Three Point Approach to revitalize historic town centers

16-19 September 2015 in Ermoupolis Syros Island, Greece
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Even in reconstruction we should learn from historic way of building from land use to houses.
By doing so we reconfirm the meanings and ways of historic conservation.
To regenerate the historic center the three points approach is effective.

Preservation District for Groups of Important Historic Buildings
* defined in the Act on Protection of Cultural Properties & City Planning Law

- Villages
- Post towns
- Port towns
- Merchant towns
- Industrial towns
- Temple or shrine towns
- Teahouses districts
- Samurai districts

The Japanese system was enacted in 1975
A change from the current state is strictly regulated
A subsidy is granted for repairing, restoration and landscaping.
Physical reconstruction is not enough for sustainable development.

Change of national preservation districts
*Currently expectation for historic conservation has been raised

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Cases that a renovated shop house is not opened as a shop have increased

Declined shopping streets in city centers

"One makes a Buddha image, but fails to put a soul in it"
In popular historic districts like Kawagoe shop spaces are filled. But most of them are national chain shops.

Historic Center of Kawagoe, SAITAMA

A Case of Nagahama

* Community based developer called "Kuro-kabe" has managed the area.
In Japan there is a legal barrier to clear to realize this business:
Building Standard Act and Hotel business Act.