



天津历史风貌建筑

HISTORIC ARCHITECTURE IN TIANJIN

居住建筑卷一

Residential Buildings Volume 1

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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天津历史风貌建筑概况

天津市国土资源和房屋管理局副局长
天津市历史风貌建筑保护专家咨询委员会主任

路红

一、基本情况

历史风貌建筑是天津保护历史建筑的法定名词,按照《天津市历史风貌建筑保护条例》的定位,历史风貌建筑是:“建成50年以上,在建筑样式、结构、施工工艺和工程技术等方面具有建筑艺术特色和科学价值;反映本市历史文化和民俗传统特点,具有时代特色和地域特色;具有异国建筑风格特点;著名建筑师的代表作品;在革命发展史上具有特殊纪念意义;在产业发展史上具有代表性的作坊、商铺、厂房和仓库;名人故居及其他具有特殊历史意义的建筑^①”,而历史风貌建筑集中的街区为历史风貌建筑区。

2005年9月1日,《天津市历史风貌建筑保护条例》出台,按照《条例》的规定,经天津市历史风貌建筑保护专家咨询委员会审查,天津市政府于2005—2009年分5批确认了历史风貌建筑746幢、114万平方米。其中,特殊保护级别60幢,重点保护级别204幢,一般保护级别482幢,分布在全市15个区县。在746幢历史风貌建筑中,有全国重点文物保护单位12处,天津市文物保护单位81处,区县文物保护单位79处。

2006年3月国务院批准的天津市城市总体规划的历史文化名城规划中,确定了14片历史文化风貌保护区(图1),其中有6片被确认为历史风貌建筑区。

现存的历史风貌建筑既有中国传统风格的四合院、殿堂、寺院,又有西洋古典、现代建筑,它们和历史文化风貌保护区一起,形成了独特的建筑文化和城市景观,也是天津作为国家级历史文化名城的重要载体。

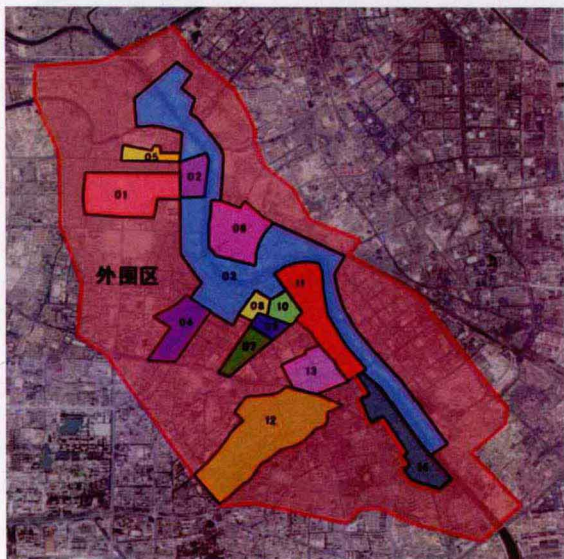


图1 14片历史文化风貌保护区图

Fig.1 14 protective areas of historical and cultural heritages

- | | |
|-------------------|------------------------------|
| 01. 老城厢历史文化风貌保护区 | Seat of the Old City area |
| 02. 古文化街历史文化风貌保护区 | Ancient Cultural Street area |
| 03. 海河历史文化风貌保护区 | Haihe River area |
| 04. 鞍山道历史文化风貌保护区 | Anshan Avenue area |
| 05. 估衣街历史文化风貌保护区 | Gu Yi Street area |
| 06. 一宫花园历史文化风貌保护区 | One-Palace Garden area |
| 07. 赤峰道历史文化风貌保护区 | Chifeng Avenue area |
| 08. 劝业场历史文化风貌保护区 | Quanyechang Mall area |
| 09. 中心花园历史文化风貌保护区 | Central Garden area |
| 10. 承德道历史文化风貌保护区 | Chengde Avenue area |
| 11. 解放北路历史文化风貌保护区 | North Jiefang Road area |
| 12. 五大道历史文化风貌保护区 | The Fifth Avenue area |
| 13. 泰安道历史文化风貌保护区 | Taian Avenue area |
| 14. 解放南路历史文化风貌保护区 | South Jiefang Road area |

