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Value Criteria of Modern Buildings for Preservation and Utilization

There have been discussions about and processes for deriving value criteria for cultural heritage including modern architecture. Since 1972, the Outstanding Universal Value (OUV) for World Cultural Heritage has been revised several times, focusing on the historical, artistic, scientific, and anthropological viewpoints and based on authenticity and integrity. Since 1944, the selection criteria for listed buildings in the UK have been classified into loose grades, according to their importance. The standards of selection and value assessment have been gradually been specified, dividing criteria principles into legal ideals and general tenets. In addition to the value standards established by these systems, value standards have been also discussed in various fields of studying and managing cultural heritage.

Each value standard is based on an individual's subjective opinion, even if objective reasoning is used for support. Therefore, various value criteria can be suggested according to age, area, experience, and knowledge; consensus can be changed through discussion, persuasion, and compromise generated by new opinions and changes in society. Thus, value criteria are variable depending on the region, object, and members of society.

Although value criteria for buildings are subjective and their divisions are ambiguous, various systems operate through discussions and social agreements.

Much time has been spent evaluating and adjusting for value cases through investigation and analysis. Although time and budget can determine the intensity and rigor of such examinations, and trial and error may occur, it is generally accepted that empirical methodologies academic research derived are the most reasonable for complex and diverse modern buildings. In countries such as Japan, England, and France, lengthy surveys were conducted before implementing a system. These surveys were used to establish the criteria for selecting preservation objects; only then was a system implemented. These value criteria are regularly supplemented and revised. Thus, establishing value standards in these countries are not definite, and rather should be understood as a process for recognizing new value and adjusting through continuous investigation.

The social and cultural value that traditional heritage holds is found in its preservation; economic utility lies in an object's utilization value. Utilization value is future worth that cannot be confirmed at an object selection stage, because value is judged through cultural heritage and other assumptions. Conversely, preservation value is the worth of the present completion that the cultural heritage obtains from the past, which is now identifiable. Therefore, at the stage in which objects are selected for preservation and utilization, the first consideration is present preservation value. Of course, in order to ultimately select an object, economic feasibility must be considered along with utilization value; together they comprise future worth. However, the sufficient condition of a selected object is its preservation value. Utilization value is a tool for judging how much profit can be generated from a specific cultural heritage project. Deriving utilization value in economic terms can be useful when reviewing investment costs, scales, and methods of business.

In this study, value elements of modern architecture were developed from value descriptions of registered cultural properties and architectural assets related to modern architecture; categorization was accomplished via value criteria. These value criteria were provisionally proposed after a thorough review on the value statement confirmed in this study. If value descriptions of modern architecture can be accumulated through reevaluation of registered cultural property and basic survey of architectural assets, it will be possible to derive more and more diverse value elements and to propose much faithful and universal value criteria.

There are six value criteria proposed here; historical, aesthetic, technical, landscape, social, and cultural. Each criterion independently includes value elements, but when setting value criteria for the operation of a system or a related business, they may be selected or integrated according to a project's purpose and scope. Descriptions of individual building's value may not directly correspond with the proposed value criteria. These criteria represent categories and means to be considered when describing a building's value, but are not meaningful when

describing the value criteria itself. So as not to exclude valuable buildings, the process for judging value included recording the respective levels of the value elements, in detail.

Proposed Value Criteria and Value Elements of Modern Building

| Classification | Contents | | | | | |
|----------------|------------------------|-----------------|------------------------------------|---|--------------------------------------|---|
| value criteria | historical value | aesthetic value | technical 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 |

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

