A Comparative Study on the Renewal Practice Modes of Historic Buildings in China and Japan
——Taking Tianjin, Kobe, and Maizuru as examples

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Abstract. One of the finest examples of preserving and renewing modern historical buildings in Japan is Ijinkan in Maizuru and Kobe, which are characterized by a high degree of openness, extensive public participation, and multiple business formats. Among them, the main form of public participation --- clubs, is of great referential significance. As the modern northern economic center, Tianjin is home to thousands of historical buildings in its districts, which has become an important resource for urban tourism. After years of practice, although the effect is obvious, there are still many contradictions. In this regard, this paper analyzed the renewal models of historical building in two cities of Kobe and Maizuru in Japan, investigated and sorted out the current situation and renewal practice models of historical buildings in Tianjin, proposed several strategies suitable for the renewal of historic buildings in Tianjin, according to the comparative study of the renewal models of historical buildings in Tianjin and the two cities of Japan.

1. Introduction
Japan’s protection of historical buildings, the continuation of block culture and the renewal of historical blocks have been widely recognized by scholars around the world, in terms of community building, club organization and regulations. China has more abundant historical building resources more than Japan. How to effectively use historical buildings to create greater cultural benefits and economic value? How to use historical buildings to tell historical stories? It is an important way to enhance national cultural self-confidence, national self-confidence, and remember history. Historical building resources in China are more abundant than that in Japan. How to effectively use historical buildings to create greater cultural benefits and economic value? How to use historical buildings to tell historical stories? These are an important way to enhance national cultural self-confidence, national self-confidence and remember history. Through long-term exploration and practice of historical building renewal, Kobe and Maizuru have spread their influence to the whole world, taking historical buildings as the breakthrough point for the development and prosperity of the regional economy and culture of the two cities. As a famous historical and cultural city, Tianjin has been widely recognized for its protection of Urban Historic Conservation Areas. However, it is necessary to further promote the public’s participation and the excavation of local characteristics, so that historical buildings can better make contribution to the development of urban culture and economy.
2. Renewal of Historical Buildings in Maizuru and Kobe

2.1. The Practice Model of historical Building Renewal in Maizuru

2.1.1. Overview of the Renewal of Historical Buildings in Maizuru. Located on the shore of the Sea Wakafjord of Japan and under the administration of Kyoto Prefecture, the small town of Maizuru with a population of only 97,000 enjoys a high reputation in the field of the protection of red brick historical buildings in the world. Its effective practices and experience in the protection and renewal of historical buildings are worth exploring and learning.

Under the dual promotion of government leadership and community mobilization, Maizuru established the "Maizuru Community Construction Promotion Investigation and Research Association" in 1988. In 1989, inspired by the red brick warehouse building at Yokohama Wharf, seven government employees organized the "Maizuru Construction Detective Group", so as to start the search and utilization of red brick buildings. The 16 red brick warehouses and the Kanzaki Red Brick Factory built between 1901 and 1922 were excavated during the red brick search movement. At the same time, an attempt was made to make a "red brick building map" [1]. In 1990, the "Red Brick Building Utilization Method" seminar was successfully held, attracting experts and scholars to participate from various regions of Japan. The "Red Brick Club --- Maizuru" was established taking the opportunity of this seminar. Using the old torpedo warehouse and divided into two floors, the Maizuru Red Brick Museum was rebuilt and officially opened in 1993, with more than 600 kinds of physical objects exhibited in a building area of less than 800 square meters, which cost the government as high as 700 million yen in acquiring and renovating. The museum displayed real red bricks such as Tokyo Station and Amsterdam Central Station. Among all exhibits, the more precious ones are the Mesopotamian clay bricks of the 22nd century BC, the "Phoenix Bricks" of Japan in the 8th century and the representative picture models of red brick buildings in European countries and all over Japan [1]. (Figure 1)

After the establishment of the "Red Brick Club" in 1991, the "Red Brick Network" organization was formed, and the "Lunhuan" journal was published. Moreover, Maizuru holds a red brick jazz concert every year to improve their influence and promote the protection and renewal of red brick buildings. Maizuru became a red brick cultural information center in Japan, and it had regular exchanges with Portsmouth, England. Besides, a red brick park was transformed by a red brick warehouse, with all functions as restaurants, cafes, pavilions, etc., which became a tourist attraction in Japan (Figure 2). Represented by red bricks, tourism service industry in Maizuru has created a large number of jobs. 70,000 people visit and travel each year, embarking on a virtuous path of sustainable development of the town. Maizuru has also become a red-brick cultural dissemination center. Red-brick culture not only activates the cultural memory of the city, but also "rebirth" the urban remains.

