A Comparison of Urban Detached Houses in Seoul’s New Housing Quarters in the Early 1960s

Abstract

This study explores the typology of the urban detached houses in the new housing quarters that were created in the process of Seoul’s urbanization in the aftermath of the Korean War. It analyzes and compares the urban tissue and space allocation set when the new urban residential areas were organized according to different methods of production. Based on the comparative analysis of housing built in the same time of 1960s, this study aims to deduce why a specific urban detached housing type was selected as an influential housing prototype and how this spread in later generations. Case study sites selected for this study include: the new Urban Hanok towns of Yongdu-dong, filled with mass Urban Hanoks built by housing developers; the single-family detached housing district of Myumok-dong, filled with individual dwellings built by private builders; and the housing complex of detached houses in Suyu-dong, developed by government-sponsorship during the early 1960s. Each case examines the following: first, the difference in housing typology allocation according to urban tissue; second, the difference in spatial composition and arrangement within plots. As a result, it was found that differences in typology occur depending on which of the social, cultural, economic and technical factors was preferentially considered in forming urban tissue and allocating buildings in each residential area.

Keywords: Urban Hanoks, Detached Houses, Government-sponsored Housing Complex, Urban Tissue, Typology, Spatial Allocation

I. Introduction

1. Background

Post-Korean War Seoul after 1960s can be considered as a time that saw the expansion of residential areas. To ease the housing shortage caused by the urban concentration of the population, a housing policy was strongly pushed that aimed for the mass supply of houses. This led to active progress across large-scale land development projects for housing, with parts of the existing built-up areas and peripheral regions being developed in earnest. Following the modification of land development systems such as Urban Planning Act and Land Expropriation Act in 1962, a land readjustment project and land development project for housing were enforced. In the meantime, with the launch of the Korea National Housing Corporation (KNHC) in 1962, public-planned housing quarter developments and housing construction were beginning to be undertaken. Construction activities in such new housing quarters were united in their focus on detached houses. This can be divided into the following: first, the act of housing development companies building and selling mass Hanoks in quantity; second, the act of users individually asking a small-scale private builder to build, or act of builder constructing and selling the house; and third, the act of the public administration developing residential complex on which they construct Western-style houses and sell them out in lots all at once.

However, Urban Hanoks built in residential areas newly constructed in early 1960s show significant differences from Urban Hanoks in downtown areas in the previous times, particularly in terms of spatial composition and allocation, as well as shape. Also, this time was the last in which Hanoks were built; since then, such Urban Hanoks were no longer built, giving place to Western-style houses. This study focused on the situation in which other types of detached houses at this time were built simultaneously with Urban Hanoks. The hypotheses of this study are as follows.

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This research was supported by the Research Fund, 2014 of The Catholic University of Korea.
First, the urban detached houses are understood as a cluster of plots and buildings, rather than as an independent unit. A housing typology is formed through its interaction with its surroundings and is constrained within a specific context of urban tissue. Second, by analyzing various typologies that appear in a time in which tradition and modernity coexist, we can understand the characteristics of urban housing that appear differently according to the needs of the times, urban structure, and subject of development, and grasp the influence upon future generations.

Urban tissue is a complex of streets, plots and buildings. The term ‘urban tissue’ is currently used in a wide range of urban planning fields since first making its debut in the ‘SAR73 Report,’ where the morphology and function of urban housing blocks were first described as similarly to those of biological tissue (Bosma et al., 2000, p. 254-285). The public roads create private plots, and the local society shares and recognizes the order of rank between public roads and private plots. This principle applies to all built environments in traditional society as well as in modern society (Habraken, 1998, p. 16-67, quoted from Yoon, 2011, p. 39). This is a tacit regulation that has been followed all the time in the creation of housing blocks. The hierarchic elements comprising the physical urban structure are the street system, plot allocation, space zoning and building-part types. We define the complex created by the inter-relation of those elements in the housing aspect as ‘urban tissue’.

This study examines how new urban tissue and its building typology interact with the conservative cultural attributes. Thus, it grasps the various methods of how urban detached houses accept new spatial orders amid changing social currents. First, the typological differences between three cases formed through urban planning will be examined. Second, the differences in space composition as well as the differences in building arrangements within their plots will be meticulously analyzed. Also, it aims to determine the universal code applied preferentially when urban tissue is decided. On the other hands, the purpose of this study is to discuss the reason why each supplier at the time chose certain urban housing typology to be an ideal standard, and the essence of the driving forces behind its diffusion.

