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Evaluation of the historical environment has generally been considered a cultural problem or, more specifically, a cultural-inheritance problem. But a man-made environment that has evolved through complex processes will always possess dimensions that cannot be regarded merely as cultural. Interest in these additional factors has in recent years led to the idea that historic preservation should be expanded from simply saving single monuments to conserving entire environments and social units. Since such a concept often requires consideration of an environment fully integrated into an active urban setting, conservation now involves planning on the social, economic and financial levels, and not simply questions of structure and aesthetics. Solutions to these new problems are needed in order to provide a basis for a more realistic approach to both the planning and implementation of preservation projects involving adaptive reuse.

We began to look into the problems of preserving large and populous areas in a graduate seminar. After we had considered all aspects of the problems involved and assembled as much data as possible, we proceeded to look for a practical model. The most effective way to go about a project of this sort would be to integrate theoretical studies and practical experience, in such a way that each would benefit from the other and every step could be refined along the way; however, organizing such a project in a developing country like Turkey has its obvious problems. In the face of rapid industrialization, time is quickly running out for many of our historic sites; choosing sites and taking steps without delay are essential. Their protection can be integrated with theoretical considerations later on.

The kinds of projects emphasized by research organizations in recent years have made us more aware of the practical problems involved. A more realistic approach now attempts to take economic considerations into account when cultural decisions are made. To put it another way, the criteria for selecting historical preservation areas have become increasingly objective and quantifiable because, as in the case study we present, data are collected to take these aspects into consideration on a theoretical

level before the choice of site is actually made. The criteria that we will list here were of course designed to fit a specifically Turkish context.

As we all know, Turkey is in a period of rapid change. The acceleration of change in the socioeconomic structure started slowly in the course of the last century and then increased with the establishment of the Republic, especially in the 1950s. The proportion of urban to total population increased from 18.5 percent in 1950 to 33.5 percent in 1970 to 41 percent in 1975. In round numbers these figures represent an increase in the total urban population of twelve million people in 25 years; most of the increase has been in the largest centres, causing cities like Istanbul, Ankara and Izmir to become metropolitan areas. Turkey is clearly becoming an urbanized country.

Urbanization has reached particularly uncontrollable and problematic dimensions in Istanbul, which shows the highest social, economic and cultural mobility rates in Turkey. It pays dearly for this growth in terms of the destruction of its historic areas and its natural environment. Speculation in urban real estate is far too profitable to permit any optimism regarding the preservation of Istanbul's architectural heritage if it is left unattended. In addition, the lack of any viable housing policy and organization, despite provisions for them in the constitution and the laws, makes the picture one of unremitting gloom: immense squatter settlements, a devastated natural environment and a disappearing architectural heritage. The picture is by no means atypical in developing countries. Undoubtedly the greatest amount of destruction is concentrated in the units that form the urban texture, structure and appearance, especially the residential areas. As a result of this destruction, housing is disappearing and the urban landscape becoming deformed, adding still more to the cultural loss.

In Turkey, the inclusion of housing into the "historical preservation area" concept is quite recent. Law 1710, passed in 1973, provides for the preservation of monuments and historic areas; it does not even mention the word "house" or "residential housing" in

its first article, where all those structures destined for protection are separately listed. The law considered palaces, seaside villas (*yalı*) and kiosks worth preserving, but not residential buildings. While the Constitution orders our forests to be conserved, it offers no legal protection for our urban architectural heritage.

Nevertheless, through the concerted efforts of interested people and strengthened by the influence of the European Architectural Heritage Year, public support was mustered in the defense of residential dwellings. Significant steps have since been taken to make Law 1710 more comprehensive and effective.