Figure 1. The interior of the Maizuru Red Brick Museum
Figure 2. The Maizuru Red Brick Park
2.1.2 Maizuru Model. As one of the most successful cities in the large-scale spatial transformation of red brick buildings, Maizuru is mainly guided by the government in the spatial transformation model, with the participation of the public (experts and citizens) as the promoter. Combining research and practice, Maizuru shows the red brick cultural urban area that integrates industrial architectural heritage protection, comprehensive services, tourism resource development and global openness. On the basis of architectural heritage protection, it fully integrates tourism resources, attracts participation of the public by the pattern of club and highly opens to the outside world, with the biggest feature of participation of the whole people, which not only has successfully completed the industrial upgrade, but also established its status as a red-brick cultural city. (Figure 3)

2.2 Renewal Practice Model of Historical Building "Ijinkan" in Kobe

2.2.1 Renewal Practice of Historical Building "Ijinkan" in Kobe. Kobe, located in Osaka Bay, is also one of the most representative cities in Japan with more distinctive features in the protection of historical districts, which has blazed a new trail in the cooperative protection and renewal mechanism of government-business-resident. Among them, the renewal of 21 historical buildings in the "Ijinkan" historical district in the Yamamoto-dori district of Kitano-cho is a typical Kobe model in the preservation and renewal of Kobe's historical buildings, with 11 monumental buildings, 6 art galleries, 2 coffee shops, 1 restaurant, and 1 fashion store [1]. In terms of property rights, among these 21 historical buildings, two of them are owned by the Kobe Government, and the rest are owned by individuals. The government also provides financial support and encourages business renewal under the premise of protecting the historical buildings. On the one hand, the government stipulated that it should be approved by the Housing Authority to ensure the integrity of the appearance of the building block, before the renovation and reconstruction. On the other hand, non-governmental organization, which spontaneously formed by residents and businesses, can discover problems in the protection of neighborhoods and provide advice and suggestions to the government through networking, seminars and other activities. In addition, the Citizens’ Urban Construction Council has been established, where citizens have the right

![Figure 3. Maizuru pattern frame](image-url)
to participate in such areas as streets, communities, water bodies, rivers, and green gardens, forming a protection mechanism for mutual cooperation among government – residents – businesses - societies. In terms of policy formulation, Kobe successively formulated the "Kobe Citizens Environmental Protection Regulations", "Kobe Cultural Environmental Protection Planning", "Kobe Citizens Parks Regulations", "Kobe Landscape Regulations", "Kobe Environmental Impact Assessment Outline", "Kobe Landscape Construction Basic Plan" "Etc., so that Kobe City has taken the lead in the protection of historical districts and the renovation and renewal of historical buildings.

2.2.2 "IJinkan" model of Kobe. The transfer of property rights appears in the renewal feature of "IJinkan" historical buildings in Kobe. Firstly, the property rights of general historical preservation buildings are transferred to attract investment and select high-quality merchants to settle in. Secondly, the dissemination of urban culture and values, in commemorative buildings and cultural buildings has enabled the traditional culture of historical districts to be promoted. Lastly, the protection and utilization management of historical districts have been clarified through comprehensive laws and regulations, coupled with the support of government policies, making the historical district of "IJinkan" a famous cultural landscape in Kobe and even Japan. (Figure 4)

3. Renewal Practice Model of Historical Building in Tianjin

3.1 Overview of Historical Buildings
Commercial and public buildings in historical and cultural districts of Tianjin are mainly concentrated on Jiefangbei Road Financial Street, Central Park Area and Chifeng-Anshan Road, while residential buildings are mainly concentrated in urban centers such as the Five Avenues, Italian-style neighborhoods, and German-style neighborhoods.

