those found in southern China-low-lying with small yards. The houses in the inner city are tall and large, with three-room- or one-room-wide gate and spacious courtyards, looking lofty and imposing." The adoption of the separation policy also resulted in the adjustment in the layout of the inner city. But after the mid Qing Dynasty, this policy became flexible, as big houses built by the Han people also appeared in the inner city.

The residential houses in the inner city featured a large number of princes' residences. All the age-old princes' residences extant in Beijing were built in the Qing Dynasty. The concentration of these residences in the capital is closely connected with the Qing political system. In the Ming Dynasty, princes conferred the title and land must serve in the designated area, whereas in the Qing Dynasty with the further centralized power, the princes conferred the title remained in the capital and built their residences there, which could be inherited by their offspring.

During the Qianlong reign period (r.1736-1795) of the Qing Dynasty, there were 30 princes' residences in Beijing, of which 19 belonged to princes and 11 to commandery princes. During the Jiaqing reign period (r.1796-1820) there were 42 princes' residences. Beijing at the end of the Qing Dynasty saw some 50 princes' residences, mostly located in the eastern and western part of the city. In 2002, 19 princes' residences still remain in Beijing among which, Prince Gong's Residence and Commandery

Prince Fu's Residence were put on the list of key cultural relic sites under the state protection. Those listed as key cultural relic sites under the city protection are Prince Chun's Residence, Prince Li's Residence, Prince Qing's Residence, Prince Zheng's Residence, Commandery Prince Kegin's Residence, Commandery Prince Ning's Residence and Commandery Prince Xun's Residence. Included in the list of cultural relic sites under the district protection are Prince Hui's Residence, Prince Yi's Residence, Beile Xun's Residence and Beizi Gun's Residence.

Whether the title of a prince, commandery prince, or beile, beizi [hereditary titles of Manchu nobility below prince and commandery prince] was conferred in the early years of the Qing Dynasty or in the later years could make a difference in the size and shape of their residences. Princes' residences were all large quadrangle houses which vary greatly in area occupied, number of houses and rooms, and architectural decorations according to the different status of the owners. For instance, Prince Gong's Residence, as the residence of an influential minister He Shen and Prince Qing and Prince Gong of the Qing Dynasty, occupies an area of some 60,000 square metres with the buildings laid out in three rows in four courtyards. Among the houses is the "Ninety-nine-and-a-Half-Room" building at the end of the living quarters and the garden where northern architectures are built harmoniously in a southern styled garden, making the compound a representative of princes' residences in Beijing.

In the early years of the Qing Dynasty, residences of the military officers were allocated by the government. The Qing government took three measures to solve the housing problem for the Manchu people: first, to allocate the houses directly; second, to give the equivalent silver to people to build or buy houses; third, to apportion land for houses to be built by the Ministry of Construction. According to the Code of the Qing Dynasty (Emperor Guangxu), it was set in 1648, the fifth year of Shunzhi reign period, that the first-grade officers were granted 20 rooms, the second-grade officers, 15 rooms,...and officers of the sixth and seventh grades, four rooms.... In addition, there were differences in architectural standards between these houses. As was stated in the Annals of the Eight Banners - Construction Records quoted from the Engineering History, there were differences in house standards, areas, number of courtyards and purlins, the height of eaves and pillars, and roof materials for officials of different grades.

The Qing Dynasty saw the peak of development in the construction of residential houses. Many are still in use, which formed an important part in the history of the capital. The Complete Map of Beijing in Emperor Qianlong's Reign shows Beijing's prosperity in the period. According to an incomplete calculation, the map records over 26,000 quadrangles, big and small, in the capital. The owners of these recorded quadrangles were mostly people with conspicuous social status. So we can imagine the number of all the quadrangles in the capital.

Large palace-type folk houses are the most typical Qing Dynasty residential houses in Beijing. After the mid-Qing Dynasty, the feudal norms of etiquette began to be broken, and high officials and rich businessmen vied with one another to build large houses and courtyards in Beijing. These big houses imitated the ancient royal palaces, with the principle rooms on the axis line and wings on eastern and western sides. The whole quadrangle could have two, three or even more courtyards, some even had private gardens.

In the Qing Dynasty, the form of quadrangle houses had been set as a closed rectangle courtyard in which there is the northernmost main wing facing south, the southernmost wing facing north (also called "the inversed wing"), and the eastern and western wings, with the sides from south to north a little longer. The gate is usually set in the southeast corner of the courtyard, with some exceptions because of the locations of the houses and limitation of space. There are also some three-wing houses

with the southernmost wing replaced by a wall because of limited space. As to the colours, no one should use the glazed tiles, red gate and wall and golden decorations except the nobles. So the walls and roofs of ordinary residences were mostly grey, with colours painted only on the main gate, second gate, corridor and in some major rooms. Carved bricks can be found on gate, screen wall, gable springer, and ridge of the house. The area of a quadrangle is normally four mu. There are also some one-mu quadrangles and even quite a number of half a mu ones. In terms of the number of courtyards and area of the houses, there are large, medium and small quadrangles. The first two kinds were mostly compound ones comprising two or more single quadrangles. The larger ones even have gardens.

