

上海徐汇历史建筑集锦

梧桐树后的老房子

THE OLD HOUSES BEHIND PHOENIX TREES

上海市徐汇区房屋土地管理局

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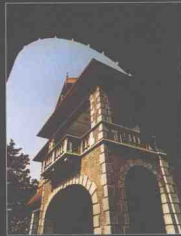
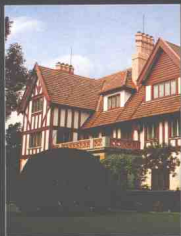
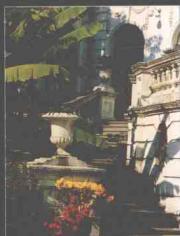
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序

七百年沧桑的申城，采掘古今中外建筑流派，描绘了色彩斑斓的建筑历史风情画卷。

上海的近代建筑尤为辉煌，被誉为万国建筑博览会。这些建筑如同城市中一顶闪闪发光的皇冠，令世人仰慕。徐汇区的近代建筑则是这顶皇冠上最耀眼的明珠。

徐汇区位于上海市区西南部，濒临黄浦江，东与浦东新区隔江相望，西临虹桥经济技术开发区，南靠闵行经济技术开发区，北枕淮海中路商业街，与卢湾、长宁、闵行、静安等行政区毗邻，是进出松江、金山、青浦、奉贤等主要通道，是通往江、浙、赣、闽诸省的陆上门户。

1843年，上海开埠后，英、法等帝国主义以武力胁迫清政府签订了一系列不平等条约，划定所谓“英法侨民居留地”，也是上海租界的起源。1914年，法租界扩伸到徐汇区境内，城市房地产业兴起。抗日战争爆发后，租界一度成为与战火隔离的安全地带，中外房地产经营者乘机营造大批高级别墅和公寓。到二十世纪三十年代，徐汇区境内租界地区已初步形成高级住宅区。凡设备优良的住宅，大部分为国民党军政要员、官僚资本家、民族工商业者、房地产商以及外国商人等所有，部分为宗教社团房产。

徐汇区历史上文人众多，文化兴盛。中西文化的交流，文化科技设施的发达，形成了徐汇区独特的人文特色。徐汇区保留下来的花园住宅、公寓、新式里弄等住宅和教堂等公共建筑，名列全市之最。这些历史建筑不仅为城市所有，也是全世界人民共有的宝贵财富。建筑是最具时代性、社会性和民族性的因素，研究与保护历史建筑是城市文明的标志之一。

建筑被称为凝固的音乐，因为它是历史、文化、艺术的交汇点，而且化为一种风情。认识并发掘徐汇区近代建筑的历史文化价值，用科学的观点去分析、去研究，从而保护优秀的近代建筑，这是我们义不容辞的责任。在本书中有大量的建筑物实景和历史镜头，有建筑物风格分析，并夹叙一些历史掌故，资料丰富，内容翔实，是一本很有价值的参考书。它的问世必将受到建筑界和社会各界的欢迎。

韩心

2001年6月



Preface

Shanghai has undergone great changes in 700 years. It has gathered various domestic and foreign structural styles and drawn a colorful and spiritual picture scroll of structural history.

Shanghai's modern structures are even marvelous and splendid. They have been honorably called Structural Fair of All Nations. These structures are just like a flashy crown in the city. Everybody admires it. The modern structures in Xuhui District are the most glittering pearl on this crown.

Xuhui District is situated in the southwest of Shanghai downtown, being on the verge of the Huangpu River, facing each other across the river at Pudong New District in the east, bordering on Hongqiao Economic Development Zone in the west, nearing Minhang Economic and Technological Development Zone in the south, resting the head on the business street — Huaihai Road, and neighboring upon Luwan District, Changning District, Minhang District and neighboring upon Luwan District, Changning District, Minhang District and Jingan District. It is a main passageway of coming in and going out from Songjiang, Jinshan, Qingpu and Fengxian. It is also a land gate leading to Jiangsu Province, Zhejiang Province, Jiangxi Province and Fujian Province.

In 1843, after the opening of Shanghai, the British and French imperialists etc. threatened and forced the Qing Government by military force to sign a series of unequal treaties, and delimited the so-called "British and French National's Residence" which was also the origin of Shanghai concession. In 1914, the French concession extended to Xuhui District and the real estates of the city raised and developed. After breaking out the anti-Japanese war, the concession had once become a safe belt of separating the war flames. The domestic and foreign real estate businessmen started to build a large number of high-class villas and apartment houses by using of this opportunity. In 1930's of the 20th century, a high-class residential quarter was primarily formed in the concession region of Xuhui District. The residences with superior equipments were most owned by the Kuomintang military and political officers, bureaucrat-capitalists, national industrialists and businessmen, real estate merchants and foreign merchant, and partly belonged to the real estate of religious and social groups.

