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ASSESSING THE IMPACT OF HERITAGE-LED URBAN REGENERATION
PROJECTS ON THE HISTORIC CITY CENTER OF ANTAKYA

A THESIS SUBMITTED TO
THE GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES
OF
MIDDLE EAST TECHNICAL UNIVERSITY

BY

PARNIAN NEMATI

IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR
THE DEGREE OF MASTER OF SCIENCE
IN
CONSERVATION OF CULTURAL HERITAGE IN ARCHITECTURE

DECEMBER 2022

Approval of the thesis:

**ASSESSING THE IMPACT OF HERITAGE-LED URBAN
REGENERATION PROJECTS ON THE HISTORIC CITY CENTER OF
ANTAKYA**

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ABSTRACT

ASSESSING THE IMPACT OF HERITAGE-LED URBAN REGENERATION PROJECTS ON THE HISTORIC CITY CENTER OF ANTAKYA

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Master of Science, Conservation of Cultural Heritage in Architecture

Supervisor: Assoc. Prof. Dr. Pınar Aykaç Leidholm

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December 2022, 152 pages

The worldwide phenomenon of heritage-led regeneration has been considered a panacea for dilapidated historic urban tissues to regenerate them through their cultural heritage. However, the promotion of the heritage through development plans and projects affects the physical and social aspects of historic urban tissues substantially. Therefore, it is necessary to assess the precise impacts of heritage-led regeneration due to its extensive effects on historic cities and residents. Antakya, or ancient Antioch, as a historic city has been experiencing the same process in recent decades. Since the beginning of the implementation of Antakya's conservation development plan in 1987, the historic core of the city has undergone changes in its

physical, functional, and social features. In 2009 after the revision of the conservation development plan, this process accelerated. While some of these changes can be beneficial for the city, they also cause problems like extensive interventions to historic buildings, the loss of the resident's collective memory and spirit of the place, and the displacement of the inhabitants. At present, the Zenginler Quarter, a quarter near the historic urban core, has experienced severe transformation and there are not many studies on the impacts of heritage-led regeneration on Antakya's tissue and residents. This thesis aims to assess the impacts of heritage-led urban regeneration projects on the historic Zenginler Quarter in Antakya. The impacts are evaluated first by defining the parameters related to Antakya's physical, functional, social, and cultural features. Secondly, the changes in relation to these parameters are studied and analyzed. Based on the analysis of these changes, the evaluations are done in terms of physical, functional, and social aspects of the quarter. Accordingly, the impacts of heritage-led regeneration projects are assessed. This assessment enables us to present general suggestions to monitor and manage heritage-led regeneration's impact on Antakya's urban tissue.

Keywords: Heritage-led Regeneration, Cultural Tourism, Zenginler Quarter, Antakya, Impact Assessment

ÖZ

MİRAS-EKSENLİ KENTSEL DÖNÜŞÜM PROJELERİNİN ANTAKYA TARİHİ KENT MERKEZİNE ETKİSİNİN DEĞERLENDİRİLMESİ

Nemati, Parnian

Yüksek Lisans, Kültürel Mirası Koruma, Mimarlık

Tez Yöneticisi: Doç. Dr. Pınar Aykaç Leidholm

Ortak Tez Yöneticisi: Doç. Dr. Mert Nezih Rifaioğlu

Aralık 2022, 152 sayfa

Dünya çapındaki miras-eksenli kentsel dönüşüm olgusu, yıpranan tarihi kentsel dokuları kültürel mirasları aracılığıyla yeniden canlandırmak için bir çözüm olarak görülmektedir. Ancak, mirasın koruma amaçlı imar planları ve koruma projeleri yoluyla tanıtılması, tarihi kent dokularının fiziksel ve sosyal yönlerini önemli ölçüde etkilemektedir. Bu nedenle, miras-eksenli dönüşümün tarihi kentler ve bu kentlerde yaşayanlar üzerindeki kapsamlı etkilerinin değerlendirilmesi gereklidir. Antakya ya da antik dönem ismiyle Antioch, son yıllarda böyle bir dönüşüm sürecini yaşamaktadır. 1987 yılında Antakya'nın koruma amaçlı imar planının uygulanmaya başlanmasından günümüze, kentin tarihi merkezi, fiziksel, işlevsel ve sosyal olarak değişimlere uğramıştır. 2009 yılında koruma amaçlı imar planının revizyonu sonrasında bu süreç hızlanmıştır. Bu değişikliklerin bir kısmı kent için faydalı olabileceği gibi, tarihi yapılara kapsamlı müdahaleler yapılması, yaşayanların

kolektif hafızasının ve mekanın ruhunun kaybolması, yaşayanların yer deęiřtirmesi gibi sorunlara da yol açmaktadır. Günümüzde, Antakya tarihi kent merkezinde yer alan Zenginler Mahallesi ciddi bir dönüşüm geçirmektedir. Ancak, miras-eksenli bu dönüşümün Antakya'nın dokusu ve yaşayanları üzerindeki etkilerine yönelik çok fazla bir çalışma bulunmamaktadır. Bu tez, miras-eksenli kentsel dönüşüm projelerinin Antakya'daki tarihi Zenginler Mahallesi üzerindeki etkilerini değerlendirmeyi amaçlamaktadır. Etkiler, öncelikle Antakya'nın fiziksel, işlevsel ve sosyal özelliklerine ilişkin parametreler tanımlanarak değerlendirilmektedir. Tanımlanan bu parametrelerdeki deęişiklikler incelenmiş ve analiz edilmiştir. Deęişikliklerin analizlerine dayanarak, mahallenin fiziksel, işlevsel ve sosyal özellikleri açısından değerlendirmeler yapılmıştır. Böylelikle, kültürel miras eksenli dönüşüm projelerinin etkisi değerlendirilmiştir. Bu değerlendirme, miras-eksenli dönüşümün Antakya'nın kentsel dokusu üzerindeki etkisini izlemek ve yönetmek için öneriler sunulmasını sağlamıştır.

Anahtar Kelimeler: Miras-eksenli dönüşüm, kültürel turizm, Zenginler Mahallesi, Antakya, etki değerlendirme

To
The Residents of Zenginler Quarter

ACKNOWLEDGMENTS

Without the help of numerous people, I would not have been able to finish this project. Any errors will be my fault and not theirs.

Words cannot adequately explain how grateful I am to My Dear Assoc. Prof. Dr. Pınar Aykaç Leidholm for everything, from the initial sparks of interest in Antakya to selecting the subject. I appreciate her invaluable advice throughout the difficult process of completing my thesis and her encouraging attitude toward me during the COVID-19 pandemic.

I want to thank my co-advisor, Assoc. Prof. Dr. Mert Nezh Rifaiođlu. I will never forget his vast knowledge of Antakya and Zenginler Quarter, his excellent professional network, and his generosity in providing me with the materials I needed for the thesis.

Also, thanks to the jury members, Prof. Dr. Neriman Şahin Güçhan, Assist. Prof. Dr. Özgün Özçakır, and Assoc. Prof. Dr. Meltem Uçar, who offered advice and assistance.

Prof. Dr. Neriman Şahin Güçhan has my sincere gratitude in particular. My love for Antakya's history and unique culture grew during her CONS506 studio in 2019.

Many thanks to my companion, Reyhaneh, for her graciousness and patience during the survey and her accurate translation.

Special thanks to my dearest Saeid, who assisted me with editing and proofreading while I was writing. Without his emotional support, I could not have finished this study over the previous 15 months.

I was fortunate to have my friend Ezgi's assistance and company. This thesis will always remind me of our in-depth discussions on Antakya during coffee in the afternoon.

Last but not least, I want to thank my family, especially Yasaman and Kimia, for their compassion and support, my parents and my lovely aunts, for always having faith in me.

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CHAPTER 1

INTRODUCTION

Nowadays, many historic cities are experiencing changes in their historical core. These changes usually concentrate on the city's cultural heritage features and promote them by developing heritage-based or culture-based tourism. The development happens at different levels, from evolutions in the development plan and urban policies to the physical changes in the buildings and public open spaces and holding festivals and cultural events. The governments and organizations responsible for these projects concentrate on promoting the positive impacts of these transformations on the city and the residents. The revitalization of the urban tissue, improvement of the economy, and restoring historic buildings are some of the positive effects mentioned in their claims (Milas and Paddison 2005, 833). Studying the impact of these changes, commonly referred to as heritage-led regeneration, is significant to have a realistic picture of what the city became after these heritage-based developments.

The regeneration in the cities began in the Post-World War II atmosphere. On one side, the war caused damage to the city's tissue and infrastructure. Repairing and rebuilding the damaged part of the cities was one thing that governments had to do. On the other hand, changes in technology and production processes occurred, which affected the city's tissue. Before the 20th century, the economy of the city was production-based. Industrial buildings were in city centers and part of the urban tissue. For ages, cities developed and grew with this pattern. New policies in 1960-1970 globally changed the economic structure of the cities. They become less important in terms of production. Thus, industries moved outside urban areas (Middleton and Freestone 2008, 43). The historic city centers that were the heart of

the cities experienced a decline, abandonment, loss of land and building value, deterioration, irregular construction, and social problems like poverty and the rise of crime were some of the common issues these cities faced (Garcia 2004, 314).

Urban regeneration plans were one of the responses to this problem. Especially with the growth of the cities from 1980 onward and the need to re-evaluate the cities for the new lifestyle and increased population, the implementation of urban regeneration plans grew in the cities. Integrating cultural elements in urban regeneration processes was done for several reasons. First, there was an understanding that happened over time between governments and politicians. They found that top-down approaches like urban regeneration can be accepted easier by the residents and society if they use culture as a catalyst for the process. Secondly, after decreasing the cities' importance in production, service-based activities could be replaced for development (Harvey 1992, 147). In this situation, cultural heritage-based facilities and activities like tourism were considered elements of the city's growth and development. In Europe, London, Paris, Barcelona, and Bilbao were the pioneering cities that included cultural heritage in their regeneration policies (Binns 2005, 4).

1.1 Definition of the Problem

In today's world, heritage-led regeneration projects are implemented in historical cities' urban heritage. Using the tangible and intangible heritage of the city as a brand for promoting the city to the world to attract people and capital has become a standard policy to improve the city's economy and its residents' life. However, the true impact of these kinds of urban regeneration cannot be measured by the claims of the decision-makers. Impact assessment is a valuable tool to determine the effect of heritage-led regeneration on several aspects of urban heritage, whether it is about the urban tissue with its buildings, lots, and public open spaces or the residents of the area and their social and economic situation. Guidance and toolkit for impact assessments in a World Heritage Context (Jo et al. 2022), Impact Assessment (Partidário et al. 2012), Towards an Economic Impact Assessment Framework for

Historic Urban Landscape Conservation and Regeneration Projects (Girard et al. 2015), Assessing the Impacts of Heritage-Led Urban Rehabilitation: The Case of George Town, Penang, Malaysia: Research Report (Throsby and Petetskaya, 2022) are among the main sources that have been studied for the impact assessment.

Antakya, the ancient Antioch, a historic multilayered and multi-cultural city in the southeast of Türkiye, is facing changes due to the heritage-led projects in its historic core. In recent decades, development and conservation plans predicted tourism as an integral part of the city's future, and the effects of these decisions are already apparent in the city. Opening cultural centers and museums and the extensive reuse of historic houses for cultural facilities in the historic core of Antakya have changed the city's physical aspects and the lives of its resident. Despite these fast changes, however, certain sections of the historic core sustain their residential function by continuing the traditional way of living.

In 2009 the revision of the conservation development plan of Antakya was proposed. In this plan, promoting the heritage of Antakya is used as a catalyzer to solve the city's deterioration and the weak economic situation of the historic urban core of the city. The regulations implemented based on this development plan, along with the 2004 revision of the 2863 Law on the Conservation of Cultural and Natural Property, which gives new financial methods for cultural heritage conservation, accelerated the process of opening cultural functions in a historic residential area.

So far, there are not many studies on the effects of these cultural/touristic projects on Antakya's historic fabric. It is an excellent point to stand and ask what the actual impacts of these changes on Antakya are.

1.2 Aim and Scope of the Study

The thesis aims to study and assess the changes in the physical, functional, and social aspects of the Zenginler Quarter, a district in the historic core of Antakya, due to the heritage-led urban regeneration process. The study will specifically concentrate on

the changes that occurred after two changes in the law and conservation development plan that affected the area extensively. 2863 Law on the Conservation of Cultural and Natural Property, which was revised in 2004, and the revision of the conservation development plan prepared for the urban site of Antakya in 2009, promoted functions serving cultural tourism for the neighborhood. These are some of the questions that the study will try to answer:

- What are the physical, functional, and social effects of this heritage-led regeneration on Zenginler Quarter?
- What are the changes observed in the public open spaces in Zenginler Quarter?
- How do touristic/ heritage-led projects affect the functions of the buildings in the quarter?
- How far has heritage-led regeneration changed the everyday lives of the residents of Zenginler Quarter?

Within this framework, the study focuses on Antakya's historical city center within the boundaries of the designated urban site and the 2009 revised conservation development plan. The study area is defined as the Zenginler Quarter, which is limited by Kurtuluş Street in the east, Saray Street in the west, Kırk Asırlık Türk Yurdu Street in the north and Gazipaşa Street from the south. The Zenginler Quarter was constructed in the 16-18th centuries during the Ottoman Empire (Rifaioğlu 2012, 171). At present, the Zenginler Quarter is mainly a residential neighborhood, except for the functions around Saray Street and Kurtuluş Street. Several historical public buildings belonging to the Mamluks, Ottoman Empire, and the French Mandate periods are in the quarter, such as Sarimiye Mosque, Cindi historical bath, and the Orthodox Church. Also, several historical houses representing the traditional Antakya houses still exist in the tissue. Some houses have been conserved and converted into restaurants, bars, and boutique hotels, while others face deterioration and abandonment. The study area is where the change in the function of buildings is readily apparent. It comprises dense tourist and cultural centers like the restaurants, hostels, and bars right next to houses where residential life is still going on. The study

area represents how heritage-led regeneration affects a traditional residential neighborhood (Figure 1.1).

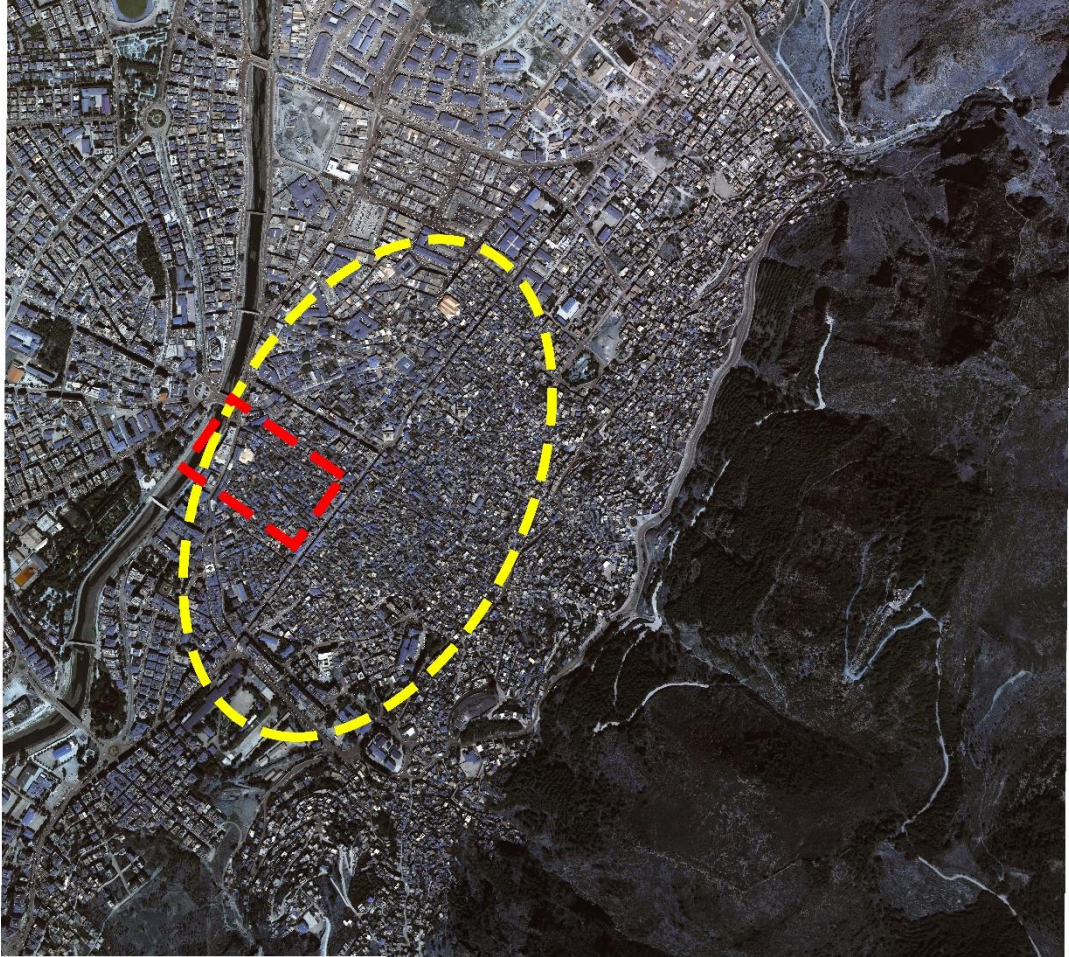


Figure 1.1. 2016 Aerial photo of Antakya. Yellow: Historic urban core of Antakya. Red: Study area. (Source: Hatay Metropolitan Municipality, modified by the author)

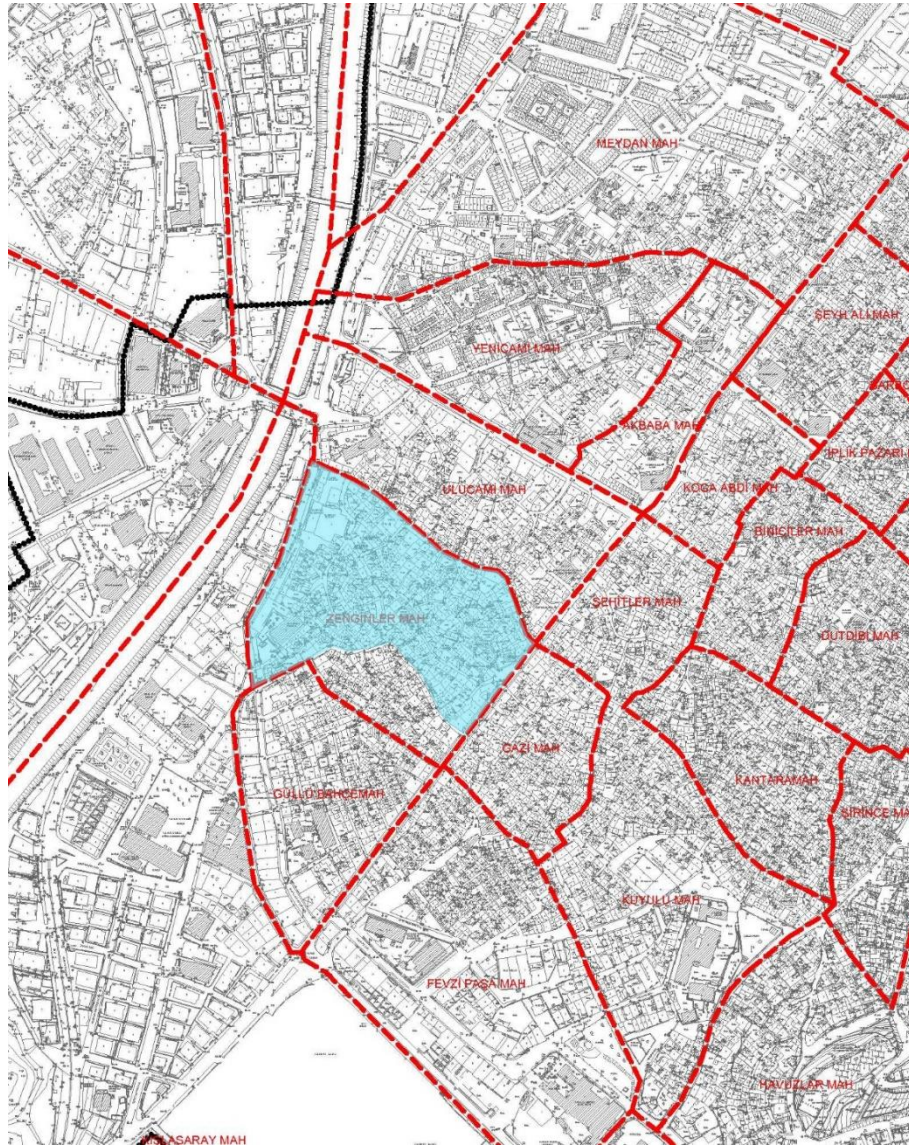


Figure 1.2. Quarters' borders of the neighboring quarters of are in red color and the study area has been shown with the blue color (Source: Hatay Metropolitan Municipality, modified by the author)



Figure 1.3. Up left: Saray Street, Up right: Cindi Bath and Kırk Asırlık Türk Yurdu Street, Down left: Saray Street, Down right: Gazipaşa Street (Photos taken by the author, 2021).

1.3 Methodology of the Thesis

The thesis is based on various sources of information obtained comprised of literature review, archival research, field survey, and social survey.

The literature review is conducted to form the theoretical framework of the thesis through articles, books, and studies on the history of urban heritage and the existing literature about heritage-led regeneration projects in the world and Türkiye has been studied and reviewed. Moreover, literature review is conducted for the history of conservation legislation in Türkiye together with the cases selected to discuss the effects of heritage-led regeneration in Türkiye, which are Gaziantep, Fener-balat and Hamamönü.

The second part of the literature review concentrates on the context of Antakya. For the history of the development of Antakya, other than the primary literature, sources

are the Ph.D. Thesis of Dr. Mert Nezih Rifaioğlu in "An Enquiry into the Definition of Property Rights in Urban Conservation: Antakya (Antioch) From 1929 Title Deeds and Cadastral Plans" (2012), historians Pinon (2004), Downey (2015), and Brands (2010) studies on Antakya. Also, the recent book of Eger and De Giorgi, "Antioch: a history" (2021), has been used for its revisions on the previous expert maps of different periods of Antakya.

The field survey is carried out via survey sheets, observation, and identifying the physical, functional, and social aspects of the neighborhood. Questionnaires and in-depth interviews have been conducted particularly to assess the impacts on the social aspects.

As mentioned before, the thesis concentrates on the impact assessment of a heritage-led regeneration projects on Antakya's Zenginler Quarter. The first step for this purpose is finding a method to determine it. Regeneration projects affect the area not only physically but also the economy and social structure can face changes along with other aspects. Like a domino, changes in regulations and legislation lead to changes in different aspects of the area. The impact of changes in the 2009 revision of the conservation development plan, along with changes in the law and decisions of the Regional Conservation Council, can be followed by the changes that the area faced after this revision. To achieve a scientific method for determining the changes, first, it is necessary to define change indicators. For this purpose, studies and theses on impact assessment have been studied (Impact Assessment (Partidário et al. 2012), Towards an Economic Impact Assessment Framework for Historic Urban Landscape Conservation and Regeneration Projects (Girard et al. 2015), Assessing the Impacts of Heritage-Led Urban Rehabilitation: The Case of George Town, Penang, Malaysia: Research Report (Throsby and Petetskaya, 2022)). International charters and policy documents, laws, and regulations affecting urban heritage conservation and considering cultural heritage in urban regeneration projects have been reviewed. Also, the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties" (2011) and also the latest report of Guidance and toolkit for impact assessments in a World Heritage Context (Jo et al. 2022) published by

UNESCO has been studied as an essential source for impact assessment. Based on this literature review on impact assessment, the indicators of change are categorized as: physical changes, functional and use changes, and social changes.

Physical changes: heritage-led regeneration projects impact the physical aspect of the area on different scales, from the change in the material of the pavement of public open spaces or façades of the buildings to the change in the open/built-up ratio of the area. The heritage-led regeneration projects can affect both public and privately owned areas. These changes can be in material, mass, façade, access, construction technique, height, and smaller details like architectural elements or street furniture. Based on the scale of the study and information gathered from the Zenginler Quarter via field survey, archival photos, and in-depth interviews with the specialists, the physical change indicators have been categorized as below:

- Types of Site access
- Open/ built-up ratio
- Pavement material
- Condition of the public open spaces
- Number of the floors of the buildings
- Street furniture

Functional and use change: One of the most common decisions that are considered to improve the economic situation of historical quarters is facilitating the change in the function of the building and spaces to touristic/cultural functions. Zenginler Quarter is facing the same situation. After the implementation of the 2009 revision of the conservation development plan, changes in the function and ownership of the buildings and open areas are apparent. Thus, parameters below are identified for the functional changes:

- Function
- Ownership changes related to change in the function

Social changes: Heritage-led regeneration projects promote the social benefits of the projects by mentioning the strength of the social binds, improving the sense of belonging, and encouraging people to live and work in the area. On the other hand, severe changes in the function or increase in property prices resulting from attracting companies and enterprises can affect the social structure of the area in different forms, such as losing the social bond or gentrification. To study the effect of heritage-led regeneration on the residents of the Zenginler Quarter, the opinion of residents regarding the changes has been asked in questionnaires. The following topics have been asked to the residents:

- The situation of the neighborhood before and after the changes have been asked to evaluate how residents have experienced the changes
- Their opinion about problems and potentials of the current situation
- Their opinion about future of the neighborhood

All the residents that have participated in the social survey (19) are residents or owners of local commercial functions and they have been in the Zenginler Quarter for more than ten years. The questionnaire was filled out by the interviewees, or by the author depending on the situation. Due to the use of translation and to prevent losing information, the voice recorder has been used with the interviewee's permission.

In-depth interviews have been held with experts and local authorities of Antakya and the Zenginler Quarter. The number of participants is 8. The in-depth interview is done with the people below: member of Conservation Implementation Control and Education Bureau (KUDEB), the priest of the Orthodox Church, three members of the Hatay Expo Center, and the owner of a cultural centre in the area named Sanat Evi, the manager of "Hatay Gastronomy Evi," the owner of Avlu Café in the quarter.

Maps to identify the changes based on parameters have been prepared in ArcGIS as two versions, which are before the implementation of the 2009 revision plan and after the implementation of the 2009 revision of the conservation development plan. For the maps before 2009, the information is gathered from two sources, which are

maps and analysis prepared by the CONS 507 Planning and Design in Urban Conservation studio project of the Graduate Program of Conservation of Cultural Heritage in the Middle East Technical University of Ankara held in 2002 as the primary source. This studio project has studied the functional, physical, economic, and social situation of the Zenginler quarter in detail. The borders of the study area are partially overlapping with the Zenginler Quarter, and three building blocks in the northeast of the Zenginler Quarter are not studied in this project (Figure 1.5). For these three building blocks, the information of 2009 revision of conservation development plan have been used. For maps showing the current situation, the information is gathered via the field survey of the author held in August 1-6, 2021. During this period, the situation of the buildings, streets, lots, and public open spaces of the quarter has been studied via observation and recorded via films, photos, and survey sheets. Wherever possible, the inside situation of the lots and buildings has been reviewed too.

