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A PANORAMA OF THE HISTORIC ARCHITECTURE IN TIANJIN

天津市历史风貌建筑保护委员会
天津市国土资源和房屋管理局

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天 津 市 市 长 戴相龙
天津市历史风貌建筑保护委员会主任

天津，地处大运河的北端，濒临渤海，“地当九河津要，路通七省舟车”，是中国北方最大的沿海开放城市，也是近代受海河文化与海洋文化影响最深的中国历史文化名城。

远在旧石器时代，我们的祖先就在这片土地上劳动和生息了。春秋战国时期开始，天津地区逐渐得到开发。秦汉以后，随着运河增运和滨海盐业的发展，天津市区聚落开始出现。金代的直沽寨、元代的海津镇、明代的天津卫、清代的天津府，随着历史的变迁，天津城市逐渐形成和发展起来，由军事重镇成长为畿辅名城。到了近代，天津城市功能迅速拓展，经济、政治地位迅速上升。天津是近代中国的缩影，这里曾是中国人民反抗外来侵略的主战场，党领导北方白区革命斗争的重要中心，中国城市近代化的发源地之一，促进中西文化交流的重要窗口。

历史的长河，淘沙沥金，在海河两岸，留下了许多美不胜收的风貌建筑。这些历史风貌建筑，凝固了天津几百年来沧桑巨变的历史，反映了“南北交融，中西荟萃”多元文化的元素，显示出了独一无二的魅力！天津最早的人类建筑活动的遗存实物，当属辽代的独乐寺（建于辽代统和二年，公元984年）。1404年，明成祖朱棣御赐建立“天津卫”，使天津开始作为城市进行建设。历经明清两朝，凭借南北大运河和京畿门户的优势，天津逐渐发展成为商贾云集的繁华都市，也留下了天后宫、玉皇阁、孔庙等风格瑰丽的中国古代传统建筑。1860年第二次鸦片战争和1900年八国联军入侵，天津被迫划出9个帝国主义国家的租界。代表东、西方文化特色的各式历史风貌建筑，成片地规划和建设起来。这些“小洋楼”，构成了近代天津城市的肌理与风格。

历史风貌建筑记录了天津悠久的历史，积淀了丰厚的文化，构成了作为历史文化名城的重要载体，是历史留给天津的一份宝贵财富，更是现在乃至今后天津城市建设的独特资源，必须认真加以保护和利用。对于这些宝贵建筑资源的合理开发、保护与利用，是全市人民的共同愿望，更是落实科学发展观的重要措施和提高天津城市竞争力与影响力的有效途径。

城市要发展，改造更新是必然的；但作为历史的城市，保护又是必需的。城市的特色要继承，

而城市中要保护和继承的建筑，又主要存在于需要改造的旧城之中。继承和发展是一对矛盾。历史传统和现代文明都是我们所需要的。如何做好对历史名城的保护和对旧城的改造更新工作？这是需要我们去认真研究，并且必须做好的一个课题。

天津在历史风貌建筑的保护方面，做了大量的工作，并取得了一定的成效。《天津历史风貌建筑》丛书用实景图片和历史资料，对天津历史风貌建筑的代表作品作了全面翔实的介绍，既有历史的钩沉，也有保护的回顾，展示了天津历史风貌建筑，也记录了天津保护历史风貌建筑的实践。

今天，保护历史风貌建筑已经成为天津人民的共识，更是市委、市政府的重要责任目标。我相信，在全市人民的共同努力下，一定能把天津建设得更加美好！

戴相龍
二〇〇七年十月十五日

PREFACE

By Dai Xianglong

Mayor of Tianjin City

Director of Tianjin City Historical and Stylistic Architecture Protective Committee

(June 16, 2007)

Tianjin, situated at the north end of the Grand Canal, adjoining the Bohai Sea, is an important seaport and a hub of business and transportation, having been designated as the biggest coastal opening city in North China. It is also a well-known historic and cultural city long and deeply moulded by the Haihe River Culture and the Ocean Culture over the past ages.

