

auri research brief

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Survey and Planning Framework for Sustainable Management of the 'Modern Historic-Cultural District'

Rapid growth of cities and elevated demands for urban developments have prompted discussions on the preservation of historic towns and buildings. Studies on the area-based management system have been published for an effective conservation of the historic environments since the 1990s in the academic community, and the introduction of the system has been actively discussed since the late 2000s. In August 2018, the Cultural Heritage Administration of South Korea introduced a cultural heritage registration system based on streets and areas to register 'those areas where historical and cultural resources such as streets, towns, and landscapes formed in the modern period are accumulated' as cultural heritages and promoted the 'Modern Historic-Cultural District regeneration project' for the regeneration of such registered areas.

The area-based cultural heritage system was introduced after a long discussion during the movement to expand the scope of cultural heritages. However, in the course of registering such areas, instead of individual places such as cultural heritages and the promotion of their revitalization, controversies have been aroused over various issues including the valuation of modern architectural heritages and real estate speculation. Also, A sufficient amount of detailed

investigation and planning for the implementation of the cultural heritage system have not been conducted yet. There is a high concern that the originality of the regions will be damaged if projects promoting tourism for revitalization and improve pedestrian environments are commenced without a comprehensive understanding of the regional characteristics.

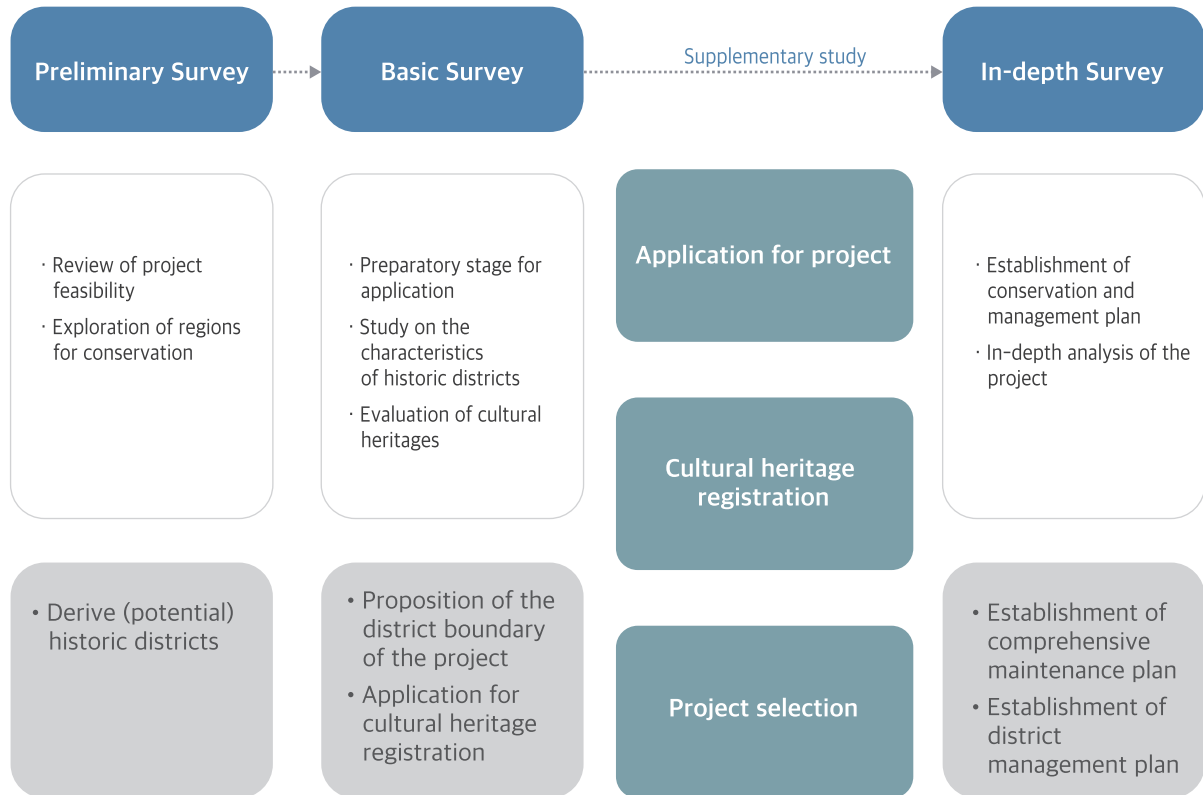
The historic environment, which is a place of both historic value and life, requires different approaches than other environments used to deal with individual cultural heritages. The study aims to present the characteristics of the modern historic-cultural district project during its promotion, to analyze the systems related with the historic environment in South Korea and the rest of the world, and to propose a system of research and planning for the sustainable management of the modern historic-cultural district.