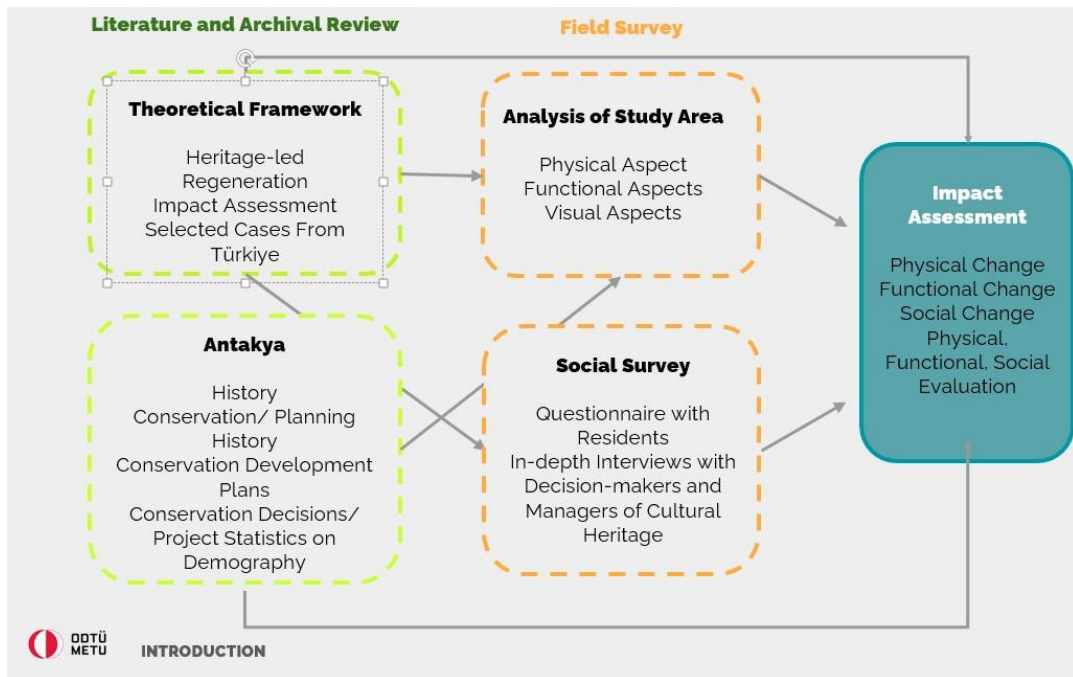


Figure 1.4. Methodology of the thesis, prepared by the author

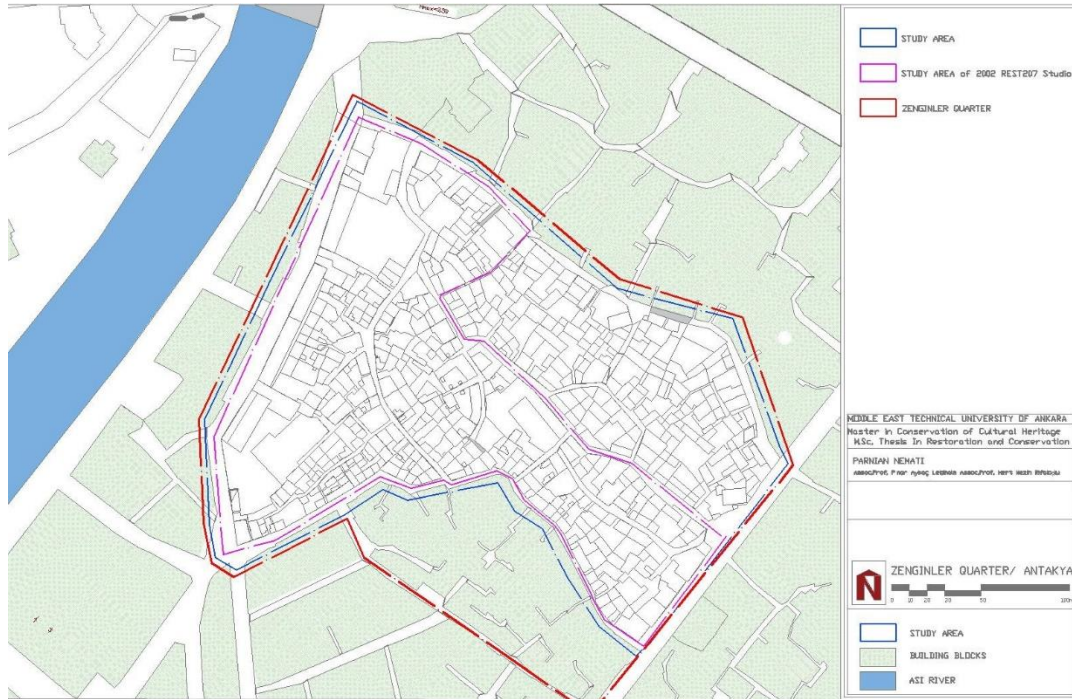


Figure 1.5 Borders of the Study Area

CHAPTER 2

IMPACT ASSESSMENT OF HERITAGE-LED REGENERATION

Today, culture-led and heritage-led regeneration are common phenomena in historical cities worldwide. Even though usually, these projects follow similar general goals, each one is unique in process and results. Economic benefits, raising the sustainability level, improving the lives of residents, strengthening the bond between local people and the area, increasing knowledge and integrity, etc., are some of the goals of culture-led and heritage-led regeneration projects. Tourism expansion is usually the primary tool for improving the economic condition in culture and heritage-led regeneration projects. New jobs are created by boosting the tourism sector and attracting tourists, and people and companies invest in the area, leading to a better economic situation for the locals. Nevertheless, how successful are regeneration projects in achieving their claimed goals? What are the disadvantages of these projects?

Culture-led and heritage-led regeneration projects have an enormous impact on the cities. They can change the appearance of buildings, divide, or join the lots, and change the relation of lots with streets. They can affect both public and private open spaces. They can change the residents' social structure, cause displacement of groups of people, or encourage people to live or work in the area. They can change the image of a neighborhood and increase or decrease its authenticity. These impacts are short-term, as change in the functions, or long-term and irreversible due to physical interventions in the historic buildings. Impact assessment of culture-led and heritage-led regeneration is a tool to monitor the changes in various aspects and determine the real impact of the practices on the area.

This chapter begins with the concept of urban heritage in the charters and conventions in the Post-World War II world, then explains the heritage-led

regeneration projects from 1970 onward in the world and Türkiye. The second part introduces impact assessment, and its different methods are mentioned. In the last part, some cases from Türkiye have been discussed in relation to the effects of heritage-led regeneration on historic urban tissue.

2.1 Heritage-led Regeneration

Heritage-led regeneration is a type of urban intervention in which heritage is utilized to improve the economic, social, cultural, and environmental conditions of an area. In such regenerations, heritage, as the feature that distinguishes the region, is promoted to raise the attractiveness of the area to people (Throsby and Petetskaya 2021, 2). The beginning of the culture-led and heritage-led urban regeneration projects can be traced back to the prior 1980s (Miles and Paddison 2005, 833). It is better to start with the "urban heritage" context to discuss cultural heritage-driven urban projects.

In this study, urban heritage does not refer to single monumental buildings or gardens, archaeological remains, historical elements, or events and rituals in the city. Instead, the context refers to the historic urban tissue as a heritage. The historic city with its neighborhoods, city center, circulations and relations between streets, open and closed spaces, private and public zones, different functions, and the intangible heritage of it is the urban heritage (Hernández and Vaquero 2019, 1).

French Revolution and the other uprisings that occurred in Europe at the same time or later in the 18th and 19th centuries fundamentally changed the continent's social structure. One of the results of these changes was massive demolishments in cities. Many ancient and medieval buildings and even historical quarters were ruined. The first literature about restoration and conservation was produced to react to this situation. However, they discuss mainly monuments and historical buildings (Labadi and Logan 2015, 2).

The introduction of the terms "urban heritage" and "urban conservation" can be traced back to the middle of the 19th century (Labadi and Logan 2015, 2). The legislation around these subjects and legal steps to conserve urban heritage happened later than that (Labadi and Logan 2015, 2). In the late 19th century, architects and urban planners began to consider urban heritage not as single buildings but as an integrated tissue (Labadi and Logan 2015, 3). Camillo Sitte (1843-1903), the Austrian architect, condemned the paradigms that concentrated on single monumental buildings in the city. Instead, he focused on urban morphology and suggested methods for integrating history into urban planning (Bandarin and Van Oers 2012, 7; Labadi and Logan 2015, 3). The Scottish urbanist and biologist Patrick Geddes (1854-1932) has a holistic paradigm for urban heritage and city planning. He considers the city an alive organ that evaluates through time (Bandarin and Van Oers 2012, 12; Labadi and Logan 2015, 3).

The term "urban heritage" is used for the first time in *Vecchie città de edilizia nuova* by Gustavo Giovannoni (1873-1947). He talks about the historic city as a monument and at the same time as a living tissue. He also considers urban development plans while talking about urban heritage (Veldpaus et al. 2013, 7; Zeayter and Mansour 2018, 346).

Giovannoni's ideas about protecting historic cities and monuments inspired Athens Charter (1931) (Bandarin and Van Oers 2012, 14). This charter is considered as the first international modern charter on the protection of cultural heritage. More than a century of essential theories in conservation and the discussions around it have been reflected in the charter. Although the phrase "urban heritage" has not been used in the document, the concept has been discussed by mentioning the site around cultural heritage. The Athens Charter was published at the same time as the CIAM manifest, which is one of the most vital documents in the modernism movement (Orbaşlı 2008, 13; Bandarin and Van Oers 2012, 21, Veldpaus et al. 201., 73; Jokilehto 2017, 222).

It is obvious that the attention to cultural heritage in 20th century compared to pervious centuries is more and the number of conventions, regulations and charters

in 20th century and especially after WW II shows a considerable growth (Birabi 2007, 42).

Another thing that should be considered in this paradigm shift in 20th century and especially after world war is that the view to cultural heritage changed. Urban heritage was no longer a source to consume but step by step turned into more powerful notion of resources for socio-cultural and economic development (Birabi 2007, 43). In the next part this subject is discussed in detail.

2.1.1 Urban Heritage in Post-World War II world, Urban Regeneration in Historic Quarters

After World War II, Europe and the entire world changed irreversibly. This change also had an impact on the cultural heritage concept. The mass demolition of cities and historic urban tissues caused the loss of historic city centers and, in some cases finding archaeological sites underneath the ruined urban fabric. These two and the urgent need to rebuild, reconstruct and redevelop cities led experts to think of international conventions in which they can manage and protect the cultural heritage in the new situation of the world. At this time, reaching a global definition for archaeological sites and historic urban tissues seemed necessary to protect the remains of historic cities and newly discovered archaeological sites (Cleere 1989, 23; Levent 2008, 24; Colavitti 2018).

"Economic boom" is the term usually used to describe the world's situation in the 1950s and the 1960s. Especially in developed countries, highways and modern infrastructures changed the face of the cities. Due to technological and production changes, the industrial centers moved out of the cities. In traditional cities, industries were in the city centers, and this used to be the pattern of the cities for ages. In the new situation, the previous industrial functions in the city centers were in danger of abandonment and decay (Cleere 1989; Orbaşlı 2008; Levent 2008; Bandarin and Van Oers 2012).

In the Second Congress of Architects and Technicians of Historic Monuments held in 1964, the document “International Charter for Conservation and Restoration of Monuments and Sites” was published, known as Venice Charter. This charter does not discuss the historical city or urban heritage terms. The charter concentrates on the historical monuments and their settings (Levent 2008; Bandarin and Van Oers 2012; Jokilehto 2017; Zeayter and Mansour 2018). According to Bandarin and Van Oers (2012), this is not because these terms were unfamiliar during this period but because the charter's writers are historians and restorers rather than urban conservation experts. Nonetheless, Document No.8 was also passed in this congress. Its main topic is to cultivate legislation for safeguarding historical centers and suggests that historic cities must be saved and, at the same time, integrate with contemporary life. UNESCO also published a document in 1962 titled Recommendation concerning the Safeguarding of Beauty and Character of Landscapes and Sites. The main topic of this document is safeguarding natural and human-made landscapes and concentrates on urban landscapes (Bandarin and Van Oers 2012). In 1965, ICOMOS was founded as an international non-governmental organization and used the Venice charter as its doctrine document (Levent 2008; Bandarin and Van Oers 2012).

1975 was named the European Architectural Heritage Year. Two milestone documents were published this year that affected the urban heritage conservation field. The Congress on Architectural Heritage issued the Declaration of Amsterdam, and the Council of Europe adopted the European Charter of Architectural Heritage. These documents are essential in urban heritage because they focus on the relationship between conservation and urban planning (Bandarin and Van Oers 2012). Also, both documents mention the importance of protecting the social structure in historic areas. And finally, the importance of contemporary architecture is mentioned in the declaration of Amsterdam:

"Since the new buildings of today will be the heritage of tomorrow, every effort must be made to ensure that contemporary architecture is of high quality." (ICOMOS 1975)

Around a year after the Declaration of Amsterdam, UNESCO adopted the “Recommendation concerning the Safeguarding and Contemporary Role of Historic Areas”, called the Nairobi Recommendation (UNESCO 1976). This document is one of the central texts in urban heritage conservation. It is not only about historic areas in the urban tissue but also about rural areas and archaeological or paleontological sites. However, the Nairobi Recommendation is a fundamental text in urban heritage conservation as it covers almost every necessary detail regarding policy and legislation and government or experts' responsibilities (Bandarin and Van Oers 2012).

2.1.2 1980 onward, Heritage-led regeneration in Historic Quarters

In 1970 and 1980 a trend appeared in the regeneration of urban areas. This trend was the regeneration and rehabilitation of previously industrial areas. The globalization movement helped that the de-industrialized areas that were usually in the historic city centers and had lost their importance change to the centers for service-based activities and tourism. The historic areas in the cities of USA and Europe that used to be the location of industrial activities started to change their face and find new functions (Sharghi et al., 277).

“The 70’s can be considered as a specific emphasis on social values of heritage, the 80’s can be considered as emphasis potential economies of heritage and the 90’s can be considered as a reaction to the created criticism to the redevelopment and Real Estate development plans of 80’s along with making endeavors on historical places protection with emphasis on integration subject in protection area.” (Sharghi et al. 2018, 273)

ICOMOS prepared the first document about urban heritage conservation in 1987. The document's title is the Charter for the Conservation of Historic Towns and Urban areas, also known as the Washington Charter (ICOMOS, 1987). A critical discussion

in this document is about the authenticity of urban heritage. As it is mentioned in the Washington Charter, qualities that must be preserved to keep an urban heritage to keep it authentic can be categorized as below:

- "a) Urban patterns as defined by lots and streets;
- b) Relationships between buildings and green and open spaces;
- c) The formal appearance, interior, and exterior, of buildings as defined by scale, size, style, construction, materials, color, and decoration;
- d) The relationship between the town or urban area and its surrounding setting, both natural and man-made; and:
- e) The various functions the town or urban area has acquired over time. Any threat to these qualities would compromise the authenticity of the historical city or metropolitan area.”

In the Washington Charter, the social values and the necessity of participation of the locals in the processes are discussed. It also discusses the difficulties and challenges planners face when conserving urban heritage in modern cities, such as automobile traffic and rehabilitation of the economy of the historical areas, as their primary economic sources are not industries anymore but services. The Washington Charter mainly concentrates on the conservation plan to protect the physical aspects of the urban heritage. The charter talks about gentrification, changes in traditional activities, or the effect of tourism, yet for social and economic processes, public interventions are considered the central controller (ICOMOS, 1987).

Also, it should be considered that economic reasons were one of the main reasons that the conservation of the historical urban tissues with the aim of development of heritage-led tourism become a main policy in the development plan of the cities. According to Roders and Bandarin (2019) it has been proven that the rate of economic development is twice in historical urban sites than in other parts of the

urban tissue. Thus, the urban heritage acts as a cultural and economic source that can help to improve the local economy and promote it with the development of the tourism and reusing the historic urban areas (Abdelhamid, El Hakeh, and Elfakharany 2021, 6). In the late decades of the 20 century the trend of regenerating and reusing the historical tissues that already had begun in the previous decades become very popular and changed its direction from conservation aims to profitable use from historic areas (Sharghi et al. 2015, 273).

After 1980s, regeneration with the main theme of rehabilitation and restoration of the cultural heritage become so trend in USA and Europe that almost every historical city experienced it in different levels. Cultural capitals started to promote and brand themselves and different themes began to show up. Cultural-led regeneration with the emphasis on events, cultural-led regeneration with the emphasis on museums or festivals or the cultural heritage-led regeneration with the concentration on the heritage of the area. Heritage for the policy makers rolled as an instrument to urban regeneration and with the main aim of improving the economic situation of the dilapidated historic city centers (Sharghi et al. 2015).

The phrase “Cultural industries” is extracted from this paradigm in the policies for the cities, where the culture become more an economic tool than a social phenomenon (Lawrence and Phillips 2002; Hesmondhalgh 2018.). The negative side of this cultural-led and heritage-led regeneration movement is the fact that usually implementation of these projects doesn’t give the benefits that it claims, or at least, not in the way that it claims. Although in terms of conservation of the physical heritage they usually act successful, the social consequences are not desirable. Gentrification (or pushed out local communities), growth of elitization, and undesirable raise in the price of properties which leads to the movement of the low-income classes to move to sub urban areas are some of the examples. These impacts also led to no removing the poverty from the city’s face, but just moving it to the other place. In some cases these practices even increased the inequality in the society (Fouseki and Nicolau 2018, 231).

“There is though some evidence showing that ‘heritage-led regeneration’ initiatives driven by the conservation of deteriorated and neglected buildings in a constrained geographical area usually lead to ‘pockets of unequal geographies, with wealth concentrated in the city centre’. It is, thus, of no surprise why this type of approach creates non-resilient cities that are susceptible to dramatic and global economic and social challenges.” (Fouseki and Nicolau 2018, 232)

The “soft-law that helps in maintaining and preserving the social, economic, and cultural heritage within the historical urban context” is what can be described as the results of the attempts of UNESCO in the 21 century to set new international standards to guide the new investment and development for the respecting of the cultural character and identity of the historical cities” (Bandarin and Van Oers, 2012; Abdelhamid, El Hakeh, and Elfakharany 2021, 5). This attempt started in 2005 and in 2011 the HUL (Historic Urban Landscape) recommendation was published (UNESCO 2011). This recommendation suggests methods to “connect between heritage conservation and sustainable development and connect people with their roots and to be flexible as well as for the changes” (Abdelhamid, El Hakeh, and Elfakharany 2021, 5) of the time.

2.1.3 Urban heritage and Heritage-led Regeneration in Türkiye Laws

The history of legislations in the cultural heritage in Türkiye have been discussed by different sources (Madran 2002, Tankut 2005, Şahin Güçhan and Kurul 2009, Yıldırım 2015, Aykaç 2017, Özçakır 2018, Dinler 2022). The evaluation of the conservation legislations considering the concept of urban heritage and heritage-led regeneration can be explained in 6 distinct periods, which are identified by Şahin Güçhan and Kurul (2009).

2.1.3.1 1850s to the Beginning of the Republic (1920)

The process that made the difference in the situation of cultural heritage in the middle of 19th century is the institutionalization. During this period, which is also known as *Tanzimat* period, in terms of cultural heritage the main law was to define regulations for the conservation law (Madran 2002, Şahin Güçhan and Kurul 2009, 21; Teker 2013, 7; Aykaç 2017, 105). The cultural heritage mostly referred to historical artefacts. In 1869, 1874, 1884, and 1906, four legislative documents were published (Şahin Güçhan and Kurul 2009, 23; Teker 2013, 8; Aykaç 2017, 106-107). These legislations talk about archaeological excavations, definition and categorizing the artefacts, and some primary rules for conservation of immovable heritage. 1906 regulation was particularly important since it included the buildings that were a part of the Ottoman urban life into the definition of historical artefacts (Aykaç 2017, 106). The base for the cultural heritage and the law “historic artefacts belong to the state” has been set in this period (Şahin Güçhan and Kurul 2009, 23).

2.1.3.2 Early Republican Period: 1920-1951

After the Independence War, in 1923 the Turkish Grand National Assembly was founded. The state decided that the former legislation on historical artefacts effectuated in the Ottoman period would stay valid (Teker 2013, 8). In 1933, a national commission was founded for the conservation of monumental buildings. This commission published a list, which consisted of more than 250 monumental buildings all over Türkiye (Teker 2013, 8; Aykaç 2017, 115).

In the early years of the Republican period, conservation was usually in the form of the conservation of single monuments within development plans. In Law no.2290, acted in 1933, the municipalities had to define a buffer zone between the monuments and the surrounding area. For a long period, this law was implemented in many monuments in the cities of Türkiye (Şahin Güçhan and Kurul 2009, 27; Aykaç 2017, 116).

The framework and legislation that was structured for the municipalities in this period also remained valid until 2004. In this structure, the municipalities had the duty of approving the development plans and taking action to intervene in emergency repair needs of monumental buildings (Teker 2013, 8; Aykaç 2017, 116).

2.1.3.3 Centralization with the Higher Conservation Council: 1951-1973

During the 20th century, as Şahin Güçhan and Kurul (2009) mention, the legal framework in the field of conservation was structured more or less in line with international and European frameworks and decisions. However, due to several reasons, such as institutional arrangement, in practice, the implementation of the legislation and decisions was impossible, and that was the case until the institutional changes in 2004 (Şahin Güçhan and Kurul 2009, 27). In 1969 in a legal document, the protocol area is mentioned for the first time, which is defined as existing housing fabric in which the building pattern must be preserved. Later documents used this definition as a base for the concept of the conservation area (Şahin Güçhan and Kurul 2009, 27).

At the beginning of the Republican period, the development plans for the cities were designed to accelerate the process of the growth of the cities into modern western cities. The conservation plans were also affected by these development strategies (Şahin Güçhan and Kurul 2009, 27).

In middle of 20th century, the rate of the migration from rural areas to urban areas and especially large cities accelerated (Teker 2013, 8). The existing legislative and structural system could not be effective enough to prevent the impact of this situation on the urban heritage and historical quarters. Due to the need for more dwelling units in the cities, the urban tissue damaged by bad interventions, the development plans that implemented to solve this situation sometimes ended up with demolishing historical properties and damaging historic urban tissues (Dinler 2022, 372; Teker 2013, 8). Aykaç (2017, 126) mentions as described above, in 60s the historic urban

tissue was lost due to the fire, infrastructure developments, and replacement of the upper-class residents with lower class groups.

The establishment of Higher Council for Immovable Aniquities and Monuments in 1951 by the Ministry of Education (Dinler 2022, 368; Aykaç 2017, 124) can be considered as a response to this situation. This Council has been published under the Law no. 5805. This law briefly explains the the responsibilities of this council, number of members and other aspects (Dinler 2022, 368). This Council had the power to both define the principles and and take action on issues related to cultural heritage, all the private and public organization and individuals had to obey the decisions of the Higher Council other than the State Council. However, the law doent talk about the cosequences of not obeying these decisions (Teker 2013, 9; Dinler 2022, 368). Until 1956, the council continued to be effective in building scale (Teker 2013, 9). In 1956, with the establishment of *İmar Kanunu* or the Development Law, the council could also decide in scales bigger than single building. This led to the development of definition of concepts like site and urban site by the council (Teker 2013, 9).

Between 1960s and 1970s, an important decision was made in terms of conservation of cultural heritage (Dinler 2022, 373) First, a new constitution had already provided a new reference that is cited in almost all Higher Council decisions: the 50th article of the new constitution stated that ‘the state ensures the protection of all the monuments with historic or cultural value’. This article was added to the constitution at the last moment during discussions in parliament. However, the methodology that would be applied to protect historical monuments was left blank (Dinler 2022, 374).

2.1.3.4 Introduction of the Conservation Areas Sites: 1973-1983

As Şahin Güçhan and Kurul (2009, 29) mention in their article, in the 1970s, two international and national keystones founded a new approach to the conservation of cultural heritage in Türkiye. First, the Law no. 1710 was published in 1973. The

terms of site, historic site, archaeological site, and natural site is defined in this law (Aykaç 2017, 128; Şahin Güçhan and Kurul 2009, 29). This law discusses conservation concepts both in local and international aspects (Aykaç 2017, 128). The law no. 1710 defined the term "site" as natural, archaeological, and historic. This led to a more holistic approach to the heritage from the official point of view. With this law, the area-scale started to be defined and implemented in conservation of cultural heritage in Türkiye (Aykaç 2017, 128). Second, the emerging Turkish framework was discussed significantly in the Amsterdam Declaration. The declaration's principles led to the establishment of "conservation planning" and "documentation and designation" within the General Directorate of Historical Artefacts and Museums (Şahin Güçhan and Kurul 2009, 28). Also, other documents and declarations of the 1970s and 1980s, like the Nairobi Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas by UNESCO in 1976 and the Washington Charter by ICOMOS in 1987, outlined the importance of conservation areas and the necessity of integrating conservation with urban plans (Şahin Güçhan and Kurul 2009, 28).

As Teker (2013) mentions, the interventions of the Higher Council decided in the preparing of development plans was obligatory to be done and also this council was the one decided for the registration and repairment of historical buildings. By publishing of Lawno.1710 the council also could intervene during the process of implementation of development plans in order to protect historic buildings and tissues (Teker 2013, 9). However, there were resistance against this increase in the power of the Higher Council by the private sector (owners of historical properties) and public sector (municipalities) as they saw the decisions of the council as limiting their power and options. As a reason to this resistance can be mentioned that the rapid urbanization was a problem that Türkiye facing during the 60s and 70s. At that time for many reasons, the development that was needed to be done to answer the need for the growth in the population was in increasing the density of the cities more than expanding the cities. This wave of increasing the density of urban areas caused faster demolition of the urban heritage and demolition of the historic urban quarters

(Teker 2013, 9-10). On the other hand, it should be mentioned that during this period, the middle and upper classes of Türkiye, were more interested to live in new buildings rather than the historical houses. With this trend of living in new flats, people started to sell or abandon their houses in historic areas and newly migrated people or people with less income reside historic areas. As a loop, newly resided people did not have enough money to maintain their historical houses and the quarters faced deterioration and weak interventions leading to a decrease of the values of the buildings (Şahin Güçhan and Kurul 2009, 29; Dinler 2022, 372). Due to the mentioned situation, the attempts to protect and conserve the urban heritage was mostly limited to important monuments (Teker 2013, 9).

In the 1970s, tourism also became more critical in Türkiye's policies and appeared in the development plans. In the 'Second Five Years Development Plan (1968-1972)', the economic benefits of mass tourism are mentioned. Also, in the Forth Five Years Development Plan (1979-1983), the investment in the tourism section in accommodation forms such as tourist complexes were aimed. All the attention to the benefits of tourism by the state led to the Tourism Encouragement Law Numbered: 2634, which came into force in 1982 and had the approach of realizing tourism development in a planned way (Şahin Güçhan and Kurul 2009, 28). It should also be mentioned that between 1973 and 1982, the Higher Council registered 100 urban conservation areas out of a total of 417 conservation areas (Şahin Güçhan and Kurul 2009, 28).

2.1.3.5 Decentralization with Regional Conservation Councils: 1983-2003

The condition of Türkiye in this period along with the new paradigms in urban development, economy and cultural heritage shaped the path of heritage related decisions. After the 1980 Coup, the state dominated economic model in Türkiye was replaced with a neo-liberal policy which is based on privatization (Aykaç 2017, 128). As below this change affected the rules and regulations about conservation during the next decades up to today.

In this era big cities of Türkiye were experiencing growth in the density and construction of new urban areas. Lots of investment happening in the mass housing projects, and touristic areas. The competition in the world in economic terms caused lots of changes in coastal areas, natural sites and urban areas. Existing law and legislation related to the cultural heritage at that time was not enough powerful to make proper integration with this development and guarantee the protection and conservation of heritage (Teker 2013, 10).

Türkiye became a State Party to the 1972 “UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage” in 1982. The same year, the effectuation of Tourism Incentive Law and the foundation of the Ministry of Culture and Tourism are considerable steps in conservation history of Türkiye. With Tourism Incentive Law (Law no: 2634), the tourism in Türkiye could be developed easier as this law encouraged the private sector to invest in designated tourism centers or areas. State-owned properties were now to be allocated to tourist enterprises wherever possible, privately owned properties could also be expropriated in just one month (Aykaç 2017, 129).