There are many scholars and rich cultures in the history of Xuhui District. The exchange of the Chinese culture with the Western culture and the development of cultural facilities and scientific and technological installations have all formed the specific scholarly and humanistic features. The residences with gardens, apartment houses, new-style-lane houses and public buildings such as churches rank first in the city. These historical structures not only belong to the city but also to the treasure of the world-wide people. The structure is a most decisive factor of epochal, social and national natures. Study and protection of historical structures are one of city's signs civilization.

The structure is called as a solidified music because it is a joining point of history, culture and arts, and has already evolved a demeanor and feeling. It is our unshakable duty to discover and recognize the historical and cultural values of the modern structures in Xuhui District, to analyze and study the modern structures with scientific point of views, and finally to protect these superior modern structures. In this book contains a good many structural real scenes, historical shots, analyses of structural styles, some historical anecdotes, with abundant data and full and accurate contents. It is a reference book of high value, inevitably and surely to be welcomed by the readers of the structural circle and the social circles after its publication.

Han Zheng

June, 2001

概述

海纳百川，有容乃大。

十九世纪中后期，上海开始成为中西文化交流的重要窗口之一。从那时起，中原文化和吴越文化、内陆文化和沿海文化、东方文化和西方文化在这里交流融汇，形成了既不同于原有文化，又不同于外来文化的边缘文化——海派文化，反映在社会、经济、建筑、文学、生活哲学、艺术审美等各个领域，有着综合、宽容、继承、创新、实用等特点。

徐家汇位于上海市区西南部，濒临黄浦江，水陆交通便捷，是上海中西文化碰撞发生最早、最激烈和最具特点的区域，留给后人的历史也最为丰富。丁香花园、徐汇公学、徐家汇新大堂、徐家汇藏书楼等等，所有这些，都是留给我们的宝贵历史文化遗产，形成了本区深厚的文化底蕴和独特人文特色。

二十世纪二十年代，随着西方资本主义经济发展和民族资本主义的兴起，旧上海城市建设开始快速发展，列强不断扩占租界，越界筑路。“租界”不但成了中国主权丧失的“国中之国”，就连其城市规划、道路格局、建筑风格也都喧宾夺主，居然是一片外国搬来的模样和气息。

除却历史的屈辱和沉重，徐汇区这片土地在“老上海”的心目中，还是一块幽静浪漫的地域。在这里，梧桐的阔叶遮天蔽日，僻静的马路绿意盎然，美仑美奂的别墅和公寓或深或浅掩映在梧桐的斑驳中，姿态绰约，风情万种……那时起，旧上海的达官贵人、军阀政要、洋商富贾、名流学者、阔人大亨乃至进步人物、爱国志士纷纷寓居于此。这里成为上海的“高尚住宅区”。

今天，在徐汇区，两千多栋的“老房子”是上海最具特色的住宅群落，汇聚了世界各国的建筑精华，呈现出不同时期的艺术风格，以杰出的构思和精巧的工艺，营造出缤纷的异域风情，有的色彩斑斓，有的气势磅礴，有的奢靡豪华，有的清新雅致，成为上海的奇珍瑰宝。

在这些“梧桐树后的老房子”中，我们可以找到各个历史时期、不同国家、各种代表性的建筑风格。从英国式、德国式、法国式、西班牙式以及俄罗斯建筑到中国古典的宫殿建筑和民间传统建筑，从古希腊、罗马建筑柱式、拜占庭式、哥特式、文艺复兴式、巴洛克式、古典主义和新古典主义，到现代建筑各个流派，包罗万象，丰富多采。

人们说“二千年看西安，一千年看北京，一百年看上海”，这些带着西方文化特征和民族色彩的“梧桐树后的老房子”，正是东西方文化交融的结晶和见证，也正是对上海近代史在中国整个历史发展过程中重要性的高度概括。从这层意义上讲，这些“梧桐树后的老房子”不仅仅是上海的，它也是见证中国历史的“活化石”。

百年沧桑，世纪回眸。

站在世纪的前沿，我们必须用历史的眼光来审视这些历史的遗产。这些隐藏在梧桐树后的老房子，用其“建筑特色”铭刻于近代中国命运的重要史册。这片建筑遗存，已被不少有识之士视为“万国建筑博览

会”。这里不仅蕴藏着巨大的人文历史价值，同时还有建筑学上的艺术价值和科学价值。

一个城市的建筑及其所构成的环境是各个时期丰富的历史文化的积累，是不同时代信息的物质载体，能反映出不同时期社会、经济和文化的发展。这些由“梧桐树后的老房子”所组成的历史建筑风貌区以其相对完整的格局，富有魅力的人文社会环境和独特的城市历史风貌反映着城市发展的脉络，吸引着国内外的游客。这些特定的历史建筑群通过富有特色的空间形式，充分展现了上海独特的海派文化，是宝贵的上海海派文化精髓的物质依托，也是上海城市建设规划设计多样性的重要参考。

