

The Influence of the Protection and Utilization of Outstanding Modern and Contemporary Architectural Heritage in Xi'an on Regional Economic Development

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Abstract—In recent years, with the promotion of the "four reforms and two demolitions" work of the Xi'an government, the existing protection and utilization of outstanding modern and contemporary architectural heritages and the speed of urban development have shown a sharp gap. Some outstanding modern and contemporary architectural heritages with certain characteristics of the times are on the verge of demolition when they are not found or have not fully explored their cultural value and social significance. This paper takes the investigation results of excellent modern and contemporary architectural sites carried out in Xi'an in recent years as the research object. It has further discussed the rational protection, development and utilization of the modern and contemporary architectural heritage in China by talking about the cultural value of the architectural heritage, the preservation status, and the theory of property rights and the impact on the development of regional economic construction.

Keywords—*Xi'an outstanding modern architectural heritage; cultural value; preservation status; protection and utilization; regional economic development*

I. INTRODUCTION

Modern and contemporary buildings in Xi'an are constrained by the social environment and economic development. The protection and utilization of these buildings are often complicated, and market intervention is inevitable in addition to the government control. It analyzes the effective protection and moderate development of modern architecture from the perspective of building property right theory. On the one hand, it plays a role in regional economic development; on the other hand, it is in line with the current Xi'an Imperial City Rehabilitation Plan, the construction needs of Qin and Han New Towns, and the layout of the urban and rural planning of Xi'an.

II. BASIC OVERVIEW OF THE "OUTSTANDING SURVEY OF MODERN AND CONTEMPORARY ARCHITECTURAL SITES"

In June 2017, the Xi'an Incident Memorial Hall and the School of Historical Culture and Tourism (Humanities College) in Xi'an University were the main body of the Xi'an

Outstanding Modern and Contemporary Architectural Heritage Protection Research Center. It's necessary to carry out special investigation and protection research of modern and contemporary architectural heritage, focus on grasping the practical problems faced in the process of modern and contemporary architectural heritage protection in xi 'an, and provide theoretical basis for the relevant decision-making work of the government. In 2017, Xi'an University signed a cooperation agreement with the Xi'an Incident Memorial Hall, and it was commissioned by the Xi'an Incident Memorial Hall to carry out the "Investigation of Outstanding Modern and Contemporary Architectural Sites in Xi'an".

During the period of 2017-2018, a survey was conducted on twenty-eight districts in Xi'an, and six outstanding modern buildings were discovered. In April 2019, Xi'an University successfully held the "2017-2018 Xi'an Outstanding Modern and Contemporary Architectural Site Survey" project and the expert review meeting to recommend the excellent building protection list. The meeting discussed and proposed relevant opinions on the six architectural heritages in the proposed list. The list can be divided into two categories based on the current level of development, undeveloped architectural heritage and developed buildings, including the Lao Mu Temple in Ming and Qing Dynasties and Fanghua Courtyard Restaurant.

III. THE CASES ANALYSIS OF MODERN AND CONTEMPORARY ARCHITECTURAL HERITAGE

A. Lao Mu Temple in Ming and Qing Dynasties

1) *Geographical location*: It is located at the northern end of Longchi Lane, Dongguanjing, Beilin District, Xi'an City. The GPS coordinates are 34°15'54"N , 108°58'49"E, , and the altitude is 440 meters.

2) *Architectural features*: Lao Mu Temple in Ming and Qing Dynasties is a single-brick structure. [1] Now there are mountain gate, the second gate, and side hall and hall on both sides. A pair of beautifully carved bluestone door piers is located on both sides of the mountain gate. The stone

piers are all engraved with unicorns and engraved with the Falun. It can be seen that the sculptor is skilled and stone from the pier. There are ruins of inlaid thresholds on the second door. Due to the age, it is impossible to see the words on the threshold. It is speculated that this door should be left in the same year. Along the alley to the north is the hanging curtain, and the right hand direction is the diagonal staircase of the hall, which is used on the second floor of the mountaineering gate. The exterior of the west side should be three rooms wide and the windows open turn the back.

3) *Status analysis*: The structure of the Lao Mu Temple is basically the same with the outside. The interior was artificially remodeled, and the interior of the hall was divided into several houses for people to live. There are no regular maintenance personnel in the Ming and Qing Dynasties. The surrounding environment of the Lao Mu Temple in Ming and Qing Dynasties is mostly divided into residential areas according to the functional area. It is within the scope of the old city, and the existing streets and buildings are relatively old and scattered, lacking unified planning. It is urgent to protect from the status quo.