A year later, 2863 Law on the Conservation of Cultural and Natural Property was released in 1983. This law can be considered in the evolution in the legislations related to conservation of cultural heritage after the Law no. 1710 and establishment of the Higher Council. This law is still valid, however, up to 2000’s due to several reasons this law could not effect compared to its impact potentials. As Teker (2013) mentions, although this law made some important changes, still it was not enough to rise up the situation of the conservation of cultural heritage is Türkiye compared to the international standards. The reasons can be mentioned as “the continuing exclusion of the notion of urban site, the limitation in the definition of cultural asset to being built before the end of the 19th century, and conservation of “enough” cultural assets, in consideration of opportunities of state facilities (Teker 2013, 10).

However, one of the most important aspects of this law is the introduction of conservation plan. Conservation plan allows a more holistic approach in the process

of conserving and protecting cultural heritage. The Higher Council for Conservation of Cultural Heritage took the place instead of Higher Council for Monuments by this act. In this era a wave of localization can be observed as the foundation of Regional Conservation Councils, which took most of the responsibilities of the Higher Council. At present, the number of Regional Conservation Councils in Türkiye is 34. However, this process of localization was not easy as it seems. The Regional Conservation Councils usually experience the lack of heritage experts, and they were constantly under pressure by the central or local authorities (Teker 2013, 10; Aykaç 2017, 129).

2.1.3.6 The legislative base for Heritage-led Regeneration: 2003 to the Present

Türkiye is a historically rich country. Although the country more or less came up with the new paradigms and changes in cultural heritage in Europe and the world through the 20th century, still the number of conservation activities compared to the potentials of the cultural heritage was not enough. One of the changes of this era was the increase in the number of conservation projects. Since the 1980s, Türkiye experienced the economic and political changes to move toward globalization and adaptation of neoliberal policies. New laws and legislations enacted in early 2000s can be seen in the continuation of mentioned change in previous decades. The increase in the rate of privatization, facilitation of foreign investment was two changes that occurred in the result of attempts of Türkiye to be a state member in EU. International institutions like World Bank and IMF (international Monetary Fund) encouraged Türkiye to go to a more localized system of management. In terms of conservation of cultural heritage, all these changes have two important impacts. First, the promotion of tourism as a tool for expanding of the free-market policy and improving economy in touristic and historical areas. Second, facilitating the possibility for the private sector to participate in conservation of cultural heritage processes. This happened through implementation of new laws that created new

financial sources and facilitating the bureaucratic processes for private sector to law in cultural heritage and touristic parts (Teker 2013, 12-13; Yıldırım 2015, 127).

From 2003 onwards more than 10 laws and regulations adopted in Türkiye that began a new era in the history of conservation in this country (Yıldırım 2015, 127). Some of the laws enacted after 2003 effected directly the field of cultural heritage, whereas some had indirect effects (Teker 2013, 13). 5302 Law on special provincial administration, 5272 Municipalities Law, 5227 Fundamental Principles and Restructuring of Public Administration Law, and 5216 Law on Metropolitan Municipalities changed the public administration in Türkiye. These laws introduced important administrative changes, which start giving municipalities more power in decisions on cultural heritage and localization process that have started in previous periods progressed more efficient (Teker 2013, 13-14). Similarly, after the effectuation of the 4957 Law on Amendment to the Law on Tourism Incentives in 2003, tourism-led investments started to expand (Yıldırım 2015, 127). In addition, the effectuation of the 5225 Law of Culture Investments Incentives encouraged the establishment of culture-related facilities like museums and cultural centers (Aykaç 2017, 137). For the people who inherited the registered buildings some facilitation and reduction in taxes was provided. 7338 Law on Amending the Tax Procedure, 3065 Value Added Tax Law and 492 Law of Fees are related to this issue (Teker 2013, 14).

The major law directly affecting the field of cultural heritage is Law no. 5226, which amended the 2863 Law on the Conservation of Cultural and Natural Property in 2004. With this amendment, new concepts related to conservation plans and implementation of conservation projects are introduced such as ‘conservation development plan’ or ‘management plan’ (Şahin Güçhan and Kurul 2009, 34). Moreover, the law introduced conservation, implementation, supervision bureaus (KUDEB) under the body of municipalities or special provincial administrations (Şahlan 2007). These bureaus can train professional conservation methods to workers and the offices can law in terms of documentation, restitution and restoration in the historical areas. They also have the power to implement these projects (Teker

2013, 15). The law also introduced new financial tools such as the allocation of 10% of the property taxes for the conservation of cultural heritage (Şahin Güçhan and Kurul 2009, 34).

According to Yıldırım (2015, 127), these new laws not only improved the the bureaucratic processes but also increased the the responsibilities for the municipalities and regional conservation councils. Some problems, however, continued after these changes, which can be mentioned as follows:

- The novelty in tools and processes has occurred, but in the definition and concepts the legal text is still the Law no. 2863 published in 1983.
- As Teker (2013) mentions, the concept and definition of conservation and its relationship with the development. Along with the common paradigm of the people and authorities on development and conservation sometimes cause problems in practice.
- Although some concepts such as site management has been defined in this era but the knowledge around the concept is not enough (Teker 2013, 14)
- The risk of abuse of private sectors (especially capital owners) from the new law and regulations.
- The lack of institutional capacity to implement the regulations (Yıldırım 2015, 127).

It should be noticed that during early 2000s, the public paradigm about urban heritage also changed. In the process of urban regeneration, the Law no. 5336 on Renovating, Conserving and Actively Using Dilapidated Historical and Cultural Immovable Assets needs to be explained. Known also as “Renewal Law”, this law impacts on cultural heritage considerably as it gave more power to local authorities to intervene in the heritage places. By planning regeneration projects in the cultural places that are identified as cultural heritage, this law let authorities to decrease the effect of conservation plans of an area and have more power to change those places by defining them as “Renewal area” (Özçakır 2018, 223; Aykaç 2017, 137).

In the end, it should be mentioned that more or less, through the last century, cultural heritage's related law and legislation in Türkiye have progressed almost along with Europe. In practice, mentioned problems decreased the pace of the changes or reduced the effect of the legislations. This country has a rich historical background and lots of archeological and historical areas exist in Türkiye. Conserving, regenerating or using this heritage for different purposes can impact the country in many terms. 1980 onward, step by step globalization and neoliberalism policies changed the role of heritage in the country and opening the private sector to the cultural heritage sector, increased the types and amount of the changes in historic areas which have more potential in boosting tourism.

2.2 Impact Assessment of Heritage-led Regeneration

In the 20th century, the awareness about the importance of cultural heritage increased considerably and at the same time the development in the cities and change in their infrastructures and also urban tissues increased compared to previous centuries. Implementation of development and regeneration projects changed the face of the cities so fast. The consequences of these changes started to show up just with the beginning of the implementations and continued through next years and even decades. The changes could be reversible or irreversible, frequent, or permanent, predictable (at the time of designing) or not predictable, negative or positive.

Impact assessment as a tool to determine the consequences of the plans and policies in urban areas, follows a simple logic. As Clark (2001, 22) mentions impact assessment is coding and categorizing the basic analysis that any competent conservation expert provides. However, it should be emphasized that the importance of assessing the impact can not be ignored. In today's world, evidences are important, politicians need to show the evidences to the society and voters, and experts need to show the evidences to the politicians and society. The complexity of projects like conservation development plans that deal with social, economic and environmental aspect shows the need for processes like impact assessment:

“leveraging new methods, tools and technologies to transform the invisible to visible, allowing governments to see and understand insights, perspectives, opinions and possibilities that have previously remained hidden, allowing them to become more effective and make better decisions” (Kalvet 2020 et al.).

Impact assessment has been introduced a simple, focused, and feasible tool to monitor and examine the impacts of the projects affecting the cities and their residents (Girard et al. 2015).

As we mentioned in the pervious parts, in the last decades, the attention to the “monument” has been shifted towards the recognition of the importance of social, cultural and economic processes in theconservation of urban areas (UNESCO, 2009, art. 4). It determines the increasing relationships between conservation and development: they can be put in a mutual symbiosis (Grefe, 2005; Grefe, 2009). This is why today, the impact assessment studies on the urban areas are very common. Not just for the scholars or the policy makers, but also for all the private and public sectors that are active in the area or plan to have investment there. Impacts on local economy can be made evident through the use of performance indicators, which are fundamental tools to attract the financial resources necessary for urban regeneration (Girard et al. 2015).

Impact assessment is defined as the “process of identifying the future consequences of a current or proposed action.” (Partidário et al. 2012, 1; Ashrafi et al. 2022, 1) In terms of cultural heritage projects the impact assessment can be defines as a tool to solve the conflicts and improve the cultural heritage conservation (Ashrafi 2021, 199).

2.2.1 Assessing the Impacts of Heritage-led Regeneration

The impacts of the heritage-led regeneration can be studied in different aspects and thus, different study methods. The SIA (Social Impac Assessment), EIA

(Environment Impact Assessment), and HIA (Heritage Impact Assessment) are some of the terms that can be seen in the IA (Impact Assessment) of heritage-led regeneration projects.

Beginning of the impact assessment definitions and acts can be traced back to 1960s with the Environment Impact Assessment (Ashrafi et al. 2022, 4). The aim of it was related mostly to natural environment. However, this concept expanded through time. The conventions and acts practiced in the EIA field act as a pioneer for expanding the idea of impact assessment into other fields. The need for considering social aspect of complicated projects in EIA assessment led to the creation of the SIA Social Impact Assessment. The definition of the SIA is mentioned as:

“the process of identifying and managing the social issues of project development and includes the effective engagement of affected communities in participatory processes of identification, assessment and management of social impacts.” (Vanclay et al. 2015, 5; Ashrafi et al. 2022, 4)

Heritage Impact Assessment also another term in IA that more or less have strong similarities in terms of procedure and phases to EIA and has been investigated since the beginning of the 21st century (Ashrafi et al. 2022, 8; Özçakır et al. 2022, 23). ICOMOS published the “Guideline in Heritage Impact Assessment for Cultural World Heritage Sites” in 2011 and has been applied (or in the process of application) for more than 100 world heritage sites and since then there have been different studies on the methodologies for HIA (Özçakır et al. 2022, 23). In 2022, a new document was published by UNESCO, titled “Guidance and Toolkit for Impact Assessment”. In this guidance book, the methods and practical suggestions to reach the aim of conservation projects along with the framework for the impact assessment processes has been proposed based on the practices have been done on world heritage sites (Jo et al. 2022). The method for the HIA assessment based on Ashrafi et al. (2022) can be defined as: Screening, Scoping and Examination, Impact Assessment, Mitigation and Impact Management, Decision Making (Ashrafi et al. 2022, 8).

In the scope of this thesis, the first 3 phases of the process have been done. The screening and scoping and examination has been done during the first phase of the proposal to define the problem, questions of the thesis and the scope of the study base on the limitations of the master thesis. The impact assessment has been done in terms of physical aspects, functional aspects, and social aspects.

The methods for the impact assessment can be categorized as:

- checklists
- matrices
- flowcharts
- networks
- maps, and GIS (Moris and Therivel 2001; Sadler and McCabe 2005; Glasson et. Al, 2015; Ashrafi et al. 2022, 10)

The checklist, as one of the primary methods, is the preparation of indicators list. This list determines which aspects and factors in the area can be affected. The most apparent factors can be selected in this phase. Even in some cases the checklist has been prepared perviously and can be used for different projects as an example the checklist prepared by the Ministry of Tourism and Cuture of Ontario can be mentioned (Ashrafi et al. 2022, 12). The matrix and flowcharts are rather for more complicated processes like predicting future impacts and determining primary and secondary impacts. Maps in GIS and Autocad are easy ways to visualize specially the spatial aspects. As an example, the GIS model prepared for a Cultural Landscape Compatibility Study on a WHS of Upper Middle Rhine Valley can be mentioned (Ashrafi et al 2022, 12). In the thesis other than the checklist of indicators, maps prepared by ArcGIS have been used to visualize the effects of the indicators on the urban tissue of the case study through time.

After the check list is prepared the indicators have been examined through surveys and checking the prepared maps by other sources mentioned in the methodology. As Mourão (2022) mentions:

“today, the impact assessment frameworks and the data sources commonly used for measuring the impact of (cultural) tourism are mostly based on surveys. The availability of survey data gathered in regular intervals over a longer period ensures more accurate assessments of the economic impact of tourism.”

2.3 Examples of Impact Assessment of Heritage-led Regeneration

In this part of the second chapter 3 different examples of conservation projects with the impacts of it on the urban tissue and the residents has been mentioned. Each project has significant aspects that can be mentioned to show the problems and potentials conservation of urban heritage can produce in the legal framework of Türkiye.

Hamamönü project in Ankara is an example of reconstruction and severe intervention in the urban heritage with the aim of promotion of tourism. The loss of significance example of lose of intangible heritage as in loss of authentic function of the buildings and loss of the residents during and after the implementation.

Gaziantep can be considered as a similar project to the case study as the cultural background of both Antakya and Gaziantep is the same, the date of beginning of the projects is almost the same and with the beginning of the new era in conservation legislation, the high speed of the changes in both cases can count as a concerning factor and in both cases the local authorities affected the area.

Fener-Balat in Istanbul is a rehabilitation project. But it can be mentioned as an example as it more or less concentrated on the residential parts and there was an attempts to prevent gentrification in a top-down process in the area.

2.3.1 Hamamönü District, Ankara

The main source of this case is the study of Gültekin, Nevin (2014) titled “Urban Conservation Policy- the Case of Hamamönü-Ankara-Turkey” presented at the 54th Congress of the European Regional Science Association: "Regional development & globalisation: Best practices", Russia, European Regional Science Association (ERSA), Louvain-la-Neuve and the master thesis of Azize Elif Sudan titled “The Role And Approach Of Local Authorities In The Field Of ‘Conservation’: Case Study In Hamamönü / Ankara” in Middle East Technical University of Ankara at 2012.

Hamamönü is a neighborhood in the historical city center of Ankara. This neighborhood has been constructed during the Ottoman period. During the 15th century, the city went under the development and the population increased and expanded beyond the city’s citadel. The development of the city was because of the economic development. Ankara was a center for providing raw silk at the time, also it functioned as a junction for Damascus. The new neighborhoods that formed outside of the citadel were usually constructed around the mosques. The first mosques of this formation are Ahi Şerafeddin, Yeşil Ahi, Ahi Elvan and Ahi Yakup Mosques. The Hamamönü neighborhood takes its name from the Karaca Bey Bath at north of it (Ergenç, 2012; Sudan 2012, 18).

During the next centuries, Hamamönü was demolished partially several times. At the beginning of the 17th century, during the Celali uprisings, the bazaars and neighborhoods within the environs of the bath were burnt down (Sudan 2012, 28). In the mid-18th century because of the Trade Agreement of 1838, the production of the raw silk decreased and the residential area of silk producers such as Hamamönü left abandoned. Hence in the 19th century, the economy of Ankara and the Hamamönü importance was decrease, a fire burnt Hamamönü partially, along with Yukarı Yüz in 1881 and once again completely with the whole city in 1917. It was re-built again later. After the foundation of Ankara-İstanbul railroad in 1892, the new trade and business center of the city was far from Hamamönü, thus, the neighborhood

lost its importance. In the Republican period, Ankara became the capital of Türkiye and the city started to expand and develop, the new modern Ankara were constructed and Hamamönü remained as a traditional neighborhood between modern and historic Ankara. In this period, shortage in the dwelling units supposed to be solved also with permission of addition and partition of old houses, this damaged Hamamönü houses. With the construction of Talat Paşa Boulevard in 1957, Hamamönü separated to 2 parts, and starting at this avenue, apartment buildings permeated the fabric, or it became the living area of those who migrated from the countryside. Despite this destruction, Hamamönü, more or less kept its features as a traditional historical neighborhood (Gültekin 2014).

In 2004, the traditional fabric between Sarı Kadı and Mehmet Akif Ersoy Streets at Hamamönü was designated as the “1st Upgrading Renewal Zone”. This area was located between Faculty of Medicine of Hacettepe University and Ankara University. It was predicted that with turning the traditional tissue into cafes and restaurants and hostels while keeping the physical aspects of the buildings and improving them can lead to a high profit project in economical terms (Gültekin 2014; Sudan 2012, 55).

In the process of renewal of the neighborhood different methods and techniques have been used. All the implemented projects have been approved by the Altındağ Municipality, with which Hamamönü is affiliated, and validated by Ankara Regional Conservation Council. The renewal project for Mehmet Akif Ersoy Street and Hamamönü Streets, encompassing Fırın and İnanlı Streets, was prepared and ratified in 2007 and completed in 2009 (Gültekin 2014; Sudan 2012, 55).

In terms of buildings, all the buildings between Hamamönü Street and İnanlı Street were reconstructed, restoration also applied for the other parts. Thus, overall, of the 38 buildings (11 of which are registered), excluding Tacettin Mosque and Sarı Kadı Mosque, 4 were restored by the estate owners, 1 by Hacettepe University, and others by the Altındağ Municipality. The technical infrastructure was also done by the municipality. Also, the shift in the function to the touristic and commercial functions

occured. For this, the inner part of the buildings changed severely, the inner walls were changed, and the plan circulation of the houses changed. On the outside of the buildings, the facade, and its elements such as windows homogenized (Gültekin 2014).

To prevent the risk of damaging or weakening the load-bearing system, municipality chose the method of demolishing and rebuilding of the houses in the reconstruction parts. Demolishing and rebuilding of the historical buildings cost less for the authority compared to strengthening the authentic structural systems, but it should not be ignored the the reconstruction processes damage the authenticity of the buildings severely and decrease the value of the buildings. This part of the project was completed in 2008. Also, this method was cheaper and faster. In total 19 structures were demolished and reconstructed, 11 of which are located between Mehmet Akif Ersoy) and Sarı Kadı Streets and 8 of which between Hamamönü and İnanlı Streets. The construction system (timberframe) of the reconstructed buildings is timberframe. However, as mentioned above, the facade and plan organization have been changed.

In terms of non-residential buildings of the area, Sarı Kadı Madrasah was rebuilt and opened in 2014. Restoration Implementations Directorate General of Foundations restored the religious buildings of the area such as Tacettin Mosque, Hacı Musa and Sarı Kadı Mosque and, the museum of Mehmet Akif Ersoy House.

Evaluation:

- Even though the Renewal Zone is located at the center of Ankara's Historical City Center, it has not been associated with the center, and hence, "an integrated conservation planning" has been denied.
- Although the revised conservation law has a related provision, "site management" has not been applied, and the preferences of the municipality and the entrepreneurs have been accepted instead of public participation.

- It has been observed that restoration principles have not been applied as the implementation process has not been adequately monitored by the authorities, especially by Conservation, Implementation, Supervision Bureau (KUDEB).
- The area's function has changed into tourism and trade zone and the change in the function of the buildings has happened. So, the authentic function of the neighborhood has not been preserved. Signposts and street invasions, required by the new function; have affected the perception of the streets and the buildings.
- In the building scale, widening of the buildings' settlement areas, addition of basements, transformation of basements and ground floors into stores, reformation of garden-courtyard walls through reconstruction and restoration, the change of street-parcel-building relation has occurred and thus effected the authenticity of the buildings. The façade of the buildings has also been reconstructed with an exaggeration in terms of ornamentation.
- The new park that was constructed later near by the neighborhood is in the contrast with the urban pattern and characteristics of the neighborhood.
- Some of the new buildings constructed in the area imitate the traditional residential architecture of the area and transmitting to the present and the future misinformation on cultural heritage.
- The property owners have abandoned the neighborhood to live in the modern city during 1950s and the people later reside in the area forced to leave it after the implementation of the project causing gentrification. In the end of the implementation of interventions for conservation of cultural heritage, partner participation has not been provided. Change in the uses occurred in the area and the rate of new owners which brought their own brands of cafes and restaurants are 82%. The majority (88%) of those who used to live in the area in the

beginning of the project (12%) are using the estates in their original function as residence, and only one tailor and one grocer continue to operate at ground floors.

Overall, this reconstruction of the buildings, reconstruction and homogenizing the façade and appearance of the buildings, changing the function of the neighbourhood and changing the social structure of the area have left an severe impact on the neighbourhood, changed it to a new version of the area which is not connected to its historical past in many dimensions.

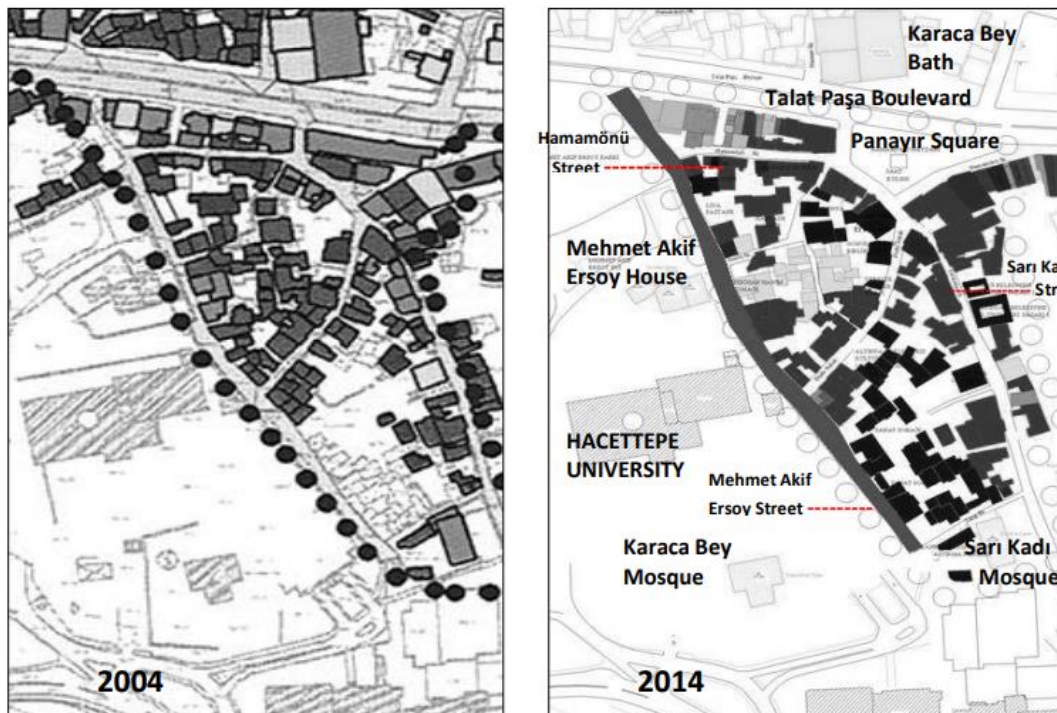


Figure 2.1 Maps of Area in 2004 and 2014 (Source: Gültekin 2014)



Figure 2.2 Renovation in building scale. (Source: Gültekin 2014)



Figure 2.3 Renovation in Urban Space (Source: Gültekin 2014)

2.3.2 Gaziantep historic quarter

Gaziantep is a historic city, located in the southeastern of Türkiye, north of Antakya. Both cities have similar cultural backgrounds. Gaziantep is shaped around a traditional commercial zone (bazar) and the historic city citadel. As it is in Antakya, the historical neighborhoods located in the historic city center still reside. There are 104 registered monumental buildings and 543 registered traditional residential architecture examples at the historic city of Gaziantep (Teker 2013). Since 2004, the city has gone under the process of new wave of conservation processes under the management of the Gaziantep Metropolitan Municipality.

The project implemented in Gaziantep is titled: “Gaziantep: The City that Turns its Assets into Abundance”. The project defines an area that consists of city walls and the commercial zone mainly. The practices consist of restoration, facade rehabilitation, improvement of the infrastructures, and adaptive reuse of historic buildings (Yıldırım 2015, 130). The reason to study Gaziantep as an example case for the thesis is:

- The similarities of the cities Antakya and Gaziantep in terms of historic texture and cultural background
- The obvious transformation through the implementation of the conservation plan since 2004

The case of Gaziantep usually is introduced as a successful case of the conservation plan. But among the experts there are several critics claimed. Although in terms of

promoting the city by the tourism has worked properly for Gaziantep, the questions about the authenticity of the changes happened since 2004 and the integrity of the physical and social areas of implementation are valid (Teker 2013).

The new approach in the city of Gaziantep named “brand city”. The municipality at the beginning of 2002 introduced the project of: “Gaziantep, the City that Transforms Its Assets into Abundance” (“Varlığını Bereketeye Dönüştüren Kent, Gaziantep”) (Teker 2013, 52)

In the implementation of this project, the whole city went under changes in different aspects. The main goal was to introduce Gaziantep as a touristic center, thus all the projects both in terms of conservation and in the other aspects such as infrastructure management of the city was in relation with this goal (Teker 2013, 56).

“The historic city of Gaziantep is composed of the citadel, traditional commercial fabric, and traditional residential districts. Sözen describes the significance of these parts with three slogan sentences: If the citadel falls, city falls / If the bazaar falls, life ends / If the districts fall, love ends.” (Teker 2013, 60)

Based on this idea, the priority for the tourism promotion was firstly the citadel area then the commercial zone and lastly the residential part. The change in the functions based on this promotion was also considered. Facadism and street rehabilitation occurred in the historic zones. Also change the function of historical buildings to museums, cultural centers and boutique hotels were promoted. As a holistic project, Teker (2013) categorizes the scale of interventions in Gaziantep into 3:

- “urban site scale: conservation development plan
- Street/environment scale: street rehabilitation projects, environmental design projects, urban design projects, street/avenue façade rehabilitation projects, road and pavement arrangement projects etc.

- Building scale: maintenance-bakım, substantial repair-esaslı onarım, superficial/ simple repair-basit onarım, reconstruction, environmental design project etc.” (Teker 2013, 64)

Results of assessment is based on the master thesis of Teker (2013) which has studied the impact of the changes through the legal documents and decisions. This study has been done as the thesis for the graduate program of Conservation of Cultural Heritage in Middle East Technical University in Ankara.

In terms of physical aspects:

- Although the number of “reconstruction” projects is not high, the types of repairs and interventions that have been permitted to be implemented on the historical buildings cause wrong information transformed to the viewers and residents. Also due to the fast conservation, more deterioration caused in various cases. The author calls the process “plastic restoration process” (Teker 2013, 128)
- The functional integrity of the city despite the changed in the function of some of the public buildings such as churches, some of the Hans, Baths, castels and some of the residential buildings (especially in the project areas) seemed to keep existing with minor damages (Teker 2013, 129).
- In socio-cultural aspects, some points can be mentioned. The growth of touristic functions and rehabilitation of some of the local industries, along with the use of the hisoric places as a location for cultural events seemed to give the city a more vivid and alive image. Although these activities may not be spreaded in the city equaly and cause forms of inequality among different districts (Teker 2013, 132).

