

Original Paper

## Study of the Changes and the Present Situation in Designating Conservation District of Traditional Buildings

Satoshi ASANO  
(Department of Architecture)

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### Abstract

In this study, the changes in the way of designating districts through the years were examined by classifying the conservation district of traditional buildings by era. In addition, the spatial structures of the preservation areas today were also closely examined. The changes in district designation can be seen in the 3 stages; beginning and grouping stage, independent designation stage and gradual designation stage. In present day Japan, the CDTB designation is in gradual designation stage, It is characteristic of the stage to have the CDTB as a focus and gradually have the surrounding area designation with less strict regulation . As mentioned before this kind of gradual designation is very important for community planning.

### Key words

Conservation district of traditional buildings (CDTB), Spatial structure  
Landscape, Landscape regulation, Surrounding area of CDTB

### 1. The purpose

The main law concerning the historical environment system in Japan is the "conservation district of traditional buildings system" (CDTBS) which is based on the cultural property preservation law. In city planning area, it is based on the city planning law. Since being established in 1975, 37 districts has been appointed by CDTBS in August,1993.

The process of the system is as follows. First the study of preservation measure is implemented. Secondly, the study of preservation regulations are discussed. Thirdly, the preservation district is decided and then the plan is announced. Even though Each of the process in itself is equally important, the designation of preservation district could be more important than others in operating the preservation project afterwards. It is because after being appointed,

the residents of the district will be restricted by regulation, thus the residents have a large interest in the range of the CDTB. Since agreement upon the residents of the district is one of the basic principals in operating CDTB, it is important to take consideration in residents' interests when designating the area. It is this study's intention to analyze the present situation of area decision making in CDTB by studying the patterns of spatial structure in the preservation district and its surrounding area. In addition, the goal of this study is to find the changes in decision making of CDTB through the years by referring the differences according to the era.

## 2. area (range) decision in preservation district

There is no specific regulations in the cultural property preservation law about the shape, boundary and size in deciding the area for preservation. The preservation district is suppose to be "an environment where the traditional buildings and its surroundings are valuable as one." (2 of regulation 83, cultural property preservation law ) However, analyzing the decision making of the CDTB realistically, it is obvious that the decisions were based upon the continuity of landscape and the community<sup>(3)</sup>. Nevertheless, the area size is restricted to the traditional buildings and surrounding areas that cannot be separated. Moreover, facilities and districts that do not fit into the original area such as protection facilities and factories are not to be included in the preservation district. The above has been notified by the Agency for Cultural Affairs.<sup>(2)</sup> Since, the nation has limited budget, the Agency wants the area to be kept under manageable size. There are some exception to this such as "Tsumagojuku", where the enthusiasm for preservation of the residents of the surrounding district were considered. There the committee was more concerned about the community than restricting the area, thus the designated preservation area included the surrounding mountains.<sup>(3)</sup>

In the past few years, some of the providential government are appointing the surrounding area of CDTB as landscape formation district. This way the CDTB will be the core but at the same time the surrounding area will have little less restrictions. These measures prevent the CDTB in becoming the solitary island in the city and could be important in community planning with CDTB as a core to utilize traditional characteristics in the town.

## 3. naming of the preservation district

When deciding the name of the preservation district, inside the city planning area the names were to be **\*\*city (town, village) \*\***conservation district of traditional buildings.<sup>(4)</sup> However, by the notification from the Cultural Properties Protection Department<sup>(5)</sup>, all areas were to be named in the same way.

## 4. spatial structure in preservation district

### (1) classification of spatial structure in preservation district

There are 5 types of spatial structure in relation to the surrounding areas. The types are as follows.

1. Independent designation structure
2. dependent(co-extant) designation structure
3. Kyoto style structure
4. double designation structure