B. Fanghua Courtyard

1) *Geographical location*: It is located at No. 1 Kunming Pool Road, Yanta District, Xi'an, and Shaanxi Province. It is adjacent to Chaoyang Senior Apartment in Xi'an in the north, near the residential district in the south and opposite to the aquarium flower market. The GPS coordinates are 34°15'12"N, and the 108°52'31"E, the elevation is 351.45 meters.

2) *Architectural features*: Fanghua Courtyard is an east-west building with a full wooden beam structure and two-slope roof brick houses. The Soviet architectural design method was introduced to shape the house, and the sloping roof was covered with blue tiles, with dormer and chimneys. In addition, the building also incorporates some Chinese elements, such as wooden beams, eave edging and other traditional Chinese building elements. The building covers an area of 400 square meters. The maximum distance from the ground to the eaves is 8.4 meters, and the building is 28.75 meters long and 10.94 meters wide. On the right side is a door with a rectangular shape enclosed by a semicircle, which are 3.12 meters high and 1.8 meters wide. There are 12 windows on each side, the window is 1.3 meters high on the north side, and the 6 windows on the east side near the south side are halfway down because of the decoration. The window height is 2.89 meters; the heights of the remaining 6 windows are 2.15 meters. These windows are 1 meter wide.

3) *Status analysis*: It is in good condition. It was originally a factory building and turns into a restaurant now. It is an individual holding asset. The interior has been renovated and has regular maintenance. Most of the area surrounding the Fanghua Courtyard has been transformed into a high-grade residential area. Some of the shanty towns

have been demolished, and some of the facade rooms are still in operation. The unremoved houses are basically dilapidated and uninhabited. By contrast, the Fanghua Courtyard is in a good condition.

IV. EVALUATION OF THE VALUE OF MODERN AND CONTEMPORARY ARCHITECTURAL HERITAGE

A. Evaluation Results of the Lao Mu Temple in the Ming and Qing Dynasties

1) *Historical value*: The Lao Mu Temple in the Ming and Qing Dynasties has obvious architectural features of the Ming and Qing Dynasties and has a hard mountain roof structure. The hard-top roof is simple and frugal. This type of roof construction was not included in the *Ying Zao Fa Shi* edited in the Song Dynasty, and it has not been found in the existing remains of the Song Dynasty. During the Ming and Qing Dynasties and later, the hard-top roof was widely used in the construction of houses in the north and south of China. In the case of less existing ground buildings in Xi'an, the Ming and Qing Dynasties had a certain historical value.

2) *Social and cultural values*: The overall status of the Lao Mu Temple in the Ming and Qing Dynasties is relatively intact; it retains the architectural styles of the Ming and Qing Dynasties, such as Shanmen, Second Door, West Chamber, Stone Mounds, and Door Head. The construction method has a certain reference for exploring the regional characteristics of the Ming and Qing Dynasties. The exploration of folk culture has certain significance, and its scientific value and social value are outstanding.

3) *Value assessment*: The temple is in line with the analysis of the value of outstanding modern and modern architectural heritage: "Article 1, it reflects the history, culture and folk traditions of the city's modern society, and represents the buildings and structures of social development characteristics and regional characteristics in a certain period." "Article 9, it also includes other buildings and structures with historical, scientific, cultural, educational, and artistic values." [2] ¹ value identification standards.

B. Value Assessment Results of Fanghua Courtyard

1) *Historical value*: The Fanghua Courtyard confirms the historical facts of the Soviet Union's aid to China in the 1950s. It was a bathhouse built by Soviets for the 3507 factory. The adoption of new construction methods has a certain positive effect on the exploration of modern Xi'an architectural style, showing the new construction methods in the historical period, which has great significance for the construction of this type of buildings in the future.

2) *Social value*: As far as the building is concerned, the Fanghua Courtyard is a public space building. The public space increases people's interactions, stimulates the communication among people, promotes the relationship between people's lives, and creates a strong relationship; all of these have created a strong socialist family living

atmosphere. And the building's graphic design has a regular axis, using a symmetrical space three-dimensional construction layout, which embodies the strong sense of socialism.