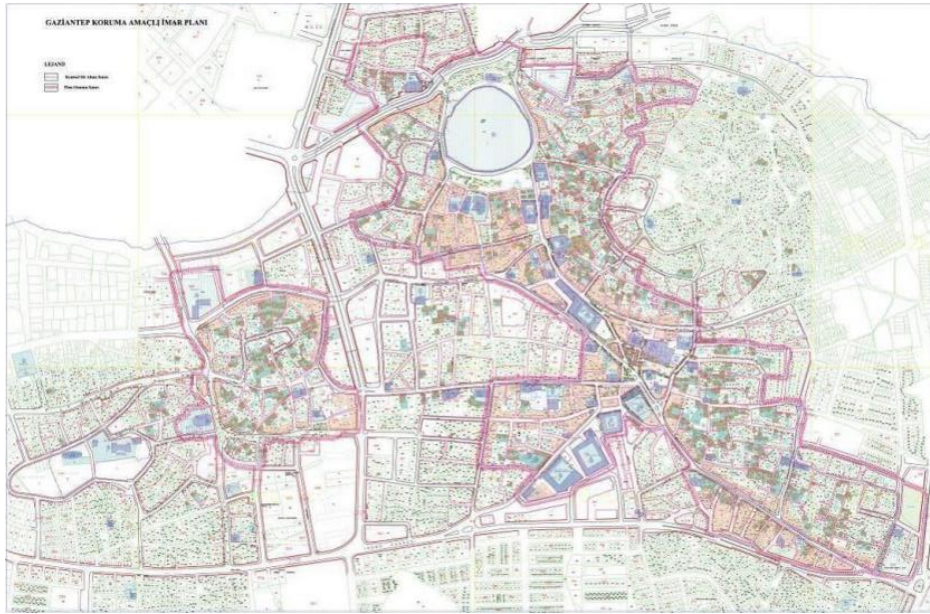


Figure 2.4 Gaziantep Conservation Map 2004 (Source: Teker 2013)



Figure 2.5 Examples of Street Rehabilitation (Source: Teker 2013)

2.3.3 Fener-Balat Districts in Istanbul

Fener and Balat are two districts in Istanbul, located in the historic peninsula of the city. These two important districts are within the 7th century-built city walls borders. Since the probable 4th century this area has been resided and through history always it has been a part of the urban tissue. Despite the historical significance of the Fener-Balat area, the conservation history of the city is also unique. The significant conservation background of Fener-Balat begins in 1980s. Since then, various urban projects in terms of rearrangement, rehabilitation and renewal implemented in the area. The impact of these project has affected not only the physical situation of the area, but also the social structure of the neighborhood has changed severely (Dinler 2013, 3).

Although none of the mentioned projects in the area are considered as regeneration projects, yet the similarities and the impact of the study of the impact of these changes on the area can be a good example of the impact assessment. In the study the rehabilitation project (second project) of the Fener- Balat has been studied.

The first project implemented in the area called the “Golden Horn Coastal Rearrangement” in 1984. In those days the area suffered from environmental pllutions caused bye industrial wastes and sewege water and domestic wastes and the people were abandoning the area because of the poor living condition. The main reason of the pollution was industrial activities around the coastal area of Golden Horn was because of the implementation of the Henri Prost master plan in 1940. In addition to pollution and poor living standards of Golden Horn, existing Jewish and Rum inhabitants have emigrated to be replaced with immigrants from other cities to historic neighborhoods (due to low rents because of poor living standards and central location). At that time Golden Horn had become famous for the smell it spread to whole city (Dinler 2013, 3).

In the result of the implementation of the Rearrangement project, the water got cleaned but also the whole building stock within project area including historic

neighborhoods, historic architectural buildings were removed and replaced with vast green coastal band. But the implementation could not be done completely due to the lack of resources and discontinuity of the local authorities. The demolition and incomplete implementation of the project was affecting the area until the next project (Dinler 2013, 3).

The second project, Fener Balat Rehabilitation Programme, have emerged during Habitat II Conference held in Istanbul in 1996. In the beginning, to satisfy the call of the conference, a pilot project decided to be chosen to implement a model for Türkiye. It was aimed to generate a project with the participation of the inhabitants of the area both in design and implementation. This project aimed to concentrate on the residential tissue and the residents of the area. The project was planning to be an alternative that would not cause any form of displacement and gentrification or facadism. The feasibility studies carried out with Turkish and international experts and lasted for more than a year. After that, the implementation phase had been interrupted due to change of municipalities. Rehabilitation Programme was implemented with financial support of EU and organizational changes in the funding scheme of EU also had postponed the implementation of the Project. After a long delay when the project planned to be implemented in 2003 finally, convincing the inhabitants for participating in the project was not easy. However, the rate of participation increases with the beginning of the implementation (since financial source have been provided from EU, inhabitants were getting their houses restored for free) (Dinler 2013, 4). The loans supposed to be given to the property owners in the area that have been bought their property before 1997. This was an attempt to reduce the rate of gentrification, however, due to the process of improving the situation of the buildings and the neighborhood, the gentrification happened as an undesired impact of the project (Gur 2015, 239). In the content of the project each dwelling had been restored in a lot based approach and necessary measured drawings, restitution and restoration projects had been prepared and approved separately. There were 121 buildings restored: simple repairs on 57 dwellings and 28 shops on Balat Market and extensive restoration for 27 dwellings and 5 shops in

Balat Market. In addition, Social Centre and Dimitri Kantemir House were also in need of extensive restoration and it was furnished as well (Dinler 2013, 4).

Based on the studied done by Gur (2015) the impact of the rehabilitation process on the socioeconomic structure of Fener-Balat district can be mentioned as below:

- In terms of economic changes in the area, based on the surveys, there is an increase in the price and rent of the properties of more than 100% in 55% of the properties that have been checked and 19% between 51% to 100%.
- In the term of income of the families living in the district: between studied in 2004, 2008 and 2014 the studies show a high increase among the population of the residents lived above the poverty line income.
- The imigration to and from the area. The studies show that in 2014 compared to 2008 the rate of the people claimed the change of their neighbors in the recent years increased (24% to more than 40%). Also, the studies show the increase in the immigration to the area increase but compared to the rate of the population leaved the area it is not considerable.
- Overall, it can be mentioned that although the rehabilitation project of Fener-Balat aimed to regenerate socio-economic situation of the neighborhood with preventing the gentrification, in practice, the controller could not prevent the loss of the residents and social structure of the area.



Figure 2.6 Example of building rehabilitation (Source: Dinler 2015)

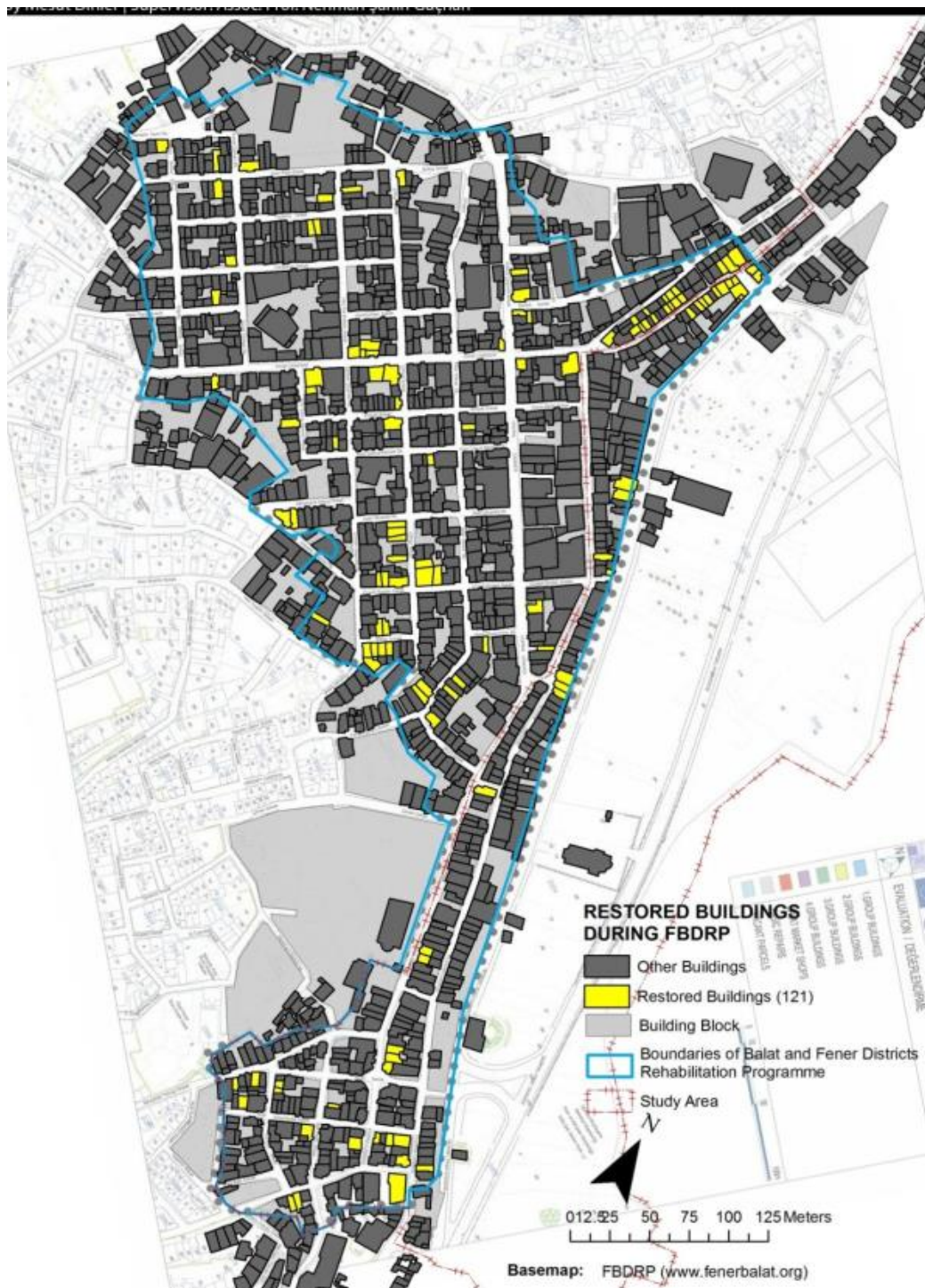


Figure 2.7 Fener-balat map of restored buildings (Source: Dinler 2015)

2.4 Evaluation

Based on the discussions throughout the second chapter, some discussions can be mentioned here. Through the modern history of conservation, the importance of urban heritage as a whole was discussed relatively later than monuments and the regulations and laws about it appeared even later. Through this evaluation of the concept several important political and social changes affected this path. The mass destruction of the cities in the WWI and WWII and the need to reconstruct after the wars showed the importance of international organisations to provide worldwide agreements in conservation of cultural heritage. Changes in technology affected the structure of the cities and in result, the historical neighborhoods left alone and faced deterioration. The new use of these areas through regeneration and rehabilitation processes occurred and in many of these projects, cultural heritage tourism considered as a tool to improve the weakened economy of the area. That is when heritage-led regeneration projects started to spread among the historical cities of the world.

Türkiye have progressed more or less along with the world in this process. In practice, mentioned problems decreased the pace of the changes or reduced the effect of the legislations. This country has a rich historical background and lots of archeological and historical areas exist in Türkiye. Conserving, regenerating or using this heritage for different purposes can impact the country in many terms. 1980 onward, step by step globalization and neoliberalism policies changed the role of heritage in the country and opening the private sector to the cultural heritage sector, increased the types and amount of the changes in historic areas which have more potential in boosting tourism.

CHAPTER 3

HISTORICAL CITY CENTER OF ANTAKYA: ZENGİNLER QUARTER UNDER HERITAGE-LED REGENERATION

Antakya is in the southernmost province of Türkiye, in a well-watered and fertile valley on the Asi (Orontes) River, about 20 kilometers from the Mediterranean Sea, and is within the Hatay Province. Having a Mediterranean climate, its summers are hot and dry, while the winters are mild and wet.



Figure 3.1. Hatay province in southeast Türkiye. (Source: https://commons.wikimedia.org/wiki/File:Hatay_in_Türkiye.svg)

The Seleucids founded Antakya in the 4th century BCE (Pamir 2016, 251; Demir 2004, 222). Nowadays, the city stands partly on the site of the ancient Antiochia, which later became one of the largest cities of the Roman Empire. Antiochia, one of the early centres of Christianity and an important ecclesiastical centre of the Byzantine Empire, was also the capital of the provinces of Syria and Coele-Syria. The medieval Antakiyah was occupied by different civilizations, in 969 by the Byzantines, in 1084 by the Seljuks, in 1098 by the Crusaders, and in 1268 by the Mamluks. In 1517, the city was annexed to the Ottoman Empire and integrated into

the vilayet of Aleppo (Rifaioğlu 2012). Before joining the Turkish Republic, the French Mandate (1918-1938) joined the city to the Hatay State. This city has been home to different ethnicities and religions, throughout its history and until today.

3.1 Urban History of Antakya

Antioch was founded by Seleucus Nicator, one of Alexander Great's generals, in 300 BCE. The city was located between Mount Silpius (today's Mount Habib Neccar) on the east and River Orontes (today's River Asi) on the west (Figure 3.2). Antioch was located around 25 km from the Mediterranean Sea and south of Antioch Lake (Pamir 2016, 251; Demir 2004, 222; Bouchier 1921, 1-2; Downey 2015, 51; Rifaioğlu 2012, 128-129).

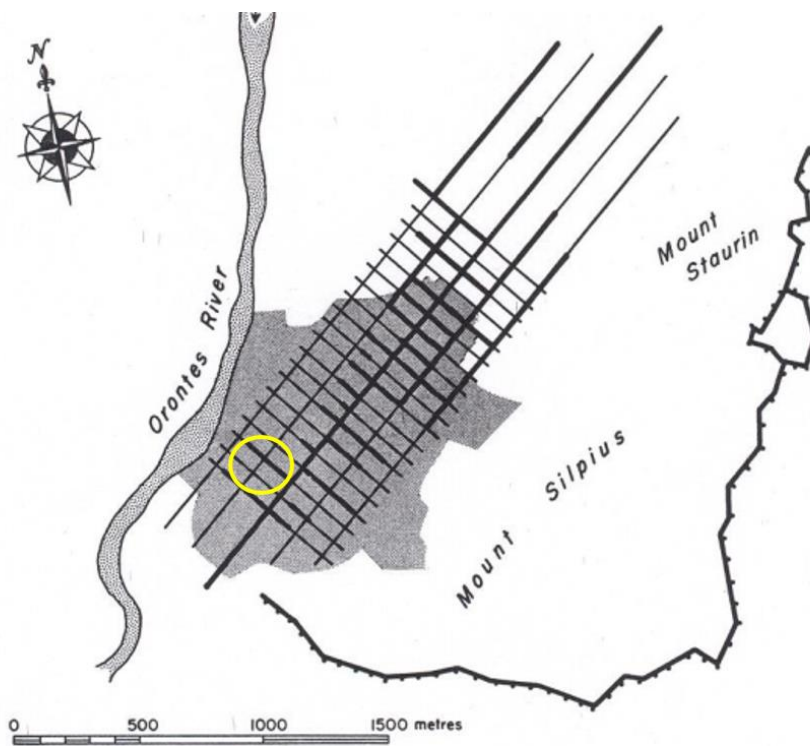


Figure 3.2. Map of Antioch 300 BCE- 64 CE. Approximate location of the study area has been shown with the yellow circle. (Source: Downey, G. 1963. *Ancient Antioch*, Princeton University)

Xenarius is the name of the first architect of Antioch. The city plan layout features a Hellenistic city, a Hippodamian plan with perpendicular streets. The building blocks made by intersecting streets have 56*112 meters. This 1*2 ratio is also a common feature of Seleucid cities in Syria. The direction of the longer streets is roughly parallel to the Asi River. Pierre Pinon's analysis shows some patterns in Antakya's current plan layout, which follows Antioch's plan layout (Pinon 2004, 198-199). They can be seen mainly in the northeast of the city. There are some information and hypothesis about different public open spaces, but the only physical remains belong to the agora northwest of Antioch. It is now located in the traditional commercial core of the city. Based on the previous literature, the fortress around the city had an irregular rectangular shape. The city had two squares, one in the northwest and one in the southeast. Also, based on the necessary spaces in a Hellenistic city, Antioch must have had a temple of Zeus, a public bath, a theatre, public buildings around the agora, and aqueducts from water sources around the city (Downey 2015, p. 90-91; Brands 2010, p.3; Rifaioğlu 2012, p.129-130).

The next period of the development of Antioch belongs to the time it turned into the capital of the Seleucid Dynasty. In this period, the island of Orontos in the west of the city was added to the city tissue, and a library, a new agora, a bouleuterion, temples, and other public buildings were constructed there (Downey 2015.93; Rifaioğlu 2012, 131).

Antioch was a part of the Roman Empire as the Syrian Province in 64-395 CE (Figure 3.3). The city went through several developments in this period. A circus, a tetrapylon, and a palace were constructed on Orontes Island. Also, a temple, a caisarion, an amphitheatre, an aqueduct, and several baths were built. Also, the Hippodomian plan of the city improved. Two perpendicular streets in the centre of the city were covered with marble and got collonaded. Kurtuluş Street follows the north-south collonaded street of the Roman period. Also, the city expanded east and west (Rifaioğlu 2012, 131-133).

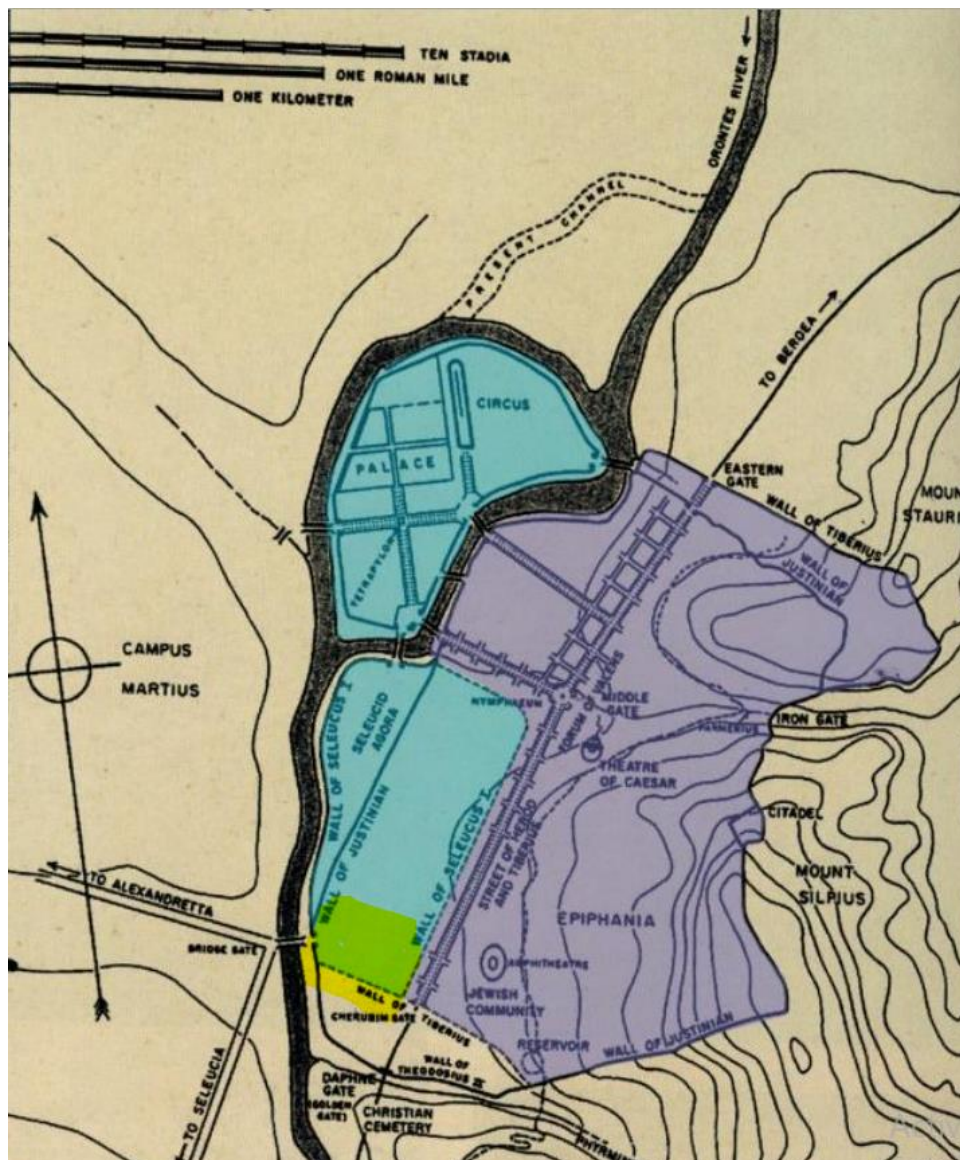


Figure 3.3. Map of Antioch in Roman s period 64-395 CE. The approximate location of the study area has been shown with the yellow highlight. (Source: Rifaioğlu 2012)

The Roman Antioch had four gates. Seleucia Pieria in the west, Iron Gate in the east side of the city, Daphne gate in the south, and Aleppo gate in the north, connected by the Collonaded Street. During the Roman period in Antioch, the city faced demolition due to a massive earthquake in 115 CE; also, Persians conquered the city in 260 CE. During the attack, the city's urban tissue was damaged a lot. However,

due to the importance of Antioch to the Romans, the reconstruction and development of the city continued (Bouchier 1921, 92; Rifaioglu 2012, 135; De Giorgi and Eger 2021).

A second massive earthquake happened in 365 CE. The French traveller, Vital Cuniet, explains that the earthquake was severe as it could change the bed of the Orontes River (Bouchier 1921 91-92; Rifaioglu 2012 135; De Giorgi and Eger 2021). In the last decades of the ruling of Romans in Antioch, a plethrion (Stadium for wrestling) and a palace at daphne were also constructed (Rifaioglu 2012; De Giorgi and Eger 2021).

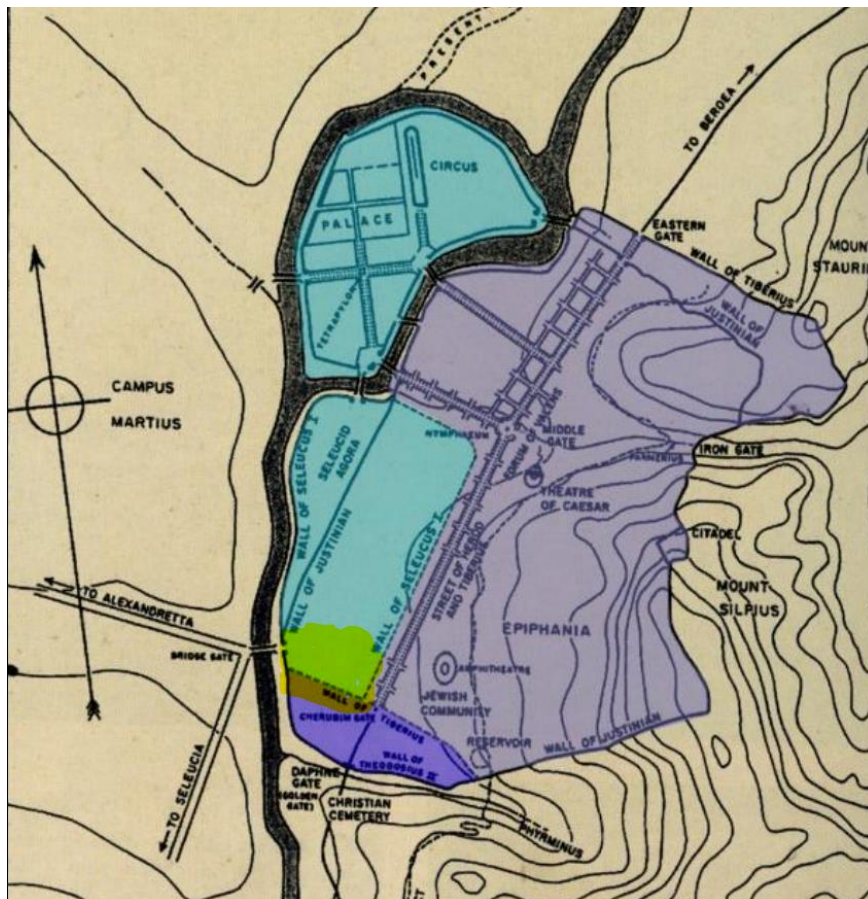


Figure 3.4. Map of Antioch in Byzantine. The approximate location of study area is shown with yellow highlight. (Source: Rifaioglu, 2012)

Antioch was a significant Christian city during the Byzantine period (first period) in 395-638 CE (Figure 3.4). During the rule of Theodosius II, the city walls expanded in the south to bring the suburban neighbourhoods inside the city. The new gate was constructed on the Daphne named The Golden Gate. Also, other public buildings like a stoa, a reservoir, a cemetery outside the city walls, several basilicas, and the St. Ignatius Church were constructed (Bouchier 1921; Rifaioğlu 2012; De Giorgi and Eger 2021, 177).

However, natural disasters and wars damaged the city several times. Persians' attacks on Antioch weakened the defence construction of the city. Two earthquakes in 458 and 588, along with fires, damaged the city so hard that despite the attempt of the Byzantines to reconstruct the city, it could not turn back its glory days. Finally, Arabs conquered Antakya in 638 (Downey 2015; Rifaioğlu 2012, 137).

During the Arabs period in Antakya, the city changed religiously and politically. Compared to Bagdad and Aleppo, Antakya was not a particularly important city (Rifaioğlu 2012, p. 138; De Giorgi and Eger 2021, p.236) (Figure 3.5). However, being on the trade road from Bagdad to Alexandria, the chief port of Arabs in the Mediterranean Sea, the commercial role of Antakya kept its importance. There are no physical remains from this period. In 865, a massive earthquake destroyed city walls and 1500 buildings in Latakia and Antioch (Rifaioğlu 2012, 138).

The Byzantines took back Antioch in 968. Antioch was an important city in the Christian world. Taking it back and reconstructing it had a symbolic meaning as it was one of the most significant cities of the Byzantines in Mesopotamia. During this period, the city walls were rebuilt again. Another earthquake occurred in 1053 and left many citizens dead. Then, Seljuks took control over Antioch. They ruled the city only for 14 years. During this time, the city's churches were converted to mosques, and a public bath was constructed. Another massive earthquake damaged the houses and demolished the city walls of Antioch in 1091 (Downey 2015, Rifaioğlu 2012, 138-139).

The city regained political and religious importance during the Crusaders' period in Antioch (1098-1268). Also, for Crusaders, Antioch was a commercially important city to trade with western merchants. Thus, Antioch becomes a centre for trading silk and delicate fabrics in this era. This silk usually was exported to Europe countries via the port of Alexandria (Rifaioğlu 2012, 139). Two earthquakes in 1157 and 1169 damaged Antioch, and city walls were restored after that (Rifaioğlu 2012, 138-139).

