

*Proceedings of the 2nd International Symposium on  
Architecture Heritage Preservation and Sustainable Development*

# 第二届历史建筑遗产保护与可持续发展 国际会议论文集

主办单位：天津市历史风貌建筑保护委员会、天津大学、天津市国土资源和房屋管理局

Sponsors : Tianjin Historic Architecture Conservation Committee, Tianjin University,  
Tianjin Municipal Land Resources and Housing Administrative Bureau



北京大学出版社

2010年09月20-21日 | 20-21 Sep. 2010

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Preservation and Sustainable Development**

### 图书在版编目(CIP)数据

第二届历史建筑遗产保护与可持续发展国际会议论文集/天津市历史风貌建筑保护委员会,天津大学,天津市国土资源和房屋管理局编. —天津:天津大学出版社,2010.9  
ISBN 978-7-5618-3684-2

I. ①第… II. ①天… ②天… ③天… III. ①古建筑—保护—国际学术会议—文集 IV. ①TU-87

中国版本图书馆 CIP 数据核字(2010)第 174135 号

策划编辑:金磊 韩振平  
责任编辑:韩振平 郭颖  
装帧设计:董秋岑

出版发行 天津大学出版社  
出版人 杨欢  
地址 天津市卫津路 92 号天津大学内(邮编:300072)  
电话 发行部:022-27403647 邮购部:022-27402742  
网址 [www.tjup.com](http://www.tjup.com)  
印刷 廊坊市海涛印刷有限公司  
经销 全国各地新华书店  
开本 210mm × 297mm  
印张 21.75  
字数 922 千  
版次 2010 年 9 月第 1 版  
印次 2010 年 9 月第 1 次  
定价 226.00 元

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## Proceedings of the 2nd International Symposium on Architecture Heritage Preservation and Sustainable Development

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# 序

2007年11月,首届历史建筑遗产保护与可持续发展国际会议在天津举办,对于历史建筑遗产的保护研究工作起到良好的推动作用,为天津历史风貌建筑的可持续发展提供了有益的借鉴。为了进一步推进相关领域的研究,交流最新学术成果,第二届历史建筑遗产保护与可持续发展国际会议于2010年9月20日至9月21日在天津举行。会议设立理论研究、运行机制、技术操作三个主题,较为全面地展示了历史建筑遗产保护与可持续发展的最新理论研究成果;探讨了历史建筑保护过程中的运行与管理机制;交流了历史建筑保护与修复过程中的新技术。相信论文集的出版,能够进一步推动历史建筑遗产保护工作,特别是有助于我们吸纳先进的理念与技术,促进天津市的历史建筑遗产保护工作,使其更加系统、深化和完善。

由于时间关系,参会代表的文章未能全部收入论文集,会议组委会在此向全体参会的中外专家、关心支持会议的领导、会议的志愿者表示衷心感谢!

会议组委会

2010年9月

## Preface

In November 2007, the 1st International Symposium on Architecture Heritage Preservation and Sustainable Development was held in Tianjin. It gave impetus to the research and practice of historical architecture heritage preservation, and also provided valuable information on protecting Tianjin's historic buildings. In order to promote further studies in related fields and exchange latest achievements, the 2nd International Symposium on Architecture Heritage Preservation and Sustainable Development is to be held from 20th to 21st Sep. 2010 in Tianjin. There are three sub-themes: theoretical research, operation system, and preservation techniques. The papers exhibit the latest theoretical achievements in architecture heritage preservation and sustainable development, explore the operation and administration mechanism, and discuss the new techniques in historical architecture preservation and rehabilitation. We believe that the publication of the proceedings will further stimulate historical architecture heritage preservation. Especially, it will benefit us by introducing advanced ideas and technologies, and improving Tianjin's preservation undertakings systematically.

Due to limited time, not all the contributions can be included in the proceedings. Presenting our sincerest appreciations to all the Chinese and foreign experts, officials, participants and volunteers who concern and support the symposium!

