PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

A Thesis Submitted to
the Graduate School of
Izmir Institute of Technology
in Partial Fulfillment of the Requirements for the Degree of

MASTER OF SCIENCE

in Conservation and Restoration of Cultural Heritage

by
Gonca KATMER

September 2024
İZMİR

We approve the thesis of **Gonca KATMER**

Examining Committee Members:

Assoc. Prof. Dr. Elif UĞURLU SAĞIN
Department Of Conservation and Restoration of Cultural Heritage,
İzmir Institute of Technology

Prof. Dr. Mine TURAN
Department Of Conservation and Restoration of Cultural Heritage,
İzmir Institute of Technology

Assist. Prof. Dr. Barış Ali TİMUR
Department Of Architecture, Muğla Sıtkı Koçman University

5 July 2024

Assoc. Prof. Dr. Elif UĞURLU SAĞIN
Supervisor, Department of Conservation
and Restoration of Cultural Heritage,
İzmir Institute of Technology

Prof. Dr. Mine TURAN
Head of The Department of Conservation
and Restoration of Cultural Heritage

Prof. Dr. Mehtap EANES
Dean of the Graduate School

ACKNOWLEDGMENTS

I would like to express my sincerest gratitude to my advisor, Associate Professor Elif UĞURLU SAĞIN, for her invaluable guidance, expertise, and encouragement throughout the thesis process.

My sincere thanks to Res. Assist. Dr. Ayşen ETLACAKUŞ, who has been by my side with her academic knowledge and moral support since the beginning of my graduate education.

My sincere gratitudes for the jury members Prof. Dr. Mine TURAN and Assist. Prof. Dr. Barış Ali TİMUR, for their attention and their precious assessment and recommendations.

I would like to express my gratitude to the Izmir Metropolitan Municipality, Konak Municipality, Izmir Directorate of Land Registry and Cadastre, Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, Ahmet Piriştina City Archive and Museum, and TARKEM Tarihi Kemeraltı Inc. for their invaluable support and assistance in the course of my archival work.

Finally, I would like to thank to my family for their unlimited moral support and unconditional love, which have been a constant source of strength and encouragement throughout the process. I would also like to extend my sincerest thanks to my friends and loved ones who have been by my side throughout this thesis journey, providing constant support and encouragement.

ABSTRACT

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

The Izmir Historic City Center, including Kestelli Street, is a multi-layered area that has hosted various civilizations throughout history, and contains a wealth of historical and cultural heritage. With the foundation of the Republic, the breaking points that emerged with the developments in history caused changes in many factors including commercial, social and demographic. In parallel with these transformations, the first steps were taken to preserve the region through the implementation of conservation and planning studies, which commenced in the second half of the 20th century.

The aim of the study is to determine the physical transformations that occurred in Kestelli Street since the foundation of the Republic of Turkiye by considering diverse aspects of it in various periods. Within the scope of the study, the transformation of Kestelli Street in the last 100 years within the framework of Izmir history and planning studies has been analyzed in four periods by examining old maps, aerial photographs and old documents and using a comparative method. Kestelli Street is examined within the context of urban planning and registration decisions, solid-void rate, landuse, lot organization, storey system, construction techniques, conservation status, and architectural elements. The objective is to illuminate the transformation of the city from the past to the present, to determine the changing economic and social factors, and to assess the impact of urban planning studies on the city.

The results of the analysis conducted in the area indicate that uncontrolled practices that do not respect and damage the values of the region have continued to increase in recent years. This has led to a situation in which Kestelli Street is under threat of losing its historical, architectural, and social values.

The protection of Kestelli Street as a whole is of great importance in terms of safeguarding the city's identity and cultural heritage for future generations. In this framework, the data collected within the scope of the study is intended to serve as a foundation for subsequent planning and conservation studies.

ÖZET

TARİHİ YAPILI ÇEVRENİN FİZİKSEL DÖNÜŞÜMÜ: KESTELLİ CADDESİ ÖRNEĞİ

Kestelli Caddesi'nin de içinde bulunduğu İzmir Tarihi Kent Merkezi, Tarih boyunca çeşitli medeniyetlere ev sahipliği yapmış, birçok tarihi ve kültürel mirası içinde barındıran çok katmanlı bir alandır. Cumhuriyet'in ilanı ile birlikte tarihte meydana gelen gelişmelerle ortaya çıkan kırılma noktaları, ticari, sosyal ve demografik olmak üzere birçok faktörde değişimlere sebep olmuştur. Yaşanan dönüşümlerin paralelinde 20.yy'ın son çeyreğinden itibaren başlayan koruma ve planlama çalışmaları ile birlikte bölgenin muhafaza edilmesi için ilk adımlar atılmıştır.

Çalışmanın amacı, Kestelli Caddesi'nde Türkiye Cumhuriyeti'nin kuruluşundan bu yana meydana gelen fiziksel dönüşümlerin çeşitli periyotlarda her yönüyle ele alınarak tespit edilmesidir. Çalışma kapsamında, eski haritalar, hava fotoğrafları ve eski belgeler incelenerek ve karşılaştırmalı yöntem ile Kestelli'nin son 100 yılda İzmir tarihi ve planlama çalışmaları çerçevesinde dönüşümü 4 periyot içerisinde incelenmiştir. Kestelli Caddesi, planlama ve tescil kararları, doluluk oranı, fonksiyon, parsel organizasyonları, kat yükseklikleri, inşaa teknikleri, korunmuşluk durumu ve mimari elemanlar çerçevesinde incelenmiş ve karşılaştırmalı yöntem kullanılarak alanın geçirdiği dönüşüm analiz edilmiştir. Böylece kentin geçmişten günümüze dönüşümünün aydınlatılması, değişen ekonomik ve sosyal unsurların ve yapılan planlama çalışmalarının kente etkisinin belirlenmesi hedeflenmiştir.

Alanda yapılan analizler sonucunda özellikle bögenin değerlerine saygı duymayan ve zarar veren kontrolsüz uygulamaların son yıllarda artarak devam etttiği, böylece Kestelli Caddesi'nin, sahip olduğu tarihi, mimari ve sosyal değerlerini kaybetme tehtidi altına girdiği tespit edilmiştir. Kestelli Caddesi'nin sahip olduğu değer ile bir bütün olarak korunması, kentin kimliğinin ve kültürel mirasının geleceğe taşınması açısından büyük önem taşımaktadır. Bu çerçevede çalışma kapsamında ele edilen verilerin yapılacak planlama ve koruma çalışmaları için rehber olması hedeflenmiştir.

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

CHAPTER 1

INTRODUCTION

The historical city centre of Izmir is a multi-layered area that contains many historical and cultural heritages. It has been home to various civilisations throughout history and has been of great economic and cultural importance as an important port city of the Aegean Region. Kestelli District is one of the areas within Izmir Historic City Centre that reflects this cultural and historical diversity. Located on the periphery of the commercial centre, which is actively used today, this region is a point where many cultures and languages have fused throughout history. This cultural diversity has progressed throughout history, leaving its traces in the region.

The historic city centres of many cities are in a state of continuous change and transformation, driven by economic, social and cultural needs. The historical depth and the continuous change in Izmir have resulted in a significant transformation of the physical structure of the city over time. In particular, the foundation of the Republic, the rapid urbanisation that followed the industrial revolution in the 1950s, and the reconstruction works carried out in the 1980s have been pivotal threshold points in the transformation of Izmir's city centre.

In order to regulate these alterations, conservation studies have been initiated since the 20th century, and activities for urban planning have been intensified. During this period, the Venice Charter published in 1964, marked the beginning of a new era in the formation of a contemporary understanding of conservation worldwide. Following conservation studies, initially at the scale of individual buildings, the concept of conservation began to be addressed at the scale of urban planning with the Amstredam Declaration published in 1975. Subsequently, the "Washington Charter" published in 1987, the "10th European Conference of Ministers responsible for Regional Planning (CEMAT)" conference in 1994, and the "Historic Urban Environment Conservation Challenges and Priorities for Action" meeting in 2009 emphasized the destruction caused by accelerated urbanization in historic areas and the importance of holistic protection of these areas.

The concept of considering historic areas as a whole and protecting them holistically aims to create a sustainable understanding in the protection and planning of historic city centres. Although charters and declarations published around the world guided conservation and planning efforts in Izmir, the city continued to transform rapidly during this period.

The Kestelli District has also been subjected to various physical, functional and social changes and transformations over time due to the transformation of the city. While these transformations may contribute to the values of the area and ensure its development, they may also result in the values and history of the area remaining in the background. Kestelli Street is under the threat of losing its historical, architectural and social values due to uncontrolled practices that do not respect and damage the values of the region. Today, Kestelli Street is attempting to maintain a balance between the needs of modern life and the preservation of the historical texture.

Within the scope of the study, the physical transformations that have occurred on Kestelli Street since the foundation of the Republic of Turkiye have been identified by considering different aspects of the street in various periods. In addition, the transformation of Kestelli Street in the last 100 years within the framework of Izmir history and planning studies has been analyzed in four periods by examining old maps, aerial photographs and old documents and using a comparative method. The objective is to analyse the transformation of the city from the past to the present, to determine the effects of changing economic and social factors and planning studies on the city, and to use the data obtained as a guide for planning and conservation studies to be carried out.

1.1.Problem Definition

Kestelli Street, is home to a wealth of historically significant buildings and monuments, bearing the traces of numerous civilisations. Consequently, conservation of this region is of great importance in terms of maintaining the city's identity and cultural heritage for future generations. Initial steps have been taken for the conservation of the region, especially with the conservation and planning studies that started in the last quarter of the 20th century.

A number of studies in the field of conservation and planning have been identified as important factors influencing the transformation of the region, particularly in areas where they can be implemented. However, it is evident that the changes observed in Kestelli Street over time are not aligned with the planning studies. The building stock in the region is exposed to uncontrolled and unsupervised change, particularly by the users of the area. It can be argued that these changes, which are in opposition to the planning studies, are the consequence of a lack of supervision in the area. The increasing prevalence of uncontrolled renovations and interventions represents a significant threat to the cultural heritage of historical city centres.

Monitoring, analysing and understanding the changes that occur over time is of great importance in terms of preserving the historical texture of the city and carrying it to the future. However, comprehensive studies on the causes, processes and results of these changes are limited.

Although similar studies, especially in historical city centers, are numerous, they typically focus on the areas in terms of their current conditions and current problems. It becomes challenging to follow the process of change in studies that focus on the analysis of a single period. However, as the name suggests, historic built environments derive their value from a heritage that has lasted throughout history. For this reason, it is only possible to determine the transformation occurring in historical environments by following the process throughout the process. Accordingly, the principal objective of the study is to employ a range of archival sources, including diverse dates, scales, and categories, in order to ascertain the transformations that have transpired from the past to the present.

The analysis of the changes occurring on Kestelli Street not only illuminates the history of the city, but also provide guidance for future urban planning and conservation efforts. In this context, an understanding of the effects of economic and social needs on the city center contributes to the development of more informed and sustainable interventions.

1.2. Aim

The aim of the study is to determine the physical transformations of Kestelli Street from the foundation of the Republic of Turkiye to the present day by utilizing different

archival sources in various periods. In this respect, in order to determine the changes that occurred in the area throughout history, the area is analyzed within the framework of a holistic process by examining archival sources between 1923 and 2024. This approach allows for the use of a different method in examining a historical built environment and the transformation of the area.

Through the research and analysis to be carried out, the objective is to reveal what kind of characteristics Kestelli Street has from the past years to the present and how these characteristics have changed over time. Furthermore, the study determines the planned or unplanned interventions that have caused this change. The objective is to ascertain the extent of the impact of this transformation on the area, including the values it protects or destroys, and the effects it has on the physical environment and its users.

The objective of the study is to provide the necessary data for the conservation of the historical texture, the preservation of the cultural and historical values of the area, and sustainable urban planning.

1.3. Research Methodology and Materials

The study employed qualitative research methods, which entail the analysis of tangible documents and data. Within the scope of the study, field research was carried out on Kestelli Street. In addition, old maps and various plans of Izmir were analyzed. Old Land Registry and Cadastre Maps of Kestelli Street were examined and analyzed. The registration documents of the historical buildings on the street were examined and historical photographs of the buildings were identified. The documents and maps of different periods were analyzed comparatively.

A case study approach was adopted for the study area and Kestelli Street in Kemeraltı was chosen as the case study. The methodology of the thesis is presented in detail in Chapter 2.

1.4. Limits of The Study

The study encompasses the identification of the alterations and interventions that have occurred throughout history within the Kestelli District and the physical transformation of the area. In particular, the study focuses on what kind of changes are experienced in which periods, which factors affected these changes and how the physical structure of the city evolved. Furthermore, the study analyses the conservation and planning works carried out in the area, examining their relationship with the transformation.

The study area was defined as Kestelli Street within the context of the study. The history and values of Kestelli Street are identified and its architectural features are analyzed. The changes in the area and their effects are analyzed using various methods, together with their causes.

The study conducted to reveal the transformation of the region covers the period from the foundation of the Republic to the present day. Within this 100-year period, four different threshold points is determined and the process was divided into periods and the examinations were carried out on these dates. The first threshold point is 1923, the year of the founding of the Republic of Turkiye. The year 1984 is identified as second threshold year, as the year in which the effects of the rapid population growth and intensive urbanization that started in the 1950s and whose effects continued until the 1980s can be read. This year is also important as it is the year in which the 'Kemeraltı Conservation Development Plan' was published, revealing the state of the city before the changes that took place after the plan.

The third threshold year is 2002, as it encompasses the period leading up to the publication and revision of the Conservation Plan and provides insight into the urban condition following the registration studies conducted in the 1980s. Finally, the year 2024 is designated as the last threshold year for analysis.

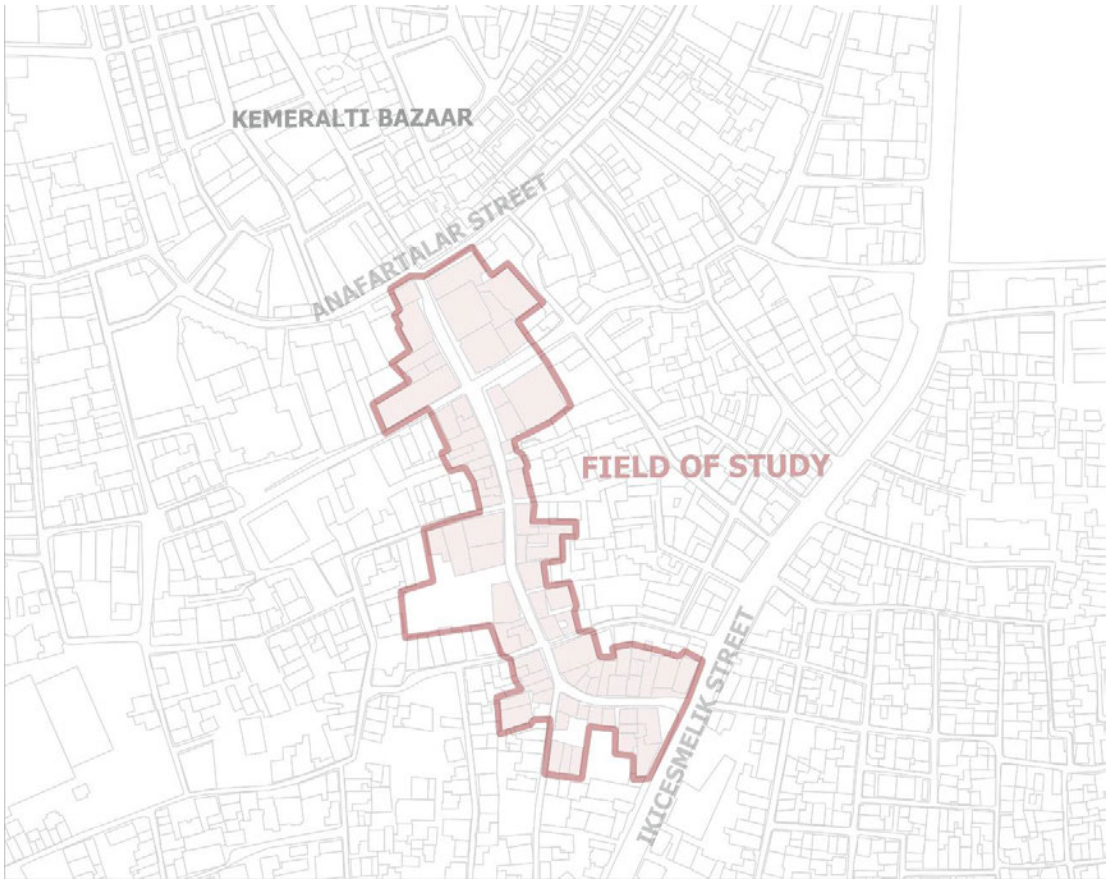


Figure 1.1 Field of the study

Kestelli Street was selected for the field study and is bounded by Anafartalar Street to the north and İkiçeşmelik Street to the south. For the analyses on a per building basis, the lot boundaries on Kestelli Street and the buildings within these lots were determined (Figure 1.1). The total area of the study area is 18,022 m². In this area, 87 buildings on 79 lots in 1930, 67 buildings on 75 lots in 1984, 64 buildings on 74 lots in 2005 and 77 buildings on 74 lots in 2024 were analyzed.

1.5. Literature Review

The study considers the historical development and change process of Izmir Historic City Centre, with particular focus on Kestelli Street.

Çınar Atay (1998), in his publication ‘Plans of Izmir from the Ottoman Empire to the Republic’, concentrated on the history of Izmir through historical maps and plans of the city. Many of the historical plans included in the content are included in this study for the first and only time. In this respect, this source is an original and unique source of great importance for this study.

Rauf Beyru's (2011) study, entitled 'Izmir City in the 19th Century', reveals significant changes in trade, industry and socio-cultural areas in Izmir neighborhoods during the 19th century and beyond.

In addition, within the scope of the study, conservation, planning and documentation studies carried out within the framework of Izmir historical city center were examined.

Gaye Cansunar (2011), in her study ‘Integration of Historical Fabrics with Living City in The Context of Conservation Policies’, identified the decisions taken and interventions carried out for conservation in Izmir Kemeraltı and determined the effects of these actions. The study also analyzed various conservation legislations and planning studies in Izmir comparatively.

Çıkıs et.al. (2016) carried out an extensive documentation and planning study in the Kestelli District with the team formed by Izmir Institute of Technology within the scope of the ‘Izmir History Project Kestelli Sub-Region and its Neighborhood Development and Revitalization Project’. In 2015, the documentation work carried out in the area served as an enlightening source for the thesis.

İlhan Tekeli (2018) defines the scope and purpose of the project and identifies the project sub-regions in his report titled ‘Izmir History Project Design Strategy Report’ published within the scope of the Izmir History Project. It presents the conservation and design strategies developed according to the project sub-regions in an inclusive manner.

The recent publication of the Izmir Historic Port City Area Management Plan was published in 2022 and covers the years 2022-2027. It deals with the history of Izmir according to periods. The protected areas, archaeological heritage, architectural heritage and intangible cultural heritage in the area were evaluated. New strategies have been developed for the area by analyzing the conservation activities carried out in the region and the conservation problems of the region.

The main element of the thesis, the changes occurring in Historic City Centers, has been covered in similar publications.

Merve Demiröz and Neriman Şahin Güçhan (2020) in their article 'Urban conservation legacy of the Turkish planning system: tracing spatial change in the Ankara Acropolis, from 1923 onwards' examined the spatial change of the Ankara Acropolis, known as Hacı Bayram Quarter, in relation to the development of urban conservation from the Republican period to the present day. The study presents a summary of the conservation history of the area and identifies the changes brought about by conservation initiatives.

Izmir Historic City Center and its surroundings, which were determined as the study area, have been examined in various studies.

Gözde Benzergil (2006), notes that the alterations that occurred in the Kemeralti region during the Republican period resulted in a deterioration of the area's texture, leading to the region becoming a collapsing historical center within the city in her master's thesis, entitled ‘A Research Of The Changes Occurred In Republic Period In The Historical Street Structures With Conservation Context: Kemeralti-871 Street Pilot’. This study has identified the existing problems in 871 Street through analyses and has proposed conservation proposals at street scale.

Rabia Zeybek Çetin's (2012) master's thesis, titled ‘Evaluation on Revitalization Policies of Historic Town Centers, The Case of Izmir Kemeraltı’, examines the efforts made to protect Kemeraltı Bazaar, the commercial center of Izmir. The thesis emphasizes that these conservation efforts remain only at the spatial scale and that social and economic revitalization efforts are insufficient. In this context, the problems and solution suggestions that have arisen from the conservation works and the problems experienced by similar historical areas through Kemeraltı are included.

Pinar Gökçınar Balkan (2018) notes that the interventions made in the Damlacık Neighborhood in the Kemeraltı Region of Izmir have resulted in the loss of the area's intrinsic value In her master's thesis, 'Assessment of Conservation Problems of Historic Damlacık District, Konak, Izmir', In particular, with the opening of the Konak-Yeşildere Tunnel, which passes through the Damlacık neighborhood, she conducted an examination of the accelerated change and increasing destruction in the region and made conservation suggestions.

Gamze Cevher (2019) examined the change of the Beyler Streets over time in her master's thesis, entitled ‘Investigation of The Change Of Urban Historical Space (İzmir Beyler Streets Sample)’. In particular, she notes that the region had a respectable residential character in the past, but that it has become a depressed area with unqualified

commercial functions and idle buildings. In this context, she concludes that the conservation works carried out in the region have remained superficial and have not been able to move to the urban planning dimension, unlike holistic conservation.

The aforementioned sources have been very effective in recognizing the history of Izmir during the preparation phase of the study and understanding the works carried out in Izmir in terms of conservation and their effects in the process. In addition, the importance, boundaries, heritage values and the changes that the Kestelli Street, which is the focus area of the study, has been evaluated in the light of the information obtained from the mentioned sources.

A review of previous studies revealed that although there are many studies in and around the historical city center of Izmir, the studies on the Kestelli region are quite limited. Further, the current field studies conducted within the scope of the study were evaluated in order to determine the changes in the focal areas studied. This implies that the focal areas are analyzed and evaluated only in a single time period. However, cultural heritage areas should be analyzed in the historical process in accordance with their historical value. Changes in the examined areas can only be clearly revealed through analyses to be made throughout the historical process. Consequently, the time and reasons for the transformation in the area can be accurately determined.

The results of the literature study revealed similar studies that have analyzed the changes that have occurred in the case area over the past century by examining the old plans on the basis of the buildings are limited. The aim of this thesis study is to establish a unique position in the literature and to serve as a guiding source for similar studies.

1.6. Content of The Thesis

This study consists of six chapters in total. The first chapter includes the problem definition, aim, research method and materials, study limitations and literature review.

In the second chapter, the methodology of the study is described in detail. Research materials and analysis techniques are explained. The sources used in the analyses and the way of processing the sources used are described. The form and technique of analysis for each category of analysis are described in detail. Finally, the evaluation method and criteria are explained.

The third part of the study covers the transformation of Izmir and Kestelli in the historical process and within the framework of planning studies. In this section, the changes that Izmir has undergone from its foundation to the present day are summarized, conservation and planning studies and conservation legislations in Izmir throughout history are examined. Also, a summary of the effects of planning studies on the development process of the city are summarized. Finally, the current situation of Kestelli Street is analyzed and presented.

The fourth part of the study includes a detailed analysis of the transformation of Kestelli Street during and after the Republican period. In this section, the physical characteristics of Kestelli Street are analyzed comprehensively at 4 different threshold years. The analyses include the registration status of the buildings in the area, the cadastral features of the area, the solid-void ratio of the area, landuse, the number of storeys and construction techniques of the buildings, the lot organization of the lots, the maintenance status of the buildings and the architectural elements they have, and the conservation zoning plan studies carried out in the area.

The fifth chapter constitutes the evaluation section of the study. In this section, the analyses made on 4 different years in the fourth section were overlapped and examined by comparative analysis method and the changes that occurred in Kestelli Street between the analyzed years were determined. Finally, the values and problems of the area were identified and evaluated.

The sixth chapter, which is the conclusion chapter of the study, presents a summary of the historical transformation of Kestelli Street and the impact of the conservation and planning works in Izmir city center on the transformation of Kestelli Street.

CHAPTER 2

METHODOLOGY

In this study, the spatial transformations that have occurred on Kestelli Street within the context of a specific historical framework. For this purpose, the 100-year period from 1923, the year of the founding of the Republic of Turkey, to the present day has been divided into four distinct periods for analysis. In order to map the current situation of each period, various archival sources with different degrees of detail obtained from different institutions were utilized. In line with the study, a number of parameters were identified to analyze and compare the spatial changes in Kestelli Street. These include physical parameters such as cadastral status, planning and registration decisions, solid-void rate, landuse, lot organizations, storey system, construction techniques, building status, architectural elements and renovations.

2.1. Research

2.1.1 Tools of Historical Research

A literature review and archive search are conducted to investigate the conceptual aspects of the study. In the third part of the study, the history of Kestelli Street and the region where it is located is explained through the history of Izmir City. The Ahmet Piriştina City Archive and Museum (APIKAM) and Konak Municipality archives are utilized to identify historical maps and photographs of Izmir. The conservation and planning works carried out in the Historic City Centre of Izmir, including Kestelli Street, have been explained by utilizing various sources in the literature. An interview was conducted on 3 May 2024 about the history of the Historical Yusuf Rıza Primary School, which is among the landmark buildings in the area, and the past use of Kestelli Street (Appendix C).

The theme of transformation in the historical process, which constitutes the main fiction of the study, has been approached through the use of archival research and historical research methodology.

In order to ascertain the changes that have occurred within the selected study area, a series of analyses are conducted on a range of subjects over a number of years. While determining the developments in terms of change, the last 100 years in history are the focus of attention. During the research process, analyses were conducted based on the threshold years determined. The analyses were carried out in the threshold years or in the closest years, depending on the resources available during the studies. If the source for the threshold years cannot be found, the source closest to the threshold year is used in the analyses.

The initial phase of the research is based on the foundation of the Republic in 1923. The year 1923 was analyzed with reference to the Land Registry and Cadastral Maps issued in 1930, which represent the most proximate available source. In order to determine the changes caused by the rapid population growth and intensive urbanization that commenced in the 1950s and continued until the 1980s, the year 1980 was identified as the second threshold year. In the 1980 analyses, various sources were employed, including aerial photographs of 1975, registration documents of 1981 and Conservation Development Plan of 1984.

In 1984, the city entered a new construction process following the publication of the Conservation Zoning Plan due to the zoning decisions contained in the plan. The transformation process continued in the city until the 2002 revision of the Conservation Plan. In order to understand the changes that occurred in this process, the year 2002 was determined as another threshold. The analyses within this year are based on the analyses conducted in 2000 for the Conservation Development Plan Revision, registration document issued in 2002, and aerial photographs of 2005. The last threshold date of the research is the year 2024, when the thesis study was prepared. Various field analyses were conducted to determine the current status of the site in 2024.

In order to determine the changes in the study area, the region was analyzed under nine different topics. In this context, the registration status of the buildings in the area, the cadastral features of the area, the solid-void ratio of the area, landuse, the number of storeys and construction techniques of the buildings, the lot organization, the maintenance status of the buildings and the architectural elements they have, and the conservation zoning plan studies carried out in the area are examined. Within the scope of these

analyses made in different years, the changes that the region has experienced in different subjects over time have been clearly revealed.

Table 2.1. Data used in analyses

	Years			
	1930	**1975-184**	**2000-2005**	**2024**
Cadastral Analysis	1930 Cadastral Map	1984 Conservation Development Plan	2005 Conservation Development Plan	2024 Current Map
Registration Status	-	1981 Registration Documents - 1984 Conservation Development Plan	2002 Registration Documents - 2005 Conservation Development Plan	Current Registration Documents - 2024 Conservation Development Plan
Solid-Void	1930 Cadastral Map	1975 Aerial Photo	2005 Aerial Photo	2024 Current Map
Landuse	1930 Cadastral Map Data	1981 Registration Documents	2000 Kemeraltı Conservation Development Plan Revision	2024 Site Analysis
Number of Storey	1981 Registration Documents	1981 Registration Documents	2002 Registration Documents	2024 Site Analysis
Construction Technique	1981 Registration Documents	1981 Registration Documents	2002 Registration Documents	2024 Site Analysis
Lot Organization	1930 Cadastral Map	1975 Aerial Photo	2005 Aerial Photo	2024 Current Map

cont. on the next page

Table 2.1. Data used in analyses

Conservation Development Plans	-	1984 Conservation Development Plan	2005 Conservation Development Plan	2024 Conservation Development Plan
Architectural Elements				Registration Documents (1981-2002-2018) - 2024 Site Analysis
Building Status				2024 Site Analysis
Interventions & Renovations				Registration Documents (1981-2002-2018) - 2024 Site Analysis

Each of the analyses was conducted using different sources depending on the necessity of the analysis and accessibility (Table 2.1).

- A variety of sources from different years are consulted in order to ascertain the Block-Lot layouts in the area and the changes. The survey was conducted in four different years: 1930, 1984, 2005 and 2024.

The first official land registry and cadastral works in Izmir are initiated in 1930, with the cadastral data being documented on maps. For the analysis of 1930, the first year of the analysis, 7 different maps of 1930 are obtained from the General Directorate of Land Registry and Cadastre. These seven maps are then combined to create a single base map.

In the 1984 analysis, the 1984 Conservation Development Plan was utilized. Similarly, the 2005 analysis was conducted using the Conservation Development Plan in force in 2005. Conservation Development Plans are obtained from the archive of Konak

Municipality. Finally, the analyses conducted in 2024 are made by processing the current block-lot data on the current map.

The evolution of Block-Lot layouts over time can be discerned from an examination of the relevant plans. Furthermore, each change to Block-Lot layouts is documented by the General Directorate of Land Registry and Cadastre. Within these documents, the date and scope of the change is understood. The documents obtained from the General Directorate of Land Registry and Cadastre are employed in the analysis.

- The registration documents obtained from the Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate are utilized in order to ascertain the registration status of the buildings within the study area. Furthermore, the buildings that are marked as registered in 1984, 2005 and on the current zoning plans are also taken into consideration.

- In order to determine the changes in the solid/void ratio of the area, the area was analyzed using the cadastral map of 1930 from General Directorate of Land Registry and Cadastre, 1975 and 2005 aerial photographs from General Directorate of Mapping and 2024 current map. Aerial photographs obtained from the General Directorate of Mapping are employed to ascertain the solid-void ratio on Kestelli Street in 1975

In 2005, aerial photographs obtained from the General Directorate of Mapping are used to determine the solid-void ratio.

- Ground floor and upper floor uses are analyzed in 4 different years, 1930, 1981, 2000 and 2024 in order to determine the functions of the buildings in the area.

In the area survey carried out by the General Directorate of Land Registry and Cadastre in 1930, a table was kept that listed the ownership and function of each lot. The data of 1981 was obtained from the registration documents (Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 1981). These data are processed on the 1975 aerial photograph and a function map was created. In 2000, Dokuz Eylül University's City Planning Department conducted a functional analysis of the area, which was evaluated over a period of four years (Dokuz Eylül University, 2002). The data for 2024 was obtained through surveys and research conducted in the area and processed on the current map.

- The floor heights of the area are obtained from the registration documents of the registered buildings in 1930 and 1981. It was not possible to reach the floor heights of the unregistered buildings in 1930 and 1981. In 2000, the studies carried out within the scope

of the Kemeraltı Conservation Plan are included in the study (Dokuz Eylül University, 2002). In 2024, the examinations and analyzes made in the area are recorded on the current map.

- The construction techniques of the buildings in the area are analyzed in 4 different years, 1930, 1981, 2002 and 2024, in line with the available sources.

In 1981, during the registration works carried out by Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, registration documents are prepared for each registered building. These documents also contain information on the construction techniques of the registered buildings. From this perspective, the construction techniques of the buildings registered until 1981 are recorded on the map specific to the year 1981.

In order to ascertain the extent of the impact of the construction techniques employed in the buildings constructed prior to 1930 and registered in 1981, it was necessary to include the year 1930 in the map used for the analysis. This was because the techniques employed would have been the same in both years.

A group of buildings in the area were registered in 2002. The data from the registration certificates issued in this year were included in the 2002 analysis.

No documentation could be located about the construction techniques of the unregistered buildings for any given year. However, as the construction dates of the buildings are known, the buildings that exist today and whose construction techniques are known are also included in the maps of 1981 and 2002. Furthermore, unregistered buildings that do not exist today could not be evaluated in the analyses of other years, except for the current analysis made in 2024.

- For the determination and analysis of the lot organizations in the area, the cadastral map of 1930 obtained from the General Directorate of Land Registry and Cadastre, aerial photographs of 1975 and 2005 obtained from the General Directorate of Mapping and the current map of 2024 are used. Lot organizations are evaluated under 5 sub-headings as only mass, mass with garden, mass with courtyard, annexes and empty lots.

- A comprehensive field study was conducted to ascertain the architectural elements of the buildings on Kestelli Street. In the field study, the facades of each building on Kestelli Street are analyzed and the architectural elements are recorded on the base map. In addition, the elements on the facades are photographed.

The registration documents obtained from Izmir No.1 Cultural Heritage Conservation Regional Board Directorate are used to determine the architectural elements

that are lost due to vandalism and openings such as windows and doors that are closed over time on the facades of the buildings.

The missing architectural elements are identified by comparing the elements on the facade of the building with the current state of the building as depicted in the building photographs on the registration documents.

- The current status of the buildings, including their maintenance status and the modifications and renovations they have undergone, was determined through field studies. The buildings on Kestelli Street are analyzed one by one, and the modifications and renovations they underwent are recorded on the maps according to the categories determined. For the determination of the renovations of the registered buildings, the registration documents obtained from Izmir No.1 Cultural Heritage Conservation Regional Board Directorate are used. The renovations are determined by comparing the photographs on the documents with the current state of the building. At the same time, the maintenance status of the buildings in terms of structure and materials was also determined.

2.1.2 Site Analysis

The Kestelli District is a historical district located in the City Centre of Izmir, which contains the historical and cultural values of Izmir (Figure 2.1). Kestelli Street is located on the periphery of Kemeraltı Bazaar, the historical trade center of Izmir, which is still actively used today (Figure 2.2). The area is a high sloping area located on the foothills of Kadifekale.

Kestelli Street forms the main axis of the Kestelli District and connects Anafartalar Street and İkiçeşmelik Street in the east-west direction. Given its position between these two major commercial axes, Kestelli Street experiences a high level of pedestrian and vehicular traffic.

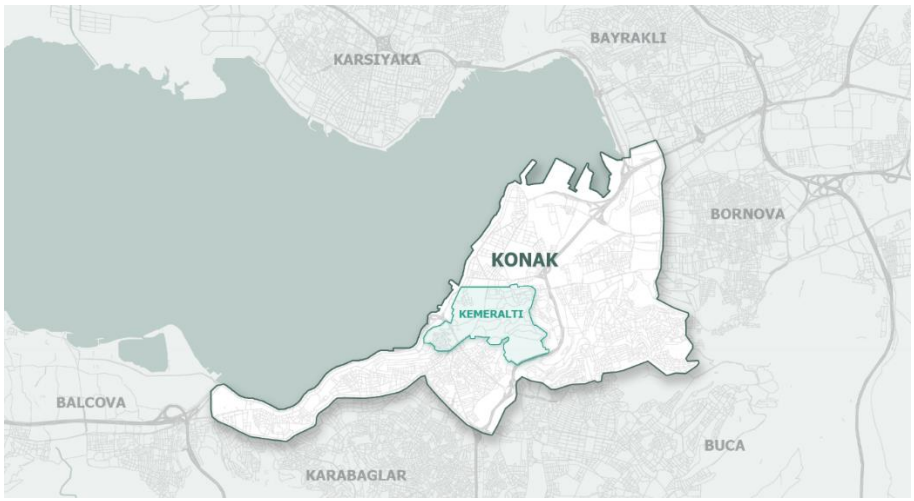


Figure 2.1. Konak and Kemeraltı in Izmir
(Source: Modified from 2024 current map obtained from Konak Municipality)

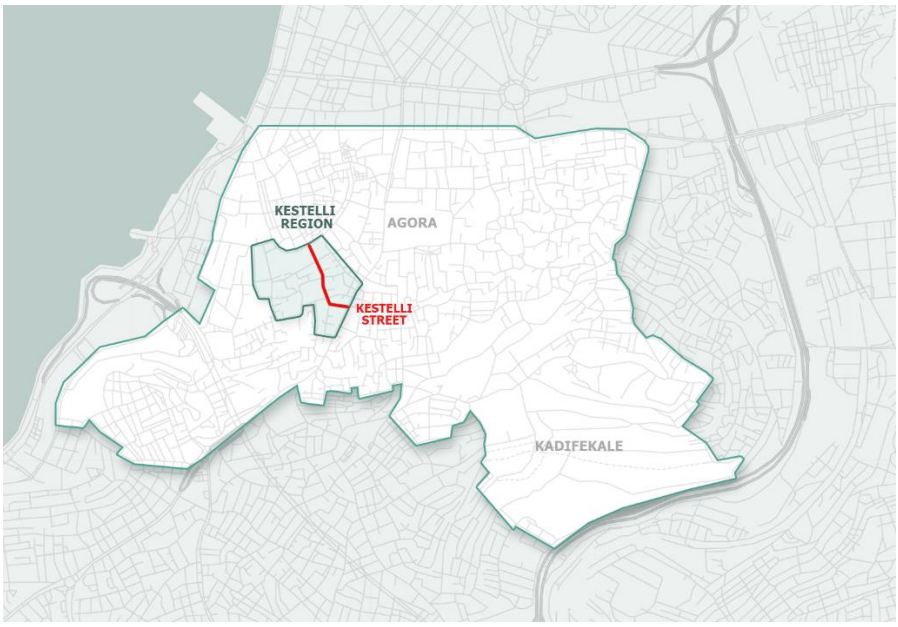


Figure 2.2. Kestelli Region and Kestelli Street in Kemeraltı
(Source: Modified from 2024 current map obtained from Konak Municipality)

The boundaries of the study area were defined as the lots along Kestelli Street with frontage to the street and the buildings within the boundaries of these lots. In this context, a total of 74 lots were analyzed in the study area, across eight different blocks. The 77

buildings within these 74 lots were analyzed within the scope of the study boundaries (Figure 2.5).

The field studies were conducted between November 2023 and May 2024 with the objective of determining the current condition of Kestelli Street.

In order to lead the analyses, Kestelli Street was first photographed from İkiçeşmelik to Anafartalar in the west direction (Figure 2.6) and from Anafartalar to İkiçeşmelik in the east direction (Figure 2.7) and the building facades were documented. The street exhibits a diverse architectural character, encompassing historic buildings, renovated facades, newly constructed structures, unqualified buildings, and neglected structures on both sides (Figure 2.3).

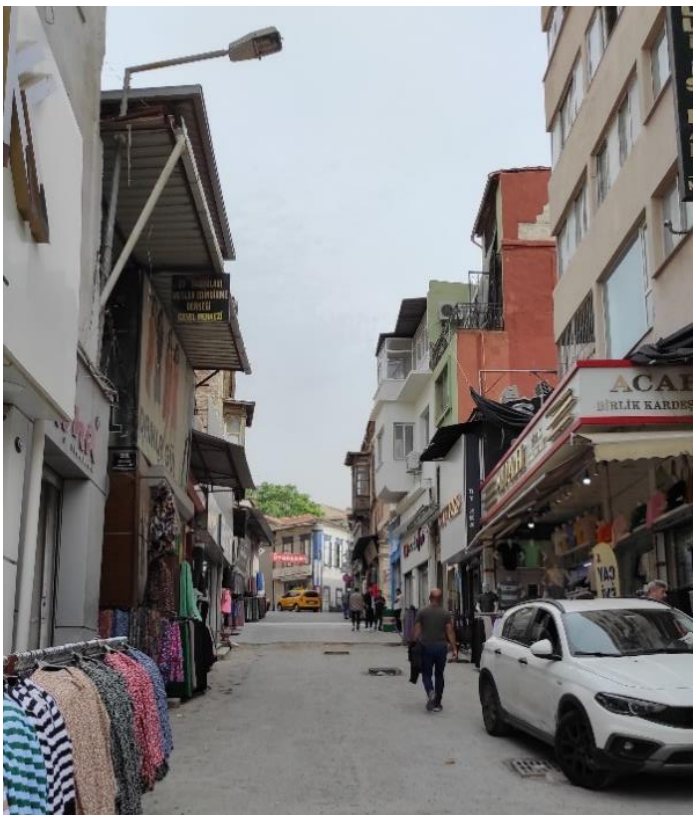


Figure 2.3. Kestelli Street, 2024

In the field survey, all buildings within the study boundaries are examined in terms of landuse, number of storey, construction techniques, lot organization and architectural elements. Within the scope of the field study, it was not possible to enter the interiors of

the buildings; the buildings were analyzed through their facades. For this reason, especially analyzes on the use of the upper floors of the buildings were made based on tradesmen's statements.

For the field studies, 1/1.000 scale area maps are prepared in advance. Physical analyses are made by marking on the previously prepared maps. These data are then transferred to digital media. Furthermore, photographic documentation was undertaken of the facades of buildings on Kestelli Street (Figure 2.4).

(a)

(b)

Figure 2.4. A view of Block 2381, Lot 33&34
(a) on Sunday, November 5, 2023 (b) on Friday, May 17, 2024

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

STUDY AREA & BUILDINGS

LEGEND

- STUDY AREA BORDER
- STUDY BUILDINGS
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

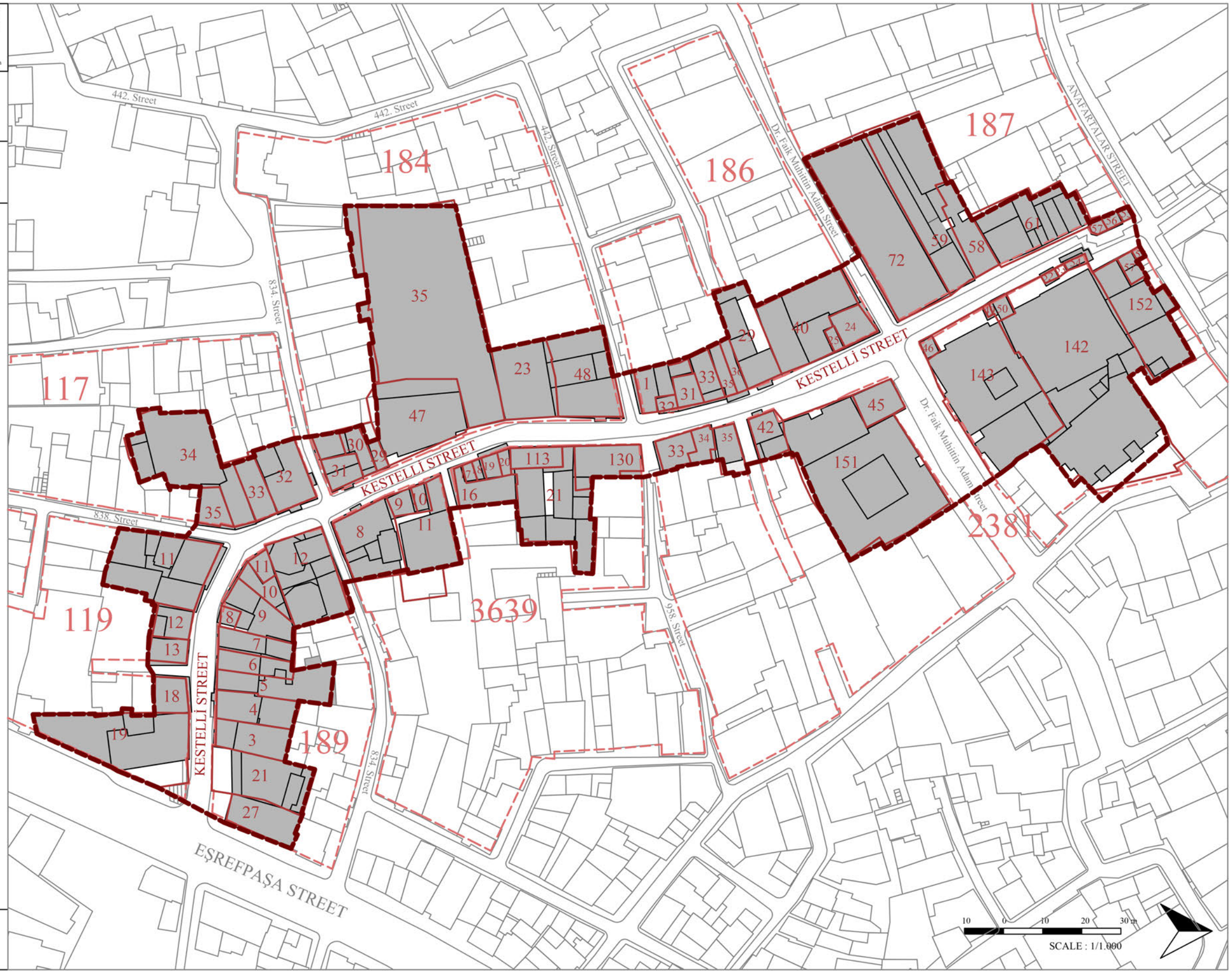


Figure 2.5 Study area and buildings

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

STUDY BUILDINGS NO:1 WEST SIDE

BLOCK 119


PLOT 19

PLOT 18

PLOT 13

PLOT 12


PLOT 11

PLOT 11

BLOCK 117

PLOT 35

PLOT 34

PLOT 32&33

BLOCK 184

PLOT 31


PLOT 30

PLOT 29

PLOT 47


PLOT 35

PLOT 23


PLOT 48

BLOCK 186

PLOT 1

PLOT 32

PLOT 31

PLOT 33

PLOT 35&36

PLOT 29

PLOT 40


PLOT 40


PLOT 25

PLOT 24

BLOCK 187

PLOT 72


PLOT 59


PLOT 58

PLOT 61

PLOT 57&56

PLOT 55

Figure 2.6. Study buildings No: 1 West Side

STUDY BUILDINGS NO:2 EAST SIDE

BLOCK 2381

PLOT 55&57&58


PLOT 54


PLOT 52


PLOT 49&50


PLOT 142


PLOT 143


PLOT 46

BLOCK 2381

PLOT 45

PLOT 151

PLOT 48


PLOT 35

PLOT 33&34

BLOCK 3639

PLOT 130

PLOT 21&113

PLOT 21&113

PLOT 20&19

PLOT 17&18


PLOT 16

PLOT 11


PLOT 10

PLOT 9

PLOT 8

BLOCK 189

PLOT 12


PLOT 11

PLOT 10

PLOT 9

PLOT 8

PLOT 7


PLOT 5&6


PLOT 4

PLOT 3


PLOT 21


PLOT 27

Figure 2.7. Study buildings No: 2 East Side

2.2 Documentation

The data obtained from different sources are combined on different map bases according to years (Table 2.2). All analyses prepared with data from 1930 are presented on the map of 1930. The 1930 map created by combining seven different maps obtained from the General Directorate of Land Registry and Cadastre (Figure 2.8). Since seven different maps are prepared by different officers in 1930, there are some differences in their representations (Figure 2.9).

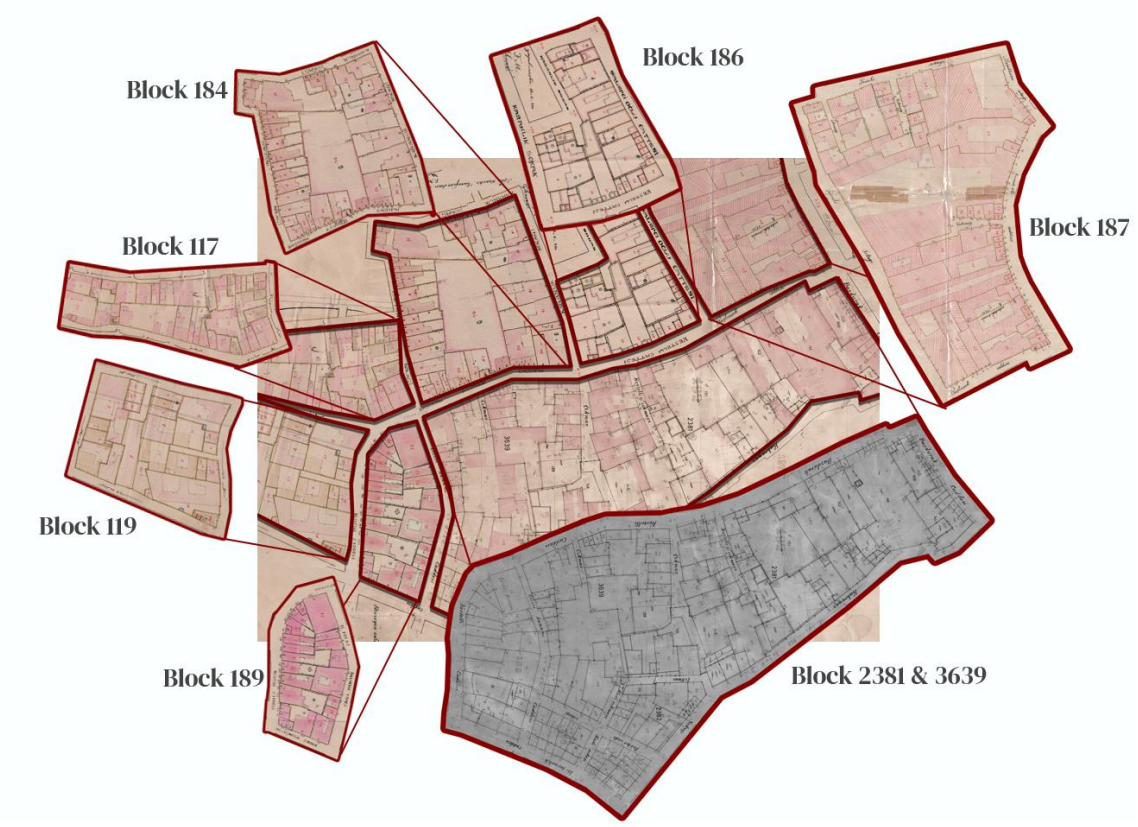


Figure 2.8. Creation of the 1930 map

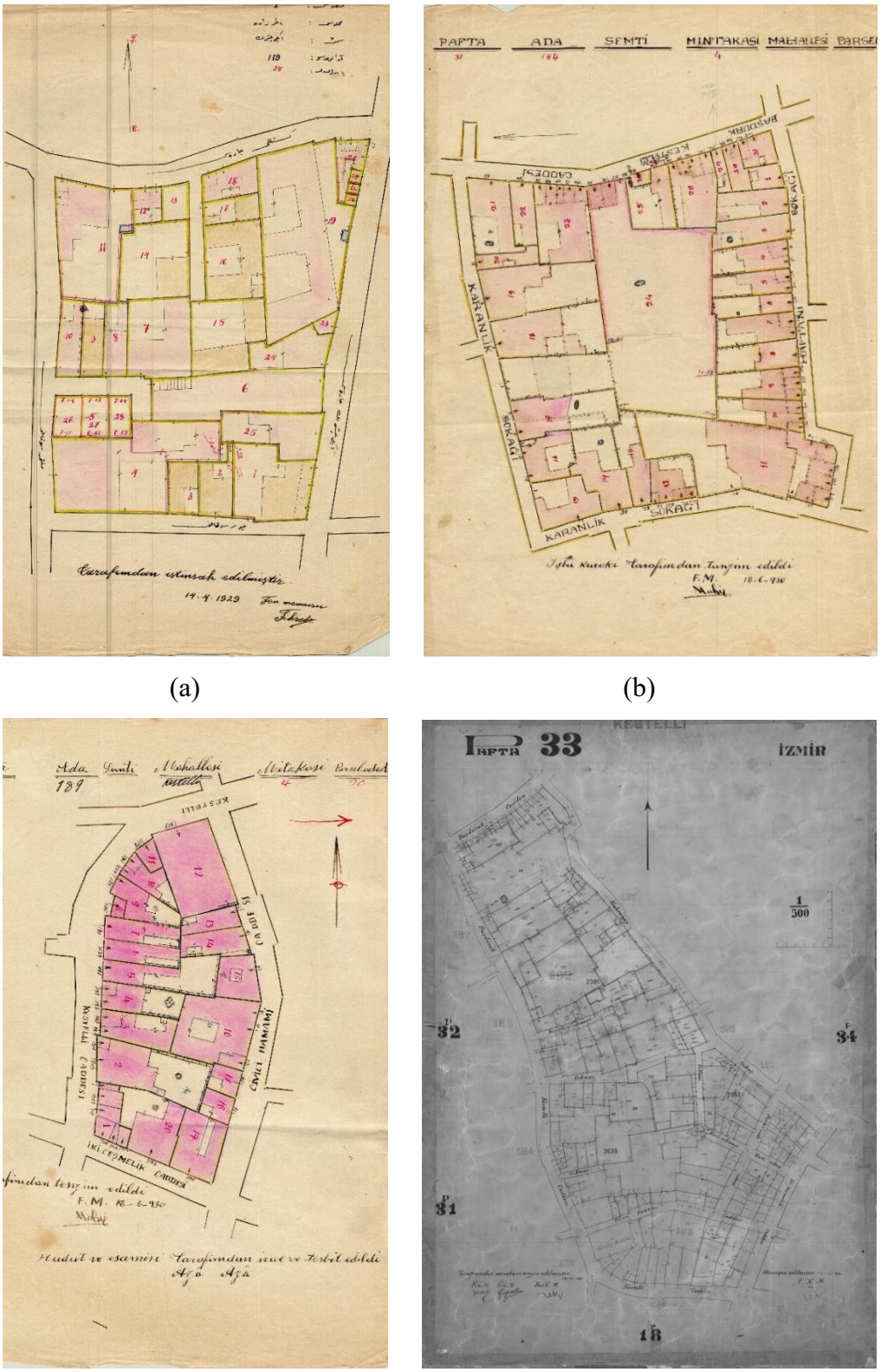
The map prepared for the region, which encompasses the 2381 and 3639 lots, illustrates the building boundaries within the lot through the use of short scratches visible within the lot boundaries. In contrast, the maps belonging to other regions depict the

buildings within the lot, with their interiors colored pink. In order to avoid confusion due to differences in representation on the map base, the representations are harmonized during the merging of seven different maps. In order to facilitate a more comprehensive understanding of the buildings with clearly describe boundaries, the boundaries of the buildings are delineated from the boundaries of the lots and the interiors of the buildings are painted pink in accordance with the other maps.

It is stated that the analyses for the 1975-1984 period are made by combining the data of three different years: 1975, 1981 and 1984. All of these analyses, which are related to the physical condition of the buildings, are presented on the 1975 aerial photograph. If the analyses are related to the lots, the Conservation zoning plan of 1984 was employed as a base for the identification of the lots.

The data for the period between 2000 and 2005 are obtained from sources in three different years: 2000, 2002 and 2005. Among the analyses conducted during this period, those indicating the physical condition of the buildings are presented on the aerial photograph of 2005. The data specific to the lots are processed on the 2005 Conservation Zoning Plan in order to gain a more nuanced understanding of the lots.

All of the current 2024 data obtained from the field studies are processed and presented on the 2024 current map. In the analysis of the Conservation Development Plan, the current Conservation Development Plan of 2024 was used as a base. The current map was obtained from the archive of Konak Municipality. Any discrepancies observed in the acquired map are identified through field studies in the field and corrected in accordance with the current situation.



(a) (b)

(c) (d)

Figure 2.9. Examples of individual cadastral maps from 1930 (a) Block 119 (b) Block 184 (c) Block 189 (d) Block 2381 and 3639

(Source: General Directorate of Land Registry and Cadastre, 1930)

Table 2.2. Map bases used in analyzes

<table>
<tr><td></td><td colspan="4">Years</td></tr>
<tr><td></td><td>1930</td><td>1975-1984</td><td>2000-2005</td><td>2024</td></tr>
<tr><td>Cadastral Analysis</td><td rowspan="7">1930 Cadastral Map</td><td>1984 Conservation Development Plan</td><td>2005 Conservation Development Plan</td><td rowspan="7">2024 Current Map</td></tr>
<tr><td>Registration Status</td><td rowspan="6">1975 Aerial Photo</td><td rowspan="6">2005 Aerial Photo</td></tr>
<tr><td>Solid-Void</td></tr>
<tr><td>Landuse</td></tr>
<tr><td>Number of Storey</td></tr>
<tr><td>Construction Technique</td></tr>
<tr><td>Lot Organization</td></tr>
<tr><td>Conservation Development Plans</td><td>-</td><td>1984 Conservation Development Plan</td><td>2005 Conservation Development Plan</td><td>2024 Conservation Development Plan</td></tr>
<tr><td>Architectural Elements</td><td colspan="3" rowspan="3">-</td><td rowspan="3">2024 Current Map</td></tr>
<tr><td>Building Status</td></tr>
<tr><td>Interventions & Renovations</td></tr>
</table>

2.3 Evaluation

In the evaluation chapter of the study, the data from different years presented in the chapter four are analyzed using the comparative method. In 2024, the current data from the area are compared with the data determined in 1930, 1975 and 2005. This enabled the changes that Kestelli Street has undergone to be determined. The identified discrepancies are illustrated using the current map of the area, created in 2024. A separate map is created to illustrate the changes observed in each of the eight categories examined in the study over the four different time periods. The changes are processed on this map in a structure-based manner.

The results of the analyses have enabled the values and problems of Kestelli Street to be determined. Furthermore, the changes identified in the studied area have been evaluated in conjunction with their causes and effects.

CHAPTER 3

IZMIR AND KESTELLI WITHIN THE CONTEXT OF HISTORY AND PLANNING STUDIES

Kestelli Street, situated in the city center of Izmir, has evolved in conjunction with the city throughout history and has been significantly influenced by the factors that have shaped its transformation. This section of the study examines Izmir within the context of its transformation since its foundation until the present day. The historical events that have affected Izmir, both economically, socially and in terms of urbanization, have been identified. Studies and legislation which have played a pivotal role in the evolution of Izmir and, consequently, Kestelli, have been identified and analyzed. The impact of the historical developments that have shaped Izmir's growth and the planning studies that have influenced the study area have been analyzed in a comprehensive manner.

3.1 First Settlements in Izmir

The first settlement in Izmir started 8500 years ago in the Neolithic Period. The first societies of that period settled in Yeşilova Mound on the borders of today's Bornova district. The prehistoric cultural process of İzmir, which started with Yeşilova Mound, continued with Yassıtepe and İpeklikuyu Mound (Derin, 2019). Around 3000 BC, the old Smyrna, located in today's Bayraklı region, was founded. At the end of the 4th century BC, the city was transferred to Pagos (Kadifekale) mountain. During this period, a part of the city was located on Pagos and a large part of it spread towards the harbor in the plain (Figure 3.1).

When the city center of İzmir was moved from Bayraklı to Kadifekale, the formation process of today's historical city center began. Agora, Theater, Stadium and many settlements were formed in this period (Baykara, 1974). During the Roman Period,

the city of Smyrna started to gain importance and developed its characteristic of being a trade city (Yılmaz, Yetkin, 2002). In the 5th and 6th centuries AD, Smyrna became one of the most important cities of Western Anatolia due to its strategic location.

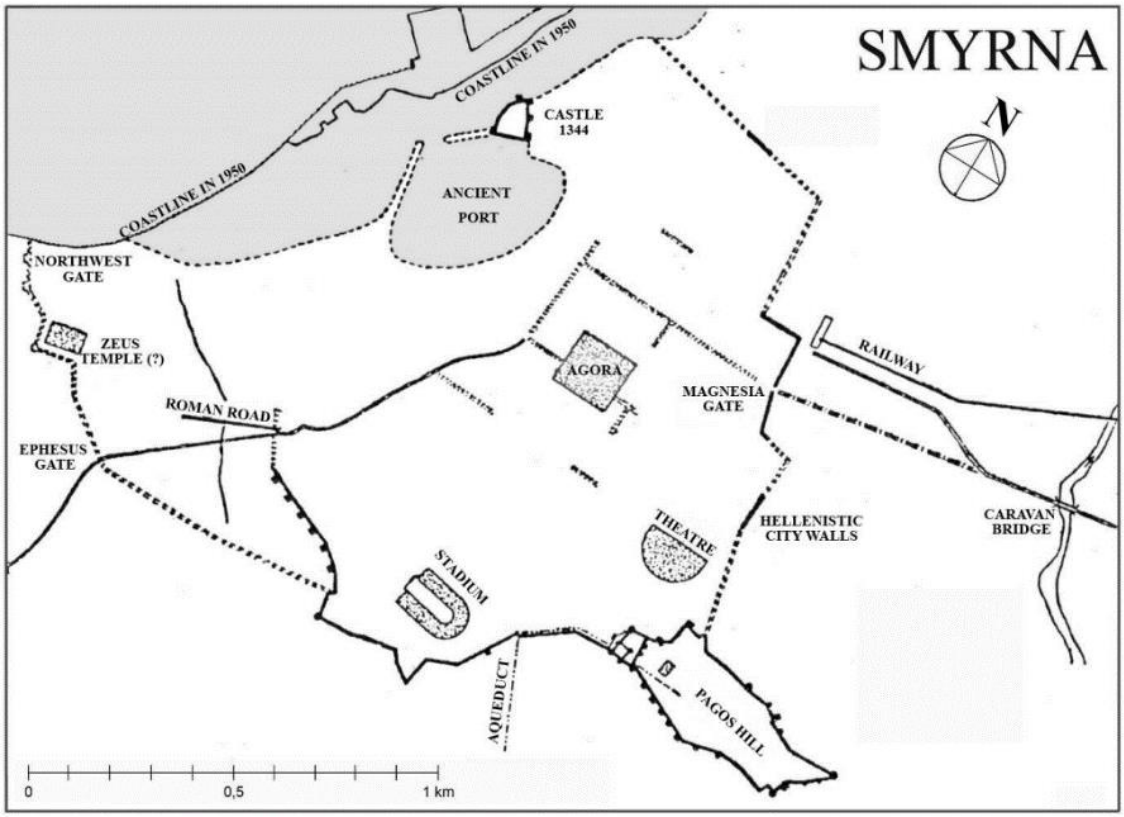


Figure 3.1. Smyrna Ancient City, Naumann & Kantar, 1943

(Source: Ahmet Piriştina City Archive and Museum)

In 1081, the first Turkish sovereignty in Izmir was established thanks to Çaka Bey. Until the 15th century, İzmir was ruled by various principalities, especially Aydınoğulları. In 1424, the Ottomans took Izmir under their sovereignty (Beyru, 2011).

3.2 Izmir in the Ottoman Period

After Izmir came under Ottoman rule, the Liman Kale (Lower Castle) was rebuilt by Sultan Mehmet II in 1480. In this way, port security was ensured in the city. After the security was ensured, the settlement in Kadifekale started to spread towards the inner harbor. Liman Kale, which played an important role for the city during the Ottoman Period, is not traceable today, but it has found a place in the silhouette of the city with the engravings of the period. In this way, Luigi Storari included the castle in his city plan dated 1856. Liman Kale was completely demolished during the coastal landscaping works carried out at the end of the 19th century.

In addition to the Greek, Armenian and Jewish minorities who settled in İzmir during the Ottoman period, it is known that foreigners of European origin, called Levantines or Franks, had been living in İzmir since the 15th century (Beyru, 2011). According to the first survey book of 1528, there were 224 households in İzmir, 31 of which belonged to Greeks (Site Management Plan, 2022). In the late 16th century, Izmir developed as a center of trade and commerce due to its strategic location at the crossroads of the main trade routes and became a center of attraction for settlement. Throughout the 17th century, merchants from various European cities settled in Izmir, leading to a significant increase in the volume and diversity of the city's population. The new settlement area was located between today's Basmane district and İkiçeşmelik.