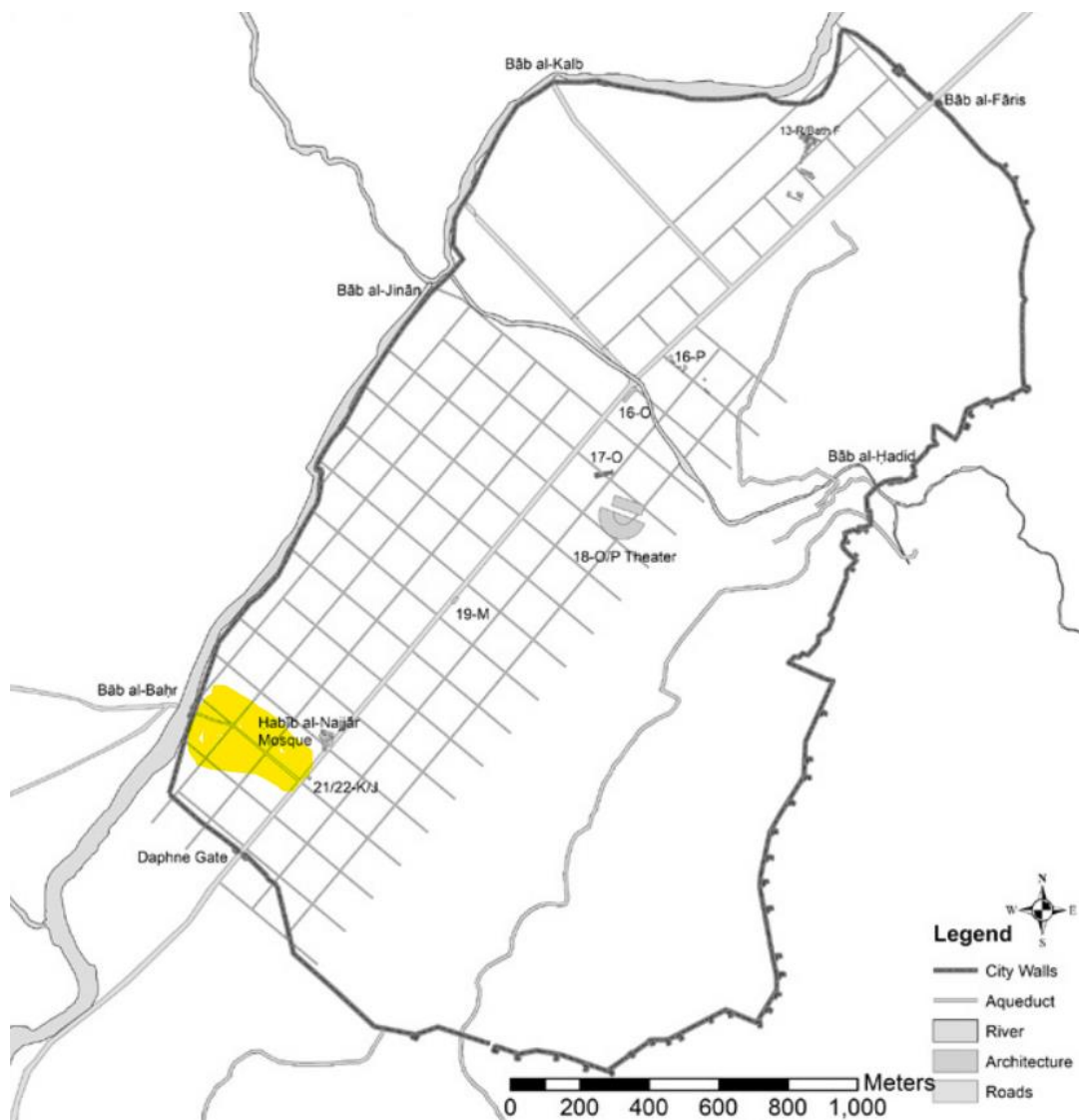


Figure 3.5. Map of Antioch in early Islamic period. Study area is shown in yellow highlight. (Source: De Giorgi and Eger)

Mamluks ruled from 1268 to 1516 (Figure 3.6). Antakya faced a decline during this period. After the massive fire at the beginning of the ruling Mamluks, the city was almost obliterated. The reconstructed city was in the south part of the old Antioch, around the Habib Neccar Mosque and the ancient Daphne Gate. Antioch lost its religious, economic, and political importance during this period. The area's commercial centre moved from Antioch to Aleppo, and Damascus took the Christian centre there (Rifaioğlu 2012, 141-142).



Figure 3.6. Map of Antioch in Mamluk period. Study area is shown in yellow highlight. (Source: De Giorgi and Eger 2021)

During the Mamluks period, new public buildings were added to the urban tissue of Antakya. Several mosques, madrasas, imarets, watermills on the bank of the Asi River, etc. The Cindi Bath has been built in this period by De Giorgi and Eger, and based on Rifaioğlu's thesis, the bath was annexed to the Waqf foundations in 16th Century (Rifaioğlu 2012, 143; De Giorgi and Eger 2021, 460).

Ottomans ruled in Antakya for four centuries (Figure 3.7). During these four centuries, Antakya was a prominent city for several reasons. First, it was the military centre for the Ottoman Empire as it was on the way from Istanbul to the Middle East. After the Ottomans conquered Egypt, this military centre moved there. Antakya was necessary at this time because it was on the way to Haj, so it was a resting place for Muslims returning from Mekka. Due to this role, waqf foundations donated buildings like mosques, imarets, and other public buildings in the city (Rifaioğlu 2012, 141; De Giorgi and Eger 2021, 431). Other than that, other geographical and economic reasons made Antakya a significant city. Antakya was on the trade road from the Middle East and Iran to the Mediterranean Sea and Europe. On the other hand, the city is north of the Fertile Crescent and has many critical agricultural products like wheat, olive, and cotton. During the Ottoman period, based on how much the role of Aleppo was essential on the trade road, the development of Antakya was either concentrated on the Bazar and commercial zone or the functions related to agriculture like soap factories, fine fabric centres, and mills (Rifaioğlu 2012; De Giorgi and Eger 2021).

The importance of Antakya in terms of agricultural products for the Ottoman Empire affected the city's development. Ottomans changed the taxing system and land tenure in Antakya. These changes and some social strategies changed the city's fabric. Agricultural production was mainly in the hands of local Sunni Muslims in Antakya, Arabs, and Turks. Military sources that took the taxes were Sunnies which were more related to the centre of the government. The minorities, such as Christians, Jews, and Alevites had other economic activities in the city. Land tenure also changed according to these changes, and each ethnicity lived in particular regions. Waqf

foundations also affected the city form due to their donation and construction of public buildings (Aswad 1971; Rifaioğlu 2012).

By the end of the 16th century, there were four baths, a covered traditional Bazar, two Hans, and three mosques. Also, based on the tax documents, we know that Antakya had a slaughterhouse, a bazaar for selling horses and enslaved people, a dye house, a gunpowder workshop, and a tannery (Rifaioğlu 2012, 144).



Figure 3.7. Map of Antioch in Ottoman period. Study area is shown in yellow highlight. (Source: De Giorgi and Eger 2021)

In Antakya, nine mills either got the energy from the Asi River or animals. At least one of the mills on the bank of the Asi River also transports water to the urban tissue (Rifaioğlu 2012, 144).

Besides the development within the city's boundaries, the area of Antakya also expanded during the Ottoman period. In the 16th century, Ottomans added two districts to Antakya, and the city had 24 districts (Rifaioğlu 2012, 146). Capar (2017) says that in 18th-19th centuries, the city was divided into four regions. He also adds that the number of districts varied in the 18th and 19th centuries because some crowded districts were divided due to the tax collection regulations, and the least crowded districts were combined. In 1739 the number of districts of Antakya was 37, which decreased to 29 in the first half of the 19th century (Capar 2017, 89). Besides this division and combination of the districts, the expansion of Antakya continued during the Ottoman Empire. During the 18th century, the city developed south of Kurtuluş Street. The Sarimiye Mosque was established in 1718, and the thesis's study area was probably formed around this date (Rifaioğlu 2012, 146).

For a short period in the 19th century, the governor of Egypt took control of Antakya. He orders to build of a palace in the southern part of the city. As the governor reclaimed the palace's construction, the spoliations of the city fortress and remains of other ancient buildings in the area were to be used. These Ancient constructions were destroyed by the massive earthquake in 1822. During the 19th century, Antakya was influenced by Western urbanism. Building the palace was one of the impacts. Also, Saray Street was constructed, which connects the palace to the Big Mosque, and the public buildings and open spaces built along Saray Street on the bank of the Asi River were other impacts of western urbanization (Rifaioğlu 2012, 146-147).

Based on Rifaioğlu's thesis, in Tahrir records, in the 18th century, "there were 900 owned properties and 1255 rented properties." In Antakya (Rifaioğlu 2012, p.146). In the second half of the 19th century, based on the information in the book Tezakir by Cevdet Paşa, other than the Mosques, Hans, and approximately 100 shops, there were 9,904 households in Antakya. It can determine the growth of the city during a

century. However, in 1872 a massive earthquake almost destroyed Antakya (Rifaioğlu 2012, 148).

At the end of the 19th century, the city expanded to the west side of the Asi River. Ottoman Empire was a war with Russia, and the refugees were in the newly constructed areas. The plan of this neighbourhood was grid-iron, and the buildings were 1-2 story high (Rifaioğlu 2012, 151). However, the city was not genuinely expanded to the western bank of the Asi River until 1931. Other than the residential buildings for refugees, two schools, cemeteries, and gardens were the urban spaces of the western bank (De Giorgi and Eger 2021, 458).

At the beginning of the 20th century, Antakya was a city with minorities of Sunni Muslims, Alawite Muslims, Christians, Armenians, and Jews. These religious and ethnic groups were mainly settled around their religious buildings, shaping different zones in the city. In 1914, due to some problems with access to clean water, 150 fountains were constructed in urban tissue (Rifaioğlu 2012, 154).

After World War I, Antakya went under the French Mandate of Syria (Rifaioğlu 2021, 67). The city's first development plan and scientific survey were done during this period. In the 1930s, Antakya had 45 districts, defined mainly by ethnic/religious groups. Weulerusse (1935) describes the commercial district as a combination of mosque/ han/ shops and suggests that this is a relatively new (late 19th century) organization, while based on De Giorgi and Eger's book, this is the continuation of Mamluks and Ottoman patterns in commercial zones (Weulerusse 1935, 73; De Giorgi and Eger 2021, 493).

During the French Mandate period, the city faced lots of changes. The western bank of the Asi River was designed with a western urban pattern, modern public buildings such as hospitals, high schools, museums, and municipalities were added to the city, and the face of Ottoman Antakya dramatically changed (Rifaioğlu 2012, 157; De Giorgi and Eger 2021, 504).

3.2 Conservation development plans of Antakya

During the French Mandate period, Rene Danger, the principal city planner of the government, prepared the first development plan for Antakya in 1932 (Rifaioğlu 2021, 71) (Figure 3.8, 3.9). The program had two main strategies. First, the construction of a circular form highway connecting two parts of the city on the east and west sides of the Asi River and the development of the urban network system. The other strategy was to prepare functional zoning in both traditional and modern parts of Antakya (Açıkğöz 2008, 148; Rifaioğlu 2012, 160).

According to Rifaioğlu (2012), other than the highway, the different actions that took place were constructing three squares (Figure 3.9). One is in front of Habib Neccar Mosque, the second in front of the Great Mosque, and the third is on the western side of the Asi River in front of the public buildings. Also, Saray Street was connected to Daphne Road and widened to approximately 15 meters. A street linked the square in front of Habib Neccar Mosque (and on the current Kurtuluş street) to the other side of the Asi River, and the third square, which is almost perpendicular to Kurtuluş street, is supposed to represent the Hellenistic Street of Tetrasyon. Also, the circular highway added two new bridges on the Asi River and connected the Daphne, Aleppo, İskenderun, and Samandağ roads (Rifaioğlu 2012, 160).

The proposed functional zoning system in the Danger development plan was for the east and west sides of the city, including the trade zone, residential zone, and industrial zone. Also, the plan considered the traditional settlement zone in the old Antakya area (Rifaioğlu 2012, 160).

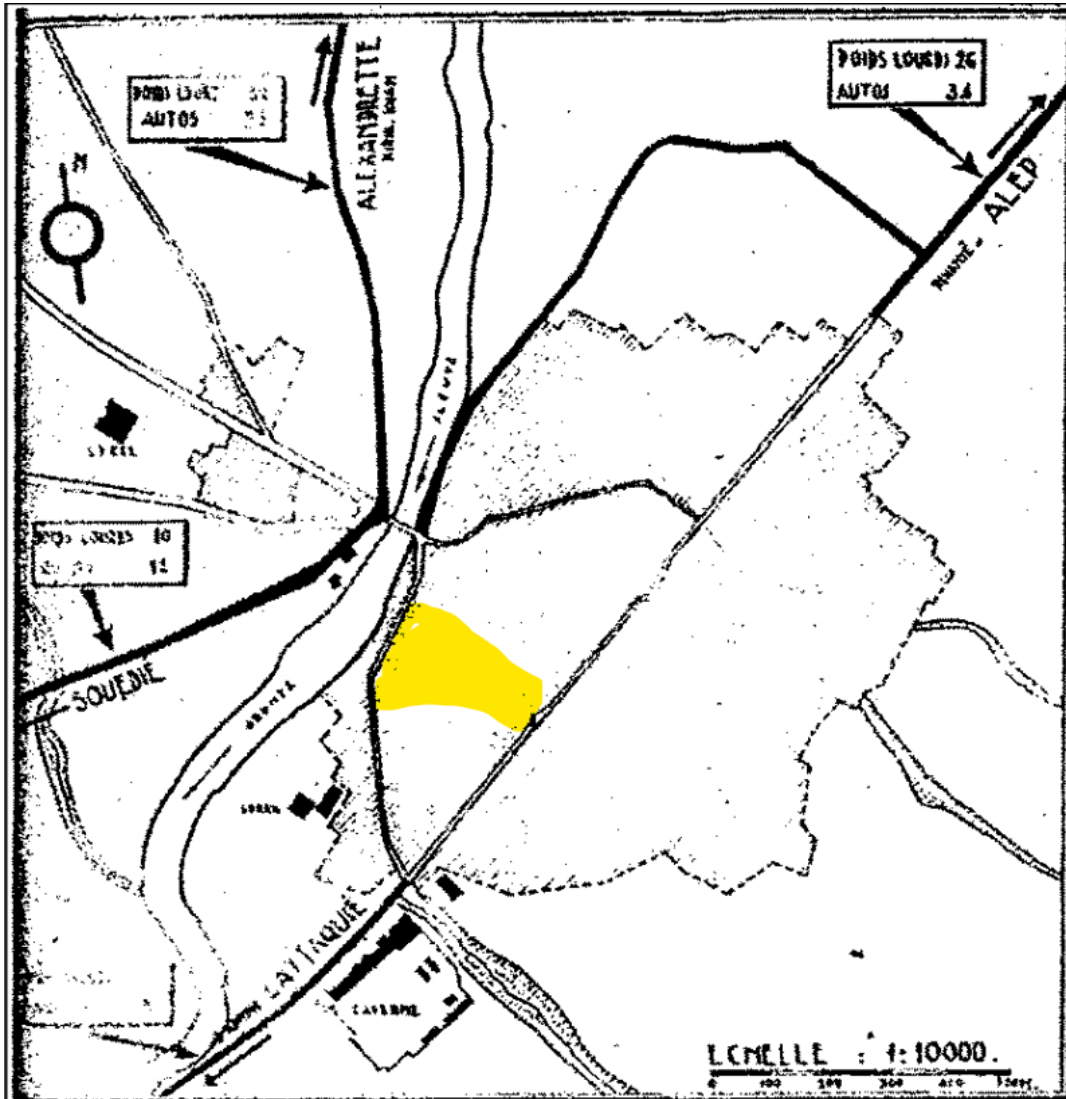


Figure 3.8. The existing street network of Antakya in 1932 (Source: Pinto, V., 1938 cited in Rifaioğlu 2012)

In the end, the development plan was successfully applied in the new part of the city on the west bank of the Asi River, but in the old Antakya area, it was carried out partially (Açıkgöz 2008; Rifaioğlu 2012).

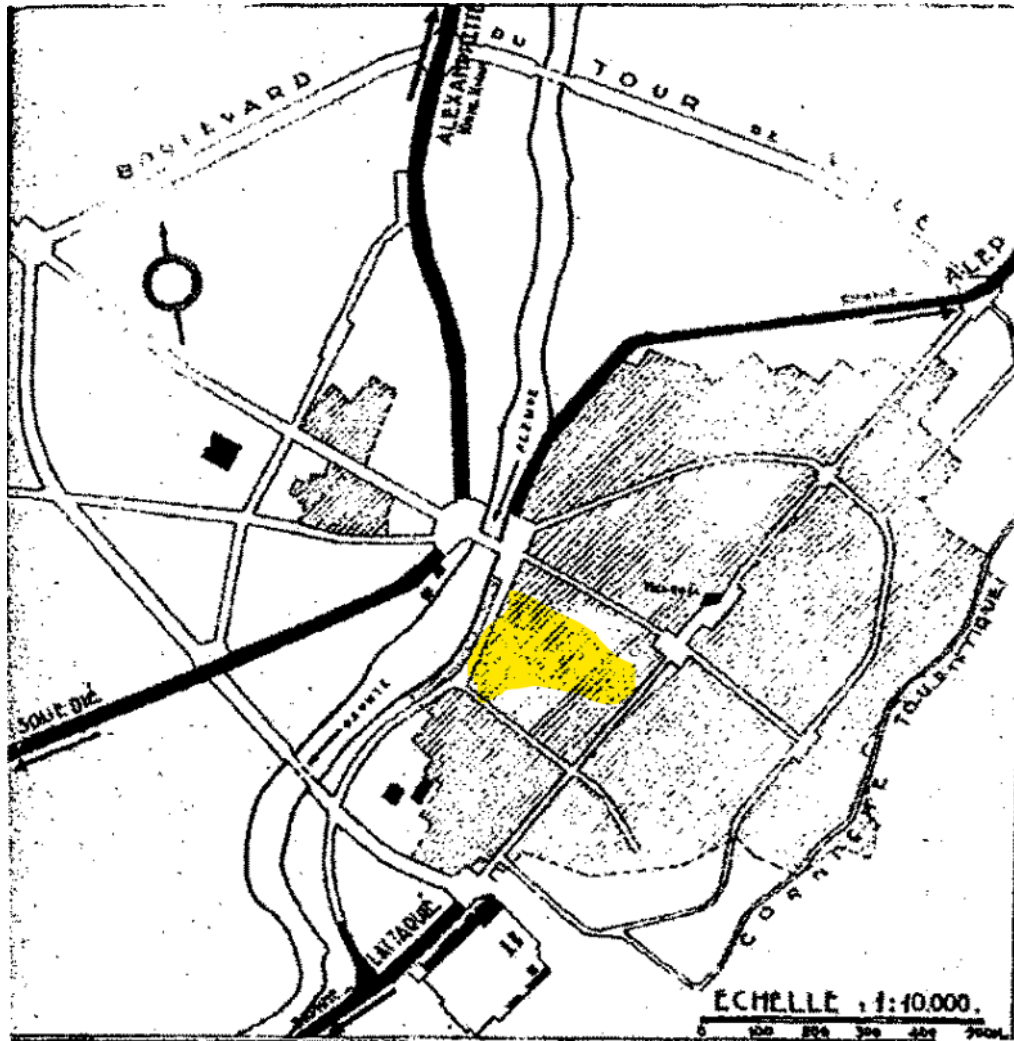


Figure 3.9. The proposed street network of Antakya by Danger (Source: Pinto, V., 1938 revised by the author)

During the Turkish Republican period, the first development plan was prepared in 1948. However, it was not implemented in the city. In 1957 Gündüz Özdeş prepared a new development plan in 1:500, 1:1000, and 1:5000 scales. Unlike the French Mandate period, in which the city's historical aspects and tourism development were the priority for the government, the Özdeş development plan based on Rifaioğlu (2012) focused on:

- Improving the network system of streets in the old Antakya area. Kurtuluş Street widened to 20 meters, and a new method of the street was constructed in the historical core to facilitate vehicular access
- The expansion of the city toward the south, especially the southwest
- New settlements are in the north of the traditional trade zone of Antakya
- The industrial functions are in the north of the historic part of the city

During the implementation of the Özdeş development plan, many historic houses in the old Antakya area were demolished. As a part of revising the road network system in the old Antakya area, a new street was constructed along the Asi River. Also, the grand mosque and second square area were partially demolished to prepare a public open space (Rifaioğlu 2012) (Figure 3.10).



Figure 3.10. Photo of Antakya in French Mandate period. The Orthodox Church, Habib Neccar Cami and Cami Mosque is highlighted. (Source: Kondoleon, 2001, 2)

The Özdeş development plan was valid for 21 years. The development plan had no decisions regarding the conservation of traditional buildings or historic urban tissue. Thus, many historic buildings, monuments, and structures were lost or demolished during this period (Rifaioğlu 2012).

In 1975 experts started a survey and prepared the next development plan, which was implemented in 1978. In the new development plan based on Rifaioğlu (2014):

- The natural site, archaeological site, and urban site were defined and shown on the maps
- The development plan proposed that several public and private buildings be registered as monumental buildings. Among them were 24 mosques, a traditional bazaar, two soap factories, two churches, and 132 traditional houses
- New buildings on the site must be compatible with traditional buildings, and the ratio of open-built space and height of the area must be conserved
- The facade of the streets must be conserved
- The street layout must be conserved, and the material of the pavements and walls must be repaired and conserved
- Covering the streets with concrete and asphalt is prohibited
- The historical buildings that have deterioration should be repaired. While repairing, the architectural features of the building should be conserved, and the original materials should be used

The Higher Council for Immovable Aniquities and Monuments also implemented rules and regulations for the archaeological sites. Based on these rules and regulations, any industrial development in the development plan within the archaeological site is not allowed, industrial buildings or public buildings are not

allowed to be constructed on the archaeological site, and the current industrial functions must be moved out if the site in time and no lot division is permitted. Also, residential buildings can be constructed only in plots of more than 2000 square meters. During the construction, the archaeology museum experts were in touch with the project in case any archaeological remains are found (Rifaioğlu 2012).

In addition, because of valuable monumental and historic buildings, Higher Council for Immovable Aniquities and Monuments also proposed that a more detailed survey must be done in the historic urban core, and a conservation plan for that area must also be prepared.

Yavuz Taşçı prepared a development plan titled Antakya historic site special development plan in 1978. This plan defined a site in the northern part of the historic urban core where the heavy and light industrial functions are located. The site was called deteriorated urban site. Unfortunately, the regulations regarding the movement of industrial operations and limitations for the construction of the new building were not implemented completely. The urban development application proposal plan also was prepared on a 1:500 scale for the historic urban core of Antakya. The plan presented some suggestions for the new function of monumental buildings and physical interventions (Rifaioğlu 2012).

The conservation development plan of Antakya was prepared in 1987 (Figure 3.11, 3.12). Dr Nurcan Uydaş was the designer of the plan for the municipality. In this new conservation development plan, the list of buildings for registration was updated to 368 buildings. Among them were 269 houses, four soap factories, 20 fountains, 24 mosques, and four baths (Rifaioğlu 2012).

The development plan defines borders for the natural and 1st-degree and 3rd-degree archaeological sites. The following regulations are also presented to be implemented with the new development plan (Rifaioğlu 2012):

- The population of the urban site must be conserved.

- In terms of non-registered/new buildings: The non-registered buildings on Kurtuluş Street have a limitation height of a maximum of 13.5m height or four floors. New buildings on Kurtuluş Street should be constructed three meters from the registered buildings. The total building area coefficient (TAKS) and floor area coefficient (KAKS) of new buildings in the urban site were limited to 0.5 and 1. Also, the construction of any new building of more than 120 square meters in the planned area was forbidden.
- The architectural elements and façade of the registered buildings must be conserved. The building and the open areas on the plot with their original features, such as courtyards with wells and fountains, must be conserved.
- The regulation below was prepared for the streets: some streets of the urban sites should be widened to 10 meters and straightened. Other than that, streets slope, form, and pavement must be conserved. Also, secondary streets must be conserved regarding their original location in the cadastral plan.
- In the 3rd-degree archaeological site, the division of lots smaller than 300 square meters is prohibited.

This conservation development plan was valid until 2009. During the 21 years of the 1987 conservation development plan implementation, there were problems such as a lack of control over the implementation of the regulations, inappropriate planning policies, and inadequate decisions. The historic urban site faced more deterioration (Rifaioğlu 2012). The damages can be mentioned below:

- Although mentioned in the development plan, the original pavement of the streets was not conserved. Instead, streets were covered with screed, which caused more deterioration to the walls of the street due to drainage problems. Also, some streets were widened more than the proposed width.
- The original functions of the buildings were not conserved. This caused deterioration and loss of construction techniques, original elements, and traditional materials.

- The new buildings' construction usually caused damage to the following registered buildings. The new materials and construction techniques were incompatible, and the height of the latest buildings was not in harmony with the skyline of the street.
- There needed to be active in terms of keeping the social structure of the historic urban core, and the considered policies could not prevent the loop of deterioration, decreasing the value of the buildings. The residents could not afford proper conservation and repair actions, and more deterioration. Also, the number of abandoned and demolished buildings has increased.

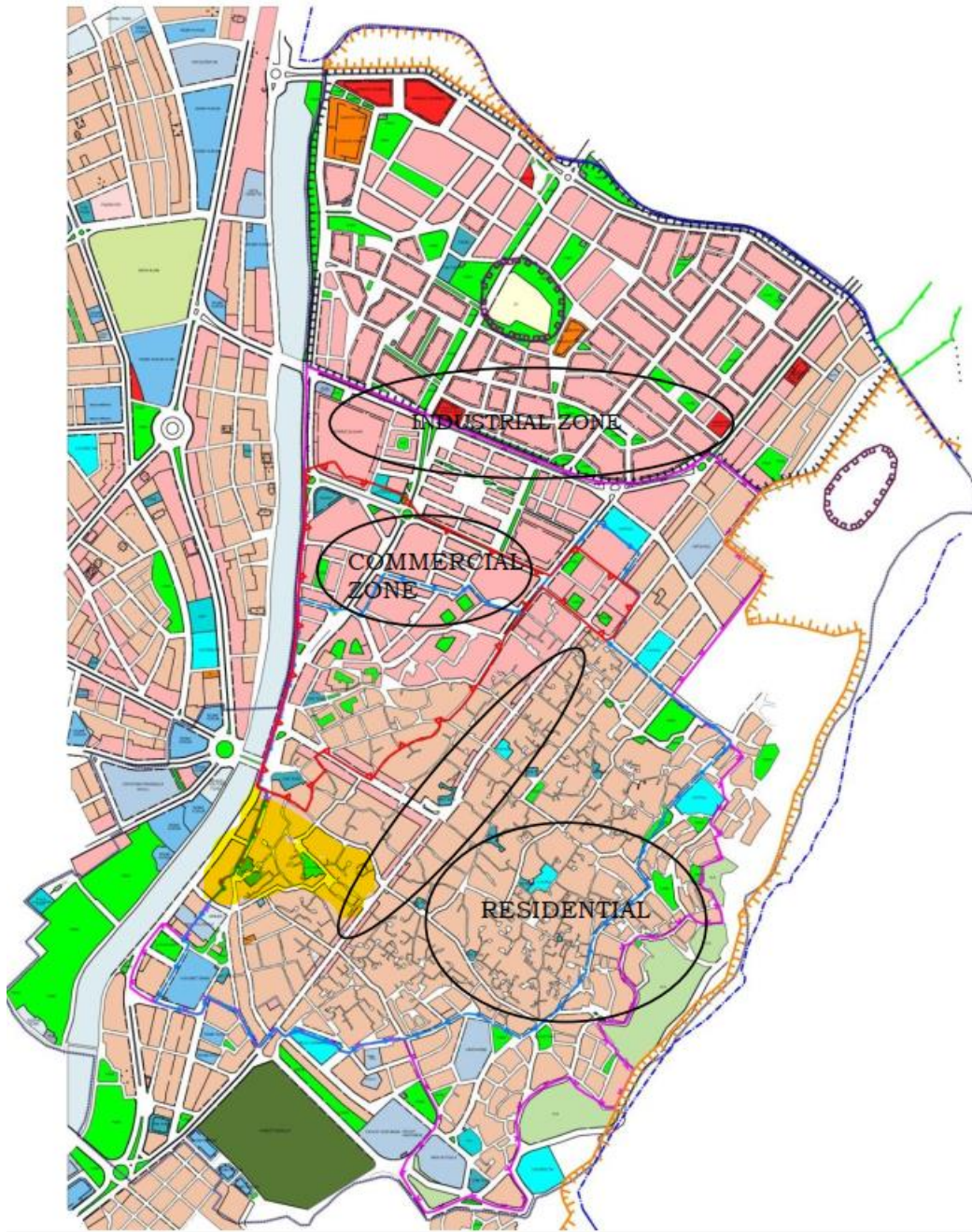


Figure 3.11. Antakya urban conservation development plan, 1987. The study area is highlighted yellow. (Source: Rifaioglu 2012)

In 2004, after the enactment revision of the conservation law by Law no. 5226 “Amending several different laws including the Law No. 2863 on the protection of

cultural and natural assets”, the number of restoration projects in the area increased. However, the damages and deterioration continued (Rifaioğlu 2012).