Table.1 Spatial structures of preservation districts

|  |  |
|--|--|
| <p>Independent designation structure</p> | <p>A structure where only CDTB is designated by the preservation regulation.</p> <p>-----</p> <p>Kakunotate town, Sirakawa village, Nariwa town, Nitinan city, Narakawa village, Simogo town, Chiran town, Marugame city, Hyuga city, Hirosaki city, Tobu town, Kashihara city, Ohmihachiman city, Ohta city, Takehara city, Yanai city, Seki town, Uchiko town, Nagiso town</p> |
| <p>Co-existent designation structure</p> | <p>A structure where the CDTB has been designated over an already preserved district in terms of landscape.</p> <p>-----</p> <p>Hagi city, Takayama city, Kurashiki city, Nagasaki city</p>  |
| <p>Kyoto type structure</p>              | <p>A structure where CDTB was designated over a variety and a number of already existing designated in Kyoto.</p> <p>-----</p> <p>Kyoto city</p>   |
| <p>Double designation structure</p>      | <p>A structure where CDTB and its surrounding landscape preservation area have been doubly designated by landscape regulation.</p> <p>-----</p> <p>Waki town, Hayakawa town, Ogi town, Taketomi town</p>   |
| <p>Triple designation structure</p>      | <p>A structure where CDTB and its surrounding landscape preservation area have been triply designated by landscape regulation.</p> <p>-----</p> <p>Hakodate city, Arita town, Kobe city</p>  |

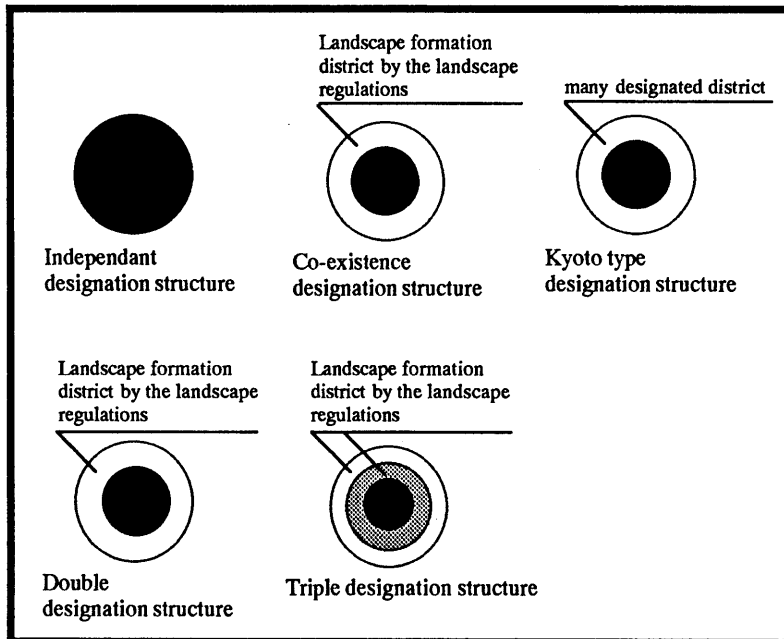


Fig.1 Spatial structure of preservation districts

### 5. triple designation structure.

(table 1 figure 1)

With the exception of independent designation structure, others have been designated as landscape formation district by the landscape related regulations. It could be pointed out that spatial structure can be classified into 2 different structure, independent structure or structure including the surrounding area. CDTB in city planning areas often have goals to protect and formulate landscape of the city. On the other side, the CDTB outside the city planning area often have goals to preserve the natural environment.

#### (2) independent designation structure

A structure where only the CDTB is designated by the preservation regulation. The following 19 districts are of this type: Kakunodate town, Sirakawa village, Nariwa town, Nitinan city, Narikawa village, Shimogou town, Tiran town, Marugame city, Hyuga city, Hirosaki city, Tohbu town, kashihara city, Ohmihatiman city, Ohta city, Takehara city, Yanai city, Seki town, Utiko town, Nagiso town

#### (3) co-existent designation structure

A structure where the CDTB has been designated over an already preserved district in terms of landscape. As seen in chart 2, in the area where the two preservation designation overlapped, the CDTB was given priority. (In Nagasaki, the CDTB was designated first then the other areas were designated as landscape formulating district by the urban landscape regulation of Nagasaki) The following 6 districts are of this type: Hagi city(Horiuti, Heianko district), Takayama city, Kurashiki city, Nagasaki city(Higasiyamate, Minamiyamate)

#### (4) Kyoto style structure

A structure where the CDTB was designated over a variety and a number of already existing designated districts. The changes in variety of the designation are shown in table 3. Presently, in the surrounding areas several preservation regulations are in effect, such as the preservation area of historic landscape, special preservation area of historic landscape, type 1-3 districts of scenic park regulations, type 1-2 districts of aesthetic zone under city landscape regulation of Kyoto and number of others. This kind of situation are not seen in any other CDTBS. It could be said that this historical environment preservation plan is a very unique one, which only exists in Kyoto. In Kyoto the 4 following districts are designated as CDTB: Sannenzaka, Gionshinbashi, Sagatoriihon, Kamigamo

#### (5) double designation structure

A structure where the CDTB and its surrounding landscape preservation area have been doubly designated by landscape regulations. As the landscape regulation measures were made, the CDTB and the surrounding area were designated at the same time. The following 4 towns are this type: Taketomi town, Waki town, Ogi town, Hayakawa town  
All 4 districts are not included in the urban (city) planning area.