2. Research Method

The subjects of this study are three residential areas, developed as modern housing quarters according to New Urban Planning Acts; namely the new Urban Hanok towns of 102 Yongdu-dong and the single-family detached dwelling district of Myunmok-5-dong. In addition, the housing complex of detached houses in Suyu-dong, developed by government-sponsorship, is also selected. Considering the supplier, scale and location of urban development, the three areas form representative cases of housing built in the early 1960s.

The zone pattern of building found in the cluster of buildings in the entire housing block dimension was the tool for me to make new type of analysis on the urban tissue. For example, we can find it in the plot of Urban Hanok area that the building zone is distributed first abutting the road, followed by the courtyard zone and then another building zone. It is usual that urban Hanok have a courtyard in the middle of the building and the courtyard is separated from the street by using a building wing that includes a gate. Thus, it creates a closed arrangement that puts the walls of the building facing the street. Unlike this case, many Western-style houses use the wall line around a house rather than the solid band of a building mass to separate its yard from the public roads. In this case, it is hard to establish a relationship with a systemic pattern between the roads, the yard and the building. In three case study areas we can also reveal the different zone distribution from the ‘urban tissue’ point of view.

This type of analysis is different from the individual analysis of the street system, the plots of the street, and each building in the plots. The zone distribution analysis integrates the spaces that share the same characteristics to analyze the housing block aspect that goes beyond the plot boundary. In other words, it connects each space that is part of a building occupancy as a ‘zone unit’, then compares and analyzes it with other zones that have different characteristics. This type of analysis enables us to see a clear zone pattern of the urban tissue of housing block that creates a multiple tier hierarchy. It helps us to have a better understanding on the identity of the modern detached houses.1)

In the three areas for visual comparison, this study draws up a new mapping by collecting data investigated and analyzed in the existing studies. The data used in this research are as follows. First, for 102 Yongdu-dong residential area, 1) (A)study on the types of urban traditional housing in Seoul from 1930 to 1960.1 by Song (1990) was used. Second, for data on the single-family detached dwelling district of Myunmok-5-dong, Planning and Evaluation of Housing Complex,1 which is service report conducted by Im (1980) and 1)Study on Changes of Detached Houses Since 1950s - Focusing on Seoul Low-Cost Housing1 by Park (1986) was used. Finally, the data for housing complex of detached houses in Suyu-dong is from

1) The initiative studies in this field are; The Evolution of Hanok by Yoon, C. S. (2011) and A Typological Comparison of Tri-Form Urban Hanok in Modern Housing Districts in Seoul, by Jun, N. I. and Yoon, C. S. (2012).
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II. Discussion of Archetype and Reform of Seoul’s Urban Detached Housing

The basic Hanok grid is the ‘Khan’ (modular space) due to its post and lintel structure. Generally, the Khan is grid-connected on the plan to form a ‘Chae’ (building area) and several yards are encircled with various Chaes and fences. The prototype of the Urban Hanok in the Seoul area is the vernacular house of Gyeonggi-province. In the process of urbanization in Seoul in the Japanese colonial era, Hanoks began to be modernized. One of the main features of modern Hanok type is that the reduced \(-\)-shaped Munganchae (Gate building) was connected with the \(\gamma\)-shaped Anchae (inner buildings with wives’ room). This \(\gamma\)-form plan Urban Hanoks formed widespread housing type in the 1930s when modern residential quarters were established. (Refer to Yoon, 2011, pp. 81-99) This type of Hanok does not include small yards outside the building due to use of narrow plots. Indeed, the dwelling space boundaries are secured by the building, not by fences and the outside wall of Munganchae adjacent to street.

Most of their Anchae designs are \(\gamma\)-shaped with a single row of rooms (Khan). The typical layout of Anchae is a linear arrangement of kitchen, Anbang (inner room), Daechung (wood floored great hall) and Bang, which is bent at right angle centered on the Anbang. The basic requirements for the ideal house are that its Daechung faces south while its main gate faces east, and that the kitchen is placed to face the main gate across the inner court. The square shape of modern plots effectively embraced the introverted plan and post and lintel structure which unfold through a modular system of space grids around a courtyard. Accordingly, the courtyard layout corresponds to crowded modern urban structure yet, simultaneously, is in tune with cultural characteristics by reflecting the tradition of Gyeonggi-province vernacular houses.

