

Preservation and Utilization Valuation System of Rural Historical Buildings —Taking Wencheng, Zhejiang Province as an Example

歴史的建造物の文化的ないし観光的な価値を正しく評価するにはどうすればいいか。中国における実践から、その価値評価のシステム形成を考察する。

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Abstract

As the current Chinese government has paid unprecedented attention to the historical villages, thousands of ancient villages scattered in the countryside are gradually coming to light recently and meanwhile undergoing protection and utilization planning under the organization of local government. Rural historical buildings, which are mainly local-style dwellings and the ancestral temples, are the primary material carrier of traditional living environment, which are in urgent needs of classification, intervention, and revaluation for reusing and revitalizing. This paper puts forward detailed preservation and reutilization methods for more than 800 rural historical buildings individually in Wencheng County by revaluation factor scoring system and relevant analysis, which are based on latest on-the-spot investigation. Moreover, the work introduced qualitative analysis into rural architectural protection, thus reduced the interference of subjective factors.

Keywords rural historical buildings, revaluation factor scoring system, qualitative analysis

1. Background

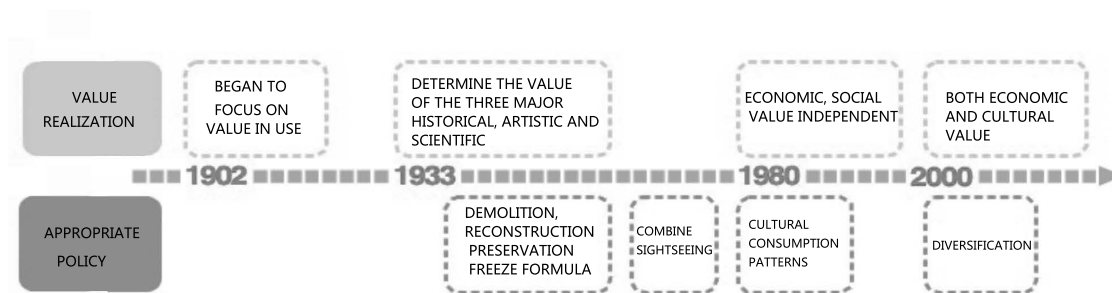
Wencheng county is located in the southwest of Wenzhou city where is in the southern mountainous area of Zhejiang province and it covers an area of 1296 square kilometers. As the hilly region accounts for 82.5% of the total area, the natural ecology system in territory has been immune from excessive development and protected very well. With the transformation of national economic mode, local tourism, based on excellent ecological environment, has developed rapidly. As a result, a large amount of historic buildings scattered in different parts of the county have become an important resource to utilize and innovate. (According to the Third National Cultural Relics Census, there are 845 existing his-

torical buildings, including historical structures, in Wencheng county). Under this background, our team was invited to make professional plans to preserve the historic buildings thoroughly and orderly.

2. The value system of historical buildings

Cognition of cultural heritage, especially historic buildings has improved significantly in recent years. On the one hand, along with the emergence of new types of heritages and the deeper discussions on material and immaterial items, the understanding on historical value and artistic value has become increasingly comprehensive. On the other

Table 1 Changes in Awareness and Strategies of Cultural value.

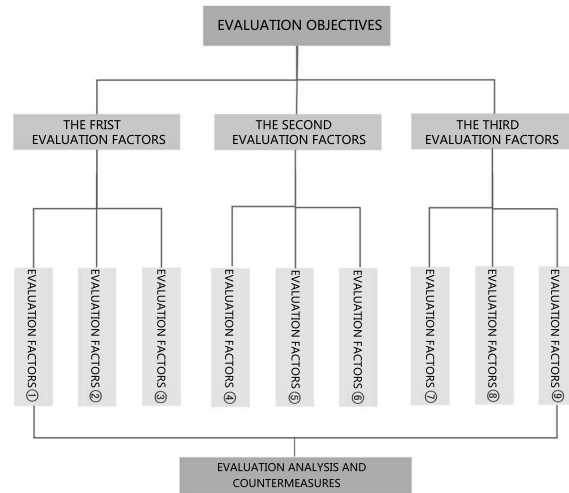


hand, along with the social economic development, the importance of value types has attracted more and more attentions. The dialectical and mutually complementary relationship between protection and utilization has been a consensus. Protection is the premise of any activities, while utilization is the aim, the motivation, and economic guarantee of protection. In this view, value assessment system of historical buildings in Wencheng was divided into two parts: the historical protection value evaluation system and the utilization value evaluation system.

