

## 건축자산의 목록구축 및 활용을 위한 제도 연구

A Study on Systems for Compile the List of Architectural Asset and Use of the Inventory

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The importance of architectural assets is on the rise as primary means for regional characterization and urban regeneration in the society. However, with the awareness on the value of architectural assets lacking and the conservation policy limited, the loss of domestic architectural assets continues to occur. Around the world, more and more people agree that the scope of cultural assets should be expanded to include those having importance at the local level, and those that mean something in citizens' everyday lives. Furthermore, institutions and systems are actually shifting towards that direction.

In line with the global trends, the nation has put in place the 「Act on the Promotion of Architectural Assets Including Hanok」. Here, what is most needed to support such policy is to identify the current status of existing architectural assets. From this point of view, the study aims to present measures to systematically conduct basic research and compile the list of existing architectural assets, for it is crucial to prepare a basic management system, especially considering our reality that the knowledge on the current status of domestic architectural assets is significantly lacking. This is because such research has been carried out only for specific purposes so far.

To achieve the goal, the research carried out analyses on previous investigation projects implemented domestically, reviewing the problems and issues. Also, the study analyzed overseas cases and drew implications. Based on the analyses, the study has prepared and applied a proposed set of investigation criteria on a pilot basis, presenting measures to compile the list of existing architectural assets and to use the list. The study is based on the literature review on related laws and regulations, and on the operation of investigation projects; on the advice and interviews with those involved in previous investigation projects; on the on-site examination through outside experts; and on the expert consultations and field trips.

In the second chapter, the study reviews the legal systems promoted so far for the conservation of architectural assets, along with the recent policy trends and the current status of the investigation projects involving architectural assets. The chapter then presents the value of architectural assets, and argues for the need to conserve and manage these architectures.

In the third chapter, the study conducts an in-depth analysis on the following four projects, looking into the characteristics and limitations of the project operation: the Nationwide Architectural and Cultural Assets Investigation Project(1999), which was intended to establish the basic investigation system on the architectural assets across the nation; the Project to Study and List Up Modern Cultural Assets(2002~2005); the Simultaneous Investigation Project on Non-designated Architectures(2002~2008); and the Investigation Project on the Architectural and Cultural Heritages in Gyeonggi Province.

The results of the analysis on the characteristics of the investigation projects show that, first, in terms of operation, all the projects successfully improved the operation efficiency through the preparation of investigation criteria and guidelines, which were aimed to promote systematic and consistent investigation; and in terms of content, close investigation was conducted for most of the projects, with regular investigation constituting the basic.

For the Investigation Project on the Architectural and Cultural Heritages in Gyeonggi Province, a village-based investigation form was prepared to investigate the overall contents of the village concerned as well. In terms of process, in order to systematically and uniformly establish the data, pre-training was given to the investigators for the on-site investigation; they were trained to compile the investigation form in the same way as to the same items if possible.

With all this, problems were identified with the operation of the investigation projects as follows; first, the scope of the investigation targets was unclear, which consequently decreased the data reliability and caused difficulty in comparing the current status of different regions. Second, the criteria for the categorization system were unclear, which caused confusion among the investigators. Third, the investigation items were unclear, which again caused confusion among the investigators.

Fourth, when compiling the architectural assets investigation form, the

investigators were expected to focus on simple facts and current status. As a result, the data could not be fully used as reference materials for the preparation of the management measures to identify the parts that are worthy of conservation or to utilize them. Consequently, the data were too limited to be used as policy data.

Fifth, the methods to arrange the investigation data were different depending on region, which caused difficulty in comparing the data by region. It is feared that this will decrease the reliability of the regional data. Lastly, because of the imperfect listing-up in the early stage of the investigation, some of the investigation targets were left out contrary to the claims that the projects included the entire targets in their investigation.

In the fourth chapter, the study examines the case of the US which is currently operating a program for architectural assets-related investigation and recording; of Japan which have put in place the list of the architectural assets by government ministry and agency; and of the UK which has systematically conducted the investigation using investigation manuals. Based on the case studies, the research has drawn implications as follows;

First, in order to build the list of architectural assets, institutional tools should be put in place first of all. Second, in all the three countries, specialized public institutions for the listing-up and conservation of architectural assets are in operation, through which they support for a comprehensive management and utilization of architectural assets.

Third, the three countries have conducted a basic investigation, and built and managed a separate list in order to conserve and utilize architectural assets. They have investigated the entire architectural assets which fall under the category of potential architectural assets when conducting the basic investigation. The UK conducted the investigation twice in the 1940's and in the 1980's. Japan began to investigate the entire modern cultural heritages across the nation in the 1990's, and the investigation continues until today.

Forth, the countries prepare and provide detailed guidelines for investigation including the scope and categories of the investigation targets, the value of each of them, the selection criteria, investigation contents and methods, etc. In addition, they give training to the investigators beforehand based on the guidelines, so as to minimize the difference in the investigation list among the local authorities examined.

Lastly, the UK designates buildings as architectural assets in order to prevent change that hinders the historical and architectural value of the building, not to unconditionally preserve them as in the case of cultural properties. This is intended to give first priority to the value of the architectural assets through the entire planning stage to be promoted in the future.

In the fifth chapter, the study sets forth the investigation criteria and directions for the pilot investigation of architectural assets based on the analysis of both the domestic and overseas cases. On this foundation, a pilot investigation was implemented on the architectural assets in Gunsan City and Asan City. The primary target areas were part of the old towns where it was presumed remain a large stock of architectural assets.