The quadrangle houses extant in Beijing are all built in the Ming and Qing dynasties, especially in the Qing Dynasty (including the Republican period). According to Beijing Government's Statistics Monthly (1934), there were 702231.5 quadrangle rooms in Beijing in 1933. Also, there were 1270.7 square metres of single-storey residential houses (including quadrangles) in 1948, among which over 91 percent were concentrated in the 62-square-km area within the city wall.

The end of the Qing Dynasty and the early Republican years saw great changes in China's political life. The decline of the old aristocrats and the rise of the newly powerful brought about changes in the celebrated residences. The new ideas from Europe and America, the progress in building technology, materials and science were all reflected in architecture and became the feature of the time. Just as industrialization was the basis for city development in the West, it was also the major impetus to the changes in modern architecture in Beijing.

Changes in residential houses in modern Beijing were taking place at the same time as the semi-colonization in modern China. The essential part of the changes in Beijing's outlook was brought about by the entrance of Western politics, culture and capital. After the Opium War, foreign embassies appeared in the ancient capital as China signed a series of unequal treaties. China was forced to acquire some Western civilizations with the invasion of foreign powers which subconsciously became a means to stimulate changes in Beijing's old custom and quadrangle houses. As an embodiment of feudalism that existed in China for thousands of years, the old quadrangles manifested a social form that was based on a thousand-year-old rural society. When capitalist culture encroached upon feudal culture, the old quadrangle houses were bound to change accordingly.

The biggest change in the outlook of the old capital and the old residential houses toward the modern ethos is found in the transition from single-storey quadrangles to storeyed buildings or so called Western-styled buildings.

In 1916, two groups of Western-styled villas appeared in Beijing. While building the Union Hospital, the American Rockefeller Foundation also built dozens of European-styled villas near the hospital in Wajiaobujie Lane and Beijige Lane in Dongdan, referred to by the local Beijingers as Western-styled buildings.

Storeyed buildings are the necessary feature of a modern city which, compared with the single-storeyed houses, are more suitable for improving the quality of people's lives as they are practical, functional, economical and comfortable. So an "architectural revolution" in modern times is an agent bringing about damages to the appearance of the old capital. The Geographical Records of China's Capital published in 1919 has the following description: "In the past there was a strict restriction on the construction of high buildings. With the establishment of the Republic of China, there appeared Western-styled houses. The five-storey-high building of the National Beijing University took the lead, and the New World building at Xiangchang can well match the high-rises in Shanghai."

The demolishing of quadrangles occurred mostly after the 1950s for political and economic reasons and also because of natural disasters like the big earthquake in Tangshan City. As a result, many celebrated old residences and quadrangles were consigned

to history. There were only some 4,000 quadrangles extant by the end of the last century. Although the wearing of elements had also taken their toll on these old quadrangles, they had kept the basic structure, among which, only some 1,000 are complete enough to be protected as cultural relics. In 2003, 523 of them were enlisted as relic sites indicated on signs for protection. Among the quadrangles mentioned above, 114 (including the promulgated celebrated residences) have been put on the list of cultural relic sites under the district, city or state protection.

Celebrated Residences of Old Beijing were selected from among the extant architectures built in the Yuan, Ming and Qing dynasties as well as from the cultural relic sites of contemporary period.

What have been selected for this book are the well-known residential architectures and residences of famous historical figures, with the former in the majority.

Architectural relics and cultural relics are closely connected with each other, as every quadrangle has some stories about its owners in the past ages. Since ancient times, Beijing has been home to many famous people and talents. But with the change of time, even the most secured age-old golden families like the Jias mentioned in *A Dream of the Red Mansions* might not escape the fate of decline. So standing on the steps of today, we can only trace the owners of these famous residences for one or two generations.

The residential houses and celebrated residences extant in Beijing are mostly relics of the late Qing and the Republic of China periods, so the owners were mainly historical figures of the last hundred of years. The fate of these people, either rich or powerful, was closely linked with the changes of their times. There may be different comments as to their complicated historical background and merits. Therefore in this book, the celebrated residences were approached more from the perspective of architectural styles so as not to involve the complicated political background. In the announcement of the list of protected sites, governments of every level have their own justified political criteria concerning the relationship between the architectures and their former owners, as some have been announced as the former residences of so and so, and some merely as quadrangles. What have been included in this book were all selected from the list of protected sites promulgated by various levels of the government.

The criteria of selection for this book are based on the relics extant, following the promulgated list of cultural relic sites under state, city or district protection. Although all these residential houses could be called residences of their former owners, the selection in this book has been classified into four categories: residences of princes, former homes of historical figures, quadrangles, and villas. The first category refers to the residences of princes and dukes of the Qing Dynasty. The homes of historical figures are all listed as protected residences by the government of various levels. Some of the quadrangles were also inhabited by celebrities, such as Chiang Kai-shek and Wanrong, categorized according to the author's judgment. In the category of the quadrangles, all are listed by the government as protected quadrangles, no matter if they were inhabited by celebrities or not. So it is more appropriate to name this book as *Celebrated Residences of Old Beijing*.

It should be noted that in the period since 1949, the residences of the important leaders of the Chinese Communist Party and the government are not included in this book. Only the famous figures in the cultural circles in the period are listed here. Soong Ch'ing-ling's former residence is included here because it is already listed as a cultural relic.

Zhang Zhan

北京名居 分布图

Distribution of celebrated residences of old Beijing



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北京名居

Celebrated residences of old Beijing

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