1930s were the time in which the conflict between traditional houses and foreign houses came to the surface, and there were active attempts at new housing forms. The Urban Hanok has an introverted plan according to the courtyard house layout, however, thought of as a ‘conventional house’. The counterpart is the extroverted plan which was called a ‘reformed house’. Architect Dongjin Park, in the specific improvement direction for Korean housing, argued to limit building coverage rate of housing to secure open space and have gardens, select compact type floor plan. This shows the contrasting plans to the courtyard type. The comparative study of the traditional courtyard-type floor concept and compact-type floor concept by architect Gilyong Park clearly shows the difference between traditional housing and foreign housing, as well as between conventional housing and reformed housing. The courtyard-type is characterized by a single row of rooms and distributed circulation system, while the compact-type is characterized by double row of rooms and concentrated circulation system leading from a front door. These two types have been a continuous issue in the transformation process of Korean detached houses, and have been through various stages of acceptance and conflicts. (Jun & Yoon, 2012, p. 232)

III. Comparison of Three Typologies of Urban Detached Housing Area

1. Housing Typology Layout According to Urban Tissue

This study first examined urban tissue in terms of arrangement of rows of plots per block, the forms of streets, and also how each housing typology is set within the clustered residential area in the urban tissue.
1) 102 Yongdu-dong

102 Yongdu-dong, created in 1963, is a residential area where most Hanoks were built since the establishment of the Building and Urban Planning Acts of 1962. The main road in 102 Yongdu-dong runs west to east and is 6~8 m in width. There are south-north alleys however, of about 5 m in width between the west-east main roads, resulting in small housing blocks. South-north housing blocks are formed with two rows of rectangular plots. The 102 Yongdu-dong residential area features regular urban tissue within the grid-pattern street system. The housing blocks are homogeneously divided. The 102 Yongdu-dong area exhibits many of the features of modern residential developments as its streets intersect at right angles form the block boundary and plots are divided in rectangular proportion within the block boundaries. All the plot sizes are about 115 m².

The building coverage rate reached 65% in high density (Yoo, 1996, p.142). Here, the characteristics of Urban Hanoks that have an introversion structure, in which the exterior’s conformity to plot boundary lines was strongly considered. The plots are rectangular elongated along the east-west axis, so they can secure much of the south side. Here, a courtyard open to the south is allocated, and a ㄱ-form Hanoks are allocated in which the central part of the building faces south.

2) Myunnok-5-dong

In Seoul, large-scale land development project for housing and land readjustment project began according to Urban Planning Act in 1962. Accordingly, the total area of 6.6 million m² in 7 quarters notified for land readjustment was completed as housing areas by 1972, among which Myunnok-5-dong was made into a housing area between 1963 and 1965. The streets of this residential area are straights, and the blocks and plots feature regular types. The width of a block is around 40–50 m and each block is divided into three or four rows of plots, generally making the block large-scale size. Extra access road such as a small alley is formed to enter the house at the rear row of the block; and such access roads are formed variously, such as in a penetrating type, dead-end type, or loop type. The width of the approach road is 6~8 m, and that of access roads is 1.5~2 m. The size of a plot is mostly within the range of 100~130 m².

During this time, housing construction system was formed in the private sector, and houses for sale began to be produced, and Myunnok-5-dong was one of them. Located here is a ㄱ-shaped building, which is a house with additional extrusion of space in the bent part of ㄱ-shaped houses with a single row of rooms. Thus, it forms a house with the plan of partially double row of rooms. Therefore, the yard is not in the center but at a corner of the plot, so that the back and a side of the building are adjacent to the border line of the plot with a little open space given. The building typology is the same, but there are small variations in terms of size, layout, and the form of each house as a result of case-by-case building construction.