然而，二十世纪九十年代以来，当人们欢欣鼓舞于城市大建设带来的城市面貌大变革同时，不免对那些有价值的历史建筑风貌区在大规模的开发建设中面临的危机而忧心忡忡。这些区域大多处于超负荷运转状态，经济的高速发展，城市人口和建筑密度的急剧增加，使传统的历史文化街景趋于丧失。房地产业崛起，大规模的旧城改造改建又使这些地区的历史景观逐渐衰退，并暴露了不少矛盾和问题。天际线不断被新的开发项目所破坏，花园住宅地区幽静典雅的环境，每每受到拔地而起的高层建筑群的损害……

今天，“可持续发展”已经成为人们的共识和社会发展的主题，保护和保留这些“梧桐树后的老房子”，成为优化都市整体环境，实现区域社会、经济可持续发展的重要任务。

这些“梧桐树后的老房子”所在的区域已被列为“历史建筑风貌保护区”。如何保护和保留这些老房子将是我们所面临的重大课题。在市场经济实践中，无论从经济角度，还是从社会角度来看，我们不可能全部保留城市历史格局和历史风貌，在把握整个城市的总体保护框架的同时，按照“市场导向、企业运作、政府扶持”的原则，实施旧花园住宅的保护性改造。通过土地利用结构调整、控制开发建设、城市功能置换，正确处理拆、改、留和综合治理等方法，来调整保护区的城市功能和区域环境，以局部的、但又是风貌完整的片区来再现城市的历史发展文脉应该是可行的，并藉此进一步发展区域经济、文化，提高土地利用价值，促进城市的发展。

由此，认识并挖掘徐汇区近代建筑的历史文化价值，用科学的观点去分析和研究，从而保护这些优秀近代建筑，成为我们义不容辞的责任。《梧桐树后的老房子》就是基于这样一种思想来编纂的。她从建筑学、人文历史和社会风情等角度阐述了这些老房子，希望有更多的人来共同参与挖掘和保护徐汇区的历史文化，来感悟浪漫迷人的“梧桐、都市和家园”。

《梧桐树后的老房子》她不是一部史书，也不纯粹是反映建筑美学价值的画册，更不是为了吸引读者而给一些传闻逸事，历史掌故涂脂抹红。她是一面镜子，是我们实施新一轮旧区改造，实现房地产业和社会、经济、文化等可持续发展的一面镜子。

沈骏

2001年6月

Summary

The sea can contain one hundred rivers, and can even contain a good many rivers.

In the middle and late period of the 19th century, Shanghai has begun to become one of the most important windows of the Chinese and Western cultural exchange. From that time, the Central plains culture and the Wu-Yue culture, the inner land culture and the coastal culture, and the Eastern culture and the Western culture have been exchanged here with each other and joined together, and finally constituted a marginal culture, that is the Shanghai style culture which differs not only from the original culture but also differs from the foreign culture. Such kind of culture reflects in a variety of fields like society, economy, structure, literature, life philosophy, arts and authentic judgment. It features the comprehensiveness, leniency, heredity, creativeness and practical use.

Xuhui District is situated in the southwest of Shanghai downtown and is on the verge of the Huangpu River. Its water and land traffic is rapid and convenient. It is the region with most features, in which the Chinese and Western cultures of Shanghai collide earliest most fiercely with each other for the first time. It has left the descendants a history with the richest contents. Ding Xiang Garden, Xuhui Public School, Xuhui Nue Grand Hall, Xuhui Book Storage Building, etc. are the precious historical and cultural heritage for this district and which also have a specific cultural details and humanistic feature.

In 1920s of the 20th century, with the development of the Western capitalistic economy and the rise of the national capitalism, the city construction of the old Shanghai got rapidly developed while the Great Powers had continuously occupied and enlarged their concessions, and constructed the roads by crossing the border. The so-called "concessions" had not only become "the nation of the nations" which meant that China had lost its sovereignty but also had influenced the city's planning, road arrangement and structural styles. All these made the secondary supersede the primary. The city's appearance and flavor were just like those that had brought from abroad.

Except the historical humiliation and heavy burden, in the eyes of the "Old Chinese", the land of Xuhui District was still quiet and romantic region. Here, the broad leaves of phoenix trees shaded the sky and the sun. The secluded and lonely roads were in a piece of green. The magnificent villas and apartment houses were deeply or shallowly buried in the shadow of trees. How graceful their postures were! How flirtatious their expressions were! From that time, in the old Shanghai the high officials and noble lords, warlords and political officers, foreign businessmen and rich merchants, distinguished personages and scholars, famous men and bigwigs, even progressive persons and patriots resided here one after another in profusion. This district had become the noble residence of Shanghai.

