



HOKKAIDO UNIVERSITY

Title	Economic Patterns for Vernacular Buildings in Cultural Heritage Cities : The Old Town of Lijiang as a Case Study
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In world cultural heritage cities, it is important to preserve vernacular buildings in physically, culturally, socially and economically sustainable ways, which have to work together to retain “Comprehensive Authenticity” (instead of “Individual Authenticity”).

In reality, however, these aspects are often segregated due to lack of systematic integrity and consistency in policy making. This phenomenon could be seen in the case of 140 Protected Vernacular Buildings (PVB) in the Old town of Lijiang (China; UNESCO World Cultural Heritage site, 1997) .

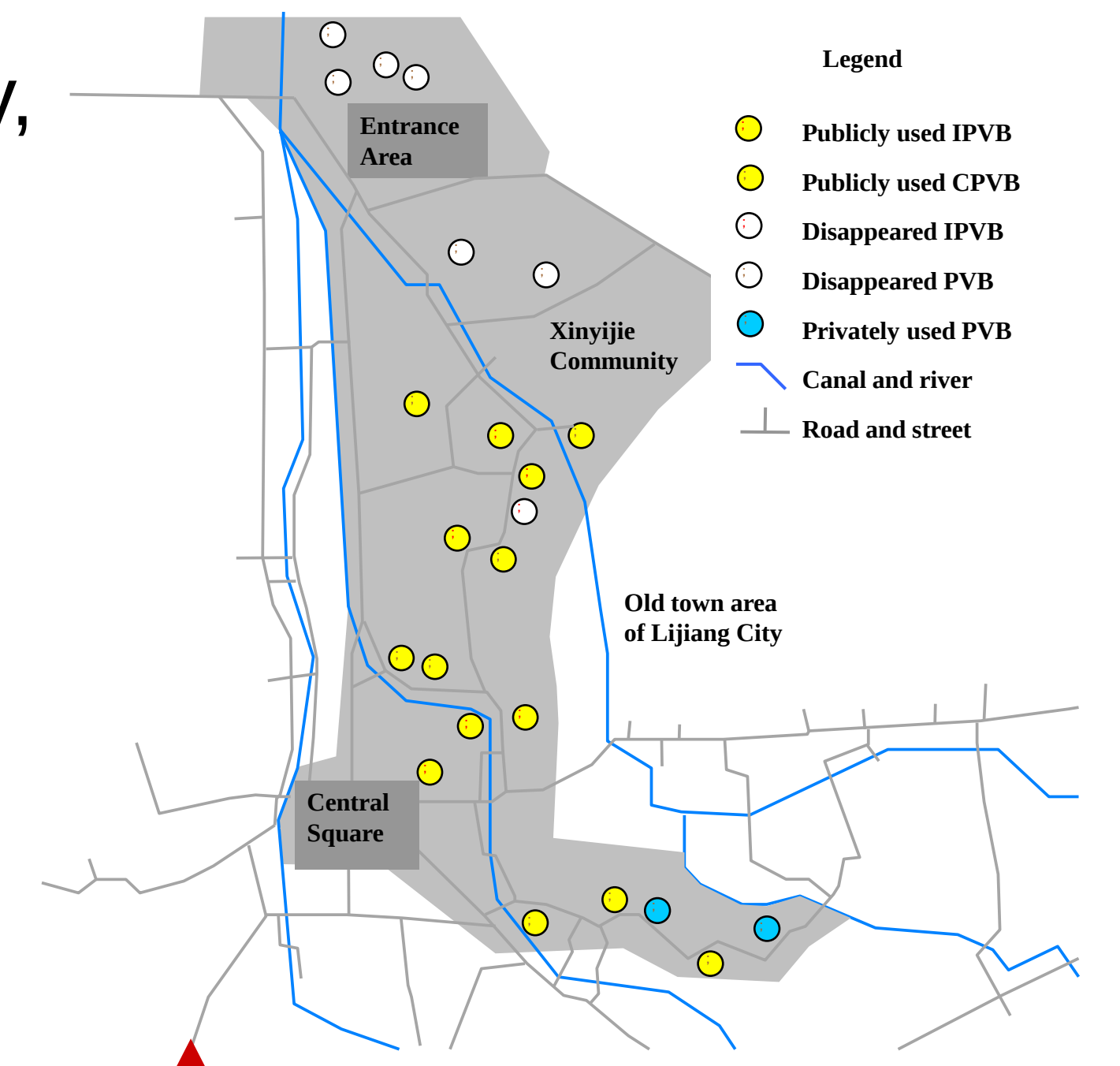
The economic factors concerning PVB can be categorized into three patterns – Fundamental, Extensive, and Intensive.

First, the Fundamental Pattern features “Local Social Authenticity”, in which a self-sufficient economy is formed, and the local community sense is retained. In this case, the local people do not need much funding support, but they may also lack of funds for necessary maintenance.

Second, the Extensive Pattern features “Individual Physical Authenticity” that emphasizes the buildings’ physical features and relies on public funds and subsidiary for maintenance, while could possibly lose the community interaction.

Third, the Intensive Pattern features “General Cultural Authenticity” as typically shown in the transformation of houses into tourism facilities, which satisfies mainly the tourism demands while possibly at the sacrifice of community benefit. Many tourism products are developed and satisfy tourists’ needs.

In this three-layer economic system, local social authenticity is the core element, individual physical authenticity is the media, and general cultural authenticity should be regarded as the final result to achieve. General authenticity can not be achieved without the consistence of local social authenticity. The life of the local people should find their way to persist.