3) *Artistic value*: Fanghua Garden was built with a full wooden beam structure. This type of building was unique in Xi'an at that time. In 1951, the architecture of Xi'an was dominated by a single-sloping wooden structure. Fanghua Courtyard has a breakthrough in its construction techniques with its mainstream. The building is more than 8 meters high. It is divided into two in the space structure and is symmetrical. It is not as urgent as modern architecture in the overall space. The space of 400 square meters is very transparent. Fanghua Courtyard is a combination of technology and art, and has certain artistic value.

4) *Scientific value*: Since its establishment in 1951, Fanghua Courtyard has a history of nearly seventy years, but it has not been damaged after the storm. It can be seen that the original scientific and advanced concept of the courtyard was adopted in the initial planning and design, structural construction, construction technology, and prevention of natural disasters. The scientific value of the courtyard still needs to be further explored.

5) *Value assessment*: Fanghua Courtyard is basically in good condition. In line with the analysis of the value of outstanding modern and modern architectural heritage: "Article 5, buildings and structures reflecting the cultural exchanges between Chinese and foreign architectures;" [3] "Article 7, in terms of building type, space, style, construction technology and engineering technology evaluation criteria for buildings with architectural or artistic value.

V. THE PROTECTION AND UTILIZATION OF MODERN AND CONTEMPORARY ARCHITECTURAL HERITAGE

Protection and utilization are issues that must always be explored in terms of cultural heritage. Building protection itself requires adherence to the three principles of protection, namely the principles of "sustainability, authenticity and integrity". In terms of building utilization, it needs to be used on the basis of respecting the differences of the building itself. Before rational use, it is necessary to consider the overall regional layout, urban future development planning, regional environmental greening, mass psychology, public acceptability, aesthetics and other factors. Both the Lao Mu Temple in the Ming and Qing Dynasties and the Fanghua Courtyard are in line with the standards for the recognition of outstanding modern and modern architecture, but there is a big gap between the protection and utilization of the temples. The imperfect protection measures of the Lao Mu Temple in the Ming and Qing Dynasties are in an undeveloped state. The Fanghua Courtyard Restaurant is in a developed state, which is better than the Lao Mu Temple in Ming and Qing Dynasties. The protection and utilization of modern buildings is a long process that requires constant exploration. The following are some thoughts on the protection and

utilization methods of the Lao Mu Temple and the Fanghua Courtyard Restaurant in the Ming and Qing Dynasties.

A. *The Protection and Utilization of the Lao Mu Temple in the Ming and Qing Dynasties*

1) *Prioritizing protection and Investing capital in maintenance*: At this stage, the Lao Mu Temple in the Ming and Qing Dynasties did not carry out special protection, which made most of the wooden structure buildings decay and there exists human destruction. Firstly, it is necessary to properly resettle the people who live in the Lao Mu Temple in the Ming and Qing Dynasties, and takes an enclosure protection to the temple. Secondly, it is necessary to increase capital investment. Experts and technicians are invited to make restorable report analysis on the building conditions of Lao Mu temple in the Ming and Qing Dynasties, and reasonably protect it. Special personnel are dispatched to make regular repairs according to the principle of "Repair the old as old", so as to retain the historical information of the ancient buildings to the maximum extent.

2) *Integrating and using the superior resources of Lao Mu Temple in the Ming and Qing Dynasties*: The resources of the Lao Mu Temple in the Ming and Qing Dynasties are outstanding. They are different from other modern and modern buildings. They are surrounded by famous temples such as the temples and the Taoist temples. It's necessary to effectively rectify the surrounding environment of the old mother temple, create a good environment for building preservation, fully explore the cultural connotation, and focus on inheritance and utilization. It's needed to take the most use of the surrounding environment for the effective development of the area, consider using the existing building space and the surrounding ancient buildings to build a community museum or a cultural block. The overall storage area and available space of the old mother temple in the Ming and Qing Dynasties are more likely to be built into cultural blocks.

B. *Preliminary Discussion on the Protection and Utilization of Fanghua Courtyard Restaurant*

1) *Restoring historical and cultural atmosphere*: Fanghua Courtyard Restaurant is a Soviet aid building. In addition to consider the local architectural style and aesthetics, the building it is a product of Sino-foreign cooperation and exchange. The Soviet-style architecture symbolizes a typical period. The surrounding environment of Fanghua Courtyard is relatively empty. The vast part of the area is the demolished house. Considering the overall space, the Fanghua Courtyard is the center and the surrounding area is planned purposefully to restore the cultural atmosphere.