① 天津市人大常委会《天津市历史风貌建筑保护条例》

二、历史背景

天津的历史风貌建筑和历史风貌建筑区是天津社会和城市发展的见证。天津地区发现最早的人类活动遗存，属距今一万年前的旧石器时代^①；隋唐、宋辽时期，天津地区出现了规模较大的建筑群。目前人类建筑活动的最早实物为重建于辽代统和二年（公元984年）的独乐寺。明永乐二年（1404年12月23日）天津设卫，明成祖朱棣为纪念自己南下夺取政权之事，赐名“天津”，即天子的渡口，由此开始了天津城市的历史。

历经明、清两朝，天津以老城厢为建筑的大本营，以漕运文化为基础，经历了由卫城到州城、府城的升级，也逐渐地由单纯的军事基地演变成为商贾云集的中国北方经济文化重镇。天津老城城池为占地约1.76平方公里的长方形（图2），与中国传统古城基本类似，平面是以鼓楼（图3）为中心的十字街布局，四条大道两侧配以小街、小巷，形成若干胡同街坊，老城建筑除少数公署衙门、文庙等为传统大式建筑外，民居以小式建筑为主，杂以部分南方民居形式，呈现了南北交融的中国传统建筑风格（图4）。

1860年第二次鸦片战争后，天津被迫开埠；1900年八国联军入侵，天津老城于1900年11月26日被八国联军拆毁，四段城墙改成了四条马路。从1860年开始，英、法、美、德、日、俄、意大利、比利时、奥匈帝国等9个帝国主义国家先后在天津设立了租界（图5），天津九国租界的形成大致分为三个阶段。

第一阶段：英、法、美租界的开辟。1860年，英法联军发动的第二次鸦片战争迫使清政府签订了中英、中法《北京条约》，天津开埠成为通商口岸。同年12月7日，划海河西岸紫竹林、下园一带为英租界；次年6月，法、美两国亦在英租界南北分别设立租界。

第二阶段：德、日租界的开辟与英租界的扩张。首先，德国于1895年在海河西岸开辟租界。1896年日本在法租界以西开辟租界。1897年，英国强行将其原租界扩张到南京路北侧。

第三阶段：九国租界的形成。1900年八国联军入侵，俄国于1900年在海河东岸划定租界，比利时于1902年在俄租界之南划租界地，意大利也于同年在俄租界之北开辟租界，最后奥匈帝国在意租界以北占地为租界。与此同时，英、法、日、德四国又趁

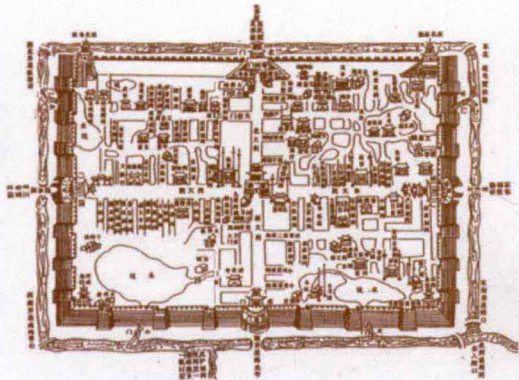


图2 天津老城厢图
Fig.2 The seat of the Old City of Tianjin

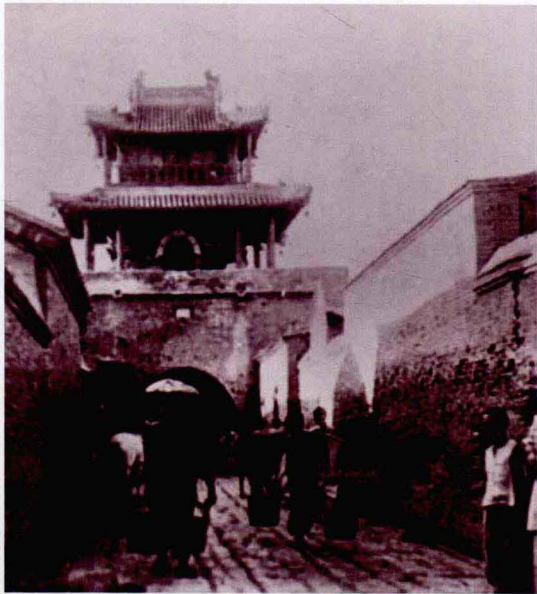


图3 明代鼓楼
Fig.3 The Drum-Tower of Ming Dynasty

^① 天津古代建筑 [M]. 天津: 天津科学技术出版社, 1989.