3. Evaluation methods of value evaluation system

Analytic Hierarchy Process (AHP) is a simple method for solving complex problem. It is particularly applied to solve problems that are difficult to deal with only by quantitative analysis. It is a simple, flexible and practical method for multi-criteria decision-making which was put forward by a U.S. Operations Research Professor T.L.Saaty in the early 1970s. On the basis of analyzing the nature of complex problems, impact factors and their inner relationships, AHP provides a simple decision-making method for complex decision problems of multi-objective, multi-criteria and structurelessness, by using relatively less information to mathematize the decision process. AHP is quite suitable for problems whose answers are hard to count directly and accurately.

Table 2 Schematic Diagram of the Analytic Hierarchy Process



4. Value grading system and its limitations

According to the domestic and international experience and construction features of local old buildings, we divided the historical protection value evaluation system into four parts, including historical value, architectural technology value, social value and artistic value. Similarly, we divided the utilization value evaluation system into three parts, internal conditions, external conditions and management conditions.

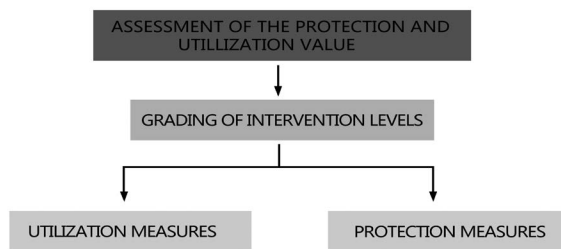
The evaluation results were reached mainly on the basis of the Third National Cultural Relic Census data and the records data and first-hand infor-