It is known that the axis forming Anafartalar Street forms the coastal line of the Ancient City of Smyrna. This axis, which had preserved its form until then, started to fill up rapidly as of the end of the 17th century (Figure 3.2). In the late 19th century, the filling process ended and the historical harbor dock, which dominated the trade of the city in those years, formed the area where Anafartalar Street and Kemeraltı Bazaar are located today (Figure 3.3).

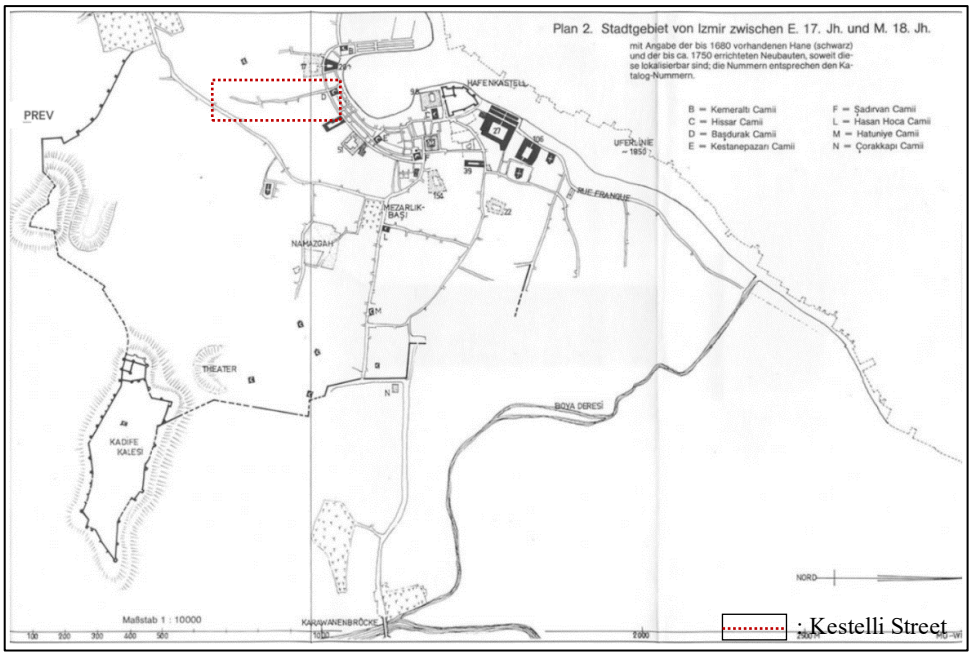


Figure 3.2. Map of Izmir between the end of the 17th century and the end of the 18th century, Wolfgang Müller

(Source: George Poulimenos, 2020)

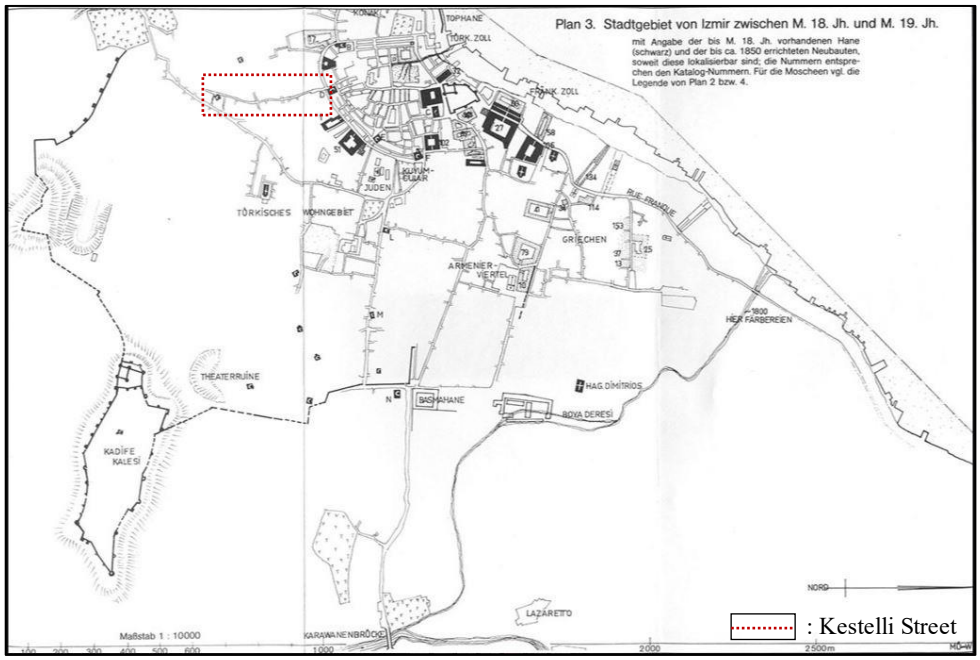


Figure 3.3. Map of Izmir between the Mid-18th century and the mid-19th century, Wolfgang Müller

(Source: George Poulimenos, 2020)

The Kestelli District has continued to be shaped throughout history under the influence of the settlements spreading towards the harbor since the Ottoman Period and the commercial activities that played an important role in the development process of the city of Izmir (Figure 3.4). As evidenced by the historical maps obtained from archival studies, the earliest known representation of Kestelli Street can be found on maps created in the late 17th century. (Figure 3.2). During these years, the most intense period of trade in Izmir, the Kestelli District became a socialize hub of different traditions, languages and cultures. Each of these civilizations left traces that contribute to the architectural and cultural heritage of the region.

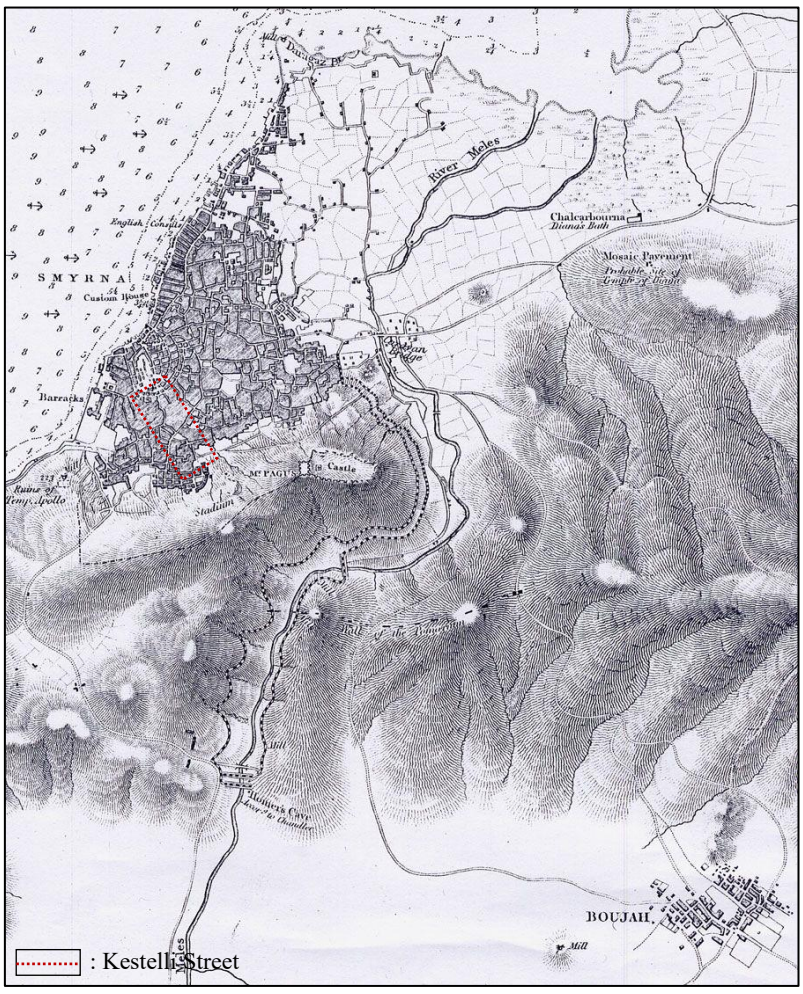


Figure 3.4. Izmir port and surroundings maritime map, drawn by Captain Richard Copland, 1834

(Source: Ahmet Piriştina City Archive and Museum)

3.3 Development of Izmir and the Kestelli Region In 19.th Century

In the first half of the 19th century, the inner harbor, which was the commercial center of the city, developed and many of the buildings such as khans, shops and mosques that are still in use today were built during this period (Figure 3.5). One of the important spatial-commercial developments that emerged during this period was the expansion of the bazaar area around the inner harbor towards the non-Muslim neighborhood in the north of the city in the late 19th century (Site Management Plan, 2022). In 1860, with the opening of the Izmir-Aydın railway, the first railway line of the Ottoman Empire, and the construction of the pier between 1867 and 1876, trade in the city gained momentum. The new transportation infrastructure began to shape the social and spatial life of the city (Beyru, 2011).

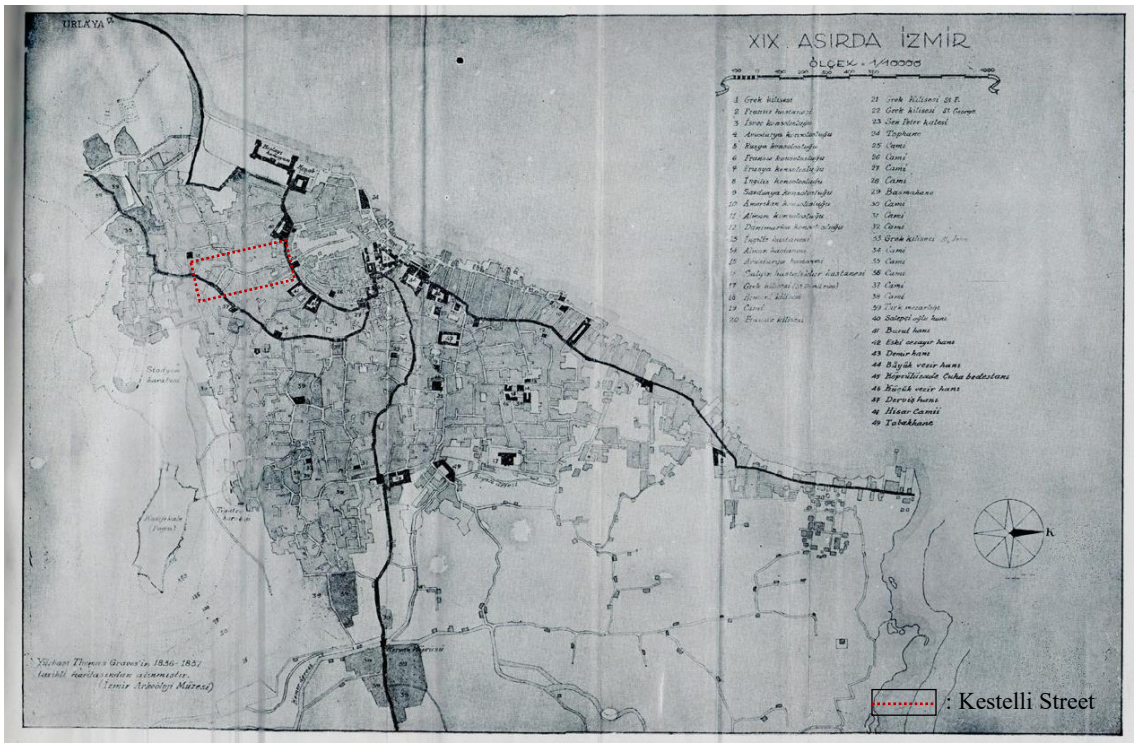


Figure 3.5. Extract from 1836 Thomas Graves map, Izmir Archeology Museum (Source: Ahmet Piriştina City Archive and Museum)

The 19th century was a century in which Izmir experienced a series of disasters, including earthquakes and fires, which caused significant damage to the city. It is documented that the earthquake of 13 November 1856 caused extensive damage to the city, with numerous houses collapsing in the quake and significant losses being incurred (Site Management Plan, 2022). In the first half of the 19th century, the fires of 1834, 1841, 1842 and 1845 caused significant damage to the city.

The devastation caused by the fires of 1841 and 1845 was particularly significant. The first fire destroyed the Jewish Neighborhood, while the second fire damaged the Armenian Neighborhood and the surrounding area (Beyru, 2011). In response to these disasters, construction techniques were improved and road widths were increased in the plans from the second half of the 19th century onwards. It was therefore the intention to minimize the destruction caused by disasters such as earthquakes and fires.

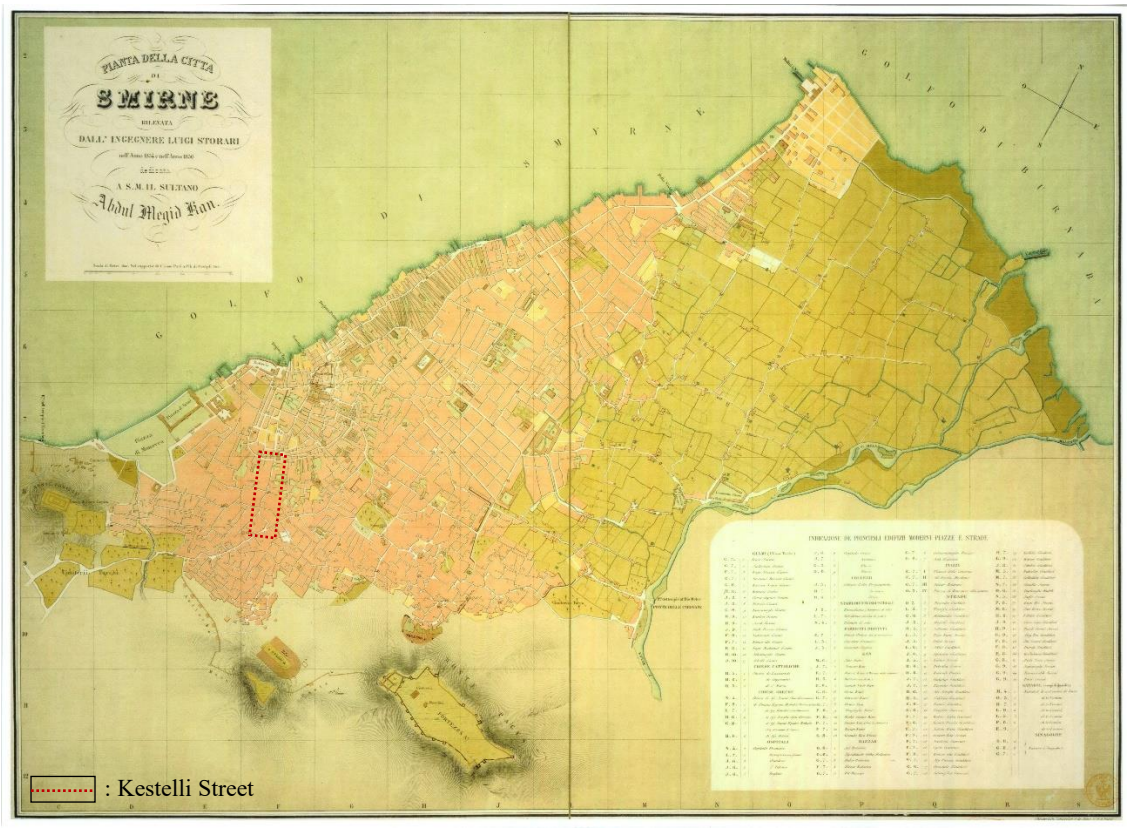


Figure 3.6. Plan of Izmir, drawn by Luigi Storari, 1854-1856
(Source: Konak Municipality Archive)

In the mid-19th century, Storari was commissioned to create a plan of Izmir's city center, which had been devastated by fires in 1841 and 1845. The plan, completed in 1854, provides a comprehensive and detailed representation of the city's main and side roads, as well as the lots within the center (Figure 3.6). Furthermore, the plan includes a list of significant buildings in the area, with their locations indicated by number codes. This marks the first instance of modern urban planning principles being applied in the reconstruction of the city following the fire. The plan also includes a grid plan system designed to increase street widths. A comparison of the Storari plan with the insurance plans made in 1905 reveals that lot arrangements were made in the last fifty years, and that the streets became more distinct (Arıkan, 2001).

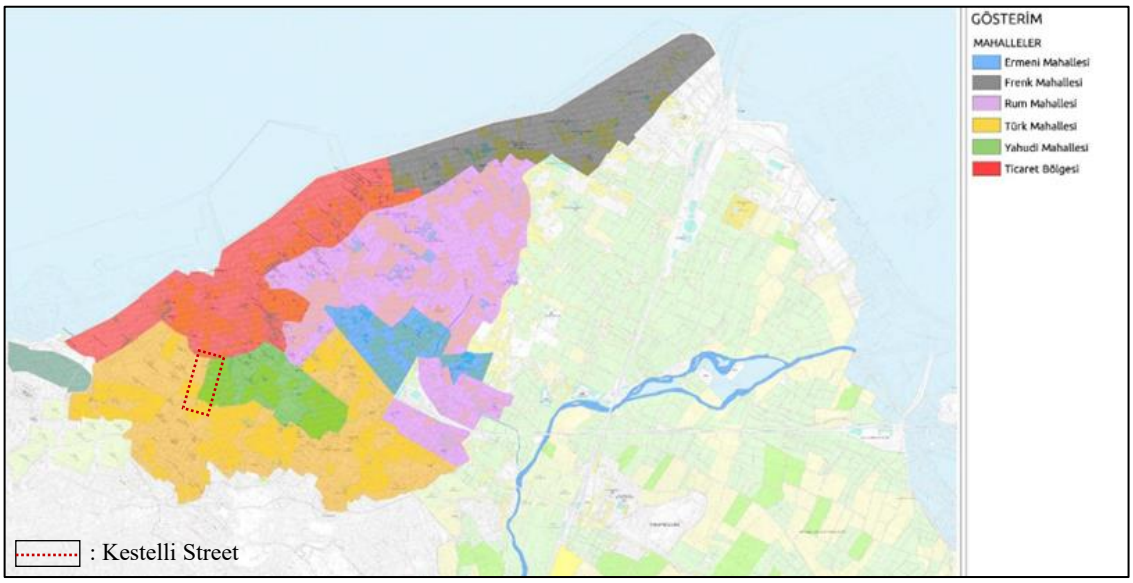


Figure 3.7. Izmir neighborhoods in the 19th century
(Source: Site Management Plan, 2022)

In the 19th century, the settlement in the city started from the foothills of Kadifekale and extended along the coast between today's Cumhuriyet Square and Varyant areas. According to many sources from this period, the foothills of Kadifekale in the south of the city and its surroundings were settled by Turks. In the mid-19th century, the neighborhoods of Değirmendağı, Eşrefpaşa and Kadifekale constituted the boundaries of Muslim-Turkish settlement in the Ottoman period (Site Management Plan, 2022).

Between Anafartalar Street and the Turkish Neighborhood was the Jewish Neighborhood, and just north of it, around the present Basmane Station, were the Armenian Neighborhoods. Along the shoreline, various commercial establishments were located on long thin lots, followed by the Frankish neighborhood up to Alsancak. Immediately behind the coastline was the area where Greeks resided up to the Armenian neighborhoods (Figure 3.7).

In the Kestelli District, home to Turkish-Jewish neighborhoods, Kestelli Street served as a dividing marker between the neighborhoods. The area from the west of Kestelli Street to today's Varyant is composed of Turkish neighborhoods. The area to the east of the street, between İkiçeşmelik Street and Anafartalar Street, is marked as the Armenian District (Figure 3.8). From the first day of settlement, it is understood that Kestelli was an area that harbored multicultural life.

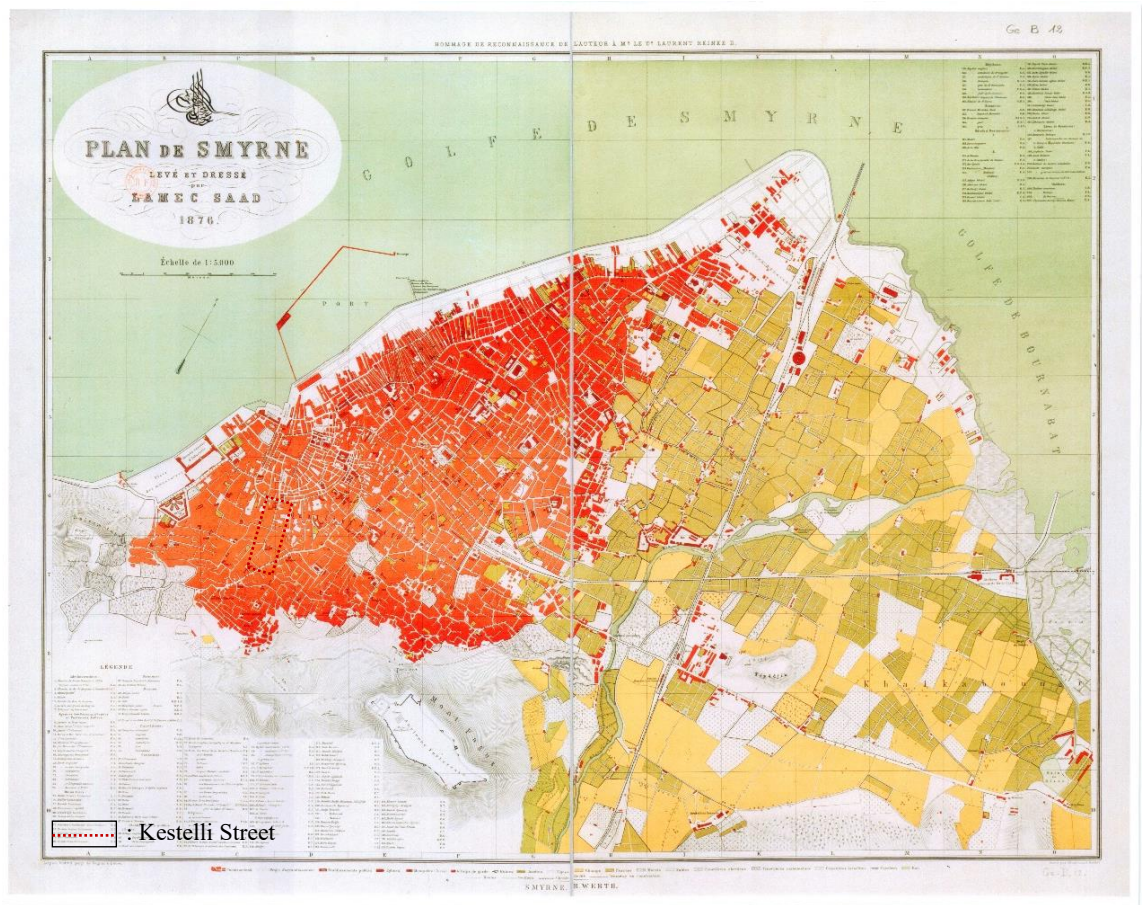


Figure 3.8. Plan of Izmir, drawn by Lamec Saad, 1876
(Source: Konak Municipality Archive)

The two Turkish Baths on Kestelli Street are also located in the Saad plan and it is understood that they were built before 1876. Although traces of one of these baths (Block 189, Lot 12) have survived to the present day, the other (Block 187, Lot 61) has unfortunately not been preserved.

In this process, the housing developments in the Izmir region have evolved into a type of two-storey row house, accessed from the facade on the street. These houses often feature asymmetrical facades, wooden bay windows and small-scale back gardens surrounded by high walls (Çıkış, 2009).

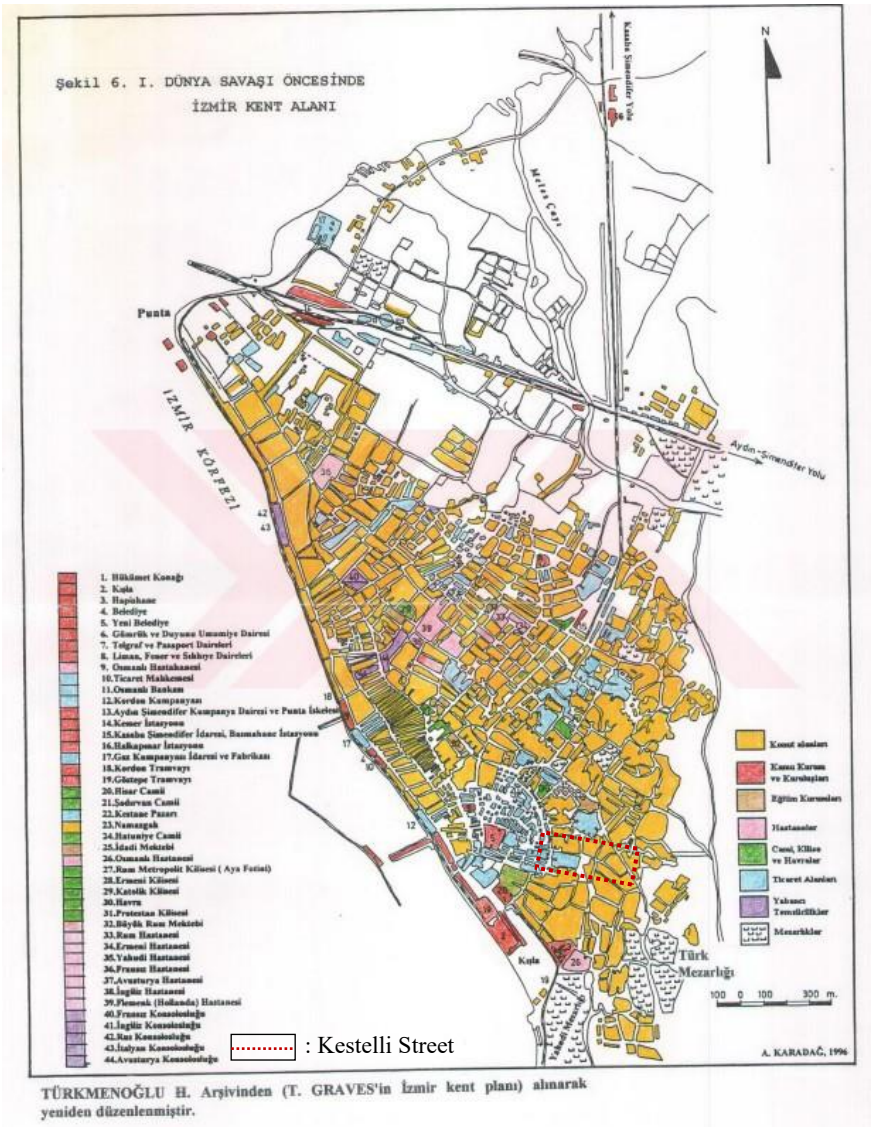


Figure 3.9. Izmir city area before World War I, 1996

(Source: Arife Karadağ, 1998)

Until 1914, it is understood that the settlement on Kestelli Street was mostly residential. It is understood that commercial activities were carried out in a small area to the west of the intersection with Anafartalar Street (Karadağ, 1998). In the following years, this commercial overflow from the Kemeraltı Bazaar grows and cover a large part of the area.

3.4 Development of Izmir and the Kestelli Region and Planning Studies in Republic Period

Following the establishment of the Republic, the growth and development of modern Turkish cities, including Izmir, were influenced by the conservation principles that emerged during this period. Urban planning activities were accelerated in order to facilitate the construction of the modern Turkish capital and other Anatolian cities (Demiröz & Güçhan, 2020). Modern city plans were prepared by European planners with expertise in urban planning and conservation.

In 1922, the first conservation initiative in the Republican period was the circular titled "Instruction on Museums and Asar-ı Atika," which was sent to the governorships by the order of Atatürk. This instruction is related to museology and excavation works and does not include a provision on the repair of ancient artefacts (Çelebi, 2012).

The Great Fire of Izmir, which began on 13 September 1922 in the Armenian Neighborhood and continued for three days, represents the most critical turning point in the urban history of Izmir during the Republican period. The fire caused the destruction of a large part of the city and resulted in the loss of numerous lives. As reported in the aftermath of the fire, approximately 20,000 to 25,000 buildings were destroyed, with an area spanning two and a half kilometers in length and one kilometer in depth along the coastline also affected (Serçe et.al. 2003).

The devastation wrought by the fire on a significant portion of the city prompted a mass exodus of foreign residents, resulting in a decline in the city's population. In 1924, the Population Exchange Agreement was signed between Turkiye and Greece, and a portion of the incoming population settled in the abandoned houses of foreign citizens in Izmir. Although the country experienced a significant influx of population as a result of

the population exchange, it was not possible for Izmir to reach its pre-1922 population during this period. The decline in population also resulted in a reduction in the labour force, which in turn diminished Izmir's capacity to engage in international trade.

In the aftermath of the fire that devastated a significant portion of the city, the reconstruction of Izmir became a priority for both the local and central governments. The initial steps in this regard began with the establishment of the 'Izmir Reconstruction and Construction Investigation Company' in Paris, which was travelling to Paris for the Lausanne negotiations (Çetin, 2012). In 1924, the company commissioned René Danger and Raymond Danger to prepare a city plan under the leadership of Henri Prost.

The first plan commissioned by İzmir Municipality for the reconstruction of the city after the proclamation of the Republic was the plan prepared by Rene Danger (Kaftancı, 2000). The plan was finalized and published in 1925, thus providing a framework for the reconstruction of Izmir, which commenced in 1925 and gained momentum in the 1930s. The implementation of the plan was not completed until 1935 due to the financial constraints faced by the municipality (Karadağ, 1998). During the implementation phase of the plan, a new ownership scheme was established and the lots were sold by the municipality through auctions (Bilsel, 2009).

The plan divides the city into three distinct zones: residential, commercial, and public buildings (Figure 3.10). On the west side of Kestelli Street, between Anafartalar Street and 442 Street, all of today's 186 and 187 Blocks are designated for commercial use. The remaining lots on Kestelli Street are planned for residential purposes, with the exception of the aforementioned two lots. It is well documented that the exchange of Thessaloniki, which occurred after the establishment of the Republic, led to a significant increase in the population of the city. This phenomenon has had a profound impact on the residential character of the urban plan. The most notable and enduring legacy of the Danger-Prost plan for Izmir is the Kültürpark. Kültürpark is one of the urban heritages from the 1930s to the present day and is still in use today as a fairground.

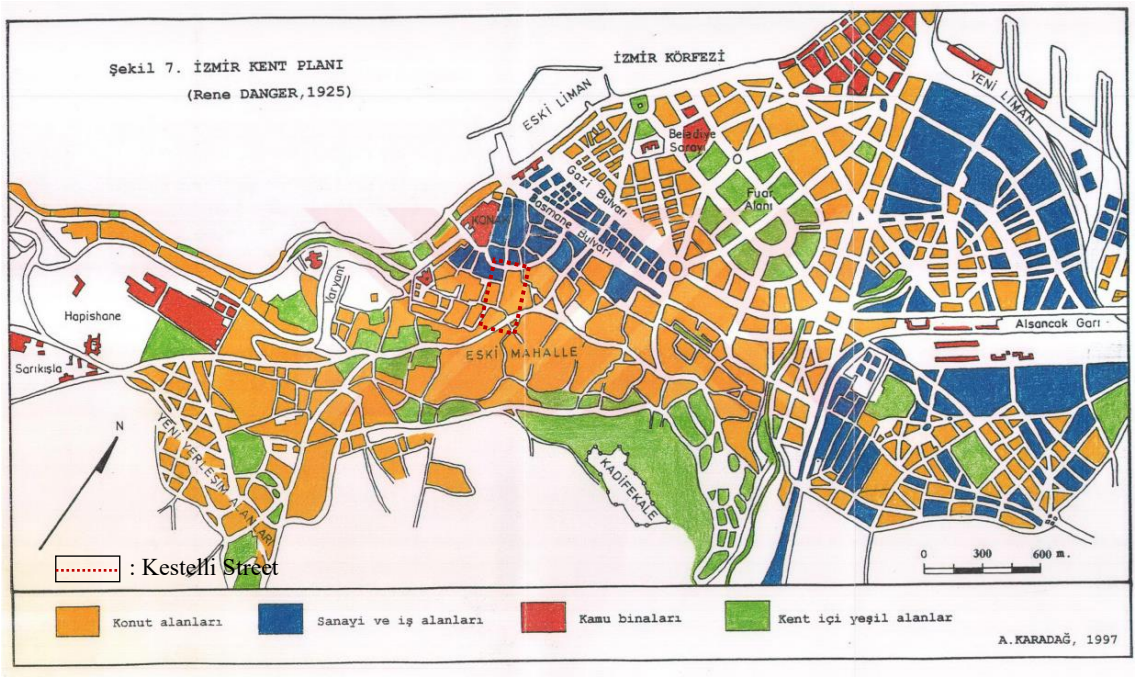


Figure 3.10. 1925 Rene Danger - Henri Prost Izmir city plan diagram, 1997

(Source: Arife Karadağ, 1998)

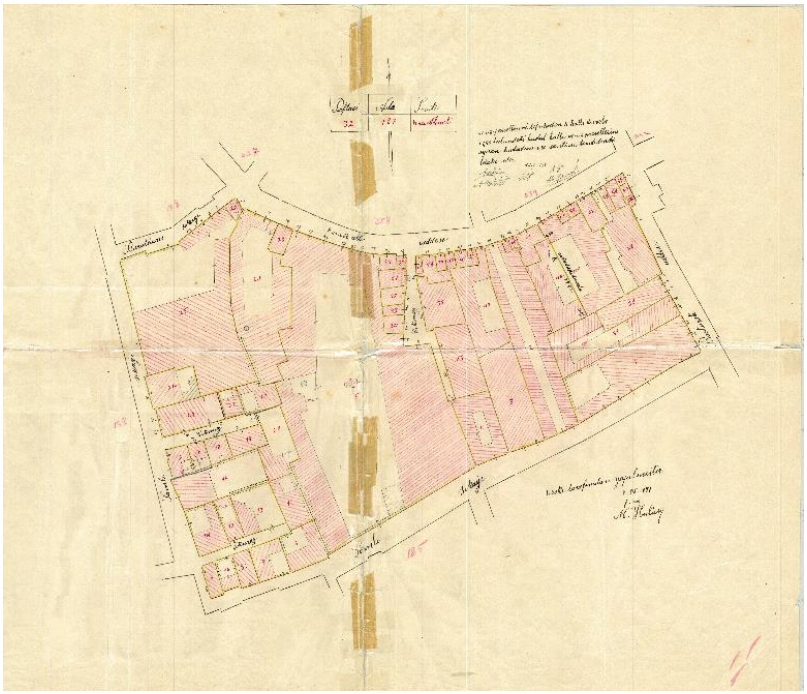


Figure 3.11. Land registry and cadastral maps, Block 187, 1930

(Source: General Directorate of Land Registry and Cadastre)

In 1930, the first official and planned Land Registry and Cadastre works were initiated in the city (Figure 3.11). This was followed by the creation of city plans according to lots and the realization of block lot divisions. Furthermore, the first documentation and listing studies on historical buildings were initiated within the Ministry of Culture in 1933 (Zengin, 2010).

During the first half of the 20th century, conservation efforts were ongoing globally. In this context, the Athens Conference was convened in 1931. The Athens Conference is regarded as a pivotal event in the evolution of contemporary conservation in Europe. As a consequence of the 1931 conference, the 'Athens Charter' was published in 1933.

In the scope of the conservation concept, which was just beginning to be defined during this period, the Athens Charter highlights the importance of preserving qualified buildings and building groups on a single building scale without demolishing them. Furthermore, it emphasizes that new buildings to be constructed in historical areas should not be designed in a manner that imitates existing architectural styles (ICOMOS, 1933).

By the end of the 1930s, it had become evident that the Danger-Prost plan was inadequate for Izmir. Consequently, the famous French architect Le Corbusier was commissioned to prepare a new plan for the city (Eyüce, 2000). Following his investigations and studies in Izmir, Le Corbusier presented a city plan proposal in 1949 (Figure 3.12). However, Le Corbusier's master plan scheme's decisions regarding Kemeraltı were found to be far away from the understanding of conservation and were therefore considered to be far from being realistic and applicable (Bilsel, 1999).

Corbusier defined the historical texture in and around Kemeraltı as a ‘Deteriorated region where there is nothing worth preserving except a few monumental buildings' and proposed an administrative center consisting of high blocks instead of the existing texture (Temiz, 2001). Rather than a detailed map, the plan is an upper scale sketch study for the city. Although these plans were found to be unsuitable for the city as a whole and were not implemented, they exerted a significant influence on subsequent projects for the Konak district (Eyüce, 2000).

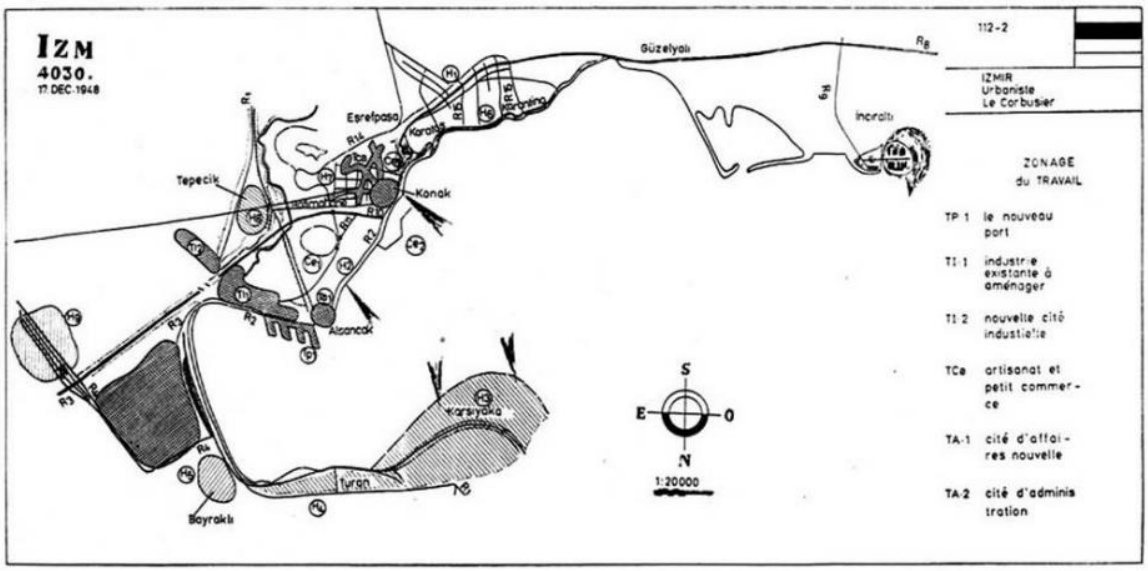


Figure 3.12. Izmir city plan, drawn by Le Corbusier, 1949
(Source: Ahmet Piriştina City Archive and Museum)

The period from the foundation of the Republic until the 1950s saw the most significant impact of industrialization on Izmir. During this period, Izmir was a port city with a prominent role in foreign trade. However, from the 1950s onwards, this commercial capital began to shift towards an industrial focus (Karadağ, 1998). Consequently, the construction of factory and workshop buildings became prevalent in numerous locations throughout the city, including the Kemeraltı area.

In 1930, the renovation and reconstruction works which had gained momentum, almost came to a halt between 1940 and 1945 due to the economic problems caused by World War II. With the end of the war, migration started in the 1950s, which caused a large population increase in the city. Due to the migrations, a rapid urbanization process occurred in the city. As urbanization and uncontrolled expansion continued, the need for a new urban plan to control this rapid expansion became apparent. In 1951, therefore, new steps were taken to prepare a new urban plan.

In 1951, the municipality organized an international planning competition for the preparation of the new city plan (Eyüce, 2000). The city plan prepared by Kemal Ahmet Aru, Gündüz Özdeş and Emin Canbolat was awarded the first prize in the competition. The plan designated Konak as the city center and decided that all public, commercial and cultural functions would be concentrated in this area (Figure 3.13). This formed the basis

of the present Izmir City Centre. Furthermore, the plan included the utilization of the area as a green space to prevent the formation of squatter settlements in Kadifekale. However, due to the urbanization rate higher than the planning rate and inadequate supervision, this area could not escape the increase in squatter settlements (Karadağ, 2000).

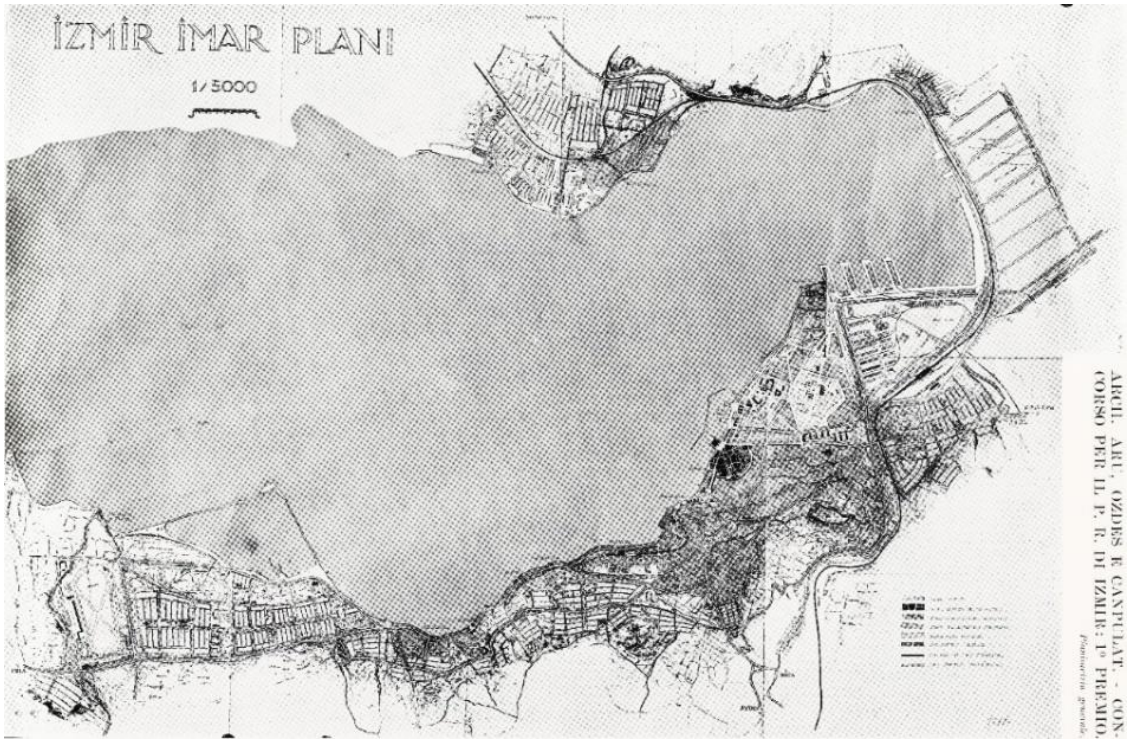


Figure 3.13. Izmir city plan, drawn by Kemal Ahmet Aru, Gündüz Özdeş and Emin Canpolat, 1951
(Source: Ahmet Piriştina City Archive and Museum)

Although the plan includes decisions on the conservation of the existing urban fabric, it is insufficient for the protection of the buildings. It can be argued that the fact that there was not yet a legal regulation on the concept of protected areas at the time of the plan caused the buildings not to be protected and destruction to occur. Furthermore, after the planning work was completed in 1955, the municipal councils decided to increase the storey heights. This resulted in the construction of eight- to nine-storey buildings in the city without changing the boundaries of the Izmir built-up area, which had been established two centuries prior (Kaftancı, 2000). Consequently, high-rise

buildings began to emerge in numerous locations throughout Izmir, including Kestelli, and the Izmir skyline and urban identity began to change irreversibly from 1955 onwards.

In the 1950s, Izmir underwent a rapid process of urbanization as a result of population growth and migration. Consequently, the 1951 plan devised by Aru, Canpolat and Özdeş became inadequate in a relatively short period of time, necessitating the preparation of a new plan. The studies conducted in 1961 resulted in the preparation of the Bodmer Plan and a plan report comprising 137 articles by Albert Bodmer (Figure 3.14). The plan proposed a number of projects designed to address the issue of slums in the city. In addition, the existing housing texture was preserved and new housing areas were envisaged.

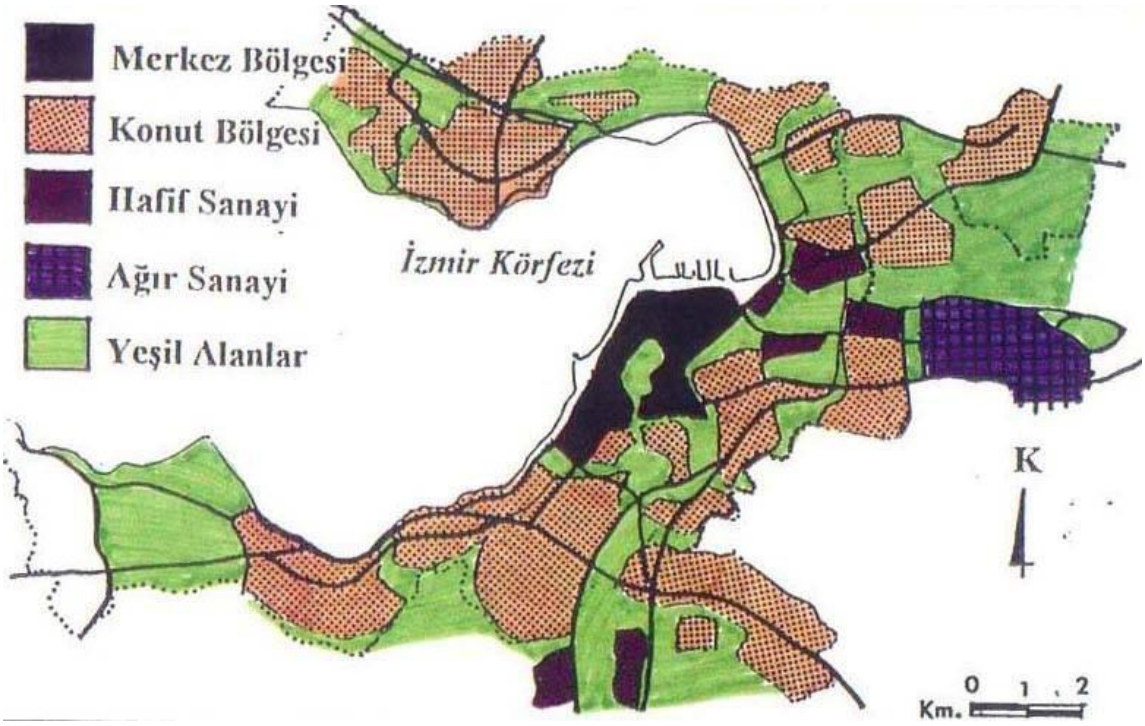


Figure 3.14. Izmir city plan, drawn by Albert Bodmer, 1961
(Source: Kemeraltı Conservation Development Plan Revision Report, 2002)

In the second half of the 20th century, urbanization increased worldwide in parallel with Izmir, driven by migration as a result of the spread of industrialization. During this period, conservation studies were conducted globally, especially in Europe. The "2nd

International Congress of Architects and Technicians of Historical Monuments" held in Venice in 1964 marked the advent of a new era in the formation of contemporary conservation understanding. Within the framework of the published charter, the concept of monument was redefined and it was mentioned that it was essential to protect the monuments together with their surroundings and in a permanent manner (ICOMOS, 1964). The Venice Charter was accepted in our country with the decision of GEEAYK dated 24.09.1967 and numbered 3674. Thus, it became necessary to re-evaluate the perspective of the cultural heritage in Izmir City Centre, which is at risk of extinction due to the recent intensive urbanization.

In 1966, the symposium 'Resolutions on the Regeneration of Historic Urban Sites' held in Czechoslovakia emphasized that conservation work that respects the fundamental values of historic sites requires limiting urbanization in these areas.

It was stated that historic areas should be protected as a whole, with their squares, streets, and neighborhoods. It was also decided to raise awareness of conservation in these areas and to draw attention to the need to integrate new buildings and additions into the historic environment. Finally, the importance of regular maintenance and monitoring of the historic environment was emphasized, and it was stated that the necessary financial resources should be provided by local governments (ICOMOS, 1966).

In 1975, the idea of co-operation for the conservation of the European Architectural Heritage was adopted at the congress held in Amsterdam. The Declaration defined the concept of architectural heritage and stated that it encompasses not only monuments and their surroundings but also all rural and urban areas with historical and cultural value (ICOMOS, 1975). In addition, it was recognized for the first time in this declaration that the conservation of architectural heritage is primarily related to urban and regional planning. As a result, local authorities were encouraged to expand their involvement in the conservation of historical built environments.

In accordance with the Declaration, financial support for local administrations and property owners engaged in conservation works has been proposed. Furthermore, in order to ensure the continuity of conservation efforts, the public should be made aware of the importance of such activities through various training programs. During the course of conservation works, it was suggested that architectural heritage should be integrated into social life, thereby protecting the regions holistically, including their sociocultural characteristics. Furthermore, it was emphasized that the evolution of the concept of architectural heritage should be reflected in the protection laws and legislation, and that

planning laws and architectural heritage protection laws should be considered together (Ahunbay, 2007).

The Amsterdam Declaration also serves as a foundational document for urban planning in Izmir, emphasizing a comprehensive and integrated approach to conservation at the urban scale, rather than focusing on individual buildings. This highlights the significance of holistic conservation in urban planning, particularly during a period when the concept of conservation has recently emerged as a key concern in our country and extensive planning studies have been conducted.

Following the publication of globally recognized statutes, the first Conservation Law No. 1710 in the history of the Republic was established. Subsequently, the first comprehensive identification and registration studies were initiated. Large-scale registration works in the historic city center of Izmir were carried out in the late 1970s (Site Management Plan, 2022).

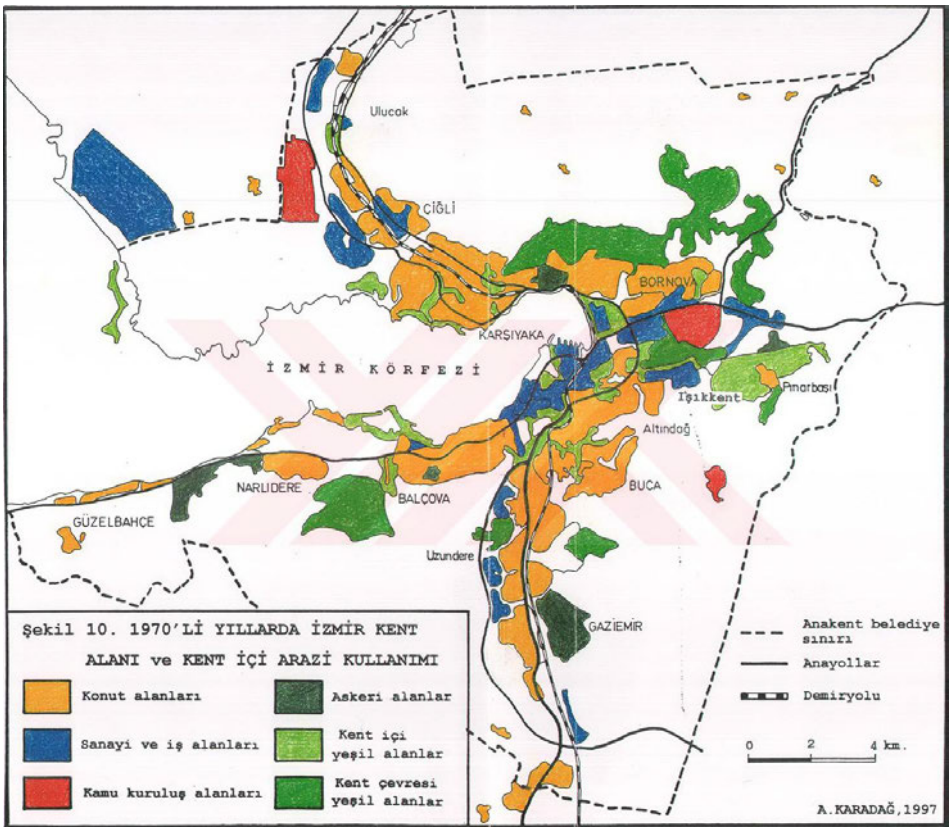


Figure 3.15. Reproduced from Izmir master plan,
drawn by Izmir Metropolitan Master Planning Bureau, 1973
(Source: Arife Karadağ, 1998)

Rapid urbanization in the post-1950s era gave rise to a number of challenges, particularly in the context of large-scale urban governance. In response, the Turkish government established a series of specialized agencies within the Ministry of Development and Housing with the objective of addressing these issues (Altınçekiç, 1987). The Izmir Metropolitan Planning Bureau (IMPB) was established in 1965 as a result of these studies. The bureau has carried out various analyses in Izmir since the beginning of its activities. These studies have revealed that the city center exhibits a dual structure, comprising the historical area, namely the Kemeraltı Region, and the new business center area, namely the Gümrük and Basmane Region. The dual structure comprises the concentration of offices, banking, insurance, import and export functions in the new center, while retail and wholesale units are concentrated in the old center (Altınçekiç, 1987). The Master Plan, prepared as a result of the studies carried out by the bureau, was approved in 1973 and entered into force (Figure 3.15).

The development plan prepared by IMPD in 1973 for an area of approximately 76,000 hectares is regarded as the first comprehensive plan in terms of both the area covered and the planning methodology applied (Arkon, Gülerman, 1995). The plan determined that the distinctive characteristics of the Kemeraltı and its architectural patterns should be preserved and restored due to their historical and cultural value.

In the 1960s, a concentration of industrial settlements occurred on the east-west axis in Izmir. The Izmir Citywide Master Plan, published in 1968, foresaw the development of an industrial axis running north-south. However, the necessary public investments for implementation could not be provided after the plan's publication. In addition, the implementation of the plan was not possible due to various resource deficiencies and lack of control mechanisms. Consequently, the plan was revised in 1978, resulting in the Izmir Citywide Master Plan Revision.

In 1978, the Kemeraltı region was designated a conservation area by the decision of the High Council of Heritages and Monuments (GEEAYK) on 17 November 1978 and was assigned the designation A-1373. Subsequently, in 1979 and 2002, the boundaries of the conservation area were extended through the addition of new regions. In 2002, the status of Kemeraltı Urban Conservation Area was updated to that of an Urban + 3rd Degree Archaeological Conservation Area, as a result of a decision by Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate (KVKK) dated 30/01/2002 and numbered 9728 (Site Management Plan, 2022). Kestelli Street is situated within the boundaries of the Urban Conservation Area (Figure 3.16).

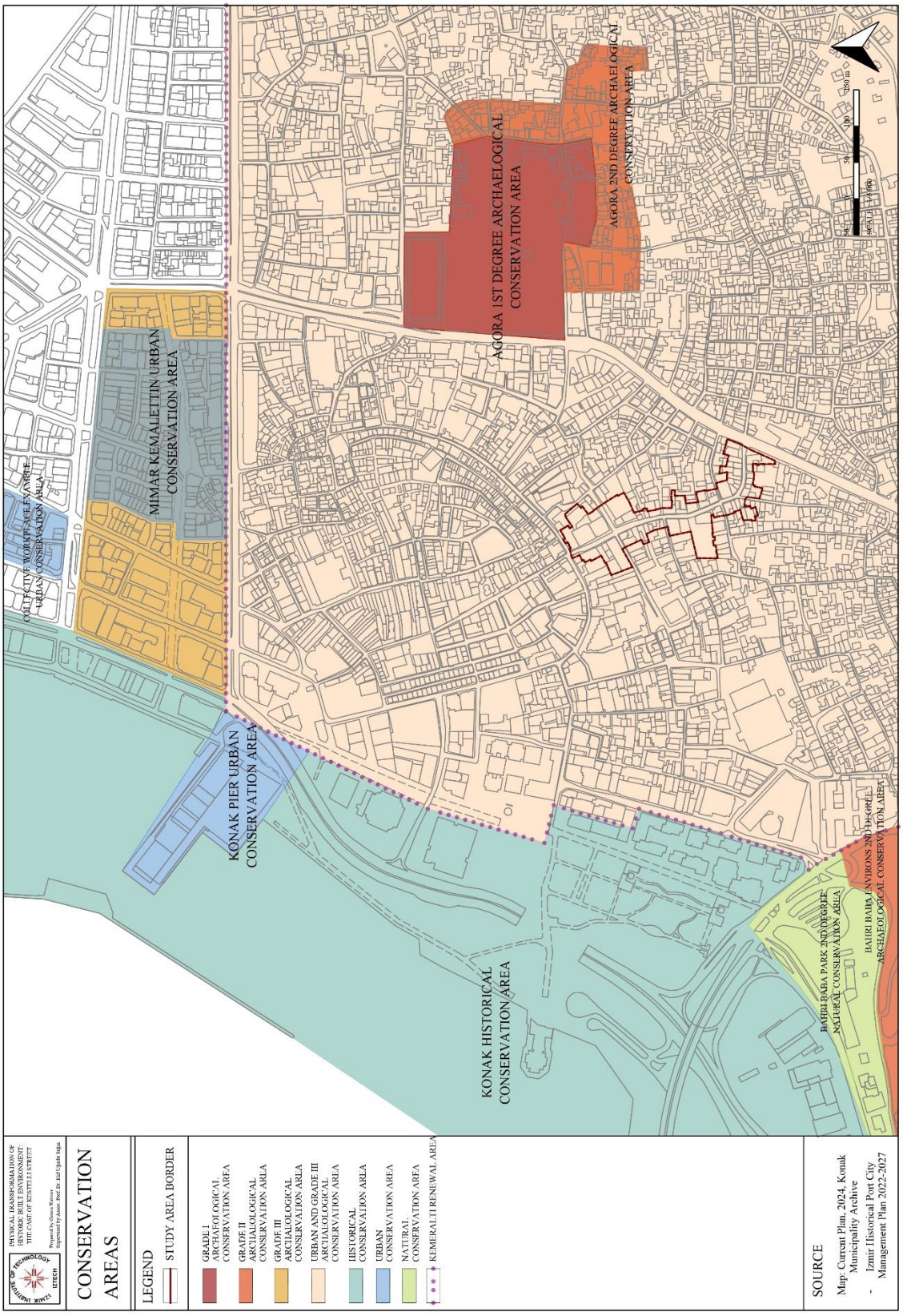


Figure 3.16. Conservation Areas, 2024

Following the 1980s, the characteristics of the labour force evolved in response to developments within the industry. This has resulted in an increase in the working-age population in Turkiye since the late 1970s (Kamacı, 2012). Consequently, the city of Izmir experienced a significant influx of migrants during the 1980s. As a consequence of the aforementioned demographic shifts, industrial zones expanded at a greater rate than anticipated while slum neighborhoods densifying around these areas. This led to Izmir undergoing a typical metropolitan city process (Karadağ, 1998). However, the fact that the developments that have occurred have been higher than planned has also brought along the problems of the metropolitan city. The urbanization process in Izmir continued rapidly after 1985 and expanded to Menemen in the north, Menderes in the south, Urla in the west and Kemalpaşa in the east.

In addition to the rapid industrialization of the city, Kestelli Street also hosted businesses operating in the textile and clothing sector from the late 20th century until the 1980s (Tekeli, 2015). As of the 1980s, commercial activities in and around Kemeraltı began to encounter difficulties in responding to the increasing population. Subsequently, the emergence of alternative bazaars in the expanding periphery of the city led to the abandonment of the region. This resulted in the loss of the Kestelli Neighborhood's commercial identity based on production (Çıkış et.al., 2016).

With the Metropolitan Law No. 3030 enacted in 1984, the Izmir Metropolitan Planning Office was closed down and the planning organization within the ministry was transferred to the Izmir Metropolitan Municipality (Cansunar, 2011). Furthermore, with the enactment of the Development Law No. 3194 in 1985, the authority to prepare and approve 1/5000 and 1/1000 scale implementation development plans was transferred to municipalities, and all control in the field of planning was transferred to local governments (Arkon, Gülerman, 1995).

In consequence of the declaration of Kemeraltı as an Urban Conservation Area in 1978 and the introduction of new legal regulations, it was resolved that a new plan should be formulated for the protected area (Figure 3.17). Following the initiation of the aforementioned planning studies, the Kemeraltı and Surroundings Conservation Development Plan was approved by the Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate (KVKK) on 27 July 1984. (Kemeraltı and Surroundings Conservation Development Plan Notes, 1984). The purpose of the plan is stated in the plan notes as "The aim is to conserve the historic structures that embody our cultural heritage and the distinctive character of the area, to encourage regular commercial

activity, to enhance transportation infrastructure in the central district, and to develop a conservation plan that aligns with the existing landuse patterns and can be implemented as much as possible without the need for a revision plan" (Kemeraltı and Surroundings Conservation Development Plan Notes, 1984).

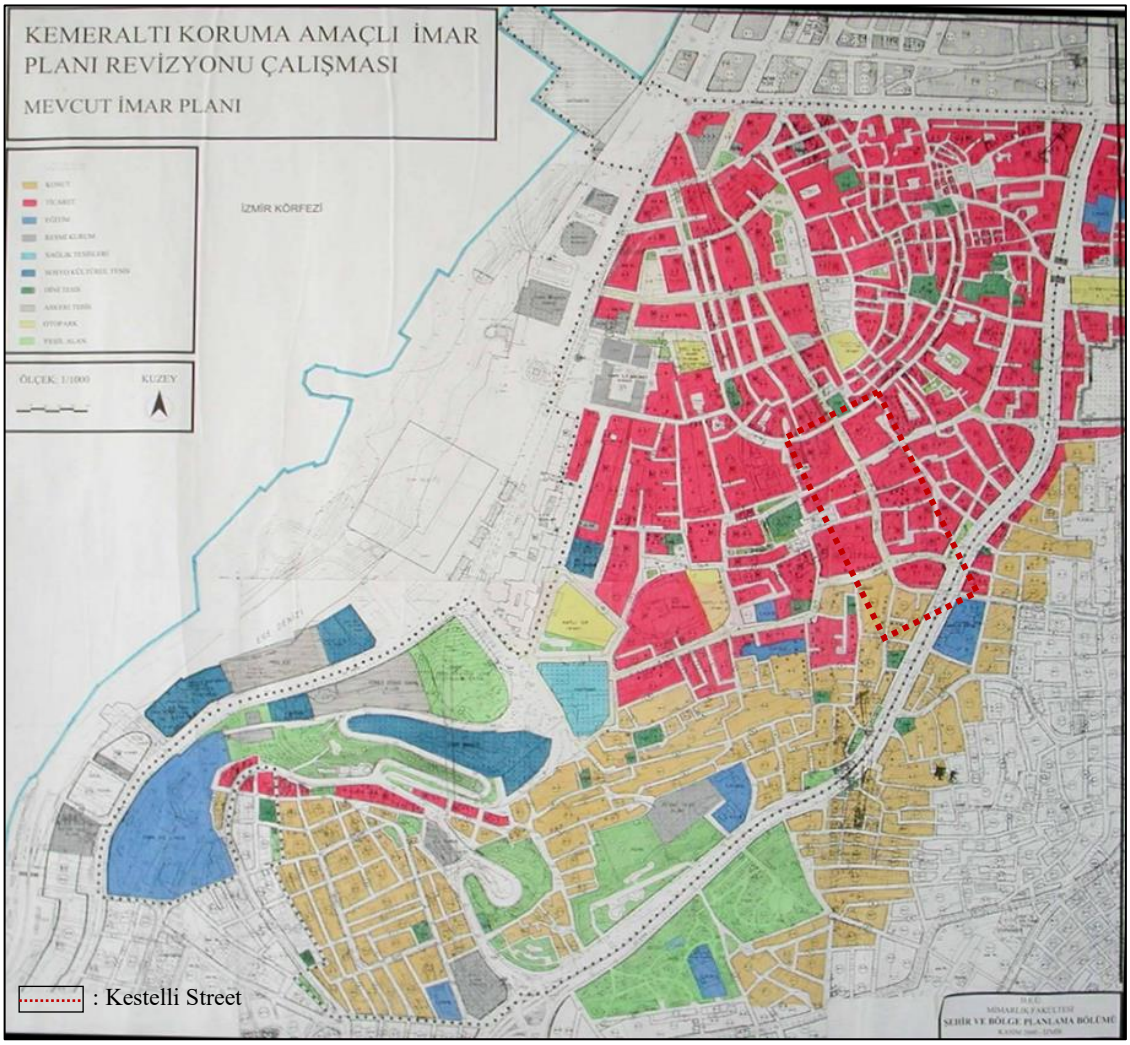


Figure 3.17. Kemeraltı and surroundings conservation development plan, 1984, (Source: Kemeraltı and Surroundings Conservation Development Plan Report, 2002)

It is unfortunate that the plan, which was prepared upon the declaration of the region as a protected area, did not comply with the conservation conditions required by the protected area. Furthermore, the additional floor rights introduced by the plan encouraged

demolition and reconstruction (Kemeraltı Conservation Development Plan Revision Report, 2002).