机扩充其租界地，最后形成了九国租界聚集海河两岸，总计占地23350.5亩（约1557.5公顷）的格局。而当时的天津老城厢占地2940亩（约196公顷），仅为租界地的1/8。

九国租界在天津存续时间最长的为英租界——85年，最短的为奥匈租界——17年。九国租界并存同一城市，在世界城市的发展史上是空前的。由此可见天津在中国近代史上负载了最沉重的耻辱，同时九国租界遗存的历史风貌建筑及其建设过程中派生的多元文化，也成为今天城市建设中不可忽视的历史文脉和宝贵的文化资源。大规模的租界建设，使得西洋建筑文化和技术涌入天津，天津的建筑从中国传统形式走向了中西荟萃，百花齐放。

在中国城市发展史上，600年的城市仍是年轻的城市。天津作为国家级历史文化名城，没有北京、西安、南京等古都的显赫地位，也没有扬州、苏州、开封等古城的辉煌文化，天津的价值在于近代百年与西方文明的对接，鸦片战争后中国发生的重大历史事件大部分能在天津找到痕迹，因此在中国史学界，素有“五千年看西安，一千年看北京，近代中国看天津”的说法。

三、基本类型

天津的历史风貌建筑林林总总，跨越了1000多年，涵盖了居住、公共建筑、厂房等多个领域。为便于管理和研究，从三个方面进行分类。

（一）按建筑年代分类

1860年的第二次鸦片战争，天津被迫开埠，逐渐成为9个帝国主义国家的租界，天津的建筑从中国式传统建筑走向了中西荟萃，突出地表现了时代的变迁和观念的转换，有很强时代标记。因此我们以1860年为分水岭，将天津的历史风貌建筑主要分为古代历史风貌建筑（1860年以前）和近代历史风貌建筑（1860—1950年）。

古代历史风貌建筑主要为中国传统式建筑，现存50余幢，主要分布在蓟县、老城厢。如建于辽代统和二年（984年）的独乐寺、元朝泰定三年（1326年）的天后宫、明朝初年（1427年）的玉皇阁。