During the Old Stone Age, our ancestors had lived and worked in the area and since the periods of the Spring and Autumn and the Warring States, this area has gradually developed and a town was taking shape in the Qin and Han dynasties only when the Canal began to be busy with more transportations as the seaside salt-works were developing. In the history, the city was once called Zhigu Camp in the Jin Dynasty, and Haijin Town in the Yuan period, or Tianjin Guard during the Ming Dynasty and Tianjin Prefecture in the Qing Dynasty, growing from a military fortification into a famous city surrounding the Capital City Peking. In the modern times, the functions of the city made much headway with its economic and political position rapidly upgraded in the country. The city, as an epitome of the modern China, had been the main battlefield of resisting foreign invasions by the Chinese people and a key center of the covert fighting raised by the Communist Party in the area in North China then still ruled by the KMT reactionary government. It is also one of the birthplaces of China's modernization of cities and a significant window on the exchanges of cultures between China and Western countries.

The vicissitude of ages saw the changes on the banks of the Haihe River, where a number of grandeur and brilliant constructions of various styles were left over to the present day. These constructions have condensed the tremendous changes of the ages, reflecting a multicultural effect that mingles with various fashions and styles of the south and the north, as well as the Chinese and Western architecture to present a unique charm. In Tianjin, the earliest historical relic of construction is the Temple of Solitary Delight of the Liao Dynasty (built in A.D. 984). In 1404, the Emperor Chengzu Zhu Di gave imperial edict that the "Tianjin Guard" be constructed, initiating the official construction of the city. Through the Ming and Qing dynasties, and on the basis of the advantages of the Grand Canal and its role of the Peking capital's environs, the city has gradually developed into a prosperous metropolis attracting businessmen from all directions. It also boasts traditional Chinese antique constructions such as the Tian-hou-gong Taoist Temple,

Yu-huang-ge Taoist Temple, and the Confucius Temple. Following the 1860 Second Opium War and the Eight-Power Allied Forces invasion in 1900, Tianjin was forced to cede tracts of land as concessions to nine foreign invaders, resulting in the widespread buildup of constructions of various styles and fashions. Representing the Oriental and Western cultures, a great number of constructions mushroomed in the city, and all these "Western-styled buildings" have constituted the texture and styles of the modern city of Tianjin.

They recorded the long history of the city, and deposited a rich production of cultures, serving as an important carrier of a famous historic and cultural city and a treasured wealth left over by history. Since they are the unique resources for the construction of the city, today or tomorrow, we should keep them in good condition and make use of them. And this is also the common expectations of all the citizens of the city. It would be an important measure to carry out the state policy of developing in a scientific way and an effective approach to promote the city's competitiveness and influences.

In the development of a city, reform and renovation are indispensable. However, as a historic city, protection of historical relics is also necessary. The inherent features of the city should be passed down. But those architectural constructions that need to be protected and inherited are almost located in the old downtown area that is about to be reconstructed. As a result, inheritance and development form a pair of contradictions. We cannot spare historical traditions as well as modern civilization. How to protect a historic city and at the same time to renovate the old city requires prudent and elaborate study.

The city has made great endeavors to protect its historical and stylistic architecture and a certain achievement has been made. This album entitled "The Historic and Stylistic Architecture in Tianjin" will give an overall and detailed introduction to those typical constructions and buildings illustrated by maps, photos and historical documents.

It has become a common understanding of the city citizens that the historic and stylistic architecture should be carefully protected. And it is the responsibility and goal of the municipal Party Committee and government. I do believe that with the concerted efforts of all the citizens of the city, we can build up a better and more beautiful Tianjin city.

