

## Three Point Approach to revitalize historic town centers

CIVVIH Scientific Symposium: "Heritage, Driver of Historic Towns and Urban Landscapes Sustainable Development"

16 -19 September 2015 in Ermoupolis Syros Island, Greece

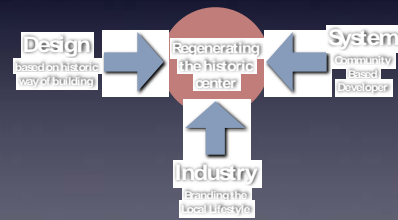
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### Conclusion

Historic center regeneration can be realized by the following three points

- 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



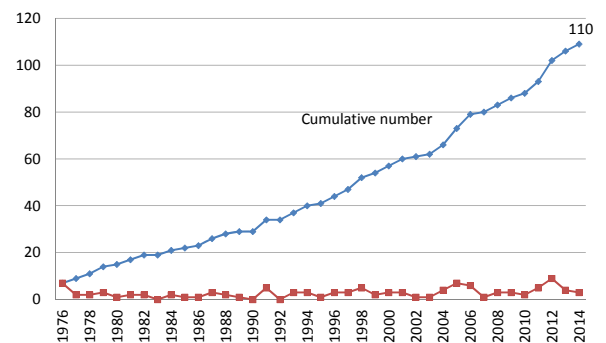
- The Japanese system was enacted in 1975
- A change from the current state is strictly regulated
- A subsidy is granted for repairing, restoration and landscaping.
- Physical reconstruction is not enough for sustainable development



- villages
- Port towns
- Merchant towns
- Industrial towns
- Temple or shrine towns
- Teahouses districts
- Samurai districts

### Change of national preservation districts

\*Currently expectation for historic conservation has been raised



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



## Declined shopping streets in city centers

\* "Smart Shrink" is an urgent issue, regenerating town centers is one of the major means

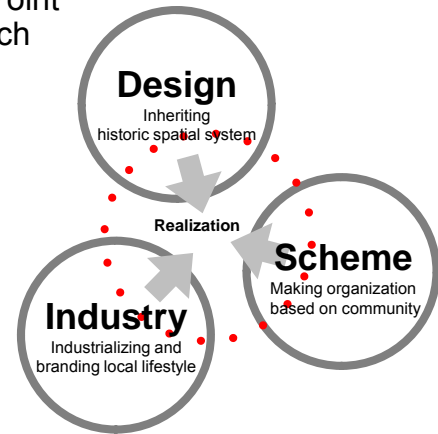


## In popular historic districts like Kawagoe shop spaces are filled

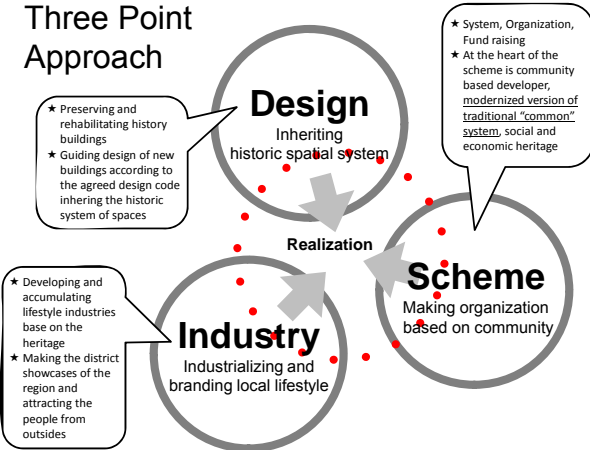
\* But most of them are national chain shops



## Three Point Approach



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## A Case of Nagahama

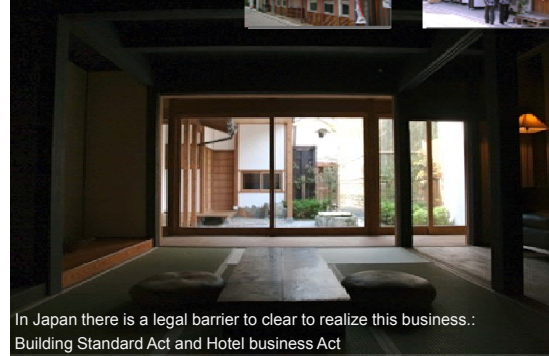
\* Community based developer called "Kuro-kabe" has managed the area





## Machi-ya Stay

Machi=town, ya=house



In Japan there is a legal barrier to clear to realize this business.:  
Building Standard Act and Hotel business Act



Kyoto: <http://www.kyoto-machiva.com/eng/>  
Nagahama: <http://iroha3321.com>

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