近代历史风貌建筑是天津历史风貌建筑中数量最多、最具特

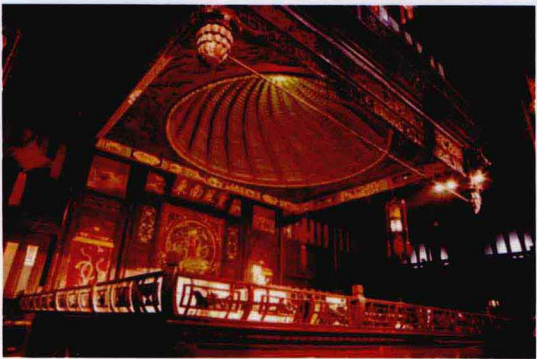


图4 广东会馆
Fig.4 The Guangdong Provincial Guildhall

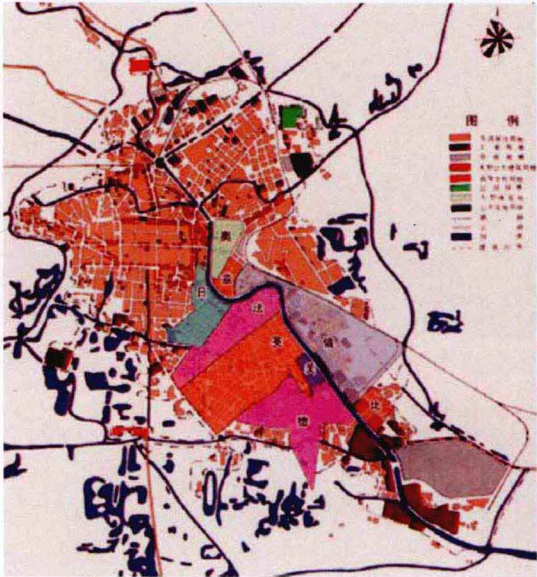


图5 天津原租界示意图
Fig.5 A sketch map of the former concessions

色的瑰宝,主要分布在天津市中心城区海河两岸。

(二) 按使用功能分为10类

居住建筑——是目前保存量最大也最具特色的一类。其中又可细分为独门独院住宅(图6)、单元公寓式住宅(图7)、独门联排式住宅(图8)等;其他类型为教育建筑、金融建筑、商贸建筑、办公建筑、厂房仓库、宗教建筑、娱乐体育建筑、医院建筑、交通建筑等。

(三) 按建筑的外部特征分为五类

中国传统官式建筑:严格按照中国传统建筑的形制建造的建筑,主要为寺庙、官衙等,如天后宫、玉皇阁、大悲院等。

欧洲古典复兴主义特征:建筑多是以古希腊、古罗马及文艺复兴时期的建筑范式为摹本,如原开滦矿务局办公楼。

折中主义特征:既有欧洲典型的集仿主义建筑,也有中西合璧的折中,天津大多数历史风貌建筑属于此类,如鲍贵卿旧宅(图9)、孙殿英旧宅等。

各国民居特征:有中国传统民居和天津地方文化结合产生的天津合院民居形式,如石家大院、徐家大院等;更多的是采用欧洲各国的典型民居,如西班牙(图10)、英国(图11)、德国、意大利民居等。

现代主义特征:引进新结构、新材料的建筑,如利华大楼(图12)、渤海大楼等。

四、基本特点

1. 建筑年代相对集中,天津60%的历史风貌建筑是在1900—1937年不足40年的时间里建成的。

2. 各类建筑相对集中,呈现群区性。中国传统建筑集中在老城厢和古文化街一带,建筑规模宏大的金融建筑主要集中在解放北路一带,被称为“金融一条街”;商贸性建筑主要集中在和平路及估衣街、古文化街一带;居住建筑主要集中在老城厢、河北区“一宫”、河西区大营门、和平区五大道地区及中心花园附近;仓库建筑则集中在海河沿岸。

3. 近代历史风貌建筑的设计理念、应用技术与西方社会同

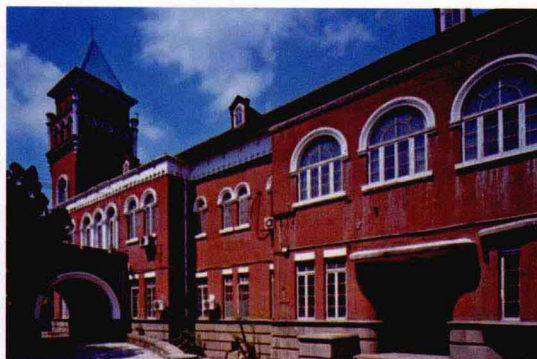


图6 独门独院住宅——张园
Fig.6 A separated mansion — Zhangyuan Garden



图7 单元公寓式住宅——民园大楼
Fig.7 An apartment building — the Minyuan Building



图8 独门联排式住宅——安乐邨
Fig.8 A suite of flats with separated entrance in a block — Village of comfort



图9 鲍贵卿旧宅
Fig.9 The former residence of Bao Guiqing

步。主要体现在以下几点。

——先进的设计理念：20世纪20年代，正值英国“花园城市”规划理论盛行之时，英租界新区（即现在的五大道地区）基本按照该理论进行规划与建设，居住区规模适中，配备了学校、教堂、花园、体育场等完整的公共配套设施，形成了宜人的空间尺度和舒适的居住环境。新型公寓建筑、联排住宅等也直接从其诞生地移植到了天津。

——完善的公共配套和室内设施：各租界的建设注重整地筑路，建设完善的市政设施，如路灯、绿化、上下水等设施的建设，在住宅中引进推广了水冲式厕所，改善了居住环境，提高了卫生水平。