#### (6) triple designation structure

A structure where the CDTB and its surrounding landscape preservation area have been triply designated by landscape regulations. As the landscape regulation measures were made, the CDTB and the surrounding area were designated at the same time. However, in Kobe its city

Table 2. Changes in the district designation in the co-existence designation structure

| district names                                  | Changes in the district designation |   |
|---|-------------------------------------|---|
| Hagi city<br>Horinouti/Heianko area             | 1951.6.9<br>1972.10.5<br>1976.6.8   | Hagi castle ruins is nationally designated as historical landmark.<br>Hagi historical landscape law is implemented and the preservation district is designated along the roadroute.<br>Horiuchi/Heianko area are designated as CDTB(enlargement in area size).<br>*When overlapping with the regulations, the regulations loose effect. |
| Takayama city<br>Sannomachi                     | 1972.9.30<br>1977.3.30<br>1979      | designating city landscape preservation district by city landscape regulation designation of CDTB<br>*When overlapping with the regulations, the regulations loose effect.<br>designation of construction agreement area  |
| Kurashiki city<br>Kurashiki riverside           | 1968.9.30<br>1979.2<br>1990.6       | Kurashiki river side aesthetic area, special aesthetic area were designated under Kurashiki city's traditional aesthetic preservation law designation of CDTB.<br>abolishment of special aesthetic area<br>background district designated under the Kurashiki city Kurashiki riverside CDTB background preservation regulation          |
| Nagasaki city<br>Higashiyamate/<br>Minamiyamate | 1990.10.23<br>1992.3.2              | designating Higashiyamate and Minamiyamate as CDTB<br>designating upon the landscape formulation area   |

Table 3. Changes in Kyoto type structure district designation

| names of legal regulation<br><br>district designation | Act concerning spatial measures for preservation of historic landscape 1960.1 |   | scenic park area regulations 1970.4 |             |             | Kyoto city landscape regulation 1972.4            |        |                                    | historical area landscape preservation maintenance point 1985 |   |
|---|---|---|-------------------------------------|-------------|-------------|---|--------|------------------------------------|---|---|
|   | preservation area of historic landscape                                       | special preservation area of historic landscape | type 1 zone                         | type 2 zone | type 3 zone | aesthetic park area. constructions regulated area |        | large constructions regulated area | special preservation area for landscaping                     | historic landscape area                   |
|   |   |   |                                     |             |             | type 1  | type 2 |                                    |   |   |
| Sannenzaka 1976.9                                     | ○   | ○   | ○                                   | ◎           | ◎           | ◎   | ○      |                                    | ◎ same as CDTB  |   |
| Gionshinbashi 1976.9                                  |   |   |                                     |             |             | ◎   | ○      |                                    | ◎ almost same as CDTB   |   |
| Sagatorihon 1979.2                                    | ○   | ○   | ◎                                   | ◎           |             |   |        |                                    |   |   |
| Kamigamo 1988.4                                       | ○   | ○   |                                     |             |             |   |        | ◎                                  |   | ○ designation of surrounding area of CDTB |

◎When designated in side of CDTB  
○When designated adjacent to CDTB  
※Dates are by the established dates for regulations  
Dseignated dates for districts

landscape formulation area were designated first and a part of that area has been designated as CDTB. The following 3 districts are this type: Kobe city, Hakodate city, Arita town

## 5. Characteristics of the surrounding areas

### (1) Characteristics of co-existent, double and triple designation structures

In chart 4,5 the regulation names, district names and restrictions of co-existent, double and triple designation structures are shown in order. The characteristics seen in the table 4, 5 are discussed in the following.

Examining the regulation names, except for Ogi-town all of the city, town and villages use the word "landscape". (Kurashiki city uses aesthetic) This seems to indicate that the providential governments' are trying to preserve, protect and formulate historical environment and natural environment from the view point of landscaping.