Table 3 The Historical Protection Value Evaluation System

EVALUATION FACTORS	ASSESSMENT FACTORS	EVALUATION BASIS	EVALUATION CLASSIFICATION	MAXIMUM LIMIT	WEIGHT
HISTORICAL FACTORS 25%	LONG HISTORY OF HISTORY	THE LENGTH OF THE CONSTRUCTION OF THE REACTION	BEFORE THE MING DYNASTY(5 POINTS), QING DYNASTY(4 POINTS), THE REPUBLIC OF CHINA(3 POINTS) BEFORE THE REFORM AND OPENING UP AFTER THE FOUNDING OF PRC(2 POINTS) AFTER THE REFORM AND OPENING UP(1 POINT)	5	10%
	HISTORICAL CONNECTION DEGREE	ASSOCIATED WITH HISTORICAL EVENTS OR HISTORICAL FIGURES	IS CLOSELY RELATED TO A MAJOR HISTORICAL EVENT OR AN IMPORTANT PERSON(5 POINTS) DIRECTLY RELATED TO A MAJOR EVENT OR IMPORTANT PERSON(3 POINTS) INDIRECTLY RELATED TO HISTORICAL EVENTS, HISTORICAL FIGURES, OR HISTORICAL EVOLUTION(1 POINT)	5	10%
	HISTORICAL INFORMATION ABUNDANCE	RETAIN THE HISTORICAL OBJECTS ASSOCIATED WITH THE BUILDING (PAINTING, ARCHITECTURE OR PLAQUE ETC.)	2 PLUS 1 POINTS, 2 PLUS 1 POINTS PER INCREASE	5	5%
CONSTRUCTION TECHNOLOGY VALUE 20%	THE PIONEERING AND TECHNOLOGICAL ADVANCEMENT OF TECHNOLOGY	WHETHER THE CONSTRUCTION TECHNOLOGY AND TECHNOLOGY REPRESENT THE ADVANCED SCIENCE AND TECHNOLOGY	BUILDING TECHNOLOGY AND TECHNOLOGY REPRESENTS THE ADVANCED SCIENCE AND TECHNOLOGY(5 POINTS), ONE OF THE EARLIEST EXAMPLES OF A TECHNOLOGY, CAN BE USED AS A CASE STUDY OF ONE OF THE CASES(3 POINTS), THE GENERAL TECHNOLOGY(1 POINTS)	5	10%
	STRUCTURAL INTEGRITY AND FIRMNESS	SAFETY DEGREE OF BUILDING STRUCTURE	THE INTEGRITY OF THE STRUCTURE OF THE BUILDING IS GOOD, STRONG(5 POINTS), PREFERABLY(3 POINTS), GENERA(1 POINT)	5	10%
SOCIAL VALUE 25%	VALUE OF CULTURAL RELICS	PROTECTION LEVEL OF CULTURAL RELICS	COUNTRY(5 POINTS) PROVINCE(3 POINTS) CITY / COUNTY(1 POINT)	5	5%
	EMOTIONAL RELEVANCE	THE MEMORIAL SIGNIFICANCE OR REVOLUTIONARY EDUCATION SIGNIFICANCE OF THE REACTION ARCHITECTURE, AND THE DEGREE OF SOCIAL CONCERN	AS A MONUMENT OF A HISTORICAL EVENT, HIGHLIGHTING THE EXTENT OF SOCIAL CONCERN(5 POINTS); THE ARCHITECTURAL STYLE OF THE STREET OR BECOME PROMINENT LOCATION MARKERS, HIGHLIGHTING THE EXTENT OF SOCIAL CONCERN(3 POINTS);GENERAL SOCIAL CONCERN(1 POINT)	5	5%
	NEW ARCHITECTURAL FEATURES AND CONTINUITY	WHETHER THE BUILDING FUNCTION IS COMPLETE, TO THE EXTENT OF THE USE OF	THE BUILDING FUNCTION IS ALL READY, SO FAR THE FLEXIBLE DEGREE IS HIGH(5 POINTS); THE FUNCTION TEACHING IS COMPLETE, THE PRESENT A LITTLE TRANSFORMATION CAN BE CONVENIENT TO USE(3 POINTS); THE USE FUNCTION NEEDS TO CARRY ON THE BIG TRANSFORMATION(1 POINT).	5	10%
	ENVIRONMENTAL VALUE	WHETHER THE BUILDING IS IN HARMONY WITH THE SURROUNDING ENVIRONMENT	WITH A HIGH DEGREE OF INTEGRATION WITH THE SURROUNDING ENVIRONMENT, AND BEAUTIFUL LANDSCAPE ENVIRONMENT(5 POINTS); INTEGRATION WITH THE SURROUNDING ENVIRONMENT IN GENERAL, THE LANDSCAPE ENVIRONMENT IS GENERALLY(3 POINTS); IN THE ENVIRONMENT IS ABBRUPT, AND THE LACK OF LANDSCAPE GREENING(1 POINT)	5	5%
ARTISTIC VALUE 30%	ARCHITECTURAL SPACE LAYOUT DESIGN	WHETHER THE INTERNAL SPACE OF THE BUILDING CAN REFLECT THE MAINSTREAM OF THE DESIGN AT THAT TIME, WHETHER IT IS REPRESENTATIVE	THE SPACE LAYOUT COMPLETE AND RICH, VERY FEW SIMILAR SURROUNDING(5 POINTS); PRESERVES THE SPATIAL LAYOUT IS COMPLETE, THE GENERAL SCALE(3 POINTS); SPATIAL LAYOUT OF A SINGLE(1 POINT)	5	10%
	ORIGINAL TRUTH DEGREE	COMPLETE PRESERVATION OF ARCHITECTURAL APPEARANCE, STRUCTURE, FACILITIES, ETC.	THE OVERALL STRUCTURE, THE STYLE IS WELL PRESERVED MORE THAN 90%(5 POINTS); BASICALLY MAINTAINED THE ORIGINAL ARCHITECTURAL STYLE MORE THAN 70%(3 POINTS); THE ORIGINAL STYLE OF THE BUILDING, STRUCTURAL DAMAGE IS MORE SERIOUS, ONLY RETAINED MORE THAN 50%(1 POINT)	5	10%
	BUILDING DECORATION PERFECT DEGREE	THE EXCELLENT DEGREE OF BUILDING INTERIOR DECORATION, WHETHER IT IS IN HARMONY WITH THE ARCHITECTURAL STYLE	INTERIOR DECORATION AND THE OVERALL ARCHITECTURAL STYLE OF UNITY AND HARMONY(5 POINTS); GENERAL(3 POINTS); THE DIFFERENCE IS LARGE OR EVEN UNEXPECTED(1 POINT)	5	10%