——先进的房地产开发观念：各租界的建设引进了西方的房地产开发观念和模式。如英、法租界将地块按照四方块划分，周围用道路围合，利于分期出让土地。

——现代生活方式和城市空间：各租界的建设引进了西方的现代生活方式，如以起居、餐厅、舞厅为中心的家庭生活方式，以公园、教堂、市政厅为中心的社会生活方式，以电车、汽车代步的现代交通方式。这些开放的生活方式与封闭的中国传统方式迥然不同，同时也带来了迥然不同的城市空间。

4. 建筑风格纷呈，建筑艺术多样。由于受中国传统建筑和西方建筑思潮的双重影响，形成了中国传统建筑、古典复兴建筑、折中主义建筑、现代建筑等不同风格建筑共存的局面。它们相互辉映，共同形成了天津独特而又丰富的城市空间和景观。

5. 建筑材料及建造技术特色突出。天津独特的地理环境和水土，形成了独特的建筑材料和建造技术，这些材料和技术在历史风貌建筑上得到了充分体现。如黏土过火砖（俗称疙瘩砖，图13）在五大道民居中运用广泛，其厚重的质感和沉稳的色彩，成为天津建筑的标志。其他如清水砖、粗面石材、仿石水刷石、水泥拉毛墙、细卵石墙（图14）等材料也很常见，用材料的质感与美感，体现了天津建筑的纯朴与厚重。建造技术融汇了中国南北、世界东西的技术，形成了天津的特色建造技术。如广东会馆戏楼的鸡笼斗拱，独特而适用；石家大院的地下通道式的土空调等都



图10 达文士小楼（西班牙风格）
Fig.10 A villa in Spanish style—the Davinci villa



图11 许氏住宅（英国风格）
Fig.11 The Xu's Family residence in British style



图12 利华大楼
Fig.12 Leopold Building

为创新之举。

6. 人文资源丰富。由于天津靠近北京, 开放较早, 经济繁荣, 社会各界名流涌居天津, 天津为他们提供了施展才华的舞台, 近代中国上演的历史活剧给天津留下了珍贵的遗迹。经考证, 近代有200余位名人政要曾在天津留下了寓所、足迹和故事: 革命先驱孙中山、周恩来(图15)、邓颖超、张太雷等在此留下了革命斗争的历史; 爱国将领张学良、吉鸿昌、张自忠, 曾将这里作为人生的重要舞台; 文教科技界人士梁启超、李叔同、严复、张伯苓、侯德榜等创办新学、宣传新文化、实践科技救国的史迹; 末代皇帝溥仪、庆亲王载振在天津做过复辟清王朝的白日梦; 北洋政府五位大总统袁世凯、徐世昌、黎元洪、冯国璋、曹锟及北洋政府的数任总理和国务大臣在天津导演了一幕幕政治活剧。

伴随这些历史人物, 在天津的历史风貌建筑里发生了很多中国近代史的开创性历史事件。曾有学者做过统计, 近代中国历史上有130余项“第一”在天津诞生, 如第一枚邮票、第一张报纸、第一所现代大学(图16)等。这些都构成了天津丰富独特的城市人文和旅游资源。

历史风貌建筑和建筑区作为一种有形的集建筑资源与无形人文资源于一体的历史遗存, 是天津的宝贵财富, 也是城市再发展的文化支撑。历史风貌建筑保护是用科学的发展观建设城市、繁荣城市的具体体现, 我们有责任将保护和利用工作越做越好。



图13 疙瘩砖细部
Fig.13 Detail of bricks with coarse and lump surface



图14 细卵石墙面
Fig.14 Pea pebble wall



图15 南开学校
Fig.15 Nankai High School



图16 北洋大学
Fig.16 The Peiyang University

A SUMMARY OF THE HISTORIC ARCHITECTURE IN TIANJIN

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1. General Description:

According to the "*Protective Regulations on the Tianjin City Historic and Stylistic Architecture* (Protective Regulations)", historic and stylistic architecture is a terminology referring to any constructions and buildings that have been built for more than 50 years, bearing some architectural features or scientific values in terms of their styles, structures, technical skills, or engineering technologies; or any historic constructions that can reflect the city's historical and cultural or traditional folkway and customs, or present the times' or local characteristics, or distinguished architectural styles of foreign countries. It also refers to the representative construction product of any well-known architect, or such constructions as of having special significance in the revolutionary history, or those representative workshops, business shops, factories and warehouses in the development of the industries; or the residences of celebrities as well as other constructions of special historical significance.^① Those streets or districts where such historic constructions are densely built are called historic and stylistic constructions communities or quarters.