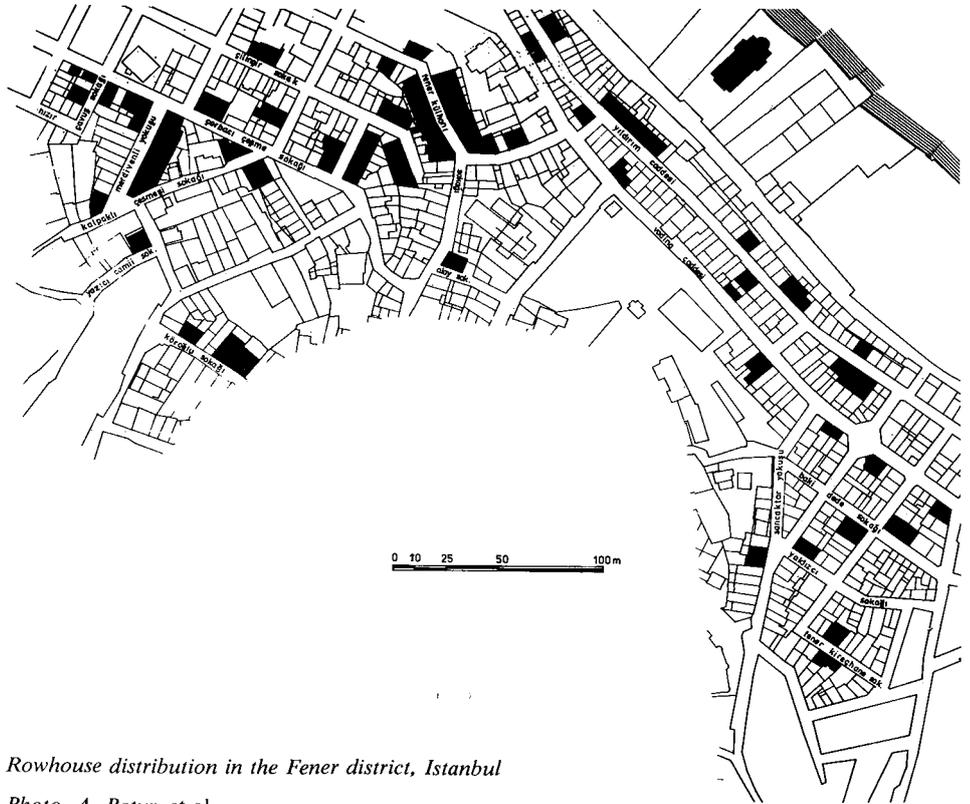
Law 7116, passed in 1958, placed housing policy under the jurisdiction of the Ministry of Reconstruction and Settlements; solutions to housing problems were considered to be its chief responsibility. However, the response of this Ministry to the idea of preserving our architectural heritage has not provided much ground for optimism. The housing administration's social research department has conducted several studies on the squatter problem, but has kept well away from the subject of evaluating historical, or even just existing, building stock.

We therefore embarked on our study to encourage the development of proposals to evaluate the existing housing stock, a need so long neglected. The method we evolved to realize both theoretical and practical aims required a number of steps. The first phase included the determination of criteria for the selection of area and scale, then finding the areas and units that fit those criteria. We would then conduct test studies in one of the areas that seemed to fit and which included certain varieties of urban units, to see whether the criteria worked. The second phase involved making a preservation and adaptive reuse plan for the area finally selected, and designing the actual project.

The criteria we finally chose for determining the project site were as follows (disregarding questions of procedure and priority for the time being): the capacity of the building to substitute for new construction, including assessment of all the possible functions it might perform, its adaptability to them, and

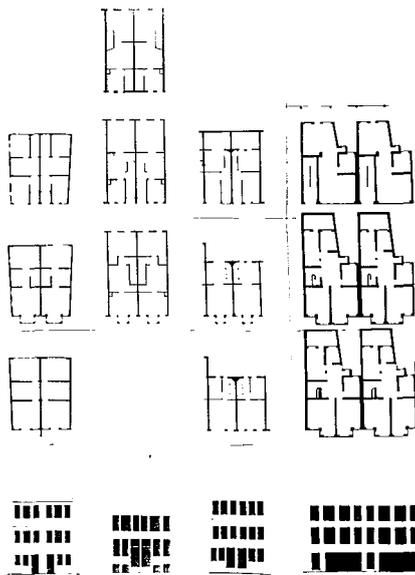


characteristics (see Appendix). Included in the data we collected were family type, standard of living, utilization of the houses and current demands in housing. The attitude of the user toward the house was particularly emphasized, since this would directly affect any rehabilitation decisions. Attempts were also made to determine to what extent these nineteenth century designs were fulfilling the needs of their twentieth century users. The kinds and directions of any changes envisaged by the inhabitants were also investigated.



Rowhouse distribution in the Fener district, Istanbul

Photo A Batur, et al



Rowhouse typification scheme: Fener, Kumkapı, Balat districts

Photo A Batur, et al

after the Muslim conquest, it became—and remains—one of the cultural centres of the Islamic world. The material and spiritual memories of all these different cultures have accumulated, lived together, amalgamated and integrated in modern Istanbul.