Table 4 The Utilization Value Evaluation System

EVALUATION FACTORS	ASSESSMENT FACTORS	EVALUATION BASIS	EVALUATION CLASSIFICATION	MAXIMUM LIMIT	WEIGHT
OWN CONDITIONS 40%	SAVED STATE	TO MAINTAIN THE INTEGRITY OF STATE BUILDING	BASICALLY INTACT TO RETAIN MORE THAN 90% (5POINTS); REMAINED MORE THAN 70% (3POINTS); LEAVING ONLY 50% OR LESS (1POINT)	5	10%
		IMPORTANT CONSTRUCTED SOUNDNESS	SAVE IMPORTANT MEMBER OF THE EXTENT OF GOOD (5POINTS); SAVE IMPORTANT MEMBER OF THE EXTENT OF SO-SO (3POINTS); SAVE IMPORTANT MEMBER OF THE EXTENT OF BAD (1POINT)	5	5%
		THE SIZE OF THE EXISTING BUILDING	BUILDING SIZE MORE THAN 500 SQUARE METERS (5POINTS); BUILDING SIZE MORE THAN 400 SQUARE METERS (4POINTS); BUILDING SIZE MORE THAN 250 SQUARE METERS (3POINTS);BUILDING SIZE MORE THAN 100 SQUARE METERS (2POINTS); BUILDING SIZE OF LESS THAN 100 SQUARE METERS (1POINT)	5	5%
	UTILIZATION	EFFICIENCY OR UTILIZATION	HIGH EFFICIENCY, THE USE OF SUBSTANTIALLY COMPLETE (5POINTS); BETTER UTILIZATION, MOST USE (3POINTS); UTILIZATION OF LOW OR NO USE (1POINT)	5	5%
		UTILIZATION OF RATIONALITY (WHETHER IT IS A CONTINUATION OF THE ORIGINAL FEATURES AND WHETHER IT CAUSED DAMAGE TO THE BUILDING AFTER CHANGE)	GET A REASONABLE USE AFTER CONTINUITY OR CHANGE OF USE (5POINTS); HAVE DESTRUCTION OF A CERTAIN SIZE WHEN UTILIZE (3POINTS); IRRATIONAL USE OR NOT USE (1POINT)	5	5%
	SUPPORTING THE CASE	INFRASTRUCTURE (BUILDING INTERNAL DRAINAGE, HVAC, ELECTRIC POWER AND TELECOMMUNICATIONS, DISASTER PREVENTION, ETC)	COMPLETE INFRASTRUCTURE (5POINTS); A NUMBER OF INFRASTRUCTURE (3POINTS); NO INFRASTRUCTURE (1POINT)	5	5%
BUILDING SURROUNDING ROADS AND PARKING SPACE		BUILDING SURROUNDED BY ROADWAYS AND PARKING (5POINTS); NO PARKING LOT AROUND THE BUILDING, THERE IS STREET PARKING (3POINTS); NO PARKING LOT AROUND THE BUILDING AND THE ROADWAY(1POINT)	5	10%	
EXTERNAL CONDITIONS 45%	REGIONAL TRAFFIC, GEOGRAPHIC CONDITIONS	THE DEGREE OF ASSOCIATION WITH THE NATIONAL HIGHWAY AND LOCATION ADVANTAGES	CLOSE TO THE HIGHWAY AND THE NATIONAL ROAD, GEOGRAPHICAL ADVANTAGES AND STRONG (5POINTS); HIGHWAY AND THE NATIONAL ROAD A LITTLE DISTANCE, THERE COUNTY ROAD ARRIVE,USUALLY A GOOD LOCATION ADVANTAGES (3POINTS); ONLY TOWNSHIP ROAD IS NOT EVEN ACCESSIBLE,POOR LOCATION ADVANTAGE (1POINT)	5	10%
	ASSOCIATED WITH SCENIC (LANDSCAPE, CULTURAL VILLAGES, ETC.)	ASSOCIATED WITH THE COUNTY IMPORTANT SCENIC, HISTORICAL AND CULTURAL VILLAGES / NEIGHBORHOODS, TOURIST ROUTES, SUCH AS THE BEAUTIFUL COUNTRYSIDE CRUISE LINE	ASSOCIATED WITH HIGH SCENIC CONTACTS ,JUST INSIDE THE RESORT (5POINTS);USUALLY ASSOCIATED RESORT CORRELATION, AT ITS PERIPHERY IN 15 MINUTES OR LESS OF DRIVING(APPROXIMATELY 10KM-15KM) (3POINTS); DISTANT,MORE THAN THE ABOVE RANGE (1POINT)	5	10%
	INDUSTRIAL LEVEL OF DEVELOPMENT	ECONOMIC DEVELOPMENTS IN THIS VILLAGE	GOOD ECONOMIC DEVELOPMENT (5POINTS); BETTER ECONOMIC DEVELOPMENT (3POINTS); GENERAL ECONOMIC DEVELOPMENT (1POINT)	5	5%
	VILLAGE FACILITIES BELONGS	PARRANGEMENT OF PUBLIC SERVICE FACILITIES, MUNICIPAL FACILITIES IN THIS VILLAGE	SURROUNDING FACILITIES ARE GOOD (5POINTS); SURROUNDING FACILITIES ARE SO-SO (3POINTS); NO SURROUNDING FACILITIES (1POINT)	5	10%
	HOW GOOD THE NATURAL SURROUNDINGS	NATURAL ENVIRONMENT OF THE SURROUNDING ROADS, RIVERS, MOUNTAINS AND FARMLAND	SURROUNDING NATURAL ENVIRONMENT IS BEST (5POINTS); SURROUNDING NATURAL ENVIRONMENT IS SO-SO (3POINTS); SURROUNDING NATURAL ENVIRONMENT IS BAD (1POINT)	5	5%
MANAGEMENT CONDITIONS 15%	PROPERTY	PROPERTY CONDITION BUILDING	PROPERTY BELONGS TO THE COLLECTIVE (5POINTS); PROPERTY BELONGS TO INDIVIDUAL (3POINTS) PROPERTY IS NOT CLEAR (1POINT)	5	10%
		PROPERTY AND USAGE MEETS	PROPERTY MATCHES (5POINTS) ; PROPERTY DOES NOT MATCH (1POINT)	5	5%