保护历史风貌建筑 展示天津特色资源

天津市国土资源和房屋管理局局长 吴延龙
天津市历史风貌建筑保护委员会办公室主任

天津是我国近代接受西方文化最早的城市之一，形成了独特的中西融合的城市文化，也成就了独具地域特色的历史风貌建筑。天津作为国家级历史文化名城，显著标志之一是拥有形式多样的历史风貌建筑。2005年《天津市历史风貌建筑保护条例》（以下简称《条例》）实施后，依法确定了三批615幢、95.5万平方米的历史风貌建筑。这些历史风貌建筑不仅饱含着天津的人文历史，而且凝缩了中国近现代史的重要篇章；这些建筑不仅汇集了世界各国的建筑风格和艺术，是一座难得的建筑艺术宝库，而且蕴含着极大的社会价值和经济价值，是天津市宝贵的历史文化遗产和不可再生的城市资源。

一、历史风貌建筑保护工作回顾

多年来，在市委、市政府的正确领导下，在社会各界的大力支持下，天津市的历史风貌建筑保护工作从无到有，从单一到系统，取得了显著成效。主要体现在以下几个方面：

（一）依法行政，以《条例》为准绳保护历史风貌建筑

2005年9月1日，《天津市历史风貌建筑保护条例》正式实施，这部《条例》是我国第一部针对历史风貌建筑保护专门的立法，其中对于历史风貌建筑腾迁保护、建立历史风貌建筑保护图则等条款为全国首创。为贯彻《条例》，履行《条例》赋予的法律职责，历史风貌建筑管理部门——天津市国土房管局研究制订了与《条例》相配套的《天津市历史风貌建筑和历史风貌建筑区确定程序》、《天津市历史风貌建筑使用管理办法》、《天津市历史风貌建筑保护腾迁管理办法》等规范性文件，健全了历史风貌建筑保护的政策法规体系。

近两年来，作为历史风貌建筑的行政主管部门，市国土房管局坚持依法行政，认真履行《条例》赋予的各项职能，先后开展了历史风貌建筑腾迁许可、历史风貌建筑修缮和装饰装修审批，改变使用用途审批等工作。同时坚持开展历史风貌建筑的定期巡查，对私自拆改、未经审批擅自装修等违法行为进行了查处，有效地保护了历史风貌建筑。

（二）落实责任，建立历史风貌建筑保护管理体系

2005年相继成立了天津市历史风貌建筑保护委员会、天津市历史风貌建筑保护专家咨询委员会、天津市历史风貌建筑整理有限责任公司，构建了历史风貌建筑保护管理体系。

天津市历史风貌建筑保护委员会是历史风貌建筑保护工作的领导、决策机构，由市长任主任，主管副市长任副主任，各相关委局、区政府主要领导为成员。

历史风貌建筑保护专家咨询委员会的成员由全国范围内的规划、建筑、文物、历史、社会、经济、文化、法律等方面的专家、学者组成。咨询委员会的主要工作是对历史风貌建筑和历史风貌建筑区进行审核；对历史风貌建筑的保护、开发、利用提出意见和建议。咨询委员会成立以来，高效地开展了工作，为天津市的历史风貌建筑保护事业作出了贡献。

天津市历史风貌建筑整理有限责任公司是按《条例》要求成立的，专门负责历史风貌建筑腾迁、整理的惟一特设国有独资公司。

（三）科技先行，建立历史风貌建筑技术管理体系

一是建立历史风貌建筑地理信息系统。将全市历史风貌建筑的地理位置、建筑面积、产权情况、房屋完损状况、历史文化背景、照片等资料进行数字化存储，为管理工作提供了技术支持。二是对600余幢建筑编制了《历史风貌建筑保护图则》。编制《图则》是《条例》的要求，也是管理工作的创新，是为每幢历史风貌建筑“量身定做”的保护整修、使用的技术指南。《图则》包括基础资料，现状、历史图纸，保护要求等内容。三是编制了《天津市历史风貌建筑保护修缮技术规程》。《规程》作为天津地方技术标准，为历史风貌建筑保护提供了技术依据，填补了技术领域的空白。