In the nineteenth century, as the Ottoman Empire gradually declined and the Western world began to impose itself in the East, the general cultural patterns of the West also imposed themselves on this already heterogeneous texture. The rowhouse was introduced into housing architecture during this period. The history and characteristics of this particular housing form have not yet been sufficiently investigated, but we know that all of them can be dated to the second half of the nineteenth century and that they were houses of the *petite* and middle bourgeoisie. Their location in the city and their architectural characteristics both reflect the emergence of that class. Even though the

rowhouse as a type had no place in the traditional urban structure of the Ottoman city, it had a significant development in the history and sociology of the period. The distribution and position of the rowhouses left in the city today can provide data about certain developmental trends in Istanbul in the nineteenth century and about the geography of social groups in the capital.

The rowhouses did not greatly alter the existing street-lot texture, but they did bring about a new house-street relation as a result of their tendency to form units with the streets in which they were located. The topography of Istanbul has made special contributions to these morphological units at certain places; these qualities alone justify their preservation as environmental units.

Rowhouses are a typological category of Western origin and undoubtedly reflect nineteenth century Western architectural styles. But the cultural pluralism which

Over most of its two thousand year history Istanbul has been the capital of empires, lending enormous variety to its cultural heritage. Beginning as the capital of the largest political organization in the pagan world, it then became the centre of the Christian world, and the capital of the first large Christian empire and civilization; then,



Beşiktaş, Akaretler rowhouses

Photo: A. Batur, et al



Karakol Street, Mühürdar district rowhouses 25, 27, 29, 31, 33, 35

Photo: A. Batur, et al



Istanbul derives from its own history has here provided a unique flavour. In Istanbul, extant neo-Renaissance and neo-Baroque elements have yielded an original synthesis in the hands of the anonymous rowhouse builders.

In conclusion, the most important finding of our study was undoubtedly the need to conserve our vernacular architecture through adaptive reuse, and to impress the importance of this need not only on the public authorities but also on the population as a whole.

### Appendix

The following Social Survey Form was used to document the Istanbul rowhouses in terms of individual user reaction

#### GENERAL INFORMATION

1) City the survey is conducted in:

- Country:
- District:
- Street:
- House number:
- Utilization of the building:
- Basement:                      First floor:
- Second floor:                      Third floor:
- Number of rooms:                      Total area: ..... m<sup>2</sup>

2) Please list the residents of this house, starting with the head of the family:

Name	Relation to Head of Family	Sex
1	.....	..
2	.....	..
3	.....	..
4	.....	..
5	.....	..
6	.....	..

Age	Birthplace	Education
1	.....	.....
2	.....	.....
3	.....	.....
4	.....	.....
5	.....	.....
6	.....	.....

Job	Work Place
1	.....
2	.....
3	.....
4	.....
5	.....
6	.....

Monthly income of head of family:

#### MOBILITY

- 3) How long have you been living in Istanbul?  
Year: ... Month: ... Day: ...
- 4) How long have you been living in this neighbourhood?  
Year: . . . Month: . . . Day: . . .
- 5) How long have you been living in this house?  
Year: ... Month: . . . Day: . . .

- 6) Where did you live before coming here?  
What was your reason for moving here?
- 7) Was your job the same or different before you moved?  
Same job: . . . . . Different job: . . .
- 8) Has there been any change in your monthly income?  
Yes: . . . No: . . . Did it increase? . . .

IDEAS ABOUT THE HOUSE

- 11) Are you satisfied with your home?  
Yes: Why? . . .  
No: Why? . . .  
Partially: Why? . . .
- 12) Do you consider moving out?  
Yes: . . . . . No: . . . . .
- 13) If not, why don't you move to another place?
- 14) If you would or could move, which district would you like to move into? . . . .  
Why that district? . . . .
- 15) If you would or could move, what kind of house would you like to live in?
- 16) Do you think that your home now meets all the needs of your family?  
Yes: . . . . . No: . . . . .

STATE OF OWNERSHIP

- 9) Are you the owner?  
Yes: . . . If you sold your house, how much would you ask for it?  
No: . . . How much rent are you paying?
- 10) If you moved to a rental house, what would be the maximum rent you could afford to pay?

- 17) If not, what is lacking?
- 18) Are you satisfied with the sunlight and ventilation your home gets?  
Yes: . . . . . No: . . . . . Partially: . . . . .
- 19) Which of the following does your house have?  
Running water: . . . Electricity: . . . Gas: . . . . .  
Connection to sewage system: . . . . .  
Central heating: . . . . . W C : . . . . .  
Bathtub-shower: . . . . . Kitchen: . . . . .
- 20) Do you have a garden?  
Yes: . . . . . No: . . . . .
- 21) If yes, are you satisfied with your garden?  
Yes, why? . . . . . No, why? . . . . .