2) *Introducing a commercial tray business district model*: Fanghua Courtyard Restaurant has been a public space since the 1950s, and it is considered to be privately owned. In order to give full play to its regional cultural

advantages, the layout of the regional functional areas should be reasonably planned to attract investment, drive regional industrial development, and make up for the lack of single construction.

3) *Making a rational layout to create a casual atmosphere*: It's necessary to improve the construction of commercial and ancillary service facilities in residential areas and improve the overall environmental quality. The restaurant will be divided into recreational and entertainment areas according to the functional area. The surrounding planning can be biased towards residential areas, giving play to regional cultural advantages, and stimulating the increase in the number of residents and attracting passengers to a certain extent. The use of the integration of architecture and the corresponding public space to form a distinctive street style has fully demonstrated its historical and commercial value.

VI. MODERN AND CONTEMPORARY BUILDING PROTECTION AND UTILIZATION AND REGIONAL ECONOMIC DEVELOPMENT UNDER THE THEORY OF PROPERTY RIGHTS

Through the case analysis of the Lao Mu Temple in the Ming and Qing Dynasties and the Fanghua Courtyard, the following considerations have been concluded:

The protection and utilization of the Lao Mu Temple in the Ming and Qing Dynasties and the Fanghua Courtyard not only involve the government or a certain department, but in the new market situation, in addition to the modern buildings that have been listed on the cultural heritage protection list, other modern buildings that have not yet been discovered or Modern buildings with insufficient value attributes are often overlooked during economic construction.

In the list of six modern architectural heritages in the actual survey, in terms of ownership, some are owned by the state, some are collectively owned, some are privately owned, and according to the obtained information by the Lao Mu Temple in the Ming and Qing Dynasties Temple is presumed to be collectively owned, the Fanghua Courtyard restaurant is privately owned. In China, the classification of building property rights is relatively flexible at present, the ownership and use rights are separated, and the transfer rights and income rights are involved in the middle. The relationship is complicated and sometimes difficult to clarify, which is not conducive to the protection of modern architectural heritage itself.

In the process of protecting and exploiting the actual modern and modern architectural heritage, it is inseparable away from the adjustment of the "invisible hand" of the market economy. Modern and contemporary architectural protection cannot be separated from the market. The use of Fanghua Courtyard Restaurant is in the social market. The active development under the link is linked to the regional economic development. Fanghua Courtyard itself is privately owned and has the right to income. When the usufruct is clearly divided and has the right of free transfer, it is conducive to the investment of capital, technology and

manpower, so as to effectively protect the architectural heritage.

Economic construction and cultural construction are not contradictory. The government's mediation and economic freedom are relative and should not be viewed in isolation. From the perspective of the protection and utilization methods proposed by modern architectural heritage, it is appropriate to "put the property rights of architectural heritage into the market, use the efficiency of the market, and assist the national protection regulations to inject vitality into the protection of architectural heritage." [4]

Whether it is building a cultural street or a community museum, the protection and utilization of modern architectural heritage aims to play a role in educating the public by leveraging its own architectural value. The careful layout and construction can attract passengers; promote regional investment and investment with invisible opportunity cost, thus promoting regional economic construction.

VII. CONCLUSION

The protection and rational use of excellent buildings are closely related to regional economic development. Based on the protection, the building advantage is used to create the initiative, which can promote the regional economic development to a certain extent. For example, the utilization of Fanghua Courtyard Restaurant, the economic value protection effect created at this stage is also much higher than that of the undeveloped Lao Mu Temple in the Ming and Qing Dynasties. The regional economic development has increased the possibility of the preservation and rational use of architectural heritage. The two are mutually reinforcing and pushing each other. The protection of urban architecture is not only looking for the past for the past, but also respecting the past for the present. [5]. It's necessary to focus on the existing outstanding modern and contemporary architectural heritage in Xi'an, and intensify the investigation and protection of existing modern buildings in Xi'an. It's necessary to find a balance between development and building protection. It's necessary to coordinate the influence of local and central, regional and local, mass and government, public-owned economy and market economy on the protection of architectural heritage, develop on the basis of reasonable protection, stimulate potential value, and promote regional economic construction.

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