Table 5 Intervention Resolve Icon

mation collected from field research in Wencheng. The deficiency of knowledge about certain situations and changes may lead to some errors of the grading results, which mainly turned out to be underrating of some historical buildings. In addition, as the understanding of cultural value is not completed in a short time, but is deeper with the development of economics, social science and technology, the evaluation results of the actual value may be underestimated under the current understanding.

5. Intervention levels based on the value evaluation

5.1 The definition of intervention

The intervention in this planning included the protection for historical buildings and the influence by various technologies and policies on historical buildings. The intervention of historical buildings was not only the previous research and value judgments, but also the technical guidance to historical building protection and utilization. This plan mainly intervened historic buildings on several aspects from the value evaluation, intervention classification, protection and utilization strategies.

5.2 Study on intervention levels

Based on the status of the historic buildings and the techniques used in historical building maintenance put forward by Daniel F. MacGilvray, the intervention level can be divided into four levels of keep, change, destroy and return. Keep can be regarded as

no intervention level. In this level, the historic buildings are not added with new additives but are paid great attention to the preservation and maintenance, such as preservation and protection strategies. The change means adding new elements to the historical buildings and focuses on strengthening, intensifying and reusing, such as recycle, rebirth and reuse. Destroy involves with large-scale change in historic buildings. Return means to re-construct the historical buildings in accordance with the original appearances. The historical building preservation intervention mentioned in Local Cultural Heritage Value Maintenance Charter is classified into seven levels; non-intervention, maintenance, stabilization, repair, restoration, reconstruction and adoption. Non-intervention means not accepting any project implementation beyond preservation. Maintenance refers to having a set of exclusive maintenance plan to continue to preserve the historic buildings. Stabilization refers to strengthening or giving support to the historical buildings to slow down the structural damage rate. Repair means keeping the remaining building materials from history or trying to consider adopting original building methods and construction techniques when using the new building materials, to emphasize its authenticity. Restoration refers to preserving the historical buildings in a way of reconstructing the building materials, after obtaining a general understanding of the original materials and styles. Reconstruction refers to infusing new building materials into the main body of old structure to complete the space function. Adoption refers to using historical buildings in other purposes to meet their space continuity and the possibility of survival, but it may be involved with the changing in space. The non-intervention, maintenance, stabilization and repair in the charter have no significant changes on historical buildings, while the repair and reconstruction may lead to the authenticity problems. So when we are in the choice, we must carry on a careful evaluation and consideration.