As for the districts' names, the word "landscape" is used by most of the districts. When the object of the preservation is mostly the surrounding nature (natural environment), districts are named as scenic park preservation districts, such as Waki and Arita towns. In Takayama city, a building agreement is made to the neighboring areas of CDTB which could have large influence on preservation of landscaping, even though they were already developed as commercial districts.

The characteristic of the content of restrictions same in all of the landscape related districts is to notify the providential government (city, town and village) of ones' intention to build something. In CDTB, the preservation regulation enforcement is secured by giving out "permission." On the other side, in the surrounding areas, the regulations' enforcement is secured by building confirmation followed by application.

As for restrictions in change of the surrounding districts, mostly there are design regulations for buildings, such as "landscape formulations regulation." Those regulations range from the location, size and design of the buildings, the change in the earth characteristics, deforestation (including bamboos) and others.

The buildings that are considered important for the landscape are designated as "landscape formulation designated buildings." In some districts, for those buildings that are designated, the same kind of preservation standards (design regulation) apply as with the historical buildings in CDTB. Moreover, as a compensation for the regulation, there is a subsidizing system for repair and such.

In some districts, they have a system in which the local resident groups and landscape agreements that are considered to be beneficial to the city landscape formulations are recognized. In the triple designation structure type district, the most outer part (third part) does not have strict restriction as the others. The content of the restrictions mostly consists of notifying and guidance.

The characteristics above can be seen in table 2.

Overall, there are some differences in restriction of the surrounding areas depending upon the urbanization and the attitude of the government. Kobe city could be pointed out as having the best regulations. Since Kobe city has been as the leading city in city design, many other cities and towns have used Kobe as a reference when deciding preservation districts. The two districts (Hakodate city and Arita town) which belongs to the triple designation structure as with Kobe, have very similar regulations. It could be said that Kobe city have had large influence on others.

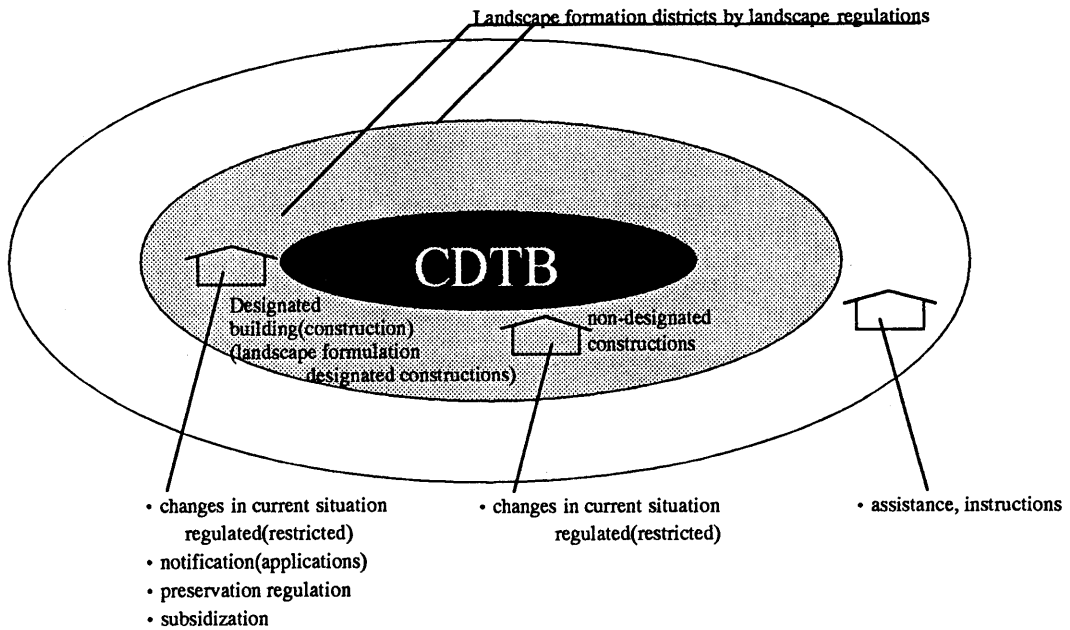


Fig. 2 Regulations in the surrounding area

(2) Characteristics of the surrounding area in Kyoto style structure

In chart 5 the regulation names, district names and restrictions of the 4 districts in Kyoto city are shown.