UTILIZATION OF INTERIOR

- 22) Where do you eat at home? Why? . . . .  
Is this space sufficient? . . . .
- 23) Which room do you use as the living room? . . . .  
Why? . . . . Is this space sufficient? . . . .
- 24) Where do the parents sleep? . . . . Why? . . . .  
Is this space sufficient? . . . .
- 25) Where do the children sleep? . . . . Why? . . . .  
Is this space sufficient? . . . .
- 26) Where do the grandparents—if any—sleep? . . . .  
Why? . . . . Is this space sufficient? . . . .
- 27) Where do you cook? . . . .  
Is this space enough? . . . .
- 28) Where do you peel the vegetables? . . . .
- 29) Where do you do the laundry? . . . .
- 30) Do you do ironing?  
If yes, where? . . . . . No: . . . . .
- 31) Do you do quilting? If yes, where? . . . . . No: . . . . .
- 32) Do the children have a separate room? . . . .
- 33) Where do they play? . . . .
- 34) Where do they study? . . . .
- 35) If there is a baby in the family, where does it sleep in the evening? . . . .  
Where does it sleep during the day? . . . .

NEIGHBOURHOOD RELATIONS

- 36) Are there noisy people in your neighbourhood? . . . .  
If yes, who are they? . . . . . No: . . . . .
- 37) Do you consider your neighbourhood crowded?  
If yes, why? . . . . . If no, why? . . . . .
- 38) Do you consider the buildings in your neighbourhood beautiful? . . . . .  
If yes, why? . . . . .  
If no, why? . . . . .  
Partially, why? . . . . .  
No answer: . . . . .

NEIGHBOURLY RELATIONS

- 39) With how many of your neighbours do you have close relations? . . . .
- 40) Do your neighbours get along well among themselves?  
Yes: . . . . . No: . . . . .  
Partially: . . . . . No answer: . . . . .
- 41) How often do you visit your close neighbours? . . . .
- 42) Where else do you come together with these neighbours?
- 43) What do you do during your vacations? . . . .
- 44) Do you have any relatives living on the same street with you?  
Yes: . . . . . No: . . . . .
- 45) Do you have any relatives living in the same district with you?  
Yes: . . . . . No: . . . . .
- 46) Have you at some earlier time had relatives living on the same street or in the same neighbourhood?  
Yes: . . . . . Where did they move to? . . . . .  
Why? . . . . . No: . . . . .

URBAN ACTIVITIES

- 47) Where do you do your daily shopping? . . . .
- 48) How often do you shop at the market place? . . . .



Beşiktaş, Akaretler rowhouses

Photo: A Batur, et al

- 49) How often do you shop around Beyazit?  
 50) How often do you shop around Beyoğlu? . . .  
 51) Which of the following would you like to live close to?  
 1 Market . . .  
 2 Coffee shop . . .  
 3 Entertainment places . . .  
 4 School . . .  
 5 Park . . .  
 6 Bus stop . . .  
 7 Close to all . . . .  
 8 Other . . .  
 52) Which of the following do you own?  
 1 Car . . .  
 2 Bicycle . . .  
 3 Motorcycle . . .  
 4 Other . . . .  
 5 None . . . .  
 53) Do you plan to purchase any of the above that you don't have?  
 Yes: . . . Which one(s)? . . .  
 No: . . . Why? . . .  
 54) Do you know of any additions that have been made to this house since it was first built?  
 Yes: . . . What? . . .  
 No: . . .  
 55) Does your house need plastering and repair?  
 Yes: . . . No: . . . Partially: . . .  
 56) Would you have liked any changes inside the house?  
 Yes: . . . No: . . .  
 57) If yes, what are they?  
 58) Could you afford to pay for this change?  
 Yes: . . . How much? . . .  
 No: . . .  
 59) Do you consider the old houses in your neighbourhood worth conserving?  
 Yes, why? . . .  
 No, why? . . .  
 Partially:  
 60) If you had to move because the house needed repairs would you want to return to the same house when they were completed?  
 Yes: . . . No: . . . Undecided: . . .  
 61) What do you think is necessary to improve these old houses?  
 62) Would you want to help repair the house yourself?  
 63) If the residents of your neighbourhood founded an organization to repair houses, would you join that organization?  
 64) If the State were to loan money for the repair of your house, how much could you allocate from your budget each month to pay back your debt?



Observations:

*Külhanı Street, Fener district rowhouses 7, 9, 11*

Surveyor:

Date:

Photo A Batur, et al