3) Suyu-dong

Suyu-dong housing area is a detached housing area constructed by the Korea National Housing Corporation (KNHC) in 1963. Existing spontaneous plots were merged to create new urban tissue, and new plots were reallocated. This site shows a less rigid street system when compared to the above two cases. The main road is 6 m wide and stretches from the north to the south where it meets with the 6 m wide curved another main road below the site. From this main road approach roads of 4 m wide are derived. As they mostly have the loop system unlike Yongdu-dong and Myunnok-dong, the
roads not to pass through but detour. Therefore, blocks surrounded by approach roads have various sizes and shapes, and non-rectangular plots appear inside or around the blocks. The hierarchical difference between the main road and approach roads is small, and most plots are made to allow access through approach roads. The blocks are mostly made of two rows of plots. Also, by dividing the area according to the surrounding topography, there are non-rectangular blocks and plots arranged in the north part of the housing complex. For some blocks made of plot rows of 3-4 layers or plots that have difficult access from approach roads due to geographical factors are made to approach through small alleys newly derived. The size of plots shows a wide range of variation. Though blocks and plots show various shapes and sizes, rectangular buildings are equally allocated in this area. They have Western-style rectangular floor plans. Buildings are mostly allocated in the north of the plots to face the south, and wide open space remains in the south of the plot. Buildings are separated from the plot border lines and are independent from the plot shape and size. The Fig.2 and Tab.1 are comparisons of the urban tissue and plot allocations of the three case study areas.

4) Result

In terms of urban tissue comprising road system and blocks, all three areas have modern structures. However, the specific features differ from each other on a case-by-case basis.

In the 102 Yongdu-dong area, there was no modification of blocks and streets arising from the creation of artificial streets, constituting the small possibility of generating different size and shape of plots. Thus, the types of Hanoks were set uniformly of the \( \gamma \)-shaped plan. The homogeneity of plots can be understood as having the adoption of the standardized ‘Hanok construction model’ by private housing developer in mind. Blocks were automatically determined under the presumption that uniform plans were duplicated and arranged in a row. In Urban Hanoks, a wooden-house type of floor plan with single row of rooms is formed in the rectangular grid, so it is most reasonable to be rectangular in which plot border line accord with the exterior of building. Also, this is the optimum and most economical plot shape for housing developers and providers in repetitively producing buildings in the same shape for universal random user. Here, it can be seen that the east-west direction is longer than the south-north direction so that the building faces the south more and the courtyard is open to the south. That is, in all houses, blocks and plots are formed to satisfy the optimum floor plan of ‘east or west access, courtyard open to the south’ in conventional Urban Hanoks. It demonstrates the characteristics typical of homogeneous housing typology created to pursue efficiency in terms of its plan and construction for profit-seeking large-scale developments.

Residential areas of Myunmok-5-dong have a regular street network and block divisions; but there are alleys, and the shape and size of plots vary a little. As individuals who bought each plot individually ask for the constructor to build their own houses, or as individual developers who bought each plot build houses for sail, the size of buildings vary. This is because houses are not produced in repetitive duplications, and the size of buildings and plot shape do not have to be regular. But each building in a plot shows similar characteristics in terms of its typology. This indicates that houses produced in the same time at the same area share some archetypal universality, even with different constructors. The proportion of plots is closer to being quadrate than in Yongdu-dong, which is because it considered buildings with the plan of partially double row of rooms. The proportion of plots differed with the assumption of allocating partially extroverted buildings, unlike Urban Hanoks. Buildings feature the transitional form with various shapes.

### Table 1. Housing Typology Layout According to Urban Tissue by Main Agent

<table>
<thead>
<tr>
<th></th>
<th>102 Yongdu-dong Urban Hanok Area</th>
<th>Myunmok-5-dong Housing Area</th>
<th>Suyu-dong Housing Complex</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Main Agent of Housing Production</strong></td>
<td>Private: Mass construction by several developers</td>
<td>Private: Individual construction by individuals</td>
<td>Public: Mass construction by one developer</td>
</tr>
<tr>
<td><strong>Housing Typology/Floor plan</strong></td>
<td>Courtyard type with a single row of rooms</td>
<td>Transitional type with partially double row of rooms</td>
<td>compact type with double row of rooms</td>
</tr>
<tr>
<td><strong>Variations in Housing Typology</strong></td>
<td>Uniform repetition of same typology</td>
<td>Partial variations in same typology</td>
<td>Repetition of standardized 4 typologies</td>
</tr>
<tr>
<td><strong>Building Types</strong></td>
<td>Wooden-house type Urban Hanoks with post-label construction</td>
<td>Transitional type of Urban Hanoks and Western style</td>
<td>Western style with masonry construction with wooden trust roof</td>
</tr>
<tr>
<td><strong>Relation Between Building and Plot Border Line</strong></td>
<td>Adjacent</td>
<td>Partially adjacent</td>
<td>Independent</td>
</tr>
<tr>
<td><strong>Relation Between Building and Open Space</strong></td>
<td>Introverted</td>
<td>Partially introverted</td>
<td>Extroverted</td>
</tr>
<tr>
<td><strong>Relation Between Building and Blocks/Streets</strong></td>
<td>Closely related</td>
<td>Partially related</td>
<td>Independent</td>
</tr>
</tbody>
</table>
In case of the residential areas of Suyu-dong, the housing blocks have a long linear composition along the streets. The hierarchy of streets is weak as the streets are expanded and the number of plot rows within the blocks is mostly two. Thus the streets and individual houses are not tightly formed, and the area is loosely filled. Also, individual houses directly face the approach roads without access roads. As this residential development is planned by the public sector with one provider planning the whole residential area and buildings for random people, the four types of rationalized unit plans applied. The building allocation is not related to the shapes of plots. In other words, the plans applied here are extroverted buildings, in which streets, blocks and plots can be planned diversely without considering the particular form of the buildings.