As mentioned before, this structure's characteristic is having a variety of district designations compared to others. Even the legal foundations are in wide range. There are laws such as "act of concerning spatial measures of preservation of historic landscape," Kyoto scenic park regulation, Kyoto city landscape regulation, historical area landscape preservation maintenance points and others. When examining from the restriction, its characteristics can be seen in the "regulations of styles and such of building and others." This is implemented in special landscaping preservation districts; Sannenzaka and Gionshinbashi. Its characteristic is the way it points out the detail of the design, such as the style of the outside of the building, materials and colors, the style of the fence and hedges. When compared with the other structures's landscape formulation regulations, its detail of design standards are almost equal to the repair standards of historical buildings inside the CDTB.

Table. 4 surrounding areas of CDTB

| names of CDTB  | regulation name  | district name  | content of regulation   |
|--|--|--|---|
| co-existent designation structure                          |  |  |   |
| Hagi City<br>Horiuti district                              | Hagi city landscape<br>regulation<br>1990.12   | historical landscape<br>preservation area  | historical landscape preservation regulation of houses,<br>preservation, notification, assistance, instructions   |
| Hagi City<br>Heianko district                              | same as above  | same as above  | same as above   |
| Takayama city<br>Sannomachi                                | Takayama city<br>landscape<br>preservation<br>regulation 1972.10<br>Building Standard<br>Law     | city landscape preservation<br>regulation area(1 kind<br>preservation zone, 2 kind<br>preservation zone)   | Takayama city landscape preservation plan, 1st zone<br>standards, 2nd preservation zone<br>standards, notification, subsidization of losses and expensive   |
|  |  | building agreement area  | restriction in construction   |
| Kurashiki city<br>Kurashikawah-<br>han                     | Kurashiki traditional<br>aesthetic zone<br>preservation<br>regulation<br>1968.9                  | Kurashikawahan aesthetic<br>area   | Kurashiki traditional aesthetic zone preservation<br>plan, preservation of houses preservation of memorial<br>buildings, notification, subsidization of losses and expensive  |
| Nagasaki city<br>Higasiyamate                              | Nagasaki urban city<br>landscape regulation<br>1988.12   | landscape formulation<br>districts (Ooura-<br>A,B,zone · Tokiwa zone ·<br>Matsugaeda pier zone ·<br>Coastal zone · Naminodaira<br>Nabeyama zone) | urban landscape formulation basic plan, landscape<br>formulation plan, objects of landscape formulation, standards,<br>notification advice, instruction, recognition to the local groups<br>who are involved in landscaping of the city                             |
| Nagasaki city<br>Minamiyamate                              | same as above  | same as above  | same as above   |
| Double designation structure                               |  |  |   |
| Taketomizima<br>Taketomi<br>※outside city<br>planning area | Taketomi historical<br>landscape<br>preservation area<br>preservation<br>regulation 1986.3       | Historical landscape<br>preservation area (natural<br>landscape preservation<br>zone, man-made landscape<br>preservation zone)                   | projects and changes notified according to the level of CDTB  |
| Waki town<br>Minamicho<br>※outside city<br>planning area   | Waki town landscape<br>regulation<br>1988.9  | Town landscape<br>formulation district   | Waki town City landscape formulation basic project, standards<br>subsidization (Technological and economical<br>support)notification  |
|  |  | scenic park preservation<br>area   | nothing specific  |
| Ogi town<br>Syukunegi<br>※outside city<br>planning area    | Ogi town historical<br>landscape regulation<br>1990.10   | Historical landscape district  | landscape formulation standard, assistance)notification<br>landscape agreement, recognition of residents' groups  |
| Hayakawa town<br>Akasawa<br>※outside city<br>planning area | Historical cultural<br>properties<br>preservation district<br>preservation<br>regulation 1990.10 | landscape preservation<br>district(not-designated)   | preservation project notification according to the CDTB   |
| Triple designation structure                               |  |  |   |
| Kobe city<br>Kitano town<br>yamamoto St.                   | Kobe city landscape<br>regulation<br>1978.10(1990.3)   | landscape formulation<br>designated construction<br>notified area  | landscape formulation designated building, landscape<br>formulation important building(subsidy)landscape formulation<br>designated building conduct standards, notification, assistance,<br>recognition of residents landscape formulation groups and<br>agreements |
|  |  | City landscape formulation<br>area   | landscape formulation policy, standard, notification,<br>assistance, instruction, recognition of residents' landscape<br>formulation groups and agreements  |
| Hakodate city  | Westernside of<br>Hakodate city<br>historical landscape<br>regulation<br>1988.4                  | Western district   | assistance, instructions  |
|  |  | Historical landscape district  | landscape formulation standard, designation(preservation<br>standard, assistance)notification landscape agreement,<br>recognition of residents' groups  |
| Arita town<br>Arita  | Arita town city<br>landscape regulation<br>1989.12   | scenic park preservation<br>district   | notification  |
|  |  | Historical landscape<br>formulation district   | landscape formulation designated buildings(preservation<br>standards=CDTB's maintenance standard, assistance,<br>permission application)non-designated buildings(landscape<br>formulation standard notification)  |