The Protective Regulations came into force on the first of September 2005. According to it, and after the authentication of the Specialist Consultative Committee of the Tianjin City Historic Architecture Protective Committee, the city government confirmed 746 historic constructions in five groups, totaling an area of 1,140,000 sq. m. during the period from 2005 to 2009. Of them, 60 buildings are classified as special important ones to be protected, 204 as key ones and 482 as general ones, all distributed across the 15 districts and counties of the city. Of the 746 buildings, 12 have been designated as the national key units to be protected, and 81 as the city's relic units to be protected and 79 as the relic units protected by the districts or counties.

In March 2006, the State Council approved the city's overall program including the famous historic and cultural city program, wherein 14 historic and cultural landscape protective areas were confirmed (Fig. 1), of which six areas are confirmed as historic and stylistic construction quarters.

The existing historic constructions include either those quadrangle compounds, guildhalls and temples, all of traditional Chinese styles, or Western styled classic and modern architecture. Together with those historical and cultural landscape areas, they have formed a unique architectural culture and city spectacle, thus making up the important part of Tianjin City, a national famous historic and cultural city in China.

Note①: "The Protective Regulations on the Tianjin City Historic and Stylistic Architecture" adopted by the Tianjin City's People's Congress Standing Committee.

2. Historical Background

The historic and stylistic constructions and such quarters witnessed the development of the city itself and the society. The earliest relics of human existence left over by our forefathers in the Tianjin area date back to 10,000 years ago during the Old Stone Age.^① During the Sui and Tang, or Song and Liao dynasties, larger groups of constructions appeared in this area. So far, the earliest construction in ancient times we found is the Temple of Solitary Delight, which was reconstructed in the second year of the Tonghe period of the regime of Emperor Shengzong of Liao Dynasty or A.D., 984. In the second year of the Yongle period of the regime of the Ming Emperor Chengzu, (December 23, 1404), a guard was established, called "Tianjin", a name given by Emperor Chengzu (Zhu Di) himself to mark his expedition to the south to seize the state power. Tianjin means the ferry, specially for the emperor. Since then, the history of the city has begun.

Through the Ming and Qing dynasties, Tianjin took the seat of the old town as its base for constructions. Depending on the Canal Culture, the town developed itself from a guard to a sub-prefecture, and then prefecture, or from a simple military guard post to an important township of business and culture in the north China, with businessmen bustling about at the time. The old town was a rectangle in shape, covering an area of about 1.76 sq. km, (Fig. 2), similar to the old towns in ancient China. Centered on the Drum Tower(Fig. 3), streets were laid out in the shape of a cross, along each of the four streets, small lanes or alleys were formed. Except a few constructions of governmental offices or temples of Confucius, which were usually of traditional grandeur structure, the residences of common people were mostly small houses, mixed up partly with the southern-style dwelling houses, presenting a combined style of the traditional houses in the south and north. (Fig. 4).

After the Second Opium War in 1860, Tianjin was forced to lend its port to foreign powers. In 1900, the Eight-Power Allied Forces encroached on Tianjin. The old city was destroyed by the forces on November 26 of the same year. Four sections of the city walls were demolished and turned to be four avenues. Since 1860, nine imperialist countries including Britain, France, the United States, Germany, Japan, Russia, Italy, Belgium, and Austria-Hungary acquired the right to supposedly lease a tract of land as concessions in the city one after another, (Fig. 5). The concessions were formed through three stages.

First stage: The city ceded tracts of land for concessions to Britain, France and the United States. In 1860, the British-French Allied Forces waged the Second Opium War Against China and forced the Qing Government to sign the Sino-British Treaty and the Sino-French Treaty (Convention of Beijing) respectively. Tianjin was lent to them to be a port for trade. On December 7 that year, a part of the area on the west bank of the Haihe River including the Purple Bamboo Grove and Xia Yuan Garden was ceded to Britain as its concession in the city. In June, the following year, France and the United States had their concessions on the south and north sides of the area of the British concessions respectively.