2. Spatial Allocation and Floor Plan Arrangement within Plots

In this section, the housing types of the three cases are examined in a detailed manner through consideration of building allocation within the urban tissue and street arrangements. The relationship between the open space, building shapes and the spatial composition was taken into account in this analysis. The inner residential space comprises two or three rooms, a kitchen and a main space. Here, the main space is the most significant area when planning space for each dwelling unit. The main space of Korean housing is Daechung for traditional housing and the living room for modern residential space, regarding its location, size and usage. Daechung was wooden floor space that lacked heating. The transitional form Maru was similar to Daechung. Various forms of main spaces appear in the case of this study. To precisely understand the characteristics of the spatial composition of Korean detached houses, one must grasp the aspect of how this space formed relation with surrounding spaces including external space.

Accordingly, this study analyzed the spatial distribution within the whole block by dividing the floor plan into zones: the major wing, where the Anbang is located; the principal body that includes the main space; and the minor wing located on the opposition side of major wing centering on the principal body. The zone distribution analysis integrates the spaces that have the same characteristics to analyze the housing block aspect that goes beyond the plot dimension. In other words, it connects each similar space that occupies a part of a building as a ‘zone unit’, then compares and analyzes it with other zones that have different characteristics. This type of analysis enables a clear zone patterning to be seen in the urban tissue of housing blocks that create a multiple tier hierarchy.

1) 102 Yongdu-dong

The zone distribution pattern can be found in the cluster of Hanok shows that the principal body, major wing and minor wing are allocated in parallel with the street, showing a zone distribution that resembles three bands. The main space, called ‘Daechung,’ which is a semi-open space and a principal body compound, is usually placed in the middle of the building and the rooms are placed on each side of the floor. A hall like Daechung and the yard lay on the same axis and have similar spatial characteristics, forming one ‘void zone’. These two spaces ideally and usually face south. The building zone is sub-divided into two boundary zones. The ‘frontage solid zone’ refers to the front area of the plot that faces the street. The rear zone refers to the rear side of the plot adjacent to the houses on the back. As a result of the analysis, the urban tissue of the Hanok block at 102 Yongdu-dong forms a zone pattern that was established by the buildings and open spaces running through the entire block.

This area features two types of Nearly-shaped Urban Hanoks. In the most ideal arrangement, the plot is located to the west of the street. In this case, the minor wing with the main gate is placed in the east of plot, the principal body is placed to face south and the major wing is located west of the courtyard. When the plot is adjoining east of the street, the ‘major wing-principal body-minor wing’ connection is basically identical to the above type, but it was arranged symmetrically as a mirror image. The only difference from the above ideal type is that the minor wing with the main gate is located in the west of the courtyard. In other words, housing types were basically integrated into just one type. The building can be accessed by going through the Munganchae (gate building), going past the yard, and entering through the front of Daechung, without a front door. While it has a single row of rooms, Daechung is open and closely connected to the yard; thus, in terms of the zone distribution, the minor wing and major wing forms a solid
volume band, and the principal body forms a void band. However, with the limitations in terms of its wood production and fabrication, Yongdu-dong residential area became the last case of Hanok mass construction.