3.1.1 The Current Characteristics of Historic Buildings on Five Avenues (residential). The Fifth Avenue Historic District, built in 1901, is located at the north of Machang Road in Heping District and south of Chengdu Road. It covers an area of about 194 hectares, with a total of 2,514 buildings, of which 430 are
historical buildings, and 14 are municipal cultural relics. The architectural style is roughly divided into British style (89 buildings), Italian style (41 buildings), French style (6 buildings), German style (4 buildings), Spanish style (3 buildings), of which, the British style accounts for the highest proportion. At present, the typical buildings in this area are closed except for a few open to the public. Take Munan Road as an example: (Table 1)

Table 1. some characteristics of historical buildings (residential)

| Name               | Address                  | Building structure                      | Style characteristics                                      | Types                      |
|--------------------|--------------------------|----------------------------------------|------------------------------------------------------------|-----------------------------|
| Yan Huiqing's Former Residence | 24-26 Munan Road | three-story brick-concrete structure building | Red tile slope top, wall made of sulphur clinker brick (local material), fair-faced wall | Residential building (Not open) |
| Knotty building    | No. 283, the intersection of Munan Road and Hebei Road | three-story brick & wood apartment | Red tile roof with external eaves, uneven raised brick on the wall, sulphur clinker brick, fair-faced wall | Residential commercial building (Transformation and opening) |
| Xu Shuqiang's Former Residence | 108 Munan Road | Three-story brick-concrete structure, flat roof building | Rounded corner design, arc-shaped balcony, fair-faced wall, red bricks. | Residential building (Not open) |
| Xu's Former Residence | 11 Munan Road | Exposed wooden roof truss structure (Victorian residential form) | Fair-faced, red brick wall red tile roof | Residential building (Not open) |

3.1.2 Current Characteristics of Historical Buildings on Jiefang North Road (commercial). The historical district of Jiefang North Road is located on the banks of the Haihe River. It is from Jiefang Bridge to Xuzhou Road, connecting with Jiefang South Road, which known as "Oriental Wall Street". There are various architectural styles in the block. Western buildings such as Gothic, Romanesque, Germanic, and Soviet are distributed along the street, with a total of 46 existing commercial historical preservation buildings, of which, there are mainly banks, stock exchanges, trust companies, investment companies, insurance companies and other financial institutions, with gold and silver jewelry stores, restaurants and other service institutions as supplementary. Due to the particularity of commerce, the commercial historical buildings on Jiefang North Road have been continuously used. Most of them are open for visits. (Table 2)

3.1.3 Current Characteristics of Historical Buildings in Other Areas (public & cultural buildings). In addition to the above-mentioned areas, there are also a certain number of historical buildings in various historical districts in the urban areas such as the Italian style district in Hebei District, Anshan Road in Heping District, Fenghua Road in Hexi District, etc., which record the development history of Tianjin. It can be described as "changes in the past century can be seen in Tianjin". From the architectural function, most of them are dealt with education and culture, religious affairs and industrial production, such as churches, church buildings, warehouses, factory buildings, station buildings, school buildings,
etc. Most of them are brick-wood mixed structure, and sulfur clinker bricks, with fair-faced widely used. (Table 3)

| name                        | Address        | building structure | Style characteristics                                                                 | Types       |
|-----------------------------|----------------|--------------------|---------------------------------------------------------------------------------------|-------------|
| Former Bank of Korea        | 97 Jiefang North Road | mixed structure   | Red bricks, fair-faced wall, reflecting the individuality of local materials            | Commercial 1 Building |
| Post Bureau of Tianjin in Former Qing Dynasty | 103 Jiefang North Road | Two-story brick and wood structure | Blue brick wall with brick carvings, combining European classics and Chinese traditions | Commercial 1 Building |
| Former French Concession Ministry of Industry Bureau | 34 Jiefang North Road | Four-story mixed structure building | French-style Bangsar style roof, fair-faced wall and red bricks, mixed with water decorative lines | Commercial 1 Building |
| Ruilong Foreign Firm        | 197 Jiefang North Road | two-story brick & wood building | The outer eaves are red brick, fair-faced walls and mixed water walls, with Ioni pillars, square windows and arches. | Commercial 1 Building |