Table 5. Surrounding area of CDTB in Kyoto

| CDTB names           | regulation names  | district names  | contents of restrictions   |   |
|----------------------|---|---|--|---|
| Kyoto type structure |   |   |  |   |
| Sannenzaka           | Act concerning spatial measures for preservation of historic landscape 1966.1 | preservation area for historic landscape                | preservation project, restriction in current changes, notifications, subsidizing and punishments   |   |
|                      |   | Special preservation area for historic landscape        | applying for permission, current changes are prohibited, regulations intermissions (constructions' renovation, color and soon) deforestation, no advt outsidess, restricted floor size |   |
|                      | Kyoto city scenic park regulations 1972.5                                     | type 1 zone   | applying for permission, regulations in permissions (constructions' renovation, color and soon) punishments, height (8m) building to area ratio (20%)                                  |   |
|                      |   | type 2 zone   | name same as above hight (10m) building to area ratio (30%)  |   |
|                      |   | type 3 zone   | name same as above hight (15m) building to area ratio (40%)  |   |
|                      | Kyoto City regulations 1972.4   | aesthetic areas   | aesthetic area 1   | characteristics of the landscape, location of the building, size, style design hight (below 15m) constructions on the roof (below 6m) |
|                      |   |   | aesthetic area 2   | same as above/ const. on the roof (below 8m)  |
|                      |   | regulations for large construction                      | construction restricted area 1   | regulations = to settle to the land hight (15m) to settle the construction, outside, hight, location                                  |
|                      |   |   | construction restricted area 2   | same as above/ to settle to the land hight (under 20m)  |
|                      | regulation of styles and such of building and others                          | Sannenzaka special preservation landscaping district    | style of outer wall of the building, materials, color regulation, so on  |   |
| Gion-sinbashi        | same as above   | aesthetic area 1  | same as above  |   |
|                      |   | aesthetic area 2  | same as above  |   |
|                      | same as above   | construction restricted area 1                          | same as above  |   |
|                      |   | construction restricted area 2                          | same as above  |   |
|                      | regulation of styles and such of building and others                          | Gionshinbashi special preservation landscaping district | same as above  |   |
| Saga-torihon         | Act concerning spatial measures for preservation of historic landscape 1966.1 | preservation area of historic landscape                 | same as above  |   |
|                      |   | special preservation of historic landscape              | same as above  |   |
|                      | Kyoto scenic park regulation 1972.5   | type 1 zone   | same as above  |   |
|                      |   | type 2 zone   | same as above  |   |
|                      |   | type 3 zone   | same as above  |   |
| Kamigamo             | Act concerning spatial measures for preservation of historic landscape 1966.1 | preservation area of historic landscape                 | same as above  |   |
|                      |   | special preservation of historic landscape              | same as above  |   |
|                      | Kyoto city landscape regulations 1972.4                                       | regulations for constructions                           | large construction restricted district   | regulations = to settle to land the hight (below 50m) to settle to buildings the outward, hight, location and shape                   |
|                      | Historical area landscape preservation maintenance points 1985.12             | Historical area landscape district                      | regulation of notification, warning and subsidizing  |   |

## 6. The changes in district designation

### (1) The changes in way of thinking (decision making process)

If one is to classify CDTB by eras, the changes in the way of designating districts can be seen clearly. The changes can be divided into three large stages; beginning and groping stage, independent designation stage, gradual designation stage. In the following the characteristics of the stages are discussed. (The dates, when important CDTB were chosen, are used below.)

### (2) Beginning and groping stage (Sep.1976-Apr.1980)

In 1975 the CDTB system was established and in September of 1976 Tsunodate town and 6 other districts were chosen as CDTB.