Instead of planning the area with detailed functions, all residential and commercial functions are included in the M code. Furthermore, in regions designated with the M code, the entitlement to construct on the entire lot has been secured, while the stipulation that the ground floor be devoted to residential use has been revoked. Consequently, new rights have been established within the commercial zone, facilitating the demolition and reconstruction of buildings.

Following the initiation of the Kemeraltı Development Plan in 1978, registration works were initiated in 1981 by İzmir KVKK. The majority of the historical buildings in and around Kemeraltı, including Kestelli, were registered during this period. Furthermore, the development plan required the permission of the ‘Cultural Heritage Conservation Regional Board Directorate' for all kinds of constructions to be made on the lot and neighboring lots where the old monument building is located (Kemeraltı and Surroundings Conservation Development Plan Notes, 1984). However, the registration decisions issued from 1981 onwards did not reach the development plan, which had already commenced work, and could not be fully processed within the plan. This situation resulted in some registered buildings having to be demolished in accordance with the plan, particularly due to road widening works (Çetin, 2012).

The plan, which includes Kestelli Street, reveals that adjacent to the two- and three-storey building blocks, there are building blocks with development rights up to six storeys (Figure 3.18). This situation was evaluated by the local authorities as an incompatible element in the urban texture. Furthermore, one of the multi-storey car parks proposed in the plan, which is currently situated on Balıkçılar Square, was demolished in 2019, despite having been implemented subsequent to the plan. Consequently, in light of the proposed new roads, car parks and high-rise buildings, it was determined that the plan did not adhere to a conservationist approach, but rather a conventional development plan methodology (Kemeraltı Conservation Development Plan Revision Report, 2002).

In accordance with the recently implemented development plan, the Kemeraltı neighborhood, encompassing Kestelli, has commenced a new construction phase. During this period, it has been observed that numerous buildings in the area have been demolished and reconstructed in a manner that accommodates the elevated floors permitted by the development regulations and the entire lot boundary.

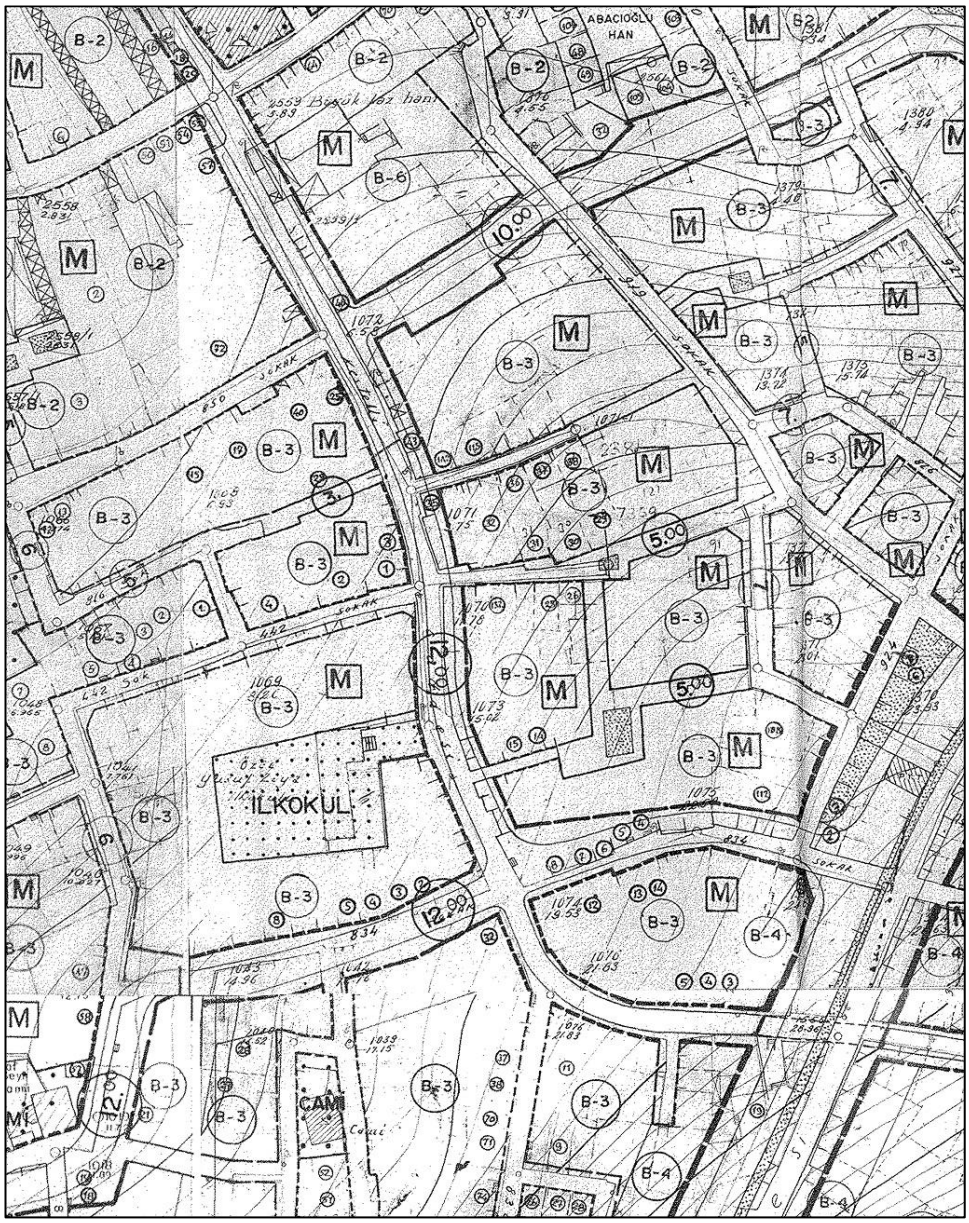


Figure 3.18. Kestelli Street and surroundings in Kemeraltı and surrounding development plan, 1984
(Source: Konak Municipality)

Accordingly, the Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, in its decision dated 28 April 1995, requested the revision of the relevant conservation development plan. The plan was proposed on the grounds that the existing plan does not sufficiently protect the registered lots and buildings, proposes new constructions incompatible with the existing lot and building texture, and includes approaches that encourage vehicle traffic (Cansunar, 2011). The Kemeraltı and

Surrounding Area Conservation Master Plan Revision was completed in 2002. It is stated by various opinions that until this time, negative practices continued to be implemented in the area, multi-storey construction occurred in the protected area, and multi-storey car parks created an incompatible image within the texture and increased the traffic density in the area.

Following the planning studies, the Convention for the Protection of the Architectural Heritage of Europe was established in Granada on 3 October 1985. This convention was accepted in our country with the law numbered 3534 and published in the Official Gazette dated 20.04.1989 and numbered 20145 (COE, 1994).

Within the scope of the Convention, it is stated that the conservation of architectural heritage should be recognized as the main element of all kinds of planning policies. It is also mentioned that inter-institutional co-operation and public participation should be ensured in conservation processes. The Convention has made it obligatory for the member states to comply with the articles it contains.

The Washington Regulations were published in 1987, following the European Convention for the Protection of the Architectural Heritage. The Charter was prepared with the specific aim of protecting historic urban areas and is based on a holistic conservation approach. It was created in response to the intense destruction of urban areas caused by industrialization and the threat to urban identities (ICOMOS, 1987).

It is stated in the articles of the Regulation that the conservation of historical areas should not be seen only as a physical phenomenon but should be protected as a whole together with the street textures, building-void relations, construction techniques of the buildings and their landuse patterns over time. Additionally, the Regulation emphasizes the importance of interdisciplinary collaboration and public engagement in the development of conservation plans.

The Charter emphasizes the importance of regular maintenance to ensure the continuity of the conservation of the historic built environment. It states that new functions to be given to buildings should primarily aim to protect the area and should be appropriate to the character of the area. It is stated that new buildings constructed in historic areas should be built in harmony with the historic fabric, respecting the existing construction in the area (ICOMOS, 1987). Furthermore, the Charter recognized the critical importance of integrating conservation with urban planning tools, influencing the development of subsequent urban conservation studies in Turkiye through interaction with planning (Demiröz & Güçhan, 2020)

In 1994, the "10th European Conference of Ministers responsible for Regional Planning (CEMAT)" was organized in Oslo. In the report published at the conference, it was stated that the urban development taking place in Europe has led to a significant increase in the population of cities and this has resulted in social pressures. In response, it was emphasized that all urban development policies should adopt a holistic approach, focusing on economic, social and environmental issues, and that these policies should be designed and formulated with the needs of future generations in mind. It was also suggested that new values and perspectives should be brought into the planning process and that urban planning should promote sustainable urban development and, if necessary, aim to bring about a change in people's lifestyles (COE, 1994).

The conference emphasized that the potential of the historic built environment and existing infrastructure should be used to limit urban sprawl. It was proposed to raise awareness of the problems of urban life and to inform the public through education (COE, 1994).

In the 20th century, the foundations of conservation and urban planning were established, and these principles were continued in the 21st century. The initial years of the 21st century was dedicated to the preparation of revised versions of the zoning plans that had been developed previously and the implementation of new, upper-scale plans.

In 1984, following the criticism received by the Kemeraltı and Surrounding Area Zoning Plan, a revised plan was requested. The requested revised zoning plan was the subject of further study in the last years of the 20th century, and finally the ‘Kemeraltı Conservation Development Plan Revision' was published in 2002. The most specific change made in the revised plan is the division of the area into two phases. Given the considerable extent of the study area encompassed by the plan and the diverse attributes of the regions within it, it was recommended that the area be planned in two distinct phases rather than subjected to a single unified plan. The portion of the study area extending from the coast to Eşrefpaşa Street has been designated as Stage 1, while the region extending from the east of Eşrefpaşa Street to Kadifekale has been designated as Stage 2 (Figure 3.19).

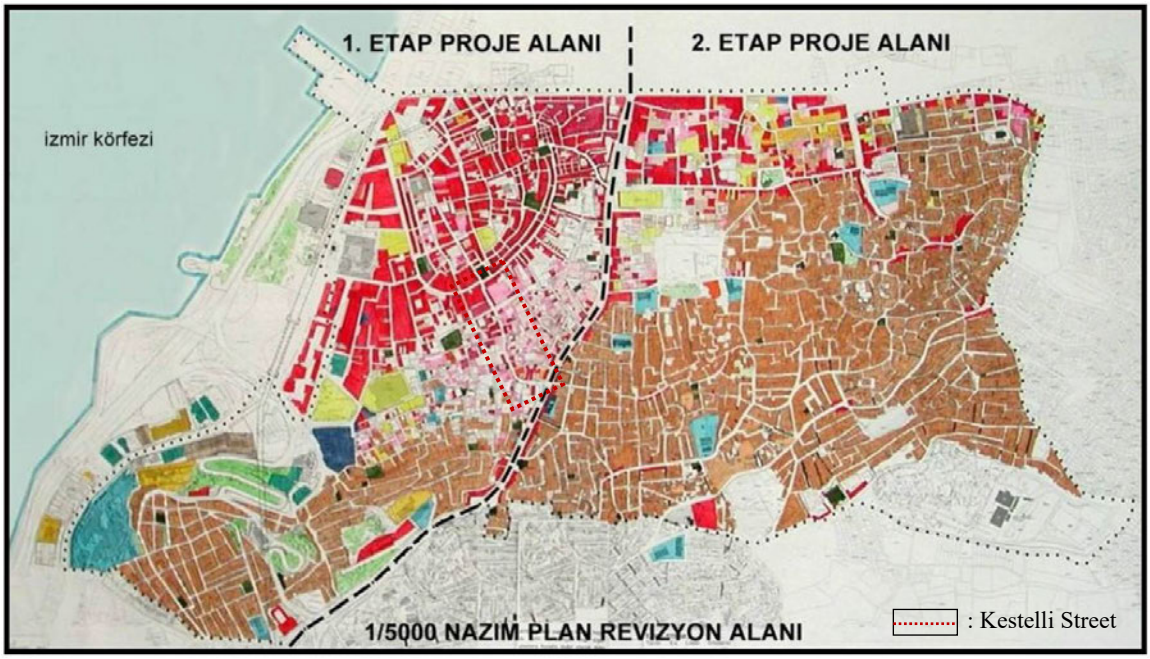


Figure 3.19. Kemeraltı conservation development plan revision area
(Source: Kemeraltı Conservation Development Plan Revision Report, 2002)

Within the framework of the plan prepared, the aim is to protect and conserve Kemeraltı and to consider the Kemeraltı region as a whole with Agora, Ancient Theatre and other archaeological sites around it. By establishing a link between the Kemeraltı bazaar and the archaeological sites, the aim is to create a significant axis for urban tourism (Kemeraltı Conservation Development Plan Revision Report, 2002).

In the decisions taken for the plan, the elimination of vehicular traffic in Kemeraltı Bazaar was proposed for the first time. In order to address the parking requirements of the region, it is recommended that the multi-storey car parks in Kemeraltı be dismantled and that a high-capacity underground car park be constructed in Konak Square.

In order to implement the objectives of the Plan for archaeological sites, the Izmir Metropolitan Municipality has prepared the Kadifekale, Theatre and Surroundings Conservation Development and Survival Project. As a result of the studies carried out within the scope of the project, new archaeological finds were uncovered and the boundaries of the protected area in the city were amended by the decision of the İzmir No. 1 KVKK dated 04.11.2004 and numbered 152 (Kemeraltı Conservation Development Plan Revision Report, 2002).

In 2002, with the Kemeraltı and Surrounding Area Conservation Master Plan, it was decided to plan the area in 2 stages, and the 1st Stage works were initiated first. For the 1st stage planning works, the Department of Urban and Regional Planning, Faculty of Architecture, Dokuz Eylül University was assigned by İzmir Konak Municipality. With the decision dated 28.07.2005 and numbered 732 of İzmir Regional Board for the Protection of Cultural and Natural Assets No. 1, the 1/1000 scale 1st Stage Conservation Revision Zoning Plan was approved.

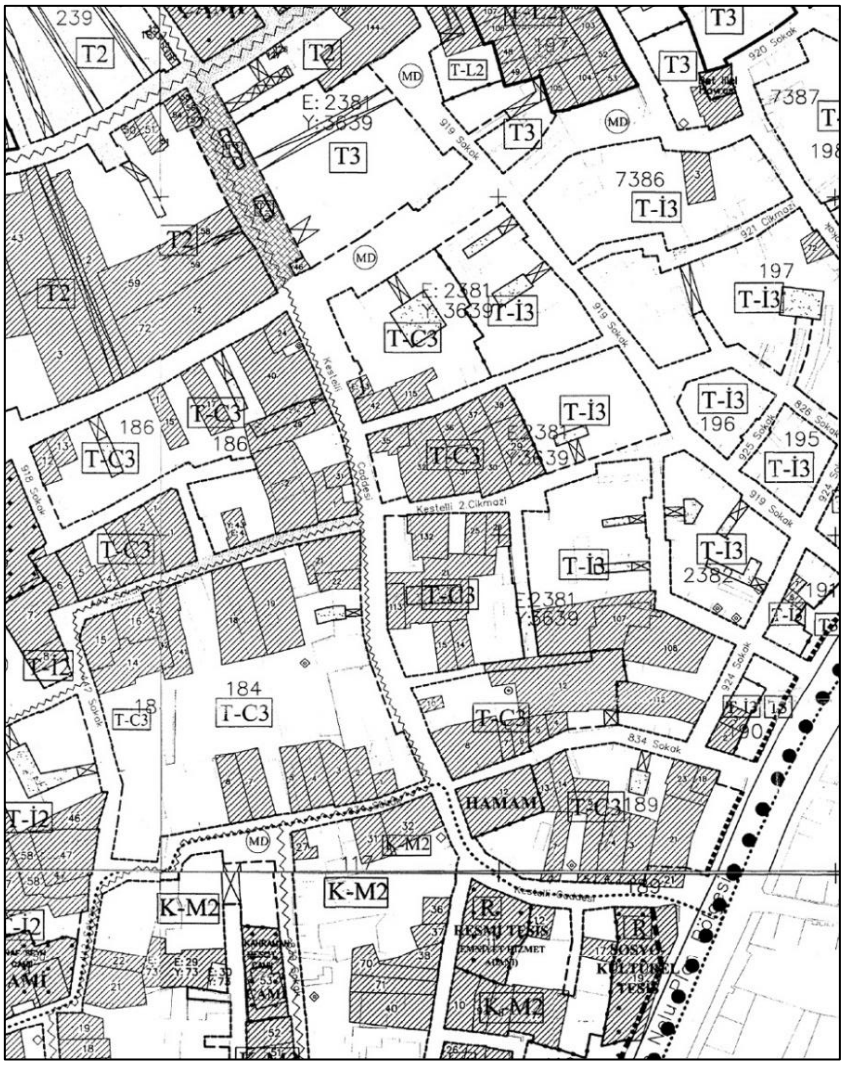


Figure 3.20. Kestelli Street and surroundings in Kemeraltı and surrounding development plan, 2005
(Source: Konak Municipality)

Kemeraltı Bazaar and Kestelli District are among the first planned areas since they are included in the 1st Stage (Figure 3.20). Within the framework of the plan, a policy of revitalization of the area has been adopted and the aim is to reverse the decline of the Kemeraltı area into a deteriorated area. In addition, it is objected to preserve the original building character of Kemeraltı and to sustain the commercial-cultural activities in the area. In line with this objective, analyses have been made in the area and various strategies have been developed for the problems of the region.

In accordance with the Conservation Development Plan Revision, it is proposed that the existing residential and commercial uses in and around Kemeraltı should be continued by sanitizing the texture. The new buildings to be constructed in the historical area are described in detail in the plan notes. It is emphasized that the functions that have been lost in the region should be reinstated in their original locations and preserved.

The objective is to identify specific functions that the municipality will be responsible for implementing in designated regions within the plan boundaries. For these designated function zones, it is recommended that the provision of incentives such as tax reduction, project support and labour assistance for registered buildings should be considered.

The plan identifies a number of trees in the area that are to be registered. It also recommends the introduction of ornamental plants and the use of ivy for providing shade on streets. The aim is to maintain vehicle access in the area during limited hours while encouraging pedestrian use. In addition, the report proposes the creation of service areas, including toilets and health centers (Kemeraltı Conservation Development Plan Revision Report, 2002).

In 2007, an area of approximately 210 hectares, including Kemeraltı and its surroundings, Kadifekale, the Ancient Theatre, the Agora, the First, Second and Third Degree Archaeological, Natural and Urban Conservation Areas, was designated as a "Renewal Area" within the scope of the Law No. 5366 on the ‘Law on the Renovation, Conservation and Utilization of Historic and Cultural Immovable Assets That Have Been Worn Out’ with the decision of the Council of Ministers dated 01.10.2007 and numbered 2007/12668.

In 2013, the Izmir Metropolitan Municipality initiated the Izmir History Project with the objective of rehabilitating and revitalizing the historical city center of Izmir, Kemeraltı and its surroundings, as well as the urban and 3rd degree archaeological site area, from a holistic perspective. The Izmir History Project Centre was established within

the Historical Environment and Cultural Assets Branch Directorate of the Department of Studies and Projects of Izmir Metropolitan Municipality for the purpose of in situ project implementation.

The aims of the Izmir History Project are stated as strengthening Izmir's relationship with history, developing and rebuilding the memories of Izmir residents in relation to their city, and preventing and reversing the formation of depressed areas in the project area (Tekeli, 2018). At the same time, within the scope of the project, solutions have been proposed for the uncontrolled urbanization of the area, which has become a problem since the 1950s. The project's objective is to rehabilitate and revitalize the area's residential functions. Additionally, the aim is to strengthen the trade factor in the city center, particularly in view of the potential for tourism, and to increase accommodation facilities in line with this goal.

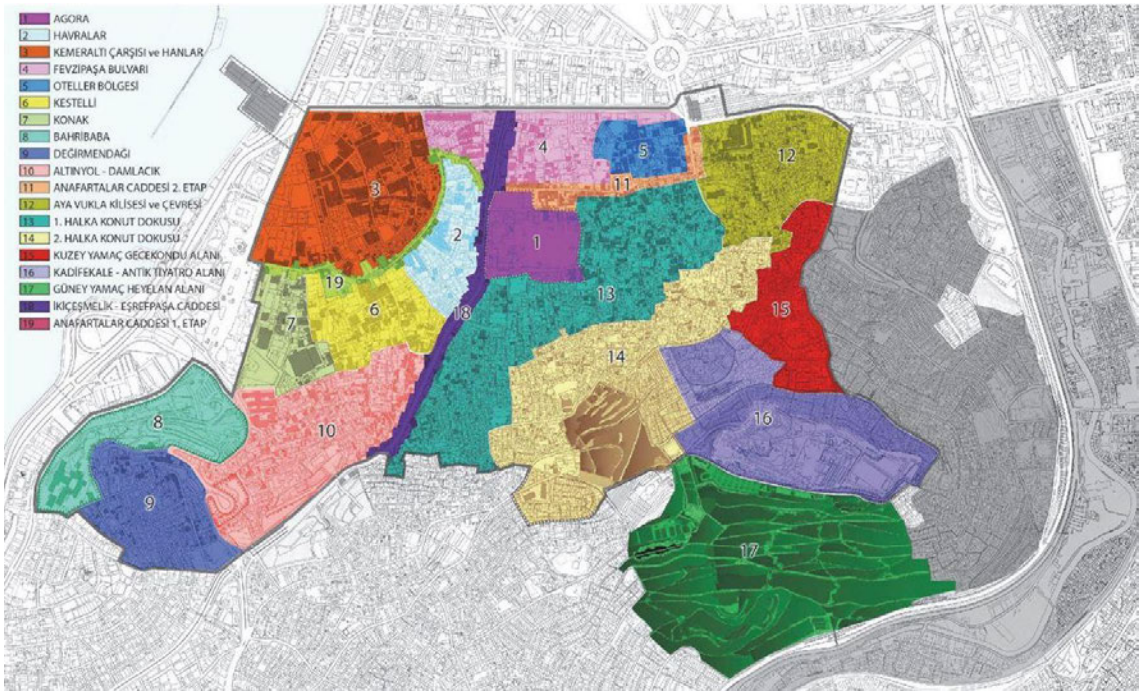


Figure 3.21. Izmir History Project sub-regions
(Source: İlhan Tekeli, 2018)

The study area of the project consists of 252 hectares, including the 'Renewal Area'. Since each region within the area has different physical characteristics and requires

different intervention decisions, it is divided into 19 different sub-regions (Tekeli, 2018). The zoning made in the conservation development plans and neighborhood boundaries were effective in determining the sub-regions (Figure 3.21). The objective of the project includes determining the original texture and character of each sub-region and developing intervention and protection strategies accordingly. To this end, implementation projects and operational plans for the protection of historical heritage and the revitalization of social life in the study areas are being developed. As each sub-region requires a separate detailed study, the operational plans for the study sub-sections are being prepared in cooperation between different institutions.

Kestelli District, where Ketselli Street is located, has been identified as the 6th Sub-District within the scope of the project. The 6th Sub-region studies were carried out in 2016 within the Design, Architecture and Urban Studies Application and Research Centre of Izmir Institute of Technology.

In addition to the ongoing regional planning studies in the area, Article 7 of the Metropolitan Municipality Law No. 5216, enacted in 2004, assigns metropolitan municipalities the task of preparing, implementing and enforcing master development plans in accordance with the environmental layout plans. Furthermore, the law states that these plans should be prepared within two years following the enactment of the law. Consequently, the Izmir Urban Regional Master Plan was prepared and came into force in 2007 (Aysel and Göksu, 2008).

Since the plan was criticized by various institutions after it entered into force, the plan was revised and the Izmir Urban Region Master Plan Revision was published in 2009.

In 2009, while the planning work was ongoing in Izmir, an expert meeting entitled "Historic Urban Environment Conservation Challenges and Priorities for Action" was held in Los Angeles. The meeting emphasized that rapid urbanization in recent years and modern urban planning in all cities pose a threat to historic urban areas. Accordingly, the goal was to identify the main challenges facing the conservation of historic settlements and to understand the impact of these challenges on these cities.

The meeting emphasized the importance of better planning and protection of the historic fabric, improving practices and supporting professionals in addressing conservation threats. To this end, it was agreed to identify historic urban environments and carry out documentation studies in these areas using various methods, and to include conservation practices in planning processes. It is suggested that historic urban areas

should be classified according to typologies that define their characteristics and require different approaches, and then conservation methods should be determined according to the typologies. It is suggested that good examples of projects for economic development, tourism and solving local problems should be identified and implemented in pilot areas. It is also emphasized that the role of local government in the management of historic urban environments should be recognized and tools, actions and efforts should be developed.

Subsequently, the conference 'Recommendation on the Historic Urban Landscape' was organized in Paris in 2011. At the conference, it was stated that rapid and uncontrolled urbanization has led to social and spatial fragmentation and caused a serious deterioration in the urban environment. This is particularly due to excessive building density, monotonous structures, loss of public space and inadequate infrastructure.

It has been mentioned that urban historic heritage is a key element in enhancing the quality of urban life, promoting social cohesion and economic development. It is emphasized that the future of humanity depends on the effective planning and management of urban heritage.

On 14 April 2020, Izmir was included in the UNESCO World Heritage Tentative List as Izmir Historic Port City. Following the admission to the provisional list, studies have been initiated with the objective of permanently including Izmir in the UNESCO World Heritage List. As of 5 May 2020, the Izmir Site Management Plan and the UNESCO candidacy file studies have started.

In accordance with the protocol signed between the Ministry of Culture and Tourism and TARKEM within the framework of Additional Article 2 of Law No. 2863 and the relevant Regulation, TARKEM was authorized to prepare the management plan for the designated area boundaries and the "Nomination File" for the UNESCO World Heritage List and to establish the Site Management Office (Izmir Historical Port City Directorate, 2022). In accordance with the aforementioned protocol, the Izmir Historic Port City Area Presidency was established in March 2021, with the subsequent implementation of the requisite works.

The boundaries of the area to be studied for nomination were determined through a process involving the participation of stakeholders (Figure 3.22). Accordingly, Yeşilova Mound and Yassıtepe Mound in Bornova district, Old Smyrna in Bayraklı district, the Ancient City of Smyrna in Konak, the Historical Kemeraltı Bazaar, Basmane, Kadifekale

and its surroundings were determined as the management area (Site Management Plan, 2022).

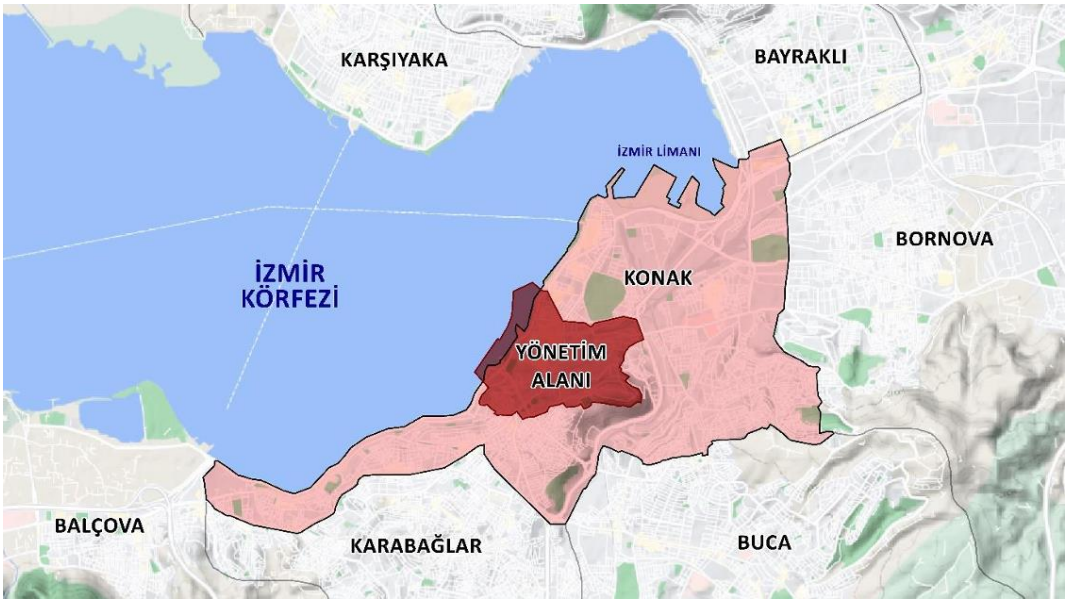


Figure 3.22. The management area includes the ancient city of Smyrna, located in the center of Konak District, The Historical Kemeraltı bazaar, Basmane, Kadifekale and its surroundings, 2022
(Source: Site Management Plan, 2022)

The purpose of the Site Management Plan is to provide a framework for the holistic conservation of the natural and cultural heritage values of the Izmir Historical Port City, enabling spatial planning processes, strengthening the social and economic structure, developing a visitor management system and risk management, and improving the management structure. In order to achieve the vision of the Management Plan, 34 objectives under six goals and 558 activities to achieve these goals have been identified (Site Management Plan, 2022). The planned targets are designed for a five-year period between 2022 and 2027.

In the areas identified within the framework of the plan, an in-situ evaluation of the current situation has been conducted, and a detailed analysis of the historical and physical characteristics of the areas has been carried out. Furthermore, the planning studies and conservation strategies that have been carried out in these areas have been identified and

re-evaluated. In accordance with the aforementioned analyses, the values of each study area and their respective preservation status have been determined. Furthermore, the principal issues and requirements of each area have been identified. As a consequence of the analyses and determinations, specific to each study area, the implementation, protection and monitoring strategies to be carried out in these areas have been designed. On 29 June 2022, the Area Management Plan was approved and published.

Following the work on the Site Management Plan, the nomination file for the UNESCO World Heritage List was prepared. A nomination application was submitted for Izmir based on three criteria, namely criteria (ii), (iii), and (vi) (HPCI, 2023). In accordance with the UNESCO definition, criterion (ii) is defined as 'exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design' (UNESCO, 2021). Izmir's multifaceted character is a consequence of its long-standing trade and migration relations with various cultures throughout history. Furthermore, it meets this criterion in terms of exhibiting an example of the unique human values brought about by multiculturalism and related spatial developments.

Criterion (iii) is 'bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared'. Izmir has been nominated for this criterion because it is a unique example of a city that has witnessed the harbor trade and its development from prehistoric times to the present day.

Criterion (vi) is expressed as 'be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance' (UNESCO, 2021). The city center of Izmir, which has become a center of attraction due to its trade culture, which has been maintained with various communities throughout history, creates an identity unique to Izmir. This unique identity is still maintained by the citizens as a living heritage. In this regard, criterion (vi) has been added to the nomination criteria for Izmir (The Historic Coastal Trading Settlement, 2023).

The UNESCO Nomination file with the name 'The Historic Coastal Trading Settlement: İzmir' was submitted to the Ministry of Culture and Tourism on 15 August 2022 (Izmir Historical Port City Directorate, 2022).

3.5 Current Status of Kestelli Street

Kestelli Street has been a witness to historical events since the 17th century, when the first traces of it were discovered, and has survived to the present day. Despite bearing the traces of the past, Kestelli Street has undergone numerous changes throughout history. It is renowned for its traditional houses and narrow streets, but the alterations made by the street's users have resulted in significant transformations. The present-day significance of Kestelli Street in the urban memory of Izmir is evidenced by its continued role as a prominent feature of the city's landscape. Over the course of its history, the street has undergone a multitude of functions and structural changes, reflecting the diverse and evolving nature of urban life.

These changes in the area have occurred over the years with both the interventions made by local administrations and the applications made by the users of the area. Kestelli Street offers a good reflection of these changes that historical city centers have undergone in history. It is known that the changes and problems experienced in the area are very similar in the entire Izmir Historic City Centre, including the surrounding areas.

Kestelli Street has the potential to become an important and strategic axis for the city due to its location. Situated between Anafartalar Street and İkiçeşmelik Street, Kestelli Street forms one of the city's principal routes. Additionally, it is situated in close proximity to Kemeraltı Bazaar, the oldest and busiest bazaar in Izmir. Kestelli Street, also known as "Kestelli Yokuşu", is situated on a sloping terrain, as the name suggests.

The Kestelli District has historically served as a region that connects the city center with the İkiçeşmelik district, which constitutes the first nucleus of Turkish neighborhoods in the city. Even today, it is observed that the region continues to be this transition zone. (Çıkış et. al., 2016). Consequently, it has the characteristic of being an area with great potential for the city in commercial and cultural terms.

Kestelli Street has remained in its original physical form since its earliest documented history. The first known representation of the street is observed in the plan of Izmir drawn by Wolfgang Müller at the end of the 17th century (Figure 3.2). The present form of Kestelli Street is observed in the 1836 plan of Thomas Graves (Figure 3.5). The street form was depicted in the Storari plan of 1856 and the Goad plan of 1905 and has persisted to the present day in the same form (Figure 3.23). The consistency of

the street trace throughout history ensures that the most significant factor influencing physical change remains constant and ceases to be a variable. Consequently, the region has consistently been delineated by a fixed street, and lot alterations have not been observed as a consequence of factors such as road alterations.

Figure 3. 23 Streets preserved in the same form according to Goad and Storari maps (Source: Reproduced from Konak Municipality Data)

The Kestelli District, which was home to an important Turkish population throughout history, is comprised of five distinct neighborhoods: the Kestelli Neighborhood, the Uğur Neighborhood, the Tan Neighborhood, the Kahraman Mescit Neighborhood and a portion of the Konak Neighborhood (Figure 3.24). The Kahraman Mescit Neighborhood is not included in the study area, as it lacks a border with Kestelli Street. The existing neighborhoods are predominantly commercial in character, and the population density is relatively low. According to data from the Turkish Statistical Institute, the population in Kestelli Neighborhood is 57, in Uğur Neighborhood it is 16, and in Tan Neighborhood it is 87 (TURKSTAT).

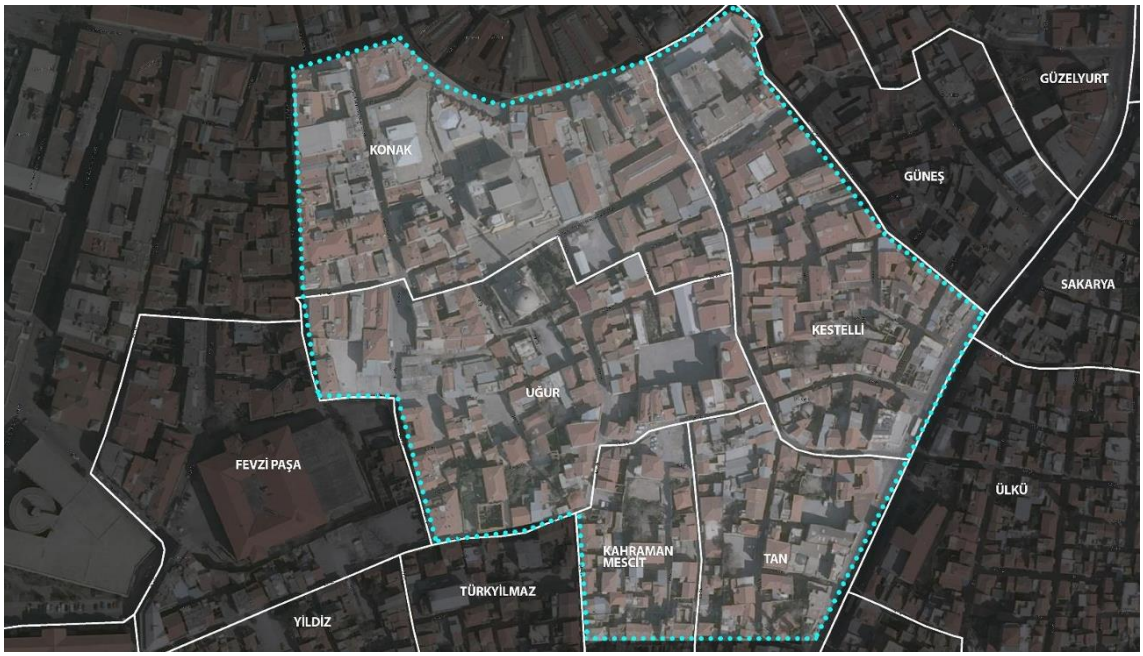


Figure 3.24. Kestelli Region and surrounding neighborhoods
(Source: Şeniz Çıkış et. al., 2016)

Kestelli Street is situated in a highly centralized location with regard to transportation. Vehicles entering the area from Eşrefpaşa Street, which is one of the primary north-eastern vehicle axes, and from Mustafa Kemal Sagil Boulevard in the west, are transported via 442 Street and Kestelli Street. Furthermore, the street is also used by large commercial vehicles delivering products to local shops. In addition, the southern end of Kestelli Street provides access to Anafartalar Street, which is the main pedestrian route leading to the Kemeraltı bazaar. Consequently, the street experiences high levels of vehicle and pedestrian traffic throughout the day.

In addition to undergoing significant transformations throughout history, Kestelli Street has retained a considerable degree of its historical and cultural texture, as well as its potential for further development. The street is characterized by a multitude of traditional buildings constructed in accordance with the traditional settlement order. These buildings exhibit architectural characteristics typical of the Levantine and Turkish populations who were the dominant landowners in the region in the past. In addition to the historical buildings, the street boasts a diverse building texture, encompassing numerous structures constructed in different periods and utilizing a variety of materials.

The buildings are typically situated on the entire lot of land and are arranged in a continuous, uninterrupted sequence. The number of visible gaps between the buildings is limited. There is generally no standardized storey height along the street, with the storey heights of the buildings varying continuously. Among the buildings on the street, there are also historical buildings in very poor physical condition and even in danger of collapse.

While this is no longer the case, Kestelli Street has historically been an area with a mixed commercial and residential function. From the first half of the 20th century until the 1980s, the street was home to numerous textile and shoe factories and retailers. As the city expanded, many tradesmen relocated to new commercial centers established on the periphery, leaving the area to become increasingly derelict. However, the abandoned shops could be partially filled with different functions at a later date (Tekeli, 2018).

Today, the Kestelli area is an area of mostly abandoned buildings and has lost much of its commercial vitality in recent years (Çıkış et. al., 2016). Most of the houses built in the 19th century are used as workplaces today. The ground floor of these workplaces generally serves as a workshop, retailer and wholesaler in the clothing sector. The first floors of the buildings are generally used as warehouses or remain unoccupied. In addition to residential buildings, multi-storey business centers located on the street have also assumed an important commercial role in the clothing sector. Apart from the commercial functions related to clothing, there is only one educational building, one bathhouse and one car park on the street. In this respect, it can be said that Kestelli Street constitutes a very intense wholesale-retail trade axis today.

From the first times of its existence to the present day Kestelli continued to evolve, adapting to the changing dynamics of the city. Many traditional houses were demolished to make way for modern buildings and the character of the neighborhood began to change. The construction of modern buildings and infrastructure has changed the neighborhood's skyline, while the cultural heritage of the area has been preserved to a limited extent.

CHAPTER 4

URBAN SETTLEMENT CHARACTERISTICS OF THE KESTELLI STREET BETWEEN 1923-2024

Kestelli Street is located on the periphery of the city's busiest commercial area. The street connects Anafartalar and İkiçeşmelik Streets, which are among the most important commercial axes for İzmir. In this way, the street has had an important place in the commercial life of the city throughout history. Kestelli Street bears the name of the region in which it is located and is the busiest axis of the region.

The Kestelli area is known for its 19th century traditional houses, narrow streets and commercial identity (Figure 4.1). Some of the 19th century traditional settlement layout and narrow streets have been preserved and have survived to the present day.

Figure 4.1. Kestelli Street, 2024

Today, the Kestelli area is mostly an area of abandoned buildings and has lost much of its commercial vitality in recent years (Çıkış et al., 2016). The majority of the houses constructed during the 19th century are currently utilized as workplaces. The workplaces in question serve as clothing wholesalers, secondhand furniture store and leather goods workshops.

These changes in the area have occurred over the years, both as a result of interventions by local administrations and the applications made by users of the area. Kestelli Street offers a good reflection of these changes that historical city centers have undergone throughout history. It is known that the challenges and issues currently being faced in the region are similar to those being experienced in the wider Izmir City Centre, including the surrounding areas. At this juncture, Kestelli Street has been designated as a representative of the entire historic city center.

4.1 Conservation Decisions

4.1.1 Conservation Development Plans

Conservation Development Plans have been prepared for Izmir in various years. In accordance with the requirements of the period and the planning strategies in place, the functions assigned to buildings or areas may be subject to change. According to the conservation development plans prepared in different years, the planning strategies for Kestelli Street have also changed. In order to determine this change, the Conservation Development Plans of 3 years 1984, 2005 and 2024, obtained from Konak Municipality were analyzed.

Table 4.1. Buildings in conservation development plans

Type	1984	2005	2024
B-2: Adjoining Building –2 Storey	10	-	-
B-3: Adjoining Building –3 Storey	51	-	-
B-4: Adjoining Building –4 Storey	5	-	-
B-6: Adjoining Building –6 Storey	8	-	-
Elementary School	1	-	-
K-M2: Hotel Preferred Residential Area – 2 Storey	-	7	7
T2: Retail Commercial Area – 2 Storey	-	16	16
T3: Retail Commercial Area – 3 Storey	-	2	2
T-C3: Commercial Use for Tourism – 3 Storey	-	46	39
T-O3: Office – 3 Storey	-	-	6
Socio Cultural Facility	-	1	1
Official Facility	-	1	1
Special Project Area	-	-	1
Bath	-	1	1

The first of the Conservation Plans was prepared in 1984. The 1984 plan legend differs from those of the subsequent two years. In this period, the buildings were evaluated according to their functions without a detailed distinction. In 1984, all buildings within the study area were classified as 'Housing, bazaar, office building, all kinds of trade, commercial storage, entertainment, multi-storey car park, service stations, local and regional public institutions, hotels and motels. Housing cannot be built on the first floor, one or more of these functions can be carried out on the same lot.' has the letter 'M' definition. Apart from this, the buildings are planned by grouping according to their settlement types and floor heights.

In 1984, 10 (13%) of the 75 lots in the area were identified as two-storey adjoining buildings (Figure 4.2). Generally, these buildings are business centers located in proximity to Anafartalar Street. In addition, 51 lots (68%) were planned as 3-storey adjoining buildings. A total of five buildings (6%) are planned as 4-storey adjoining

buildings, while eight buildings (10%) are planned as six-storey adjoining buildings. Furthermore, one primary school is indicated in the area (Table 4.1).

In 2005, the Conservation Development Plan legends were amended. According to the new legend, the buildings are planned in a more defined manner in terms of both floor heights and functions (Figure 4.3). In 2005, there were 74 lots in the area. Out of 74 lots, seven (9%) are 2-storey hotel preferred residential area. 16 buildings (20%) were planned as 2-storey retail commercial area. 2 lots (2%) are planned as 3-storey retail commercial area. 46 lots in the area are marked as 3-storey commercial buildings for tourism purposes. In addition, one lot is defined as socio-cultural facility. Also, it is planned to have one bathhouse and one official facility in the area.

The current 2024 Conservation Plan indicates that 74 lots within the area were analyzed (Figure 4.4). Among the 74 lots, seven (9%) remain in the plan as a 2-storey hotel preferred residential area, as determined in 2005. Similarly, 16 lots (20%), which were planned as 2-storey retail commercial area in 2005, are also included in the current plan in the same way. A total of 39 lots (52%) in the area are planned as 3-storey commercial buildings for tourism purposes. Six lots (8%) in Block 184 have been converted into 3-storey office buildings. In addition, the area in block 184, lot 35 has been designated as a Special Project Area. Furthermore, it is planned to have one socio-cultural facility, one official facility, and one bathhouse in the area.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSERVATION DEVELOPMENT PLAN - 1984

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

M — Housing, Bazaar, Office Building, All Kinds of Trade, Commercial Storage, Entertainment, Multi-storey Car park, Service Stations, Local and Regional Public Institutions, Hotels and Motels. Housing Cannot be Built on the First Floor, One or More of these Functions can be Carried Out on the Same Parcel.

* *(Konut,çarşı,iş hanı ,her tür ticaret,ticari depolama,eğlence yerleri,çok katlı taşıt parkı ,servis istasyonları,yerel ve bölgesel kamu kuruluşları,otel ve motel bulunabilir.Zemin katta konut yapılamaz,bu fonksiyonlardan bir veya bir kaçı aynı parsel içinde bulunabilir.)*

- B-2 Adjoining Building - 2 Storey
- B-3 Adjoining Building - 3 Storey
- B-4 Adjoining Building - 4 Storey
- B-6 Adjoining Building - 4 Storey

ELEMENTARY SCHOOL

SOURCE

Map: Conservation Development Plan, 1984, Konak Municipality Archive

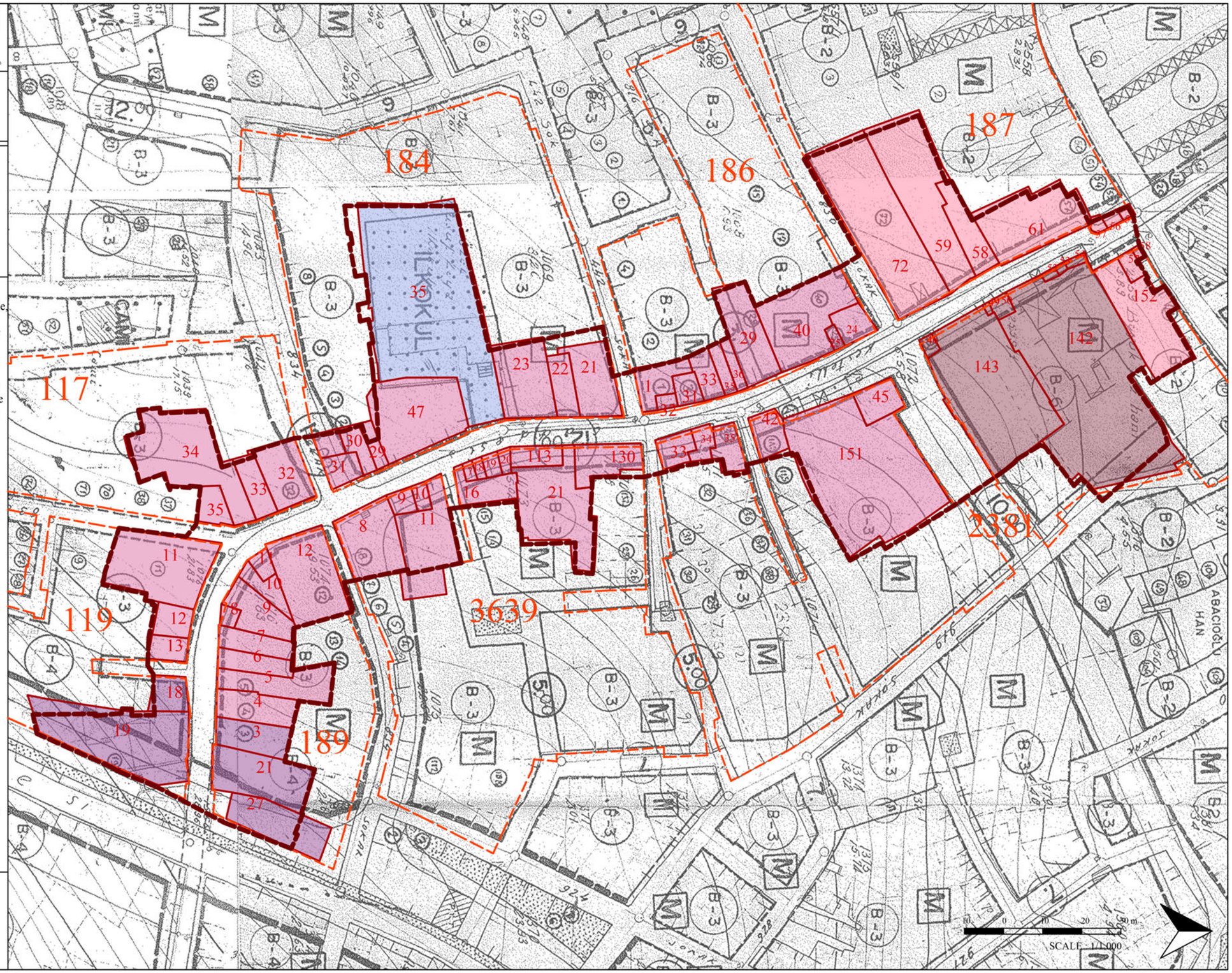


Figure 4.2. Conservation development plan analysis 1984

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSERVATION DEVELOPMENT PLAN - 2005

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- REGISTERED BLOCK
- R BUILDINGS TO BE RESTORED

RESIDENTIAL USE

- K-M2 Hostel Preffered Residential Area - 2 Storey

COMMERCIAL USE

- T2 Retail Commercial Area - 2 Storey
- T3 Retail Commercial Area - 3 Storey
- T-C3 Commercial Use for Tourism- 3 Storey
- T-O3 Office- 3 Storey

- SOCIO CULTURAL FACILITY
- OFFICIAL FACILITY
- SPECIAL PROJECT AREA
- BATH

- (MD) AREAS TO BE ORGANIZED AS SQUARE
- IVY BRANCHES
- SUBREGION BORDERS
- 1ST DEGREE MAIN PEDESTRIAN AXIS

SOURCE

Map: Conservation Development Plan, 2005, Konak Municipality Archive

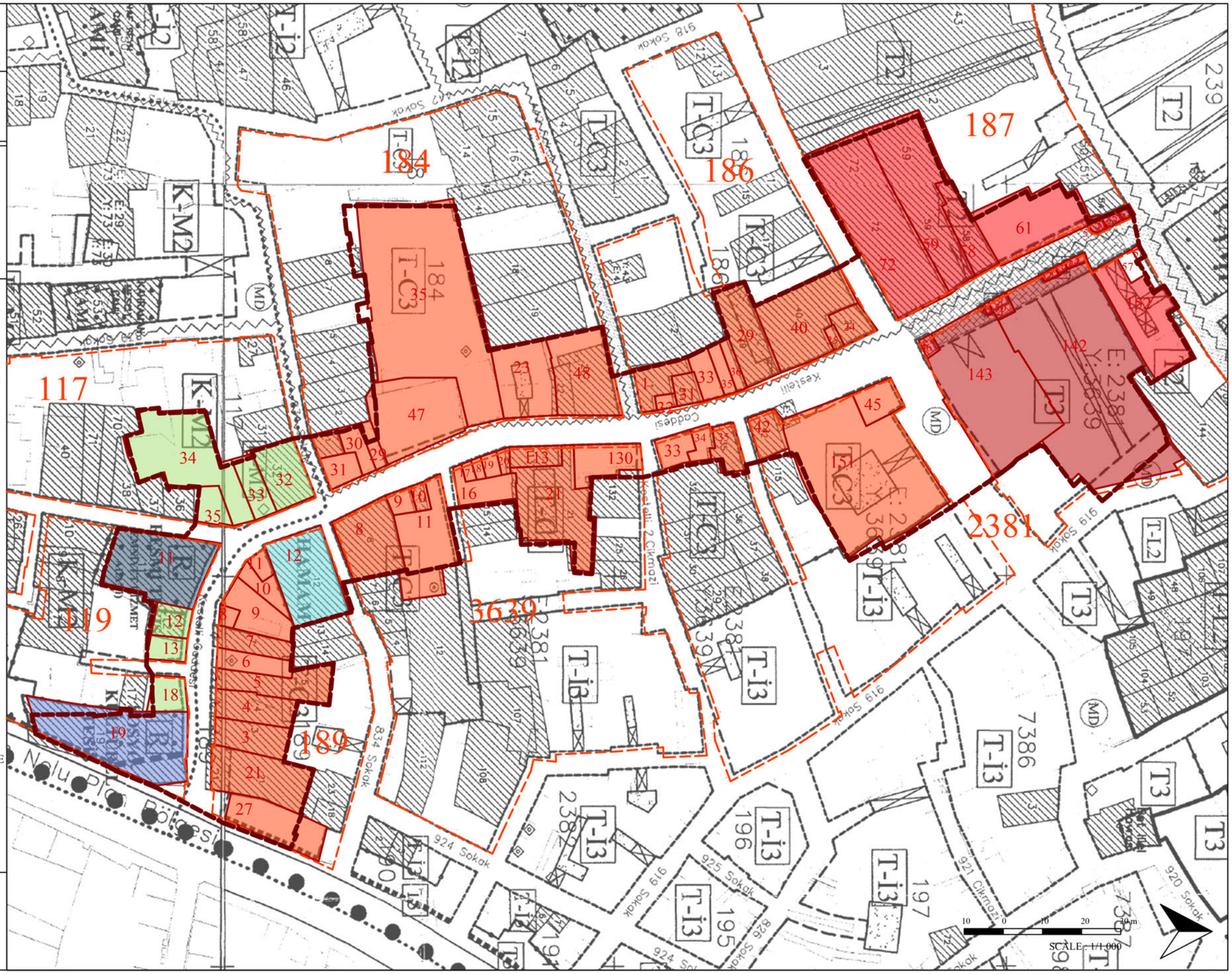


Figure 4.3. Conservation development plan analysis 2005

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSERVATION DEVELOPMENT PLAN - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS
- REGISTERED BLOCK

RESIDENTIAL USE

- K-M2 Hostel Preffered Residential Area - 2 Storey

COMMERCIAL USE

- T2 Retail Commercial Area - 2 Storey
- T3 Retail Commercial Area - 3 Storey
- T-C3 Commercial Use for Tourism- 3 Storey
- T-O3 Office- 3 Storey

- SOCIO CULTURAL FACILITY
- OFFICIAL FACILITY
- SPECIAL PROJECT AREA
- BATH
- (MD) AREAS TO BE ORGANIZED AS SQUARE
- IVY BRANCHES
- SUBREGION BORDERS
- 1ST DEGREE MAIN PEDESTRIAN AXIS

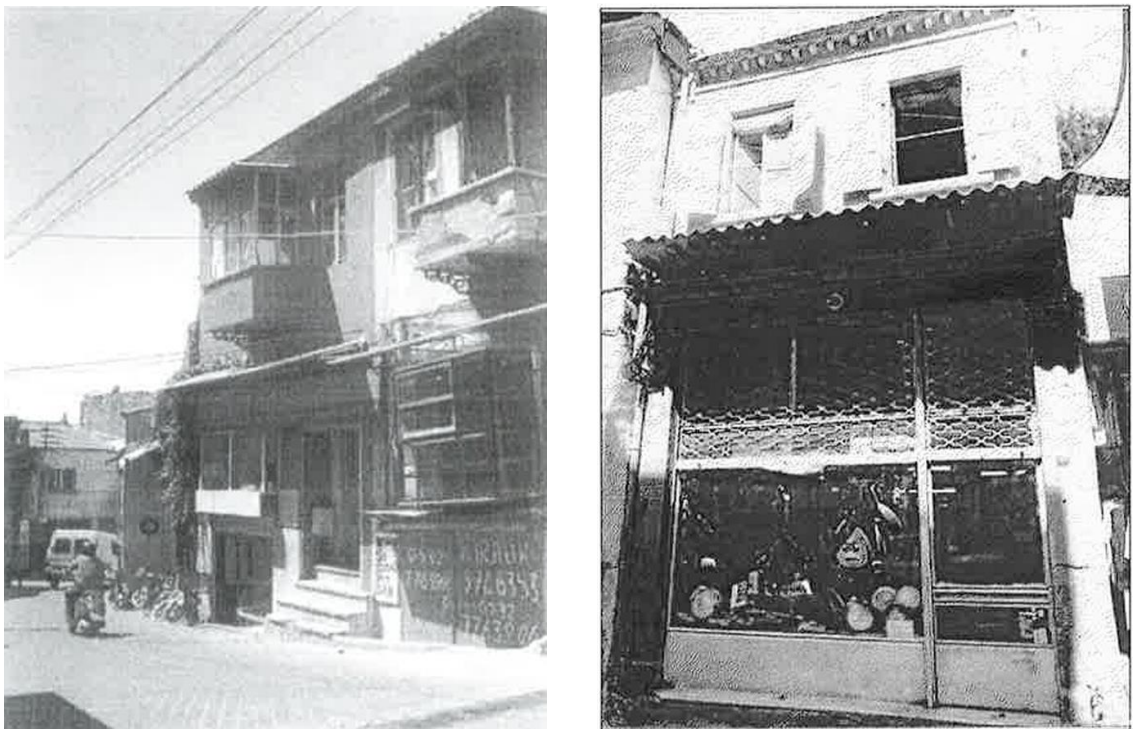
SOURCE

Map: Conservation Development Plan, 2005, Konak Municipality Archive

Figure 4.4. Conservation development plan analysis 2024

4.1.2. Registration Status

A total of 28 of the buildings in the area are registered, while 40 are unregistered (Table 4.2). Nineteen of the buildings were registered in 1981 (Figure 4.7). As a consequence of the ongoing registration studies, three buildings were registered in 2002: Block 189, Lot 7; Block 3639, Lot 10; and Block 3639, Lot 113 and 21 (Appendix A.1, Figure 4.5). In 2018, the building on Block 189, Lot 5 and 6 was registered (Appendix A.2, Figure 4.6).



(a) (b)

Figure 4.5. Registered buildings (a) Block 189, Lot 7, (b) Block 3639, Lot 10, 2002 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 2002)

Table 4.2. Registration status

	Registered In 1981	Registered In 2002	Registered In 2018	Unknown Registration Date	Unregistered
Building Number	19	3	1	5	49
Total Building Number	28				49

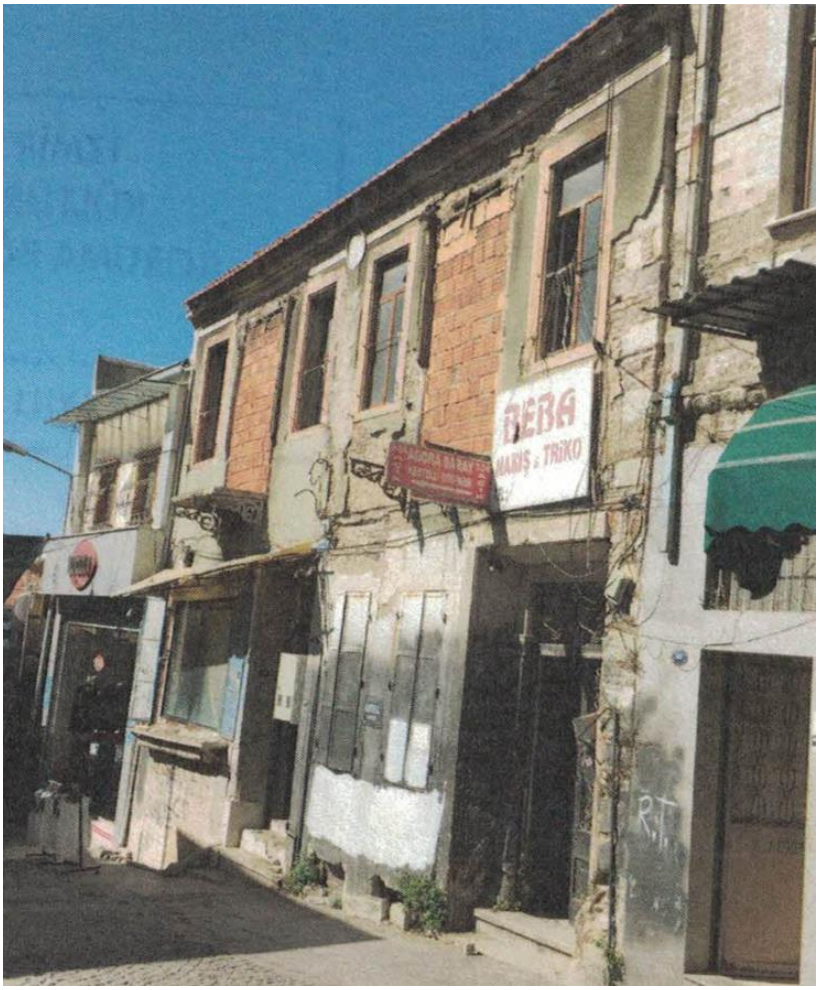


Figure 4.6. Block 189, Lot 5 and 6, 2018

(Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate)

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

REGISTRATION STATUS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS
- REGISTERED IN 1981
- REGISTERED IN 2002
- REGISTERED IN 2018
- UNKNOWN REGISTRATION DATE
- UNREGISTERED
- RECOMENDED FOR REGISTRATION

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

- Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

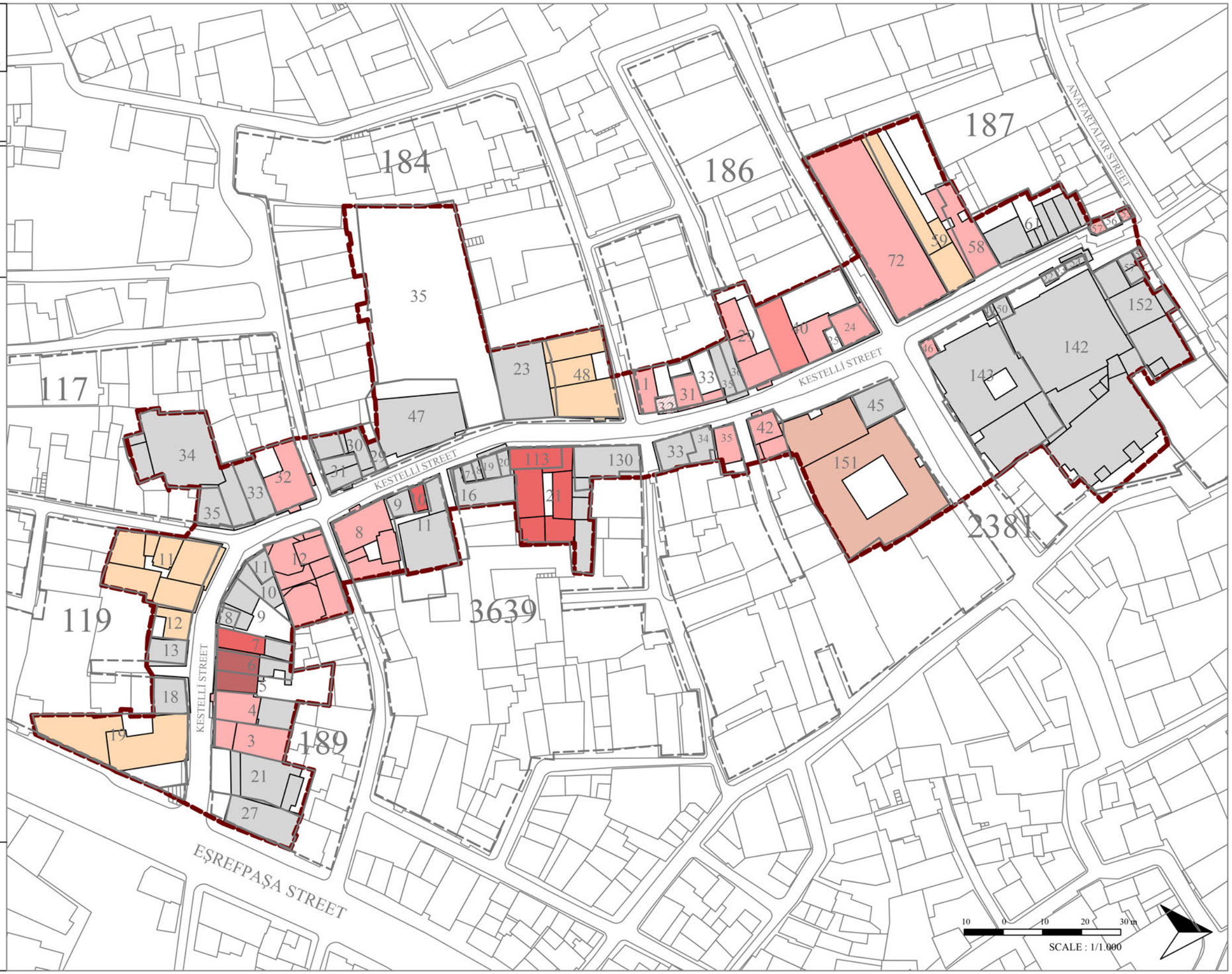


Figure 4.7. Registration status analysis

4.2. Block-Lot Organization

In 1930, a total of seven blocks were identified within the boundaries of the study area, namely 117, 119, 184, 186, 187, 189 and 192 (Table 4.3). In 1946, Block 192 was divided into two, namely Block 2381 and 2382 (Appendix B.1, Figure 4.8). Subsequently, a portion of Block 2381 was separated, resulting in the formation of Block 3639. Consequently, the number of blocks in the area increased to eight. Following this change, the number of blocks remained constant at eight until 2024. The blocks are still referred to by their current names and boundaries today.