3.2 Practice of Protection and Renewal of Historic Buildings

3.2.1 Renewal System Construction. After Tianjin has planned its 14 historical and cultural districts, it carries out the full cooperation of scientific research institutions and colleges and universities and other related institutions, learns the system construction methods for the protection and renewal of historical cities at home and abroad, and gradually formulated the "Technical Standards for the Preparation of the Protection Planning for Famous Historical and Cultural Towns and Villages in Tianjin", the "Technical Standards for the Preparation of the Planning for the Protection of Historic and Cultural Districts in Tianjin", and the "Guidelines for the Height Control of Surrounding Buildings in the Historic Protection Area of the Central City of Tianjin". It also formulated the "Approval Procedures for the Construction of Historical and Cultural Districts in the Central City of Tianjin", in combination with the actual management mechanism of Tianjin, and formulated the "Regulations on the Planning and Management of the Five Avenue Historical and Cultural Districts in Tianjin" for the special requirements of the key protection of historical and cultural districts [4]. With the development of Tianjin’s urban construction practices, the system and planning system for the protection and renewal of historical and cultural blocks and historical buildings in Tianjin has been gradually improved, providing an important basis for the protection and renewal of historical and cultural cities.

| name                          | Address        | building structure | Style characteristics                                                                 | Types       |
|-------------------------------|----------------|--------------------|---------------------------------------------------------------------------------------|-------------|
| Former Continental Bank Warehouse | 223 Zhangzizhong Road | Mixed structure   | fair-faced brick wall                                                                   | Warehouse   |
| Former Site of Xigu Airport, Jinpu Road | 1 Nankou Road | Brick and wood structure | Sulphur clinker brick, fair-faced wall, brick arch window                               | Factory     |
### Historical Buildings in Tianjin

| Building Name | Location | Structure | Exterior Features | Type |
|---------------|----------|-----------|------------------|------|
| St Joseph's Cathedral Church | 11 Xining Road | Brick | Column-shaped arch window, Roman style | Church |
| Wanghailou Church | 292 Lion Grove Street | Brick and wood | Arched windows with turrets on both sides, Gothic style | Church |
| Former Young Men's Christian Association of Tianjin | 94 Dongma Road | Mixed | Flat roof, red brick, fair-faced wall | Church |
| Nankai Private Middle School (East Building) | 20 Sima Road | Brick and wood | Sloping roof, blue brick inlaid with red brick finish, square windows on the first floor, arch windows on the second floor, red brick, fair-faced wall with porch | School |
| Nankai University (Siyuan Hall) | 94 Weijin Road | Mixed | Slop roof, red brick, fair-faced wall with porch | School |
| Government Secondary School | 13 Jade Garden Road | Brick | Fair-faced wall, a pilaster type vertical facade | School |
| The original main station building of West Railway Station | 1, Front Street of West Station | Brick | Red tile roof, fair-faced wall, stone column type | Station |

Note: The selected commercial buildings and public cultural buildings are the most representative, typical and best-preserved single buildings in the urban area. Among them, Tianjin local sulfur clinker bricks are used as decoration in the selection of building materials.

#### 3.2.2 Identification, Classification and Protection

Tianjin has carried out different levels of appraisal of historical buildings in historical and cultural districts, especially buildings of great significance, and conducted statistics on various building information and archived them. At the same time, for the reserved buildings that have been determined in the planning, they are divided into heritage buildings, style buildings and buildings with style features, [6] and general buildings and new buildings, etc. [6]. Among heritage building, there are 22 national key cultural relics protection units (83 buildings), 142 Tianjin cultural relics protection units (162 buildings), 31 district and county cultural relics protection units (32 buildings) and 348 immovable cultural relic sites (413 buildings) [5]. In the "Regulations on the Protection of Historic Buildings in Tianjin" issued in 2005, Tianjin clearly classified 877 historic buildings into three protection levels in various regions of Tianjin, including special protection level, key protection level and general protection level [6]. These buildings are distributed in 15 districts and counties of Tianjin.

#### 3.2.3 Key Restoration

For the key red brick historical buildings in urban areas, it is needed to restore their appearance, structure, function, etc., so as to meet the needs of contemporary life. Meanwhile, it is required to distinguish reconstruction objects with "shanty towns", so as to prevent "creative destruction", owning to their functional degradation and old facilities, which are easily regarded as "three olds" [6]. For the authentic renovation of the outer eaves of the building, the materials used are all original building materials. The more severely damaged buildings will be restored and marked, according to the surrounding technology. As for the internal renewal of the building, the main purpose
is to improve and restore the use of functions, among which hardware facilities are mainly constructed, including municipal administration, wall, structural reinforcement, etc. Buildings with new functions and forms are rationally planned where the original building is missing. Through the detailed regulatory planning of Tianjin’s historical and cultural blocks, the volume and expression form are strictly controlled. The overall height is less than 15 m. The planning requires to maintain the original architectural style and be harmony with the block environment.