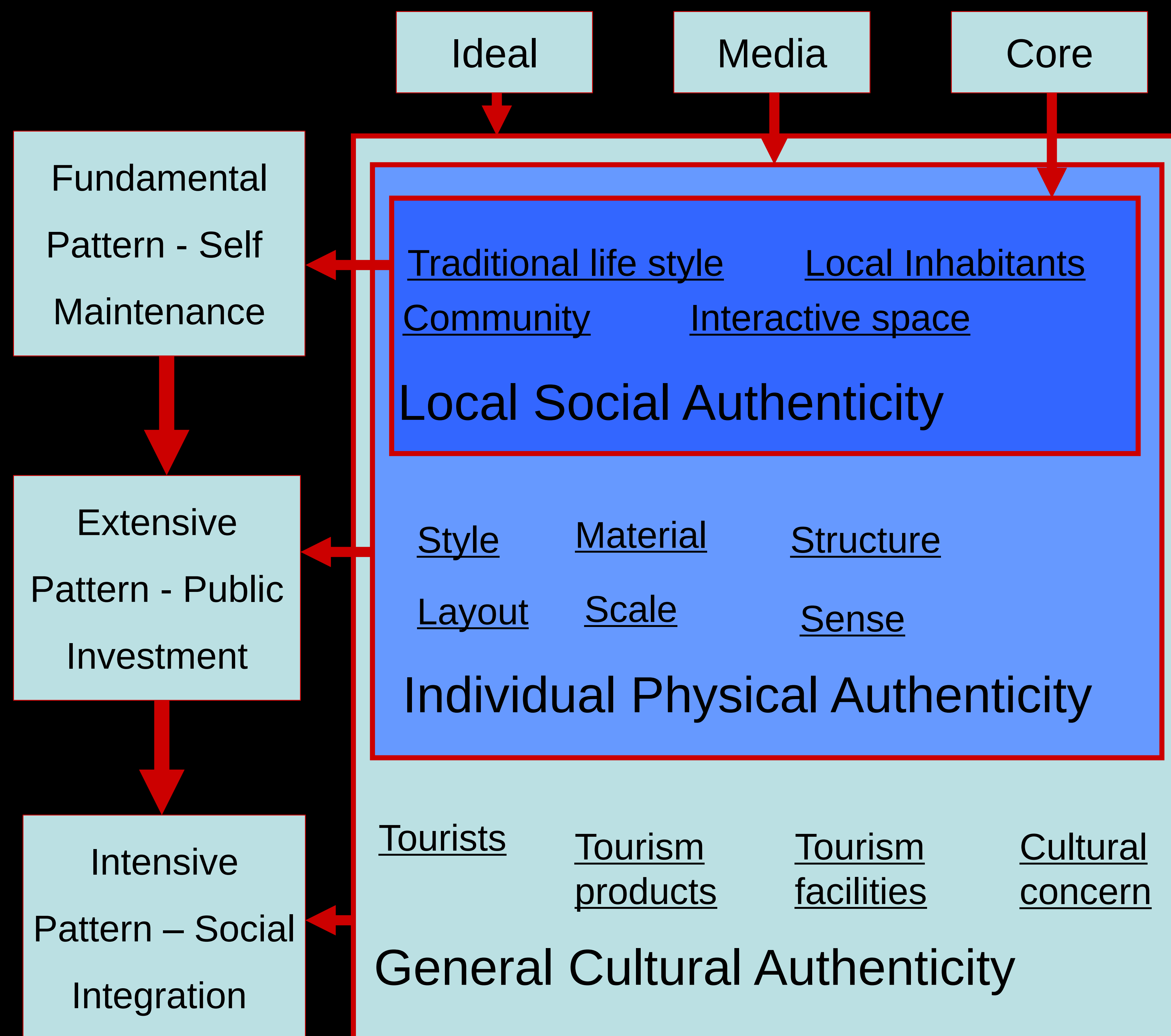


▲ Location of PVBs in case study area

▼ Current functions of PVBs in Lijiang

Type	Location(#)	Age	Usage in 1997	Usage in 2005
IPVB	JSX 21#	Before 1949	House	Guest house
	JSX 34#	1900 ago	House	Guest house
	MSX 47#	Before 1949	Hotel	Disappear
	MSX 53#	Before 1949	House	Bar, tea house
	MSX 14	200yr ago	House	Guest house
	SFJ 1#	Before 1949	House	Restaurant
CPVB	SFJ 17#	Before 1949	House	Restaurant
	JSX 106#	1930's	House	Disappear
	JSX 105#	1930's	House	Disappear
	JSX 101#	50yr ago	House	Disappear
	JSX 85#	Before 1949	House	Disappear
	JSX 63#	Unknown	House	Office
	JSX 4#	Before 1949	Hotel	Hotel
	JSX 25#	Before 1949	House	Disappear
	MSX 48#	Before 1949	Hotel	Disappear
	MSX 43#	Before 1949	Office	Hotel
	MSX 74#	1930's	Music hall	Hospital
	MSX 78#	1900's	House	Guest house
	BSF 33#	Before 1949	Photo shop	Office
	BSF 35#	1930's	House	House
	BSF 50#	Before 1949	House	Exhibition
	BSF 50#	Before 1949	House	House

Economic Framework for Conserving Authenticity of Vernacular Houses



Current Status of Protected Vernacular Buildings (PVB) in Lijiang City



▲ Outsider Inhabitant

▶ Local Inhabitant



▲ Changed Color

▶ Original Color



▲ Used as Tea House

▶ Used as Guest House



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