The study analyzes the problems related to the modern historic-cultural district through a survey and planning systems in South Korea and others. Also it presents a survey and planning system for the sustainable management of the modern historic-cultural district and shows how the system could be improved.

The modern historic-cultural district is a region where various resources of the modern period are accumulated. These districts are declining as they are located in an old city center or a surrounding area of a city. Thus, there is a demand to regenerate these districts. The districts are a part of the urban ecosystem, where architectural assets possessing the nature of cultural heritages coexist with general buildings. Considering these three attributes of modern historic-cultural districts, a basic direction to establish a survey and planning framework is chosen for the study. First, the research function is strengthened to identify regional characteristics. Second, a sustainable management plan system is established. Third, an execution system for sustainability is prepared. In other words, the study evaluates the value of a region through a survey and a research study, and the results are used for the registration of cultural heritages and the designation of a district to manage it systematicall.

By considering the nature of the project for the modern historic-cultural districts, the survey system is proposed in three stages: preliminary survey, basic survey, and in-depth survey. First, the preliminary survey stage discovers districts of historical value in the city. Potential candidates of historic districts are identified by studying the transformation process and the current situation of a region. Second, the basic survey stage examines the characteristics of the region and explores its value as a cultural heritage. Third, the in-depth study stage concludes the management direction of the district and the utilization of cultural heritages through the studies of cultural heritages, architectural assets, and their socioeconomic meaning. The categories of the survey are chosen by considering the stages of the survey and the spatial scope of the region of the project, which is the context of the surroundings and the overview of the

region, the history of the district and the area and the status of the project. The survey of the modern historic-cultural district is conducted literature review, historical research, mapping of maps and aerial photos, spatial information, and a field study.