Despite the different foothold for intervention levels in foreign countries, we still could reach cer-

tain hierarchical relationship, roughly through the attitudes for historical buildings ontology. The first level was about the main protection strategies to keep, maintain and protect, namely without intervention. The second level was the strategies for maintenance.

And stability that were reinforcement and strengthening. The third level was to maintain, remove or increase the body of the historic buildings that intervened structure of the building. The fourth level was

to remove and reconstruct that means in general to apply old building materials to re-build the space. The intervention in this plan includes the protection for historical buildings and the influence on historical buildings brought by various technologies and policies. To intervene with the historical architecture requires early researches, value judgement, and the technical guidance on historical building protection and utilization. This plan was mainly from the value evaluation, intervention classification, and protection

Table 6 Relationship between Intervention levels and Intervention degrees.

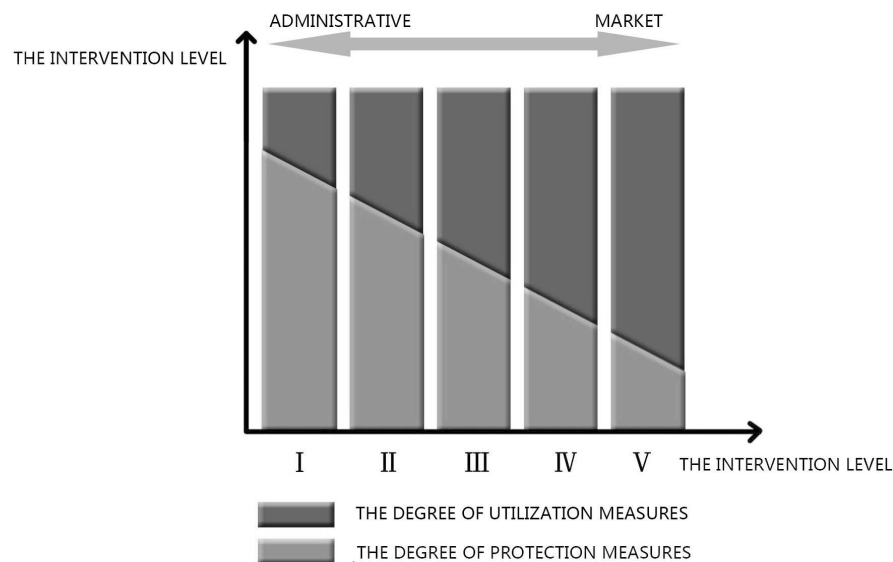


Table 7 Intervention Strategies at all Levels

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
DEFINITION	NON-INTERVENTION	REINFORCEMENT	OVERALL REPAIR	INTERNAL TRANSFORMATION	LARGE-SCALE TRANSFORMATION
KEY INTERVENTIONS	MAINTENANCE, KEEP	MAINTENANCE, STABILIZATION	RESTORATION, REPAIR	RECONSTRUCTION, REPAIR	RESTORATION, RECONSTRUCTION
CORRESPONDING HISTORICAL BUILDINGS	STRUCTURES AND NATIONAL HERITAGE CONSERVATION UNITS	ANCIENT TOMBS, GUTTING, BRIDGES, ETC., AND PROVINCIAL UNITS	ANCIENT TEMPLES AND THE HIGH PROTECTION RATING OF ANCIENT TEMPLES AND OTHER ANCIENT HOUSES	THE USE OF A HIGHER SCORE, BETTER LOCATION OR ANCIENT TEMPLES AND OTHER ANCIENT HOUSES	THE USE OF LOW SCORES OR POOR LOCATION OF THE ANCIENT HOUSES
HISTORIC BUILDINGS PHOTO	THE WELLOF YANG WEI MOUNTAIN	THE TOMB OF BAOYANEN	BOTTOM NET TEMPLE CITY	BRICK TOP ZHAO ANCESTRAL HALL	THE FURNACE HOUSES OF MINGYANGZHOU DU