3.2.4 Renewal Practice Model of Historical Buildings. There are three main methods for renewal of historic districts in Tianjin. The first one is overall demolition and rebuilding, which is mainly used in the old city area, typically Gulou commercial street). The second one is function replacement and continuation of style, which is mainly used in the historical and cultural block of Yigong Garden. The third one is overall protection and continuous renewal, which is mainly used in the historical and cultural blocks of the Five Avenues. The above three methods are the concrete manifestation of three different heritage protection and renewal thinking formed by continuous development and change over time. The reuse of red brick historical buildings has also changed with the application of three different modes.

The three types of buildings (residential, cultural, and industrial) have been updated in multiple formats and from multiple perspectives to varying degrees, during the reuse of historic buildings in Tianjin. However, except for the industrial sites and public buildings, a large part of the historic red brick buildings in Tianjin remain closed, while some buildings basically maintain their original functions, which plays a sustainable role in social development. According to the specific practices of the above-mentioned historical blocks and renewal practices of red brick building, the renewal mode of red brick historical buildings in Tianjin can be summarized as follows. (Figure 5)
4. Maizuru’s and Kobe’s Strategies to be Used in the Renewal of Tianjin’s Historical Buildings

4.1 Public Participation Model

4.1.1 Maizuru Club, Jazz Concert in Red Brick. The clubs and associations in the Maizuru model are mainly guided by the government. Among them, the "Red Brick Club --- Maizuru" is developed from the "Maizuru Construction Detective Group" organized by 7 government employees. The government is the leader in the preservation and renewal of historic buildings. Not only experts and scholars, who have professional thinking on the preservation and renewal of historical buildings, should participate in the renewal of historic buildings, but also residents living in historical and cultural blocks and people who love the protection of historical buildings should also join in it, who witnessed the development of the block, and had a deeper understanding of the block. Therefore, the communication between the residents of historical and cultural districts and the government is the most effective way to resolve the contradiction between the renewal of historical buildings. The construction of communication channels is the prerequisite for Tianjin to create a good communication environment between the government and citizens.

The first one is to encourage non-governmental organizations and government departments to establish affiliated organizations. As for NGOs, the most representative NGO for architectural heritage protection in Tianjin is the "Tianjin Memory Team". The organization was established in 2006. At the beginning of its establishment, it was the "Tianjin Shooting and Recording Team". In 2008, it was renamed as the "Tianjin Architectural Heritage Protection Volunteer Team" and published the first written document regulating team behavior --- "Declaration of Tianjin Architectural Heritage Protection Volunteer Team". Meanwhile, the internal publication "Tianjin Memory" was released in the same year. [7] In 2011, it was reorganized as the "Tianjin Memory Cultural Heritage Protection Team", mainly engaged in the protection of intangible cultural heritage. The team held more than 60 collective shooting activities and 10 special shootings, and took more than 100,000 photos of historical buildings and left hundreds of hours of audiovisual materials. They also visited more than 100 descendants of celebrities and hundreds of indigenous residents, and identified more than 200 historical buildings such as Zhang Xun’s former residence. In October 2009, the team prevented the landing of the "Juke Anchorage" real estate project on Tianjin Fifth Avenue and pushed the public’s participation in the architectural heritage protection movement to a climax. [8] However, because it has not been able to become a formal organization and can’t find a government department affiliated with it, the team has not been able to maximize its advantages.

As the leader of urban construction, the government should maintain exchanges and cooperation with non-governmental organizations, encourage the establishment of non-governmental organizations, and assist in the renewal of historic buildings in Tianjin. Meanwhile, it should avoid the decline of non-governmental organizations like the "Tianjin Memory Team" and enhance the building capacity of an open government.