Organizing Committee

September 2010

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# Theoretical Research

理论研究



# 建筑遗产的经济分析：经济学可以告诉我们什么？

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**摘要：**本演讲将讨论关于建筑遗产经济学分析领域的最新进展。无论是对使用价值，还是社区赋予遗产的更广义的价值，估价问题都特别重要。本演讲将结合文化现象来思考可持续性，就地方及国家层次整合经济政策和遗产政策得出一些意见。

**关键词：**经济学分析；估价；遗产政策；经济政策

## Economic Analysis of Architectural Heritage: What Can Economics Tell Us?

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**Abstract:** This lecture will discuss recent advances in the economic analysis of the built heritage. Questions of valuation are particularly important, both in regard to use values and the more general value placed on heritage by the community at large. The lecture will consider sustainability as it relates to cultural phenomena, and will conclude with some observations on the integration of heritage policy into economic policy at local and national levels.

**Keywords:** Economic analysis; Valuation; Heritage policy; Economic policy

This lecture will explain in general terms the uses and limitations of economics in considering the conservation, restoration and adaptive re-use of architectural heritage. It will discuss recent developments in the economics of heritage, in particular the concept of cultural capital, valuation issues, and sustainability principles. The lecture will conclude for some observations on heritage policy.

In the past, decisions about the conservation, restoration or adaptive re-use of architectural heritage have largely been the responsibility of architects, urban planners, conservationists, architectural historians, and so on. Recently economists have joined the debate, partly because conservation decisions generally have significant financial ramifications, and partly because economics, when sensitively applied, can throw some interesting light on heritage issues. Research on the application of economics to cultural heritage has brought forward the relatively new concept of *cultural capital* to describe cultural assets such as heritage buildings or groups of buildings that embody or yield cultural value in addition to whatever economic or commercial value they may possess. Indeed the fundamental concept underlying any assessment of the significance or worth of the built heritage is the concept of value, so it is useful to ask: what are the various dimensions of the value of heritage and how can they be assessed in a way that makes sense for public – and private-sector decision making?

A basic distinction can be made between the economic value and the cultural value of heritage, i. e. between those values that are measurable using the tools of economic analysis, and those that relate to the purely cultural significance of the asset or assets in question. In the assessments of the *economic value* of heritage, economists have adapted the methodologies used in environmental economics to value natural phenomena such as wilderness areas, forests, marine conservation areas, etc. Cultural heritage provides similar sorts of economic benefits. They can be divided into *use values*, representing the financial value to people who directly consume the services of the asset such as tourists or tenants of historic buildings, and *non-use values*, meaning more widely diffused community benefits. These economic effects can be

measured in monetary terms. But no such unit of account is available for the measurement of *cultural value*, which is a multi-faceted concept representing individual or social assessments of the aesthetic qualities, the architectural significance, the symbolic importance, and other characteristics of the heritage asset.

Any capital asset, including an item of cultural capital, is a long-lasting or durable store of value. How should we manage cultural heritage in a way that ensures that its benefits continue to be enjoyed into the future? The concept of *sustainability* provides an appropriate framework within which to consider the long-term management of cultural capital. Like cultural value, sustainability has multiple dimensions, and there is no single definition that completely captures its characteristics. Rather it is preferable to approach the idea of sustainable heritage management as a series of principles to be applied to ensure in particular that the interests of future generations are properly accounted for.

The transformation of these various ideas into practical policy advice depends on the mechanisms for policy formation and implementation in particular jurisdictions. In an urban environment there are often conflicts between commercial imperatives for rapid urban renewal and the longer-term values associated with heritage preservation. The concepts outlined in this lecture can assist in making better and more rational decisions, by focussing attention on the cultural as well as the economic values of architectural heritage. Moreover, the sustainability paradigm offers an integrating framework which encourages us to take a holistic, longer-term view of the importance of the built heritage in the urban context.

