A Study on Urban Regeneration utilizing historic buildings of Korean modern times

Kwon, Young-Sang
Sim, Kyung-Mi

Chapter 1 Introduction

Architecture buildings, which reflect the history and culture of the periods, identify the character of the place as a historical heritages as well as enhance economic competitiveness and branding power of the city. The boundary of modern buildings include not only cultural assets but also typical traditional modern architecture buildings. They are contributed to elevate the quality of urban lives and economic competitiveness. On the other hand, connecting modern architecture buildings and local revitalization policy will be valuable for sustainable use of modern architecture and catalyzing local community development. From the view of using modern architecture buildings, this research proposes community development and presents the necessity of maintaining individual modern buildings including surroundings by areas.

The scopes of research are diagnosing current situation of modern architecture building and their issues, reviewing oversea cases of community development plan based on using modern architecture and further studys. The methods of research are reviewing legal restriction, design guide and interview, specialty consulting from field trip to seven domestic and overseas area.

Chapter 2 Current situation of modern architectures and their point issues

For reviewing current condition of modern architecture, policy for registered assets and the projects for listing modern cultural assets, progressed between 2002 and 2005, were referred. Also for the policies for modern architecture, 'development project for culture, art and creation' and local regulation were reviewed. In addition, for the analysis of domestic cases of modern architectures, the buildings were classified by their existence type. For an individual type, seoul Myungdong and Jungdong were researched, and the case of buildings, which followed by streams, rail road or road, Daegu's modern culture streets were selected, As the third case, the modern historical cultural district in Incheon was searched for the group type of modern architectures. From these three types, present situation and issues were elicited.

At first, it is pointed out that policies of city maintenance and preservation·use policies of historical culture assets are not integrated effectively because areas do not include in managing system. Also, some projects stay on one time event and could not last its results because local residents did not participated voluntarily. At last, there are the lack of supporting and preserving institution even though modern architectures keep disappearing.

Chapter 3   Case study of overseas

To suggest the solution from 2nd chapter issues of modern architectures, each representative type is selected. It is one of the type that modern architecture is connected with historical culture assets management controlled by areas. Another type is inducing spontaneous participation of residents by integrating the local vitality policy. The last is organizing the law and design guide about culture and city maintenance policy to prevent modern architectures and their assets from disappearing.

First of all, Heritage Overlay policy, progressing at Melbourne, Australia, is the sample city for the type of connecting with historical culture assets' management policy. In this policy, it is found that the concept of history culture assets are managed by street scape, location and zone as an area aspects. Also for the efficiency and guidance, it has a grade system. The use of modern architecture is found not only cultural facilities but also church, government facilities, commercial

and other business buildings. Furthermore, the last point is about the participation of residents. For inducing participation and increasing the attention, city held the festival and reserved the representative buildings to give them the leading roles.

Second, for the type of local economy vitality policy, main street program in US is selected for the case study. In this program, it is found that prevention of unnecessary supports enhanced the efficiency of the projects, if there is enough private investment. Next, the space of modern architecture creates economic value by connecting amenity space and it induces spontaneous participation of residents and municipal government. Also it enables federal government, state, county and private sectors to allocate their roles.

Last, Japanese law of building historical city and United Kingdom's Planning Policy Guidance are referred for the type of integrated guide line for city and culture to prevent extinction of modern architecture. From this case study, it is found that preservation of historical assets and maintenance of surrounded urban scape are more effective when co-working between departments are enacted. Also expanding the target of modern architecture prevents extinction and independent advisory committee is suggested.

Chapter 4 Local Economy vitality plan by using modern architectures

In this chapter, local economy vitality plan is proposed for the issues from chapter 2. The plans are culture-city integrated managing system based on modern architectures, voluntary participation of residents through local economy vitality plan, and the design guide and legal support for extinction of modern buildings.

For adopting the culture-city integrated managing system by areas, innovative legal system and the methods that can apply currently are suggested. Furthermore, this research suggests new direction of legal approach as 'revitalization of city' and 'the guide line for use of land', pushing ahead by Ministry of Land, Transport and Maritime affairs.

Also, in this chapter, reorganization of administration system and the direction of integrated government-private governance system are proposed for local

supporting system.

Proposals for preventing extinction from the aspects of urban basic plan·urban maintenance system and for spreading the pressure of development by introducing transfer similar as TDR·transaction of floor space index are researched.

Chapter 5 Conclusion and proposal

In this chapter, further study and road map of research should be carried out. Road map of policy is divided by long term plan and short term plan. For the short term plan, 'city-culture' integrated managing system by areas and building the supporting system for preventing extinction are suggesting. If short term plan is reflected to recent project, 'revitalization of city'(tentatively named) and 'the guide line for use of land', it is expected to see successful results in 1 to 2 years. Government leading project such as "demonstration project of environment design" can also be considered.

On the other hand, For the long term plan, re-organization of 'the system of land use' and building the local governance are proposed. In these proposal, 'the system of land use' requires to review legal standards. and the local governance needs participation of residents and reconstruction of organization by government. As a result, they need enough preparing periods and social agreement.

The objective of this research is suggesting inclusive policy for the invigoration of modern architectures, so specific individual research needs to continue. In further studies, 'city-culture' integrated managing system by areas should deal with revision of existing law and enactment of alternative legal policy. For the re-organization of 'the system of land use' and building the local governance, interviewing the residents, limiting the boundary of governance and composing participants need further research. Quantitative metrical analysis needs to progress for dispersing the redevelopment in large cities for the maintenance of urban plan system. In addition, for each case, specific contents, program, basic plan, design, budget and examination of business are required to research. These detailed matters, planned by central government or municipal government, need to show how they

vitalize the local community by using individual buildings or zoning aspects.

This research proposes modern architectures are potential political tools for vitalizing local economy and direct the proceeding way. For creating attractive and competitive urban space, this research has the meaning by suggesting the integrated system of city and culture.

Key words: Modern architecture, Modern urban environment, history culture environment, local vitality policy