Figure 4.8. Block 192, 1930
(Source: General Directorate of Land Registry and Cadastre)

In 1930, there were four lots in Block 117, six in Block 119, 10 in Block 184, 10 in Block 186, seven in Block 187, 12 in Block 189, and 30 in Block 192. The total number of lots is 79. From 1930 until 1984, one lot in the Block 119 was entirely removed, three lots in the Block 184 were merged, and one lot in the Block 192 was included in the neighboring lot and cancelled (Figure 4.16).

In 1984, there were four lots in Block 117, five in Block 119, eight in Block 184, 10 in Block 186, seven in Block 187, 12 in Block 189, 17 in Block 2381 and 12 in Block 3639, for a total of 75 lots. By 2005, two lots in Block 184 had been merged, resulting in a total number of lots that had decreased to 74 (Figure 4.17).

In 2005, there were four lots in Block 117, five in Block 119, seven in Block 184, 10 in Block 186, seven in Block 187, 12 in Block 189, 17 in Block 2381 and 12 in Block 3639. The total number of lots was 74 (Figure 4.18). Given that there has been no change in the lots in the area between 2005 and 2024, the 2005 data can be considered to be valid for 2024 (Figure 4.19).

Table 4.3. Number of lots in years

<table>
<tr><td></td><td colspan="4">Years</td></tr>
<tr><td>Block</td><td>1930</td><td>1984</td><td>2005</td><td>2024</td></tr>
<tr><td>117</td><td>4</td><td>4</td><td>4</td><td>4</td></tr>
<tr><td>119</td><td>6</td><td>5</td><td>5</td><td>5</td></tr>
<tr><td>184</td><td>10</td><td>8</td><td>7</td><td>7</td></tr>
<tr><td>186</td><td>13</td><td>10</td><td>10</td><td>10</td></tr>
<tr><td>187</td><td>7</td><td>7</td><td>7</td><td>7</td></tr>
<tr><td>189</td><td>12</td><td>12</td><td>12</td><td>12</td></tr>
<tr><td>2381 (192)</td><td rowspan="2">30</td><td>17</td><td>17</td><td>17</td></tr>
<tr><td>3639 (192)</td><td>12</td><td>12</td><td>12</td></tr>
<tr><td>Total</td><td>79</td><td>75</td><td>74</td><td>74</td></tr>
</table>

BLOCK 117: In 1930, there were four lots within the borders of Block 117. From that year until the present, no change has occurred in these lots. The four lots have been preserved until today with the same name and boundaries.

BLOCK 119: In 1930, there were six lots within the boundaries of Block 119. In 1984, the Lot 20 on the border of İkiçeşmelik Street was completely removed, resulting in a decrease in the number of lots within the block to five. The remaining lots have remained unchanged. From 1984 until 2024, there were five lots within the block of 119.

BLOCK 184: In 1930, there were 10 lots within the boundaries of Block 184. Until 1984, Lot 25, 26 and 28 within the Block were merged into a single lot under the name of 47. The boundaries of Lot 24, where the historical Yusuf Rıza Primary School was located, were narrowed and renamed as Lot 35.

Until 2005, Lots 21 and 22 within the block were combined and reduced to a single lot as Lot 48. From 2005 until 2024, there was no change within the block. Thus, while the number of lots within the block was 10 in 1930, this number decreased to eight in 1984 and to seven in 2005.

BLOCK 184, LOT 35: The area, which is now Block 184, Lot 35, was created by dividing Lot 24 into two as Lots 34 and 35 with the document issued in 1935 (Appendix B.2, Figure 4.9). The type of Lot 24, which was a school, was given as land in Lot 34 and preserved as a school in Lot 35.

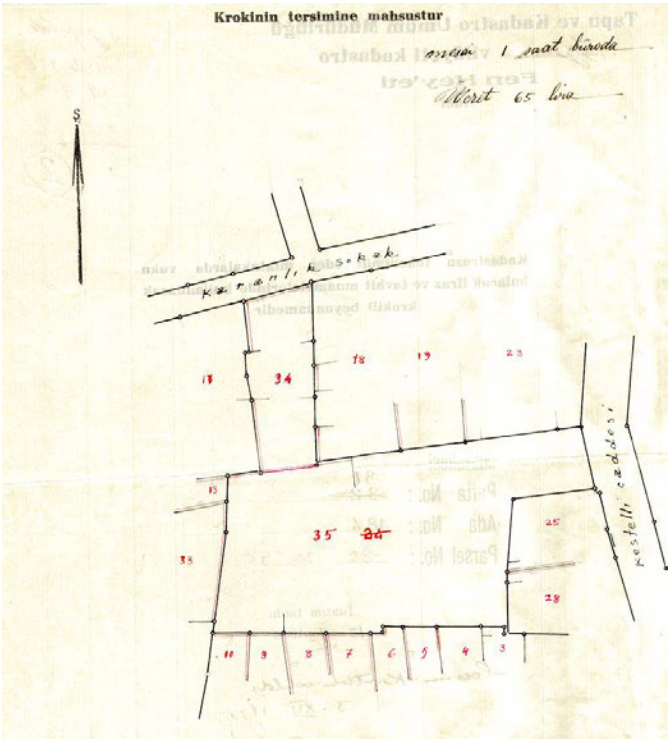


Figure 4.9. Formation of Block 184, Lot 35, 1935
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 184, LOT 47: Lot 47 was created by combining three different lots over the years, later its type changed. In the first cadastral map dated 1930, the area, which was three separate Lots as 25, 26 and 28, was first divided into two as Lot 26, 45 and 46, and then with the document issued in 1973, Lot 25, 28, 45 and 46 were combined and Lot 47 were formed (Appendix B.3, Figure 4.10)

With the document issued in 1977, the type of land on Lot 47 was changed from land to '5-storey business building including basement and ground floor'.

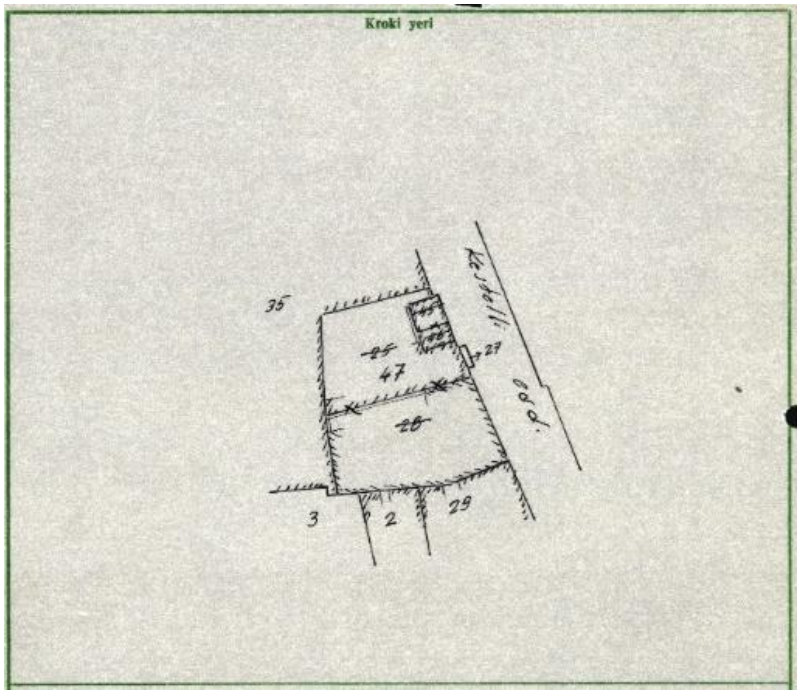


Figure 4.10. Formation of Block 184, Lot 47, 1973
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 184, LOT 48: Lot 48 was created by combining four different lots over the years, later its type changed. In the cadastral map dated 1930, the area is observed as four separate lots, namely Lots 20, 21, 22 and 23. In the 2005 document, Lot 22 was removed, and the area was included within Lot 21. With the document issued in 2006, Lots 21 and 22 were merged to form Lot 48.

With the 2007 document, the type of area was changed from 'House and two houses with shops underneath' to '3-storey reinforced concrete building including basement'.

BLOCK 186: In 1930, there were 13 lots within the Block 186. Between 1930 and 1984, Lot 30 within the block were divided into three distinct lots. Concurrently, six smaller lots within the block merged to form Lot 40. As a result, the total number of lots on the block decreased to 10.

Since 1984, there has been no alteration to the lot boundaries or names within the Block 186.

BLOCK 186, LOTS 33-35-36: Lots 33, 35 and 36 were formed by dividing the Lot 30 in 1930 into three different lots over the years.

The area on Block 186 where Lots 33, 35 and 36 are located today is observed as a whole area including Lot 30 on the cadastral map dated 1930. With the document dated 1940, Lot 30 was divided into two lots, Lots 33 and 34. In addition, the four shops located here were divided into two shops in each lot (Appendix B.4).

In the document issued in 1941 for Lot 34, the lot was divided into two separate lots, 35 and 36. In addition, the two shops on the area were also distributed as one shop each.

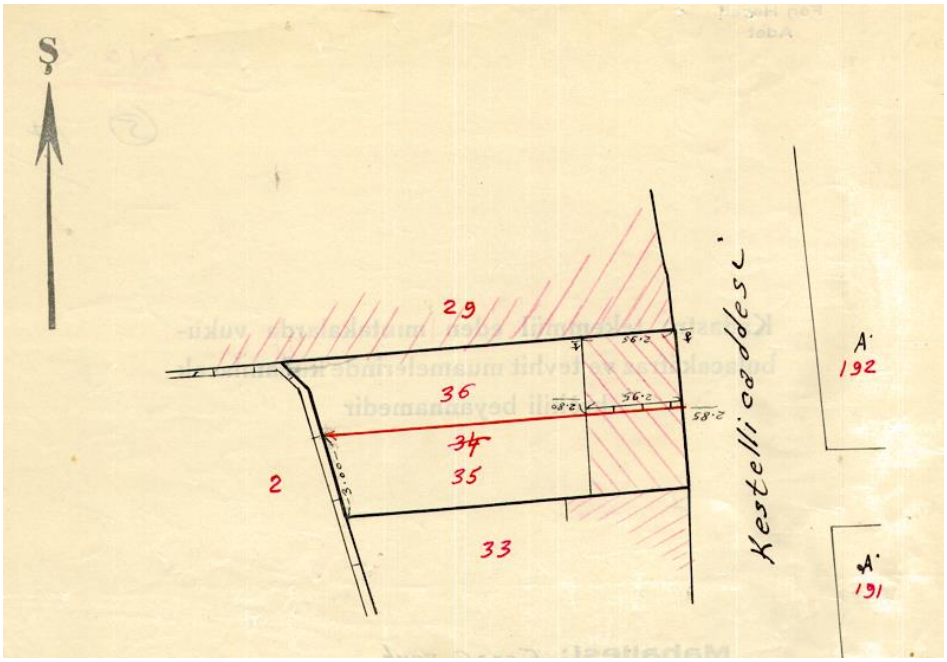


Figure 4.11. Formation of Lots 35 and 36, 1941
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 186, LOT 40: Lot 40 were created by the combination of six different small lots. The area, which is Lot 40 today, consists of many small lots including Lots 21, 22, 23, 26, 27 and 28 on the cadastral map dated 1930. With the document issued in 1968, all these lots were merged to form Lot 40 (Appendix B.5, Figure 4.12). All the buildings on these lots were merged on Lot 40 as 'Coffee house, two rooms, two shops, two stores and one garage'.

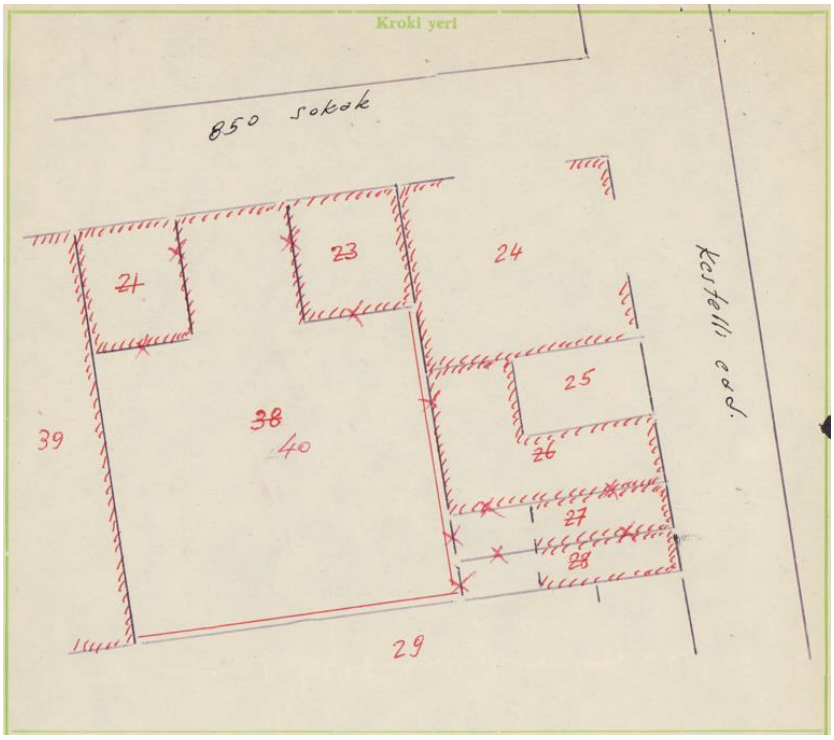


Figure 4.12. Formation of Lot 40, 1968
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 187: In 1930, there were seven lots within the Block's borders. Between 1930 and 1984, two lots within the block underwent a change of name, yet the lot boundaries remained unaltered.

Following 1984, one lot underwent a change of type, yet aside from this, there has been no change in the number of lots or boundaries. Since 1984, the existing lots have been preserved in their original form until the present day.

BLOCK 187, LOT 61: The Lot 61 on the Block 187 is represented by Lot 52 on the 1930 map. The 1940 document indicates that Lot 52 was divided into two separate lots, designated as 60 and 61 (Appendix B.6, Figure 4.13). The types of the divided lots were preserved as 'shop'.

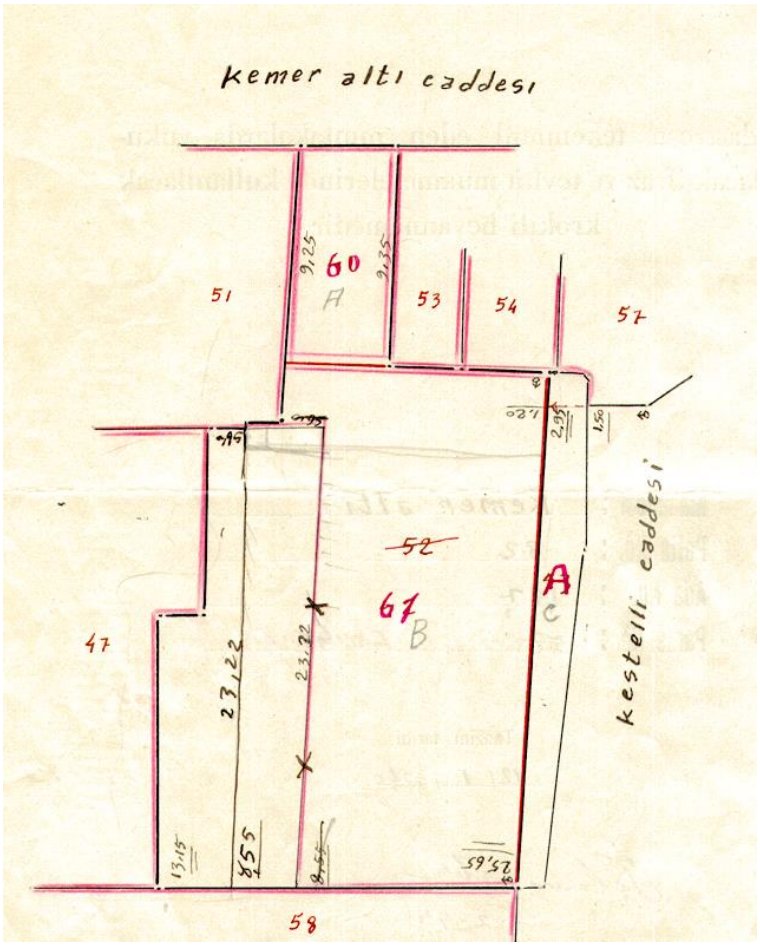


Figure 4.13. Dividing Lot 52 Lots into two as Lot 60 and 61, 1940
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 187, LOT 72: Over the years, Lot 72 were initially divided into two separate lots, which were subsequently merged again, with the borders of each lot being preserved. In 1998, the lot underwent a change of type.

The area which is now Lot 72 is observed as Lot 1 in the cadastral map dated 1930. In the 1957 dated document, Lot 1 is divided into two separate lots, Lots 68 and 69 (Figure 4.14).

With the document issued in 1967, Lots 68 and 69 were recombined to form Lot 72 (Appendix B.7).

In 1998, the type of Lot 72 was changed from '12 shops and one bakery outside and 34 rooms above 21 shops inside the passage' to '2-storey masonry workplace including ground floor'.

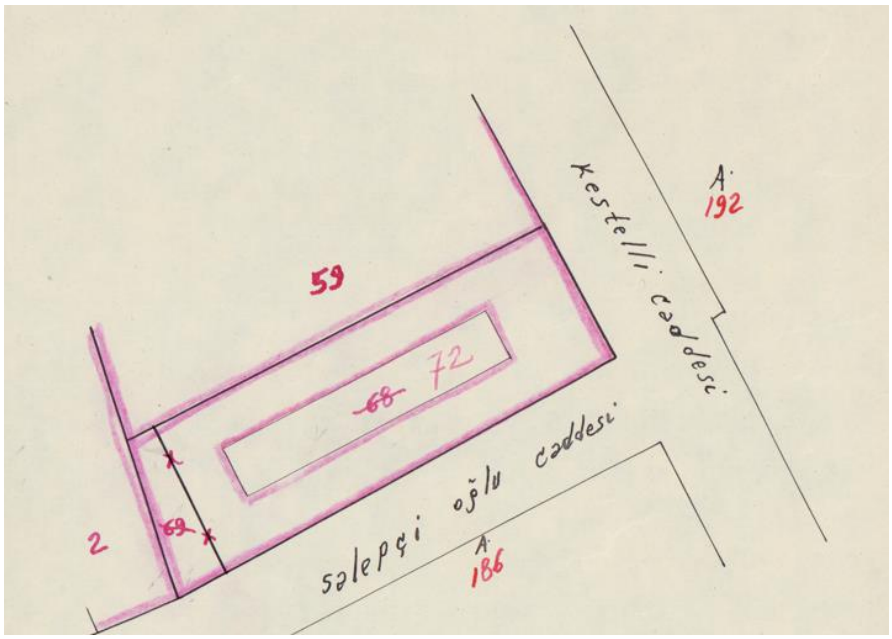


Figure 4.14. Formation of Lot 72, 1967
(Source: General Directorate of Land Registry and Cadastre)

BLOCK 189: In 1930, there were 12 lots within the boundaries of Block 189. Between 1930 and 1984, two lots merged to form Lot 27. In 1984, the Lot 27 underwent a change of type. One lot also underwent a name change. Since 1984, the lots within the block have been in the same boundaries and names until today.

BLOCK 189, LOT 21: The area designated as Lot 21 in the present day has the same boundaries as Lot 2 on the 1930 Cadastral Map. Since 1984, it is thought that this area, which is depicted on the maps as Lot 21, was divided into discrete lots between 1930 and 1984 and then reunited with the same boundaries. However, no official document could be located pertaining to the modification of this lot.

BLOCK 189, LOT 27: Lot 27 lots were created by the merge of two different lots. Later, the lot type changed. It is observed that the area where Lot 27 is located today consists of two lots, namely Lots 1 and 20 on the cadastral map dated 1930. These lots were first merged into two lots, Lots 24 and 26 (Appendix B.13).

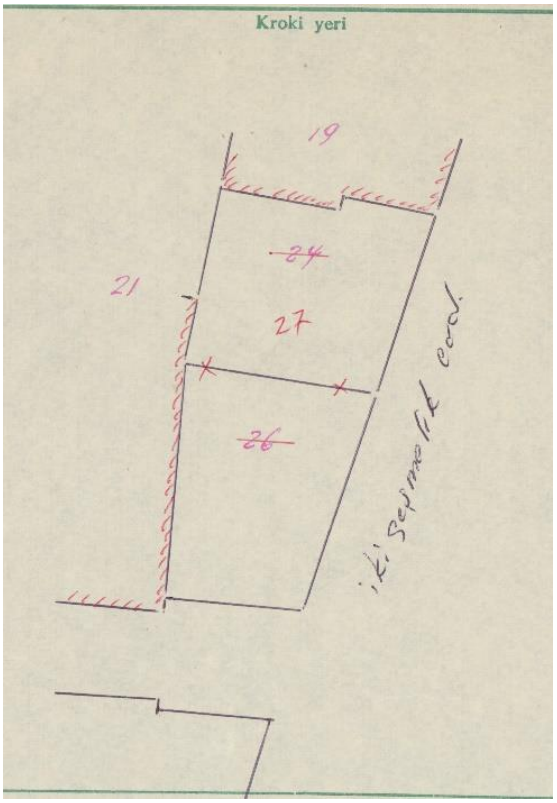


Figure 4.15. Formation of 27 Lots by combining Lots 24 and 26, 1969
(Source: General Directorate of Land Registry and Cadastre)

Later, with the document issued in 1969, lots 24 and 26 were merged to form lot 27 (Appendix B.8, Figure 4.15). The type of the lots, which were previously land, was preserved here as land. In 2019, Lot 27 were changed from 'Land and two bags of water' to '3-storey reinforced concrete workplace'.

BLOCK 2381 and 3639: Block 2381 and Block 3639 were created by dividing a single block. The areas that today constitute the Blok 2381 and 3639 were marked on the maps as Block 192 in 1930. In the document issued in 1946, Block 192 was divided into 2 as Block 2381 and 2382. Later, a part of Block 2381 was separated and Block 3639 was formed.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CADASTRAL MAP - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.
* The hatch differences are due to the original map.

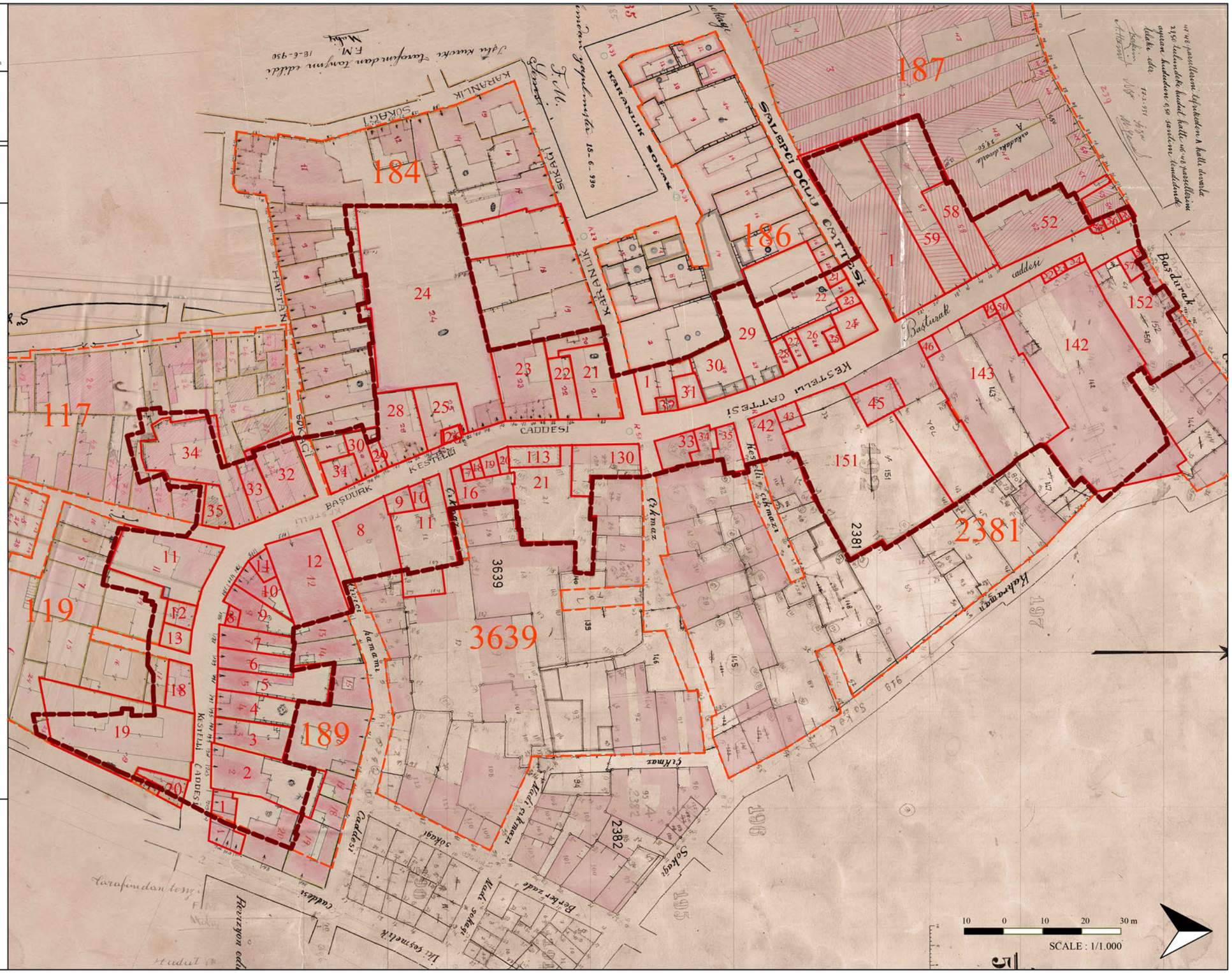


Figure 4.16 Cadastral map analysis 1930

IZMIR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CADASTRAL MAP - 1984

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

SOURCE

Map: Conservation Development Plan, 1984, Konak Municipality Archive

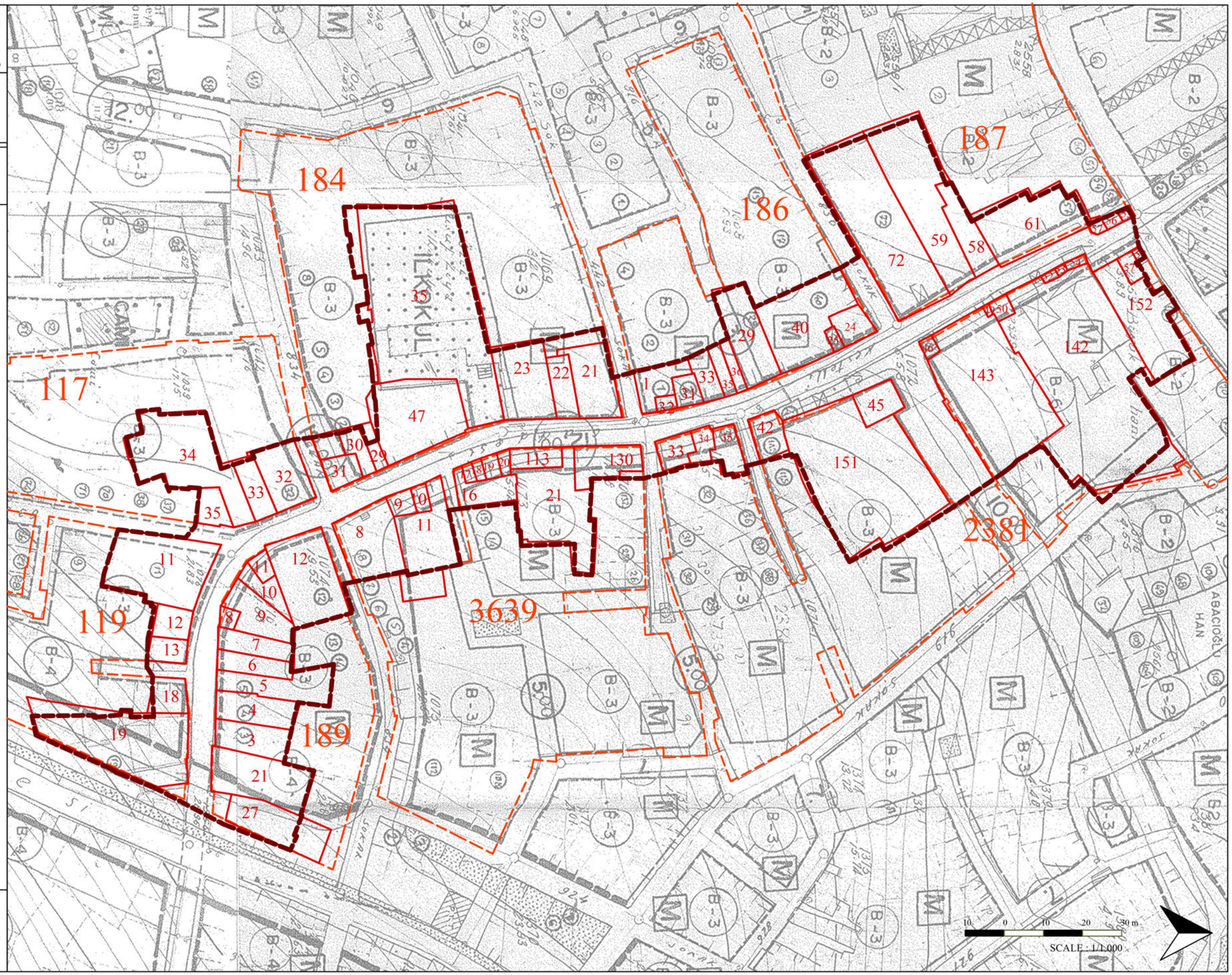


Figure 4.17 Cadastral map analysis 1984

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CADASTRAL MAP - 2005

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

SOURCE

Map: Conservation Development Plan, 2005, Konak Municipality Archive

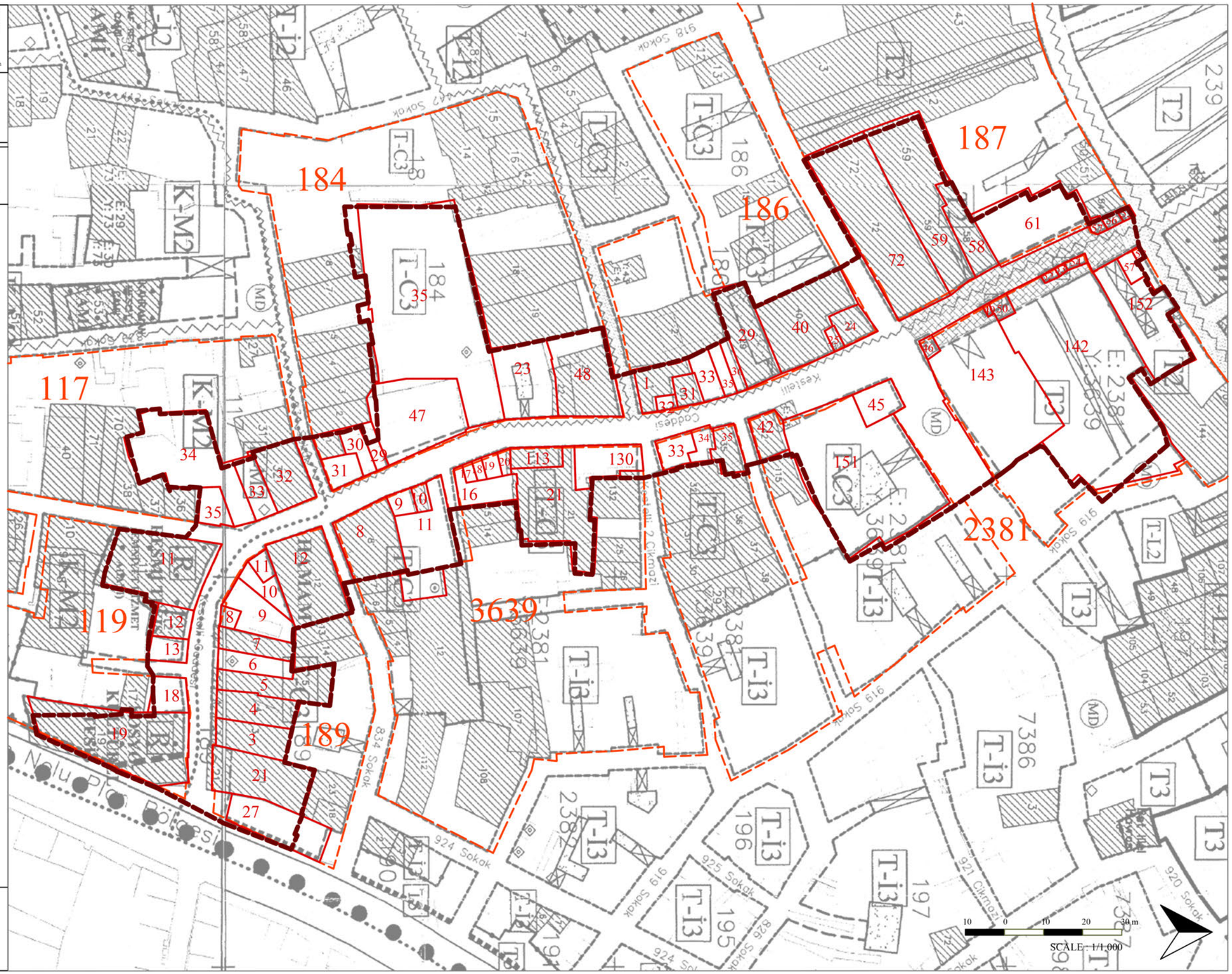


Figure 4.18 Cadastral map analysis 2005

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CADASTRAL MAP - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

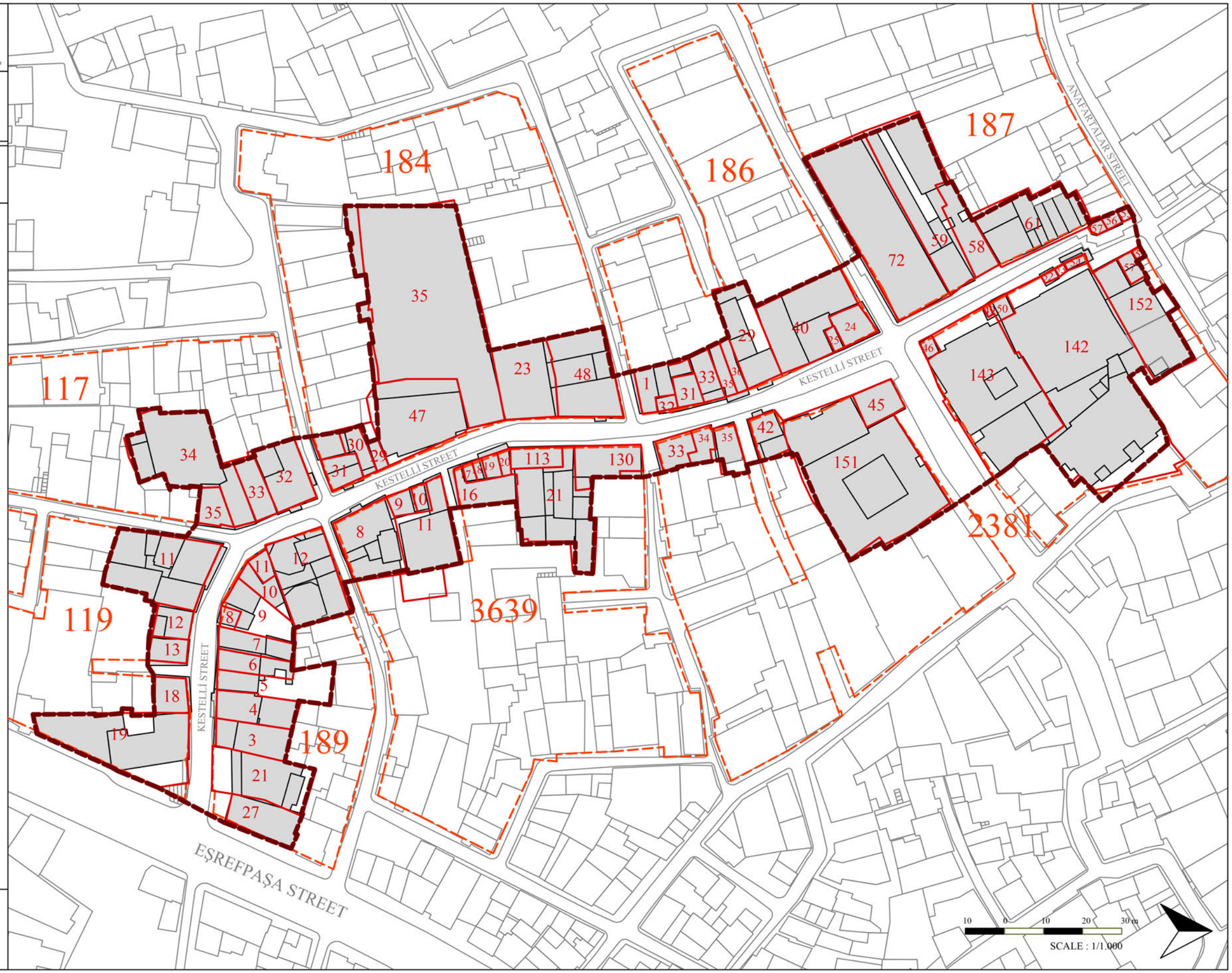


Figure 4.19 Cadastral map analysis 2024

4.3. Land Use

In 1930, there were 87 buildings within the boundaries of the study area. A total of nine different functions were observed on the ground floors of these buildings. 19 percent of the buildings in the area are used for residential purposes, while the majority, 58 percent are used as stores (Table 4.4). Therefore, it can be inferred that the ground floors of the buildings on Kestelli Street are primarily used for commercial purposes.

In addition to these functions, the area also includes two hotels, five bakeries, one café-restaurant, three schools, one masjid, and two baths.

Table 4.4 Landuse by years

Function	Type	Storey							
		Ground Floor				First Floor			
		1930	1981	2000	2024	1930	1981	2000	2024
	Residential Building	17	3	-	-	38	13	3	1
	Ruin / Abandoned	-	2	9	4	-	3	5	8
	Undefined	-	31	6	-	-	31	-	13
Commercial Usage	Store	51	24	19	15	33	9	5	3
	Wholesale Store (Clothing)	-	-	17	20	-	-	14	4
	Wholesale Store and Manufacture	-	-	-	6	-	-	-	-
	Wholesale and Retail Store	-	-	-	18	-	-	-	2
	Khan	6	-	-	-	6	-	-	-
	Business Hall	-	4	4	6	-	4	4	6
	Hotel	2	-	-	1	2	2	1	1
	Bakery	5	1	-	-	4	1	-	-

cont. on the next page

Table 4.4 Landuse by years

	Café-Restaurant	1	-	1	5	-	-	-	-
	Manufacture	-	-	4	-	-	-	2	-
	Storage and Manufacture	-	-	-	-	-	-	-	7
Public Usage	School	3	2	-	1	3	2	-	1
	Religious	1	-	-	-	1	-	-	-
	Bath	2	1	1	-	2	1	1	-
Service Usage	Storage	-	-	3	-	-	-	8	-
	Car Park	-	-	-	1	-	-	-	-

Based on the 1930 distribution of upper floor functions, the upper floors of 38 of the 87 buildings in the area (%43) were used as residences (Figure 4.37). In 33 (38%) of the buildings whose ground floors are used as shops, the commercial function continues same on the upper floors. Six hans continue to operate on the upper floors, along with two hotels, four bakeries, three schools, one religious building, and one bath.

In 1981, the number of buildings within the study area was determined as 67 (Figure 4.38). The function of 36 of these buildings could be determined according to the data obtained from the registration documents of the same year and the structures that still exist today. Since no data could be obtained for the remaining 31 buildings, the functions of these buildings could not be determined and they are marked as 'undefined' on the map.

A total of 37 buildings in the area have been identified, and of these, only 3 (8%) ground floors are used as residences. It was determined that 24 of these buildings (65%) had a commercial function on ground floor. Therefore, commercial use constituted the majority on the ground floors of the buildings in 1981 (Figure 4.20). In addition to these, there are four office blocks, one bakery, two schools, and one bath in the area. Furthermore, two buildings in the area have been abandoned.

Figure 4.20. Building with commercial function on the ground floor,
Lot 186, Block 29
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 1981)

In 1981, 36 of the surveyed buildings had two or more stories. The upper floor of 13 of these buildings (36%) is used as residential (Figure 4.21). The upper floors of 9 (25%) of the remaining buildings are still in commercial use. In addition to these uses, four office blocks, one bakery, two schools and one bath continue to function on the upper floors. In addition, the upper floors of three buildings in the area have been demolished or abandoned.

Figure 4.21. Building with residential use in upper floors,
Lot 186, Block 24
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 1981)

In 2000, Dokuz Eylül University, Faculty of Architecture, Department of Urban and Regional Planning conducted a study on the distribution of functions in and around Kemeraltı within the scope of Kemeraltı Conservation Plan Revision. According to this study, there were 64 buildings in the study area in 2000. The function of six of these buildings could not be determined. Of the 58 buildings whose function was determined, seven different functions are observed on the ground floors (Figure 4.39). Out of the total number of buildings, 62% (36) had commercial functions (Figure 4.22). Among these, 19 were for retail and 17 were for wholesale. Additionally, there were four office blocks, one café-restaurant, four production facilities, one bathhouse, and three storage areas (Figure 4.23). Furthermore, nine buildings in the area have been demolished or abandoned and are not in use.

Figure 4.22. Building with commercial function, Lot 3639, Block 113
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 2002)

Figure 4.23. Bathhouse in Kestelli Street, 2024

A total of 43 of the 58 buildings whose function can be identified from 2000 have two or more floors. Three of these buildings (7%) have residential units on their upper floors. 19 buildings (44%) continue to maintain their commercial function on the upper floors. Of these, five are for retail sales and 14 are for wholesale. Additionally, eight buildings have started to use their upper floors as warehouses. In addition to these uses, there are currently four office blocks, one hotel, two production houses, and one bathhouse that continue to operate on the upper floors. Additionally, the upper floors of five buildings in the area have been demolished or abandoned.

According to the surveys conducted in 2024, a total of 77 buildings were identified within the study area. Within the area, nine different types of use were identified. 59 of the 77 buildings (83%) have ground floors for commercial use (Figure 4.40). Of these, 15 are retail, 20 are wholesale, mostly textile, six are wholesale and manufacturing, and 18 are wholesale and retail. Additionally, there are 6 office blocks, one hotel, five café-restaurants, one school, and one parking lot. The ground floor of four buildings in the area has been demolished or abandoned.

A total of 65 of the 77 buildings examined in the area have two or more floors. The use of the upper floors in 13 of these 65 buildings could not be identified. Among the 52 buildings whose use was identified, only one upper floor is used as a residence. The remaining upper floors of nine buildings continue to serve a commercial function, with three being retail, four being wholesale, and two being wholesale and retail. The most common use for upper floors is as a warehouse. Out of the 52 buildings, 26 have their upper floors used as warehouses. Among them, seven have both warehouse and production functions, while the remaining 19 only serve as warehouses. Additionally, there are six office blocks, one hotel, and one school operating on upper floors. Eight buildings in the area have abandoned or demolished upper floors that are not in use.

The analyses demonstrate that Kestelli Street has historically retained its commercial function as a continuation of Anafartalar Street, which has been its neighbor since the 1930s. In 1930, the area had a balanced mix of commercial and residential use. Although the commercial character of the ground floors has been partially preserved until 2024, the residential use on the upper floors has decreased significantly. Instead, the upper floors of the buildings have become idle and are now being used as warehouses. Many of the buildings in the area were originally constructed as street-level shops with living quarters on the upper floors. Currently, the upper floors of these buildings are no longer inhabited and are instead being used as warehouses.

4.3.1. Landmarks

The urban environment of Kestelli Street is characterized by a series of notable points that have come to assume an iconic status, serving as a landmark and contributing to the street's distinctive identity. These landmarks have a profound impact on the street's perception, influencing how it is experienced and perceived by those who live and visit there.

4.3.1.1. Historical Istiklal School

Figure 4.24. Students of Historical Istiklal School
(Source: Prof. Dr. Nejat Topçuoğlu Photograph Archive)

One of the most important buildings on Kestelli Street is the Historical Istiklal School. The building is located on Block 119, Lot 19 at the intersection of İkiçeşmelik Street and Kestelli Street.

In 1922, the school commenced educational activities under the name ‘İstiklal Erkek Numune Mektebi’ with four study hall and six classrooms (Figure 4.24). It became one of the 42 official primary schools opened in Izmir in the 1922-1923 academic year after the War of Independence (Tarihi İstiklal Okulu, 2021). After the school was closed in 1974, the building remained derelict until 2016 and was used as a storage depot.

Figure 4.25. Block 119 Lot 19, registration document image, 1981
(Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981)

The building consists of two floors, ground floor and basement floor. It was built with masonry system using stone and brick materials. Although the exact date of

construction is uncertain, it is understood that the building was built in the 19th century, as evidenced by its characteristic architectural elements and materials. According to various sources, the building is known as the Istiklal Primary School and was originally designed as a school. Although it is uncertain, it is thought that it may have been built as one of the schools in the Jewish Quarter (Çakmak, 2017). In 1981, the building was registered by Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate (Figure 4.25). Upon comparison of the sketch in the registration document with the existing building lot, it becomes clear that the lot and a portion of the building mass were abandoned to the road during the widening of İkiçeşmelik Street in 1962-63, with the remaining portion demolished (Çakmak, 2017).

(a) (b)

Figure 4.26. Historical İstiklal School after restoration
(a) Arched Stone Jamb, 2021 (b) Roof Cornices, 2021
(Source: TARKEM Tarihi Kemeraltı İnşaat Yat. Tic. A.Ş. Archive)

The building is shaped around a small courtyard and consists of a mass giving facade to İkiçeşmelik and Kestelli Street from two sides. Subsequently, an additional mass was constructed in the early 20th century. In the building, many qualified elements in terms of architectural value have survived to the present day. It is of great importance to preserve architectural elements such as arched stone jambs on the entrance door, corner-cut stones, original shutters and roof cornices, as they represent the distinctive characteristics of the period during which the building was constructed.

(a) (b)

(c) (d)

Figure 4.27. Front facade of Historical İstiklal School (a) Additional building before restoration, 2019 (b) Main building before restoration, 2019 (c) Additional building after restoration, 2021 (d) Main building after restoration, 2021
(Source: TARKEM Tarihi Kemeraltı İnşaat Yat. Tic. A.Ş. Archive)

The historical Istiklal school was restored in 2019 in collaboration with Konak Municipality and TARKEM and officially opened for operation in 2021 under the name

‘KONTAK Innovative Learning Center’. During the restoration process, architectural and technical projects were prepared by Umart Architecture.

While the building was being restored, the main structure was preserved as it was, and the extension structure was demolished since it was not possible to preserve and it damaged the original main structure. The annex structure was rebuilt with modern techniques using steel construction in the same place.

During the restoration phase, the aim was to make the building functional in accordance with today's conditions, making the necessary changes using traditional methods and remaining faithful to the original use and materials.

Figure 4.28. Students in KONTAK Innovative Learning Centre, 2022
(Source: ‘Çimentaş ve Kontak’tan 500 Çocuğa Yeni Nesil Eğitim’, 3 March 2022)

The building has been re-functionalized as an innovative learning center. The aim of the project is to provide experimental and scientific education, using today's technology, primarily for children and young people (Figure 4.28). Maintaining the original educational function and local user benefits were the determining factors in the re-functionalization phase. In the education center, workshops on astronomy, aeronautics and space, natural sciences, robotics coding, physics and chemistry, and handicrafts have been set up, with the aim of bringing children and young people in the region closer to science.

4.3.1.2. Çiviciler Bath

One of the focal points on the street is the Çiviciler Bath located on the east side of the street, on Block 189, Lot 12. The bath structure was registered by Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate in 1981. Although the exact date of construction of this building, called Çiviciler Hamam, has not been determined, it is estimated that it was built between the 16th and 18th centuries. As one of the examples of Ottoman civil architecture, the building reinforces the atmosphere of a traditional Turkish neighborhood.

Figure 4.29. Çiviciler Bath, Block 189 Lot 12, November 2023

4.3.1.3. Historical Yusuf Rıza School

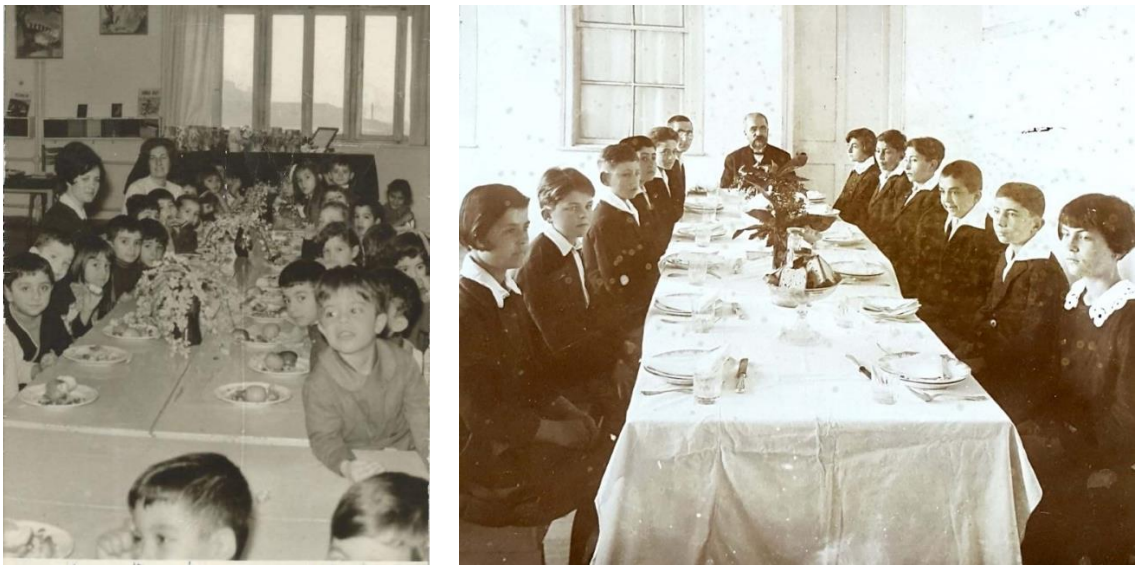
Another building on Kestelli Street that is a landmark in the memory of the people of Izmir is the Historical Yusuf Rıza Primary School. Yusuf Rıza Primary School is remembered for its innovative approach to education and the firsts and innovations it

brought to Izmir. In addition, the school was of great importance to the city of Izmir in many ways. It is known that many important names in history were educated here. Until recently, the school served as a reminder of the city with its modern school building located in a large garden at 184 block 35 lot. However, due to many unresolved problems in the building, the decision was taken in 2009 to demolish the building.

The history and story of Yusuf Rıza Primary School, from its foundation to its closure, is of great importance to the memory of the city. Research has been carried out on various sources in order to determine the brief history of the building and its importance for the city. In addition, an interview was conducted on 3 May 2024 about the history of the Historical Yusuf Rıza Primary School (Appendix C). The information contained in this section has been compiled in the light of the information obtained from the interview.

Figure 4.30. Yusuf Rıza Bey with his students, before 1929
(Source: Yusuf Rıza Düvenci Archive)

Yusuf Rıza Bey, the founder of Yusuf Rıza Primary School, was an educator who brought many innovations and values to İzmir in the field of education (Figure 4.30). He opened ‘Bedraka-I İrfan’, the first Muslim girls' school in Izmir, on İsmet İnönü Street in today's Esnaf Şeyh Neighborhood. In 1898, he founded ‘Dar'ül İrfan’, known today as Yusuf Rıza, which means ‘Gate of Knowledge’. In the year it was founded, ‘Dar'ül İrfan’ became the first co-educational kindergarten in Turkiye (Figure 4.31). It was also the first school in Izmir where students were taken to school by shuttle bus. In the first years of its establishment, students were brought to Konak Square by horse-drawn tram from various parts of Izmir, from where they would walk to the school together accompanied by the instructors (Appendix C).



(a) (b)

Figure 4.31. Lunch in Historical Yusuf Rıza School (a) Kindergarten students (b) Primary school students
(Source: Yusuf Rıza Düvenci Archive)

The first physical education class in İzmir was given by teacher Selim Sırrı Tarcan at Yusuf Rıza Primary School (Appendix C). Nail Moralı, who was a student at the school, mentioned the elements that the school brought to Izmir: 'Yusuf Rıza Efendi had brought innovations to Izmir with the 'Tevzii Mükafat' ceremonies that it organized at the end of

the school year and had provided exemplary benefits in increasing the demand for education' (Moralı, 2002).

OKULUN TARİHÇESİ :

BEŞ KATLI, KALORİFERLİ, BETONARME BİNA ÇEŞİTLİ DERSLİKLERİ VE DİĞER BÖLÜMLERİ İLE MODERN BİR OKULDA BULUNMASI GEREKEN BÜTÜN SAHALARI TAŞIMAKTADIR.

YUSUF RIZA OKULU bundan 65 yıl önce 1898 tarihinde «DARÜL'İRFAN KÜLTÜR YU DU» adiyle rahmetli büyük eğitimci YUSUF RIZA Bey tarafından kuruldu.

BABASINA olan sonsuz saygısı yüzünden O'nun adını yaşatmak isteyen Bay Adnan Düven yeni yaptırılan binaya «YUSUF RIZA» adını vermiştir.

DARÜL'İRFAN, YUSUF RIZA adarıyla görevine devam eden müessese, kuruluşundan b yana Vatana yararlı birçok öğrenci yetiştirmiş, bu da Okulun halk arasında sevilip ter eih edilmesine bir sebep teşkil etmiştir. YUSUF RIZA OKULU geçmişten aldığı bu o lumlu, yaratıcı, manevi hasiyle yıpranmaz bir ün kazanmış, geçmişin parlak başa rıları, bugünün başarılarına ilham ve kuvvet kaynağı olmuştur

YUSUF RIZA YAYINI : 14

(a) (b)

Figure 4.32. Yusuf Rıza Primary School in a newspaper article with its modern building, 1963 (a) West facade (b) East facade (Source: Yusuf Rıza Düvenci Archive)

In 1929, after the death of Yusuf Rıza Bey, the name of the school was changed to 'Yusuf Rıza Primary School' in order to keep the name of its founder alive. It was also at this time that the school building was demolished due to various needs and rebuilt as a modern building (Figure 4.32). After 1929, Mr. Yusuf Rıza's son Adnan Düvenci took over the management of the school. During this period, the first modern shuttle bus in Izmir was put into operation at Yusuf Rıza Primary School (Figure 4.33). Since its foundation, famous names of great importance in various fields have been students of

Yusuf Rıza School. Adnan Menderes, Şükrü Saraçoğlu, Gönül Yazar, İhsan Alyanak and Selim Sırrı Tarcan were among these students.

Figure 4.33. Yusuf Rıza School shuttle
(Source: Yusuf Rıza Düvenci Archive)

The various changes that took place in Kestelli Street until the mid-1980s had a negative impact on Yusuf Rıza Primary School. The profile of users in the area has changed and local tradesmen have been replaced by foreign users. The Kestelli area has undergone many physical changes with increasing urbanization. Since the educational activities and the harmony with the environment became quite unsolvable under the differentiated conditions, it was decided to close the Yusuf Rıza Primary School in 1987 (Appendix C).

After the school was closed, the building was left abandoned for a long period of 15 years. Despite the presence of security guards at the school, the problems of theft and looting continued to increase day by day. In 2009, it was decided to demolish the Yusuf Rıza Primary School building, which had become a security problem for Kestelli Street and its neighborhood. In the same year, the building was demolished and temporarily used as a car park to prevent it from remaining empty and abandoned (Figure 4.34).

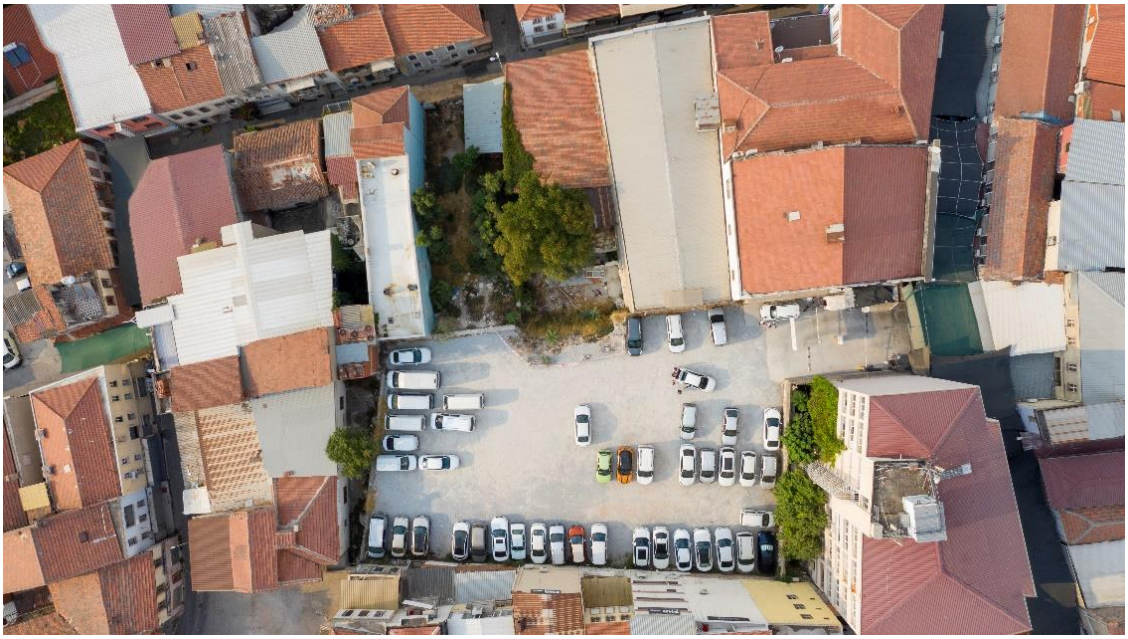


Figure 4. 34. Current status of Block 184, Lot 35, 2024
(Source: TARKEM Tarihi Kemeraltı İnşaat Yat. Tic. A.Ş. Archive)

In 2016, as part of the Izmir History Project, an international office and cultural complex project was developed for the area where the old school building is located (Figure 4.35). The project was developed by the owners of Yusuf Rıza School and TARKEM Tarihi Kemeraltı İnşaat Yat. Tic. A.Ş. and the owners of Yusuf Rıza School. The project covers Lot 35 and 34 in Block 184 used as a service area, which were previously part of the school lot.

(a)

(b)

Figure 4.35. International Creativity Centre Project (a) General project view
(b) Courtyard view
(Source: Yusuf Rıza Offices, 2020)

The project, which has been designed with the concept of an international creativity center, plans to create a complex where new software and technologies be produced and education be carried out in cooperation with universities, technology companies and

institutes (Yusuf Rıza Offices, 2020). The aim is to attract a variety of companies and office users to the area, bringing vitality and diversity to the region. The project includes interconnected open offices, private offices, service and support units, conference and meeting rooms and cafes. These functions are connected by positioning them around a courtyard (Çıkış et.al., 2016). In the final period, the architectural projects are prepared by Studio Evren Başbuğ. At the same time, lots 184, 34 and 35, which are included in the project area, have been declared as "Special Project Area" in the zoning plan for conservation purposes.

4.3.1.4. The Street Entrance with Ivy

The first notable feature of the street is located at the entrance of Kestelli Street from Anafartalar Street. Here, the upper covering, formed by vines extending to the intersection with Dr Faik Muhittin Adam Street, creates the impression of entering a different area. This upper covering serves as a gateway to Kestelli Street via Anafartalar Street. The ivy growing on a net stretched across the first floor of the buildings is a typical canopy form for Kemeraltı (Figure 4.36).

It is regrettable that the ivy, which was a defining and inviting feature of Kestelli Street, has withered over time due to a lack of maintenance. The plant, which was unable to thrive in a healthy manner, was removed in the first months of 2024. In addition, the net that grew on the ivy was also cut out from the buildings, and the top cover was completely removed.

(a)

(b)

(c)

Figure 4.36. Ivy at the entrance of Kestelli Street (a) 2011 (Source: Yandex street view) (b) November 2023 (c) May 2024

IZMIR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LANDUSE ANALYSIS - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- RESIDENTIAL BUILDING
- COMMERCIAL USAGE
  - S STORE
  - Kh KHAN
  - H HOTEL
  - Bk BAKERY
  - CR CAFE - RESTAURANT
- PUBLIC USAGE
  - Sc SCHOOL
  - R RELIGIOUS
  - B BATH
- SERVICE USAGE
  - St STORAGE
- OPEN SPACE
- RUIN / ABANDONED
- UNIDENTIFIED
- MIXED USE
  - x : GROUND FLOOR FUNCTION
  - GROUND FLOOR FUNCTION GROUP
  - FIRST FLOOR FUNCTION GROUP
  - y : FIRST FLOOR FUNCTION

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.
* The hatch differences are due to the original map.