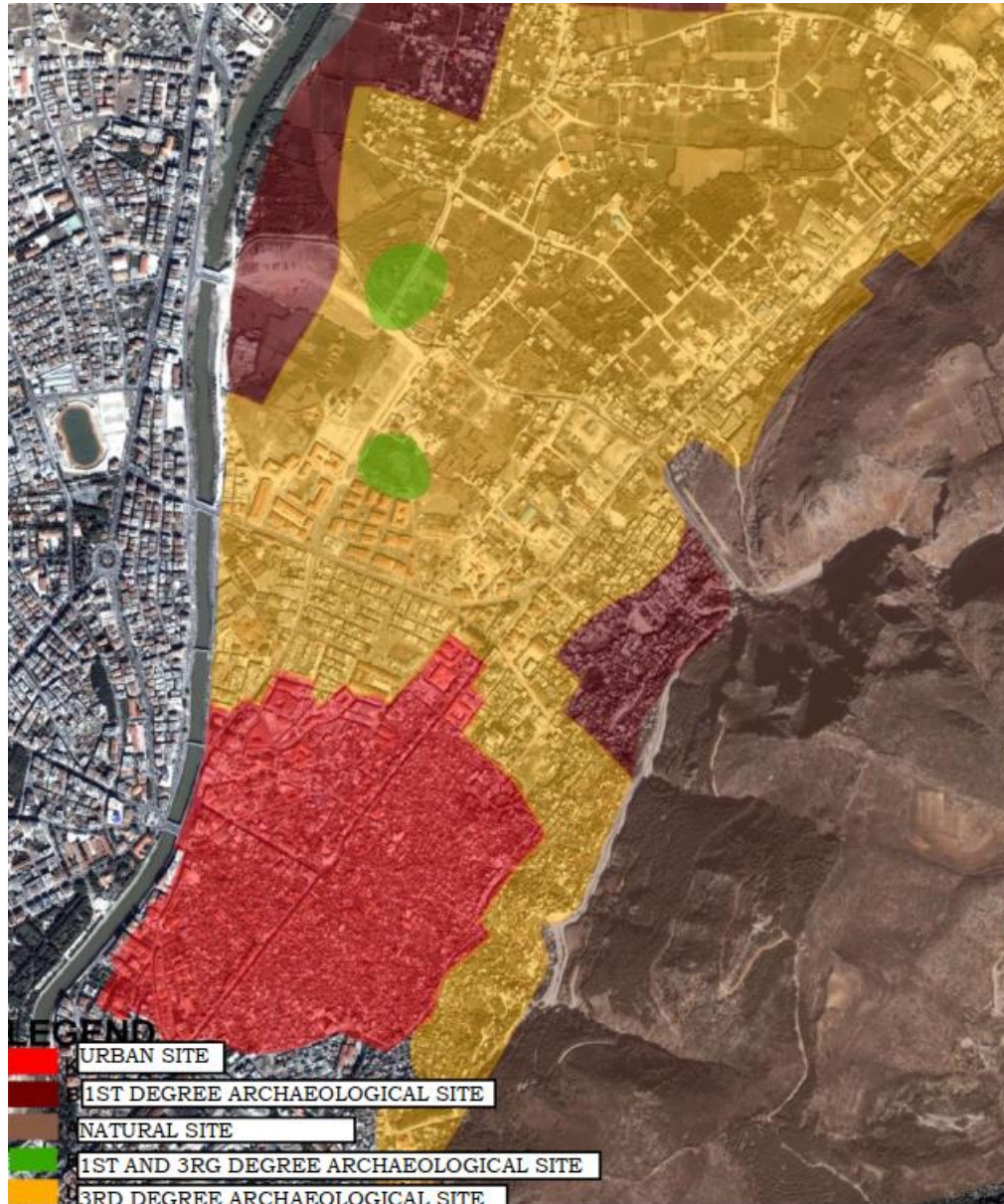


Figure 3.12. 1987 urban conservation development plan site boundaries (Source: Rifaioğlu 2012)

In 2009, a revision to the 1987 conservation development plan was approved (Figure 3.13). In this latest version, the areas and their borders were revised. Along with defining strict rules to conserve the buildings and street layout of the historic core,

new problems like traffic and lack of car parking were considered. Based on the revised version of 2009, conservation areas were archaeological sites (first-degree and third-degree), urban archaeological sites (urban and third-degree archaeological sites), and urban site impact areas. Also, the urban archaeological site extended to the west bank of the Asi River to cover the French Mandate buildings and open space heritage. To prevent more widening of the streets inside the urban core and solve the traffic problem, the plan suggests the construction of roads on the west side of the urban archaeological site, parallel to Kurtuluş Street (Rifaioğlu 2012).

Eight special project zones are defined in the project. Each area has different conservation and development decisions besides the regulations of the archaeological or urban archaeological site they belong to (Figure 3.14). They are listed as (Rifaioğlu 2012):

- i. Urban Transformation Area: This area currently has low-quality houses, and low-income people live there. The site is decided to be expropriated, the current inhabitants will be moved to new development areas, and prestigious houses will be constructed here. The location of the Urban Transformation area is on the west side of the historic urban core, with an approximate size of 220,000 square meters.
- ii. Culture Park: There is a park on the west bank of the Asi River and a part of the French Mandate heritage. Based on the revised plan, cultural and social facilities will be added to the park, and the Roman Bridge of the Naurus, which was in this area historically, will be reconstructed.
- iii. Municipality Square: This area is north of Culture Park and consists of several public buildings and the square in front. All the site belongs to the French Mandate period. In the plan adding cultural functions is suggested, and the Parliament building of Hatay will change its function to a multi-purpose hall for the city.
- iv. Republic Square: This square was a part of developments suggested in the 1957 development plan. It is in front of the French Mandate square on the eastern bank of the Asi River. Today, the primary function of the area is

commercial and religious, and many restaurants and pastries are around the square. The plan proposes to conserve the situation of the area.

- v. Long Bazar: The Long Bazar area is north of Habib Neccar Mosque, from Republic square to Kurtuluş Street. This is the location of the traditional covered bazar of Antakya (Uzunçarşı). It also contains a mosque, traditional baths, and historic soap factories. In the revision plan, some intervention in the facades and roofs of the area is proposed.
- vi. Habib Neccar Mosque and the Square: Because of the area's importance, a conservation plan that covers the area surrounding the mosque and meidan should be precise and detailed.
- vii. Light Industrial Zone: This area is in the 3rd d-degree archaeological site and the north of the historic urban core. Currently, the dominant function of the area is light industrial functions and a terminal. The plan proposes to add touristic and cultural functions to the area to integrate it with the southern areas of the historic urban core.
- viii. Zenginler Quarter Zone: The study area of the thesis is in the north of the particular project site. It contains traditional residential buildings and buildings belonging to the French Mandate period. The revision plan proposes that changes in the function of the buildings to touristic and cultural functions must be encouraged.

Overall, the revised development plan proposes that the ratio of residential buildings in the historical urban core should be decreased compared to the ratio in the 1987 development plan. Instead, commercial, touristic, cultural, and municipality service functions must be increased. Also, an additional urban transformation area is defined in the revised conservation development plan, which will impact a considerable percentage of 5.11% of the total historic urban tissue, considering that the whole

traditional houses in the area are 19.03% of the whole tissue (Municipality of Antakya, 2009).

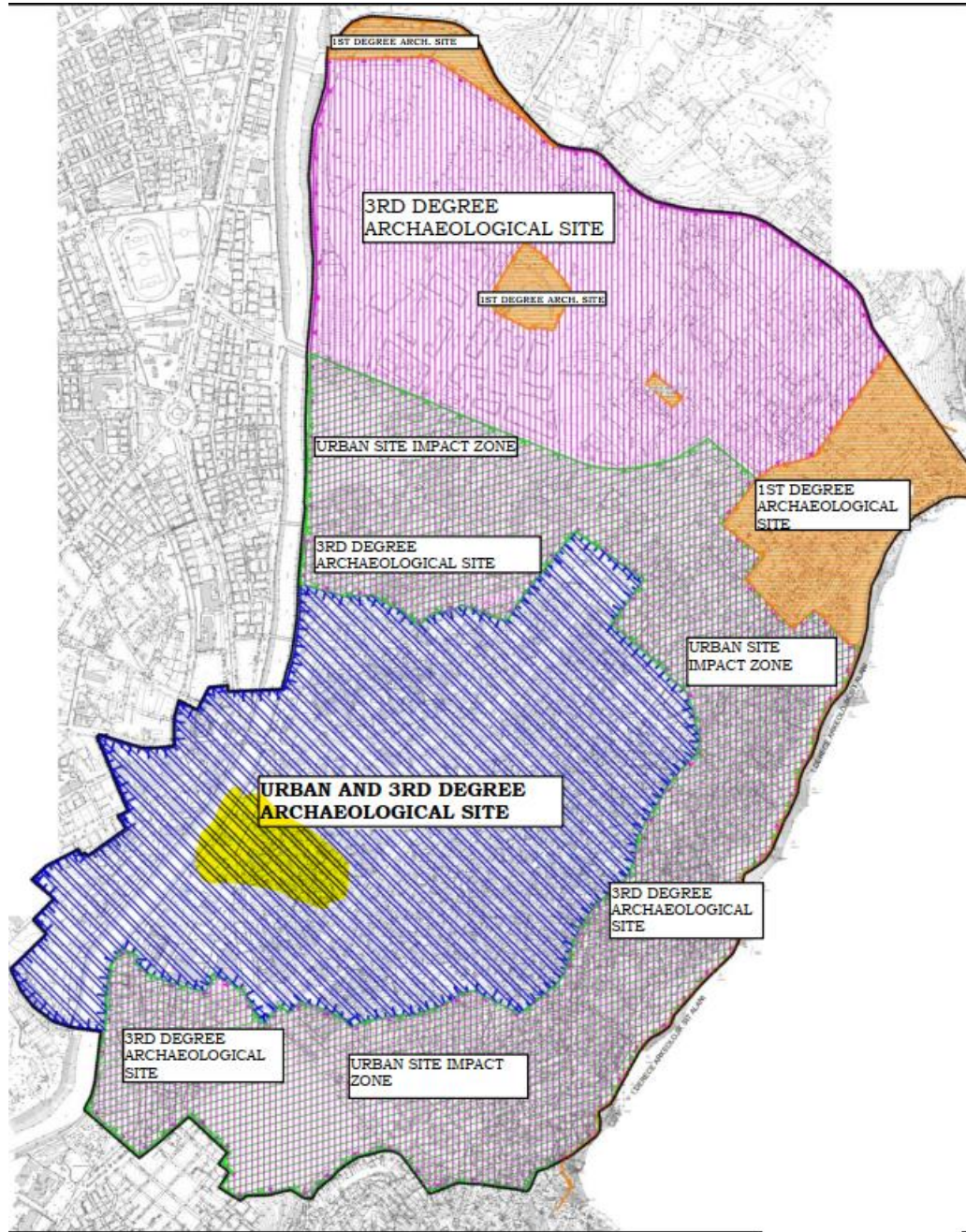


Figure 3.13. 2009 revision of urban conservation development plan zone (Source: Rifaioğlu, M.N., 2012)

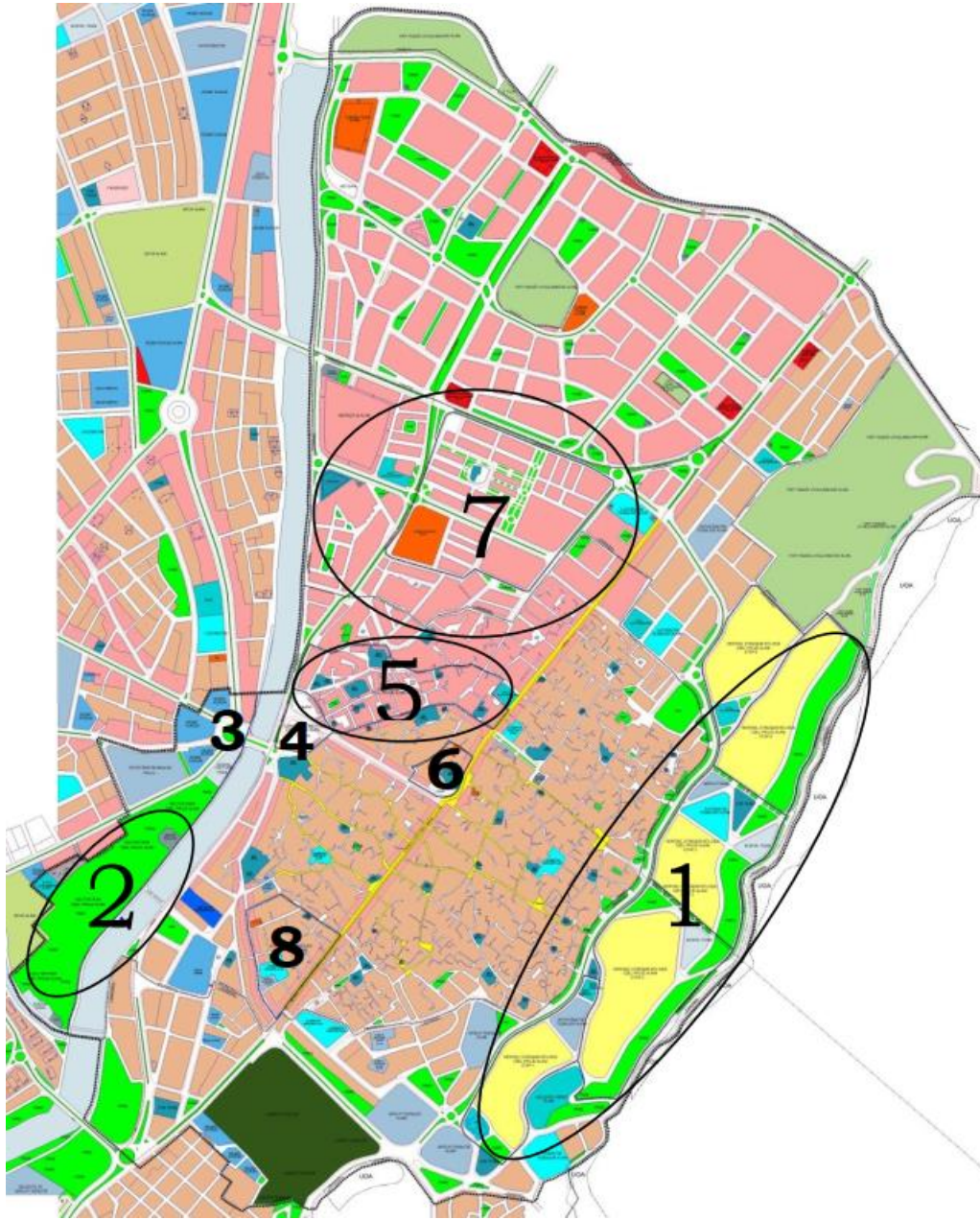


Figure 3.14. The special project areas of 2009 revision of development plan.
(Source: Rifaioğlu, 2012,)

3.3 Characteristics of the Zenginler Quarter

The study focuses on Antakya's historical city centre within the boundaries of the designated urban site and the 2009 revised development plan. The study area is

defined as the Zenginler Quarter and limited by Kurtuluş Street in the east, Saray Street and Kırk Asırlık Türk Yurdu Street in the north and Gazipaşa from the south. The Zenginler Quarter was constructed in the 16-18th centuries during the Ottoman Empire (Rifaioğlu 2012, 171). The street layout of the quarters is authentic and follows the street line of the Ottoman period (De Giorgi and Eger 2021). Based on the development plan prepared by the French Mandate in 1932, the boundaries of the Zenginler Quarter are within the Christian zones of Antakya (Rifaioğlu 2014; 280) (Figure 3.15). Historically, the Zenginler Quarter is mainly a residential neighbourhood, except for the functions around Saray Street and at the edge of Kurtuluş Street. Several historical public buildings belonging to the Ottoman Empire period are in the Quarters such as Sarimiye Mosque, Cindi historical bath, and the Orthodox Church (Figures 3.15 to 3.17) Also, several historical houses representing the traditional 19th-century Antakya houses still exist in the tissue. Some houses have been conserved and converted into restaurants, bars, and boutique hotels, while others face deterioration and abandonment. The study area is where the change in the function of buildings is readily apparent. It comprises dense touristic and cultural centres like the Hatay Gastronomy centre, hostel, and restaurants, right next to houses where residential life is still going on. The study area represents how heritage-led regeneration affects a traditional residential neighbourhood.

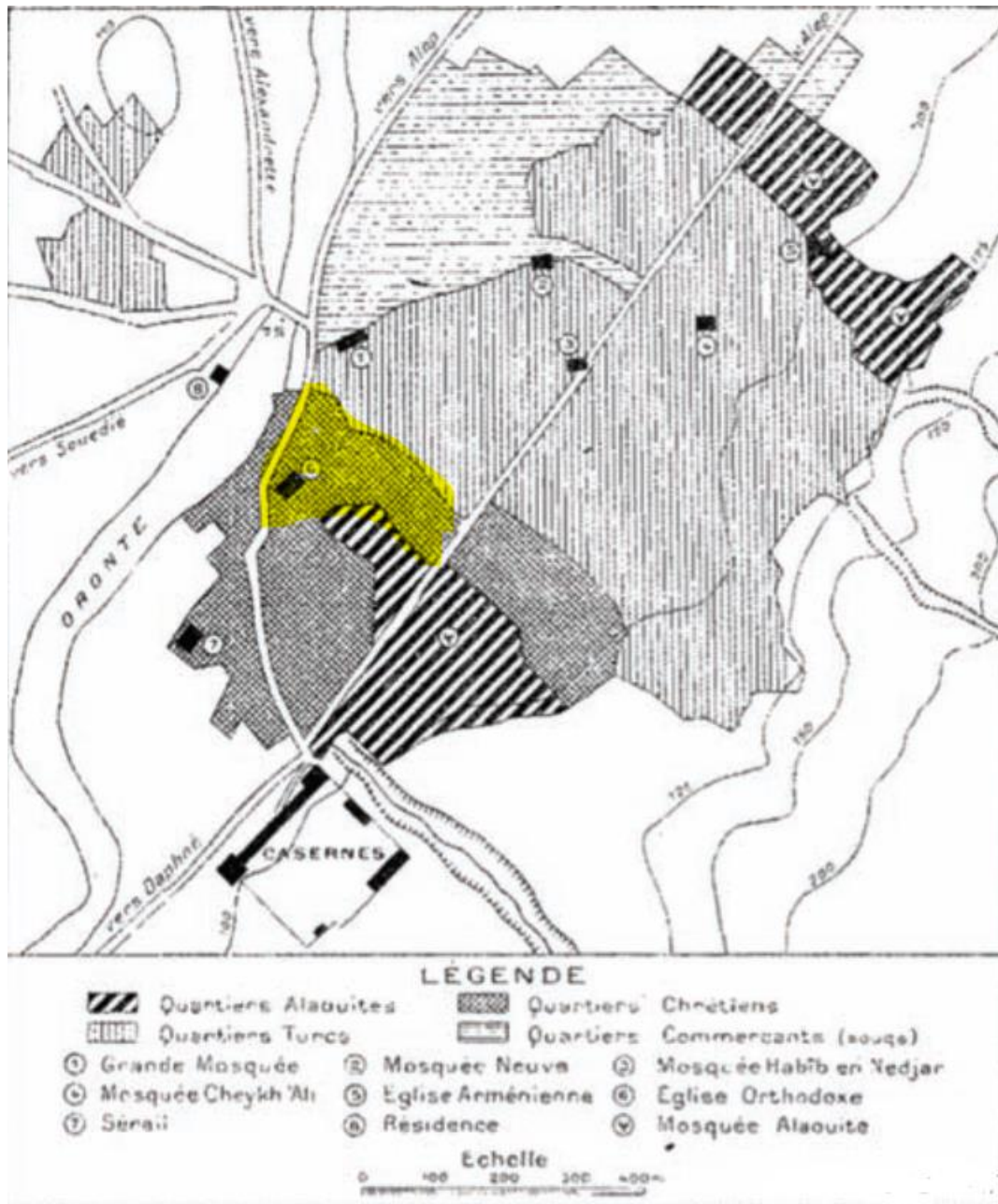


Figure 3.15 The ethnicity zones of Antakya's historic area, prepared in French mandate period and the location of the Zenginler Quarter in yellow highlight. (Source: Rifaioğlu 2014, 280)



Figure 3.16 Monumental Buildings around the Zenginler Quarter (source: Author 2021)

The street rehabilitation and urban design project prepared by MNR Architects design-project-restoration (Hereafter MNR Architects) are ongoing in the area since 2016 together with other restoration projects, which has changed the face of the neighborhood. The restoration of the facade and pavement of the streets makes a considerable difference among restored and not restored areas.

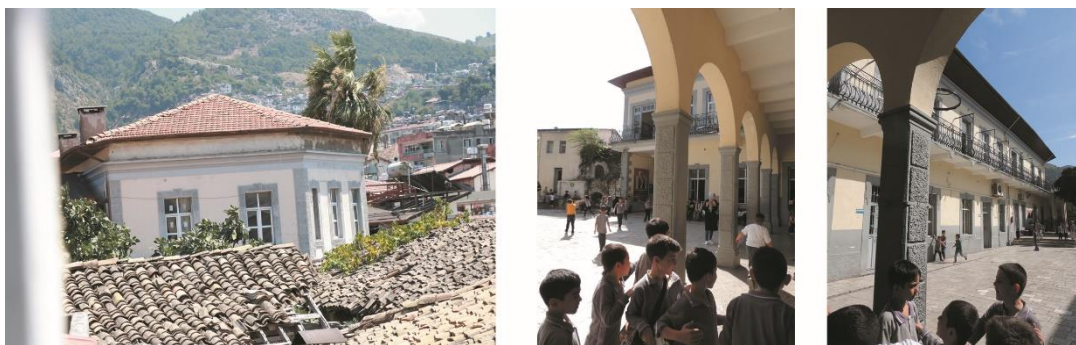


Figure 3.17 Fevzi Çakmak Primary school (source: left: Author 2021, middle and right: Neriman Şahin Güçhan 2019)

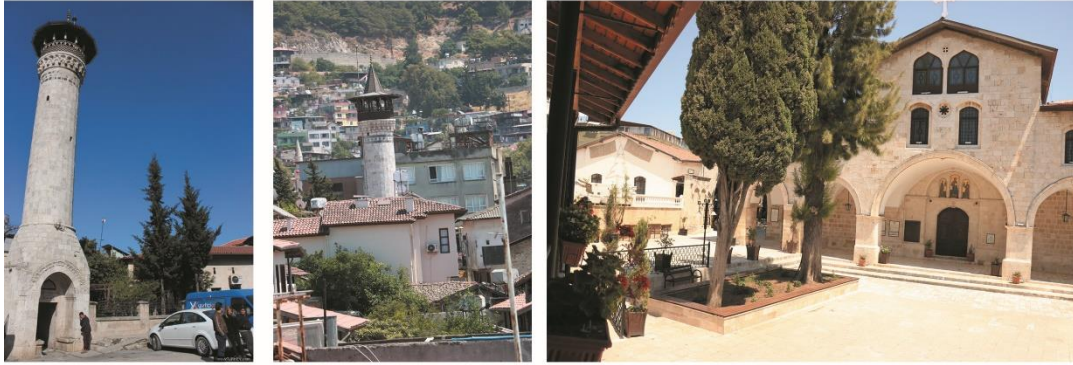


Figure 3.18 Historical religious buildings, Sarimiye Mosque (Left and middle) and the Orthodox Church (source: Author 2021)



Figure 3.19The Mamluk Bath Cindi Hamam (source: Author 2021)

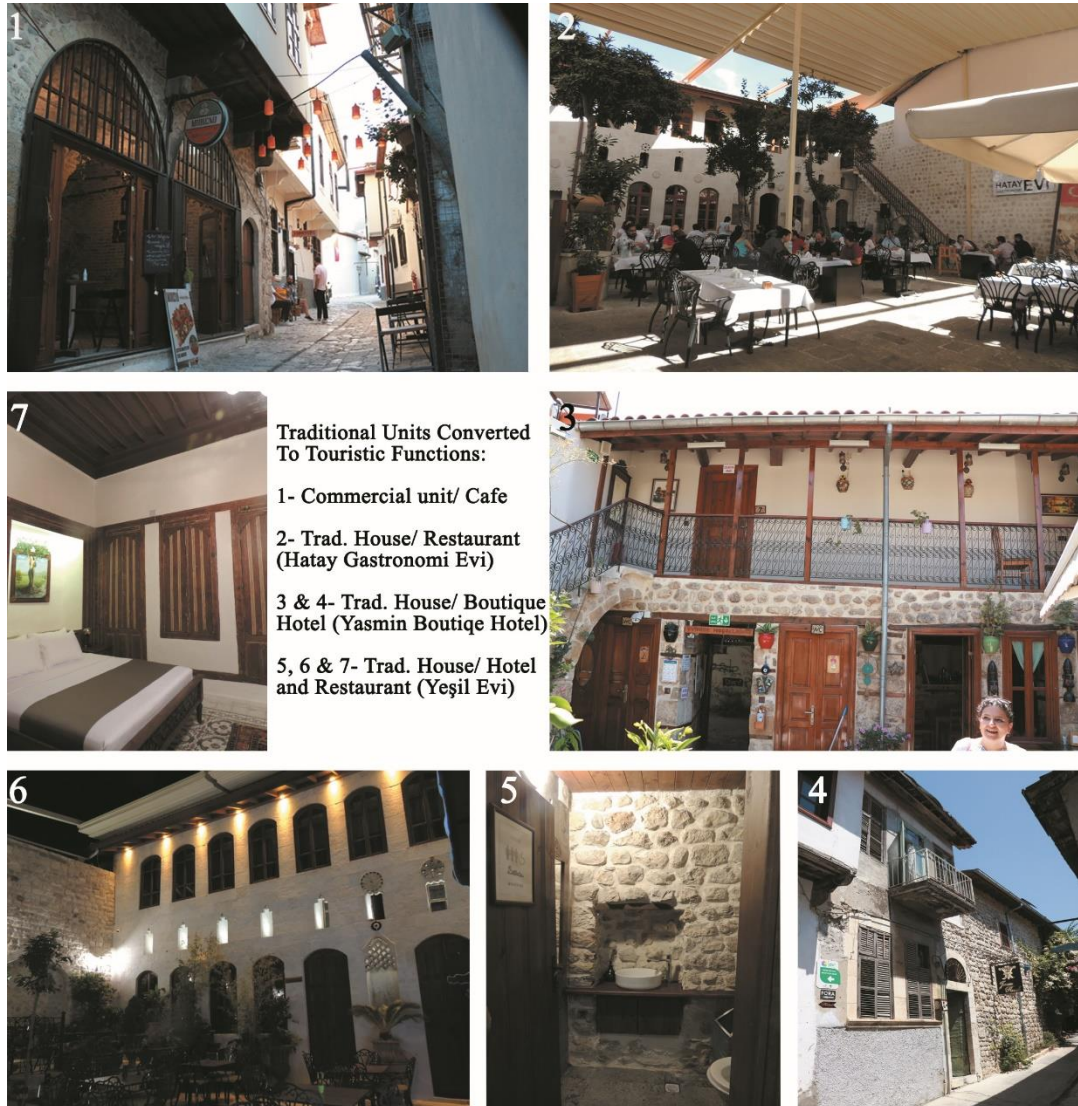


Figure 3.20 Examples of traditional buildings converted to touristic functions.

(Source: Neriman Şahin Güçhan 2019 (2, 5, 6, 7), Author 2021 (1, 3, 4))

3.3.1 Historical Characteristics of Zenginler Quarter

Based on Rifaioğlu (2012), the northern part of the Zenginler Quarter and areas around current Kırk Asırlık Türk Yurdu Street existed before the 16th century. Other parts of the neighbourhood and the areas around Saray Street (and current Hürriyet Street) were constructed during the Ottoman period in the 16-18th

centuries. Cindi bath (Mamluk period), Sarimiye Mosque, and other Ottoman buildings prove that that neighbourhood existed at least for a period in the 16–18th century. Also, the whole area of Zenginler Quarter is within the fortresses of Antioch during the Seleucid period.