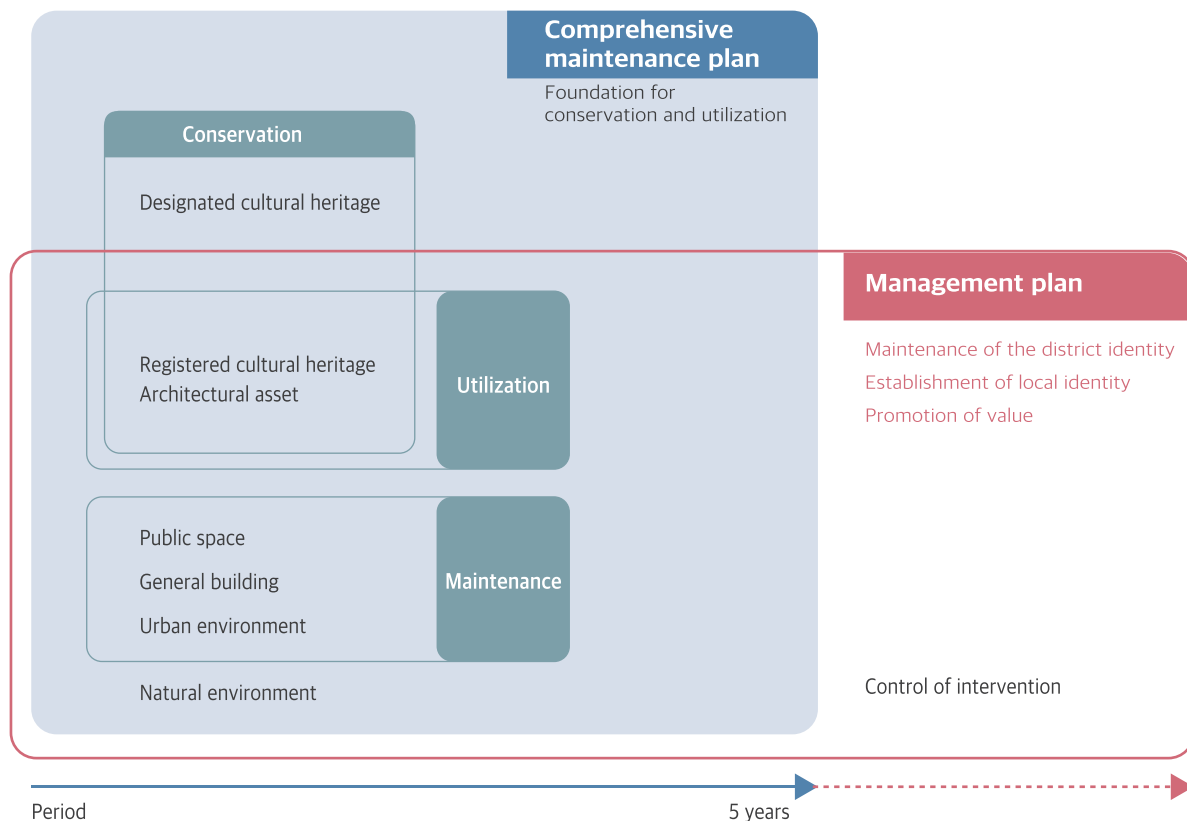
[Figure 1] Survey System of the Modern Historic-cultural District

Source: The authors

The survey results are used as a basis for the characterization and valuation of the region. The regional characteristics are divided into three types: socioeconomic, physical, and urban and historical characteristics. Registration of cultural heritages involves the evaluation of regional values. However, evaluating modern historic-cultural districts by the criteria for the cultural heritage registration is limited, So the study instead presents a method that includes the values of space, landscape, places, and conservation.

In order to manage modern historic-cultural districts in a sustainable manner, the study suggests that managerial measures at a district level are necessary, which is separate from a comprehensive maintenance plan. Currently, the boundary of most modern historic-cultural districts is set as a minimum area that connects individual registered cultural properties. Thus, it is necessary to manage a wider range in order to maintain the characteristics and values of

the area. To manage the district effectively district unit management system can be used based on by use type, district-level plan, management plan of building asset promotion districts, and management plan for cultural districts and special street districts. Also, the ‘Modern Cultural Heritage District Utilization Plan’ of the ‘Modern and Contemporary Cultural Heritage Conservation and Utilization Act(draft)’ proposed by the 20th National Assembly may be applicable, although it may require an adjustment yet since the current draft focuses on the utilization of individual cultural heritages. The management plan must include regulations and deregulations, special provisions, and financial and technical support, similar to the district-level plan for the historic districts or the management plan for the building asset promotion zone. In addition, details of the plan must reflect regional characteristics.



[Figure2] Relation between the Comprehensive Maintenance Plan and the Management Plan for the Modern Historic-cultural Districts.

Source: Author

The results of the study are used as reference materials to understand the modern historic-cultural district project, to establish a business plan in local governments for conducting a survey on a pilot or expansion project area, and to establish a related plan or to prepare for new project competition. Although the research and planning system of a modern historic-cultural

tural district is proposed, the study still has 2limitation. The study does not derive and realize a specific system improvement plan applicable to the system improvement items. Follow-up studies are needed to support legislation amendments and to provide guidelines for investigating and planning.

Keywords : Historic Environment, Sustainable Management, Modern Historic-cultural District, Survey and Planning Framework, Management Plan