Table 8 Protection Policy at all Levels of Historic Buildings

UTILIZING MEASURES	THE SPECIFIC CONTENT	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
THE FUNCTION OF SETTING	CONTINUATION OF THE ORIGINAL FUNCTION	SUITABLE	SUITABLE	SUITABLE	SUITABLE	APPROPRIATE
	THE INTRODUCTION OF NEW FEATURES	CANNOT	INAPPROPRIATE	SURE	SURE	SURE
	IDLE	CANNOT	CANNOT	CANNOT	SHOULD	INAPPROPRIATE
THE INCREASE OF RELATED INFRASTRUCTURE	INFRASTRUCTURE	PROHIBITED CONSIDERATION, ATTENTION CONCEALMENT	POSSIBLE, PAY ATTENTION TO CONCEALMENT	SURE	SHOULD	SHOULD
	HEALTH FACILITIES	PROHIBITED CONSIDERATION, ATTENTION CONCEALMENT	POSSIBLE, PAY ATTENTION TO CONCEALMENT	SURE	SHOULD	SHOULD
	FIRE FACILITIES	SHOULD REDUCE THE APPEARANCE OF INFLUENCE	SHOULD REDUCE THE APPEARANCE OF INFLUENCE	POSSIBLE, PAY ATTENTION TO CONCEALMENT	SURE	SURE
	HVAC EQUIPMENT	INAPPROPRIATE	SERIOUS CONSIDERATION	POSSIBLE, PAY ATTENTION TO CONCEALMENT	SURE	SURE
	ELEVATORS AND OTHER EQUIPMENT	CANNOT	CANNOT	INAPPROPRIATE	POSSIBLE.PAY ATTENTION TO REDUCE THE IMPACT	POSSIBLE.PAY ATTENTION TO REDUCE THE IMPACT
CONSTRUCTION - IN THE FORM OF MORE	THE APPEARANCE OF MORE BIAN	CANNOT	CANNOT	INAPPROPRIATE	INAPPROPRIATE	APPROPRIATE
	FOR CHANGES TO THE STRUCTURE OF THE SYSTEM	CANNOT	CANNOT	SHOULD NOT	INAPPROPRIATE	APPROPRIATE
	FOR MORE BIAN LAYOUT	CANNOT	INAPPROPRIATE,ENSURE REVERSIBLE	CAN ENSURE REVERSIBLE	SURE	SURE
	FOR INTERIOR DECORATION BIAN MORE	CANNOT	INAPPROPRIATE,CAN BE INCREASED	CAN INCREASE	CAN CHANGE APPROPRIATE	SURE
KEEP ON RELEVANT INFORMATION	RETENTION OF HISTORICAL INFORMATION	MUST	MUST	SHOULD	SHOULD	SURE
	FOR SPECIAL ART FORM RESERVED	MUST	MUST	MUST	SHOULD	SUITABLE

and utilization strategies, to conduct interventions for historic buildings.

5.3 Definition and the corresponding strategy of intervention levels

According to the present situation of Wencheng historic buildings, the intervention levels were divided into five levels in our plan :

Level one, mainly aimed at buildings in smaller volume and historical buildings focusing on planar effects, such as the well, road, etc., as well as the national cultural relics' protection units.

Level two, mainly aimed at buildings in smaller volume and historical buildings with three dimensional space, such as pavilions, bridges, door platforms, etc., as well as the provincial cultural relics protection units.

Level three, mainly aimed at the palace, the

temple buildings and the ancestral hall, folk houses and other buildings with the protection value scored ≥ 48 , utilization value scored ≥ 42 , and quite good comprehensive location (the location score + scenic spots correlation score ≥ 4).

Level four, mainly for the ancestral hall, folk houses and other buildings with utilization value scored ≥ 42 and good comprehensive location (location score + scenic spots correlation score ≥ 4).

Level five, mainly for residential buildings with utilization value scored < 42 or poor comprehensive location (location score + scenic spots correlation score ≤ 4).