Although there might not be any physical remains from the previous centuries in the Zenginler Quarters, based on former studies on the historic urban tissue of Antakya, some assumptions can be made. Since the first studies on the urban tissue of Antioch, some overlapping maps have been prepared by different scholars to determine the location of ancient Antioch underneath the current urban tissue of Antakya. In Pinon's hypothetical map (2004, 207) of overlapping the Ottoman Antakya with the grid-iron plan of the Hellenistic period, the Zenginler Quarter is on the last two rectangular building blocks on the southern part of the city, near the Daphne Gate. Based on this hypothetical map, the Zenginler Quarter was a part of the Hellenistic city of Antakya. However, as the area's location is at the very end of the city, the residential function may not be accurate for the Hellenistic period of Zenginler Quarter.

In the recent book of *Antioch, A History*, the hypothetical settlement of Antakya during different centuries has been defined by maps (De Giorgi and Eger 2021). In these maps, until the early Islamic period and middle Byzantine period, the streets' grid-iron system was kept as the city's network system. After the Crusader wars, due to the wars, several earthquakes, and fires made by Mamluks, the city was almost demolished. In the Mamluks period, the hypothetical map, prepared by Steve Batiuk shows that Antioch faced a severe decline in terms of the size of the city (De Giorgi and Eger 2021, p. 4^{ve}). However, the city's urban core is in the southern part of Hellenistic Antioch and around Habib Neccar Mosque. The city expanded south of Daphne Gate. Thus, based on this map, in the Mamluks period, the Zenginler Quarter was a part of the city, closer to the city centre than in the previous centuries (De Giorgi and Eger 2021).

In conclusion, the historical characteristics of the Zenginler Quarter can be defined below:

- At least from the Ottoman period (16–18th century) and at most (based on some scholars such as De Giorgi and Eger 2021) from the very beginning of the foundation of the city (300 BCE), the area that is called Zenginler Quarter has been a part of Antakya.
- The current street layout of the quarter is almost the same as in the Ottoman period. In the Ottoman map prepared by Pinon (2004) and the Ottoman map prepared by Batiuk (De Giorgi and Eger 2021, 439), most of the streets in the Zenginler Quarter still follow the Ottoman streets' layout.
- Several historical buildings in the quarter, such as Sarimiye Mosque, Catholic Church, Orthodox Church, the Fevzi Çakmak Primary School, and the Cindi Bath, belong to the Mamluk period, Ottoman and French Mandate period. Also, several traditional houses exist in the urban tissue of the quarter, mostly with construction techniques and architectural elements of the 19th century traditional Antakya houses. The construction techniques and elements have been mentioned in detail in Section 3.3.3.

Zenginler Quarter is almost in the heart of the historic urban core of Antakya. From the beginning of the implementation of conservation and development plans, the quarter is partially or entirely affected by the plan's actions.

In the Danger development plan of 1932 (Rifaioğlu 2012), the proposed functional zoning of the plan was commercial functions for the sides of Saray Street and residential functions for the other parts of the quarter, which overlapped with the current functions of the area in those days. However, widening Saray Street is done based on the decisions made in this development plan. In the development plan of 1978 (Rifaioğlu 2012), the most important action regarding the Zenginler Quarter was the registration of some monumental buildings in the area, such as the Cindi historical bath, the Orthodox Church, and Sarimiye Mosque.

In the conservation development plan of 1987, the Zenginler Quarter (Rifaioğlu 2012), was inside the borders of the defined urban site. Also, the number of registered buildings in the area increased. In this period the change in the function of the buildings were not proposed to be encouraged in residential areas. The regulations for the urban site were supposed to be implemented in the area. However, the actions were not fully applied. During this period, the screed pavements covered most of the quarter's narrow streets, and new buildings with construction techniques and heights incompatible with the traditional buildings were added to the quarter. Also, the decay and deterioration of the historic urban tissue increased.

In the revision of the conservation development plan of 2009 (Rifaioğlu 2012), the whole quarter is within the borders of the urban and 3rd-degree archaeological site. As the reports proposes about Zenginler quarter and the area at the south of the quarter around the Silahlı Kuvvetler Street, the change of the residential function to touristic functions is encouraged in these areas.

3.3.2 Characteristics of Zenginler Quarter before the Revision of Conservation Development Plan in 2009

Based on the 2009 revision of the conservation development plan, Zenginler Quarter is in the southwest of the urban site, narrow streets were covered with screed, and wide streets like Kurtuluş Street were covered with asphalt. The slope of the neighbourhood was low (0–10 degrees), and most buildings were 1–2 floors high (Antakya Municipality, 2009). Most of the houses were owned by individuals and public institutions, or foundations. Based on the suggestion has been made in the 2009 revision of the conservation development plan, 43 buildings were registered, 31 were suggested to be registered, and 51 buildings were identified as compatible traditional buildings.

Cement plaster for the street facades was common in both new and traditional buildings, and based on the analyses of 2002 and 2009, nearly 50% of the buildings

in the area were in moderate or severe damage condition (REST507 Project, 2002; Antakya Municipality, 2009). As Rifaioğlu (2012) mentions in his PhD thesis,

"The traditional residential houses were usually kept in an inferior condition, as the residents could not be held liable for the proper repair and maintenance of the houses; and inevitably, the houses were subjected to inappropriate and unconscious repairs by the tenants, resulting in a loss of original architectural elements and poor structural conditions. Besides this, many of the properties were left unoccupied" (Rifaioğlu 2012, 190).

In the master thesis of Çağdaş Halit Bora prepared in the restoration program of Middle East Technical University of Ankara (2008), the physical situation of the central part of the Zenginler Quarter (around the public school) has been mentioned as an area with the majority of residential buildings, consisted of new and traditional buildings. New buildings are usually in smaller lots with the height of 1 to 3 storeys. Traditional buildings are usually 19th century buildings but there are also French Mandate buildings. Traditional houses have courtyard and usually service building along with the main building. Some of the service buildings are new and some are traditional (Bora 2008, 21).

3.3.2.1 Physical Situation of Zenginler Quarter

Based on the maps from the current situation map prepared within the scope of the 2009 revision of the conservation development plan and the maps prepared in the REST507 Studio in 2002, the physical situation of the Zenginler Quarter is studied in distinct categories, which are:

- car access,
- open/ built-up ratio,
- pavement material,
- public open space condition,

- traditional/new building ratio,
- building condition,
- building height

For the condition of the public open spaces no specific maps could be prepared from different sources. However, in the 2002 documents and based on the information gathered through questionnaires (See Annex.3) below points can be mentioned.

- The problem of drainage existed severely in the inner part of the neighborhood as most of the parts were covered with screed and the rainwater could not find a proper way to join the drainage system of the city instead, went into the courtyards of the lots and caused problems.
- The lack of urban furniture and facilities such as trash cans and lighting caused pollution and lack of safety during the nights.

In term of car access, almost all the streets of the area other than the narrow culs-de-sac had car access.

The open/built-up ratio shows that the area was relatively dense, the number of demolished or empty lots were 3, and all three belong to individuals. Other than these three lots the wide-open spaces were the courtyard of the Orthodox Church and intersection of the streets inside the study area.

The new/traditional building ratio shows that the neighbourhood was mostly consist of traditional buildings. In the lots with more than one building, usually the main building was traditional, and the change happened in the service buildings. The types of traditional buildings were: French Mandate buildings, 19th century bulidings and Mamluk/ Ottoman monumental buildings.

The condition of traditional building, nearly 25 were in severely deteriorated consition. The maximum height of the buildings was 2 floors.

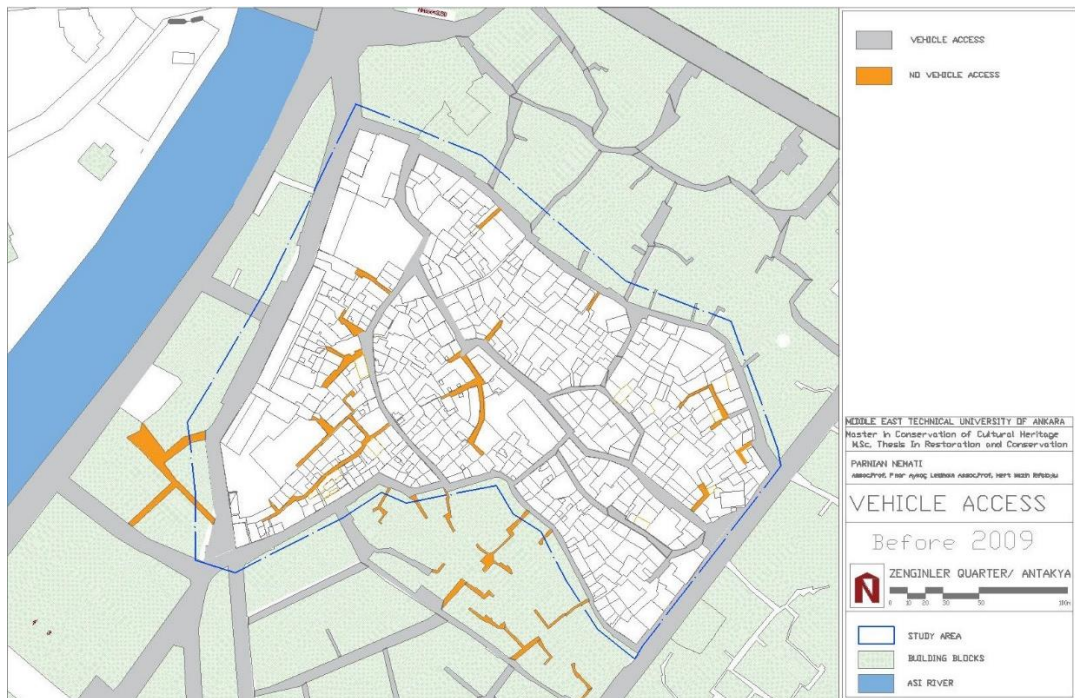


Figure 3.21 Car Access to the Zenginler Quarter before 2009 (prepared by author)

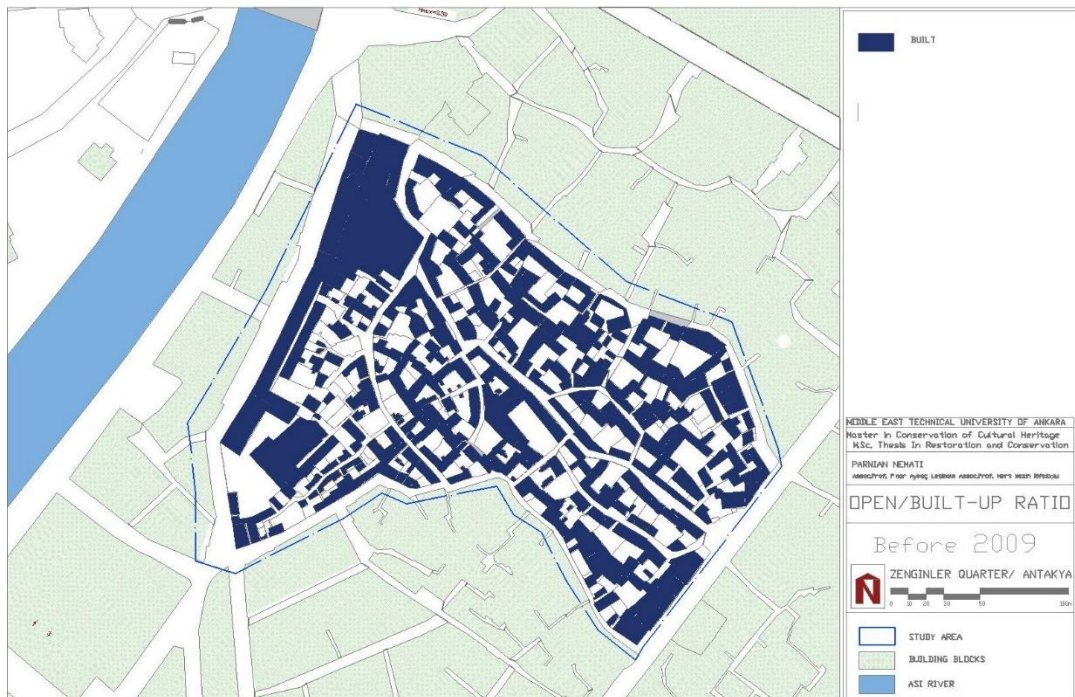


Figure 3.22 Open/ Built-up Ratio of Zenginler Quarter before 2009 (prepared by author)

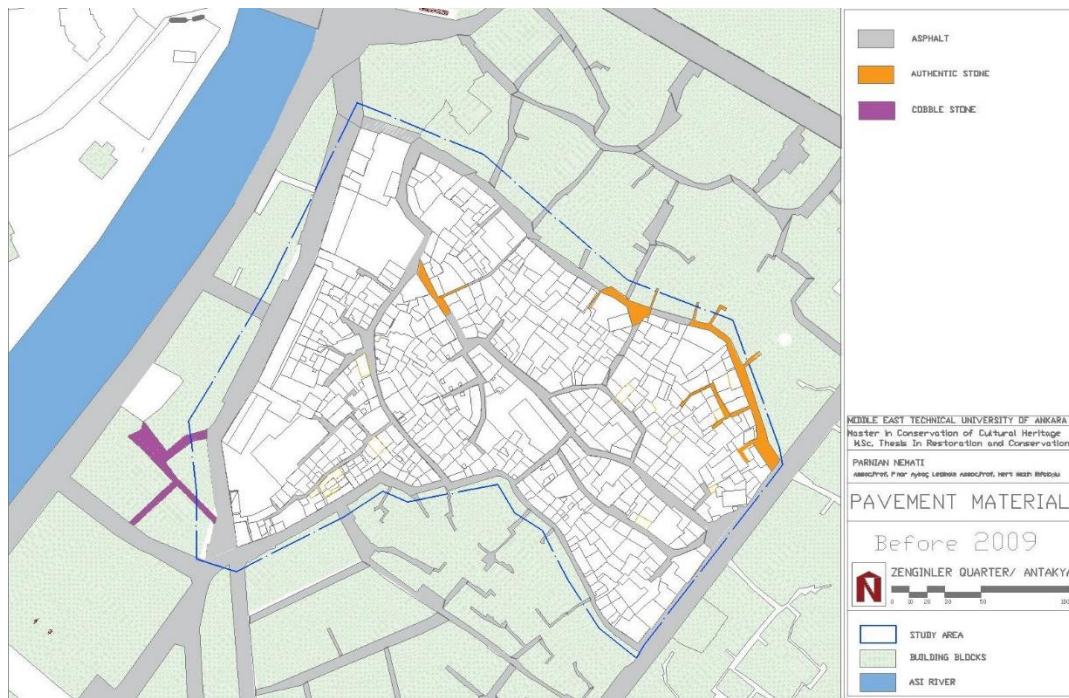


Figure 3.23 Pavement Material of Zenginler Quarter before 2009 (prepared by author)

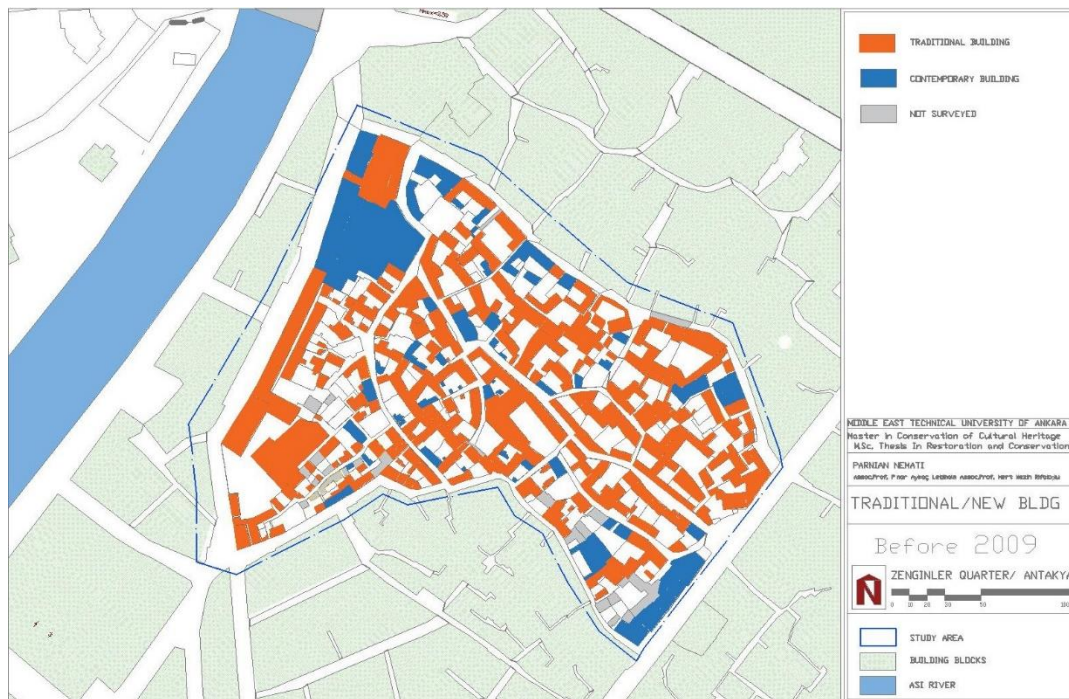


Figure 3.24 Traditional/New Building Ratio in Zenginler Quarter before 2009 (prepared by author)

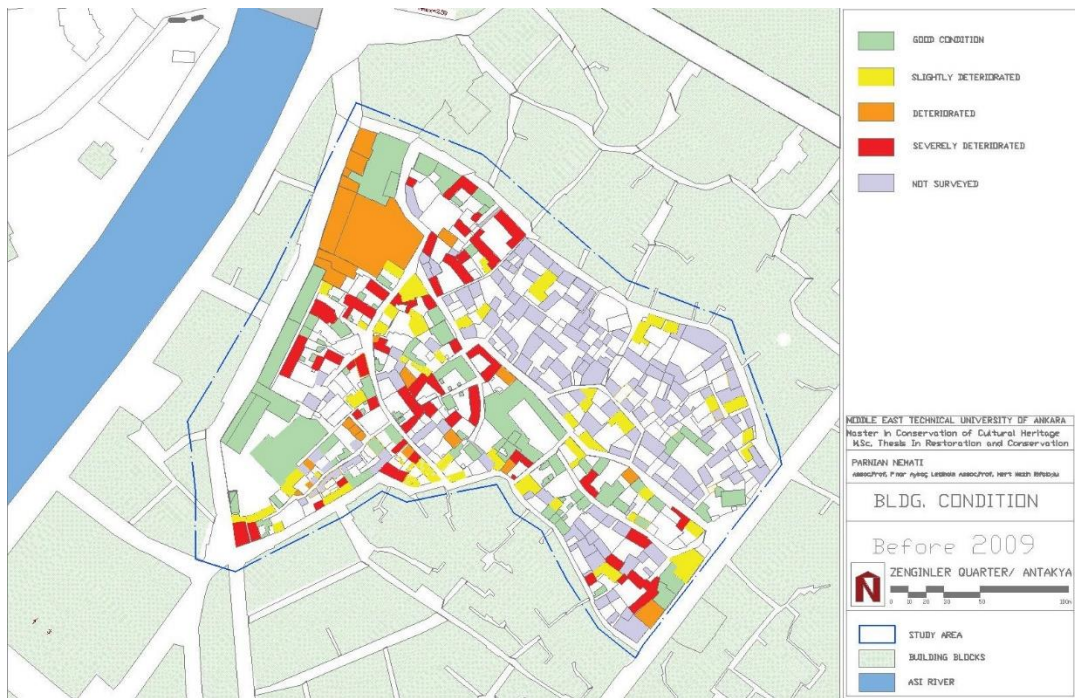


Figure 3.25 Condition Of the Buildings in Zenginler Quarter before 2009 (prepared by author)

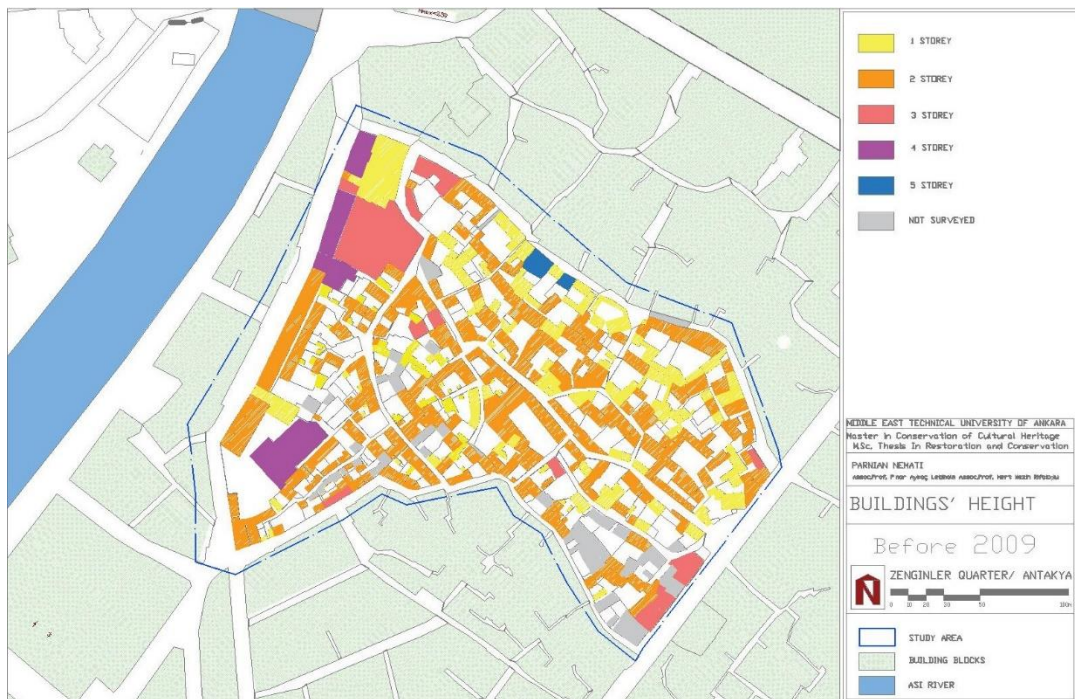


Figure 3.26 Height of the Buildings in Zenginler Quarter before 2009 (prepared by author)

3.3.2.2 Functional Situation of Zenginler Quarter

For data about the function of the buildings in the Zenginler Quarter before 2009, the maps of the REST507 urban studio project and the maps of the 2009 revision conservation development plan have been analyzed and combined.

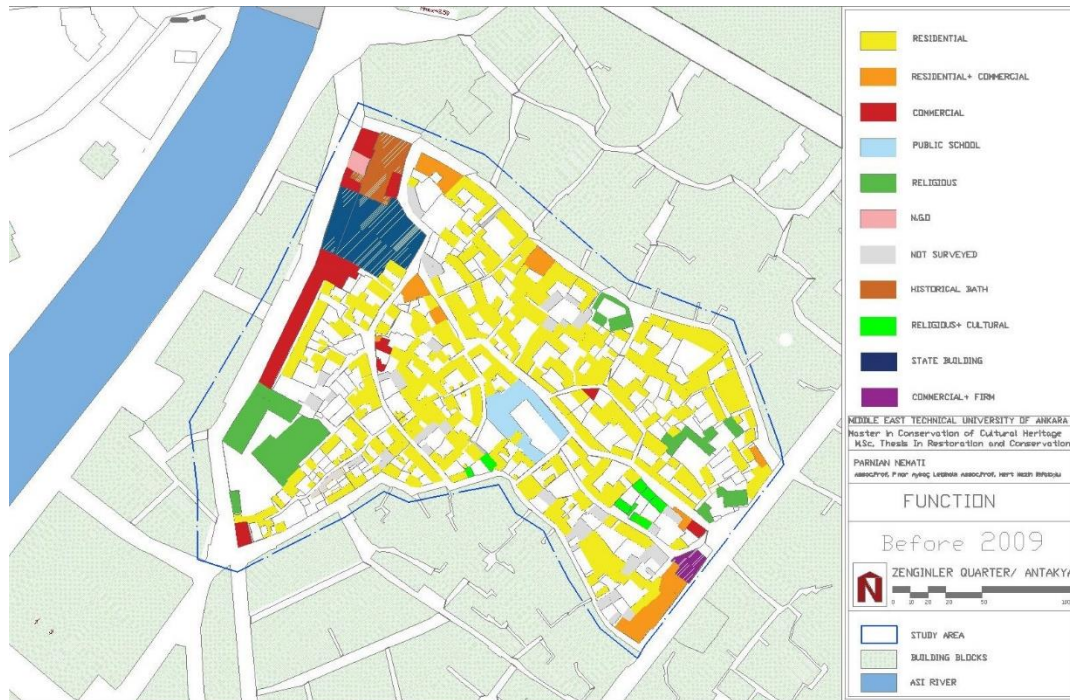


Figure 3.27 Function of buildings in Zenginler Quarter before 2009 (prepared by author)



Figure 3.28 Cul-de-sac behind the Orthodox Church 2007(Source: Rifaioğlu 2012)



Figure 3.29 Public Building south of Cindi Hamam 2009 (Source: Rifaioğlu 2012)



Figure 3.30 Street behind the Orthodox Church 2007 (source: Rifaioğlu 2012)

3.3.3 Today's Characteristics of Zenginler Quarter

The survey took place from the 1st to the 6th of August 2021. Based on the observations and photos taken by the author, overall, the Zenginler Quarter is in the middle of the transformation from a residential/none-touristic quarter to a touristic quarter. The tissue is not integrated in terms of its physical and functional situation. Historically, Zenginler Quarter has been a residential quarter and the commercial functions could be found in streets around the quarter like Saray Street and Kurtuluş Street. Nowadays, the touristic functions such as hotel, boutique hotels, bars, restaurants and cafes are appearing in the residential area, they are usually in wider streets in the center and north of the quarter.

Although the survey was done during the Covid pandemic and quarantine situation, and due to the area's climate, Antakya is not preferred by the tourists in August; still, the nights of the Zenginler Quarter were crowded and noisy. The music sound from different bars and cafes could be heard from nearby streets, and the nightlife was active. Most of the streets were bright because of the lighting equipment of the municipality and the neon lights of touristic functions.

During the survey, some areas in the Zenginler Quarter were recognized as places where residents constantly gather and have social activities. These areas are primarily at culs-de-sac. For the commercial parts, these places are at the public open space at the intersection of Saray Street with Gazipaşa Steert.

3.3.3.1 Physical Situation of Zenginler Quarter

Based on the author's observations during the site survey, the physical situation of the Zenginler Quarter shows the transformation of the quarter. While some aspects, like the street layout or lot divisions, have not changed in some respects, changes are apparent or even ongoing. Residents live in traditional houses or new buildings. The traditional houses are mostly not in good condition, with apparent deterioration and no proper interventions. New buildings are somehow not compatible with the traditional urban tissue of the neighbourhood in terms of their height, material, and façade organization.

There are three traditional buildings which have left abandoned in bad condition and severe deterioration, they are in danger of demolition, and the streets around them are unsafe. Also, the building was demolished into two lots, and the ruins are left in the location. On the east side of Saray Street, conserved traditional commercial buildings represent the area's French Mandate period. At the same time, there are also new buildings, such as a commercial block, apartments, and a hotel with new materials and construction technique.

The street layout has not changed recently, other than a small passage that connects Gazipaşa Street to Büyük Street that has been closed. Based on the plans of the 2009 revision of the conservation development plan, there will be some physical changes in the Zenginler Quarter that have not been implemented yet.

The implementation of the lights and trash cans is going on in the area, in the commercial zone, the facilities like benches, lights, and trash cans are already provided. The facilities have been implemented partially in the residential zone

around the concentration of touristic functions. The existence of municipality facilities in parts with the majority of residential functions is less than in other parts.