2) Myunmok-5-dong

The typology of this area is basically equivalent to that of Yongdu-dong in the order of minor wing, principal body, and major wing. If the plot is located in the west of the alley, the minor wing is placed in the east, the principal body in the north facing the south, and the major wing located in the west of the yard. Also, the mirror-like symmetrical allocation of the typology appears in the plot facing the east of the alley. As the gate building is eliminated, the main gate is separated from the minor wing, and the minor wing is shortened, the yard is located not in the center of the plot but slanting to one side, open to the southeast or southwest of the plot. Here the principal body consists of partially a double row of rooms, which weakens the openness of the principal body. Also, as Daechung changes into the living room (or Maru), a window is added and the relation with the yard was weakened. As the front of the living room is not open, a front door is made to access the building. In the whole residential area, only the major wing forms the solid volume band. The band of the principal body is disconnected, with the intersection of void yard, partially void Maru and solid part of the room at the back of Maru.

Also, the minor wing is shortened substantially; forming a void band mostly made up of the yard, and a part of solid volume disconnects the continuity of this void band. Without a gate building, opening the main gate reveals the yard immediately, through which one can pass to enter the front door.

3) Suyu-dong Housing Complex

In the housing blocks of Suyu-dong, blocks basically form two rows of plot. If the block is rectangular elongated in the south-north direction, the minor wing is allocated in the side closest to the street, the principal body in the center, and the major wing in the part that faces nearby plot. This is symmetrically allocated like a mirror, forming the block. However, if the block is elongated in the east-west direction, such sequential allocation does not appear; only the building orientation principal is considered. All the buildings are allocated in the north of the plot, and all of the southern part forms the yard. The same method is applied to the entire complex.

The openness of the principal body is eliminated, which is because as Daechung changed into the living room, a window was added and the relation with the yard was weakened. As the front of the living room is not open, an entrance is made to access the building.

However, the main entrance door is not allocated in the south facing the living room, but is located in the side of the plan, either east or west. Also, the building faces the south regardless of the relation between the plot condition and the street, so that there are some cases in which one does not encounter the yard immediately upon entering the main gate, but might face instead the building. That is, the traditional sequence of the moving path from the main gate (or gate building), yard to the main space is not maintained. The most efficient moving sequence is going through the main gate from the road directly to the entrance, by minimizing the external space from the road through the main gate to the entrance reaching the interior of the house. Also, in the whole residential area, the band penetrating over the whole block is

![Figure 4. Comparison of Building Typology Allocation](image)

- a) 102 Yongdu-dong
- b) Myunmok-5-dong
- c) Suyu-dong

제25권 제5호 (2014. 10)
not formed. Modern housing characteristics, such as their box shape and propensity to feature right angles created a new cityscape. The Fig.4 and 5 above and Tab.2 indicate the comparison of building allocation types within the plot in urban housing block in three areas.

4) Result

The analysis of 102 Yongdu-dong has found that this zone distribution allows for the introverted arrangement with the courtyard in the middle, which are designed for adopting traditions and cultures. In other words, the open space zone inside a building zone is clearly appeared. This zone distribution is the result of a combination between modern urban tissue and traditional spatial culture. Meanwhile, the private detached housing in Myunmok-5-dong partially has a -shaped floor plan, while the public housing complex in Suyu-dong has a compact rectangular floor plan, and thus such band sequence of void zone does not appear.

Also, in the case of Urban Hanoks, the route of the moving path from the street to the internal space maintains the hierarchy of the street-main gate in gate building-courtyard-Daechung. The gate building disappeared from the houses of Myunmok-dong as well, but the sequence of street-main gate-yard-Maru (or living room) was partially maintained. However, in the public housing complex of Suyu-dong, such flow of traditional sequential moving path did not appear, and the principle of keeping the main gate near the minor wing does not remain. That is, the hierarchical flow of moving path disappeared, and the sequence appeared differently according to the state of street, block, or plot. This is a dissonance caused by the patterning of urban tissue made up of access to the plots and open spaces, failing to correspond with the composition and layout of the building within the plot. In other words, while blocks and plots show various shapes and sizes, applying standardized floor plans leads to a disjunction to form an urban logic. In particular, it is shown that only the cultural characteristic of making the main space and yard face the south continue to remain.