（四）市场运作，开展历史风貌建筑腾迁整修工作

开展历史风貌建筑腾迁是历史风貌建筑保护的重要途径。历史风貌建筑经过历史的变迁，很多由独户使用变为多户伙住。这种超负荷使用对建筑破坏很大，而且楼内居民的生活条件很差。要想保护好这部分历史风貌建筑，就必须将伙住住户腾出，变多户伙住为独户使用，还要对建筑进

行彻底整修、加固。通过腾迁整修工作，既可改变伙住历史风貌建筑居民伙住、损坏严重的现状，又能极大改善原伙住居民的生活条件，同时赋予历史风貌建筑新的使用功能，充分挖掘其经济价值和历史文化价值。自2005年10月以来，历史风貌建筑整理有限公司按照“政府引导，市场运作”的方式，依法对41幢、3.6万平方米的历史风貌建筑进行了腾迁。其中溥仪旧居——静园的腾迁整修工作已初步完成。静园因末代皇帝溥仪在此居住而在国内外都有重大影响。静园腾迁前共有居民45户，房屋损坏严重，院内环境脏乱。腾迁完毕后，又进行了加固维修，使静园既成为展示天津近代历史的窗口、文化经营场所，又成为爱国主义教育基地。

（五）综合治理，开展历史风貌建筑区的保护工作

自1999年以来，在市政府的领导下，对历史风貌建筑区开展了综合治理工作，主要工作包括：拆除沿街有碍观瞻房屋，拆除违章建筑，整修沿街房屋，广告牌匾治理，商业网点治理，基础设施建设等。通过综合治理改善了历史建筑区的整体环境，恢复了昔日的风采，提升了城市文化品位，得到了社会各界的高度评价。目前五大道、一宫花园等历史风貌建筑区已成为展示天津的重要窗口，其中五大道地区于2004年荣获“中国人居环境范例奖”。

二、历史风貌建筑保护工作展望

随着社会、经济的发展，保护历史风貌建筑，传承历史文化，提升文化品位，展示天津特色资源，已成为城市建设的重要内容。遵照天津市委、市政府的指示精神，结合保护工作的实践，天津市确定了“十一五”期间历史风貌建筑保护工作的总体目标。

总体目标：

用科学发展观统领历史风貌建筑保护工作全局，坚持依法行政，根据城市总体规划和旅游发展计划，以法律为依据，保护为前提，整理为手段，发展为目标，通过“政府引导、市场运作，统筹规划、重点推进”的办法，在“十一五”期间，建立健全三个体系，整理一批建筑，发掘文化旅游资源，坚决保护历史风貌建筑，全面展示天津特色资源。

（一）建立健全三个体系

一是健全法规体系。根据近两年执行《条例》的情况，进一步完善有关法律法规，更有利于历史风貌建筑的保护。

二是建立以向银行融资和招商引资为主，政府投入及单位、民间赞助为辅的融投资体系。使历史风貌建筑的保护资金落实到位，良性循环。

三是建立多元长效的宣传、交流体系。要持续广泛地对《条例》进行多层次、多方位的宣传贯彻活动，并建立多方位的学术研究、合作交流体系，及时吸纳先进的保护理念和技术，引进智力和资金，使天津的历史风貌建筑保护工作与国际先进做法接轨。

（二）整理一批建筑，挖掘文化旅游资源

配合“近代中国看天津”旅游板块建设，组织相关单位和企业，用3~5年的时间，腾迁、整修100余幢历史风貌建筑，充分挖掘历史风貌建筑和街区的文化、历史资源，使之成为景观独特、功能较完善的旅游资源和展示天津的重要窗口。

历史风貌建筑保护利用是城市建设和发展中重要的任务，也是用科学的发展观建设城市、繁荣城市、延续城市的具体体现，事关大局，任重道远。我们决心在天津市委、市政府的领导下，在社会各界的大力支持和共同努力下，精心组织、统筹策划，坚决保护历史风貌建筑，全面展示天津特色资源，为天津的经济和社会可持续发展作出新贡献。