Second stage: Germany and Japan seized their concessions and the British concession was expanded. First, Germany acquired its concessions on the west bank of the Haihe River in 1895. Then in 1896, Japan had its concession on the west of the French

Note①: The Ancient Constructions in Tianjin[M]. Tianjin: Tianjin Scientific and Technological Press.1989.

concession. In 1897, Britain arbitrarily expanded the area of its former concession to the north side of the Nanjing Road.

Third stage: The formation of the concessions of the nine countries. In 1900, when the Eight-Power Allied Forces encroached on China, Russia got its concession on the east bank of the Haihe River in 1900, on the south side of which, Belgium seized the area as its concession in 1902. In the same year, Italy had its concession on the north side of the Russia's concession. On the north side of the Italy's concession, a part of the area was seized by Austria-Hungary as its concession. At the same time, Britain, France, Japan and Germany seized the opportunity to expand the area of their concessions. Eventually, all the concessions were concentrated on the both sides of the Haihe River, covering 23,350.5 mu of land, (about 1,566.7 hectares). At the time, the seat of the old city only occupied 2,940 mu of land, (about 196 hectares), one-eighths of the total area of the concessions.

British concessions had been maintained for 85 years—the longest period of all. The Austria-Hungary's concession lasted only 17 years—the shortest. This phenomenon in the history of world's cities has never seen before. Accordingly, Tianjin has suffered the galling shame and humiliation in the modern history of China. Meanwhile, the historic and stylistic constructions together with their multi-culture derived from therein, have become important historic context and valuable cultural resources that cannot be neglected in the city construction. The mushrooming of constructions in the area of concessions brought Western architectural culture and technologies into Tianjin as torrents. Architecture of the city developed from its traditional Chinese style to the combination of the Chinese and Western styles, triggering off a thriving development of all kinds of styles and fashions in the construction industry.

In the history of Chinese cities, a city that has a long history of 600 years is still regarded as a city not too old. As a national famous historic city, Tianjin, though neither having the prominent position in history of such antique capitals as Beijing, Xi'an and Nanjing, nor the brilliant culture developed by the cities of Yangzhou, Suzhou, and Kaifeng, boasts its own value in terms of cultural interchanges between itself and the Western countries over the past hundred years. After the Opium War, some of the vestiges of almost all the historical significant events in China can be found in the city. So, in the Chinese historical circles, a prevalent saying goes: "Xi'an is a witness of the past five thousand years, and Beijing, a witness of the past 1,000 years, while Tianjin, a witness of the modern China."

3. Types of Constructions

The numerous historic constructions in Tianjin have lasted for more than 1,000 years, including dwelling houses, public constructions and warehouse. For convenient management and study, they can be classified into three categories.

1) Constructions Built in Chronological Order

After the Second Opium War in 1860, Tianjin was forced to lend its port to foreign countries and gradually to cede its tracts of land to nine imperialist countries as concessions, and the construction in the city developed itself from the traditional Chinese

style to a combination of the Chinese and Western styles, marking a great change of times and the ideas with a distinctive symbol. Therefore, taking the year 1860 as the watershed, we can classify the historic constructions as the ancient ones (before 1860) and the modern ones (1860–1950).

The ancient constructions mainly include traditional Chinese-style architecture. So far, only about 50 such constructions have been left over, most of which are distributed in Jixian County, and the seat of the old city, such as the Temple of Solitary Delight of the Liao Dynasty, (built in 984), the Tian-hou-gong Taoist Temple of the Yuan Dynasty (built in 1326) and the Yu-huang-ge Taoist Temple of Ming Dynasty (built in 1427).

The modern constructions are treasures of the city with the largest quantity and the most distinctive characteristics, mainly distributed on the both sides of the Haihe River in the downtown of the city.

2) Constructions Classified in 10 Categories By Functions

Dwelling houses—they are the most in quantity, with most distinctive characteristics. Of these houses, some can be further classified as separated courtyard or compound mansions (Fig. 6), flat or apartment (Fig.7) and apartment in a block (Fig. 8). Other types include school constructions, banking constructions, business and trading headquarters, office buildings, factories and warehouses, churches, entertainment and sports facilities, hospitals, communication facilities.

