

# 근대건축물의 보존 및 활용을 위한 가치 평가 기준 연구

Value Criteria of Modern Buildings for Preservation and Utilization

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SUMMARY

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The process of deriving the value criteria of cultural heritage including modern architectural heritage has been done through many discussions over a long period of time. The OUV (outstanding universal value) of World Cultural Heritage has been revised several times since 1972, focusing on the historical, artistic, scientific and anthropological viewpoints and has been based on authenticity and integrity. Since 1944, the selection criteria for the UK's listed buildings have been classified into loose grades according to their importance. The standards of selection and value judgment have been gradually specified, and currently detailed criteria are divided into legal standards and general principles. In addition to the value standards of these systems, we have also been discussing values in various fields of studying and managing cultural heritage.

The reason why these various value standards are discussed is basically because of the attributes of the value standards. The value is based on the subject's subjective opinion, even if some objective reasoning follows. Therefore, various criteria of value can be suggested according to the level of the age, area, experience and intellectual reflection, and the consensus is changed through the

process of discussion. It is the process of persuasion and compromise according to new opinions and situations according to the change of society. The value criteria is variable depending on the region, object, and members of society.

Although the value criteria of buildings are subjective and the division is ambiguous, various systems are operated through various discussions and social agreements. This is because we have spent a lot of time evaluating and adjusting the value of the case through investigation and analysis. Although time and budget can be much more intensive, less rigorous, or trial and error may occur, empirical methodologies that derive value criteria through research can be a reasonable way to create value criteria for complex and diverse modern buildings. In countries such as Japan, England, and France, a survey was conducted for a long time before implementing the system. Through these surveys, criteria for selecting preservation objects were established and the system was implemented. In addition, the value criteria were continually supplemented or revised while operating the system. The value standards of buildings are not definite but can be seen as the process of recognizing new values or adjusting the level of values through continuous investigation.

The value that cultural heritage holds socially and culturally is the preservation value, and the economic utility obtained by using cultural heritage is the utilization value. Utilization value is the future value that can not be confirmed at the stage of selecting the object because it judges the value using cultural heritage or assuming such situation. Conservation value, on the other hand, is the value of the present completion that the cultural heritage has had from the past and is now identifiable. Therefore, at the stage of selecting the objects to be preserved or utilized, the first thing to be considered is the preservation value that is currently held. Of course, in order to ultimately select the object, the economic feasibility should be considered together with the utilization value as the future value, but the sufficient condition of the selection object is the preservation value. Utilization value will be a tool for judging how much profit can be generated when conducting a specific project for selected cultural heritage. Utilization value divided into economic value is useful value at the stage of reviewing investment cost, scale and method of business.

In this study, value elements of modern architecture were derived from the value description of registered cultural properties and architectural assets, which are related to modern architecture, and categorization was done by value criteria. The suggestion of this value criteria is a provisional proposal through a review of the value statement confirmed in this study. If the value description of modern architecture is accumulated through the re-evaluation of the registered cultural property and the basic survey of the architectural assets, it will be possible to derive more diverse value elements and to propose a more faithful and universal value criteria.

〈The value criteria and value elements of modern architecture proposed in this study〉

Classification		Contents				
value criteria	historical value	aesthetic value	technological value	landscape value	social value	cultural value
value element	person(group) event	style design	structure mechanics material	urban context location environment (natural)	local history local symbol use	intangible and tangible cultural heritage

There are six criteria of proposed value, historical value, aesthetic value, technical value, landscape value, social value, cultural value. Each value criterion independently includes value elements, but when setting the value criteria for the operation of the system or the related business, it may be selected or integrated according to the purpose and scope of the object. Descriptions of the value of individual buildings may not correspond one-to-one with the proposed value criteria. The value criteria is a category and a means to be considered in the process of describing the value of a building, and it is not meaningful to describe the building by value criteria. In order not to exclude valuable buildings, the process of judging the value will be the task of recording the level of the value element and the level of the value element in detail.

Keywords :

Value Criteria, Value Element, Value Assessment, Modern Building, Architectural Asset, Registered Cultural Property, Architectural Heritage