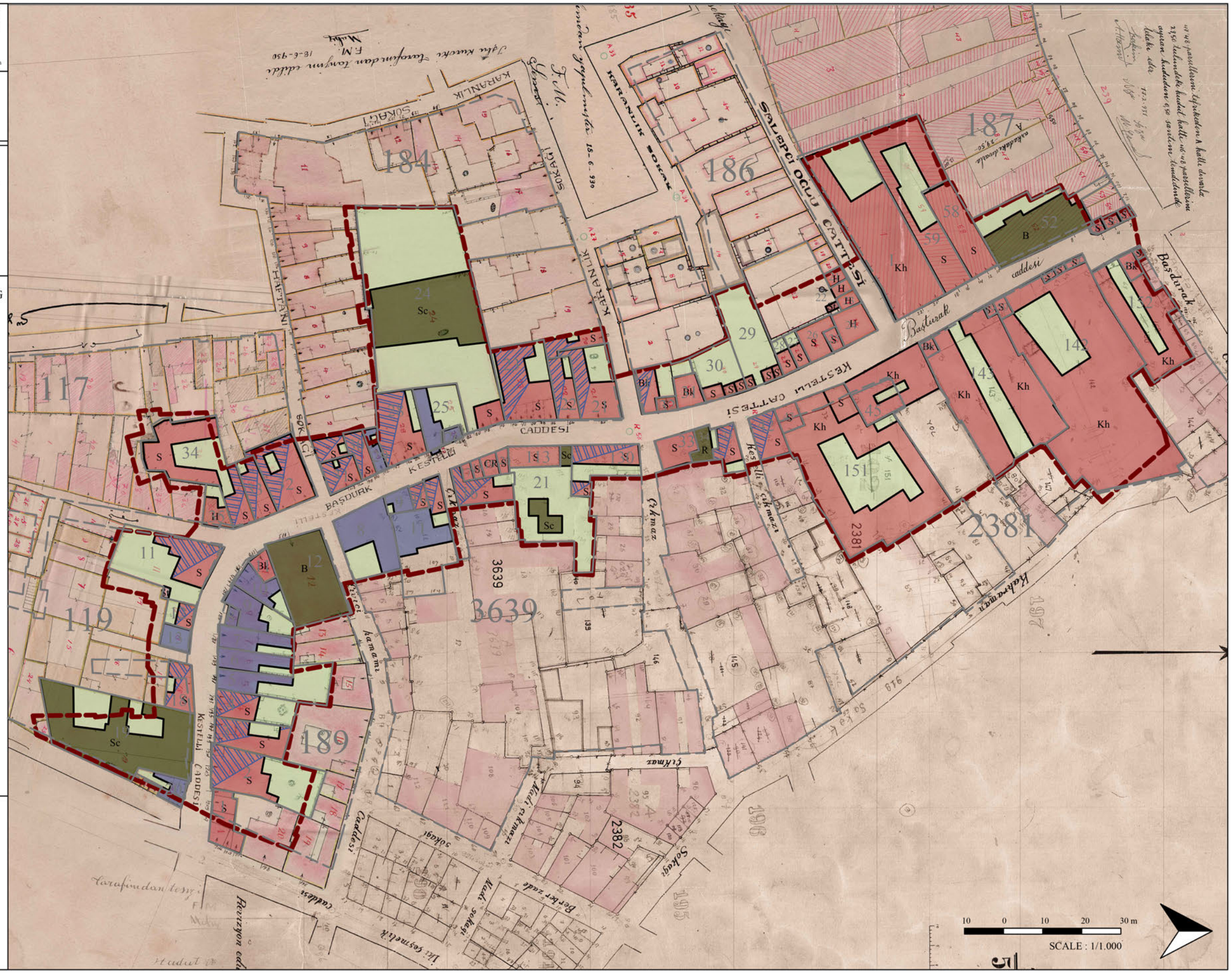


Figure 4.37 Landuse analysis 1930

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LANDUSE ANALYSIS - 1981

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- RESIDENTIAL BUILDING
- COMMERCIAL USAGE
  - S STORE
  - Kh KHAN
  - BH BUSINESS HALL
  - H HOTEL
  - Bk BAKERY
- PUBLIC USAGE
  - Sc SCHOOL
  - B BATH
- SERVICE USAGE
  - St STORAGE
- OPEN SPACE
- RUIN / ABANDONED
- UNIDENTIFIED
- MIXED USE
  - x : GROUND FLOOR FUNCTION GROUND FLOOR FUNCTION GROUP
  - FIRST FLOOR FUNCTION GROUP
  - y : FIRST FLOOR FUNCTION

SOURCE

Map: Aerial Photo, 1975, Ministry of National Defense General Directorate of Maps Archive
- 1981, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

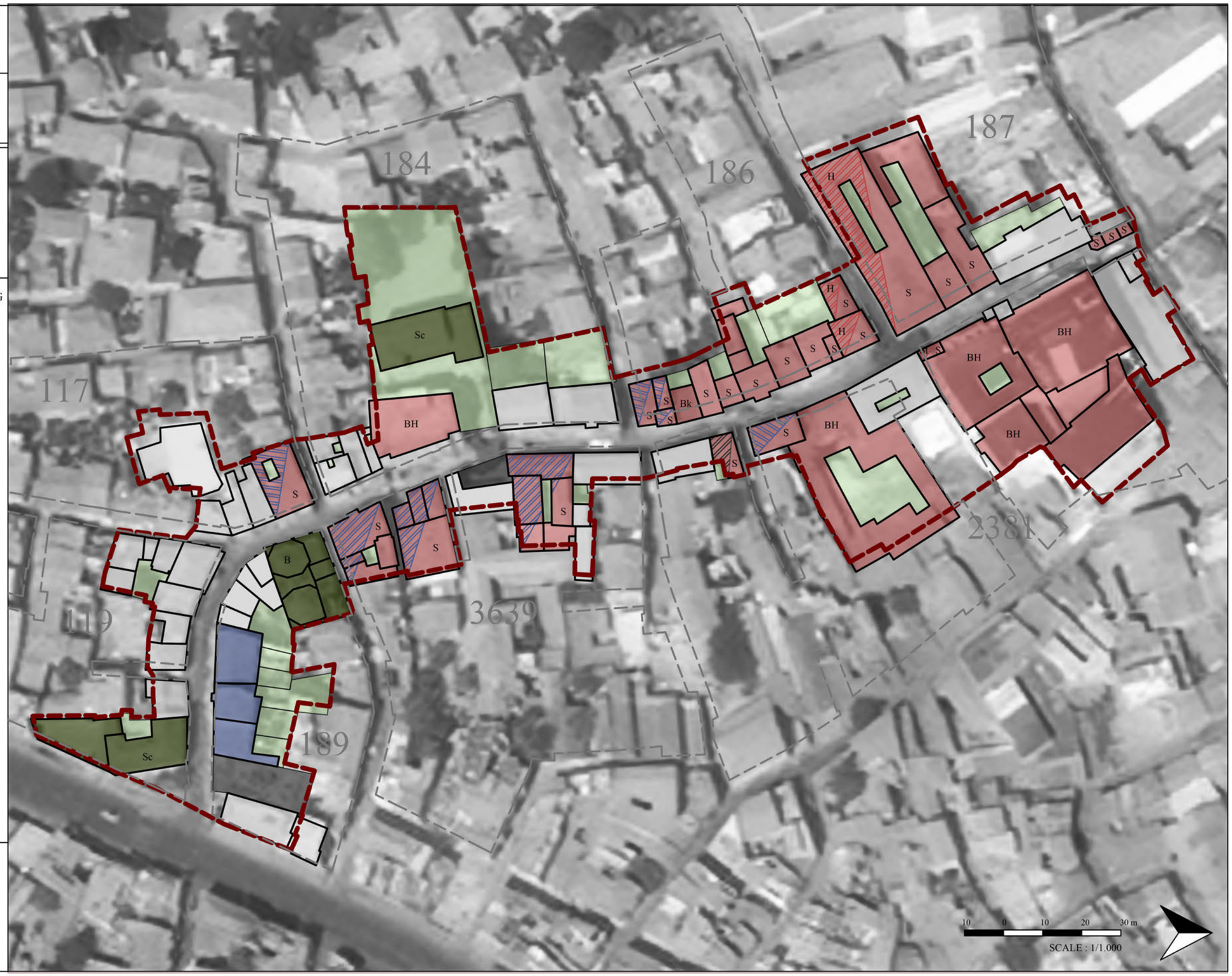


Figure 4.38 Landuse analysis 1981

IZMIR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LANDUSE ANALYSIS - 2000

LEGEND

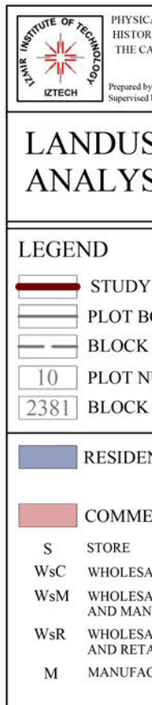
- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- RESIDENTIAL BUILDING
- COMMERCIAL USAGE
  - S STORE
  - WsC WHOLESALE STORE (CLOTHING)
  - WsM WHOLESALE STORE AND MANUFACTURE
  - WsR WHOLESALE AND RETAIL STORE
  - M MANUFACTURE
- PUBLIC USAGE
  - B BATH
- SERVICE USAGE
  - St STORAGE
- OPEN SPACE
- RUIN / ABANDONED
- UNIDENTIFIED
- MIXED USE
  - x : GROUND FLOOR FUNCTION
  - GROUND FLOOR FUNCTION GROUP
  - FIRST FLOOR FUNCTION GROUP
  - y : FIRST FLOOR FUNCTION

SOURCE

Map: Google Earth Pro, 2005, Kestelli Street, 38° 25'01.88" N, 27°08'03.82" E

* Reinterpreted From: Landuse Analysis (Ground Floor), 2000, Conservation Development Plan Revision, Dokuz Eylül University, Faculty of Architecture, Department of City and Region Planning, 2002, İzmir



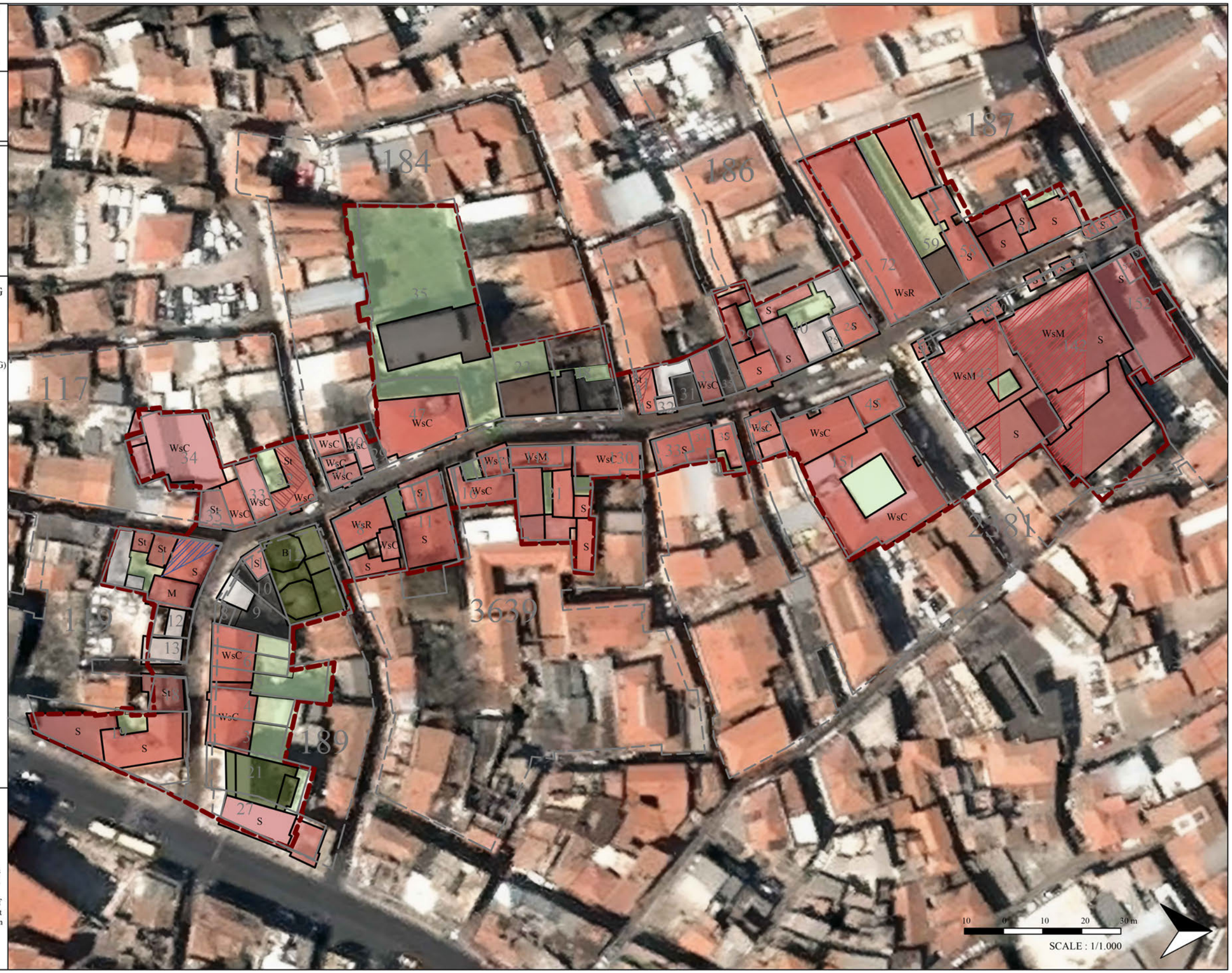


Figure 4.39 Landuse analysis 2000

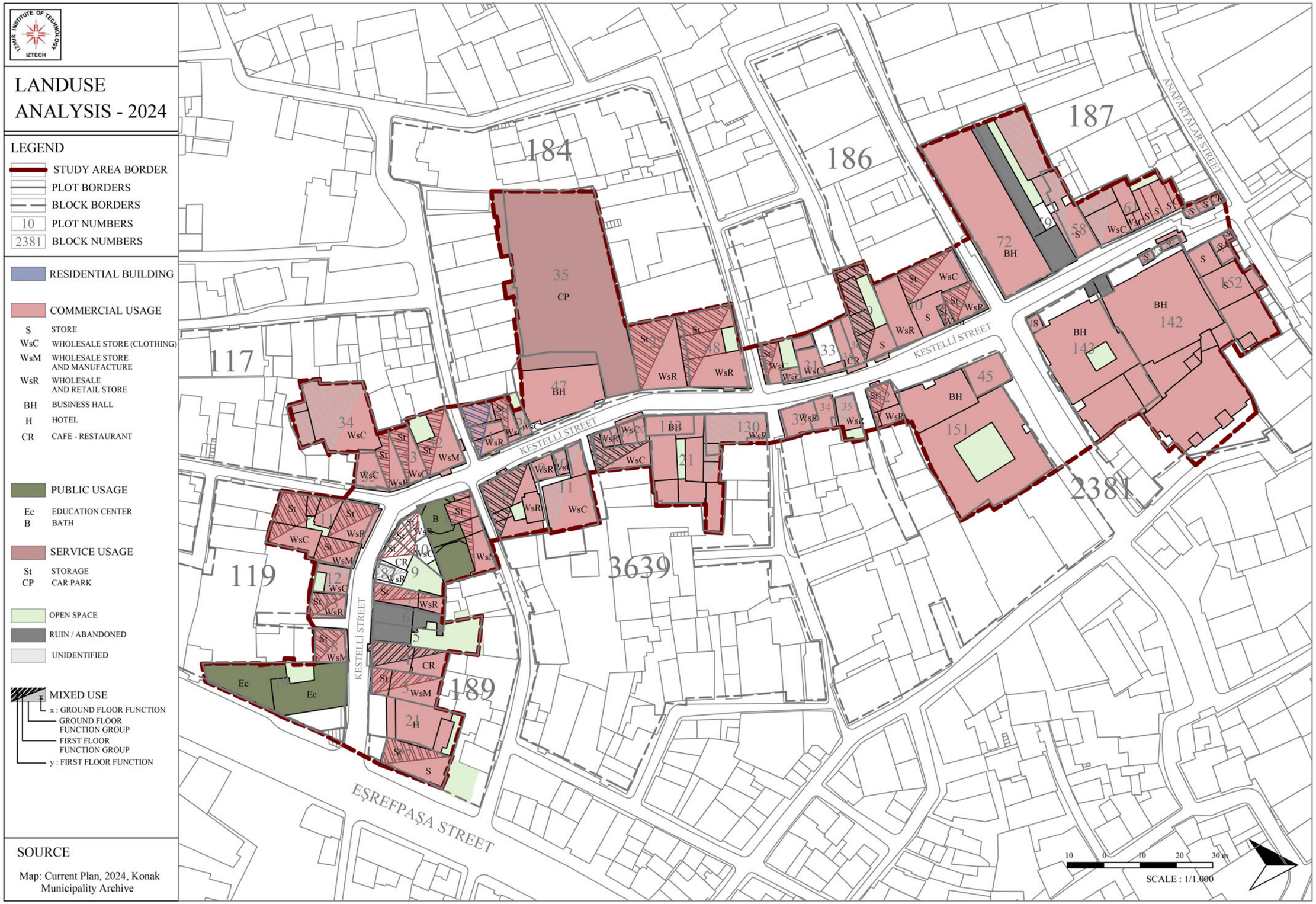


Figure 4.40 Landuse analysis 2024

4.4. Solid-Void

Kestelli Street has always been an area with high building density since the 1930s. Due to its proximity to the commercial center of the city, the area is intensely used and this is reflected in the settlement pattern of the area. The buildings along the street are typically arranged in a contiguous order, with the majority of them fronting Kestelli Street along the lot (Figure 4.41).

Figure 4.41. Adjacent houses along Kestelli Street,
Block 189, Lot 3,4 and 5, 1981
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate)

Since the buildings in the 1930s generally had backyards or courtyards, which led to the conclusion that the solid-void ratio was lowest during this period compared to other years. Over time, additional buildings were constructed within these gardens or new buildings were erected on the entire lot, with the demolition of houses with gardens. Consequently, it has been observed that the solid-void ratio has consistently increased in the four periods analyzed from the 1930s to the present day.

Table 4.5. Number of buildings in years

	Years			
	1930	1975	2005	2024
Number of Buildings	87	67	64	77

In 1930, there were 87 buildings within the boundaries of the study area. By 1975, this number had decreased to 67. In 2005, the number of buildings was 64. Finally, in 2024, the number of buildings increased to 77 (Table 4.5).

Table 4.6. Solid and void areas

TYPE	YEARS			
	1930	1975	2005	2024
Solid Area (m^2)	10.172	10.587	11.162	12.122
Void Area (m^2)	7.850	7.435	6.829	5.900
Solid/Total	%56,4	%58,7	%61,9	%67,2

In 1930, the total area of the occupied zone within the boundaries of the study area was 10.172 m^2 (Figure 4.44). Of this, 7.850 m^2 was determined to be void. Accordingly, the area density in 1930 is calculated as 56.4% (Table 4.6).

The buildings are typically situated in a continuous alignment along Kestelli Street (Figure 4.42). It is uncommon for a single building to occupy the entire lot. In general, the lots exhibit open areas, such as backyards or courtyards.

Figure 4.42. Houses along Kestelli Street, 1981
(Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate)

The Yusuf Rıza Primary School on Block 184 Lot 24 and the Katip Zade Madrasa on Block 3639 Lot 21 have been constructed in the center of their respective lots, with the majority of the area designated for garden use. Additionally, there are five buildings

with large courtyards in the vicinity of the Anafartalar axis of the street. Consequently, these areas represent a significant proportion of the gaps on Kestelli Street.

The data derived from the aerial photographs from 1975 indicated that 10.587 m² of the area was solid, while 7.435 m² was void (Figure 4.45). The total density was calculated as 58.7% (Table 4.6). Over the 45-year period from 1930 to 1975, the area of the occupied land increased by 414 m².

During this time, several buildings were demolished and replaced with new ones, which were generally constructed to cover a larger portion of the lot. In addition, in the lots with large backyards, additional buildings were built in the garden and thus most of the empty spaces were filled. As a result, the area of open space in the area decreased, leading to a significant increase in the solid-void rate.

The data obtained from the aerial photographs from 2005 revealed that there were 11.162 m² of solid area and 6.829 m² of vacant area in 2005 (Figure 4.46). Consequently, the total density was calculated as 61.9% (Table 4.6). From 1975 to 2005, the occupied area exhibited a net increase of 574 m².

It was observed that the new buildings constructed in place of the demolished ones were generally located on the entire lot. In addition, in these years, the construction of new buildings in the empty garden areas within the lot continues. Thus, with each passing year, the occupancy rate in the area is increasing and the green areas that increase the quality of life are gradually decreasing.

In 2024, the current map was used as a base for the analysis of the solid/void ratio of Kestelli Street. In 2024, 12.122 m² of the area was occupied, while 5.900 m² was vacant (Figure 4.47). Consequently, the density of the area was calculated to be 67.2% (Table 4.6). Between the years 2005 and 2024, the area of occupied land increased by 960 m².

New buildings were constructed on all of the vacant lot area. In addition, in some of the existing buildings with gardens, the use of open space has been abandoned by constructing add-on structures that occupy the entire lot within the garden.

Figure 4.43. Current status of Yusuf Rıza Primary School lot,
Block 184, Lot 24, 2024

The demolition of Yusuf Rıza Primary School on Block 184, Lot 24 has resulted in the entire lot becoming a vacant area (Figure 4.43). The lot's size, which is considerable, contributes to the perception of a low-density rate. Regrettably, this area is the sole open space on Kestelli Street at present.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

SOLID-VOID - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SOLID
- VOID

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.

* The hatch differences are due to the original map.

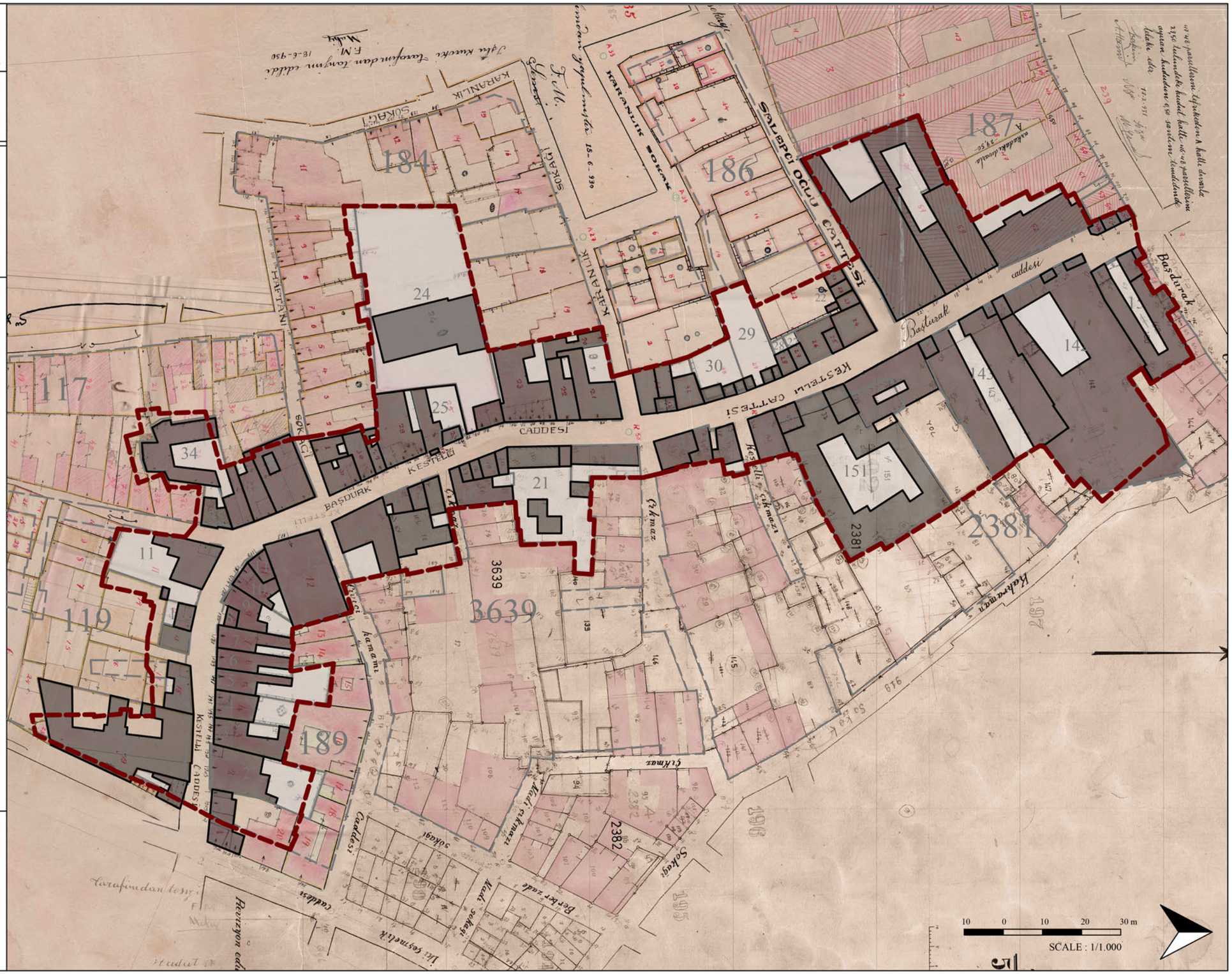


Figure 4.44. Solid void analysis 1930

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

SOLID-VOID - 1975

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SOLID
- VOID

SOURCE

Map:Aerial Photo, 1975, Ministry of National Defense General Directorate of Maps Archive

Figure 4.45. Solid void analysis 1975

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

SOLID-VOID
- 2005

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SOLID
- VOID

SOURCE

Map: Google Earth Pro, 2005, Kestelli Street, 38° 25'01.88" N, 27°08'03.82" E

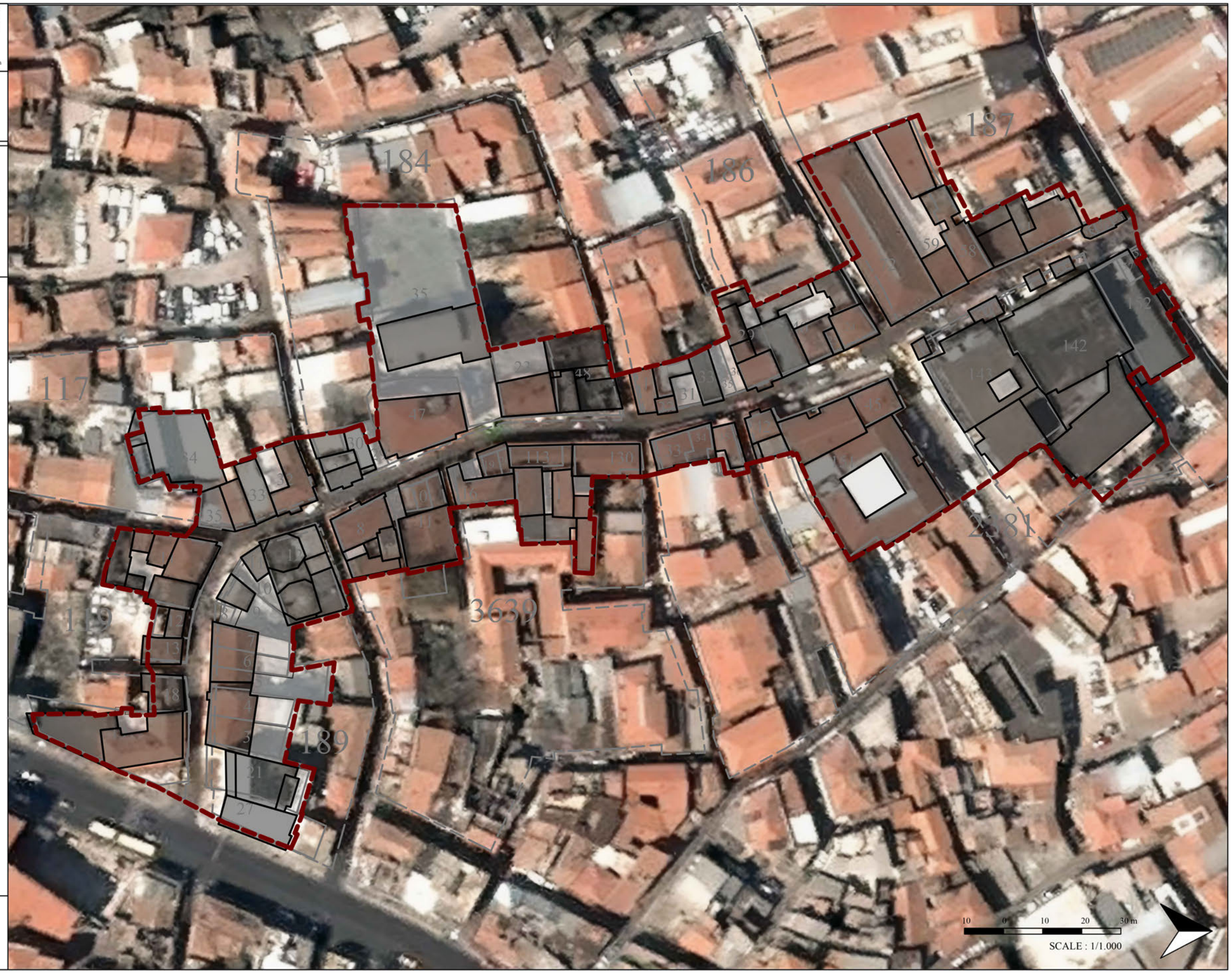


Figure 4.46. Solid void analysis 2005

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

SOLID-VOID - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS
- SOLID
- VOID

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

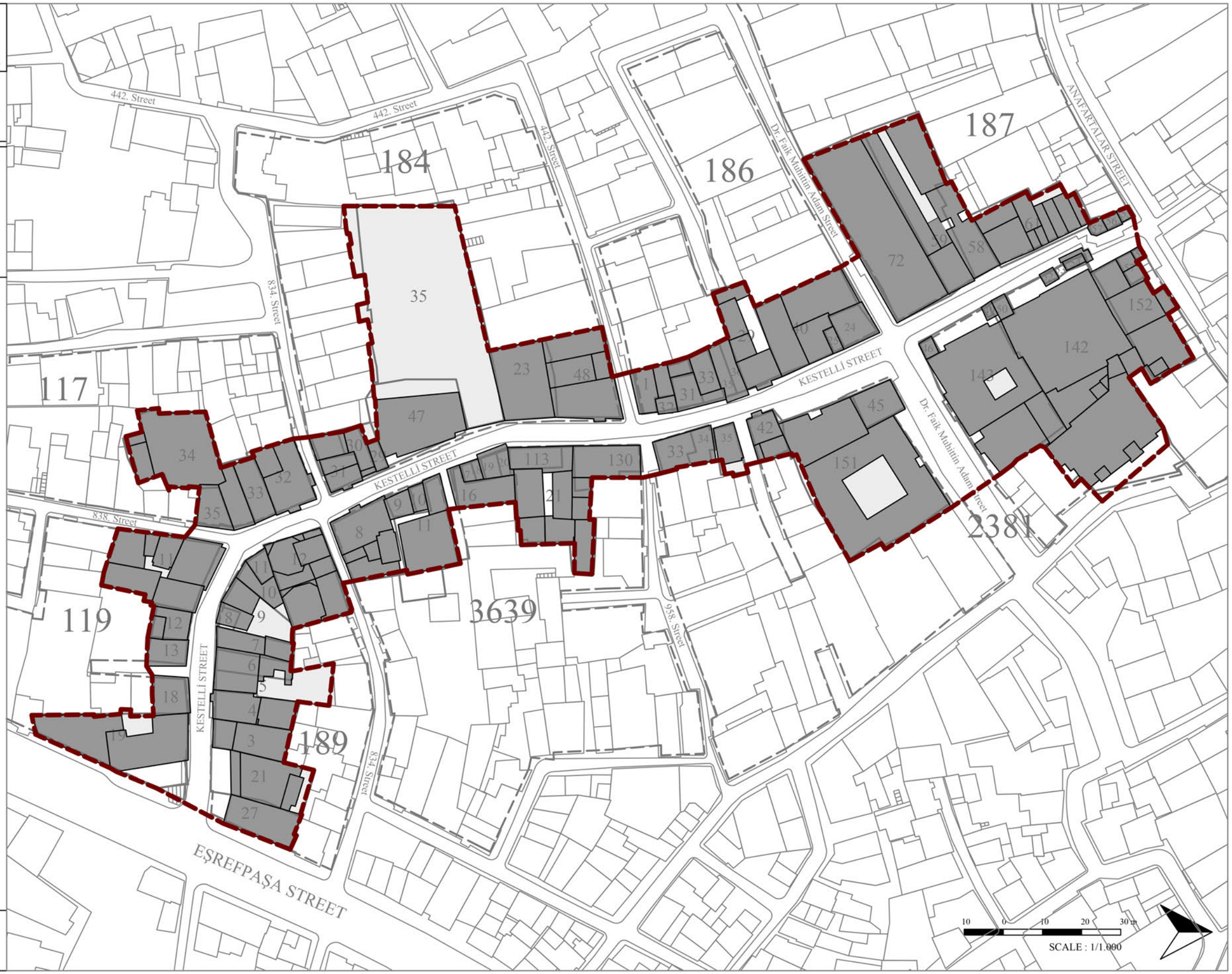
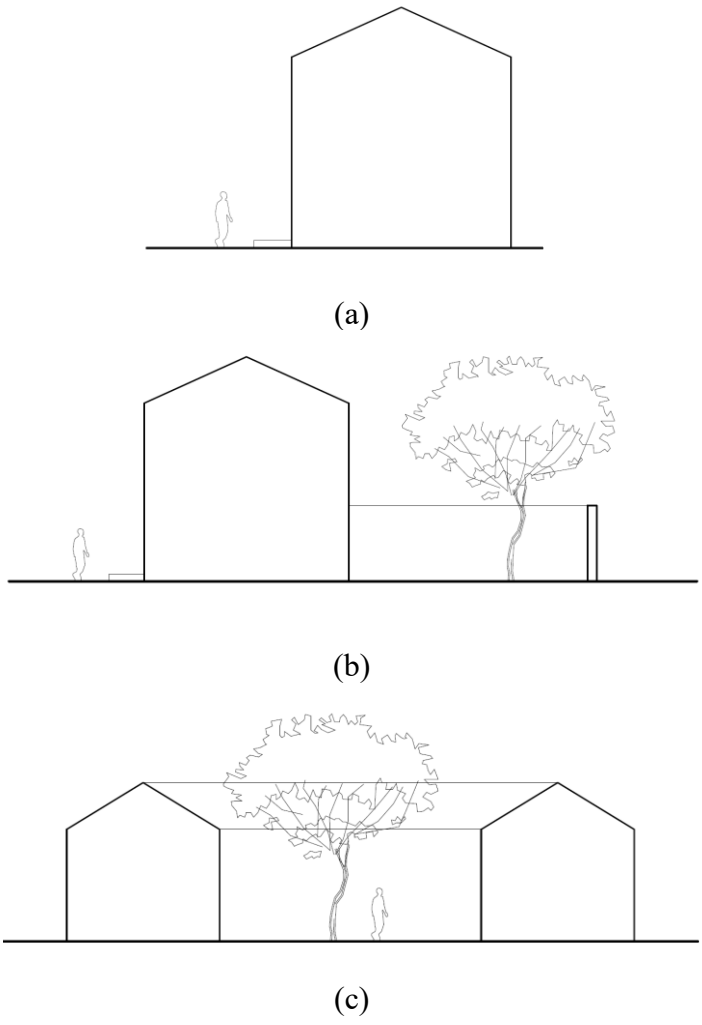


Figure 4.47. Solid void analysis 2024

4.5. Lot Organization

Lot organizations in the area were analyzed in four different categories for each threshold year. The building-lot relationship of the buildings that sit on the lot boundaries without any gaps is evaluated as 'Only Mass'. Lots with gardens next to the buildings were evaluated under the title of 'Mass with garden'. If the lot boundaries are surrounded by buildings and there is a garden between the buildings, these lots are evaluated under the category of 'Mass with courtyard'. (Figure 4.48). Buildings without any structure on the lot are processed as 'Empty Lot'.



(a)

(b)

(c)

Figure 4.48. Lot organizations

(a) only mass (b) mass with garden (c) mass with courtyard

In 1930, there were 87 buildings in the area. Of these 87 buildings, 32 (36%) are located in such a way that there are no gaps within the lot boundaries. These lots have only masses, with no open space. In contrast, 49 buildings (53%) in the area generally have gardens on the opposite side of the lot facing the street. The buildings are located in a contiguous order to face the street. The remaining empty areas on the lot constitute the backyards of these buildings. In six buildings (6%), the garden layout is located in the center of the building mass. These buildings are categorized as 'Mass with courtyards'. (Table 4.7, Figure 4.50).

In 1975, there were a total of 67 buildings in the area. 28 of the 67 buildings (41%) are located within the lot only as a mass. 30 buildings (44%) were masses with a garden. The number of masses with courtyard in the area was determined as 7 (10%) in 1975. Furthermore, no buildings were present in 2 lots (3%) during this period. These lots were completely vacant (Table 4.7, Figure 4.51).

In 2005, there were 64 buildings on Kestelli Street. Of these 64 buildings, 37 (58%) are located on the whole lot and have a lot layout consisting of only masses. 15 buildings (23%) have a garden within their lot. The number of masses with courtyards was determined as 6 (9%). In addition to these, 6 lots (9%) have no buildings in 2005 and the lots are vacant (Table 4.7, Figure 4.52).

In accordance with the findings of the 2024 analysis, there are 77 buildings in the area. 58 (75%) of the 77 buildings are buildings with only mass layout. Only 13 (16%) of the buildings in the area are located in a lot as mass with a garden. The remaining 5 buildings (6%) are categorized as 'Mass with courtyards'. (Table 4.7, Figure 4.53). Since the demolition of the building on Block 184, Lot 35 in the area in 2009, the lot has been vacant (Figure. 4.49)

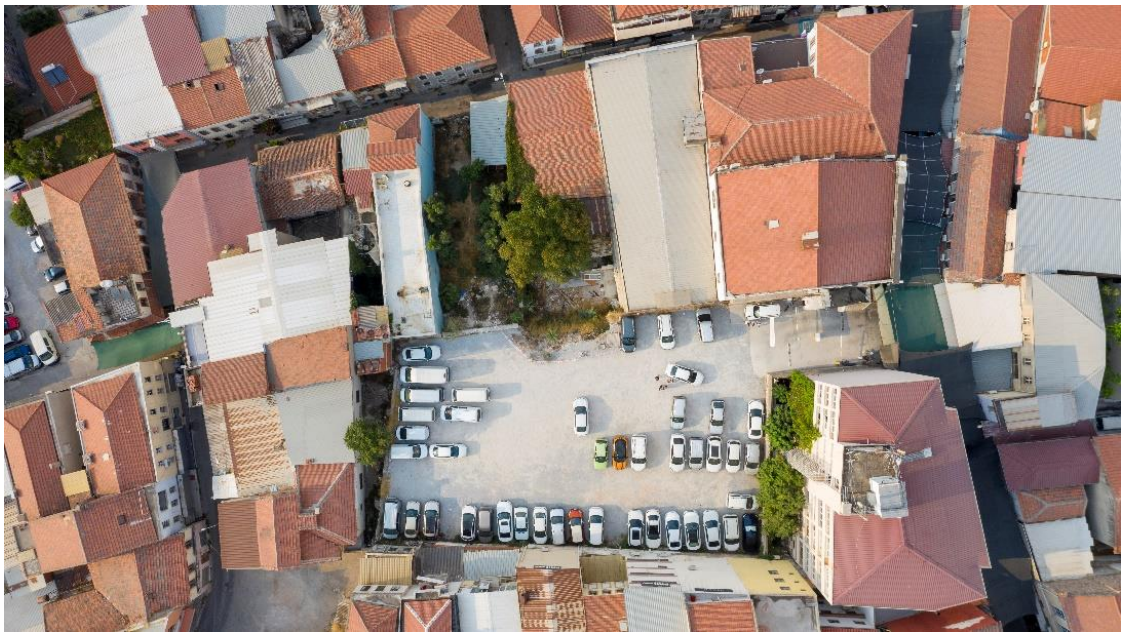


Figure 4.49. Empty lot example, Block 184, Lot 35

Table 4.7 Lot organization by years

Type	Years			
	1930	1975	2005	2024
Only Mass	32	28	37	58
Mass With Garden	49	30	15	13
Mass With Courtyard	6	7	6	5
Empty Lot	-	2	6	1

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LOT ORGANIZATION - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- ONLY MASS
- MASS WITH GARDEN
- MASS WITH COURTYARD
- EMPTY LOT
- OPEN SPACE

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.
* The hatch differences are due to the original map.

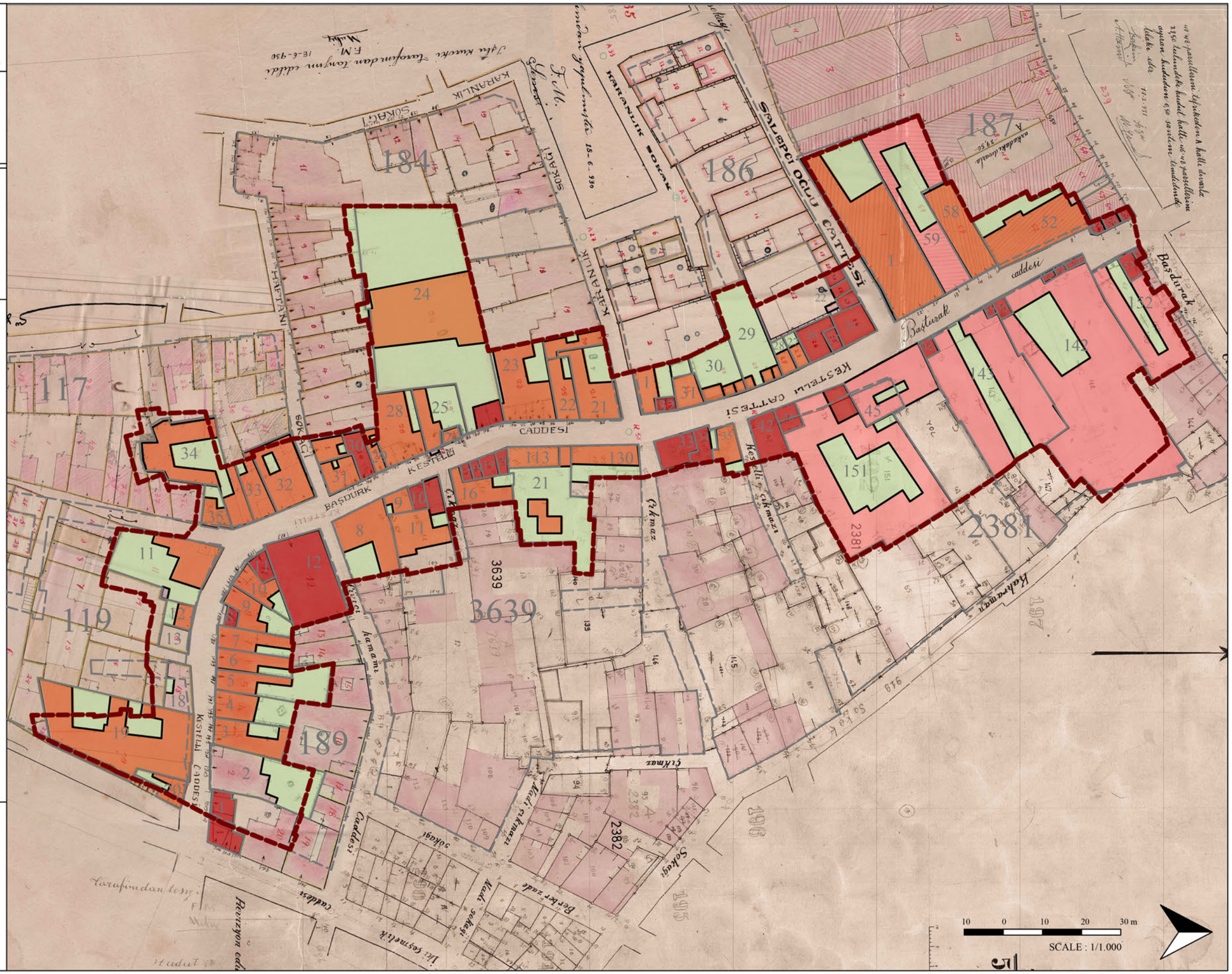


Figure 4.50. Lot organization analysis 1930

IZMIR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LOT ORGANIZATION - 1975

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- ONLY MASS
- MASS WITH GARDEN
- MASS WITH COURTYARD
- EMPTY LOT
- OPEN SPACE

SOURCE

Map:Aerial Photo, 1975, Ministry of National Defense General Directorate of Maps Archive

Figure 4.51. Lot organization analysis 1975

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LOT ORGANIZATION - 2005

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- ONLY MASS
- MASS WITH GARDEN
- MASS WITH COURTYARD
- EMPTY LOT
- OPEN SPACE

SOURCE

Map: Google Earth Pro, 2005, Kestelli Street, 38° 25'01.88" N, 27°08'03.82" E

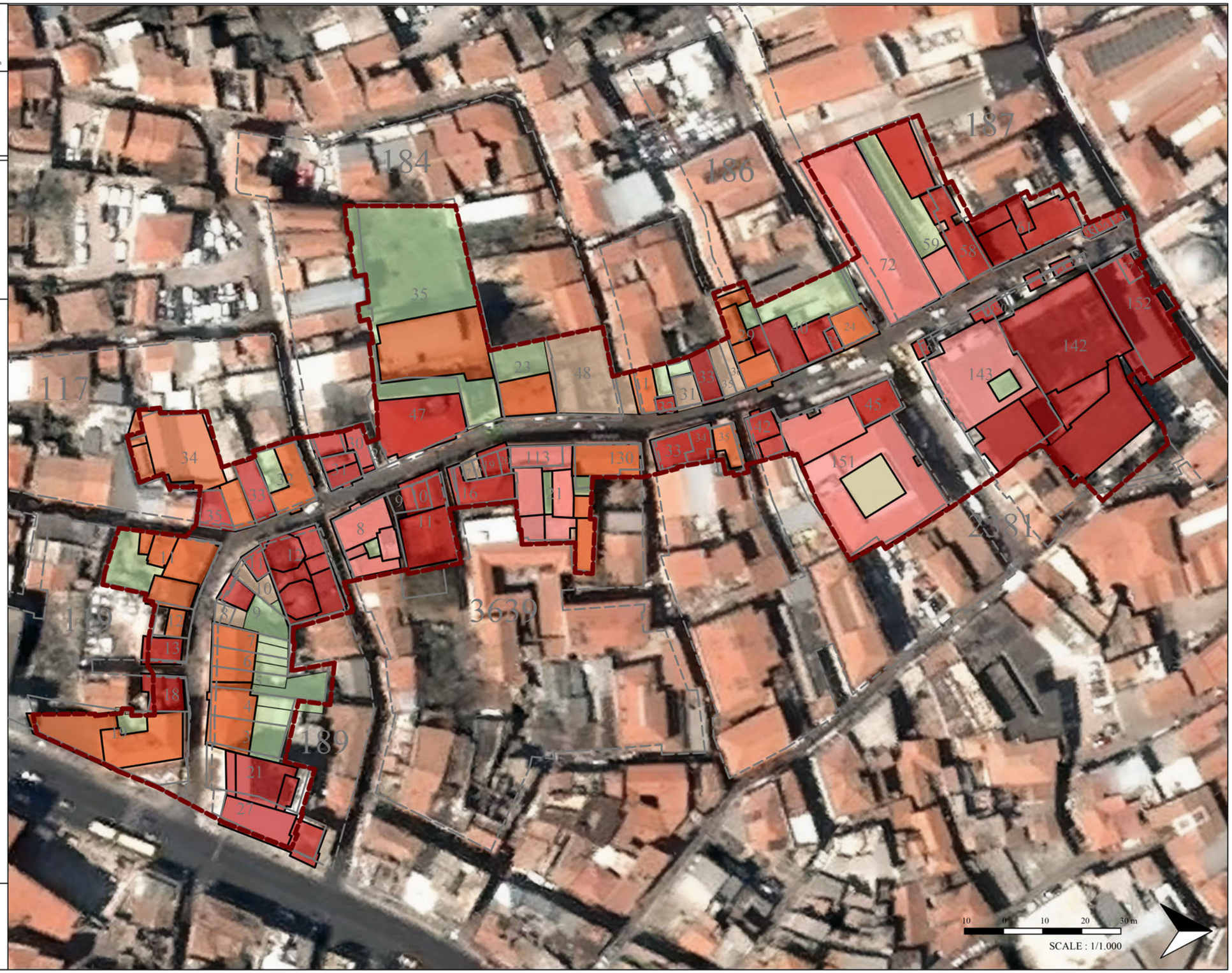


Figure 4.52. Lot organization analysis 2005

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LOT ORGANIZATION - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS
- ONLY MASS
- MASS WITH GARDEN
- MASS WITH COURTYARD
- EMPTY LOT
- OPEN SPACE

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

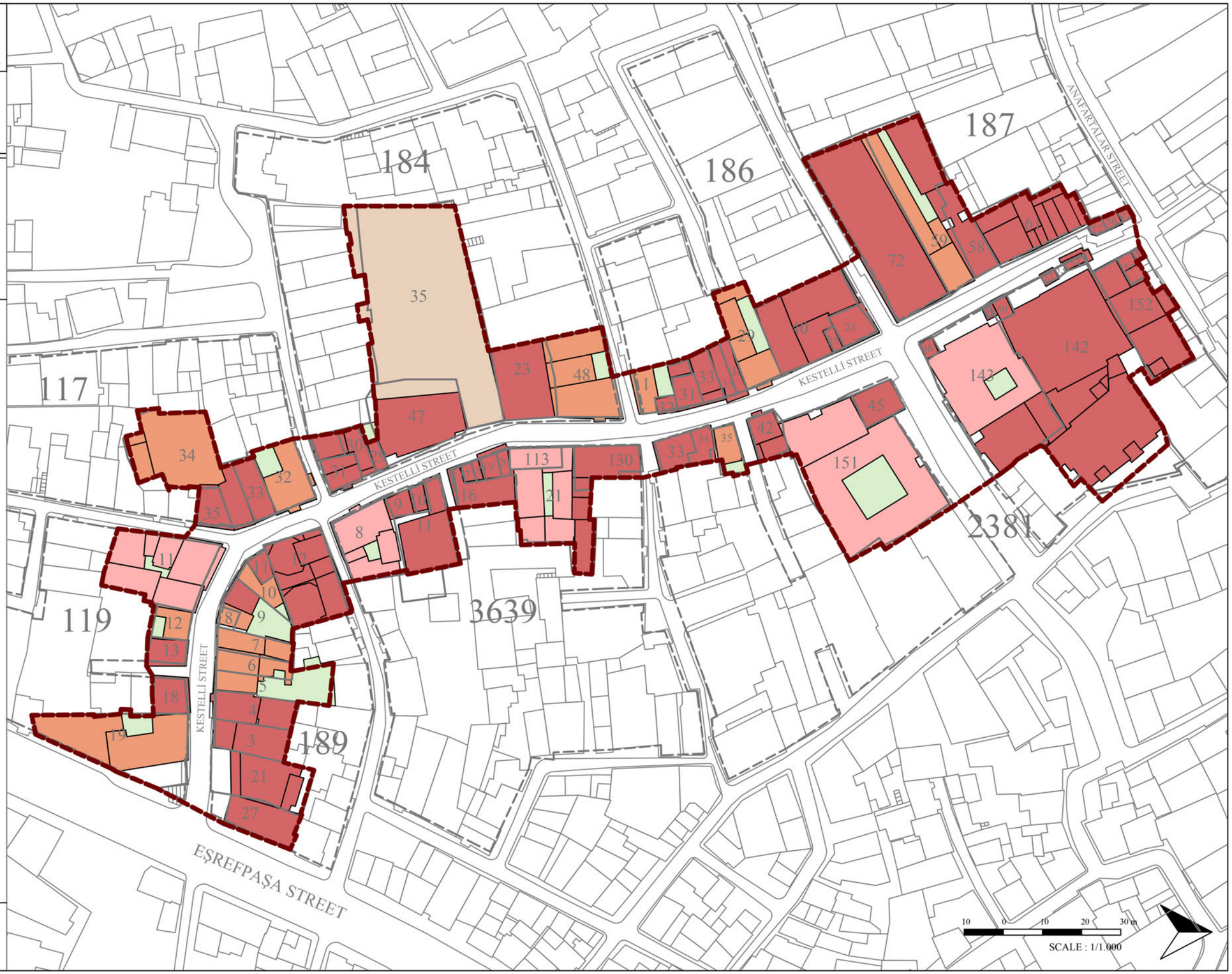


Figure 4.53. Lot organization analysis 2024

4.6. Storey System

The vertical perception created by the buildings along Kestelli Street has undergone obvious changes at some points over the years.

The data for 1930 was obtained from the registration documents of the buildings in the area that were registered in 1981, taking into consideration the construction dates of the buildings. The analysis revealed that all the buildings in the area had two or three floors in 1930 (Figure 4.57). Additionally, it was recorded that three of them had basement floors (Figure 4.54).

Figure 4.54. Example of two storey building, Block 2381 Lot 35
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 2002)

In the 1981 analysis, the buildings that were registered in this year and the buildings that were constructed in these years and still exist today were analyzed. In this context, a total of 29 buildings were able to determine the storey height (Figure 4.58). Of the 29 buildings examined, 20 are two-storeyed and six are three-storeyed. This indicates that the buildings in question typically consist of two or three floors. The most significant change is the construction of two high-rise business hotels located behind Anafartalar Street to the north of Kestelli Street. Additionally, the silhouette of Kestelli Street has undergone a significant change since the 1970s due to the construction of a five-storey commercial building on Block 184, Lot 47, which is also located on the street (Figure 4.55).

Figure 4.55. Example of five storey building, Block 184 Lot 47, 2024

In 2000, during the analysis studies conducted within the scope of the Kemeraltı Conservation Plan Revision, the ratio of two or three storey buildings observed in the previous years was mostly preserved (Dokuz Eylül University, 2002). Additionally, the number of four-storey buildings increased to two (Figure 4.59). A new six-storey building was built on Block 189, Lot 21, adjacent to İkiçeşmelik Street (Figure 4.56). The number of high-rise buildings in the region increases to four.

Figure 4.56. Example of six storey building, Block 189 Lot 21, 2024

In 2024, the current building heights have continued in a similar way since the early 2000s. Most of the buildings in the area still consist of two-three floors (Figure 4.60). The use of five and six storey high-rise buildings still continues.

Table 4.8. Storey system by years

Type	Years			
	1930	1981	2000	2024
1 Storey	-	-	5	11
1 Storey (Basement + Ground Floor)	1	-	-	-
2 Storey (Ground Floor + First Floor)	13	17	30	36
2 Storey (Basement + Ground Floor + First Floor)	2	3	3	6
3 Storey	9	6	13	16
4 Storey	-	-	2	3
5 Storey	-	2	2	3
6 Storey	-	1	1	2

İZMİR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

NUMBER OF STOREY ANALYSIS - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SINGLE STOREY
- BG SINGLE STOREY (BASEMENT + GROUND FLOOR)
- GF 2 STOREY (GROUND FLOOR + FIRST FLOOR)
- BGF 2 STOREY (BASEMENT + GROUND FLOOR + FIRST FLOOR)
- 3 STOREY
- UNIDENTIFIED

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.

* The hatch differences are due to the original map.

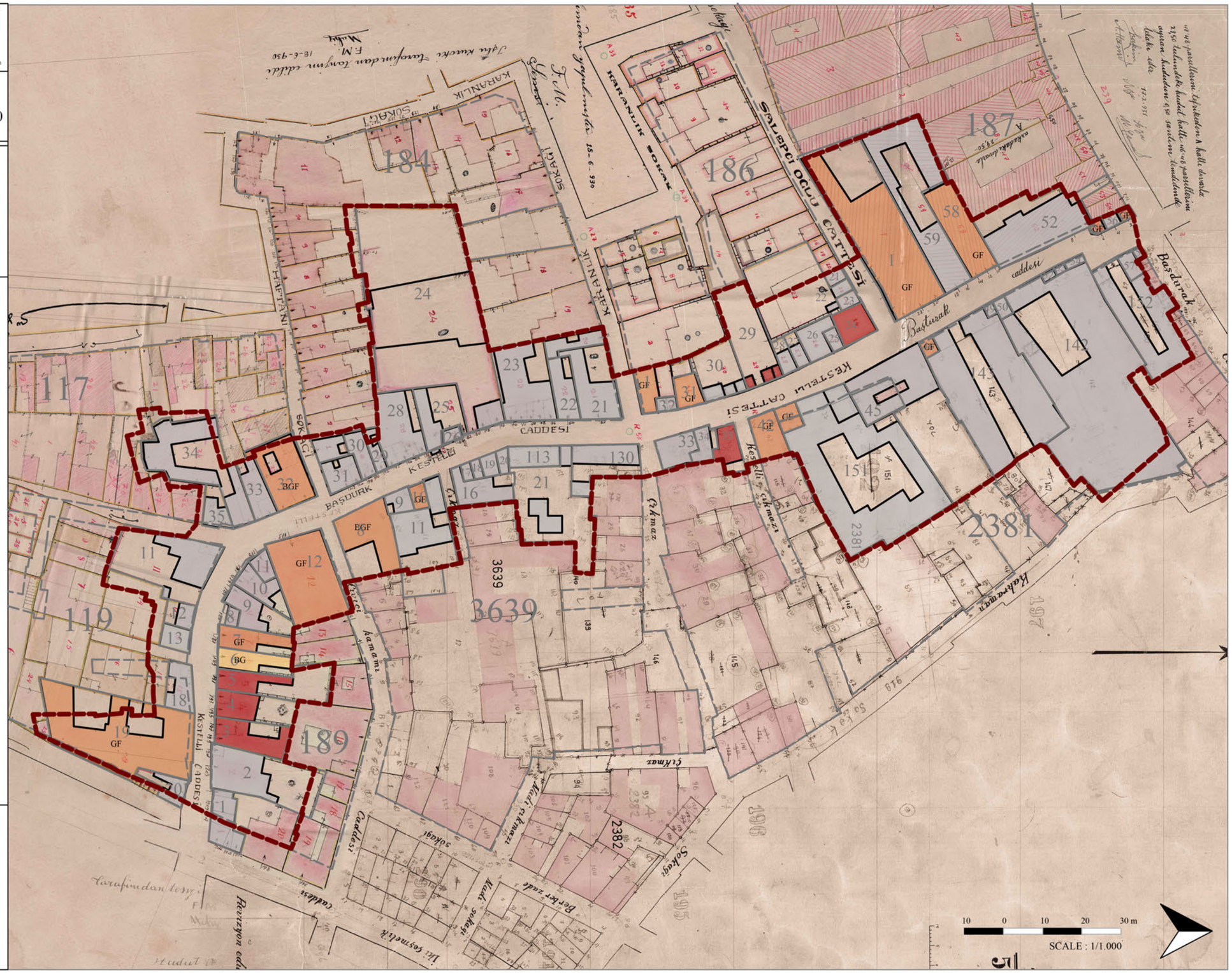


Figure 4.57. Number of storey analysis 1930

IZMIR INSTITUTE OF TECHNOLOGY
IZTECH

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

NUMBER OF STOREY ANALYSIS - 1975

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- GF 2 STOREY (GROUND FLOOR + FIRST FLOOR)
- BGF 2 STOREY (BASEMENT + GROUND FLOOR + FIRST FLOOR)
- 3 STOREY
- 5 STOREY
- 6 STOREY
- UNIDENTIFIED

SOURCE

Map:Aerial Photo, 1975, Ministry of National Defense General Directorate of Maps Archive

- 1981, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

Figure 4.58. Number of storey analysis 1981

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

NUMBER OF STOREY ANALYSIS - 2000

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SINGLE STOREY
- BG SINGLE STOREY (BASEMENT + GROUND FLOOR)
- GF 2 STOREY (GROUND FLOOR + FIRST FLOOR)
- BGF 2 STOREY (BASEMENT + GROUND FLOOR + FIRST FLOOR)
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY
- UNIDENTIFIED

SOURCE

Map: Google Earth Pro, 2005, Kestelli Street, 38° 25'01.88" N, 27°08'03.82" E

* Reinterpreted From: Number of Storey Analysis , 2000, Conservation Development Plan Revision, Dokuz Eylül University, Faculty of Architecture, Department of City and Region Planning, 2002, İzmir

Figure 4.59. Number of storey analysis 2000

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

NUMBER OF STOREY ANALYSIS - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- SINGLE STOREY
- BG SINGLE STOREY (BASEMENT + GROUND FLOOR)
- GF 2 STOREY (GROUND FLOOR + FIRST FLOOR)
- BGF 2 STOREY (BASEMENT + GROUND FLOOR + FIRST FLOOR)
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY
- UNIDENTIFIED

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

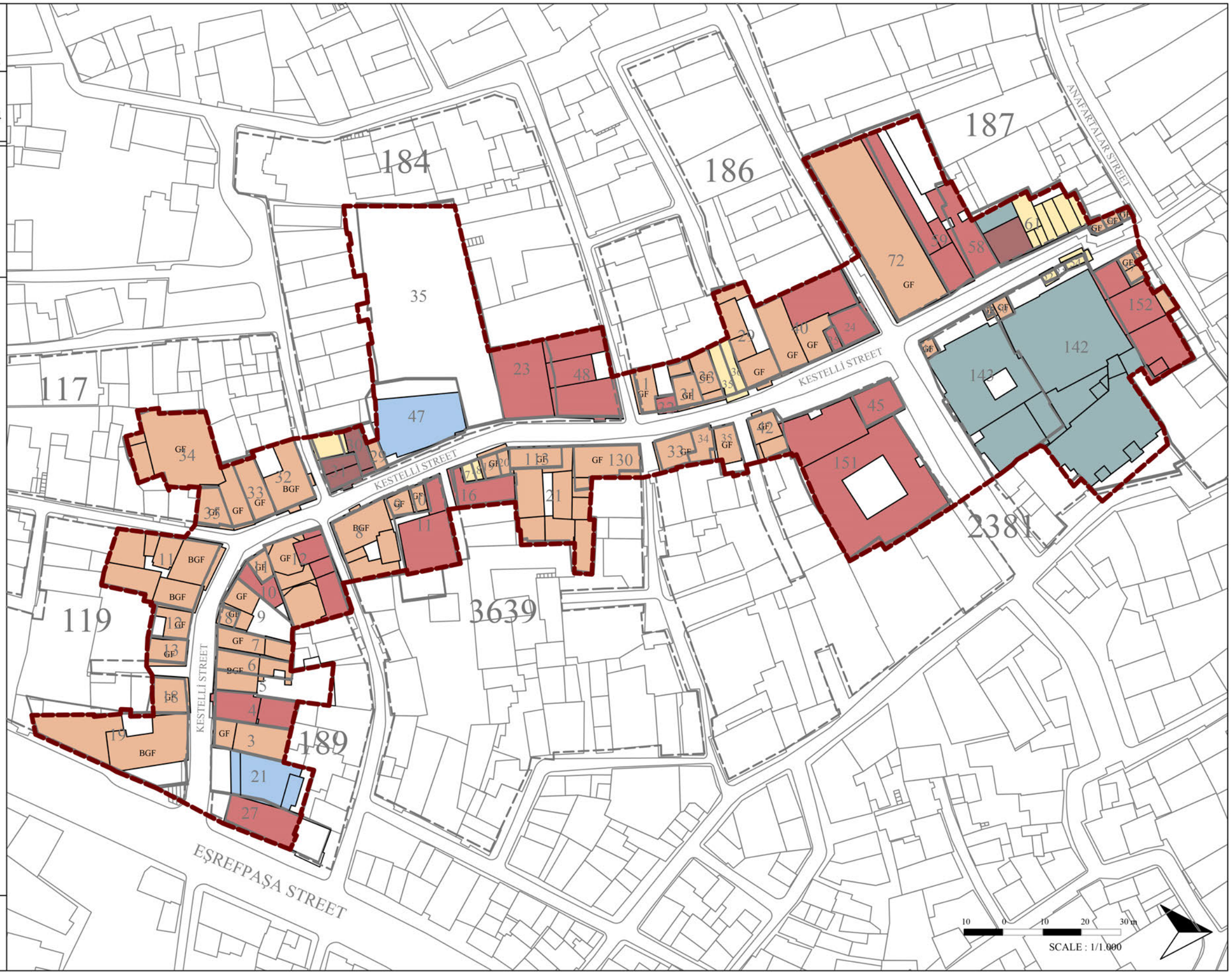


Figure 4.60. Number of storey analysis 2024

4.7. Construction Technique

The construction of the buildings in the area occurred at different time intervals. Over time, the structures have been damaged and worn out due to environmental factors and human interventions. In order to determine the condition of the buildings in the area, the period in which they were built and the maintenance status of the buildings were analyzed. Since information on the maintenance status of the buildings in the past years could not be accessed, this analysis could only be carried out in today. However, when the current maintenance status of the buildings is considered in relation to the year they were built, it provides insights into the condition of the buildings in the past years.