本演讲用常见术语来解释经济学在建筑遗产保护、修复和活化再利用中的用途和局限。它将讨论遗产经济学的最新发展,特别是文化资本概念、评估问题及可持续发展原则。本演讲将总结出遗产政策的一些看法。

过去关于建筑遗产保护,恢复或活化再利用的决定大多是建筑师、城市规划者、遗产保护者、建筑史学家等的责任。最近,经济学家也加入了辩论,部分是因为保护的决策通常会产生重要的财政结果,部分是因为若审慎运用,经济学可以引出一些有关遗产问题的有趣内容。文化遗产领域经济学应用的研究已经提出了“文化资本”这一相对较新的概念。该概念用来描述如遗产建筑物或建筑群的文化资产,无论拥有何种经济或商业价值,它们都体现或带来文化价值。事实上,无论对已建成的遗产进行何种评估,其构成基础的基本概念是价值的概念,所以需要问:遗产价值的各个方面是什么?以一种兼顾公私部门决策的方式,这些方面又该如何来评估?

遗产的经济价值和文化价值有一个基本的区别,也就是可用经济分析工具衡量的价值和那些有关资产或考虑之中资产的纯粹文化意义的价值。在对遗产“经济价值”的评估中,经济学家采用了环境经济学的系统方法来评估如荒野、森林、海洋保护区等自然现象。文化遗产提供了相似的各种经济利益。它们可以分为“使用价值”,即对如游客或历史建筑房客的直接消费资产服务的群体的财务价值;以及“非使用价值”,这意味着更多广泛传播的社会福利。这些经济的影响可以货币来衡量。但没有这样的账户单位可用于衡量“文化价值”。该价值是一个多层面的概念,是对遗产资产的美学品质、建筑含义、象征意义及其他特征的个人或社会评估。

包括文化资本在内的任何资本资产,是一种长期或持久的价值存储。我们应该用何种方式管理文化遗产,确保将来能够继续享有其利益?“可持续发展”的概念提供了一个适当的框架来思考文化资本的长期管理。如文化价值一样,可持续发展也有多个方面,并没有一个单一的定义能完全表述其特点。更可取的是将可持续发展的遗产管理理念当做一系列原则,运用这些原则能确保后代人的利益得到妥善考虑。

将这些不同的想法转化为实际的政策咨询,取决于政策的形成与执行机制,特别是司法执行机制。城市环境中往往存在市区快速重建的商业需要同遗产保护相关的长期价值之间的矛盾。本演讲中概述的理念通过侧重于建筑遗产的文化和经济价值,有助于做出更好更理性的决定。此外,可持续发展模式提供了一个集成框架,鼓励我们对待市区范围内建筑遗产的重要性时应采取全面的和长期的态度。



# 如何将拆除与保护和可持续发展联系起来？

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**摘要：**我们能否仅将拆除当做保护的对立面来考虑？特别是在欧洲，人们通常用消极的方式来对待拆除，并认为保护遗产是一种防止或避免拆除的办法。对待过去仿佛只有两种方法：保存或摧毁。对于有形的文化遗产，特别是建筑和工业遗产，破坏和保护之间的这种对立关系是非常明确的。本文意欲分析这种对立的关系，通过几年前的合作研究来审视。所提出的问题是：我们一定要将遗产和物质保护联系在一起吗？物理保存是保留过去印记的唯一方式吗？我们失去建筑物时会失去特色吗？物理保护究竟是呈现在今天的一段过往，或一张图片，还是对过去的一种解释？但当时间变化时该怎么办？相反的，如何将拆除和可持续性联系起来？

**关键词：**拆除；保护；可持续性

## How to Link Demolition with Preservation and Sustainability?

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**Abstract:** Can we consider demolition only as the opposite of preservation? In Europe particularly, it is a common fact to appreciate demolition only in a negative way, and to consider preservation and heritage like a mean to prevent or avoid destruction. As if there were only two ways to deal with the past: the preservation or destruction. This tension between destruction and preservation is very clear for the tangible heritage, especially the architecture and industrial heritage. The aim of this paper is to analyze this tension and put it into perspective, from a collective research conducted a few years ago. The questions are: do we have necessarily to link heritage and material conservation? Is the physical preservation the only way to keep track of the past? Do we loss identity when we loss buildings? What exactly the physical preservation is: a piece of past given to the present or, an image, an interpretation of the past? But then, how to do, when times are changing? And, on the contrary, how to link demolition and sustainability?

**Keywords:** Demolition; Preservation; Sustainability