二〇〇七年五月

PROTECTING HISTORIC ARCHITECTURE DISPLAYING TIANJIN'S UNIQUE CONSTRUCTION RESOURCES

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Stylistic Architecture

As one of the earliest cities in China in modern times to introduce the Western cultures, Tianjin City has created a city culture of its own with both the Chinese and Western characters, which produced many historic and stylistic constructions bearing a unique local feature. A national famous historic and cultural city, Tianjin boasts so many historical constructions of various styles as its distinctive symbol. Since the "Regulations on the Protection of Tianjin City's Historic and Stylistic Architecture" (hereinafter referred to as Regulations) was put into force in 2005, a total of 615 buildings, totaling 955,000 sq.m, has been confirmed as historic buildings. These buildings are not only replete with events of humanity history of the city, but also condensed some important episodes of the Chinese modern history. They represent the styles and arts of architecture of a great number of foreign countries, becoming a rare treasury of architectural arts, in addition to tremendous values in terms of their social and economic effect. They are valuable historical and cultural heritages of the city, a city resource that cannot be reproduced.

1. A Review of the Protection of the Historic Constructions

Over the past years, under the leadership of the City Party Committee and Municipal Government along with the great support of all the circles in society, the mission of protection has been carried out and achieved remarkable results in the process of developing itself from the initial stage to the present a systematic project. The main points are as follows:

A. Taking "Regulations" as the criterion to carry out the mission

On September 1, 2005, the "Regulations" came into force. It is a specific law worked out to govern the protection of historic constructions in China. Of the Regulations, the articles concerning the removal of residents and instituting the system for keeping original drawings of constructions are the first of its kind in the legislation of the country. To implement the Regulations, and carry out the duty entitled by it, the City Land Resources and Housing Administration (LRHA) has worked out a few detail measures to support the Regulations, including the "Tianjin City Historic and Stylistic Architecture and the Defining Procedure", "Rules on the Use and Management of Tianjin City Historic and Stylistic Architecture" and

"Measures on the Management for Protection and Removal of Residents of the City Historic and Stylistic Constructions," so as to perfect the legal system in this field.

B. Instituting the Protection and Management System and Specifying the Relative Duties.

In 2005, a number of working offices were established, including the City Historic and Stylistic Architecture Protective Committee, the Specialist Consultative Committee and the Redressing Company Ltd. for City Historic and Stylistic Architecture.

The leading and policy-making organization is the Protective Committee, with the city mayor as its director, and deputy mayor its deputy director and the chief leaders of relative committees, departments and bureaus as its members.

The Specialist Consultative Committee consists of specialists and scholars from the sectors of planning, architecture, cultural relics, history, sociology, economics, culture, and the legal system. Its main task is to examine and verify such historic constructions and the area of such communities. It makes suggestions and proposals to the city authorities for the protection, development and utilization of historic constructions. Since its establishment, the committee has done a good and efficient job.

According to the Regulations, the Redressing Company was founded, specializing in dealing with those affairs relating to evacuation of residents and redressing up old constructions. It is a sole state-owned company.

C. Instituting the Technical Management System Under the Guidance of the Principle of Science and Technology Going First.

The first thing to do is to institute a geographical information system. The data relating to the location, construction area, ownership of the real estate, present state of the construction, historical background, and photos shall be filed and stored up through a digital processing. The second thing to do is to compile and produce the protective drawings of the more than 600 constructions, which is required by the Regulations. It is a pioneer job to make such a technical guide so as to protect each construction according to its specific conditions and requirements, involving basic data, present state of construction, original blueprints, and protection requirements. The third thing is to compile a technical code for construction protection and repair. The code is made on the basis of the local technical standards of the city, providing technical basis for the protection of the constructions.