It is usual that Urban Hanoks create a closed arrangement that puts the walls of the building facing the street and the courtyard is separated from the street by using a ‘minor wing’ that includes a gate. Different from this, government-sponsored housing complexes can afford more land and thus use the wall

<table>
<thead>
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<th>Myunmok-5-dong Housing Area</th>
<th>Suyu-dong Housing Complex</th>
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</thead>
<tbody>
<tr>
<td><strong>Floor plan</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal body Daechung (1 row)</td>
<td>Maru+incomplete sized room (1.5 rows)</td>
<td>Living room+kitchen (2 rows)</td>
</tr>
<tr>
<td>Major wing Anbang+kitchen+room (3 rows)</td>
<td>Anbang+kitchen+room (3 rows)</td>
<td>Room+(room) (2 rows)</td>
</tr>
<tr>
<td>Minor wing Room+main gate+room (1 row)</td>
<td>Room+incomplete kitchen (for rent) (1.5 rows)</td>
<td>Room+affiliated space (2 rows)</td>
</tr>
<tr>
<td><strong>Location of yard</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Center</td>
<td>Leaning to one side</td>
<td>Front</td>
</tr>
<tr>
<td><strong>Access to internal space</strong></td>
<td>Front of Daechung in south</td>
<td>Front of Maru or front door in south</td>
</tr>
<tr>
<td><strong>Sequence from street to internal space</strong></td>
<td>Street-main gate-courtyard-Daechung</td>
<td>Street-main gate-yard-front door-Maru</td>
</tr>
<tr>
<td><strong>Location of main gate</strong></td>
<td>minor wing</td>
<td>Close to minor wing</td>
</tr>
</tbody>
</table>
line around a house rather than the solid band of a building mass to separate its yard from the public roads. In this case, it is hard to establish a relationship through systemic patterning between the roads, yards and buildings. This is the most representative aspect seen in blocks and plots in which extroverted buildings are allocated. In the allocation typology of buildings within the plot, private detached housing quarter in Myunmok-5-dong seems to have a mixed character of both Urban Hanok housing quarter and public housing complex, forming a band in which the major wing penetrates the whole residential area.

IV. Conclusion

In three case sites of the detached housing quarters of Seoul in 1960s the distinct features of the buildings, their similarities and differences to traditional houses, and modern attributes are all displayed in contrast to one another. First, the Urban Hanok in 102 Yongdu-dong exhibits the conservative characteristics of the traditional Hanok, with an introverted building arrangement. However it shows a uniformity of features. At the same time, attempts were made to adapt to urbanization during the modern era, pursuing profit through mass production, and rationally resolving traditional features. It can be regarded as part of the idea that a social mandate to pursue repetitive effectiveness gradually materialized. The second major finding is that private detached houses demonstrate an eclectic range of characteristics between innovative public housing and conservative Hanoks. Due to their individualized construction, the spatial composition was selected to best meet the requirements of common users. The third finding is that public detached houses reveal defining characteristics in terms of how they break from tradition, foreshadowing its rise to become now the most dominant typology of future generations.

Such results of the analysis reflect the socio-cultural attributes of housing in which urban tissue and its typology differ according to the construction principal by agent, the relation between provider and user, and the choice of structure and materials that control the paradigm of housing supply. This is visible even within houses that appeared in the same period. Despite such differences, the attribute of the main space is strongly protected equally in all three cases.

Among the three areas analyzed in this study, Urban Hanoks and private detached housing quarters to a certain extent still exhibit a balance between urban context and buildings. That is, in relation between buildings and open space, and the sequence from the street to the internal space of building reveal a consistent principle: the force to maintain the cultural attribute. However, despite the relatively free and diverse planning of urban tissue, the public housing complex shows signs of a disjunction between urban tissue and building typology, given that standard buildings were embedded. By focusing on floor plan innovation adopting Western-style form, the interface between the urban tissue and building was left relatively forgotten. Therefore, there is no consistency in the relationship between the buildings and the open space, nor the sequence from the street to the internal space of building. Also, the original spatial arrangement principle of Korean houses is not followed when deciding the allocation of buildings within the plot. Such public housing design approach still set a precedent for large-scale housing complexes in Seoul today. This is the complex (Danzi) development dominated the paradigm of Korean residential development in the wake of the 1960s.

The implications of this study are for the significant values that an ideal urban residential area must demonstrate. First, the residential urban tissue and typology must be elaborately systematized. Also, though external power intervenes in the urban housing tissue and the paradigm of productivity is one of control, it is nevertheless necessary to maintain a balanced dependency among cultural attributes, productivity and diversity.

REFERENCES


제25권 제5호 (2014. 10)