Table 4.9. Building construction periods

	Constructed Before 1930	Constructed Between 1930-1975	Constructed Between 1975-2005	Constructed Between 2005-2024
Number of Buildings	34	20	19	19

The construction dates of the buildings on Kestelli Street were determined by overlapping the Cadastral Map dated 1930, aerial photographs of 1975 and 2005, which were used in the previous analyses. In 2024, it was determined that 34 (37%) of the buildings in the area were constructed before 1930. 20 buildings (21%) were built between 1930 and 1975. 19 (20%) of the buildings were built between 1975 and 2005. Finally, 19 (20%) buildings are known to have been constructed between 2005 and the present (Table 4.10).

A total of 28 of the 87 buildings in the area in 1930 are currently registered. The construction technique of 23 of these 28 buildings could be identified. Of these, 11 (47%) were constructed using the masonry construction technique, which is one of the traditional construction techniques. It is known that 10 buildings (43%) were constructed using the masonry technique with stone material. Furthermore, 2 buildings (8%) were constructed using the masonry technique with mixed stone & brick material (Table 4.10, Figure 4.61).

Figure 4.61. Masonry building example, Block 117 Lot 32, 1981
(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate, 2002)

The data obtained in 1981 revealed that there were 67 buildings in the area. Of these, the construction technique could be identified in 25 of the 28 registered buildings.

12 of the 25 buildings (48%) were constructed with masonry technique (Figure 4.61). 10 buildings (40%) were constructed with masonry technique and stone material. One building (4%) was constructed with masonry technique and mixed stone & brick material (Figure 4.62). Additionally, two buildings (8%) were constructed with a wooden structure (Table 4.10).

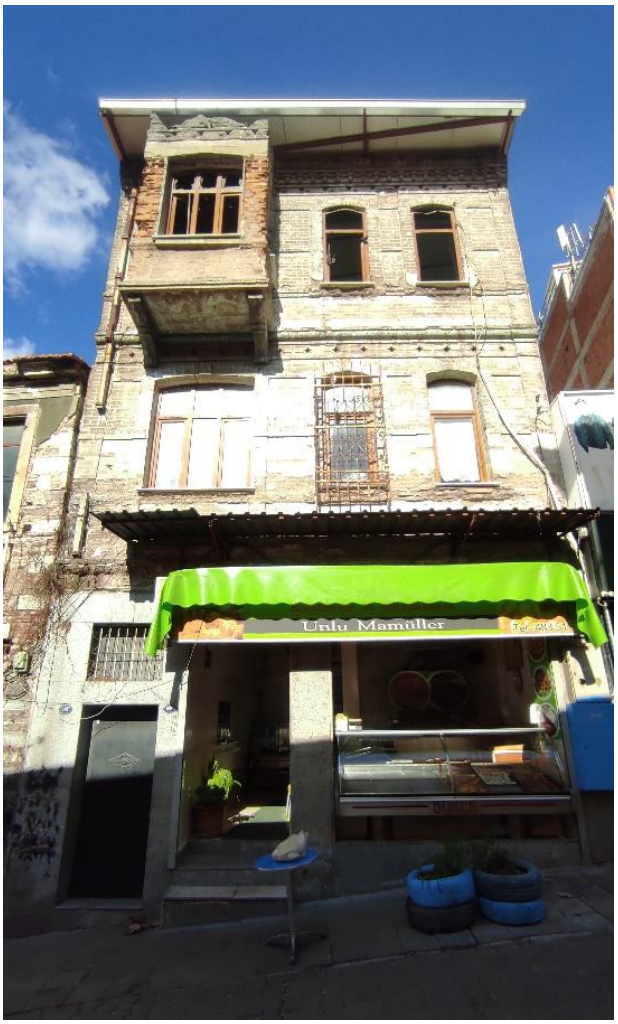


Figure 4.62. Stone & brick masonry building example, Block 189, Lot 4

In 2000, the construction technique could be identified in 20 of the 28 registered buildings out of the 64 buildings found in the area. It is known that 9 of the 20 buildings (45%) were constructed with the masonry technique. In 8 buildings (40%), the masonry

technique with stone material was used. In addition, 2 buildings (10%) have a wooden structure construction system. (Table 4.10, Figure 67).

Figure 4.63. Reinforced concrete building example, Block 2381, Lot 142

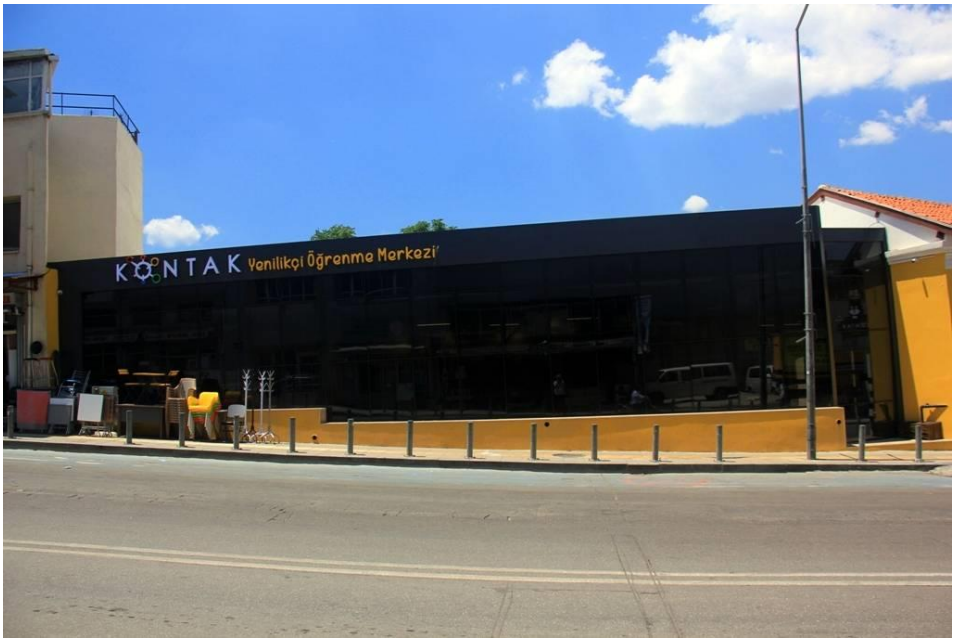


Figure 4.64. Steel structure example, KONTAK Innovative Learning Center (Historical Istiklal Elementary School), 2024, Block 119, Lot 19

In 2024, the current construction technique analyzed in the area. Of the 77 buildings within the study boundaries, the construction technique of 63 could be determined. The remaining buildings could not be analyzed due to access limits and restrictions on building owner permissions. Of the buildings in the area, 29 were constructed using the masonry technique (46%), while nine were constructed using the masonry technique with stone material (14%). Two buildings (3%) were constructed with wooden structures. Consequently, it was determined that 40 (63%) of the buildings in the area were constructed using traditional techniques. Apart from this, 22 buildings (34%) were built with reinforced concrete, which is one of the modern construction techniques. One of the buildings in the area (1%) has steel construction technique (Table 4.10, Figure 4.68).

Table 4.10. Construction techniques

	Type	Years			
		1930	1981	2000	2024
Traditional Construction Technique	Masonry	11	12	9	29
	Masonry (Stone)	10	10	8	9
	Masonry (Stone & Brick)	2	1	-	-
	Wooden Structure	-	2	2	2
Modern Construction Technique	Reinforced Concrete	-	-	1	22
	Steel Structure	-	-	-	1
Unknown		64	42	47	14

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSTRUCTION TECHNIQUE - 1930

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

TRADITIONAL CONSTRUCTION TECHNIQUE & MATERIAL

- MASONRY
- MASONRY (STONE)
- MASONRY (STONE & BRICK)
- UNIDENTIFIED

SOURCE

Map: Cadastral Region Map, 1930, General Directorate of Land Registry and Cadastre Archive

* Prepared by Gonca Katmer by combining cadastral maps from 1930.

* The hatch differences are due to the original map.

- 1981, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

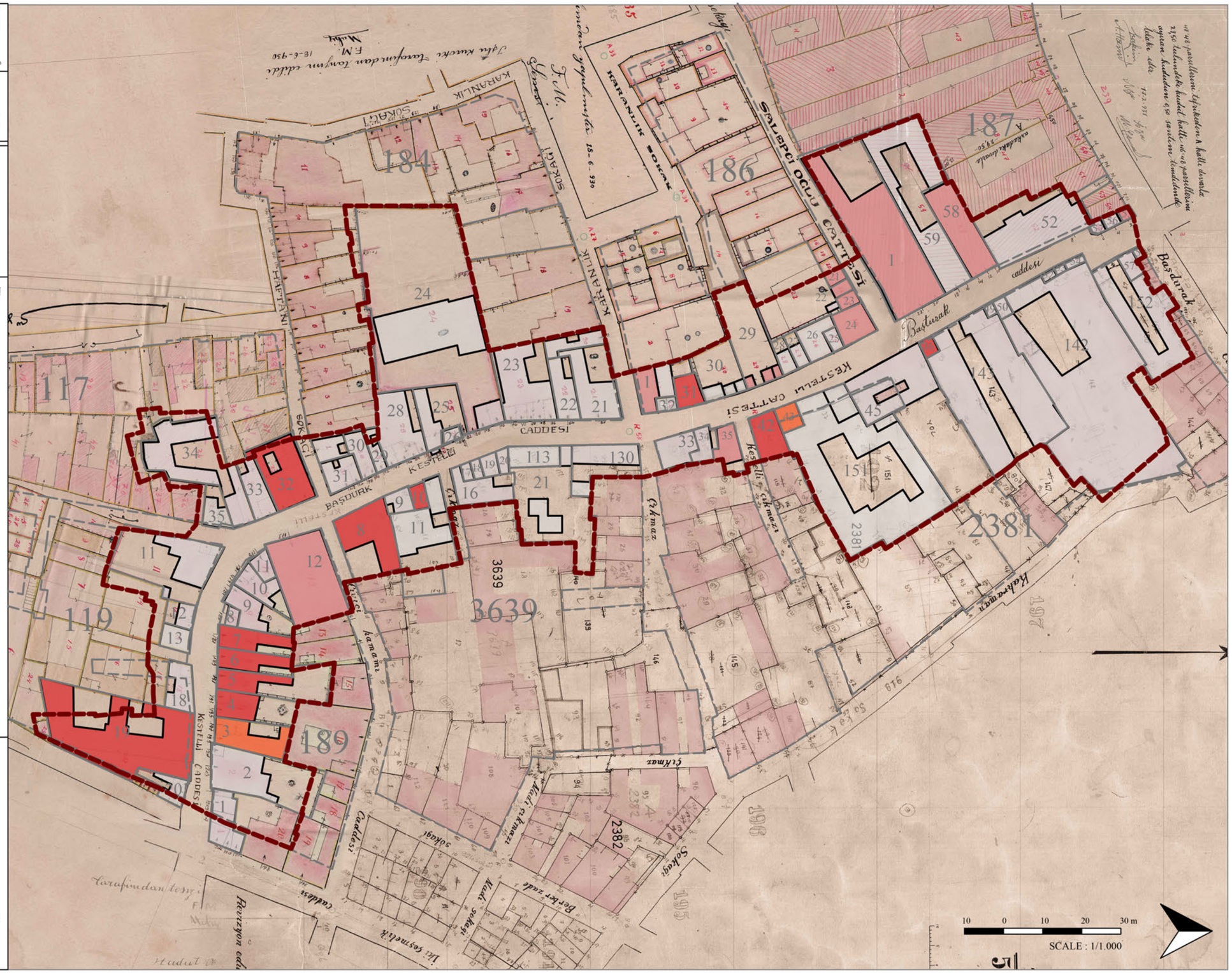


Figure 4.65. Construction technique analysis 1930

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSTRUCTION TECHNIQUE - 1975

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

TRADITIONAL CONSTRUCTION TECHNIQUE & MATERIAL

- MASONRY
- MASONRY (STONE)
- MASONRY (STONE & BRICK)
- WOODEN STRUCTURE
- UNIDENTIFIED

SOURCE

Map: Aerial Photo, 1975, Ministry of National Defense General Directorate of Maps Archive

- 1981, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

10 0 10 20 30 m
SCALE : 1/1.000

Figure 4.66. Construction technique analysis 1975

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSTRUCTION TECHNIQUE - 2002

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

TRADITIONAL CONSTRUCTION TECHNIQUE & MATERIAL

- MASONRY
- MASONRY (STONE)
- MASONRY (STONE & BRICK)
- WOODEN STRUCTURE

MODERN CONSTRUCTION TECHNIQUE & MATERIAL

- REINFORCED CONCRETE
- UNIDENTIFIED

SOURCE

Map: Google Earth Pro, 2005, Kestelli Street, 38° 25'01.88" N, 27°08'03.82" E

- 1981, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate
- 2002, Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

Figure 4.67. Construction technique analysis 2002

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CONSTRUCTION TECHNIQUE - 2024

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

TRADITIONAL CONSTRUCTION TECHNIQUE & MATERIAL

- MASONRY
- MASONRY (STONE)
- WOODEN STRUCTURE

MODERN CONSTRUCTION TECHNIQUE & MATERIAL

- REINFORCED CONCRETE
- STEEL STRUCTURE

- UNIDENTIFIED

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

Figure 4.68. Construction technique analysis 2024

4.8. Building Status

The conditions of the buildings were evaluated under three headings. Structural system and materials in good and well-maintained condition were evaluated as 'Good'. Structures whose structural system is in good condition but whose materials such as plaster, paint, etc. or architectural elements such as doors, window moldings, etc. are slightly damaged are evaluated as 'Moderate'. Finally, buildings with both poor structural system and serious damage to architectural elements and materials were evaluated as buildings in poor condition. It was not possible to carry out this analysis for buildings that do not have any street frontage or cannot be entered. These buildings are separately stated as buildings in unidentified condition.

Table 4.11. Building status

	Good (Structural System and Materials in Good Condition)	Moderate (Structural System Is in Good Condition but Materials Are Slightly Damaged)	Poor (Structural System and Materials in Poor Condition)	Unidentified Status
Number of Buildings	29	37	11	15

It has been determined that 29 (31%) of the buildings in the area are included in the category of buildings in good condition. 37 structures (40%) are in good structural condition but require minor maintenance. 11 structures (12%) are completely damaged and in poor condition. The condition of 15 buildings could not be determined (Table 4.11).

Table 4.12. Buildings status according to construction period

	Good (Structural System and Materials in Good Condition)	Moderate (Structural System Is in Good Condition but Materials Are Slightly Damaged)	Poor (Structural System and Materials in Poor Condition)	Unidentified Status
Constructed Before 1930	12	14	7	1
Constructed Between 1930-1975	4	10	-	6
Constructed Between 1975-2005	5	8	4	2
Constructed Between 2005-2024	8	5	-	6

The maintenance status of the buildings was also analyzed in relation to the year they were constructed. Accordingly, 12 (35%) of the 34 buildings built before 1930 are in good condition today. 14 (41%) of these 34 buildings are in moderate condition (Figure 4.69). 7 buildings (20%) are in poor structural and material condition (Figure 4.70). The condition of one building could not be determined (Table 4.12, Figure 4.75).

Figure 4.69. Example of a building built before 1930 and in moderate condition, Block 3639, Lot 8

Figure 4. 70. Example of a building built before 1930 and in poor condition, Block 184, Lot 5&6

There are 20 buildings constructed between 1930 and 1975. 4 of these buildings (20%) are in good condition. 10 buildings (50%) are slightly damaged in terms of material and architectural elements and in moderate condition (Figure 4.71). Among these 20 buildings, no building in poor structural condition was identified. The condition of six buildings could not be determined since they could not be observed (Table 4.12, Figure 4.75).

Figure 4.71. Example of a building built between 1930-1975 and in moderate condition, Block 3639, Lot 130

Figure 4.72. Example of a building built between 1975-2005 and in moderate condition, Block 2381, Lot 151

Among the 19 buildings built between 1975 and 2005, 5 (26%) were found to be in good condition. 8 (42%) structures have minor material damage and in moderate condition (Figure 4.72). 4 (21%) buildings are in poor structural and material condition (Figure 4.73). The condition of two buildings could not be determined (Table 4.12, Figure 4.75).

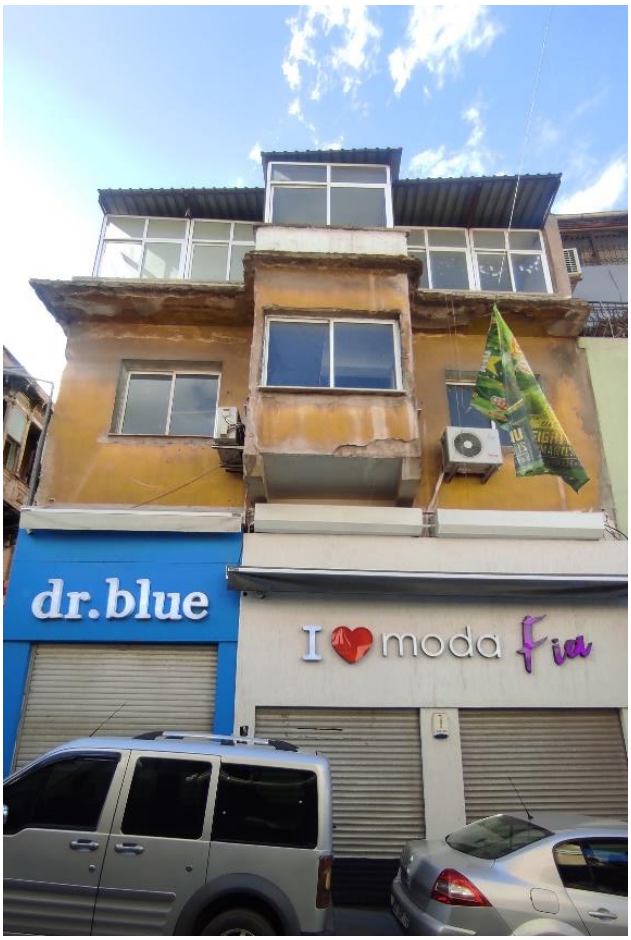


Figure 4.73. Example of a building built between 1975-2005 and in poor condition, Block 184, Lot 31

8 (42%) of the 19 buildings constructed in the area since 2005 are still in good condition. 5 (26%) structures are in moderate condition in terms of material (Figure 4.74). Among these 19 structures, no structure was found to be structurally dangerous and in poor condition. In addition, since it was not possible to observe 6 buildings, their condition could not be determined (Table 4.13, Figure 4.75).

Figure 4.74. Example of a building built between 2005-2024 and in moderate condition Block 184, Lot 23

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

BUILDING PERIODS & STATUS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

- CONSTRUCTED BEFORE 1930
- CONSTRUCTED BETWEEN 1930-1975
- CONSTRUCTED BETWEEN 1975-2005
- CONSTRUCTED BETWEEN 2005-2024

BUILDING STATUS

- GOOD (Structural System and Materials in Good Condition)
- MODERATE (Structural system is in good condition but materials are slightly damaged)
- POOR (Structural System and Materials in Poor Condition)
- UNIDENTIFIED STATUS

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

- Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

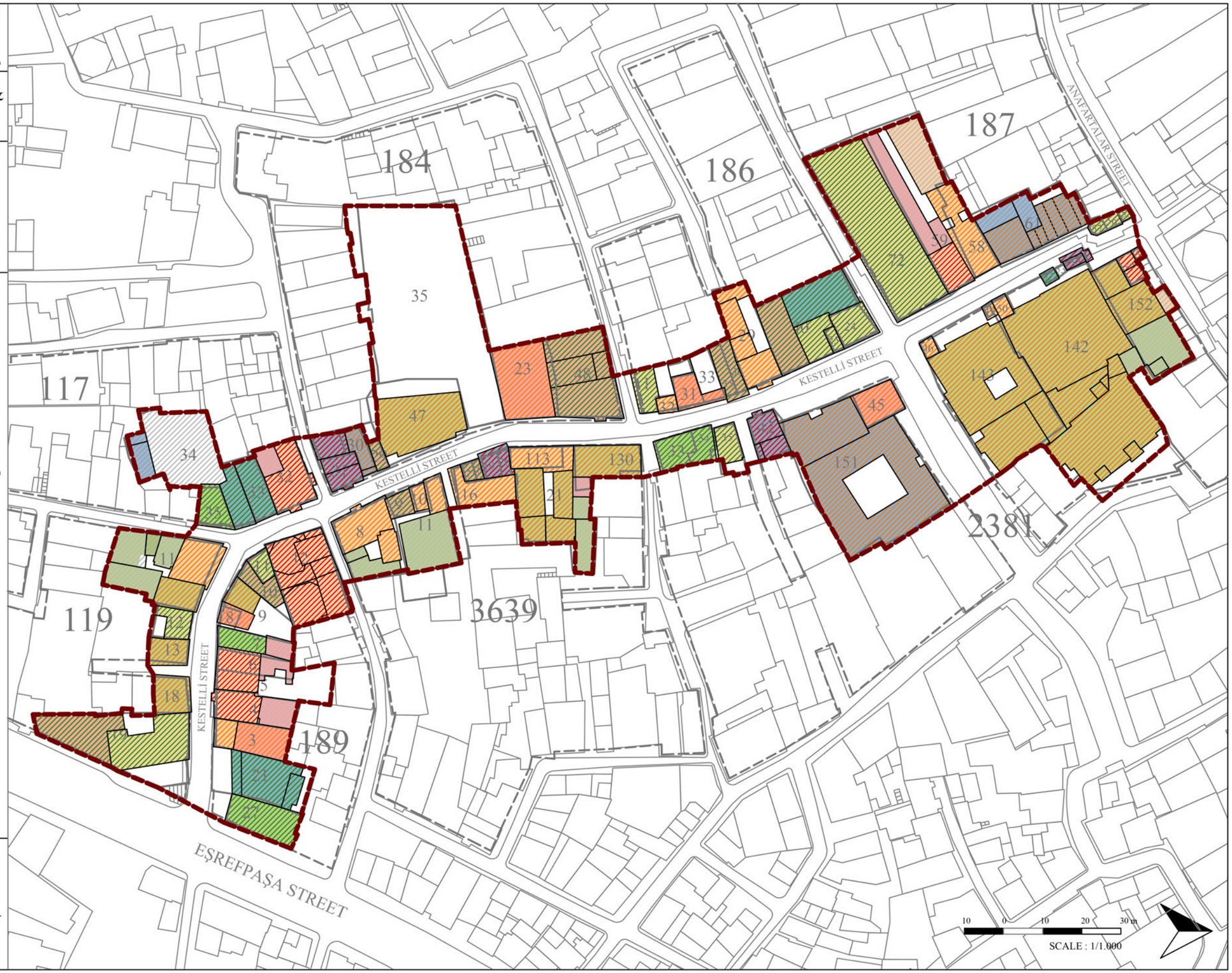


Figure 4.75. Building status analysis

4.9 Architectural Elements

Kestelli Street has a very diverse texture with historical buildings, reinforced concrete structures, modern additions and traditional architectural elements. To ascertain the architectural characteristics of the buildings on the street, a comprehensive on-site analysis conducted. Within the framework of the analysis, 68 buildings with facades on Kestelli Street analyzed.

The architectural elements identified currently in-situ were divided into two groups as 'traditional' and 'modern'. Furthermore, the doors and windows that were formerly present in the buildings but have been filled and closed with various methods today were also identified within the scope of the analysis (Figure 4.85).

Table 4.13. Architectural elements

Block	Lot	Traditional												Modern				Filled Window / Door
		Bay Window	Metal Window Shutter	Wooden Window Shutter	Cornice	Ornaments	Canopy	Stone Jamb	Pilaster	Inscriptions	Fountain	Water-Well	Arch	Signboard	Air Conditioning Unit	Mechanical Shutter	Onduline Canopy	
117	32	x	x	-	x	-	-	-	x	x	-	-	-	x	-	x	-	-
	33	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	34	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
119	11	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	x	-
	12	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	13	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	18	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-

cont. on the next page

	19	-	x	-	x	-	x	x	x	-	-	-	-	-	-	x	-	-
184	23	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	29	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	30	-	-	-	-	-	-	-	-	-	-	-	-	-	x	x	-	-
	31	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	x	-
	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	47	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	48	x	-	x	x	x	-	x	x	-	-	m	-	-	-	x	-	-
186	1	x	-	m	x	x	-	-	x	-	m	-	-	x	x	x	-	-
	24	-	-	x	-	x	m	-	x	-	-	m	-	x	-	x	-	-
	25	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	29	x	-	-	x	m	-	-	m	-	-	-	-	x	-	x	-	-
	31	-	m	-	-	-	m	m	-	-	-	-	-	x	-	x	-	-
	35	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	36	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	40	-	-	-	-	-	m	-	-	m	-	-	-	x	-	x	-	-
187	55	-	x	-	x	-	-	-	-	-	-	-	-	x	-	-	-	-
	56	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	57	-	-	x	-	-	-	-	x	-	-	-	-	x	-	-	-	-
	58	-	-	-	-	m	m	-	-	-	-	-	-	x	-	-	-	-
	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	61	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	72	-	-	-	x	-	m	-	-	-	-	-	-	x	x	x	-	-
189	3	m	-	-	m	-	-	-	-	-	-	-	-	x	-	x	-	-
	4	x	-	-	-	-	-	-	-	-	-	m	-	x	-	-	x	-
	5/6	m2	m	-	-	-	-	x	-	-	-	-	-	-	-	-	-	2
	7	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	8	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	9	-	-	-	-	-	-	-	-	-	-	m	-	x	-	x	-	-
	10	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	11	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-

cont. on the next page

189	12	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	x	-
	21	-	-	-	-	-	-	-	-	-	-	m	-	-	-	-	-	-
	27	-	-	-	-	-	-	-	-	-	-	m	-	-	-	-	-	-
2381	33	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	35	m	m	m	m	-	-	-	-	-	-	-	-	x	-	x	-	-
	42	x	-	m	-	-	-	-	-	-	-	-	-	x	-	x	-	1
	45	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	46	-	-	-	x	x	-	x	x	x	-	-	x	x	-	x	-	-
	49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	52	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	-	-
	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-
	142	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	143	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	151	-	m	-	x	-	x	-	-	-	-	-	-	x	x	x	-	-
	152	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
3639	8	x	-	-	x	x	m	-	-	-	-	-	-	x	x	x	-	1
	9	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	10	-	x	-	x	-	m	-	x	-	-	-	-	-	x	x	x	-
	11	-	-	-	-	-	-	-	-	-	-	-	-	x	-	x	x	-
	16	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	17	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	18	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	-
	19	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
	113	-	-	-	-	-	-	x	x	-	-	-	-	x	x	x	-	-
	130	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	-	-
Existing		7	4	3	11	5	2	5	9	2	-	-	1	52	18	52	6	
Missing		4	4	3	2	2	7	1	1	1	1	6	-	-	-	-	-	
Total		11	8	6	13	7	9	6	10	3	1	6	1	52	18	52	6	4

m: Missign Element

It was determined that 10 of the 68 buildings examined have a total of 11 bay windows, two in one of the buildings (Figure 4.76). While seven of these bay windows are still in place, four of them are completely missing and only traces can be detected (Table 4.13)

Figure 4.76. Example of a building with two bay windows, Block 117, Lot 32&33

Figure 4.77. Example of a building with wooden shutters, Block 184, Lot 48

It was determined that two types of shutters with two types of materials, wooden shutters and metal shutters, were used in the windows of the examined buildings. Metal window shutters were utilized in eight of the buildings, with four of them exhibiting the shutters in situ. In contrast, four buildings exhibited the loss of the metal shutters, with their presence only discernible through the traces left on the buildings (Table 4.13). In six buildings, the shutters used are wooden (Figure 4.77). In three of these six buildings, wooden shutters are preserved in situ. In the remaining three buildings, the shutters are missing.

It was determined that 13 of the analyzed building facades have floor and roof cornices (Figure 4.78). In 11 buildings, cornices were detected during the on-site examinations. Apart from this, it is known from the building registration documents that two buildings in the area had cornices in previous years, but they were considered as missing because they could not be detected on site (Table 4.13).

Figure 4.78. Example of a building with floor and roof cornices, Block 187, Lot 58

It was observed that seven of the buildings in the area have ornamental details on their facades (Figure 4.79). The ornaments found in five of these seven buildings were identified in the field and included in the analysis. However, the ornaments known to be present in the transition in two buildings could not be seen in situ and were eroded and lost over time.

In particular, in nine of the registration slips issued for the registered buildings in the area, it is stated that there is an entrance canopy in the building. However, only two of these canopies are currently in situ, while the entrance eaves, as stated to be present in seven buildings, are absent. Additionally, stone jambs are observed on the door and window edges of six buildings. While stone jambs were identified in five buildings, one building no longer exhibits this feature.

Figure 4.79. Example of a building with window jamb ornaments, Block 3639, Lot 8

A total of 10 buildings display pilasters on their facades (Figure 4.80). These pilasters are located on both sides of the entrance door in some buildings and at the corner points in others. In one building, the pilasters that were known to exist could not be identified in situ and are considered to be missing. Pilasters are still in place in nine

buildings. There is an inscription on the facade of three of the buildings in the area. Two of them are preserved in the building, but one of them is not present (Table 4.13).

Figure 4.80. Example of a building with stone pilasters, Block 186, Lot 24

According to the information in the registration documents of the historical building located on Block 186 Lot 1, there was a fountain on the facade of the building in the past. The fountain is still located at the corner point of the building. The fountain is made of marble material with various ornaments on it (Figure 4.81). However, it is determined that the fountain on the building is no longer functional.

In the 1930 Land registry cadastre maps, it is marked that there are water-wells in the gardens of six buildings. As a result of the investigations carried out in these six buildings, it was understood that all the wells were removed and rendered dysfunctional by methods such as the construction of a building on them or covering them in the garden.

Figure 4.81. The building with unfunctional fountain, Block 186, Lot 1

Only one of the buildings on the street has an arch element on its facade (Figure 4.82). In 52 of the 68 buildings examined, the advertisement signs of the user shop occupy the facade. Furthermore, 52 buildings have mechanical shutter systems on doors and shop windows (Figure 4.83).

Figure 4.82. Example of a building with arc, Block 2381, Lot 46

A total of 18 external units of air conditioners are mounted on the facade of the building. The presence of these ventilation systems on the facade has the effect of disrupting the facade organization of the buildings.

Additionally, it has been observed that ondulin eaves are used on the entrance doors and roofs of six buildings in the area (Figure 4.84). In 4 buildings, it has been determined that some doors and windows have been filled and closed for reasons related to security or usage.

Figure 4. 83. Example of a building with signboards and mechanical shutter, Block 189, Lot 3

Figure 4.84. Example of a building with ondulin eave and air conditioning unit, Block 119, Lot 11

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

ARCHITECTURAL ELEMENTS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

ARCHITECTURAL ELEMENTS

- TRADITIONAL
- BAY WINDOW
- METAL WINDOW SHUTTER
- WOODEN WINDOW SHUTTER
- CORNICE
- ORNAMENTS
- CANOPY
- STONE JAMB
- PILASTER
- INSCRIPTION
- FOUNTAIN
- WATER-WEEL
- ARCH

- MODERN
- SIGNBOARD
- AIR CONDITIONING UNIT
- MECHANICAL SHUTTER
- ONDULINE CANOPY

- FILLED WINDOW / DOOR
- MISSING ARCHITECTURAL ELEMENT
- REGISTERED BUILDINGS

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

- Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

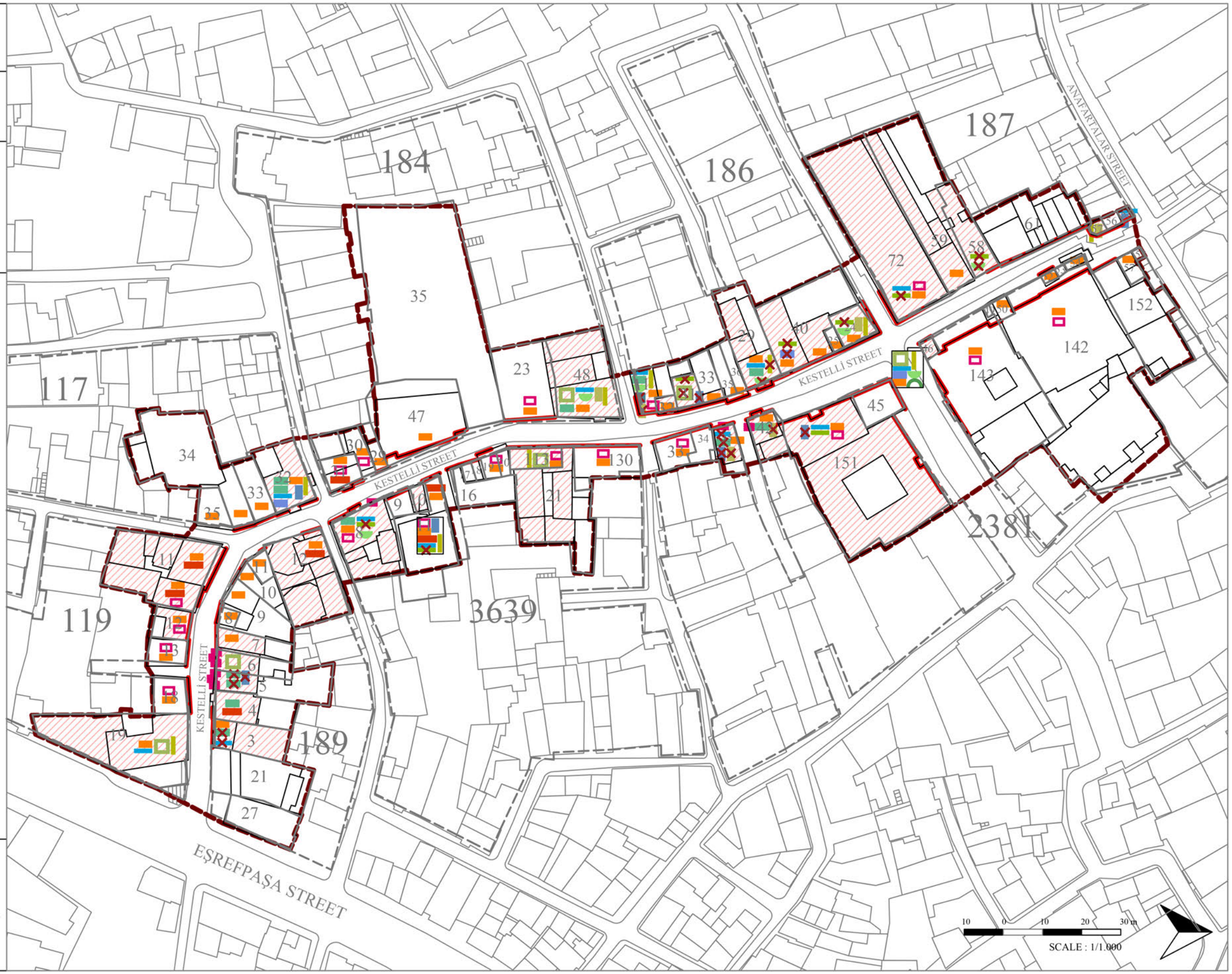


Figure 4.85. Architectural elements analysis

Neighborhood	Layout	Block	Plot	Registration Status	Solid-Void				Number of Storey				Landuse			Construction Technique			Lot Organization				Conservation Development Plan		
					1930	1975	2005	2024	1930	1981	2005	2024	1930	1981	2024	1930	1981	2024	1930	1975	2005	2024	1984	2005	2024
Kestelli	33	189	3	Registered					3 (GF)	3 (GF)	2 (GF)	2 (GF)	Mix Use	Residential	Wholesale C. Store	Masonry (Stone&Brick)	Masonry (Stone&Brick)	Masonry			Mass With Garden	Mass With Garden	Only Mass	B-4	TC-3	TC-3
			4	Registered					3 (GF)	3 (GF)	2 (GF)	3	Mix Use	Residential	Wholesale C. Store	Masonry	Masonry	Masonry	Masonry	Masonry	Mass With Garden	Mass With Garden	Only Mass	B-3	TC-3	TC-3
			5	Registered					3 (GF)	3 (BGF)	2 (BGF)	2 (BGF)	Residential	Residential	Abandoned	Masonry	Masonry	Masonry	Masonry	Masonry	Mass With Garden	Mass With Garden	Only Mass	B-3	TC-3	TC-3
			6	Registered					1 (BG)	2 (BGF)	2 (BGF)	2 (BGF)	Residential	Residential	Abandoned	Masonry	Masonry	Masonry	Masonry	Masonry	Mass With Garden	Mass With Garden	Only Mass	B-3	TC-3	TC-3
			7	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Residential	Residential	Abandoned	Masonry	Masonry	Reinforced Concrete	Masonry	Masonry	Mass With Garden	Mass With Garden	Only Mass	B-3	TC-3	TC-3
			8	Unregistered								2 (GF)	Residential	Residential	Ruin			Masonry	Only Mass	Empty Lot	Mass With Garden	Mass With Garden	Empty Lot	B-3	TC-3	TC-3
			9	Unregistered							2 (GF)	2 (GF)	Residential	Residential	Mix Use			Masonry	Mass With Garden	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			10	Unregistered								3	Residential	Residential	Ruin			Reinforced Concrete	Mass With Garden	Mass With Garden	Empty Lot	Mass With Garden	Empty Lot	B-3	TC-3	TC-3
			11	Unregistered							2 (GF)	2 (GF)	Bakery	Bakery	Mix Use			Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			12	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Bath	Bath	Bath	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	Bath	Bath
			21	Registered						2 (GF)	6	6	Mix Use	Ruin	Mix Use		Masonry (Stone)	Reinforced Concrete	Mass With Garden	Empty Lot	Only Mass	Only Mass	B-4	TC-3	TC-3
			27	Unregistered							1	3	Store	Store	Store		Masonry (Stone)	Reinforced Concrete	Only Mass	Only Mass	Only Mass	Only Mass	B-4	TC-3	TC-3
		3639	8	Registered					2 (BGF)	2 (BGF)	2 (BGF)	2 (GF)	Residential	Mix Use	Wholesale R. Store	Masonry	Masonry	Masonry	Mass With Garden	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	B-3	TC-3	TC-3
			9	Unregistered						2 (GF)	2 (GF)	2 (GF)	Residential	Mix Use	Store		Masonry	Masonry	Mass With Garden	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			10	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Store	Masonry	Masonry	Masonry	Mass With Garden	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			11	Unregistered						2 (GF)	2 (GF)	3	Mix Use	Mix Use	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			16	Unregistered						3 (GF)	3	3	Mix Use	Mix Use	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			17	Unregistered							1	1	Store	Store	Wholesale C. Store		Masonry	Masonry	Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			18	Unregistered							1	1	Store	Store	Wholesale R. Store		Masonry	Masonry	Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			19	Unregistered							3 (GF)	2 (GF)	Cafe-Restaurant	Store	Wholesale C. Store		Masonry	Reinforced Concrete	Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			20	Unregistered							3 (GF)	2 (GF)	Store	Store	Wholesale C. Store		Masonry	Reinforced Concrete	Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			21 + 113	Registered					2 (GF)	3 (GF)	3 (GF)	2 (GF)	Mix Use	Mix Use	Wholesale& Manufactur		Masonry	Masonry	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	B-3	TC-3	TC-3
			130	Unregistered							2 (GF)	2 (GF)	Mix Use	Mix Use	Wholesale& Manufactur		Masonry	Masonry	Mass With Garden	Mass With Garden	Mass With Garden	Only Mass	Only Mass	B-3	TC-3	TC-3
			33	Unregistered							2 (GF)	2 (GF)	Store	Store	Wholesale R. Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			34	Unregistered							2 (GF)	2 (GF)	Religious	Religious	Wholesale R. Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			35	Registered					3 (GF)	3 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			42	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Wholesale C. Store	Masonry (Stone)	Masonry (Stone)	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			45	Unregistered							3 (GF)	3	Khan	Store	Store		Reinforced Concrete	Reinforced Concrete	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	B-3	TC-3	TC-3
			46	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Bakery	Mix Use	Store	Masonry	Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			49	Unregistered							2 (GF)	2 (GF)	Store	Store	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			50	Unregistered							2 (GF)	2 (GF)	Store	Store	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			52	Unregistered							1 (GF)	1	Store	Store	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			54	Unregistered							1 (GF)	1	Store	Store	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			57	Unregistered							2 (GF)	2 (GF)	Bakery	Bakery	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			58	Unregistered							2 (GF)	2 (GF)	Store	Store	Store		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			142	Unregistered					5	5	5	5	Khan	Business Hall	Business Hall		Reinforced Concrete	Reinforced Concrete	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-6	T3	T3
			143	Unregistered					5	5	5	5	Khan	Business Hall	Business Hall		Reinforced Concrete	Reinforced Concrete	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	B-6	T3	T3
			151	Unregistered							3	3	Khan	Business Hall	Wholesale C. Store		Reinforced Concrete	Reinforced Concrete	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	B-3	TC-4	TC-4
			152	Registered							2 (GF)	3	Khan	Store	Store		Reinforced Concrete	Reinforced Concrete	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T3
Natırzade	18	119	11	Registered					2 (BGF)	2 (BGF)	2 (BGF)	2 (BGF)	Mix Use	Mix Use	Mix Use		Masonry	Masonry	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	R	R
			12	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Mix Use		Masonry	Masonry	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	KM-2	KM-2
			13	Unregistered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Residential	Residential	Mix Use		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	KM-2	KM-2
			18	Unregistered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Mix Use		Masonry	Masonry	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-4	KM-2	KM-2
			19	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	School	School	Store	Reinforced Concrete	Masonry & Steel Str.	Masonry	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-4	R	R
			32	Registered					2 (BGF)	2 (BGF)	3	2 (BGF)	Mix Use	Mix Use	Mix Use	Reinforced Concrete	Masonry	Masonry	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	KM-2	KM-2
		117	33	Unregistered							2 (GF)	2 (GF)	Mix Use	Mix Use	Wholesale C. Store				Mass With Garden	Mass With Garden	Only Mass	Mass With Garden	Mass With Garden	B-3	KM-2	KM-2
			34	Unregistered							2 (GF)	2 (GF)	Mix Use	Mix Use	Wholesale C. Store				Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	KM-2	KM-2
			35	Unregistered							2 (GF)	2 (GF)	Hotel	Hotel	Store				Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	KM-2	KM-2
			23	Unregistered								3	Mix Use	Mix Use	Abandoned			Reinforced Concrete	Mass With Garden	Mass With Garden	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			29	Unregistered								2 (GF)	Residential	Residential	Ruin			Reinforced Concrete	Mass With Garden	Mass With Garden	Empty Lot	Only Mass	Only Mass	B-3	TC-3	TC-3
			30	Unregistered							3	4	Mix Use	Mix Use	Wholesale C. Store			Reinforced Concrete	Only Mass	Mass With Garden	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			31	Unregistered							3 (GF)	4	Mix Use	Mix Use	Wholesale C. Store			Reinforced Concrete	Mass With Garden	Mass With Garden	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
		184	35 (24)	Unregistered					3	3	3		School	School	Car Park			Reinforced Concrete	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Empty Lot	B-3	TC-3	ÖPA
			47 (25)	Unregistered									Residential	Residential	Business Hall			Reinforced Concrete	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			47 (26)	Unregistered					5	5	5	5	Residential	Residential	Business Hall				Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			47 (28)	Unregistered									Mix Use	Mix Use	Business Hall				Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			48 (21)	Registered								3	Mix Use	Mix Use	Store				Mass With Garden	Empty Lot	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			48 (22)	Registered									Mix Use	Mix Use	Store				Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			1	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Mix Use	Mix Use	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			24	Registered					3 (GF)	3 (GF)	3 (GF)	3 (GF)	Hotel	Mix Use	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			25	Unregistered							2 (GF)	3 (GF)	Store	Store	Store		Masonry (Stone)	Reinforced Concrete	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			29	Registered					3 (GF)	3 (GF)	2 (GF)	3 (GF)	Store	Store	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			31	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Bakery	Bakery	Ruin	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Empty Lot	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
		186	32	Unregistered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Store	Mix Use	Wholesale C. Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			33 (30)	Registered							2 (GF)	2 (GF)	Store	Store	Store		Masonry	Masonry	Mass With Garden	Mass With Garden	Only Mass	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			35 (30)	Unregistered							1	1	Store	Store	Ruin				Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			36 (30)	Unregistered							1	1	Store	Store	Ruin				Only Mass	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			40 (26)	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Store	Store	Store	Wooden Structure	Wooden Structure	Masonry (Stone)	Mass With Garden	Mass With Garden	Only Mass	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			40 (27)	Registered						2 (GF)	2 (GF)	2 (GF)	Store	Store	Store				Mass With Garden	Empty Lot	Only Mass	Only Mass	Only Mass	B-3	TC-3	TC-3
			40 (28)	Registered									Store	Store	Store				Only Mass	Mass With Garden	Mass With Garden	Mass With Garden	Mass With Garden	B-3	TC-3	TC-3
			55	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Store	Store	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Mass With Garden	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			56	Registered						2 (GF)	2 (GF)	2 (GF)	Store	Store	Store				Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			57	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Store	Store	Store				Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
		187	58	Registered					2 (GF)	3 (GF)	3	3	Store	Store	Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			59	Unregistered							3	3	Store	Store	Abandoned				Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			61 (52)	Unregistered							3	4	Bath	Bath	Store				Only Mass	Only Mass	Only Mass	Only Mass	Only Mass	B-2	T2	T2
			72 (1)	Registered					2 (GF)	2 (GF)	2 (GF)	2 (GF)	Khan	Mix Use	Wholesale R. Store	Masonry (Stone)	Masonry (Stone)	Masonry (Stone)	Mass With Garden	Mass With Courtyard	Mass With Courtyard	Mass With Courtyard	Only Mass	B-2	T2	T2

Figure 4.86. Urban settlement characteristics analysis of the Kestelli Street

CHAPTER 5

EVALUATION

In this chapter, the changes that the area has undergone in different years have been analyzed within the framework of its characteristics, and it has been shown how the different characteristics of the area have changed in the four different periods were discussed. From 1930 to 2024, the changes that occurred at the scale of individual buildings and their effects were evaluated. In this context, the cadastral characteristics of the area, the solid-void ratio of the area, landuse, number of storey and construction techniques of the buildings, the lot organizations, the interventions and renovations of the buildings and the studies carried out in the area on the conservation plan analyzed.

5.1. Alterations in Conservation Decisions

A series of conservation development plans have been prepared for the conservation and planning of Izmir historic city center. The first of these was prepared in 1984. Over time, the social, economic and commercial character of the city has undergone constant change. In order for the plans prepared for the conservation of the city to be successful, it is imperative that they be updated to reflect the changing structure of the city. Consequently, the development plans prepared at different points in time have undergone modifications to align with the evolving needs of the city. In order to ascertain the changes experienced by Kestelli Street in terms of planning, the conservation development plans prepared in 1984, 2005 and 2024 were subjected to analysis.

In conservation development plans, lots are planned on two main components: function and storey height. For this reason, the changes over the years have been analyzed in two categories as function and floor height. In the planning studies, four lots have undergone a change in function from 1984 to 2005. From 2005 to 2024, the functions planned in one lot have been altered. Concurrently, the floor height was reduced in 13 lots

between 1984 and 2005. Following this period, there has been no change in the planned floor heights in the lots on Kestelli Street (Table 5.1).

Table 5.1. Conservation development plan alterations

	Planned Function Changed Before 2005	Planned Function Changed Until 2024	Decreased Number of Storey Since 2005
Number of Lots	4	1	13

In 1984, lots were categorized in a manner that included numerous function groups. However, since 2005, the functions have been grouped and specified for the lots in a more specific manner. Furthermore, the functions of the lots have been written on the lots themselves, with unique functions. For instance, the 2005 Conservation Zoning Plan specifies that three buildings in Block 119 serve distinct special functions as official facilities, socio-cultural facilities, and bathhouses.

The most notable planning change on Kestelli Street occurred between 2005 and 2024 on Block 184. The school building on Lot 35, which houses the Historical Yusuf Rıza Primary School, was demolished in 2009. Following the demolition of the school, the lot was designated a special project area (Figure 5.1).

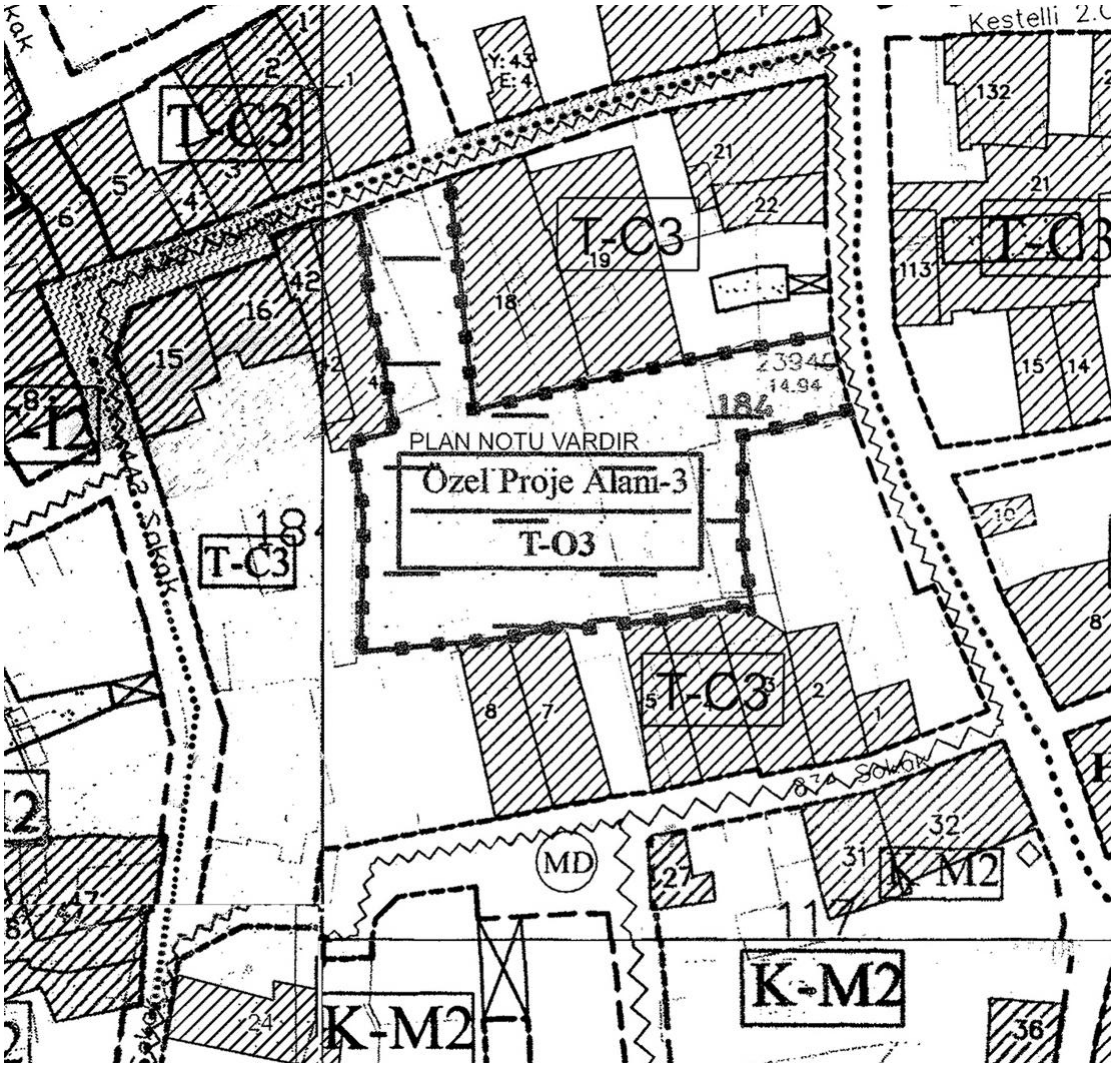


Figure 5.1. 2024 Conservation development plan,
Block 184 Lot 35, special project area example
(Source: Konak Municipality, 2024)

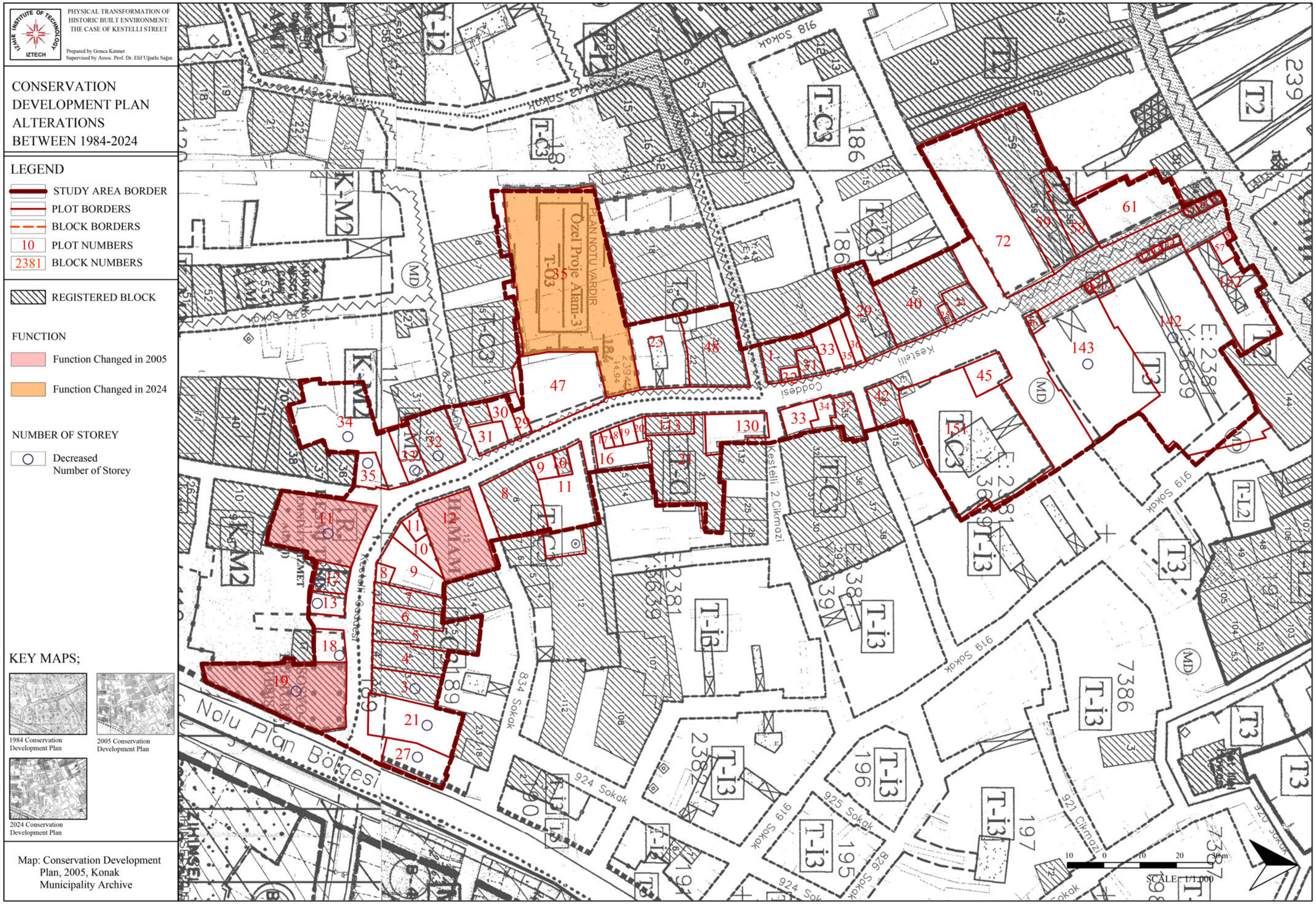


Figure 5.2. Conservation development plan alterations analysis

5.2. Evaluation of Block-Lot Organizations

The condition of the lots on Kestelli Street from 1930 to the present day has been determined by analyses conducted in four different years. The analyses were conducted in 1930, 1984, 2005 and 2024. According to the analyses made in different years, it was observed that the lot layout in the area has changed over the years. The documents obtained from the General Directorate of Land Registry and Cadastre indicate that various lots were rearranged due to situations such as merge, separation, or boundary changes.

Table 5.2. Lot changes according to years

	Lot Changes Between 1930-1984	Lot Changes Between 1984-2005
Number of Lots	10	1

The examinations conducted in the area revealed that 10 lots, belonging the current lot layout in the area in 2024, were formed by changing between 1930 and 1984. One lot was organized between 1984 and 2005 (Table 5.2, Figure 5.6).

Between the years 1930 and 1984, Lot 20 within the Block 119 area was completely removed as a consequence of the road widening works on İkiçeşmelik Street. In 1935, the boundaries Lot 24 in the Block 184 area were rearranged, resulting in the formation of Lot 35. In 1940, Lot 30 on Block 186 was divided into three lots, forming Lots 33, 35 and 36. In 1968, six different lots merged to form Lot 40.

The initial division of Lot 72 within Block 187 resulted in the formation of two distinct lots, which were subsequently merged with their original boundaries (Figure 5.3). In 1940, the division of Lot 52 into Lots 60 and 61 led to the emergence of Lot 61. Between 1930 and 1984, Lot 21 within Block 189 was divided into separate lots and reunited with their original boundaries. Block 189 Lot 27 was constituted by the merger of two lots in 1969.

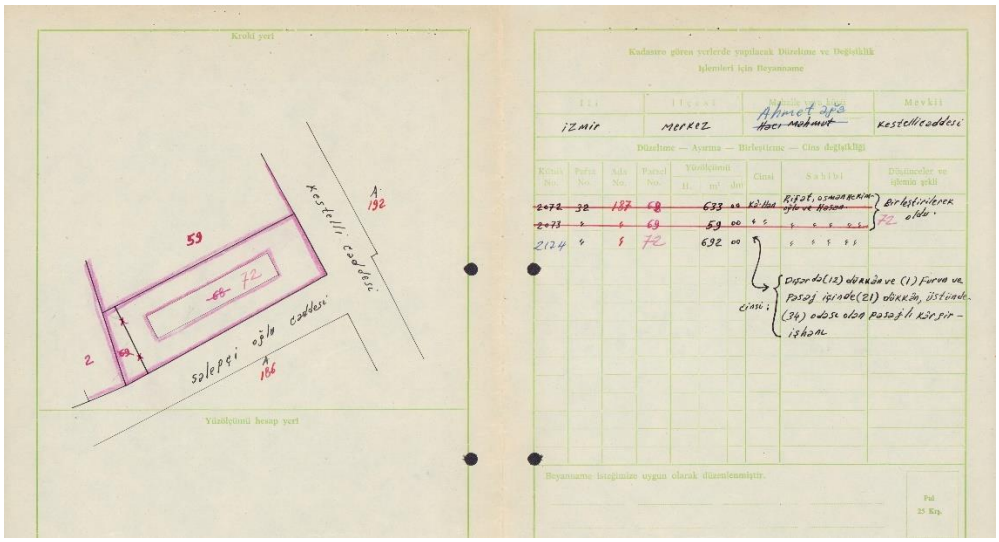


Figure 5.3. Division of Block 187, Lot 72 into two separate lots
(Source: General Directorate of Land Registry and Cadastre)

While in 1930 the number of lots in the area was 79, this number decreased to 75 in 1984. Between 1984 and 2005, the Block 184, Lot 48 was formed by the merger of two distinct lots. In 2007, the lot type was changed (Figure 5.4). In 1998, the building on Block 187, Lot 72 underwent a change of type (Figure 5.5). While the number of lots in the area was 75 in 1984, it decreased to 74 in 2005. After 2005, the number of lots in the area has remained unchanged.

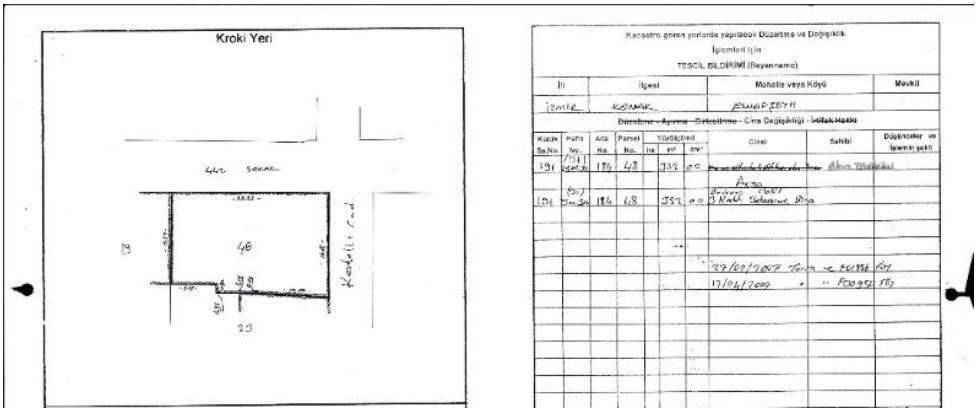


Figure 5.4. Block 184, Lot 48 type change, 2007
(Source: General Directorate of Land Registry and Cadastre)

It was thus determined that the number of lots within the study area decreased from 79 to 74 between the years 1930 and 2024. There was no change in the number or boundaries of the block. Despite the lack of change in the study boundaries over the years, the decrease in the number of lots can be attributed to the fact that two or more small lots in the area were merged to form larger single lots.

It can be posited that the widespread use of larger-scale buildings, a consequence of evolving socio-economic circumstances and advancements in construction methodologies over time, has precipitated the current predicament.