D. Carrying out the Removal of Residents and Repairing the Buildings Through the Market Operation.

To evacuate residents out of the buildings is one of the necessary steps to be taken. The vicissitude of times has brought many changes to historic buildings and constructions, resulting in the frequent changes of residents, or the number of tenants. Some historic building was first lent to a single tenant, and then to

a number of tenants. Such a change of overuse of the constructions would have brought damages to them, let alone the worse living condition in the houses. To protect the house, it must evacuate the outnumbered tenants and completely repair it. By doing so, the living conditions in the house would greatly improve, hence making good use of its potential economic and cultural values is possible. Since October, 2005, the company has streamlined 41 historic buildings covering a total floor-space of 36,000 sq. m. Among them, the former residence of Pu Yi (the last emperor of the Qing Dynasty)—Garden of Serene has almost completed its removal plan and repairing. Only because the last emperor had lived there, the residence has surely produced a significant impact on the world. Before the removal of residents, 45 households occupied the garden, having brought serious damages to it, and the living environment was filthy and bad. After repair, it has become a showcase of the modern history of Tianjin, and a stage for economic and cultural activities, and a base for patriotic education.

E. Developing the Protection of the Community of Historic Buildings by Means of a Comprehensive Streamlining And Management.

Since 1999, the comprehensive streamlining and redressing of the quarters of historic constructions have been launched under the leadership of the city government. All those houses and constructions sitting along the street that were repugnant to the eye or built illegally were demolished. Some houses built along the street were repaired and streamlined. Some billboards and advertisements as well as networks of business stalls were redressed; in addition, the capital infrastructure constructions have been carried out. Through the redressing, such living quarters returned to their former appearance and promoted the level of their cultural taste and quality, winning a high appraisal from society. Presently, some quarters such as the Fifth Avenue, and the One-Palace Garden have become important windows on the city. The One-Palace Garden community won a prize of "Exemplary Environment for Chinese People's Settlement" in 2004.

2. Prospect of the Protection Work for the Historic and Stylistic Architecture

Along with the social and economic development, protection of historic constructions so as to inherit historical culture and promote the level of taste and to display the city's unique resources has been regarded as one of the important tasks in the city construction. According to the directives of the city Party Committee and the municipal government, the city has set its target of protecting historic constructions during the "11th Five-Year Plan" period.

General Target:

Protection of historic constructions shall be carried out under the guidance of the conception of developing in a scientific way. On the basis of the overall city construction planning and the development

program for tourism, three systems will be established and perfected, and a group of constructions will be streamlined and more cultural and tourism resources will be explored during the 11th Five-Year Plan period, while insisting on the principles of abiding by the law, taking protection as the premise and redressing as the means, and holding development as the target. This work "will be guided by the government, and will be done by way of the market operation under a unified planning while paying much attention to the key areas."

a) Three Systems Will Be Established And Perfected

One. A legal system will be perfected. Experience of the execution of the Regulations over the past two years tells us that further perfection of the legal system will benefit the protection of the historic constructions.

Two. A financing and investment system will be established, in which banking financing and business investment will play the key role, supported by government subsidies and organizations and individual donations, thereby materializing the fund for protection in a good recycle.

Three. A multipurpose and long-term publicity and exchange system will be established. A wide and consistent publicity of the Regulations will be launched and a multipurpose academic research and exchange system will be established, and advanced construction protection ideas and technology as well as talents and capital will timely be introduced, so as to gear it up to the world's up-to-date practice in this field.

b) Redress a Group of Historic Constructions And Explore More Cultural And Tourism Resources.

By supporting the publicity activity of "Tianjin is a witness of the Modern China", launched by the city tourism service department, the department in charge will organize relative institutions and enterprises to evacuate residents out from and repair about more than 100 historic buildings within a period from three to five years. At the same time, the culture of historic constructions and such quarters, and their historic resources will be further explored so as to develop a tourism resource with a unique spectacle and multiple functions as well as to furnish a showcase of the city.

Protection and utilization of the historic constructions occupy an important position in the city construction and development program. They embody the practice of building a city guided by the conception of developing in a scientific way, and of building a prosperous city with its historical heritage. It is an important and tough task for us. We are, under the leadership of the city Party Committee and municipal government, determined to protect historic constructions so as to display the city's unique resources, trying every possible means and under a unified planning with the support of all the circles in society, to make more contributions to the sustainable social and economic development of Tianjin City.

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