The 7 districts can be classified from their designation. Sannenzaka and Gionshinbashi in Kyoto are Kyoto type structure and Kakunodate town and Shirakawa village are independent designation structure. Nagiso town was independent designation structure as with Tsunodate and Shirakawa but its size was far large since it combined all three designation districts that already existed into CDTB: nature landscape preservation district, local landscape preservation district and lodging landscape preservation district. In fact, 70 percent of CDTB area in Japan is Tsumagojuku. The two districts in Hagi city are co-existent designation district. The CDTB was designated overlapping the historical landscape preservation district of Hagi which was also designated by the nation as historical land mark.

The other districts chosen afterwards were Nariwa town, Nitinan city, Hirosaki city and Masukawa village as independent designation structure type, Takayama city and Kurashiki city were chosen.

In April of 1981 another type of structure was born by Kobe city. The new type was triple designation structure in which the preservation regulation was established as a part of Kobe city landscape regulation and the areas surrounding CDTB were designated building confirmation area. This Kobe city's structure type influenced the CDTB's district designation afterwards.

This stage can be characterized by its search for better system by the co-existent of different types.

### (3) Independent designation stage (Apr.1981-Dec.1987)

After the choosing Shimogou town in April 1981 to Ohta town in December 1987, 10 independent designation structure type districts were chosen without any other type being chosen. The 10 districts are as follows: Shimogou town, Tiran town, Utiko town, Takehara town, Seki town, Yanai city, Marugame city, Tohbu city, Hyuga city, Ohta city, Taketomi town is an exception, it was a double designation structure type. This stage can be characterized by the most of the chosen CDTB were independent designation structure type.

### (4) Gradual designation stage (Dec.1988- )

After December 1988 when Kamigamo of Kyoto and Waki town were chosen double or triple designated structure type districts were kept on being chosen as CDTB. For double designated structure type, Waki, Ogi, Hayakawa town were chosen and as for triple designated structure type, Hakodate city and Arita town were chosen. Kamigamo of Kyoto is Kyoto type structure and the 2 towns in Nagasaki city are co-existence designation type, however, they are both gradual designation type as with the double and triple designation type in this stage. The only independent esignation structure during this erawere Ohmihachiman and Kashihara city.