Next, the neighboring areas were designated as secondary target so as to explore different types of architectural assets. Then, the entire city was designated as tertiary target in order to include the architectural assets that are outstanding and widely known across the city. The investigation criteria included type and categorization system, investigation method, criteria for value judgement, investigation item, investigation table, and method to compile the investigation table.

Accordingly, a total of 45 items in Gunsan City, and a total of 11 items in Asan City were selected as architectural assets, followed by detailed investigation. At the end of the investigation, a request was raised to complement the investigation table and photos that had been presented before. In addition, implications were drawn for architectural assets investigation and list-compiling, along with several issues that need to be dealt with to improve the investigation criteria, which include the need to standardize the investigation procedures and prepare investigation manuals.

Based on this, the following four suggestions are presented in chapter six as measures to compile the list of and utilize architectural assets; preparation of proposed investigation criteria, investigation manuals, investigation project promotion methods, and the linkage system for the architectural assets list. To be specific, first, the study presents a system for the categorization of architectural assets as a proposed architectural assets investigation criteria. In addition, it presents the criteria and principles to select architectural assets, which are divided into 7 categories. Lastly, the items and contents that need to be investigated have been deducted and presented in the form of an investigation table.

Second, the study suggests that investigation manuals be prepared, in addition to the proposed investigation criteria, and training be given to the investigators beforehand, so as to minimize confusion among the investigators upon implementing investigation projects and compiling the list, and to proceed with the investigation and compile the results using the same criteria regardless of the region. The study created the items to be included in the manuals, which is necessary to achieve this goal. Specific examples have been presented for some of these items including investigation methods and procedures, methods to compile the investigation table, and methods to arrange the investigation outcome.

Third, the study presents methods to secure the effectiveness so that the investigation projects can be actually operated. To be specific, considering the possibility of the participation by domestic professionals, the consequent quality of the investigation outcome, and the consistency in the financing, it is suggested that instead of examining the entire area under the jurisdiction of a certain local authority all at once, the investigation be consistently conducted on two to three areas of a city, county or district, after selecting the investigation targets on a yearly basis.

The study presents the need and scope of the financial support by the central government which are needed to encourage local governments to promote the investigation project. In order to help estimate the yearly budget, the study presents the contents and scope of the investigation for each of the first, second and third phase of the project on the basis of ten years.

Lastly, in order to enhance the utilization of the list of the architectural assets, or the investigation outcome, the study presents methods to link the list to the urban management system and the architecture-related information system. It suggests that the Enforcement Decree of the Building Act be revised so that the system of owner-requested 'outstanding architectural assets' can be introduced, and 'outstanding architectural assets' can be put into the building management ledger. In addition, the study presents the methods to link the list to a large scale urban development, the demolition of architectural assets, a system of architectural and land information, and the architectural assets DB.

In the concluding chapter seven, the study explains the potential policy impact of the four measures presented in previous chapters, and provides the roadmap to future

policy and research. The proposed investigation criteria are expected to function as a framework for the basic research on the architectural assets in local governments across the country. As a result, it will play a significant role in improving the reliability and utilization of the outcomes of the architectural assets basic research. In addition, the investigation manuals will be very useful as pre-training materials for regional investigators upon implementing investigation projects and compiling the list.

The methods to promote investigation projects are the key in promoting such project towards identifying the current status through the research on the actual conditions and compiling the basic list, under the initiative of the local government concerned. This way, the project is expected to go beyond a short-term performance-based policy. In this sense, the study has successfully presented suggestions that will ensure such investigation project can be actually implemented. In addition, through the methods to use and link the list to other systems, the minimum foundation will be laid which is necessary to conserve and utilize architectural assets that are not categorized as cultural assets under established institutions.

The study presents policies to be followed in the future by dividing them into three categories as follows: operation system, institutions improvement, and management system. First, in order to prepare the operation system, it is suggested that an exclusive department and a management council be installed at the local level. Once an outstanding architectural assets system is prepared at the national level in the mid- to long-term, it is suggested that an exclusive or a specialized center be established for a comprehensive management and for a promotion policy at the national level.

In order to improve existing systems, it is suggested to prepare an institutional foundation for the outstanding architectural assets registration system, and for the support and management by introducing a new law that gives the legal ground, first of all. In addition, it is suggested that the Building Act and the Law of Urban and Residential Environment Arrangement be revised. A license system should be introduced for the development of architectural assets-related industries and the nurturing of human resources. In terms of the management system, the study suggests that pilot projects for architectural assets investigation be promoted and the architectural assets utilization policy be established.

The study has been carried out with the intent to present methods to promote investigation projects, compile the list, and use the list accordingly. All this constitutes the basic stage and therefore should take the first priority in preparing policies for the conservation and management of architectural assets. Considering this, the follow-up studies should be conducted in detail on the measures to operate the investigation projects, the support system, and the institutional improvement so as to successfully conserve, manage and utilize architectural assets.

Accordingly, the study suggests research on the following items be conducted in the future, which has to be carried out over some phases: actual conditions examination on architectural assets, measures to maintain and manage outstanding architectural assets, measures to promote architectural assets industries and professionals, measures to conduct research on the current status of architectural assets-dense areas and the operation, and lastly, case studies on the utilization of architectural assets and research on the preparation of policy measures.

What makes the research significant is that first, it has specifically presented the framework of a national level which will allow local governments to systematically implement architectural assets investigation projects and build the list. Second, the research has successfully suggested that a system be comprehensively established in order to conserve and manage architectural assets, which should start from the basic research.

**Key words : Architectural Asset, Modern Architecture, Hanok, Historical and Cultural Environment, Investigation Criteria, Architectural DB, Inventory**