The second one is to encourage the holding of cultural activities with architectural features as the theme. As a publicity activity for the protection of the red brick buildings in Maizuru, the Red Brick Jazz Concert played a decisive role in establishing the urban characteristics of the City. As a modern northern economic center, Tianjin has rich historical relics and distinctive architectural features. When carrying out cultural activities, Tianjin can learn from the Maizuru’s development model and make full use of the propaganda of cultural activities to promote the protection of historic buildings in Tianjin, seek the attention of people from all walks of life, and promote the image of the city while enhances the openness of the protection and renewal of architectural heritage, so as to better serve the reuse of historical buildings.
4.1.2 Bottom-up Public Participation in Kobe’s "Ijinkan". Tianjin mainly uses a top-down public participation to protect and renew historical buildings, led by the government, with experts and scholars and architectural heritage protection enthusiasts as the main participants, and the planning department - researchers concrete implementation as the main step. The main advantage of this public participation method is that it can be implemented quickly, and can achieve rapid and professional protection for buildings that are in urgent need of protection. However, this method is unsustainable, and short-term decisions may lead to repetitive work. For example, in the renewal work of the old city of Tianjin, most of the historical buildings were razed to the ground due to the renewal of real estate investment, and then the Gulou Commercial Street was built to maintain the historical context, with tremendous changes of specifications.

Therefore, it is necessary to fully learn from the historical building renewal model of Kobe, when renewing historical buildings in Tianjin, and build a public participation platform through government decentralization, advice and suggestions, public solicitation and participation. With these efforts, every citizen can understand the protection and renewal of historical buildings, give play to the collective wisdom of the citizens, and effectively enhance the urban cultural self-confidence of the citizens.

4.2 Deepen the Degree of Openness
At present, the degree of openness of historic buildings in Tianjin is not high, and most of the historic buildings are in a "daunting" status quo, which is not conducive to the sustainable development of urban culture. Taking the Fifth Avenue Historic District as an example, among the 430 historic buildings, there are only ten buildings opening to the public, of which most are for business purposes, like visiting and restaurant. In addition, some other historical buildings with private property rights are generally used for commercial purposes through renovation, such as homestays, restaurants and entertainment. From the overall ratio, open historical buildings account for about 0.1% of the total buildings (except for historical buildings that are owned by the company after the renewal and are not open).

Judging from the status quo, the historical buildings of Kobe’s "Irenkan" is far more open than the Tianjin’s, with more comprehensive urban tourism and more complete cultural services. To enhance the vitality of Tianjin's historical and cultural districts, it is necessary to promote its degree of openness. Meanwhile, it is of necessity to carry out a comprehensive planning of business distribution to form a comprehensive city, tourism, and commercial service district.

4.3 Finding Local Characteristics of Historical Buildings
The similarity between Maizuru and Kobe’s "Ijinkan" is that it uses locally produced red bricks as the source to create urban characteristics, and finally becomes the center of the Japanese Red Brick Cultural.

Most of the building materials in Tianjin's historic buildings are produced locally, among which the fair-faced bricks and sulphur clinker bricks are the most distinctive. The historical buildings selected in the above overview of Tianjin's historical buildings all use locally produced materials. Of course, Tianjin’s local materials are not limited to bricks for construction, and architectural decorations are also distinctive. For example, the front of the Chuhua Gate in the Shijia Courtyard is a Chinese classical Chuhua Gate, and the reverse is a European arched door. These are all historical marks in the development of Tianjin. Highlighting its characteristics can better serve the prosperity and development of the city's economy and culture.

5. Conclusion
The renewal of Tianjin’s historical buildings is not limited to the use of the model of Maizuru and Kobe’s "Ijinkan". For areas with relatively concentrated historical buildings, it is needed to maintain the overall planning, encourage enterprises to settle in, increase subsidies for property owners, and encourage property owners to carry out business transformation and update with the goal of comprehensive services. The current era is in a new era of Internet of Everything. Young people are more inclined to learn about the world through the Internet. Tianjin should seize the hotspots of the current self-media era, highlight architectural features, increase experienced landscapes, interesting
street furniture, etc., and build an online self-media platform to enhance the influence of urban characteristics while promoting the development of historical building renewal. This paper is not complete enough to discuss the relevant system of historical buildings in Tianjin. Therefore, more researchers are needed to conduct in-depth research on historical building protection technology and renovation methods in practice.

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