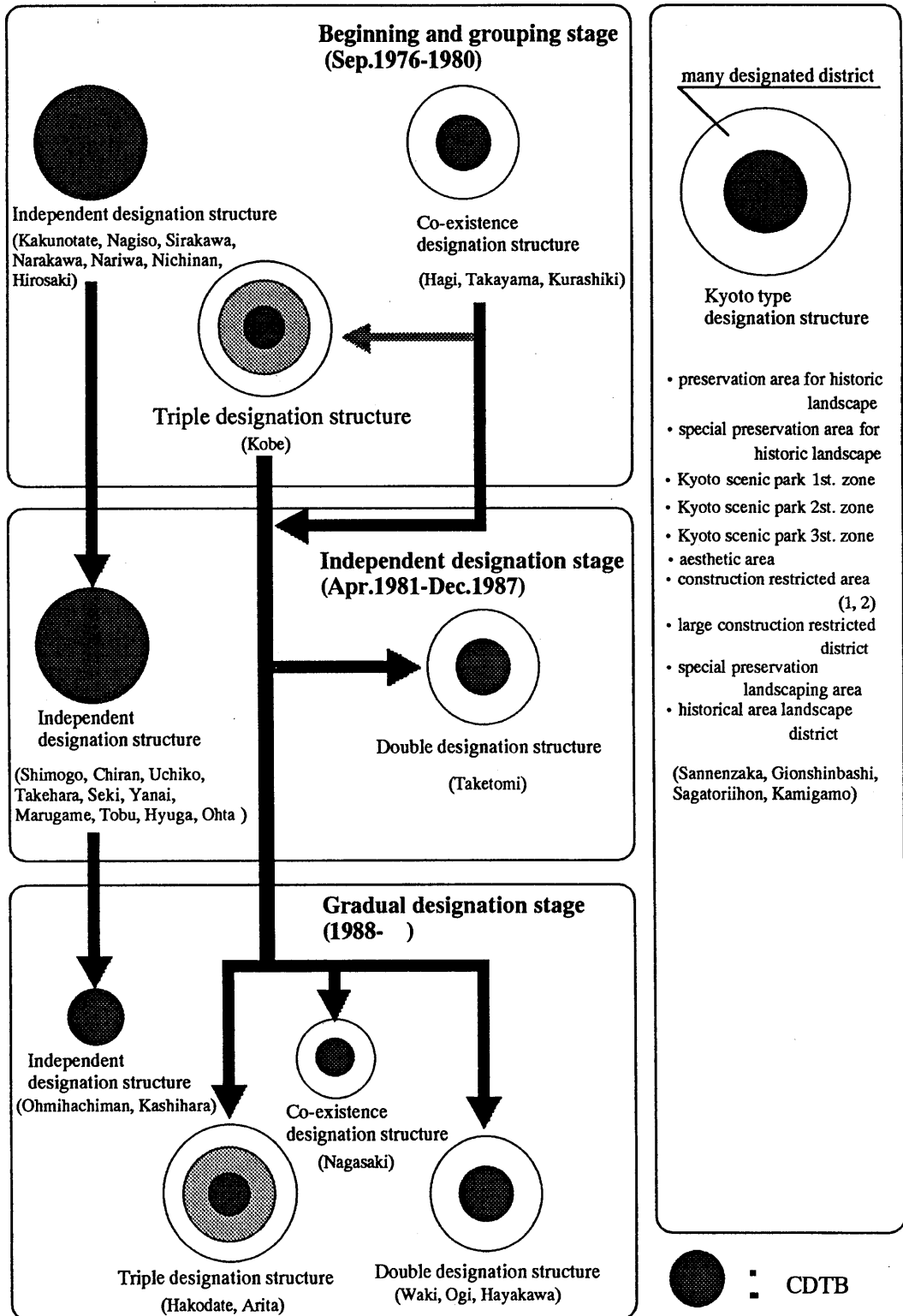


Fig. 3 Changes of area decision in CDTB

In present day Japan, there are more districts that puts the CDTB as a core and regulates the surrounding districts gradually. This indicates that the city planning with CDTB as a center is becoming a more accepted idea. Moreover, this characteristic reflects the degeneration of landscape with the urbanization of the surrounding area of CDTB.

## 7. Conclusion

In this study, the changes in the way of designating districts through the years were examined by classifying the conservation district of traditional buildings by era. In addition, the spatial structures of the preservation areas today were also closely examined.

The spatial structures of preservation area can be divided into 5 categories by the scope setting relationship between the CDTB and the surrounding area. Those are independent designation structure type, co-existent structure type, Kyoto style structure type, double designation structure type and triple designation structure type. Except for the independent designation structure type, all the others have designated their surrounding area as landscape formulation areas and such.

The changes in district designation can be seen in the 3 stages; beginning and grouping stage, independent designation stage and gradual designation stage. In present day Japan, the CDTB designation is in gradual designation stage. It is characteristic of the stage to have the CDTB as a focus and gradually have the surrounding area designation with less strict regulation. As mentioned before this kind of gradual designation is very important for community planning.

In addition, it should be pointed out here that because of the limited budget, the Agency for Cultural Affairs notified that the area range should not be larger than absolutely necessary. Therein lies a very serious problem. The actual condition of CDTB as of present it that the area range for preservation districts are limited by financial reason.

## End Notes

(1) Examples of decisions made with local community's continuity's in mind. There is Tobumachi Unnojuku. In Unnojuku, when the area was investigated first the district range were designated according to the continuity of landscape (district where the traditional buildings were together). However, when designated, it divided the long standing local community. In the end, the preservation district included the local community even the parts that did not have traditional buildings and were larger in area size than previously investigated (Akitoshi Asami, Kenichi Yanagisawa, Yuzi Hotta, Tobu town Educational Committee:hearing investigation:Sep.,1993)

(2) Notification from the Agency of Cultural Affairs. 1975/9/30 Agency file No.191 to all the Educational Committee members of Administrative Divisions of All Japan.

(3) Jinichi Murakami, and Matsumoto Kiyoshi. "Machinami Hozen no Seido to Jissai", Rekishiteki Machinami Jiten:1981, Tokyo, Kashiwa shobo, p.224

(4) Government Ordinance No. 293: 1975. A government ordinance for maintenance of related ordinances with the execution of law that revises a part of Cultural properties preservation law.

(5) Notification from the Agency Affairs Cultural Properties Preservation Division. 1975/9/30 Agency file No. 192 to all the Educational Committee members of Administrative Divisions of All Japan.

(6) Kakimori, Kazutoshi and Yonemura, Katsuhisa. "Haikara wo Unda Minatomachi", Machinami Hozen no Network Vol 1 Hoki: 1987, p.176

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Conservation of district of traditional buildings related materials from each of the 37 districts.