3) Constructions Classified Into Five Categories By Exterior Features

Traditional Chinese bureaucratic constructions: They were built strictly in accordance with the traditional type and system of the officialdom, mainly including temples, government offices, such as the Tian-hou-gong Taoist Temple, Yu-huang-ge Taoist Temple and Compound of Great Mercy.

European classic renaissance styled constructions: Most such constructions modeled after the constructions of ancient Greece and Rome and those built during the period of Renaissance, such as the office building of Kailuan Mining Administration.

Eclectic styled constructions: These are combinations of buildings modeling on typical European classic styles and the eclectic patterns together with both the Chinese and Western styles. Most constructions in the city can be grouped into this category, such as the former residences of Bao Guiqing (Fig. 9) and Sun Dianying.

Dwelling houses of common people: They include traditional Chinese styled common houses and the local courtyard-styled compounds such as the Shi's Family compound, and Xu's Family compound. Many other living houses modeled after the typical European-styled houses such as the Spanish-styled (Fig.10), British-styled (Fig.11), German-styled and Italian-styles houses.

Modern houses: These constructions were built with new materials and in new structure, such as the Lihua Building (Fig. 12) and the Bohai Building.

4. Basic Characteristics

1) Constructions being built in a comparatively concentrated period of time. About 60 percent of all the historic constructions

were built during the period from 1900 to 1937, in less than a period of 40 years.

2) Constructions of each type being built in a concentrated area, making up a quarter of buildings. Traditional Chinese style constructions were concentrated on the seat of the old city and in the Ancient Culture Street. Banking buildings were mainly densely built in the North Jiefang Road, known as "Financial Avenue". Business and trading buildings were concentrated in the Heping Road and the Gu Yi (Secondhand Clothes Shopping) Street and the Ancient Culture. Common dwelling houses were on the seat of the old city, the "One Palace" Garden of the Hebei District, Dayingmen of the Hexi District, the Fifth Avenue of the Heping District and near the Central Garden. Warehouses were mostly built along the banks of the Haihe River.

3) The modern designs and techniques of historic constructions followed the patterns of constructions in Western countries, such as the followings.

—Advanced ideas of design. During the 1920s, when the new idea of building a "gardening city" was prevalent in Britain, constructions being built in the new district of the British concession (now the Fifth Avenue district) at that time were mostly following the practice of this idea. The scope of the residential quarter was moderate, and the quarter was equipped with such facilities as schools, churches and playgrounds, providing a pleasant and comfortable living environment. New model of apartments and flats in a block was also introduced from their origin to Tianjin.

—Complete public support facilities and interior room equipment: All the concessions paid attention to the leveling of ground and construction of roads and perfection of municipal engineering and facilities, such as road lamps, treeplanting, and providing utilities, and flush toilets, so as to improve the living environment and hygienic conditions.

—Advanced idea of development of real estate and properties industry: All the concessions introduced the Western idea and patterns in the development of real estate and properties, for instance, the British and French concessions divided a tract of land into squares, encircled on four sides by roads, to lend them out at different times.

—Modern way of life and the different city activities: The Western way of life in modern times was introduced into the concessions when they were being built. For instance, the family way of life centered on a living room, a dining room or a ballroom; the public way of life took parks, churches, and the town council as its center of activities; and the people's walking on foot was replaced usually by such modern traffic means of trams or automobiles. This modern way of life was quite different from the conservative way of life long time maintained by Chinese people and it also brought in diversified activities in the city.

4) A diversity of construction styles and arts: Influenced by both the traditional Chinese and Western architectural trends of thought, a co-existence situation had been created of the traditional Chinese style, classic renaissance style, eclectic style and modern style. They added radiation and beauty to each other, together presenting a unique and rich city spectacle of Tianjin.

5) Outstanding features of construction materials and techniques: The unique construction materials and techniques must owe to the city's unique geographical environment and its water and soil. These materials and techniques were brought into full play in the constructions. For instance, the chamotte bricks (or known as bricks with coarse gravels on the surface)(Fig.