Table 9 Historic buildings at all levels of Utilization Policy

PROTECTION MEASURES	CONCRETE CONTEN	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
MAINTENANCE	DAILY MAINTENANCE OF BUILDINGS	NECESSARY	NECESSARY	OUGHT TO	OUGHT TO	APPROPRIATE
	FOR THE REGULAR MAINTENANCE OF PERISHABLE MATERIALS	NECESSARY	NECESSARY	OUGHT TO	OUGHT TO	APPROPRIATE
	THE PREVENTION OF DAMAGE	NECESSARY AND NOTICE THE CONCEALMENT	NECESSARY AND NOTICE THE IDENTIFIABLE	NECESSARY AND NOTICE THE IDENTIFIABLE	OUGHT TO	APPROPRIATE
	TO ELIMINATE THE HIDDEN TROUBLE	NECESSARY AND NOTICE THE CONCEALMENT	NECESSARY AND NOTICE THE IDENTIFIABLE	NECESSARY AND NOTICE THE IDENTIFIABLE	OUGHT TO	APPROPRIATE
	LOOSE COMPONENTS TO SHIFT, TO PLACE	PRIORIT	PRIORIT	PRIORIT	PRIORIT	AS FAR AS POSSIBLE
	TO DAMAGE, THE DEFORMATION OF STRUCTURE PARTS FOR REPAIR	PRIORIT	PRIORIT	PRIORIT	PRIORIT	AS FAR AS POSSIBLE
RESTORATION	THE NECESSARY REPAIR DAMAGED COMPONENTS	PRIORIT	PRIORIT	PRIORIT	PRIORIT	AS FAR AS POSSIBLE
	TO REPLACE BADLY DAMAGED COMPONENTS	COPY EXACT AND IDENTIFIABLE	COPY EXACT AND IDENTIFIABLE	AS MUCH AS POSSIBLE	AS MUCH AS POSSIBLE	AS MUCH AS POSSIBLE
	MAKE THE NECESSARY SUPPLEMENT OF THE MISSING COMPONENT	SERIOUS RESEARCH AND GUARANTEE THE AUTHENTICITY	SERIOUS RESEARCH AND GUARANTEE THE AUTHENTICITY	ENSURE THE RATIONALITY AND INTEGRITY	ENSURE THE RATIONALITY AND INTEGRITY	ENSURE THE INTEGRITY
	TO ELIMINATE ADDITIVES	CAREFUL JUDGMENT AND ELIMINATION	APPROPRIATE RETENTE THE LITTLE EFFECTIVE AND VALUABLE	APPROPRIATE RETENTE THE LITTLE EFFECTIVE AND VALUABLE	PROPERLY RETAINED	PROPERLY RETAINED
RELOCATION AND RECONSTRUCTION	MIGRATION FRAME	CANNOT	SHOULD	SHOULD	SURE	SURE
	CARRIDE OUT MIGRATION	CANNOT	SHOULD NOT	AS MUCH AS POSSIBLE	SURE	SURE
	REHABILITATION	CANNOT	AS MUCH AS POSSIBLE	SURE	SURE	SURE
	OTHER PLACES TO REHABILITATION	CANNOT	AS MUCH AS POSSIBLE	AS MUCH AS POSSIBLE	SURE	SURE
	ELIMINATE HISTORICAL BUILDING SAFETY AND HEALTH FACTORS IN ENVIROMENT	NECESSARY	NECESSARY	OUGHT TO	OUGHT TO	APPROPRIATE
ENVIRONMENTAL RENOVATION	ELIMINATE THE ENVIRONMENT OF THE HISTORICAL BUILDING SAFETY AND HEALTH RISKS	NECESSARY	NECESSARY	NECESSARY	NECESSARY	OUGHT TO
	IMPROVE THE QUALITY OF THE EXISTING ENVIRONMENT	OUGHT TO	OUGHT TO	SURE	SURE	AS FAR AS POSSIBLE
	TO IMPROVE AND ENHANCE THE QUALITY OF EXISTING ENVIRONMENT	OUGHT TO	OUGHT TO	SURE	SURE	AS FAR AS POSSIBLE

6. Conclusion

In order to establish a long-term feasible and effective working mechanism of historical building preservation, the plan scored and classified the 832 items in Wencheng, which will help local government make and carry out protection and utilization measures in place. Through the value evaluation system, the differences between historical architecture characteristics were demonstrated definitely by a relatively objective and intuitive way, the meaning of the system was to provide an operational method for dynamic evaluation on the historical architecture. And furthermore, we put forward corresponding measures of protection and utilization in order to prompt appropriate development for the ancient remains in Wencheng.

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