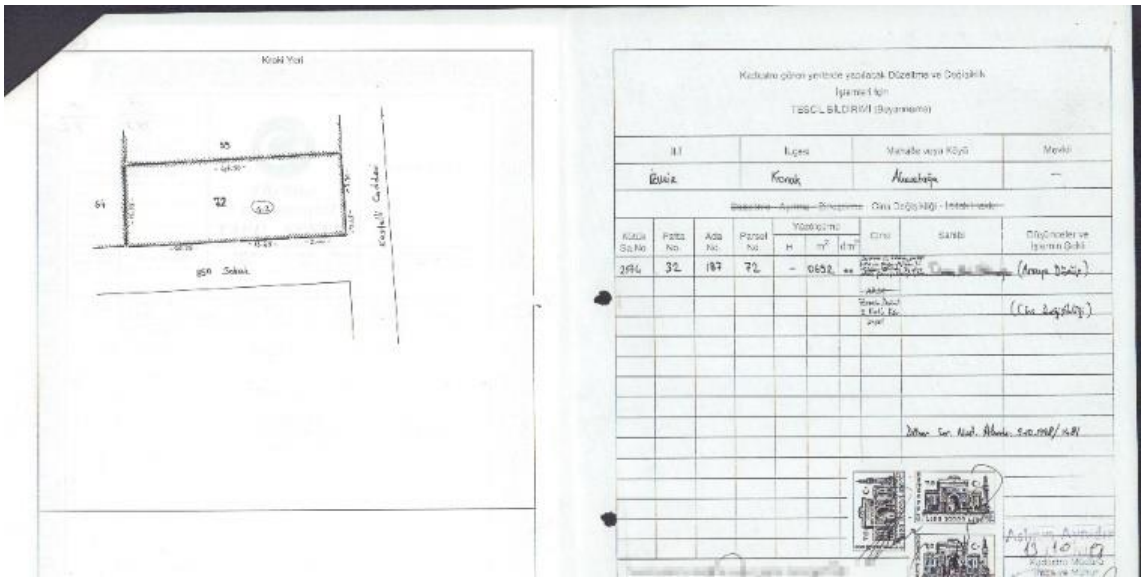


Figure 5.5. Block 187, Lot 72 type change, 1998
(Source: General Directorate of Land Registry and Cadastre)

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

CADASTRAL ALTERATIONS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS
- PLOT CHANGES BETWEEN 1930-1984
- PLOT CHANGES BETWEEN 1984-2005

KEY MAPS;


1930 Kadastral Region Map


1984, Conservation Development Plan


2005, Conservation Development Plan


2024 Current Map

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

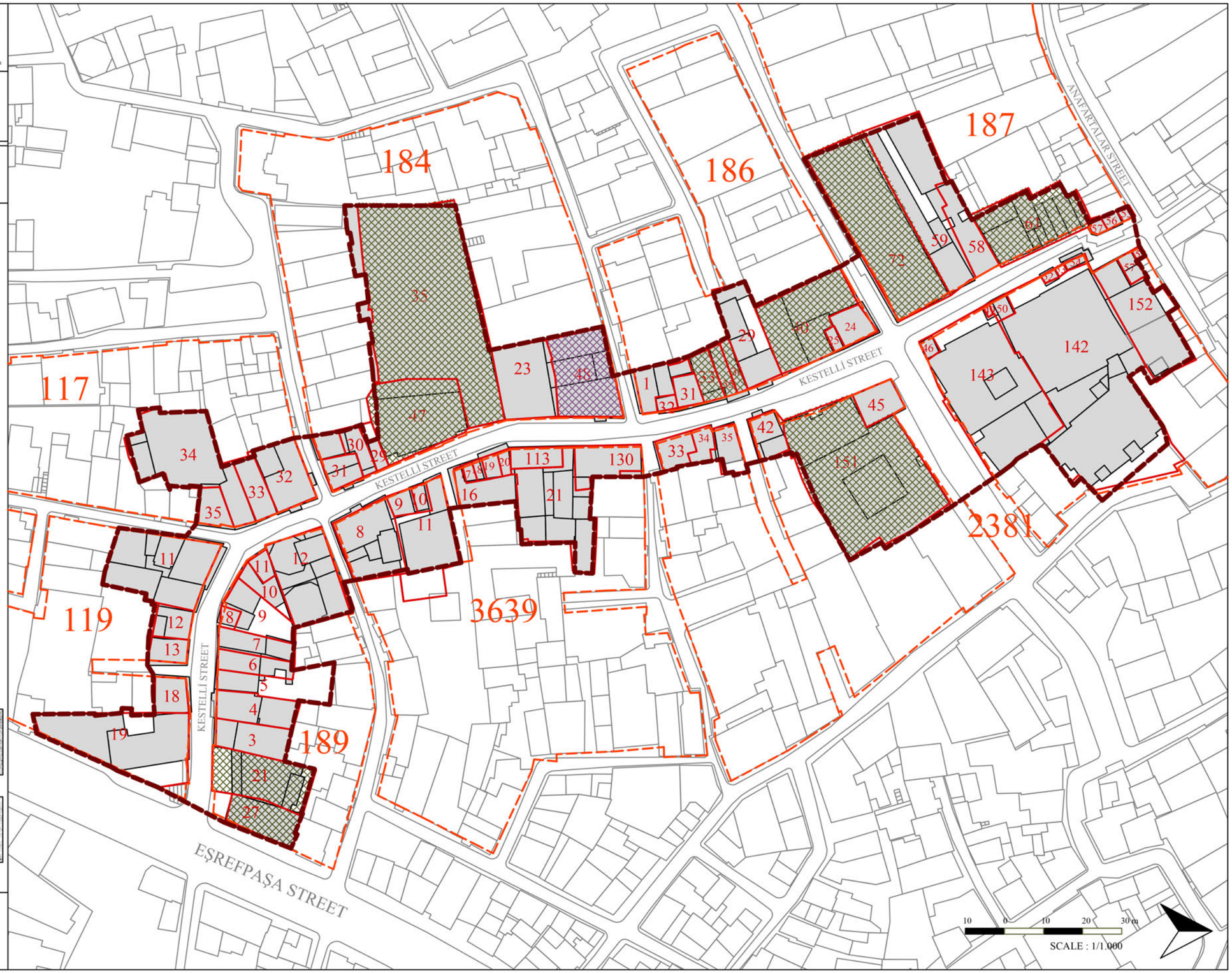


Figure 5.6 Cadastral alterations analysis

5.3. Alterations in Landuse

Kestelli Street has consistently been a highly utilized area due to its proximity to the city's commercial hub. The nature and intensity of use in the area, along with the evolving user demands, have led to a dynamic evolution in the functions of the buildings. Consequently, the buildings on Kestelli Street have undergone a multitude of changes in terms of their use and function over time. In order to ascertain these changes, the building uses in the area analyzed over a four-year period, spanning from 1930 to 2024. The years 1930, 1981, 2000 and 2024 were selected as representative of the historical evolution of the area.

Between the years 1930 and 1981, 19 buildings in the area have undergone a change of function on the ground floor and first floor. Between the years 1981 and 2000, the function of 12 buildings on the ground floor and 13 buildings on the first floor changed. Between the years 2000 and 2024, the utilization of the ground floor and first floor of four buildings changed (Table 5.3).

Table 5.3. Landuse change throughout years

	Current Structures								Function Change					
	Ground Floor				First Floor				Ground Floor			First Floor		
	Continues Its Original Function	Maintains Similar Function	Function Completely Changed	Ruin / Abandoned	Continues Its Original Function	Maintains Similar Function	Function Completely Changed	Ruin / Abandoned	Between 1930-1981	Between 1981-2000	Between 2000-2024	Between 1930-1981	Between 1981-2000	Between 2000-2024
Number of Buildings	23	24	24	4	14	3	27	8	19	12	4	19	13	4

The function determinations, based on data from four different years, revealed that the area exhibited four distinct categories of use. Since 1930, buildings with the same function have been analyzed as "Continues its original function." In the land use analyses, the functions were examined in four different categories: residential, commercial, public, and service use.

In the case of the function of a building has undergone a transformation over time, yet it has retained its original classification, it is evaluated as "Maintains similar function." Conversely, if the function of the building has undergone a significant shift to a different category, it is analyzed as "Function completely changed." Furthermore, if the building has been abandoned and is no longer in use, or if it has been completely demolished, it is classified as "Ruin or Abandoned" (Figure 5.7).

Figure 5.7. An example of a completely abandoned building, Block 189, Lot 5 and 6

From 1930 to 2024, 23 buildings preserved their ground floor function. The ground floor of 24 buildings, whose functions have changed, continue to serve their new functions in accordance with the original use. The remaining 24 buildings have introduced new uses that are incompatible with their original function, which has resulted in a change

to the character of the area. Furthermore, four buildings have been demolished or abandoned and are no longer in use today (Table 5.3).

The upper floors of 14 of the analyzed buildings continue to serve their original functions as intended. Three buildings have changed function but have been re-functionalized in a manner compatible with their original design. Unfortunately, 27 buildings are still in use in a manner incompatible with their original function. In addition, eight buildings have abandoned upper floors that are not currently in use.

In 1930, Kestelli Street was a multifaceted area with a combination of residential and commercial functions, as well as several public buildings including schools, masjids and public baths.

Currently, the residential use in the area has been entirely abandoned. The public use is limited to two buildings: one is an old public bath, while the other is the restored and re-functionalized Historical Istikal School. The evolution of Izmir's trade and tourism sector has resulted in the transformation of the buildings into commercial functions.

Figure 5.8. Example of a building as wholesale store

It is understood that the commercial use in the area has increased, particularly after 1981. After 2000 and subsequently, it was determined that the commercial use was predominantly in the textile wholesale sector (Figure 5.8). Regrettably, the commercial potential of the area is not optimally exploited due to the wholesale-oriented commercial use. As the shops in the area only sell wholesale through companies, they do not appeal to the daily visitors of Kemeraltı Bazaar. This situation results in the area being deprived of the status of a commercial destination.

The lack of active user circulation in the buildings results in the lack of access to the first floors of the buildings. Since the shop owners do not require access to the upper floors, only the ground floors are actively used. This situation has resulted in the first floors of the buildings being used as warehouses for the stores or completely abandoned (Figure 5.9). The lack of active use on the first floors causes the buildings to be neglected and worn out over time. The lack of active use of the upper floors of the buildings has resulted in the potential of the area being ignored. This has led to Kestelli Street becoming isolated from the urban users, particularly given that the first floors of the buildings in the area are completely closed to the entrance of the daily urban users.

Figure 5.9. Example of a building with abandoned upper floors,
Block 117, Lot 32 and 33

Figure 5.10. Vehicle traffic on The Kestelli Street

Furthermore, the delivery of goods to wholesale stores must be conducted by large vehicles. The area of Kestelli Street is unsuitable for the passage of such vehicles due to its location and physical characteristics. The continuous passage of vehicles in narrow streets causes an intense vehicle traffic and congestion in the area, which also prevents pedestrian passage (Figure 5.10).

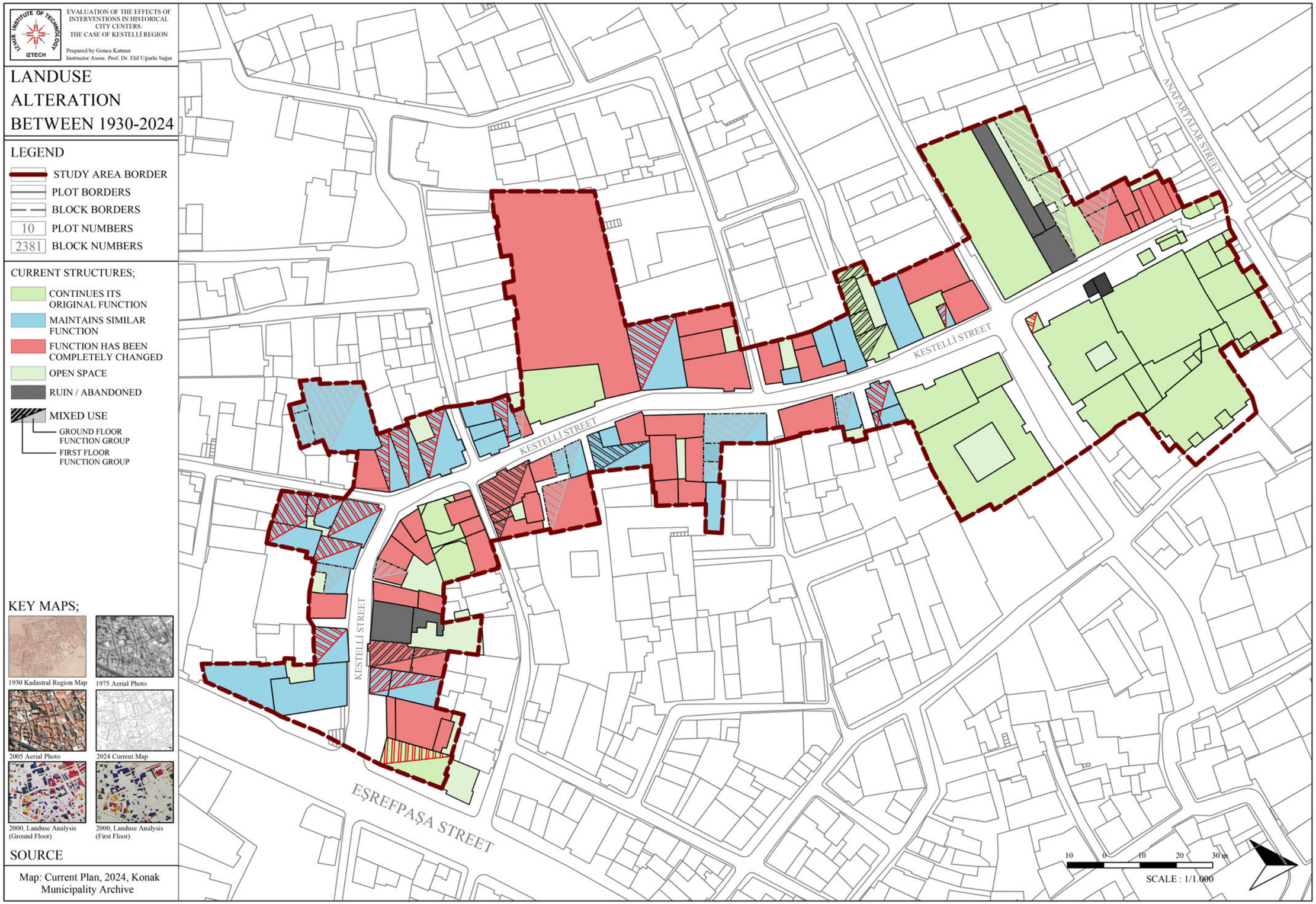


Figure 5.11 Landuse alterations analysis

5.4. Evaluation of Solid Void Ratio

The Kestelli District has consistently been a highly indemand area throughout history, due to its location on the periphery of Izmir's trade center. Consequently, the results of the numerous analyses conducted in the area since 1930 indicate that Kestelli Street has been a densely populated area since the early years of the Republic.

Since 1930, the changing economy, commercial and social living conditions have been the factors that have changed the settlement pattern of the region. The settlement density on Kestelli Street analyzed in 4 years, 1930, 1975, 2005 and 2024, and its change was determined. The total area of the study area, as defined by the boundaries included in the analysis, is 18.022 m². Of this total, the built environment constitutes 12.122 m² (67%).

Of the 12.122 m² of built environment in the area, 8.893 m² (73%) consists of areas that have been solid since 1930. Between 1930 and 1975, the amount of solid area in the area increased by 2.235 m² (18%), with the addition of new buildings or new buildings built in the place of demolished buildings. Between 1975 and 2005, the amount of new occupied area increased by 468 m² (4%). From 2005 to the present day, the amount of occupied area increased by 526 m² (4%) and reached the current occupied area of 12.122 m² (Figure 5.12).

The results of the examinations conducted in the area indicate that the majority (73%) of the residential areas on Kestelli Street have been present in the area since the early years of the Republic. The demand for the area has increased in line with changing economic conditions and an expanding population over time. Since 1930, the settlement density on Kestelli Street has continued to increase.

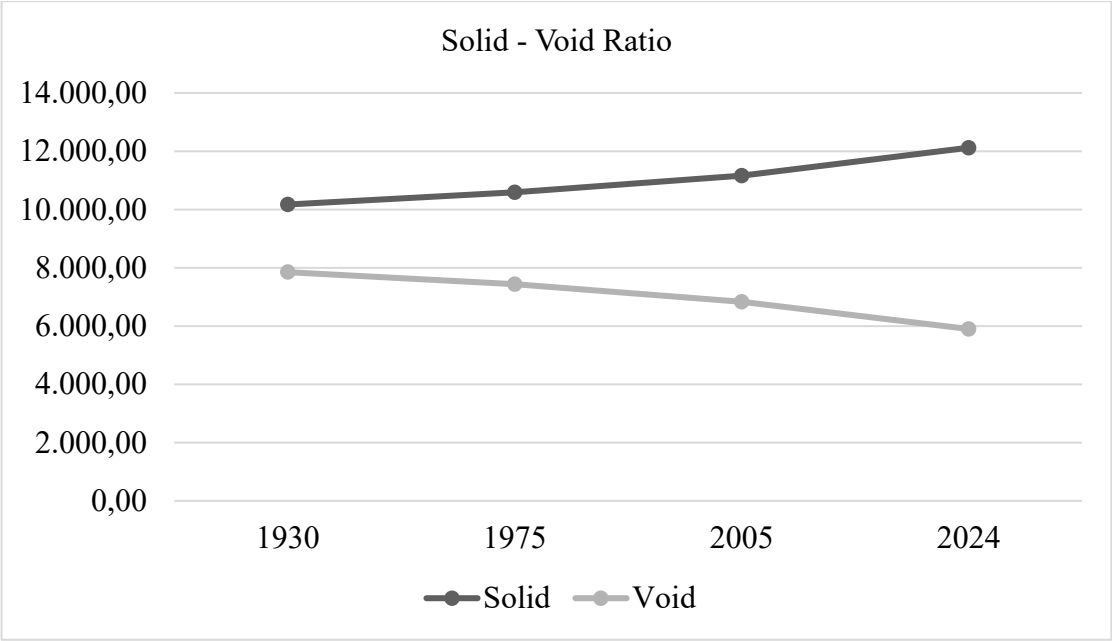


Figure 5.12. Solid void ratio

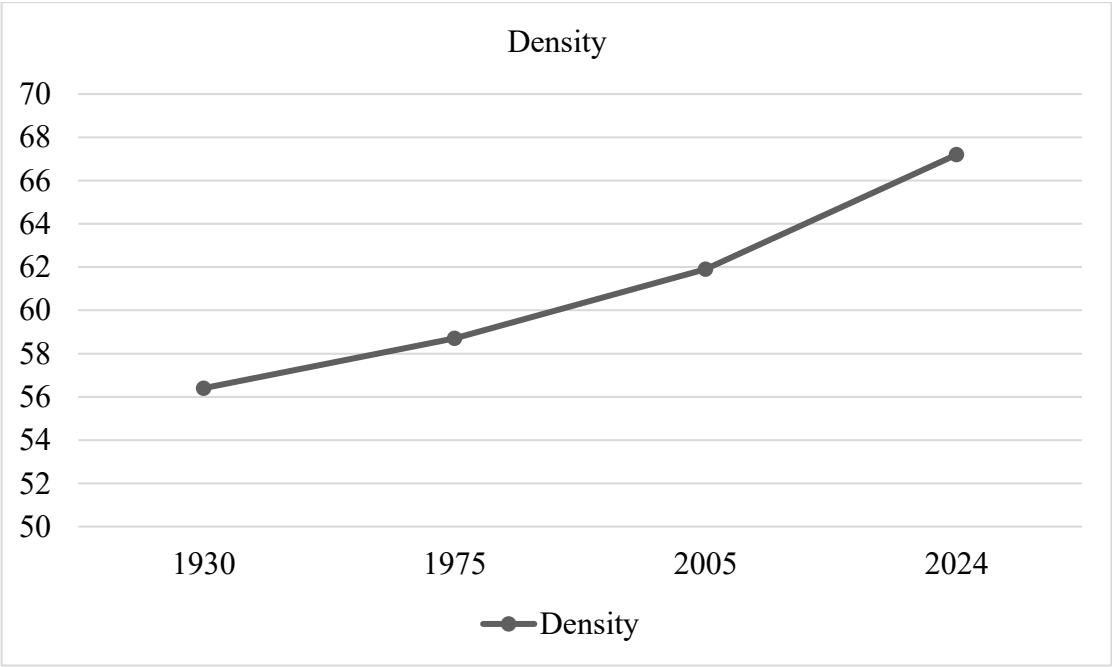


Figure 5.13. Density by year

In 1930, the occupancy rate in the area was %56.4, which increased by %2.3 to %58.7 in 1975. From 2005 to 2024, the occupancy rate increased by a further %3.2, reaching a level of %61.9. From 2005 to 2024, the occupancy rate increased by %5.3, resulting in a total occupancy rate of %67.2. Over the 94-year period from 1930 to 2024, a total of 1.949 m² of space was constructed on the lots located on Kestelli Street, resulting in a 10.8% increase in the total occupancy rate (Figure 5.13).

From 1930 to the present day, it is clearly observed that the lots on Kestelli Street are larger near Anafartalar Street and become smaller as one moves towards İkiçeşmelik Street. This can be attributed to the fact that there are usually hans with commercial functions near Anafartalar Street, which is a commercial axis, while smaller residential buildings are generally located on the continuation of the street.

When the settlements are analyzed on a lot basis, it is observed that in 1930, all of the lots in the area had buildings and there was no empty area among the lots. This situation has of course varied over time. For example, in 1975, the buildings on five of the lots in the area were demolished and the lots were empty land. In 2005, the same situation is valid for nine lots. In 2024, one lot is entirely empty land.

Between 1930 and 2005, although the number of empty lots increased in conjunction with the demolition of buildings, there was no decrease in settlement density. This situation is evidently related to the simultaneous change in lot organization. Despite a decrease in the number of lots with buildings on them, the amount of occupied area has increased. This is due to the fact that the lots, which were typically arranged with gardens in 1930, were replaced by the arrangement of the masses to fill the entire lot (Figure 5.14). Since this settlement concept continued to increase until 2024, the occupancy rate in the area has continued and will continue to increase gradually.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

SOLID VOID ALTERATIONS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

CURRENT STRUCTURES;

- SOLID SINCE 1930
- SOLID SINCE 1975
- SOLID SINCE 2005
- SOLID AFTER 2005

* Since the base map used is for 2024, structures that were demolished before this year cannot be observed.

KEY MAPS;


1930 Kadastral Region Map


1975 Aerial Photo


2005 Aerial Photo


2024 Current Map

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

Figure 5.14. Solid void alterations

5.5. Alterations in Lot Organization

The configuration of buildings within a lots on Kestelli Street has undergone significant changes over time. These changes can be attributed to a number of factors, including the construction of new buildings in place of demolished structures, the division or consolidation of lots, and the addition of new structures to existing buildings in the garden. To assess these changes, the configuration of the lot analyzed from 1930 to 2024 (Figure 5.18).

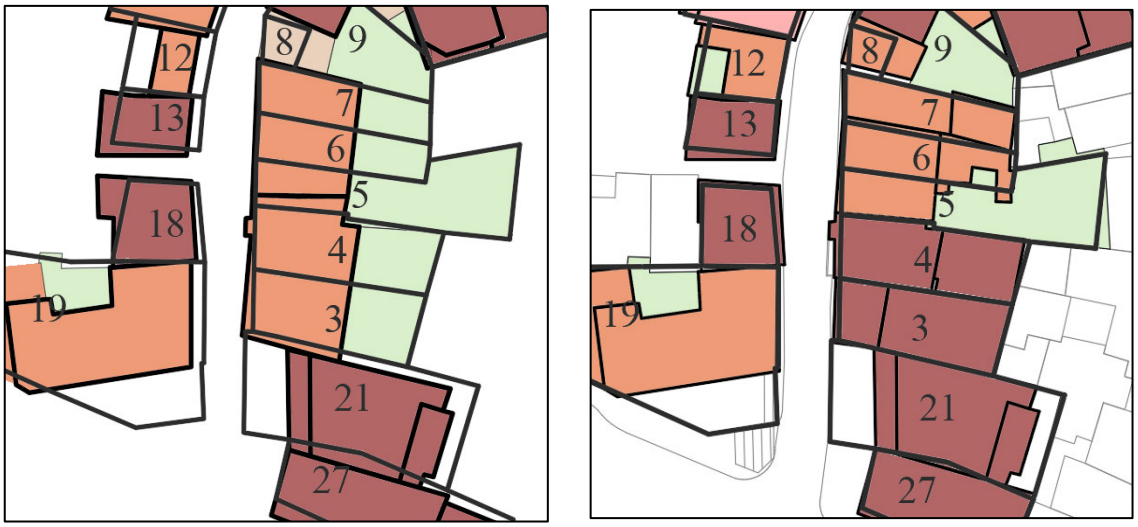
In evaluating the originality of the land layout, the layout of the first known building on the existing lot is taken as the original. Of the 74 lots in the area, 42 (57%) have maintained the original building-lot layout relationship since 1930. In 28 lots (21%) in the area, the settlement of the building with a garden within the land has been transformed into a lot where only the mass is located within the lot. In contrast, one lot has been transformed from a settlement with a courtyard to a settlement where only the mass is located in the lot. In three cases, while the buildings were situated in an area with a garden, the lot has evolved into a courtyard typology, with the space between the buildings constructed in the garden over time (Table 5.4).

Table 5.4. Transformation of lot organizations

	Original Lot Organization	Lot Organization Changed Mass with Garden to Only Mass	Lot Organization Changed Mass with Courtyard to Only Mass	Lot Organization Changed Mass with Garden to Mass with Courtyard
Number of Lots	42	28	1	3

In 1930, it was observed that narrow and small lots were generally only mass settlements, while garden settlements were preferred in larger lots with sufficient area on

a square meter basis. 28 (87%) of the 32 lots whose land layout has changed in the period until 2024 constitute the transformation of the mass with garden into a only mass settlement (Figure 5.15). This phenomenon can be attributed to the construction of additional structures on the grounds of existing garden houses, which has resulted in the complete occupation of the land. Furthermore, the replacement structures have been erected on the entire lot, eliminating any remaining open space.



(a) (b)

Figure 5.15. Lot organization changed mass with garden to only mass,
Block 189, Lots 3 and 4
(a) 2005 Lot Organization Analysis (Figure 5.18)
(b) 2024 Lot Organization Analysis (Figure 5.18)

Rarely, additional buildings built in the garden were placed on the land with a courtyard in the center between the buildings (Figure 5.16). In such cases, the site has been converted into a mass with courtyard layout (Figure 5.17).

Figure 5.16. Example of a transformation of lot organization from mass with garden to mass with courtyard, Block 189, Lot 11

(a) (b)

Figure 5.17. Lot organization changed mass with garden to mass with courtyard Block 189, Lot 11

(a) 2005 Lot Organization Analysis (Figure 5.18)

(b) 2024 Lot Organization Analysis (Figure 5.18)

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

LOT ORGANIZATION ALTERATIONS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

CURRENT STRUCTURES;

- ORIGINAL LOT ORGANIZATION
- LOT ORGANIZATION CHANGED MASS WITH GARDEN TO ONLY MASS
- LOT ORGANIZATION CHANGED MASS WITH COURTYARD TO ONLY MASS
- LOT ORGANIZATION CHANGED MASS WITH GARDEN TO MASS WITH COURTYARD
- OPEN SPACE
- EMPTY LOT

KEY MAPS;


1930 Kadastral Region Map


1975 Aerial Photo


2005 Aerial Photo


2024 Current Map

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

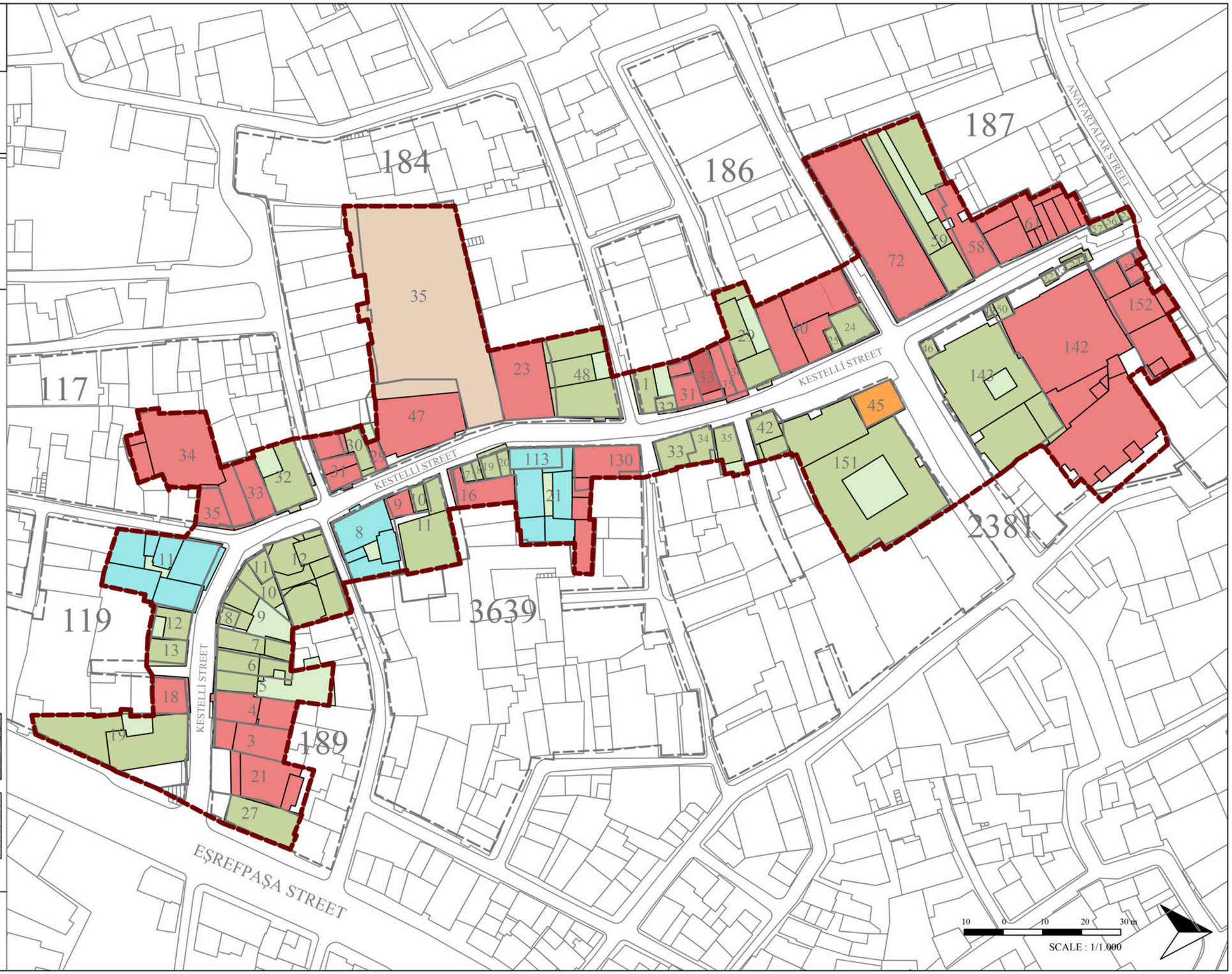


Figure 5.18. Lot organization alteration analysis

5.6. Alterations in Storey System

Kestelli Street presents a silhouette with a variety of storey heights with the buildings on it in the last hundred years. Since 1930, the street has generally had a settlement with two or three storey buildings. After the 1980s, five and six storey buildings began to appear alongside this silhouette.

The vertical silhouette of Kestelli Street has undergone a series of changes over time, with the construction of new buildings replacing those that have been demolished in the area. In order to determine these changes, floor height analyses conducted in 1930, 1981, 2000 and 2024 were compared (Figure 5.24). Over time, some buildings have retained their original storey heights, while others have been constructed as high-rise buildings that are incompatible with their surroundings. From 1930 to 2024, no examples of buildings in the area with decreasing storey heights were identified. Buildings whose original floor heights could not be determined when they were first constructed could not be included in the comparison.

Table 5.5. Number of storey change throughout years

	Original Number of Storey	Increased Number of Storey Between 1930-1981	Increased Number of Storey Between 1981-2000	Increased Number of Storey Between 2000-2024	Original Number of Storey Undefined
Number of Buildings	37	3	3	2	32

The number of buildings that preserved their original floor height from 1930 to 2024 is 35. Eight buildings were built high-rise, incompatible with the previous original floor height. Three of them were built until 1981, three of them were built until 2000, and two were built between 2000 and 2024. Since data could not be found for 32 buildings

within the field study boundaries, original floor heights could not be determined (Table 5.5).

It is notable that these high-rise buildings do not align with the surrounding area in accordance with the Kemeraltı 1st Stage Conservation Development Plan Revision, which was enacted in 2005 (Figure 5.19). A total of 11 buildings within the boundaries of the study area are incompatible with the floor heights specified in the development plan (Figure 5.20).

Figure 5.19. Floor heights incompatible with the conservation development plan, 2016 (Source: Şeniz Çıkış et. al., 2016)

Figure 5.20. An example of a building with floor height incompatible with the conservation development plan, Block 187, Lot 58

One of the buildings with incompatible storey heights and disrupting the silhouette of the area is a pair of buildings constructed at the entrance of Kestelli Street in the direction of Anafartalar Street. These buildings are located on Block 2381, Lots 142 and 143 (Figure 5.20). The buildings constructed until 1981 are five storeys high. The buildings along Kestelli Street were generally constructed as two or three storeys.

(a) (b)

Figure 5.21. Example of a buildings with floor height incompatible with the conservation development plan

(a) Block 2381, Lot 142

(b) Block 2381, Lot 143

The neighborhood of Lots 142 and 143 is characterized by two-storey buildings. In addition, the buildings along Anafartalar Street, where the buildings were neighboring, were one or two storeys high. Consequently, the five-storey heights of the buildings built on Lots 142 and 143 create incompatibility with the environment.

The current 2024 Conservation Development Plan designates the area of Block 2381, including Lots 142 and 143, as 'T3', or 3-storey retail trade. Consequently, both buildings have become incompatible with the current development plan.

The Block 184, Lot 47, commonly referred to as the Kestelli Business Center, was constructed in the 1970s as a six-storey building (Figure 5.21). Consequently, the visual profile of two to three storey structures along the street has undergone a significant transformation. In addition, this building blocks the view of the Historical Yusuf Rıza Primary School behind it and prevents the building from being seen from the street.

Figure 5.22. Example of a buildings with floor height incompatible with the conservation development plan, Block 184, Lot 47

Under the 1984 Conservation Development Plan, the whole of Block 184 is zoned 'B-3' as three-storey adjacent building. In addition, the current 2024 Conservation Development Plan designates the same area as 'TO-3', as three-storey office building. In this state, the Kestelli Business Center is not only incompatible with the development plan, but also has a disturbing quality in the area as it is not in harmony with the surrounding buildings.

Figure 5.23.Example of a buildings with floor height incompatible with the conservation development plan, Block 189, Lot 21

The building on Block 189, Lot 21 was also built in conflict with the zoning plan (Figure 5.23). Lot 21, built between 1981 and 2000, is required to comply with the 1984 conservation plan. According to this plan, Lot 21 is defined as 'B-4', as four-storey adjacent building, but Lot 21 was built as a 6-storey hotel building. In addition, the status of the area has been changed in the updated zoning plans as 'T-C3' and the appropriate floor height has been reduced to three storey.

The buildings constructed along Kestelli Street, which do not implement the zoning plan to which they are attached, create a state of incompatibility with their surroundings. These buildings cause the vertical scale of the area to deteriorate and disrupt the user perception.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

NUMBER OF STOREY ALTERATIONS

LEGEND

- STUDY AREA BORDER
- PLOT BORDERS
- BLOCK BORDERS
- 10 PLOT NUMBERS
- 2381 BLOCK NUMBERS

CURRENT STRUCTURES;

- ORIGINAL NUMBER OF STOREY
- INCREASED NUMBER OF STOREY
- UNDEFINED ORIGINAL NUMBER OF STOREY

KEY MAPS;


1930 Kadastral Region Map


1975 Aerial Photo


2000, Number of Storey Analysis


2024 Current Map

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

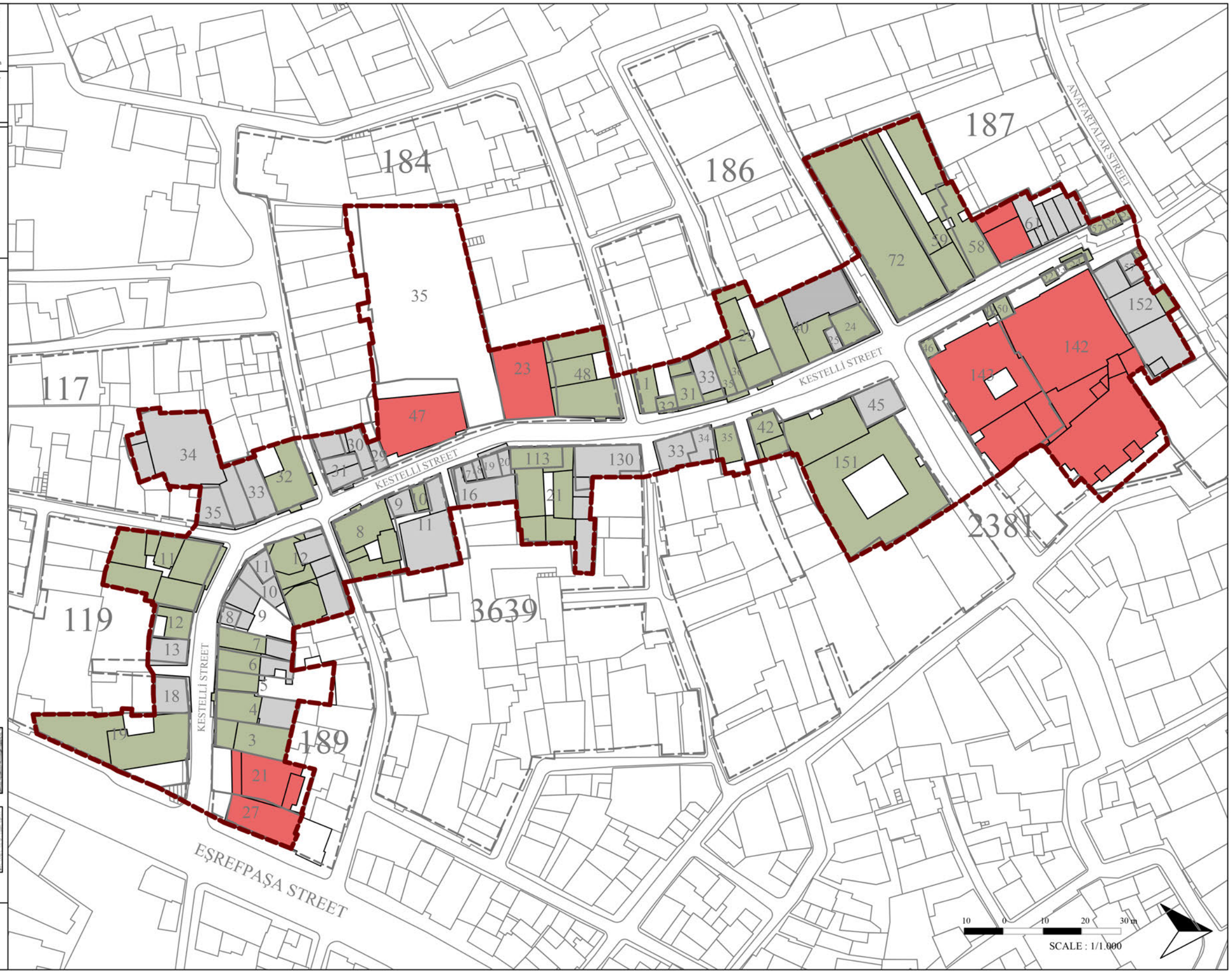


Figure 5.24. Number of storey alteration analysis

5.7. Alterations in Construction Technique

The construction techniques observed in the buildings on Kestelli Street have varied throughout history. The new buildings constructed in the locations of the demolished buildings on the street have been built using the most recent technologies. In order to ascertain the variations in construction techniques, the buildings in the area analyzed over a four-year period (Figure 5.26). The years 1930, 1981, 2000 and 2024 were selected for analysis. In these years, the construction techniques could only be provided in registered buildings, since no other records indicating the construction techniques of the buildings other than the registration slips belonging to the registered buildings could be reached. In 2024, the construction techniques of the current buildings could be determined through field studies.

Table 5.6. Alterations of construction techniques

	Original Construction Technique	Construction Technique Changed Traditional to Modern	Original Construction Technique Undefined
Number of Buildings	41	22	14

In evaluating the changes in construction techniques observed in the area, the construction technique of the first known building on the lot where the current buildings are located was taken as a basis. Accordingly, 41 (53%) of the 77 buildings in the area have been preserved in a way to preserve the original construction technique. 22 (28%) buildings in the area were constructed using a modern technique that is incompatible with the construction technique of the original building in the past. The original construction technique of 14 (18%) buildings could not be determined (Table 5.6).

Figure 5.25. Reinforced concrete example building, Block 189, Lot 27

The buildings registered in 1930 and 1981 were generally constructed using the traditional masonry technique with stone or stone and brick materials. Modern reinforced concrete structures started to be observed in the area until 2000 (Figure 5.25). With the innovations brought by technology, it is evident that the buildings constructed in place of the demolished buildings were constructed using up-to-date techniques. Nevertheless, the fact that 41 of the 77 buildings in the area have been preserved in their original technique, representing a rate of 53%, is a promising indication.

It is possible to utilize contemporary construction techniques when constructing new buildings in historical areas. However, new buildings constructed with modern techniques in historical built environments should be built in harmony with their surroundings. In order to ensure this harmony, the building should be constructed in accordance with the floor height determined in the development plans. Furthermore, the design of the building should be in accordance with the regulations regarding the layout of the facade, roof, and all architectural elements, as specified in the Kemeraltı Plan Notes (Konak Municipality, 2005).

Figure 5. 26. Construction technique alterations analysis

5.8 Interventions & Renovations

The buildings on Kestelli Street have consistently undergone changes in accordance with the evolving functions, varying user profiles, and fluctuating needs that have been observed over time. Since 1930 until today, the existing buildings have sometimes undergone maintenance or restoration that contributes to the building and its surroundings, and sometimes they have been subjected to major renovations that have caused serious damage to the building. The renovations that have been carried out on some buildings have also resulted in significant damage to the facades of the buildings. In order to determine the interventions made to the buildings over the years and their effects on the facades, a series of on-site examinations were conducted (Figure 5.35).

The status of the analyzed buildings was evaluated in three different categories. Interventions that did not damage the structural elements, facade elements and plan scheme of the building, such as ceramic tiling, wall painting and interior arrangements were categorized as ‘Minor renovation’. Conversely, structures where the facade organization of the building was disrupted, the plan scheme was differentiated or structural interventions were made were evaluated as ‘Major renovation’. The buildings that have been restored in accordance with the original are categorized as ‘Restoration’. In addition, if the renovations made to the building cannot be observed in any way or if the building is new and has not been renovated yet, it is evaluated as ‘Renovation could not be detected’ (Table 5.7).

Table 5.7. Renovation status

	Minor Renovation	Major Renovation	Restoration	Renovation Could Not Be Detected
Number of Buildings	25	15	5	32

(a)

(b)

Figure 5.27. Minor renovation example, Block 117, Lot 32&33, (a) Ground floor view in 1981 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981), (b) Current status of the building, 2024

The field investigations revealed that 25 buildings on Kestelli Street have undergone 'Minor renovation' (Figure 5.27). Minor interventions or renovations generally constitute renovations for use depending on the changing function of the building. Such

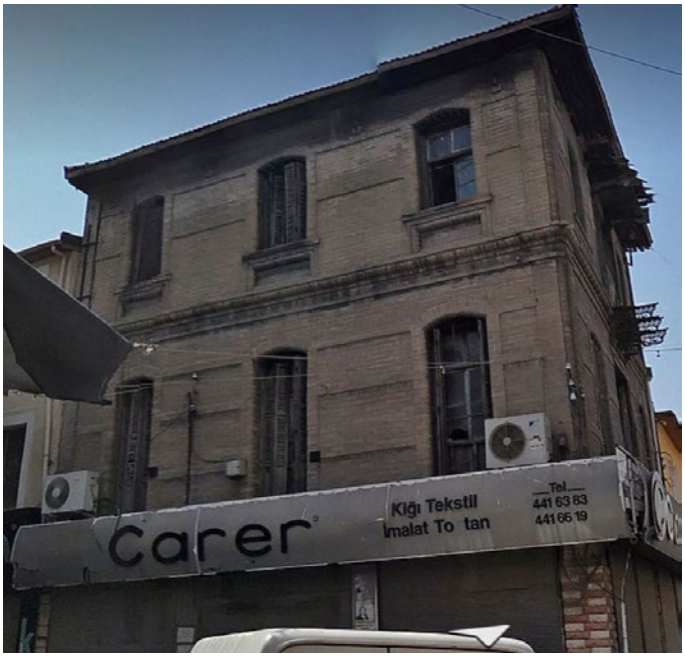
interventions may include modifications such as changing door-window joinery, renewing floor or wall coverings and adding signboards to the facade without changing the plan scheme of the building. Although minor renovations do not appear to cause significant damage to the building, they often result in the loss of the original character of the building and may contribute to a sense of disharmony in the street silhouette. In order to avoid such situations, all kinds of simple repairs should be carried out under the control of the relevant unit in accordance with the standards set by local authorities.

Figure 5.28. Major renovation example, Block 189, Lot 3, 2024

The study revealed that 15 buildings on Kestelli Street have undergone major renovations (Figure 5.28). In these buildings, the facade organization has been partially or completely disrupted. This has resulted in damage to the original character of the building and, in some cases, the plan scheme has been disrupted. If these renovations are not authorized and unplanned, they may cause irreversible and permanent damage to the building.

A total of five buildings on Kestelli Street have been restored in accordance with the original. It is of great importance that restoration works are carried out by experts and in a supervised manner in accordance with the originality of the buildings. In this way, street silhouettes can take a shape that reflects the original texture.

(a)



(b)

(c)

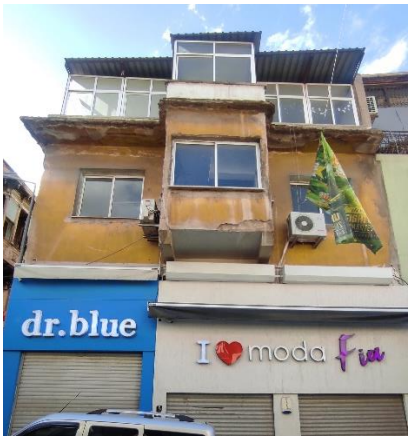
Figure 5.29. Restoration example, Block 186, Lot 24, (a) Original state of the building, 1981 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981), (b) Before restoration, 2011 (Source: Yandex Street View, 2011), (c) After restoration, 2024

It is of critical importance to supervise the interventions made to the buildings after the restoration works. For example, it is understood that a successful restoration work was carried out after 2011 in the building located on Block 186, Lot 24 (Figure 5.29). However, after the ground floor of the building was used as a shop, a large brand signboard was hung on the facade of the building. This addition unfortunately damages the original facade organization of the building. It is of critical importance to prevent such incompatibilities by increasing the frequency of inspections in the area, in order to ensure the sustainability of the restoration works.

It has been claimed that the buildings on Kestelli Street are perpetually undergoing transformation in response to the evolving functions of the buildings and the varying user demands. The analyses and investigations conducted in the area substantiate this assertion. In fact, this rate of change has accelerated considerably, particularly in recent times. It can be seen that the rate of change is so significant that when the area in question was revisited six months after the date of the field analyses, it was found that a considerable number of buildings on the street had been renovated and renewed (Figure 5.30).

(a)

(b)



(c)

(d)

(e)

(f)

(g)

(h)

Figure 5.30. Buildings that have undergone renovation in the last 6 months (a) Block 184 Lot 29, November 2023 (b) Block 184 Lot 29, May 2024 (c) Block 184 Lot 31, November 2023 (d) Block 184 Lot 31, May 2024 (e) Block 119 Lot 12&13, November 2023 (f) Block 119 Lot 12&13, May 2024 (g) Block 189 Lot 11, November 2023 (h) Block 189 Lot 11, May 2024

The on-site analysis revealed that the renovations and interventions applied to the buildings had resulted in changes at various levels, particularly on the street facades. In areas of historical importance, the street silhouette and the state of preservation of the building facades were of particular importance. Consequently, the interventions made to the buildings have been analyzed and evaluated separately in terms of the facade (Table 5.8).

Table 5. 8. Facade alterations

	Original Facade Organization	Altered Facade Organization in Ground Floor	Distorted Facade Organization in both Ground Floor and First Floor	Facade Cladding (Facade Elements Can Not Be Detected)
Number of Buildings	3	41	8	11

The alterations and interventions to the facades of the buildings were evaluated according to four categories. If there is no change in the facade order, and no deficiencies or additions to the architectural elements, the building is evaluated under the title of ‘Original facade organization’. In the case where the facade layout of a building has been distorted on the ground floor, where the original openings of the building have been changed, or where architectural elements have been added to the building in such a way that the facade layout cannot be perceived, these buildings are included in the category of ‘Distorted facade organization in ground floor’. If the aforementioned changes affect not only the ground floor but also the first floor of the building, the building is evaluated as ‘Distorted facade organization in both ground floor and first floor’. Finally, if the facade of the building is closed in such a way that it cannot be perceived at all or covered with a coating, it is categorized as ‘Facade cladding’.

Only three of the buildings in the area have preserved their original facades (Figure 5.31). The facade features of these buildings are in their original state when they were first built. There are no signboards for commercial purposes on the facades.

(a) (b)

Figure 5.31.Original facade organization example, Block 119, Lot 19 north facade (a) original facade of the building, 1981 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981), (b) After restoration, 2024

The ground floors of 41 buildings on Kestelli Street have undergone alterations to the facade layout, which has resulted in the loss of original features. The majority of the buildings on the street are shops, and the placement of shop signs has disrupted the facade layout. Furthermore, in buildings with shops on the ground floor, the ground floor street facade has been entirely removed and replaced with a glass facade, which has made the interior more visible from the street. Such an opening type is not encountered in the facades of masonry buildings constructed during the 19th century. It is evident that the original building facades have been destroyed and renovated inappropriately, in accordance with the demands of the user (Figure 5.32).

(a)

(b)

Figure 5.32. Example of distorted facade organization in ground floor, Block 186, Lot 29 (a) Original facade of the building, 1981 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981), (b) Building facade in 2024

(a)

(b)

Figure 5.33. Examples of distorted facade organization in both ground floor and first floor, (a) Block 189 Lot 8, November 2023 (b) Block 119 Lot 18, November 2023

A total of eight buildings were identified with deteriorated facade layouts on both the ground floor and the first floor. These buildings exhibited similar characteristics to those whose ground floor facade layouts had been altered, with the ground floor street facade also displaying damage. Additionally, the shop signs hung on the facades of these buildings were of a size that reached the first floor level. This indicates that the facade layout has been disrupted or obscured in such a way that it cannot be perceived on both the ground floor and the first floor (Figure 5.33).

(a) (b)

Figure 5.34. Facade cladding example, block 2381, lot 35 (a) Original facade of the building, 1981 (Source: Izmir No. 1 Cultural Heritage Conservation Regional Board Directorate, 1981) (b) Building facade in 2024

The facades of 11 buildings on the street are covered with facade cladding. This covering material extends from the ground to the roof, obscuring the facade layout and openings on the facades that are completely closed (Figure 5.34). Furthermore, the materials of the building, facade decorations and traditional architectural elements, if any, are not visible. This situation results in the buildings losing their facade character.

PHYSICAL TRANSFORMATION OF HISTORIC BUILT ENVIRONMENT: THE CASE OF KESTELLI STREET

Prepared by Gonca Katmer
Supervised by Assoc. Prof. Dr. Elif Uğurlu Sağın

INTERVENTIONS & RENOVATIONS

MAINTENANCE STATUS

- MINOR RENOVATION
- MAJOR RENOVATION
- MAJOR RESTORATION

FACADE ORGANIZATION

- ORIGINAL FACADE ORGANIZATION
- DISTORTED FACADE ORGANIZATION IN GROUND FLOOR
- DISTORTED FACADE ORGANIZATION IN BOTH GROUND FLOOR AND FIRST FLOOR
- FACADE CLADDING (Facade Elements Can Not Be Detected)

SOURCE

Map: Current Plan, 2024, Konak Municipality Archive

- Registration Documents, Izmir No. 1 Cultural Heritage Preservation Regional Board Directorate

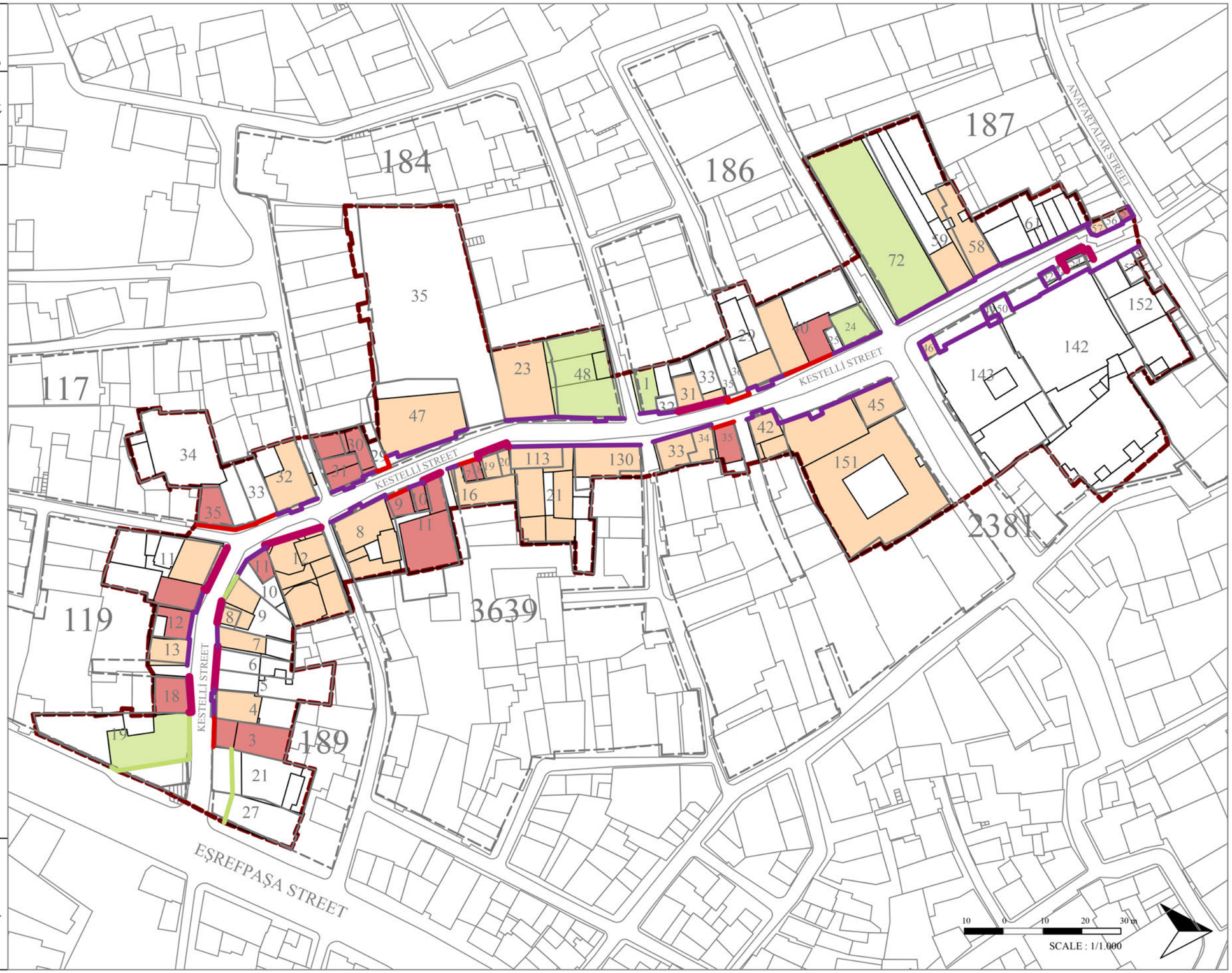


Figure 5.35. Interventions & renovations analysis

5.9 Evaluation of Values

Kestelli Street is an area with a variety of values and potentialities at both the urban and building scales. The studies and analyses conducted within the scope of the thesis clearly demonstrate these values. Kestelli Street has succeeded in preserving its historical values in some respects and continues to maintain them today. However, it can be argued that some of the area's most significant defining characteristics have been damaged and lost over time.

5.9.1 Urban Spatial and Commercial Value

In addition to forming the initial nucleus of the Turkish communities in the city, Kestelli Street has also served as a connection between the city center and the İkiçeşmelik area. This function is still maintained today. The high level of pedestrian and vehicular traffic on Kestelli Street provides access from the İkiçeşmelik area to the Kemeraltı Bazaar, integrating the historical and commercial center of the city with the city.

Kestelli Street has historically been an area that has been the bearer of the city's intense commercial identity, as the land use analysis will confirm. The commercial activity, which intensified from the 1930s until today, has always been an element of identity for the street.

Until the 1980s, Kestelli Street was home to various sectors, including textile and shoe manufacturers. In addition, the area exhibited a high level of vitality, functioning as the most important wholesale and retail trade axis in the region during this period. The area serves as a transition point between the city's busiest commercial area, residential area and important archaeological and historical sites. With these qualities, Kestelli Street constitutes one of the promising areas of the city in terms of commercial and tourism potential.

5.9.2. Architectural Value

Kestelli Street is a prominent area of the historical city center, distinguished by its location, commercial importance and the quality of the buildings on it. The street contains unique and valuable textures and districts that preserve the traditional settlement pattern of the 19th century and preserve their architectural and historical features. Even today, Kestelli Street maintains its historical atmosphere by incorporating streets and districts that preserve its original texture.

There are registered lots on Kestelli Street, most of which were built in the 19th century. These lots encompass a number of historical buildings. These buildings have been classified as Grade II Cultural Heritage, reflecting their significant originality, authenticity, and rarity.

Figure 5.36. Kestelli Street, May 2024

Kestelli Street is characterized by a rich urban texture, where buildings with different materials and construction features come together (Figure 5.36). The facade layouts, proportions, architectural elements and ornaments of the buildings are the distinctive features that differentiate the street. The characteristic 19th-century buildings, which were typically constructed to accommodate shops on the ground floors and accommodation functions on the upper floors, are significant details that emphasize the historical and cultural value of the street.

On the other hand, there are some valuable buildings in and around Kestelli Street that have not been registered and are in danger of extinction. These valuable buildings are part of the cultural heritage of the region and need to be protected. Therefore, the preservation of the historical and cultural heritage of Kestelli Street is of great importance in terms of urban planning and conservation policies.

5.10. Problems of Kestelli Street

A comprehensive analysis of the evolution of Kestelli Street over time has revealed a multitude of changes that have occurred within the area. In addition to these changes, the changing conditions at the urban scale and the user effects at the scale of individual buildings have collectively contributed to the emergence of various problems in the area over time.

5.10.1 Functional Problems

The Kemeraltı District is experiencing a loss of commercial and functional vitality as a result of the diversification and relocation of central activities throughout the city. Since the late 1980s, the traditional city center has begun to shrink, with the establishment of new sub-centers in other parts of the city. This has resulted in a significant loss of commercial vitality in the area. In the last decade, this commercial function has mostly decreased. As a consequence of the establishment of organized bazaars on the periphery

of the city, tradesmen in the area of Kemeraltı began to leave. These areas, which were previously occupied by tradesmen, have been partially filled with scattered commercial activities.

The majority of the region's building stock is currently comprised of commercial buildings. Therefore, the population residing in the region is quite low.

Kestelli Street is home to numerous wholesale clothing shops, with the majority of the buildings in the area utilizing the ground floor for trade and the upper floors for storage or workshops. Since the users of the buildings change frequently, the ground floors are constantly undergoing renovations, so the ground floors deteriorate faster and more intensely than the upper floors. The showcases of these commercial activities, concentrated on the ground and first floors, continue uninterrupted along the street. Wholesalers primarily display their products in shop windows, with an additional display in the street (Figure 5.37). However, this does not prevent the building facades from being perceived from outside, and the historical identity of the street is reflected in the facades.

Figure 5.37. An example of an open storefront on Kestelli Street

Typically, only the ground floors of buildings are actively used and the upper floors are used for storage, leading to neglect and deterioration of the buildings. Buildings whose

upper floors are not open to the public cannot fulfil their potential. The fact that the shops on the street are mostly wholesale shops and the upper floors are out of use limits the variety of users and reduces the frequency of use. In addition, transport vehicles coming to the shops have a negative impact on traffic.

The fact that the buildings in the Kestelli area are generally commercial in nature and the limited residential use in the area also creates a safety problem in the area. The street is particularly deserted at night when the working population leaves their workplaces. Inadequate night lighting and the lack of measures such as security cameras, and the fact that almost all of the area is occupied by the working population during the day and there are no services such as housing, café-restaurant or accommodation that extend into the night, create an unsafe environment and perception of the street at night.

5.10.2. Problem of Conservation and Perceptibility of The Historical Built Environment

The transformations that Kestelli Street has undergone over time have had a negative impact on the socio-cultural fabric of the area, as well as the physical loss of the buildings. Intensive commercial use, frequent changes of tenants and businesses, and economic difficulties have led to the destruction of the buildings and the area. Although many of the buildings are of historical and cultural value, their use by people unfamiliar with the area means that Kestelli Street is losing its importance in the city.

As most of the buildings on the street are subject to intensive commercial use, their architectural values are not easily perceived from the outside. The commercial use of the buildings has resulted in unqualified interventions, especially on the ground floors and facades. Interventions such as changes in facade organization, damage to architectural elements, lack of maintenance and major renovations have had a negative impact on the buildings. As these interventions have been carried out in an uncontrolled manner and without considering the potential of the buildings, they have caused irreversible damage to the buildings. As a result, the characteristics of the periods to which the buildings belong have been damaged and the integrity of their original state has been disrupted.

(a)

(b)

Figure 5. 38. Examples of incompatible signs (a) Block 3639 Lot 130, May 2024
(b) Block 2381 Lot 33&34, May 2024

The most important element that makes it difficult to perceive the traditional building structure on the street is the shop signs (Figure 5.38). The signs are arranged in such a way that they cover almost all the facades of the buildings, and this is one of the main problems of Kestelli Street, as well as of Kemeraltı as a whole. In addition to signboards, the facades of the buildings are often covered with various unqualified additions such as air conditioning units, mechanical shutters, and ondulin canopies. The elements added to the facades of contemporary buildings in the historical texture in random proportions and using incompatible materials damage the silhouette and create visual pollution.

(a) (b)

Figure 5. 39. Fabric cover on Kestelli Street (a) November 2023 (b) May 2024

In addition, Kestelli Street is covered with a fabric for most of the year. To protect themselves from the sun and rain, building users cover the street with a fabric net on the first floor of the buildings (Figure 5.39). This situation makes it impossible to see the upper floors of the buildings and seriously disrupts the scale of the street. The various attachments used by the shops, which prevent the perception of the buildings, create a serious visual pollution in the street.

5.10.3 Lack of Supervision

Over the years, renovations and additions made to the historic buildings on Kestelli Street by their users have caused serious damage to the buildings. This situation is usually caused by a lack of supervision. The conservation and restoration of historic buildings is an interdisciplinary and participatory process that needs to be handled carefully. Interventions in historic city centers should be carried out within the framework of conservation policies, by identifying the needs, resources and physical conditions that effects the future of the area. However, as in many regions, the lack of adequate monitoring and control mechanisms in Kestelli prevents this process from being carried out in a healthy manner.

Figure 5. 40. Example of a renovated building, 2024

Unauthorized or inappropriate interventions in historic buildings have degraded their original architectural features and aesthetic values, sometimes causing irreversible damage. For example, the use of modern materials to replace the historic texture and original materials of buildings has reduced their aesthetic and historic value (Figure 5.41). Such interventions can also damage the load-bearing systems of the buildings, reducing the chance of their long-term survival.

Any intervention in historic sites should be approved by experts and constantly monitored. However, in many regions such controls are either insufficient or not carried out at all. Inadequate monitoring of conservation decisions taken in areas of historic interest, lengthy procedures and the inability of the state to allocate sufficient funds to the field of historic environmental protection mean that the number of buildings in a state of neglected is increasing day by day. This situation has allowed users to carry out arbitrary interventions in the area, causing damage to the buildings. These problems are further increased by the lack of awareness among users of historic buildings. Users who do not have sufficient knowledge about the conservation of historic buildings have often damaged the building with their unintentional renovations. This is a factor that makes it difficult to protect the historical and cultural heritage.

Damage to historic buildings caused by renovations and additions by users should be prevented. This can be achieved by strengthening supervision mechanisms, raising user awareness, and implementing stricter and more enforceable laws to protect historic buildings. In this way, historic buildings can be passed on to future generations and cultural heritage can be preserved.

CHAPTER 6

CONCLUSION

Kestelli Street, in the Konak district of İzmir, is an area of architectural and historical value that still bears the traces of the past, although it has undergone severe physical transformation and lost much of its original texture in the process.

The most intense period of physical transformation began with increasing industrialization in the 1950s, with migration to the city center and increased population density.

The unplanned and uncontrolled construction caused by the rapid urbanization of the city has become a threat to the texture of the historic city center, in particular by causing serious damage to historic buildings. After the 1950s, planning efforts were stepped up to prevent damage, but with the decision of the Municipal Council in 1955 to increase the height of buildings, buildings with five or more storeys, which are still in use today, began to be built on existing lots in the area.