Today in Xuhui District, more than 2000 "old houses" are the residential group with the most features in Shanghai. They have converged the structural essence of the world-wide countries and displayed the artistic styles of different periods. They have also displayed the demeanors of alien lands with outstanding

concept and fine handicraft in riotous profusion. Some of them are colorful. Some are magnificent. Some are luxurious. Some are tasteful. All of them have become the magic treasures of Shanghai.

In these old houses behind phoenix trees we can find different structural styles of different historical periods, different nations and different representatives. The structural styles are all-inclusive, rich and colorful, including the British style, German style, French style, Spanish style and Russian style to classical Chinese palace structure and civil traditional structure, from ancient Greek style, Roman column architecture, Byzantine style, Goethean style, Renaissance style, Baroque style, classical and neoclassical to various schools of modern structures.

People say, "We look at Xian in 2000 years, look at Beijing in 1000 years and look at Shanghai in 100 years." These "old houses behind phoenix trees" mingled with the Western cultural features and the national colors are just a crystal and evidence of the mixture of the Western and Eastern cultures, and are also a high generalization of the importance of Shanghai modern history in the development of China's whole history. In this aspect of meaning, these "old houses behind phoenix trees" do not only belong to Shanghai, but also are "live fossils" that have witnessed the Chinese history.

Great changes have been brought to the world within a hundred years. Let us glance back the changes taking place within a century.

Standing at the frontier of the century, we must judge these historical heritages with three historical eyesight. These old houses hidden behind phoenix trees have inscribed their "structural features" on the important annals of the modern Chinese fate. These structural remains have already been considered by many men of insight as a "Structural Fair of All Nations." They not only contain a high humanistic and historical value, but also hide an artistic and scientific value in architecture.

The structures in a city and the environments constituted by these structures are a rich historical and cultural accumulation of different periods, and also a material information carrier of different periods. They can reflect the social, economical and cultural developments of different periods. The historical and structural scenic areas formed by these "old houses behind phoenix trees" have been reflecting the developmental pulse of a city and attracting the domestic and foreign tourists with their relatively complete arrangement, charming humanistic and social environments and specific historical scenes of a city. These specific historical structure groups have fully displayed the specific Shanghai-style culture by means of special space forms. They are the material bases of backbone of precious Shanghai-style culture. They are also the important reference for multiple plans and designs of Shanghai city construction.

However, since 1990's of the 20th century we have to worry about the dangers these valuable historical and structural scenic areas are facing in the large scale of development and construction when people are filled with joy by these great changes these areas are in a state of superload operation. The rapid development of economy and the acute increase in city population and construction density are making the traditional historical and structural culture and street scenes extinguished. The rise of real estates and the large scale

of old city remoulding and re-construction are also making the historical scenes in these areas gradually declined, and have been exposing many contradictions and problems. The horizontal line has been continuously destroyed by the new development projects. The quiet, secluded and elegant environments in the resident areas with gardens have been destroyed by the high-rise building groups.

Today, the "sustainable development" has already become a common knowledge of the people and a theme of social development. It is an important task to protect and retain these "old houses behind phoenix trees", superiorize the city's whole environment and realize the districts sustainable development of society and economy.

The region where exist these "old house behind phoenix trees" has been defined as: "protection area of Historical and Structural Scenes". How to protect and retain these old houses will be a great project for us. In the practice of market economy, in view of both economy and society, it is impossible for us to completely retain the city's historical arrangements and historical scenes. Therefore, we have to carry out the principle of "being guided by market, operated by enterprise and supported by government" while we adhere to general protective frame of the whole city. However, it is possible for us to adjust the city's functions in the protective areas, to adjust regional environment through such methods as adjustment of the structure of land use, control of development and construction, exchange of the city's functions, correct treatment of demolishing, remoulding and retaining and comprehensive treatment, to reappear the city's historical development pulse by means of partial region and to develop the region with complete scene, hence further to develop the regional economy and culture, to increase the value of land use and to promote the development of the city.

It is our duty-bound responsibility to recognize and discover the historical and cultural values of the modern structures in Xuhui District, to analyze and study them with scientific point of views, and finally to protect these excellent modern structures. The Old Houses Behind Phoenix Trees has been compiled just based on such kind of thoughts and ideas. This book has elucidated these old houses from the angles of architecture, human history and social demeanors. We hope more people strive together to discover and protect the historical culture of Xuhui District, and come to realize and feel the romantic and charming "phoenix trees, city and homeland".

The Old Houses Behind Phoenix Trees is not a history, and not a picture album which purely reflect the aesthetic value of structures. It does not intend to prettify some hearsays and historical anecdotes in order to attract the readers. It is a mirror, for us how to carry out a new round of remoulding of the old district, and how to realize the sustainable developments of real estates, society, economy, culture and so on.

Shen Jun

June, 2001