Between 1930 and 1975, the small and fragmented lots on the street were merged into larger lots, and the number of lots decreased from 79 to 75. In addition, although the total number of buildings on these lots decreased from 87 to 67, the overall occupancy rate in the area increased from 56.4% to 58.7%. In addition, five and six story buildings were observed for the first time during this period. This clearly shows that the newly constructed buildings in this period were built on large lots, filling the entire lot and with high floors. Thus, the silhouette of Kestelli Street began to change irreversibly. It is determined that only 48% of the buildings in the study area were able to maintain their original floor heights over time.

The original commercial-residential texture of Kestelli Street disappeared after 1930 and the area was completely abandoned to commercial use. Today, 60% of the buildings on the street maintain their original or similar function, while the function of the remaining 40% has completely changed. On the upper floors, only 32% of the buildings retain their original or similar function, 52% have completely changed their function and the remaining 16% have been completely abandoned and are not in use.

Today, the wholesale shops for companies, which are the common use of the area, do not appeal to the daily users of Kemeraltı Bazaar, thus depriving the area of being a commercial destination. The lack of active circulation of users in the buildings has resulted in the lack of access to the first floors of the buildings. This has resulted in the first floors of the buildings being used as warehouses for the shops or being completely abandoned. The lack of active use of the first floors causes the buildings to deteriorate over time.

As a result of the study, it is understood that Kestelli Street unfortunately not fulfilling its potential. So that, it is found that Kestelli Street has almost lost its functional identity.

After the Kemeraltı Conservation Zoning Plan was prepared in 1984, the new zoning decisions included elements that encouraged demolition and reconstruction and were therefore insufficient in terms of conservation. This situation led to a new period of transformation in the city center. Until the revision of the Conservation Plan in 2002, negative practices continued in the area. So much so that only 53% of the buildings in Kestelli Street were found to have original construction techniques. This shows that 47% of the buildings in the area were demolished and rebuilt using modern techniques. Some of the buildings with original construction techniques are in poor condition due to neglect or complete abandonment. In addition, some of these newly constructed buildings is found to be incompatible with the floor heights specified in the zoning plan. Therefore, these buildings are incompatible with their surroundings. In addition, they disrupt the vertical continuity along the street and affect the perception of the users.

The buildings on Kestelli Street have a unique character with traditional architectural elements such as bay windows, metal and wooden shutters, cornices and ornaments that enhance the architectural value of the area. However, many known architectural elements are missing or deteriorated. In addition, modern unqualified elements and facade claddings added to the buildings also cause serious damage to the facades of the buildings.

Research on the historical process of the area shows that the destruction and deterioration of Kestelli Street increased with the expanding migration and urbanization, especially after the 1950s. It is noted that the planning studies and legislation initiated after this period could not prevent the area from becoming a slum. In the following years, in addition to the conservation efforts that continued in the area, negative practices that damaged the historic buildings and caused irreversible damage continued to be seen in

the region. Today, unplanned and uncontrolled interventions that damage the registered buildings and the historical structure of the area are still widespread in the region.

The protection and sustainable conservation of architectural and historical values of Kestelli Street is essential to preserve the memory of the city and to carry the region into the future with its unique character. However, holistic conservation can only be effectively achieved through historic-based identification, planning and monitoring. For this reason, It is important to create opportunities to provide the necessary capital and initiatives for the realization of the goals of the planning studies and the implementation of the designed projects.

In addition, an effective control mechanism should be established in the region to prevent unplanned and uncontrolled interventions contrary to the zoning.

Finally, in order to understand this physical transformation on Kestelli Street in every aspect, only analyzing the current situation of the area provides insufficient results. For this reason, it was very important for the study to use different archive sources from different years and to analyze the area according to different physical parameters. In this way, it has been possible to show clearly, with concrete data, which physical parameters of the area have undergone greater transformation over which period of time. Thus, this study has shown the importance of archival documents and the analysis of different periods in order to understand the transformations in historical areas and their reasons.

It is only under these conditions that Kestelli Street can be preserved as a whole with its values. In this way, Kestelli Street, which is an important part of the urban memory of Izmir, can be preserved in its entirety and transferred to the future.

REFERENCES

Ahmet Piriştina City Archive and Museum Archive. İzmir.

Ahunbay, Zeynep. 2007 “Tarihi Çevre Koruma Ve Restorasyon.” Yem Yayın. İstanbul

Altınçekiç, Funda. 1987. “İzmir’de Planlama Kavramı, Kentsel Gelişme Dinamikleri Ve Sonuçları Üzerine Bir Araştırma.” Dokuz Eylül University, Faculty of Architecture, İzmir.

Arıkan, Zeki. 2001. “Storari’nin Kemeraltı Planı.” İzmir Kent Kültürü Dergisi, 4, 76-80.

Arkon, Cemal., & Gülerman, Ali Rıza. 1995. “İzmir Büyükşehir Bütünündeki Nazım Plan Çalışmaları Üzerine Bir Inceleme.” Planlama Dergisi, 1-2, 14-20.

Atay, Çınar. 1998. “Osmanlı'dan Cumhuriyet'e İzmir Planları.” Ajans Türk-Yaşar Eğitim ve Kültür Vakfı. Ankara

Aysel, Funda., & Göksu, Sezai. 2008. “İzmir Kentsel Bölge Nazım Imar Planının Değerlendirilme Biçimi.” Ege Mimarlık Dergisi, 64, 36-39.

Baykara, Tuncer. 1974. “İzmir Şehri Ve Tarihi.” Bornova-İzmir: Ege Üniversitesi Matbaası.

Benzergil, Gözde. 2006. “Tarihi Sokak Strüktürlerinde Cumhuriyet Döneminde Meydana Gelen Değişimlerin Koruma Bağlamında Irdelenmesi: Kemeralti – 871 Sokak Örneği.” Dokuz Eylül University, Graduate School of Natural and Applied Sciences, Department of Architecture, Department of Restoration, İzmir.

Beyru, Rauf. 2011. “19. Yüzyılda İzmir kenti.” İstanbul: Literatür Yayıncılık.

Beyru, Rauf. 2011. “19. Yüzyılda İzmir'de Doğal Afetler.” İzmir: İzmir Büyükşehir Belediyesi Kültür Yayınları.

Bilsel, Cana. 1999. “Le Corbusier’in İzmir Nazım Planı ve ‘Yeşil Endüstri Sitesi’ Önerisi.” Ege Mimarlık, 31(79), 14-17.

Bilsel, Cana. 2009. “İzmir’de Cumhuriyet Dönemi Planlaması 1923-1965: 20. yüzyıl Kentsel Mirası.” Ege Mimarlık, 71, 12-17.

Cansunar, Gaye. 2011. “Koruma Politikaları Bağlamında Tarihi Dokuların Yaşayan Kente Entegrasyonu.” Dokuz Eylül University, Graduate School of Natural and Applied Sciences, Department of Architecture, Department of Restoration, İzmir.

Cevher, Gamze. 2019. “Kentsel Tarihi Mekânın Değişiminin Irdelenmesi: İzmir Beyler Sokakları Örneği.” Dokuz Eylül University, Graduate School of Natural and Applied Sciences, Department of Architecture, Restoration Program, İzmir.

Council of Europe (COE). 1994. 10th European Conference of Ministers responsible for Regional Planning (CEMAT). Oslo, Norway: 6-7 September 1994

Çakmak, Şakir. 2017. “İstiklal Mektebi Sanat Tarihi Raporu.” (Unpublished)

Çelebi, Çağla. 2012. "Koruma Amaçlı İmar Planları ile Kentsel Tasarımın Entegrasyonu ve Bu Hususta Gerekli Yasal Düzenlemeler." T.C. Kültür ve Turizm Bakanlığı. Kültür Varlıkları ve Müzeler Genel Müdürlüğü. Ankara. 28-30

Çetin, İhsan. 2012. “Kentsel Ayrışma Ve Mekânsal Kümelenme Biçimleri.” İdealkent. 3(7). 160-186

Çetin, Yusuf. 2012. “Mustafa Kemal Atatürk Döneminde (1920-1938) Müze ve Eski Eserler Konusunda Yapılan Çalışmalar.” Sanat Dergisi (12). 117-121

Çıkış, Şeniz. 2009. “Modern Konut Olarak XIX. Yüzyıl İzmir Konutu: Biçimsel Ve Kavramsal Ortaklıklar.” METU JFA, 211-233.

Çıkış, Şeniz., et al. 2016. “İzmir Tarih Projesi Kestelli Alt Bölgesi Ve Yakın Çevresi Geliştirme Ve Canlandırma Projesi.” Izmir Institute of Technology, Design, Architecture and Urban Studies Application and Research Center (TAMIKAM).

Çimentaş ve Kontak’tan 500 Çocuğa Yeni Nesil Eğitim. 2022. Retrieved from https://kontak.org.tr/cimentas-ve-kontaktan-500-cocuga-yeni-nesil-egitim-2/

Demiröz, Merve. & Şahin Güçhan, Neriman. 2020. “Urban Conservation Legacy Of The Turkish Planning System: Tracing Spatial Change In The Ankara Acropolis, From 1923 Onwards.” Planning Perspectives, 36, 337-362.

Derin, Zafer. 2019. “İzmir'de 5 Binyıllık Yerleşim Alanı Yassıtepe'de Yeni Keşifler.” Smyrna/İzmir Kazı Ve Araştırmaları III. İstanbul: Ege Yayınları.

Dokuz Eylül University. 2002. “Kemeraltı Conservation Development Plan Revision Report.” Dokuz Eylül University Faculty of Architecture, Department of City and Regional Planning, Izmir.

Eyüce, Özen. 2000. “Resimlerle Geçmişten Günümüze Konak.” Ege Mimarlık, 35, 4-8.

General Directorate of Land Registry and Cadastre Archive. 1930. İzmir

Gökçınar Balkan, Pınar. 2018. “Assessment Of Conservation Problems Of Historic Damlacik District, Konak, İzmir.” İzmir Institute of Technology, Graduate School of Engineering and Science, İzmir.

ICOMOS. 1933. Atina Tüzüğü: IV. Uluslararası Çağdaş Mimari Kongresi. Retrieved June 8, 2024, from http://kumid.eu/euproject/admin/userfiles/dokumanlar/k-atina-tuzu%c4%9fu,1933.pdf

ICOMOS. 1964. Venedik Tüzüğü. Retrieved June 8, 2024, from http://kumid.eu/euproject/admin/userfiles/dokumanlar/kvenediktuzugu-1964-ce.pdf

ICOMOS. 1966. Resolutions on the Regeneration of Historic Urban Sites. Czechos1avakia: 24-26 June 1966

ICOMOS. 1975. The Declaration of Amsterdam – 1975. Congress On the European Architectural Heritage. Retrieved from https://www.icomos.org/charters/amsterdam.htm

ICOMOS. 1987. Tarihi Kentlerin Ve Kentsel Alanların Korunması Tüzüğü (Washington Charter). Retrieved June 8, 2024, from http://Www.Icomos.Org.Tr/Dosya.Php?K=1

Izmir Historical Port City Directorate (IHPCD). 2022. "İzmir Tarihi Liman Kenti Adaylık Dosyası Teslim Edildi." Retrieved June 18, 2024, from http://www.unescoizmir.com/2022/08/15/izmir-tarihi-liman-kent-adaylik-dosyasi-teslim-edildi/

"Site Management Plan." 2022. İzmir Tarihi Liman Kenti Alan Başkanlığı ve İZBB UNESCO İletişim ve Koordinasyon Ofisi. İzmir.

Izmir No.1 Cultural Heritage Conservation Regional Board Directorate Archive. 1981-2005. İzmir

Kaftancı, Güngör. 2000. "Kentimizin Geçmişinde Planlama Çalışmalarının Yeri Ve Önemi." İzmir Kent Kültürü Dergisi, 2, 98-102.

Kamacı, Ebru. 2012. "Re-Reading Urbanization Experience of Istanbul; Through Changing Residential Mobility Behaviour Of Households." Middle East Technical University, The Graduate School of Natural And Applied Sciences, Department Of City And Regional Planning, Ankara.

Karadağ, Arife. 1998. "Metropol Kent Olarak İzmir'in Gelişim Süreci, Çevresel Etkileri Ve Sorunları." Ege Üniversitesi Sosyal Bilimler Enstitüsü, Coğrafya Anabilim Dalı, İzmir.

Karadağ, Arife. 2000. "Kentsel Gelişim Süreci, Çevresel Etkileri Ve Sorunları Ile İzmir." İzmir: Titizler Grafik Baskı Hizmetleri.

"Kemeraltı and Surroundings Conservation Development Plan Notes." 1984. Izmir Metropolitan Municipality. İzmir.

"Kemeraltı and Surroundings Conservation Development Plan Revision Report" 2002. Izmir Metropolitan Municipality. İzmir.

Konak Municipality Archive. İzmir.

Konak Municipality. 2005. "Kemeraltı Conservation Development Plan Revision Change Plan Notes."

Konak Municipality. 2024. "2024 Conservation Development Plan." 23M3A-23M3D-23M4B-23M4C.

Moralı, Nail. 2002. "Mütarekede İzmir." İzmir Büyükşehir Belediyesi Kent Kitaplığı. İzmir

Poulimenos, George. 2020. "Smyrna Maps: My Collection." Retrieved from http://gpoulimenos.info/en/resources/maps

Prof. Dr. Nejat Topçuoğlu Photograph Archive

Serçe, Erkan., Yetkin, Sabri., & Yılmaz, Fikret. 2003. "Küllerinden Doğan Şehir: City Which Rise from The Ashes: İzmir." İzmir Büyükşehir Belediyesi Kültür Yayınları.

"Tarihi İstiklal Okulu (Historical Istiklal Elementary School)." 2021. Retriewed June 10, 2024 from https://kontak.org.tr/tanisalim/tarihi-istiklal-okulu/

TARKEM Tarihi Kemeraltı İnşaat Yat. Tic. A.Ş. Archive

Tekeli, İlhan. 2018. "İzmir Tarih Projesi Tasarım Stratejisi Raporu. Department of Studies and Projects." Historical Environment and Cultural Assets Branch Directorate. Izmir Metropolitan Municipality.

Tekeli, İlhan. 2015. "Kent, Kentli hakları, Kentleşme ve Kentsel Dönüşüm Yazıları." Tarih Vakfı Yurt Yayınları.

Temiz, Ayşe Deniz. 2001. "Tarihi Kent Merkezi Kemeraltı'nda 19. Yüzyıldan Bugüne Meydana Gelen Mekansal Dönüşümler." İzmir Kent Kültürü Dergisi, 4, 81-91.

The Ahmet Piriştina City Archive and Museum (APIKAM) Archive, İzmir.

"The Historic Coastal Trading Settlement: İzmir Nomination Dossier." 2023. (Unpublished).

Türkiye İstatistik Kurumu (TURKSTAT). 2023. Cinsiyete Göre Nüfus. Nüfus İstatistikleri Portalı. Retrieved From https://nip.tuik.gov.tr/

UNESCO. 2021. Operational Guidelines for The Implementation of The World Heritage Convention. United Nations Educational, Scientific and Cultural Organization, Intergovernmental Committee for The Protection Of The World Cultural And Natural Heritage.

Yandex Street View. 2011. Yandex Street View Dr. Faik Muhittin Adam Street. Retriewed June 8, 2024 from https://yandex.com.tr/harita/11505/izmir/?l=stv%2Csta&ll=27.134006%2C38.418039&panorama%5Bdirection%5D=322.029912%2C2.867175&panorama%5Bfull%5D=true&panorama%5Bpoint%5D=27.133719%2C38.417828&panorama%5Bspan%5D=120.096961%2C60.000000&z=19.12

Yandex Street View. 2011. Yandex Street View Kestelli Street. Retriewed June 9, 2024 from https://yandex.com.tr/harita/11505/izmir/?l=stv%2Csta&ll=27.134593%2C38.417226&panorama%5Bdirection%5D=250.766072%2C46.442290&panorama%5Bfull%5D=true&panorama%5Bid%5D=1235601532_826598301_23_1315746876&panorama%5Bpoint%5D=27.133848%2C38.417650&panorama%5Bspan%5D=120.096961%2C60.000000&z=18.32

Yılmaz, Fikret. & Yetkin, Sabri. 2002. “İzmir Kent Tarihi.” İzmir: Izmir Metropolitan Municipality.

Yusuf Rıza Düvenci Archive

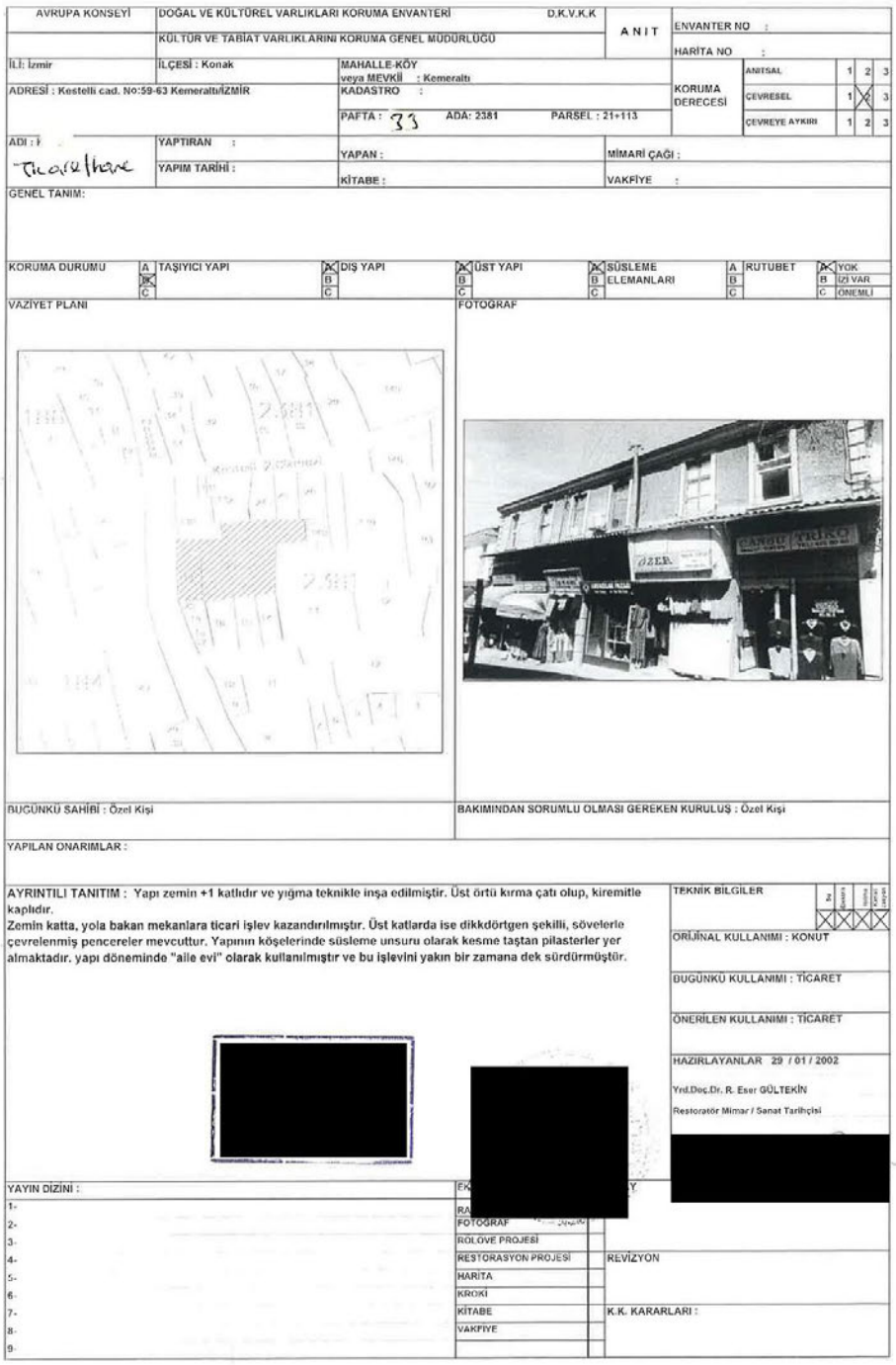
“Yusuf Rıza Offices.” 2020. Retrieved from https://www.tarkem.com/projeler/yusuf-riza-ofisleri/

Zengin, Utku Serkan. 2010. “Urban Conservation as An Ownership Problematic: Zeyrek – Istanbul.” Middle East Technical University, The Graduate School of Natural And Applied Sciences, Department Of City And Regional Planning, Ankara.

Zeybek Çetin, Rabia. 2012. “Tarihi Kent Merkezlerinde Yeniden Canlandırma Politikaları Üzerine Değerlendirme: İzmir Kemeralti Örneği.” Dokuz Eylül University, Graduate School of Natural and Applied Sciences, Department of City and Regional Planning, Department of Urban Design, Izmir.

APPENDIX A

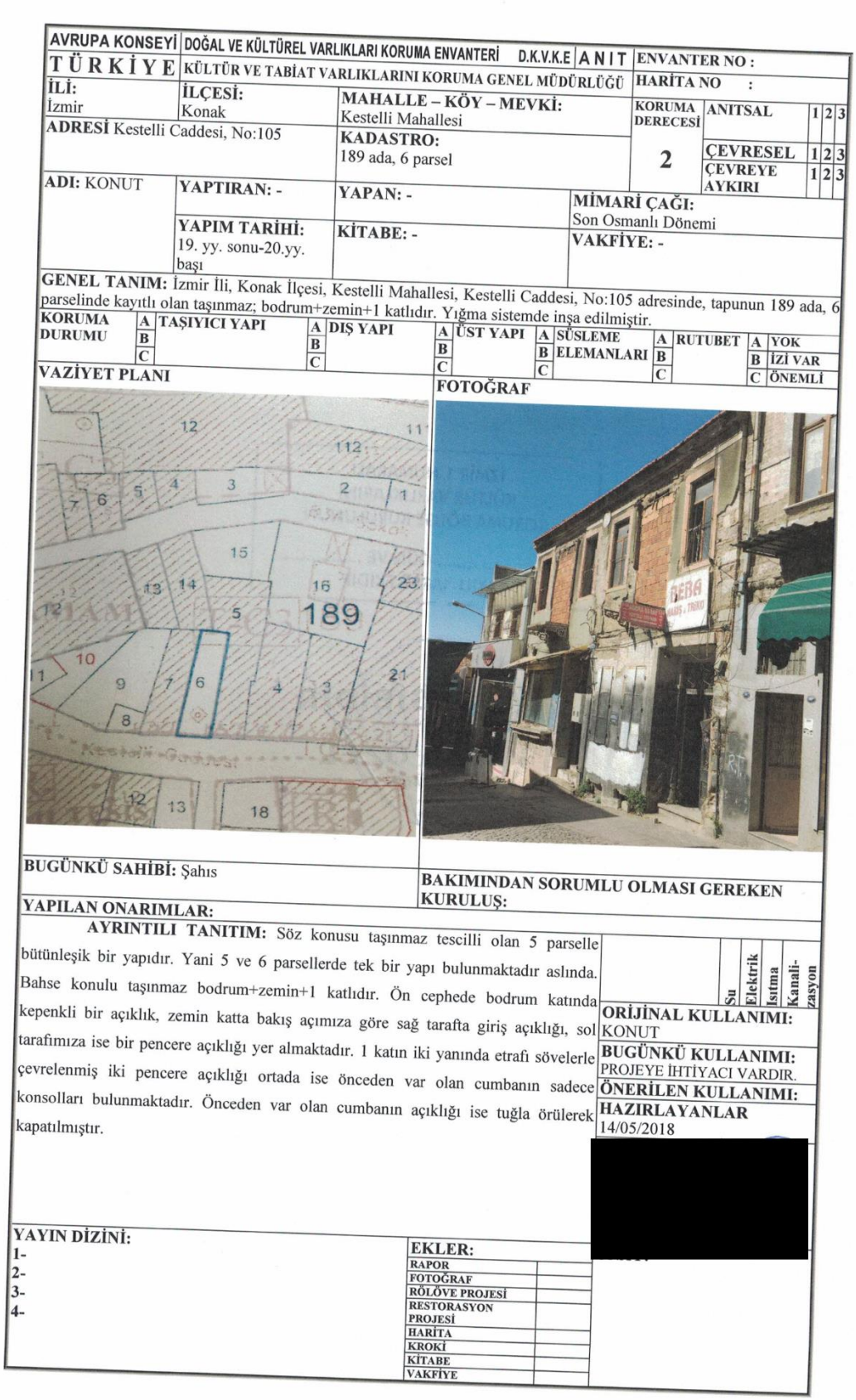
REGISTRATION DOCUMENTS



AVRUPA KONSEYİ | DOĞAL VE KÜLTÜREL VARLIKLARI KORUMA ENVANTERİ D.K.V.K.K | ANIT | ENVANTER NO :
KÜLTÜR VE TABİAT VARLIKLARINI KORUMA GENEL MÜDÜRLÜĞÜ | HARİTA NO :
İLİ: İzmir | İLÇESİ : Konak | MAHALLE-KÖY veya MEVKİİ : Kemeraltı
ADRESİ : Kestelli cad. No:59-63 Kemeraltı/İZMİR | KADASTRO :
PAFTA : 33 ADA: 2381 PARSEL : 21+113
KORUMA DERECESİ: ANITSAL 1 2 3 | ÇEVRESEL 1 X 3 | ÇEVREYE AYKIRI 1 2 3
ADI : Ticaret Hane | YAPTIRAN : | YAPAN : | MİMARİ ÇAĞI :
YAPIM TARİHİ : | KİTABE : | VAKFİYE :
GENEL TANIM:
KORUMA DURUMU: A TAŞIYICI YAPI X DIŞ YAPI X ÜST YAPI X SÜSLEME ELEMANLARI A RUTUBET X YOK
B B B B B İZİ VAR
C C C C C ÖNEMLİ
VAZİYET PLANI
FOTOĞRAF
BUGÜNKÜ SAHİBİ : Özel Kişi
BAKIMINDAN SORUMLU OLMASI GEREKEN KURULUŞ : Özel Kişi
YAPILAN ONARIMLAR :
AYRINTILI TANITIM : Yapı zemin +1 katlıdır ve yığma teknikle inşa edilmiştir. Üst örtü kırma çatı olup, kiremitle kaplıdır.
Zemin katta, yola bakan mekanlara ticari işlev kazandırılmıştır. Üst katlarda ise dikkdörtgen şekilli, sövelerle çevrelenmiş pencereler mevcuttur. Yapının köşelerinde süsleme unsuru olarak kesme taştan pilasterler yer almaktadır. yapı döneminde "aile evi" olarak kullanılmıştır ve bu işlevini yakın bir zamana dek sürdürmüştür.
TEKNİK BİLGİLER
ORİJİNAL KULLANIMI : KONUT
BUGÜNKÜ KULLANIMI : TİCARET
ÖNERİLEN KULLANIMI : TİCARET
HAZIRLAYANLAR 29 / 01 / 2002
Yrd.Doç.Dr. R. Eser GÜLTEKİN
Restoratör Mimar / Sanat Tarihçisi
[redacted]
YAYIN DİZİNİ :
1-
2-
3-
4-
5-
6-
7-
8-
9-
FOTOĞRAF
RÖLÖVE PROJESİ
RESTORASYON PROJESİ
HARİTA
KROKİ
KİTABE
VAKFİYE
REVİZYON
K.K. KARARLARI :

Figure A.1 Registration Document of Block 3639, Lot 113 and 21

(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate)



AVRUPA KONSEYİ	DOĞAL VE KÜLTÜREL VARLIKLARI KORUMA ENVANTERİ D.K.V.K.E	ANIT	ENVANTER NO :
TÜRKİYE	KÜLTÜR VE TABİAT VARLIKLARINI KORUMA GENEL MÜDÜRLÜĞÜ		HARİTA NO :

İLİ: İzmir	İLÇESİ: Konak	MAHALLE – KÖY – MEVKİ: Kestelli Mahallesi	KORUMA DERECESİ: 2	ANITSAL 1 2 3 / ÇEVRESEL 1 2 3 / ÇEVREYE AYKIRI 1 2 3
ADRESİ Kestelli Caddesi, No:105		KADASTRO: 189 ada, 6 parsel		
ADI: KONUT	YAPTIRAN: -	YAPAN: -	MİMARİ ÇAĞI: Son Osmanlı Dönemi	
	YAPIM TARİHİ: 19. yy. sonu-20.yy. başı	KİTABE: -	VAKFİYE: -	

GENEL TANIM: İzmir İli, Konak İlçesi, Kestelli Mahallesi, Kestelli Caddesi, No:105 adresinde, tapunun 189 ada, 6 parselinde kayıtlı olan taşınmaz; bodrum+zemin+1 katlıdır. Yığma sistemde inşa edilmiştir.

KORUMA DURUMU	A	TAŞIYICI YAPI	A	DIŞ YAPI	A	ÜST YAPI	A	SÜSLEME ELEMANLARI	A	RUTUBET	A	YOK
	B		B		B		B		B		B	İZİ VAR
	C		C		C		C		C		C	ÖNEMLİ

VAZİYET PLANI

FOTOĞRAF

BUGÜNKÜ SAHİBİ: Şahıs

BAKIMINDAN SORUMLU OLMASI GEREKEN KURULUŞ:

YAPILAN ONARIMLAR:

AYRINTILI TANITIM: Söz konusu taşınmaz tescilli olan 5 parselle bütünleşik bir yapıdır. Yani 5 ve 6 parsellerde tek bir yapı bulunmaktadır aslında. Bahse konulu taşınmaz bodrum+zemin+1 katlıdır. Ön cephede bodrum katında kepenkli bir açıklık, zemin katta bakış açımıza göre sağ tarafta giriş açıklığı, sol tarafımıza ise bir pencere açıklığı yer almaktadır. 1 katın iki yanında etrafı sövelerle çevrelenmiş iki pencere açıklığı ortada ise önceden var olan cumbanın sadece konsolları bulunmaktadır. Önceden var olan cumbanın açıklığı ise tuğla örülerek kapatılmıştır.

Su	Elektrik	Isıtma	Kanalizasyon

ORİJİNAL KULLANIMI: KONUT

BUGÜNKÜ KULLANIMI: PROJEYE İHTİYACI VARDIR.

ÖNERİLEN KULLANIMI:

HAZIRLAYANLAR 14/05/2018

[redacted]

YAYIN DİZİNİ:
1-
2-
3-
4-

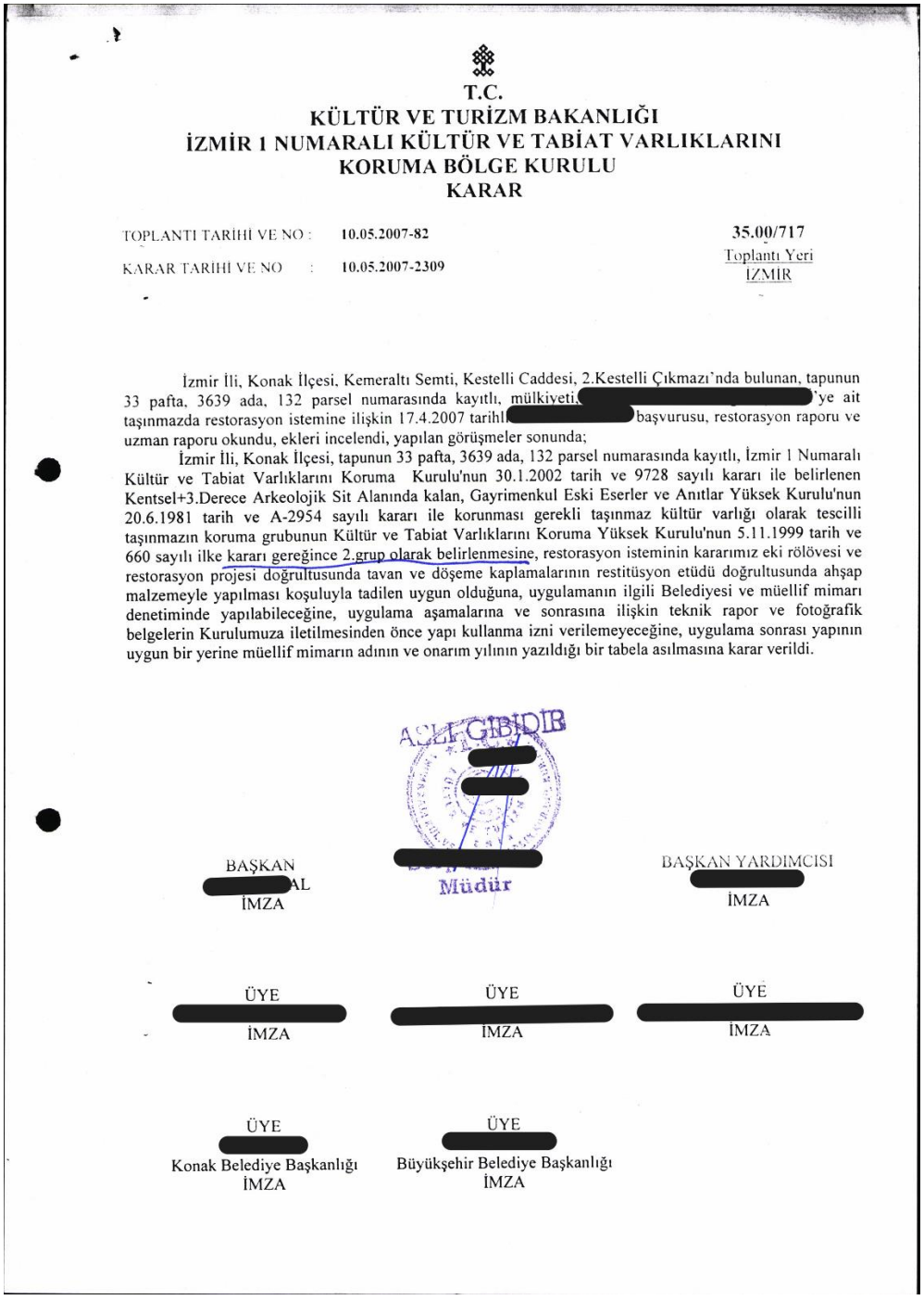
EKLER:	
RAPOR	
FOTOĞRAF	
RÖLÖVE PROJESİ	
RESTORASYON PROJESİ	
HARİTA	
KROKİ	
KİTABE	
VAKFİYE	

Figure A.2 Registration Document of Block 189, Lot 5 and 6

(Source: Izmir No.1 Cultural Heritage Conservation Regional Board Directorate)

APPENDIX B

LAND REGISTRY AND CADASTRAL DOCUMENTS



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
İZMİR 1 NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA BÖLGE KURULU
KARAR

TOPLANTI TARİHİ VE NO : 10.05.2007-82 — 35.00/717
KARAR TARİHİ VE NO : 10.05.2007-2309 — Toplantı Yeri İZMİR

İzmir İli, Konak İlçesi, Kemeraltı Semti, Kestelli Caddesi, 2.Kestelli Çıkmazı'nda bulunan, tapunun 33 pafta, 3639 ada, 132 parsel numarasında kayıtlı, mülkiyeti [redacted]'ye ait taşınmazda restorasyon istemine ilişkin 17.4.2007 tarihli [redacted] başvurusu, restorasyon raporu ve uzman raporu okundu, ekleri incelendi, yapılan görüşmeler sonunda;

İzmir İli, Konak İlçesi, tapunun 33 pafta, 3639 ada, 132 parsel numarasında kayıtlı, İzmir 1 Numaralı Kültür ve Tabiat Varlıklarını Koruma Kurulu'nun 30.1.2002 tarih ve 9728 sayılı kararı ile belirlenen Kentsel+3.Derece Arkeolojik Sit Alanında kalan, Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 20.6.1981 tarih ve A-2954 sayılı kararı ile korunması gerekli taşınmaz kültür varlığı olarak tescilli taşınmazın koruma grubunun Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu'nun 5.11.1999 tarih ve 660 sayılı ilke kararı gereğince 2.grup olarak belirlenmesine, restorasyon isteminin kararımız eki rölövesi ve restorasyon projesi doğrultusunda tavan ve döşeme kaplamalarının restitüsyon etüdü doğrultusunda ahşap malzemeyle yapılması koşuluyla tadilen uygun olduğuna, uygulamanın ilgili Belediyesi ve müellif mimarı denetiminde yapılabileceğine, uygulama aşamalarına ve sonrasına ilişkin teknik rapor ve fotoğrafik belgelerin Kurulumuza iletilmesinden önce yapı kullanma izni verilemeyeceğine, uygulama sonrası yapının uygun bir yerine müellif mimarın adının ve onarım yılının yazıldığı bir tabela asılmasına karar verildi.

ASLI GİBİDİR
[redacted]
Müdür

BAŞKAN [redacted]AL
İMZA

BAŞKAN YARDIMCISI [redacted]
İMZA

ÜYE [redacted]
İMZA

ÜYE [redacted]
İMZA

ÜYE [redacted]
İMZA

ÜYE [redacted]
Konak Belediye Başkanlığı
İMZA

ÜYE [redacted]
Büyükşehir Belediye Başkanlığı
İMZA

Figure B.1 Block 192 division into two block, namely Block 2381 and 2382

(Source: General Directorate of Land Registry and Cadastre)

Figure B.2 Formation of Block 184, Lot 35, 1935

(Source: General Directorate of Land Registry and Cadastre)

Figure B.3 Formation of Block 184, Lot 47, 1973

(Source: General Directorate of Land Registry and Cadastre)

Figure B. 4 Formation of Lots 35 and 36, 1941

(Source: General Directorate of Land Registry and Cadastre)

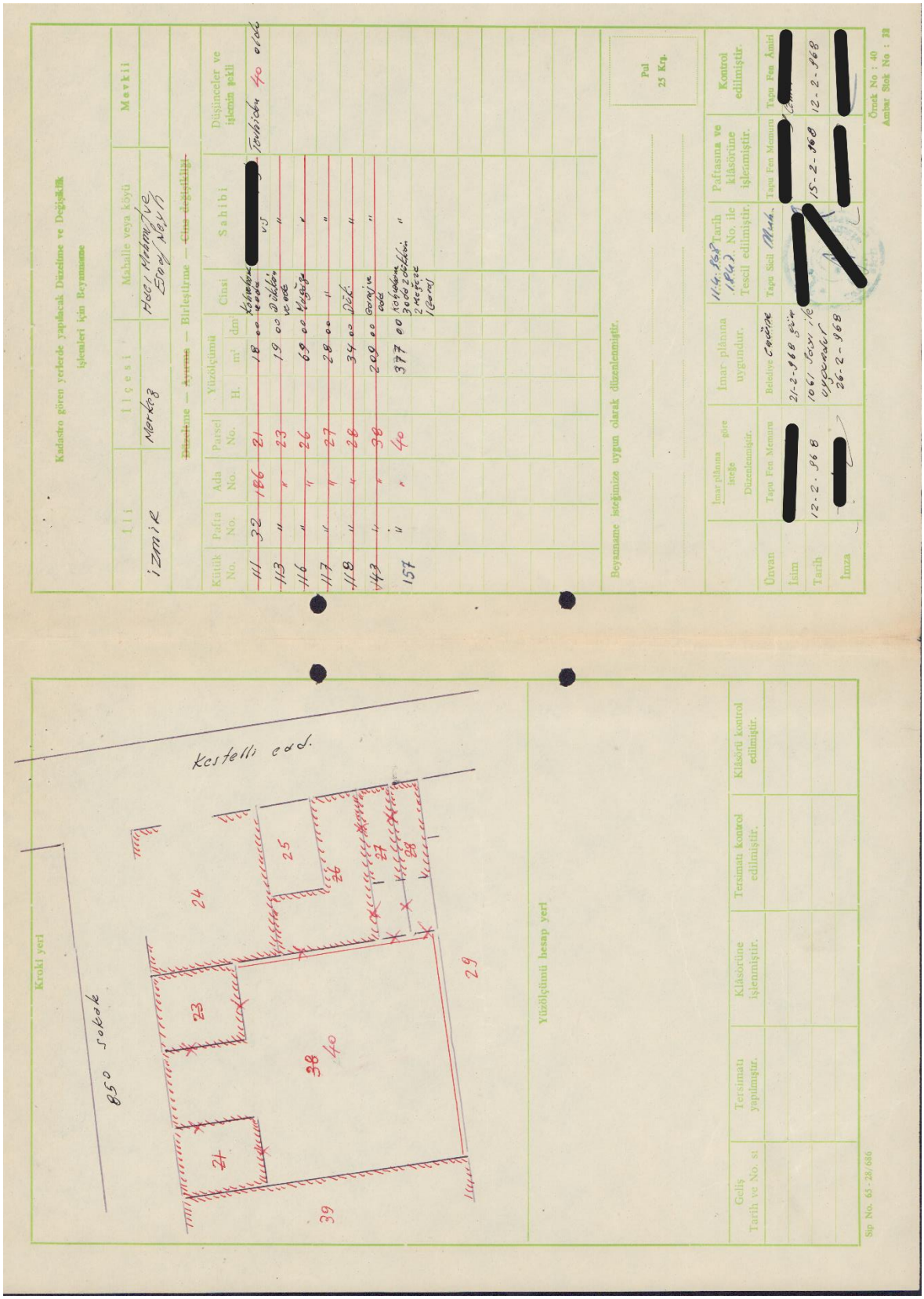


Figure B.5 Formation of Lot 40, 1968

(Source: General Directorate of Land Registry and Cadastre)

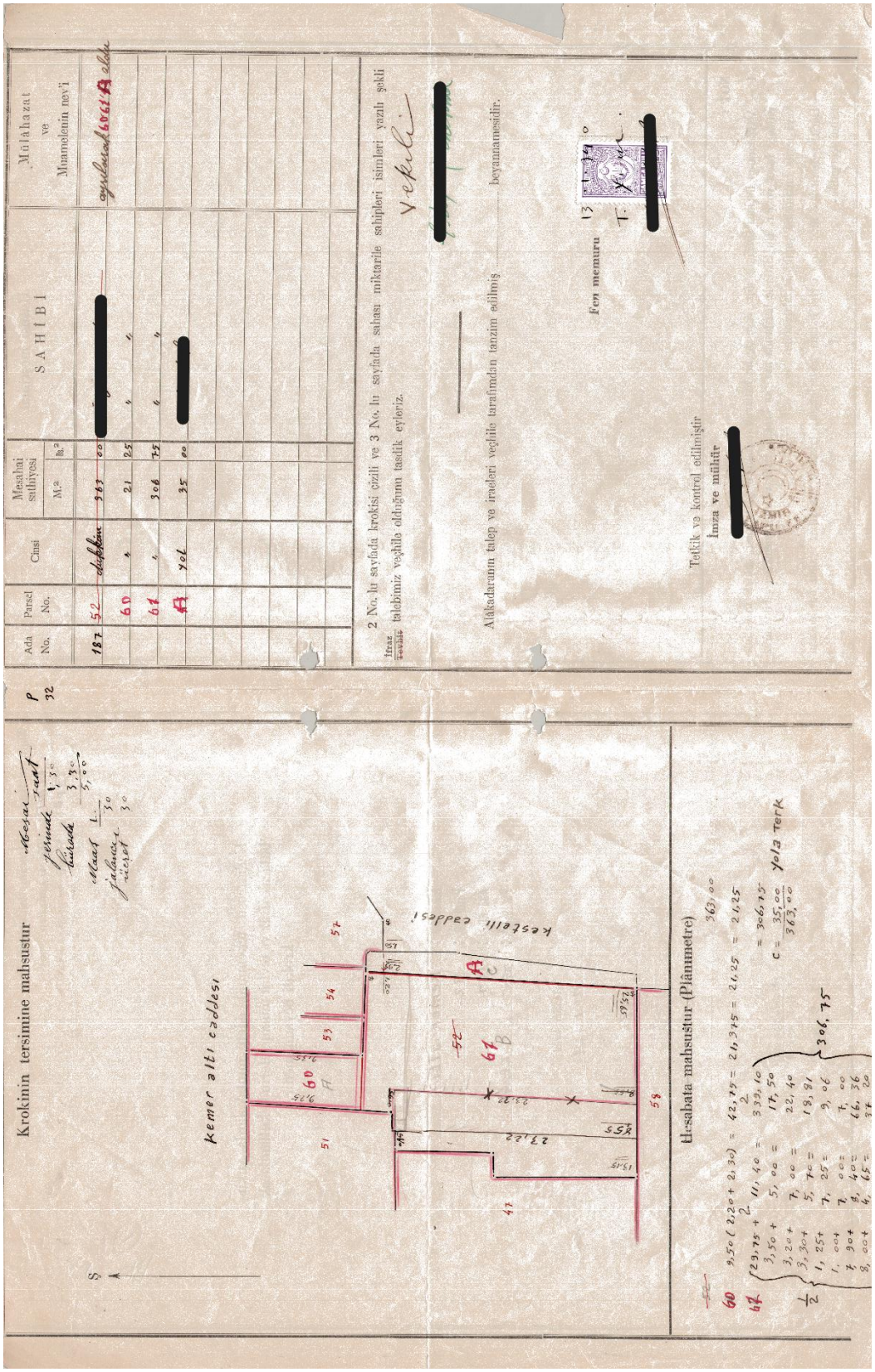


Figure B.6 Dividing Lot 52 Lots into two as Lot 60 and 61, 1940

(Source: General Directorate of Land Registry and Cadastre)

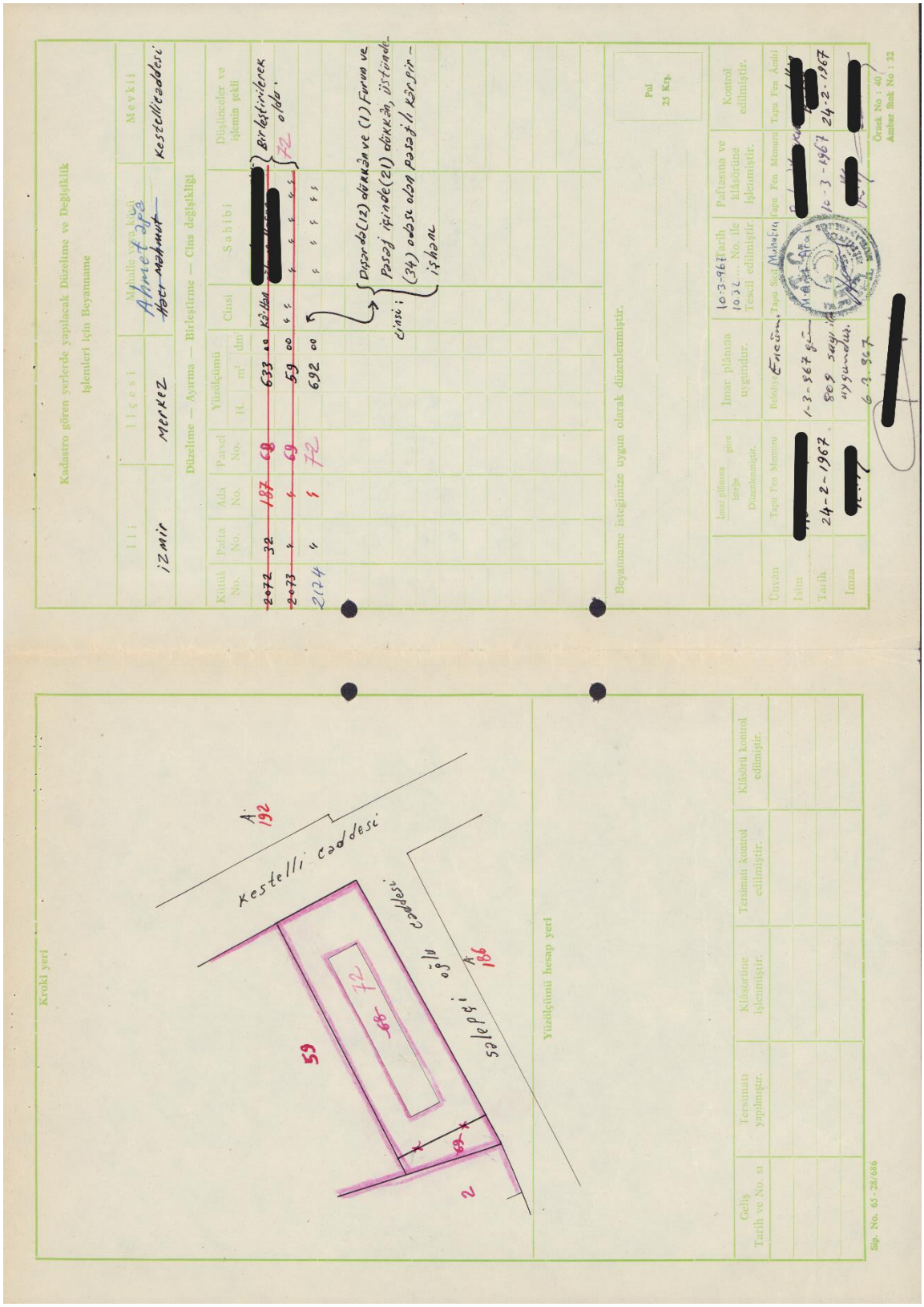


Figure B.7 Formation of Block 187, Lot 72, 1967

(Source: General Directorate of Land Registry and Cadastre)

Figure B.8 Formation of Lot 27 by combining Lots 24 and 26, 1969

(Source: General Directorate of Land Registry and Cadastre)

APPENDIX C

INTERVIEW

Transcription of the interview on May 3, 2024:

GONCA KATMER: Yusuf Rıza kimdir biraz bahseder misiniz? Okul nasıl açıldı?
INTERVIEWEE: Yusuf Rıza Bey Bulgaristan doğumlu, Ahmet Efendi'nin oğlu, medreseli.
…
Medrese tahsillini tamamlayınca Ahmet efendi tarafından İstanbul'a gönderiliyor. Oradaki ulemalarla tanışıyor. Onlardan da eğitim aldıktan sonra maarif nazırı vasıtasıyla Avlonya'ya medrese müdürü olarak atanıyor. Avlonya'dan sonra tayini iyi başarı, üstün başarı sağladığı için Avlonya'dan tayini Bursa'ya çıkıyor. Bursa'da her nedense hemen tayinini istiyor. İzmir'de İzmir İdadisi'ne ikinci müdür olarak atanıyor. Şimdiki Atatürk Lisesi. İzmir'de ikinci müdürlüğü yaparken. Selim Sırrı Tarcan ile tanışıyor. Selin Sırrı Tarcan o sırada askerliğini yapıyor kale arkasında. Selim Sırrı Tarcan, Türkiye'de olimpiyat komitesini kuran insandır, ilk beden eğitimi hocalarındandır.
…
Daha sonra Yusuf Rıza Bey bakıyor İzmir'de İtalyanların, Rumların, Fransızların, Yahudilerin kız okulları var ama hiç Müslüman kız okulu yok. Şimdiki Arap Fırını Sokağı'nda 'Bedraka-i İrfan' ı açıyor.
…
Burada sonra Yusuf Rıza Bey 4 yıl gibi bir süre sonra şeyden ayrılıyor. İdadiden istifasını veriyor. Erkek okulu açıyor. Şimdiki Yusuf Rıza'nın olduğu yere. Adını da ölen kızı adına, bu okulun adını da 'Darül İrfan' olarak açıyor, irfan kapısı. Darül kapı, irfan eğitim. 'Darül İrfan' olarak kuruyor zaten kızının adı da İrfan.
GONCA KATMER: Şimdi arada ben bir soru sorayım, bu 'Bedraka-i İrfan' kız ilkokuluydu değil mi?
INTERVIEWEE: Kız okulu, Müslüman kız okulu İzmir'deki ilk Müslüman kız okulu.
GONCA KATMER: Bunu yeri tam olarak nerede kalıyor?

INTERVIEWEE: Arap Fırını Sokağı'nda, İsmet İnönü'nün evi var orada. O sokakta bir yerde tam yerini bilemiyorum yani. Orada Esnaf Şeyh Mahallesi'nde Esnaf Şeyh Camii vardır zaten.

GONCA KATMER: Evet biliyorum,

INTERVIEWEE: Ona yakındı, kıyamet kopuyordu, Müslüman kızlar okula gidecek falan filan. Ondan sonra, vereceğin şeyde fotoğraf var mı?

GONCA KATMER: Sınırlı sayıda var ama sizde varsa paylaşmayı çok isterim.

INTERVIEWEE: Camii hocasının, medrese müdürünün nasıl batıya dönük bir Avrupalı kafası olduğunu gösteren bir tane fotoğraf var. Böyle papyonlu redingotlu yemek yiyor masada, yerde yemek yemiyor. Yusuf Rıza okulunda, 'Darül İrfan'da masada peçeteli, çatal bıçaklı.

GONCA KATMER: Biliyorum, evet, evet biliyorum öğrenciler var uzun bir masada.

INTERVIEWEE: Ben sana bir de Yusuf Rıza Bey'in sarıklı fotoğrafını göndereyim. Bir de Nail Moralı'nın kitabından bir parça şey yapayım. Ondan sonra telefonunu ver oraya atayım WhatsApp'ına.

GONCA KATMER: 'Darül İrfan' kuruldu. Bu hangi yılda oluyor kuruluşu?

INTERVIEWEE: Kuruluşu 1898. Burayı açtıktan sonra, 'Darül İrfan'ı açtıktan sonra 'Bedraka-i İrfan'ı kapatıyorlar. Yangın çıkıyor zaten, orayı kapatıyorlar. Bu tarafa nakil oluyorlar. 'Darül İrfan' olarak kız erkek ilk defa karma eğitim yapılıyor Türkiye'de. Bir Müslüman okulu, kız erkek hepsi karışık. Ana okulundan çıkıyorsunuz…

GONCA KATMER: Ana okulda da var içinde?

INTERVIEWEE: Evet, evet. Çünkü Yusuf Rıza Bey'in Avrupalılığına geliyor. İlk servisi kuruyor. Öğrenci servisinin ilk defa kuruyor. Tramvayla yapıyor o işi ama tramvay elektrikli değil, atlı tramvayla. Alsancak'tan ve de Güzelyalı tarafından atlı tramvayla öğrenciler geliyorlar. Konak Meydanı'nda hademeler karşılıyor, öğretmenler karşılıyor. 2 tane tramvayın hepsi düzgün sıralar oluyorlar. Şarkılar, marşlar söyleyerek Kemeraltı'nı boydan geçiyorlar. Başdurak'tan yukarıya doğru çıkıyorlar 'Darül İrfan'a.

GONCA KATMER: Çok güzel.

INTERVIEWEE: Bu Yunan işgali zamanında da yapılıyor aynen. Bu arada ilk defa kız erkek okulu karışık karma eğitim yapılıyor ve bir beden eğitimi hocası geliyor, Selim Sırrı Tarcan.

GONCA KATMER: İlk defa mı beden eğitimi dersi verilmiş?

INTERVIEWEE: Evet zaten Selim Sırrı Tarcan Türkiye'nin ilk beden eğitimi hocalarından ve ondan sonra yürüyor gidiyor. 4 sene 'Darül İrfan'da, İzmir İdadisi'nde

yani Atatürk Lisesi'nde şimdiki Atatürk Lisesi'nde ve bir okulda daha Tilkilik'te, 4 tane okulda 4 sene beden eğitimi hocalığı yapıyor.

…

1929 yılında Yusuf Rıza Bey vefat ediyor. Yusuf Rıza Bey'in oğlu Adnan Düvenci okulu yeni baştan modern bir bina olarak yapıyor.

GONCA KATMER: Yani iç mi yenilendi, nasıl oldu? Okul binası da yenilenmiş mi o zaman?

INTERVIEWEE: Evet, fotoğrafları var zaten.

GONCA KATMER: Yani tamamen bütün yapı yeniden mi yapılıyor?

INTERVIEWEE: Evet.

GONCA KATMER: Hım yıkılmış eski hali.

INTERVIEWEE: Yıkık bir kısmı zaten. Çatıdan kiremitleri falan atıyorlar. Bunların içerisinde şey de var yani Selim Sırrı Bey de var. Çıkıyor, beden eğitimi hocası ya bütün hademelerle beraber çatıyı da onarıyorlar. Yani o zamanki eğitim için verilen uğraşlara bak. Sonra Adnan Düvenci modern eğitime başlıyor. Bu arada Yusuf Rıza'nın adı Türkiye'nin batısında birçok yerde biliniyor eğitimci olarak. Bu arada padişahtan madalya alıyor eğitim üzerine başarılarından dolayı.

…

Adnan Düvenci ilk modern öğrenci servisini kuruyor ve İzmir'de herkes diyor ki çılgın bu adam yani arabayla çocuk mu toplanır. Alsancak'tan benim çocukluğumda Karşıyaka'ya kadar uzanmıştı, Bostanlı'ya kadar. Bornova, Eşrefpaşa, Hatay da yeni yeni kuruluyor oralarda ve Güzelyalı tarafından öğrenci toplanıyor okula.

…

Bu arada İzmir'in yerleşimini ben sana anlatıyım, Alsancak Levantenlerin yabancı uluslu insanların yaşadığı bir yer. Hem Levantenler oturuyor hem de Ermeniler yani çeşitli mahalle mahalle oralarda oturuyorlar. Kemeraltı'ndan buradan yukarısı da Müslüman mahallesi olarak geçiyor. Benim çocukluğumda dahi insanlar burada oturuyorlardı. Sonra daha iyi binalara daha mevki yerlere para kazandıkça o evleri terk ettiler, bıraktılar. Tabii boşaltılan yerlere başkaları da geliyor. Ayakkabıcılar geldi, ondan sonra onlar çıktı, onun arkasından işte trikotaj geldi. Şimdi yine trikotaj devam ediyor çakmalar yapılıyor falan yani. O şekilde o güzelim evleri terk ettiler. Çoğu yıkıldı, yandı. Gece vakti gelip yaktılar, otopark yaptılar falan filan. Yani eskiden buraları cıvıl cıvıldı.

…

Mesela Kestelli Caddesi'nde Ali Ulvi Baradan vardı. Baradan sülalesi, fotoğrafçı, sanatçı bir ailenin sanatçı bireyi Ali Ulvi Baradan, Yusuf Rıza'nın karşısındaydı. Okulun yanında bahçede merdivenlerde çekilen klasik sene sonu fotoğraflarını falan, müsamerelerin fotoğraflarını falan Ali Ulvi Baradan çekerdi.

…

Kemeraltı esnafı İzmir'in ekonomisi elinde tutan, ticaret erbabı, yüzde doksanı kemer altından çıkmıştır. O esnafın şimdi esnemesi okunmuyor, darmadağın oldular. Eczacıbaşı'na kadar hepsi buradan çıktı ve terk etti. Unuttular burayı. Şimdi kundura satılıyor Eczacıbaşı'nın ilk ilaç yaptığı eczanede. Giderek tabi dibi buldu Kemeraltı.

…

İzmir bize çok şey verdi, biz İzmir'den çok şey öğrendik, çok şey aldık. Şimdi, bizim de kalıcı bir katkımız bulunsun diye ismi değiştirilmemek kaydıyla yine eğitime destek olacak bir proje olarak Yusuf Rıza Projesi'ni koyduk.

…

Ta ki bu etraf bozuldu, servisler, trafik çoğaldı, Kestelli'ye giriş zorlaştı. Burada bir hastalık vardır. Kemeraltı'nda her tadilat yapan beş santim ileriye gider caddeye doğru çıkar vitrinini çıkartır. Bakar etrafta kimse yoksa bir dahaki tadilatta bir beş santim daha çıkar. Benim zamanımda oradan iki tane otobüs geçiyordu Kestelli Caddesi'nden. Gide gide düdük kadar bir yer oldu ya şey gibi patika gibi bir yer oldu inanılmaz bir şey.

…

İşte buradaki doku bozulunca gelen esnaf saygısız olunca… Okulun servisleri çıkacak, arka tarafta 442'de çocukları sokakta indirmezdik hiçbir zaman aşağı. Şimdiki servisler servis değil. Onu da anlatıyım sana bilgin olsun. Biz hiçbir çocuğu yoldan öbür tarafa cross yaptırmazdık, ki bakıcısı var yani bakıcıyla beraber iniyor, aileye teslim ediliyor veya apartmana eve bırakılıyor. Araba hangi kaldırımdan gidiyorsa yani sağ taraf birinci posta, sol taraf ikinci posta. Buradan toplanıyor, okula getiriliyor, ikinci posta bu taraftan giriş yapıyor, o taraftakileri kaldırımın da öbür tarafındakileri topluyor. Akşam da aynı şekilde bu taraftakiler birinci posta boşaltılıyor sağ taraf, ondan sonra da dönülüyor, ikinci postu alınıyor, dönülüyor.

GONCA KATMER: Bu şeyden mi? Şimdi boş bir arsa var ya 35 parselin ucunda, oradan?

INTERVIEWEE: Orası garajdı, oraya üç tane okul otobüsü sığardı. Okul otobüsü deyince yani 50 kişilik büyük otobüsler değil. Burası okulun garajıydı, merdivenlerle yukarı çıkılıyordu, merdivenleri hala duruyor zaten.

GONCA KATMER: Buradan mı servis alıp bırakıyordu?

INTERVIEWEE: Tabi Şimdi 442'den yürüyerek çıkmaya çalış bakalım çıkamazsın. Arabaları park ediyorlar, onu yapıyorlar, bunu yapıyorlar. Aynı şey okul zamanında da oldu. Yani servis bir ızdırap haline geldi. Sabah ayrı akşam ayrı. Bir geliyorsun kepenklerin önüne, garajın önüne arabaları park etmişler, saygısız yani. Bu şekilde bir yere kadar geldik.

…

Sonra ben kararımı verdim. Dedim ki her şeyin bir sonu var dedim. Ben devam etmeyeceğim. Okulu kapatmaya karar verdik, 1987 senesinde kapattık.

GONCA KATMER: Ne zaman yıkılmıştı okul?

INTERVIEWEE: 2009.

…

GONCA KATMER: Şimdi ben 1930 yılı haritalarına baktığım zaman Kestelli Caddesi üzerinde aslında çok fazla dükkan var, yani orası acaba o zaman da mı ticari ağırlıklıydı?

INTERVIEWEE: Cadde üzerinde esasında oraların hepsi bahçeli olan konaklar. Şimdi mesela o dükkanlar var ya elbiseler satıyorlar, onların arka tarafına baktığın zaman çok güzel binalar var. Bahçelerin içerisine dükkanlar yapmışlar, esasında onların hepsi bahçe.

…

Yusuf Rıza'nın olduğu yerden aşağıya doğru Başdurak'a kadar inen bölgede hepsinin arka tarafında mutlaka eski konaklar vardır. …. Bazıları devasa binalar yapıyor işte mesela şimdi Yusuf Rıza'nın önündeki bina gibi.

GONCA KATMER: Peki siz okulu kapattıktan sonra bölge esnafı nasıl etkilendi?

INTERVIEWEE: Yusuf Rıza'nın karşısında bir iş hanı vardır, eskiden orada kasaplar, turşucular vardı. Bizim okuldan herkes onlardan alışveriş yapardı. Biz oradan çekildikten sonra hepsi bir bir kapandı orası trikotaj çarşısı oldu. Önce ayakkabıcılar geldi arka sokaklardaydı.

GONCA KATMER: Şimdi binayı biraz sorayım…

INTERVIEWEE: İzmir'in en modern okul binasıydı.

…

Kestelli'de o zaman altı tane okul var. Ben bile okurken altı tane okul vardı şimdi hepsinin yıkıntısı var demirlerle çevirmişler milletin kafasına inmesin diye. Onlardan bir tanesi İstiklal okulu işte yaptılar yukarıda. Altı tane okul, üç tane kütüphane, iki tane hamam, hemen Yusuf Rıza'nın etrafını sayıyorum sana bildiklerimi.

…

İşte böyle bir hikaye anlatmış olduk.

GONCA KATMER: Çok teşekkür ederim, çok sağ olun.

INTERVIEWEE: Bir şey değil, ne zaman istiyorsan ara, fotoğrafları da ileteceğim sana.