All the buildings of the neighbourhood could not be surveyed. The author focused on the exterior survey and compared this survey with available maps of 2009. The studies have been done on the physical aspects of the Zenginler Quarter can be presented in the maps below:

As shown in (Figure 3.31) the streets of Zenginler Quarter do not have car access. The only part that cars can have access is the beginning of the Gazipaşa Street.

The open/ built-up map of Antakya shows a dense built quarter which the majority of the open spaces are either the streets or the courtyard of the buildings.

The historical stone pavement of the streets in north and south of the quarter is obvious while the central streets are covered with the screed. The Saray Street in the west of the quarter is covered with cobble stone. Majority of the buildings are traditional buildings. The traditional buildings that have been conserved are usually converted to the other functions such as hotels, boutique hotels, bars, cafes, and restaurants.

There are urban facilities such as lightnings, trash cans, benches and flower boxes in the neighborhood. Flower boxes and benches can be seen mostly in Saray Street. Some places like central part of Gazipaşa street which has the concentration of the touristic functions has the noise problem in the nights. Also in this area the amount of trashcans seems not to be enough.

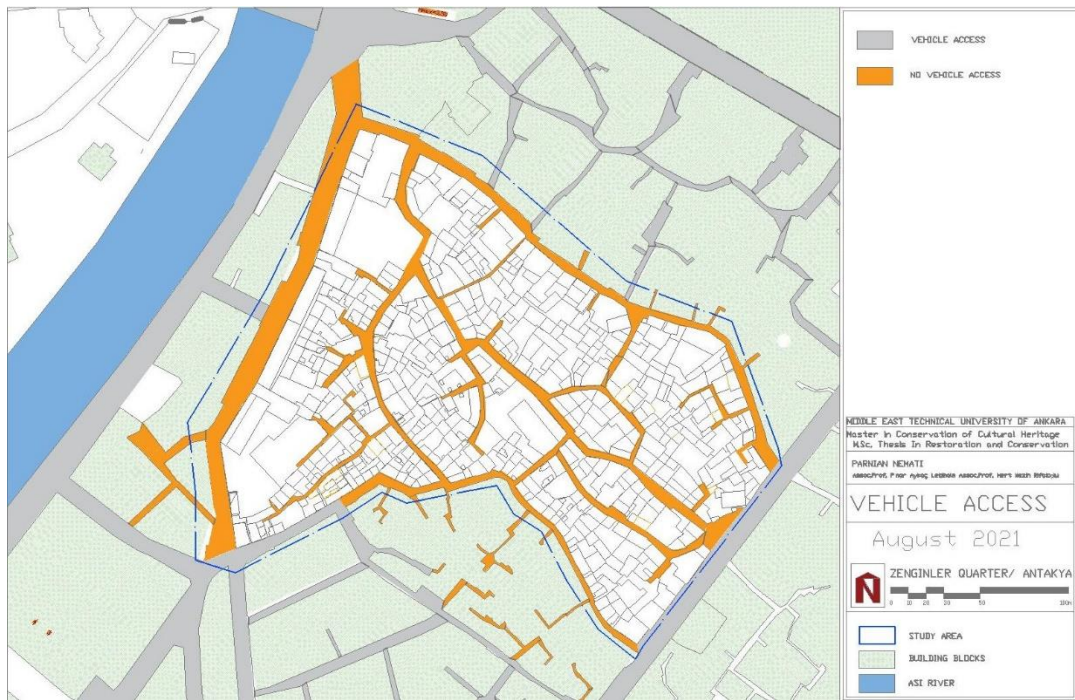


Figure 3.31 Car Access in Zenginler Quarter in 2021 (prepared by author)

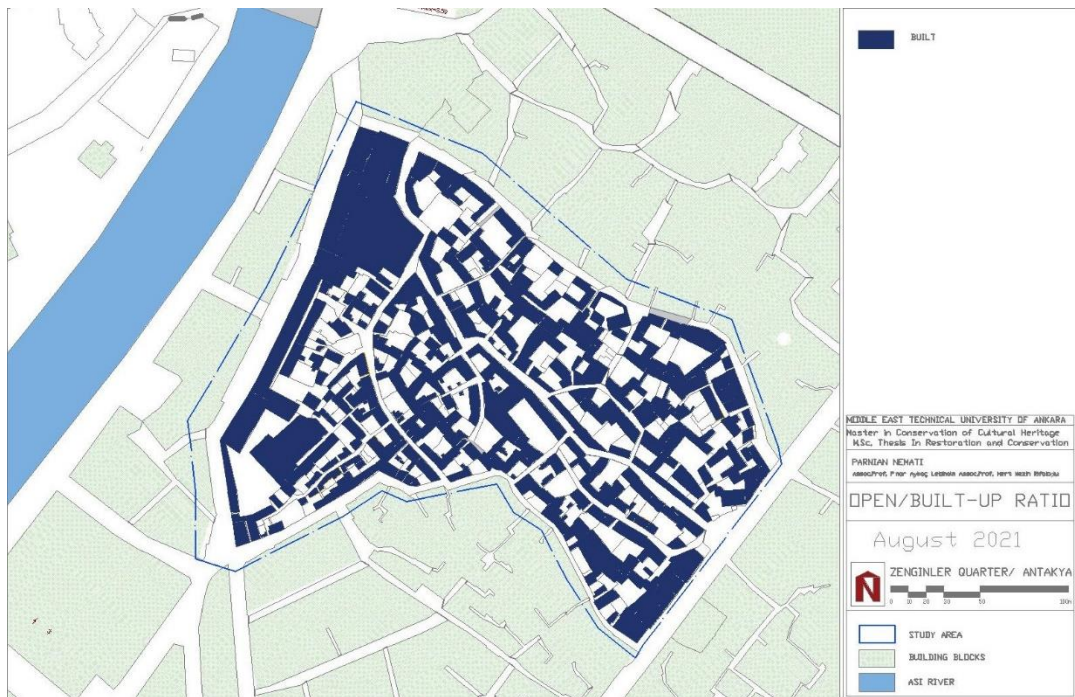


Figure 3.32 Open/ Built-up Ratio in Zenginler Quarter in 2021 (prepared by author)

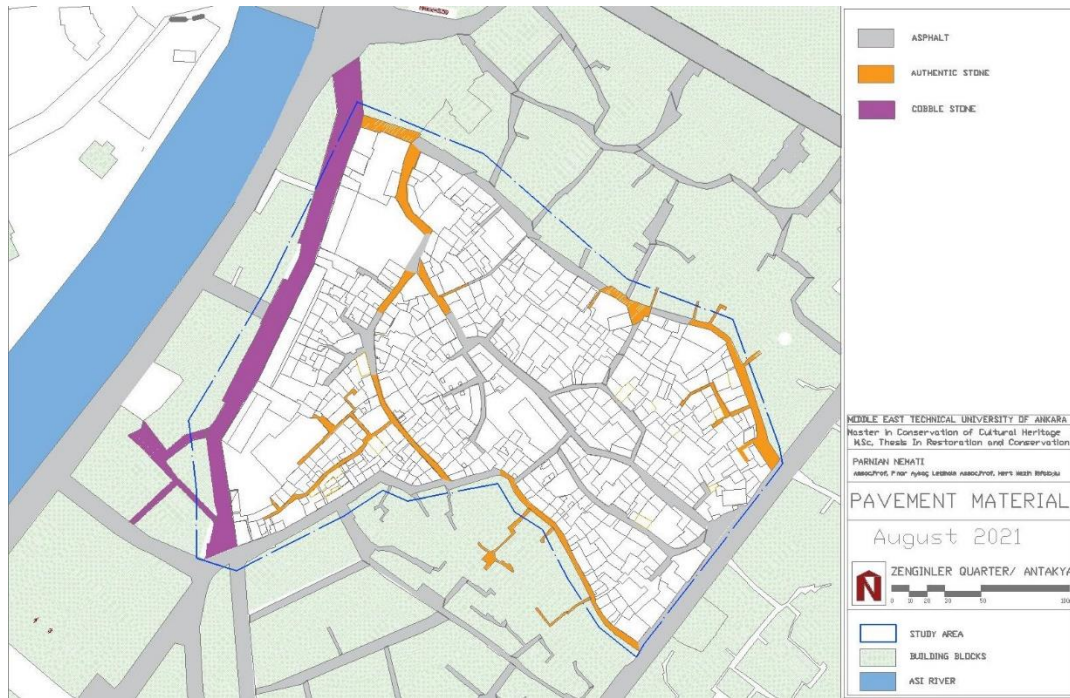


Figure 3.33 Pavement Material in Zenginler Quarter in 2021 (prepared by author)

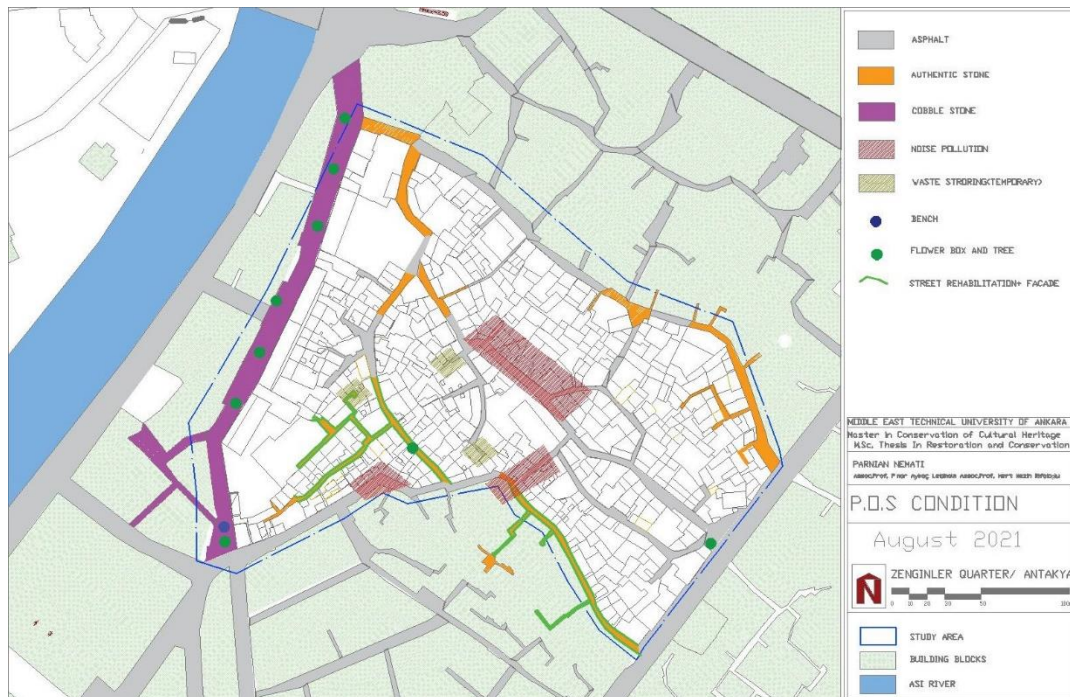


Figure 3.34 Public Open Spaces Condition in Zenginler Quarter in 2021 (prepared by author)

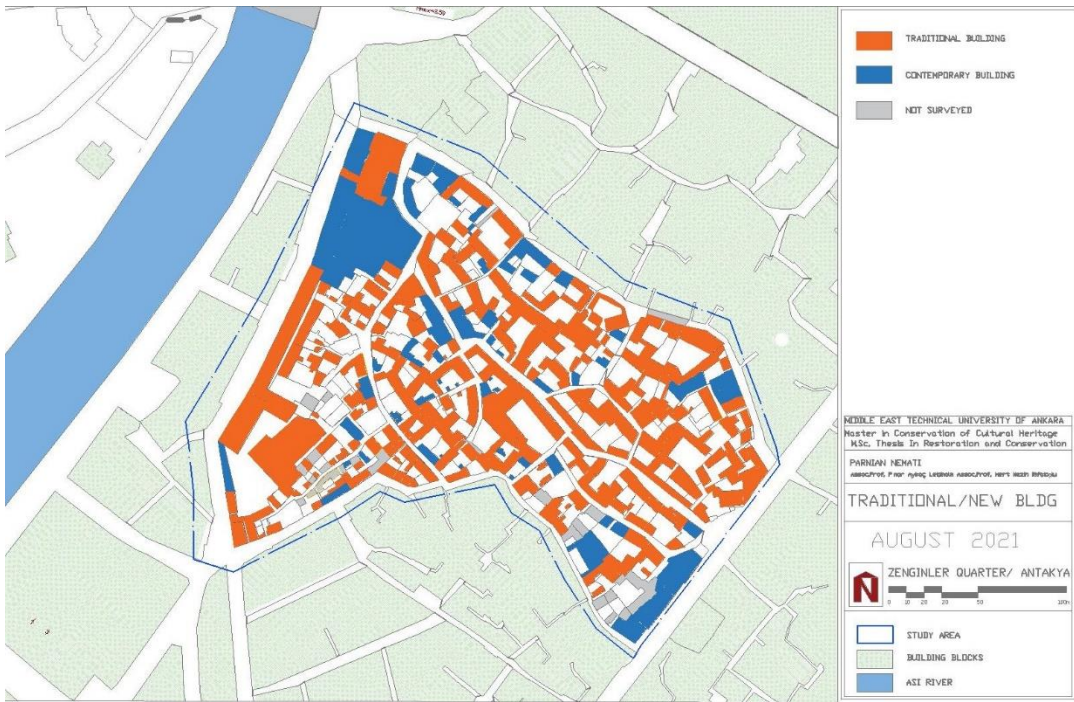


Figure 3.35 Traditional/ New Building Ratio in Zenginler Quarter in 2021 (prepared by author)

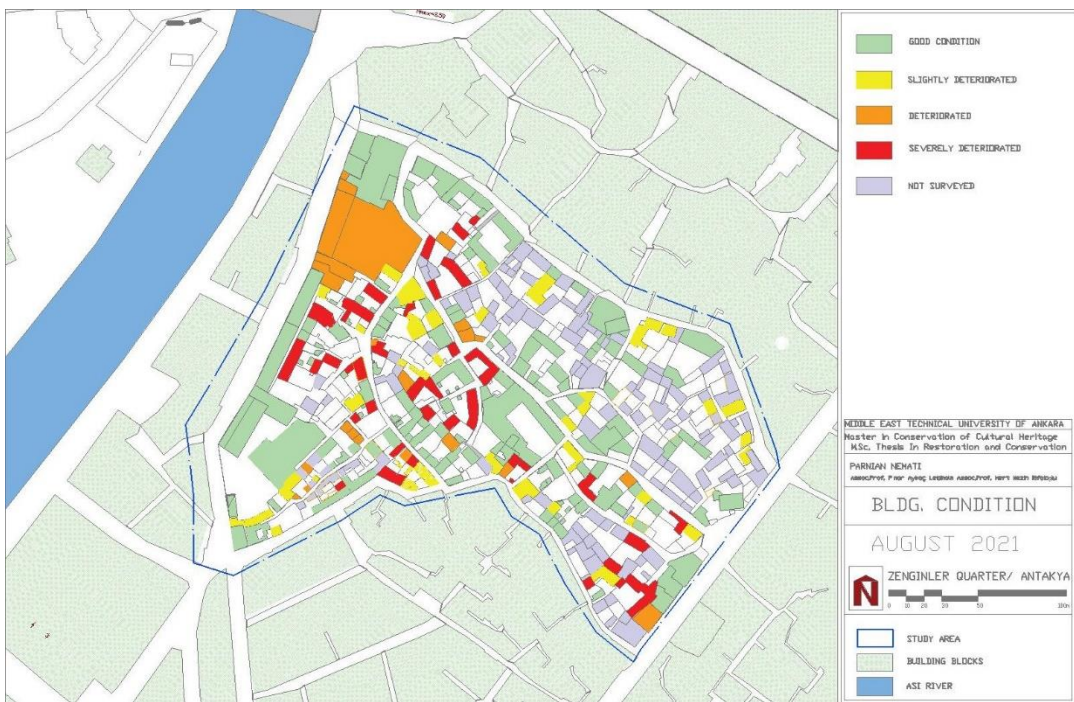


Figure 3.36 Condition of The Buildings in Zenginler Quarter in 2021 (prepared by author)

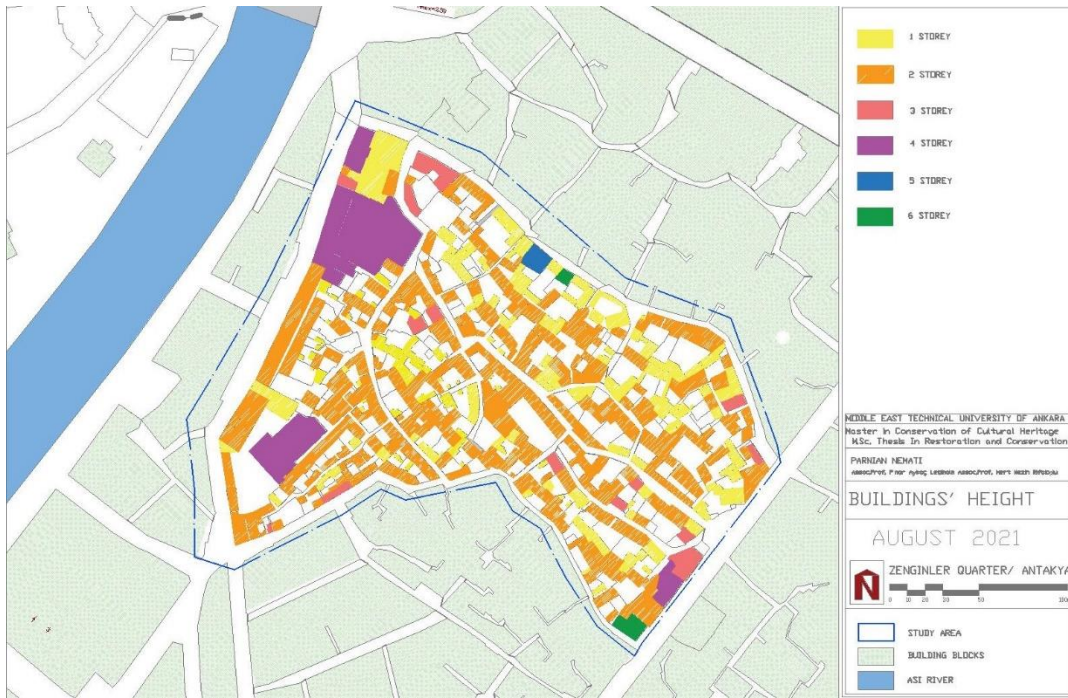


Figure 3.37 Height of The Buidlings in Zenginler Quarter in 2021 (prepared by author)



Figure 3.38 Saray Street (Source: Author, 2021)

The public spaces condition in the area is determined through survey of the author in the August of 2021. The site was partially under the street rehabilitations in certain parts in only covers the pavement of the streets and culs-de-sac, while in other parts like Kilise Cul-de-sac the walls also have gone under rehabilitation process. The total evaluation of the condition of the public open spaces has been done with the overlapping the current situation map with the questionnaires' answers.



Figure 3.39. Pavement material (source: left: Neriman Şahin Güçhan 2019, middle and right, Author 2021)

3.3.3.2 Functional Situation of Zenginler Quarter

The function of most buildings in the Zenginler Quarter is residential. However, changes are apparent. The changes in the function of the buildings compared to the 2002 and 2009 maps is determined. Also, the type of changes in residential function is categorized as a) cultural/touristic: Hotel or hostel/restaurants or cafes/bars/cultural centres B) Other. Also, to be more specific, in the commercial functions, the changes in the type of commercial activity in the way that the customers have changed from residents to tourists have been considered as a change (commercial to commercial touristic) (Figure 3.40).

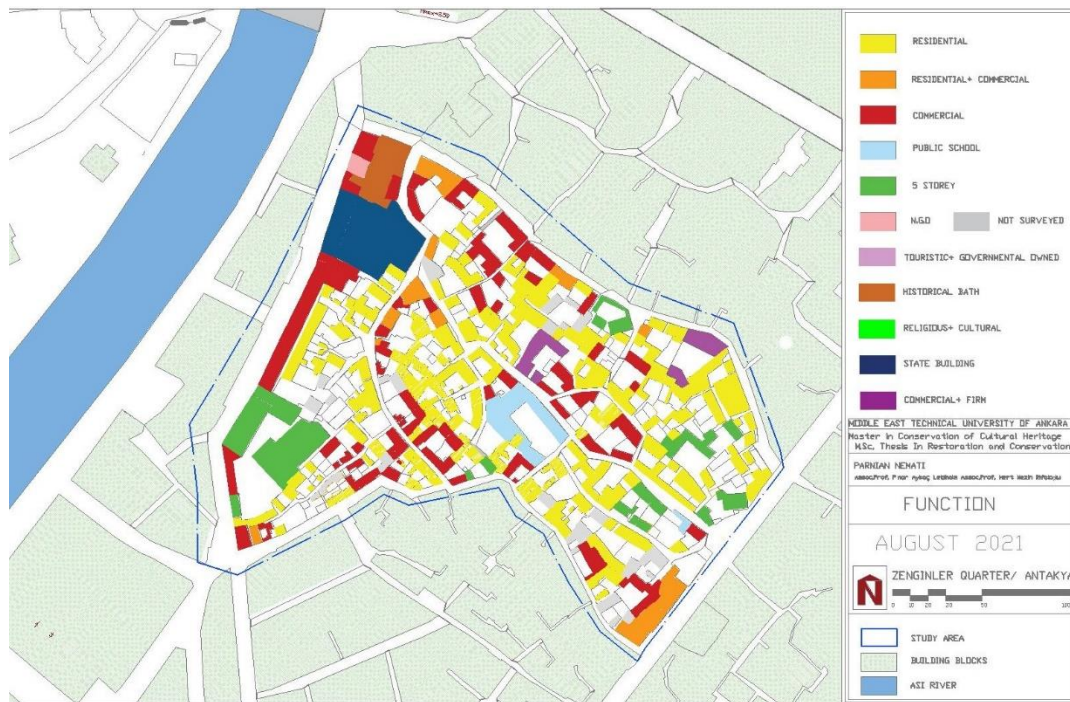


Figure 3.40 Function of the buildings in Zenginler Quarter in 2021 (prepared by author)

3.3.3.3 Social Situation of Zenginler Quarter

The social survey has been done with two methods. The questionnaire method has been used for residents and owners of small commercial units. For the experts or the authorities of the Antakya or the quarter, in-depth interviews have been used.

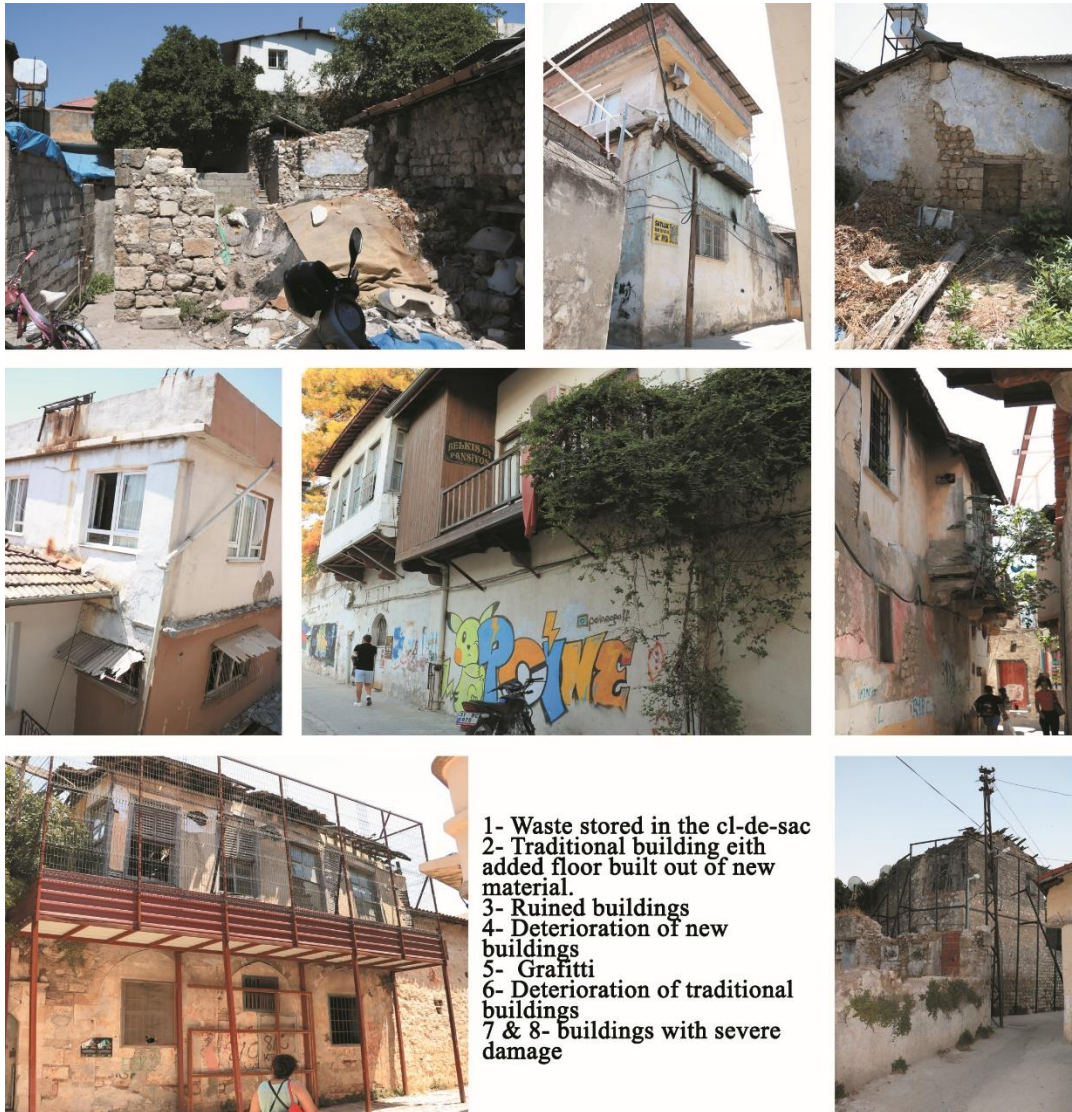
Overall, 19 people participated in the questionnaire survey. They are either property owners or renters in the area. They are either residents or work in the neighbourhood. They have been in the Zenginler Quarter for at least nine years. The youngest person who filled out the questionnaire is 18 years old, and the oldest is more than 80. One person both owned a house and rented a shop in the quarter.

The in-depth interview is done with the people below: a member of the conservation council committee, the priest of the Orthodox Church, three members of the Hatay Expo Center, the owner of a cultural centre, the manager of "Hatay Gastronomy Evi," and the owner of Avlu Café in the quarter.

The questionnaire questions are designed to understand residents' points of view about the changes that happened in the quarter during the last decade. So, they are categorized into:

- The previous situation of the neighbourhood in terms of physical aspects, functional aspects, facilities, problems and bright sides, their relationship with the neighbours, and social life situation in the neighbourhood: The overall image of the residents of the previous situation of the area is also questioned. The past situation was asked in the building scale (their place) and the neighbourhood.
- The current situation and the changes they have experienced are questioned with the same structure as mentioned in the past situation: They have been asked if they have been part of the change or not, whether they have changed their job or economic activity to a touristic/cultural-based activity, or if they have restored their property or have changed its function.
- The future situation: threats, potentials, and the interviewees' suggestions to improve the situation. Also, their decision about the future, such as leaving the area, changing the type of economic activity, changing the function of their property, restoring their property, selling the property, etc., has been asked.

For detailed analysis of the answers to the questionnaires see annex 3.



- 1- Waste stored in the cl-de-sac
- 2- Traditional building eith added floor built out of new material.
- 3- Ruined buildings
- 4- Deterioration of new buildings
- 5- Graffiti
- 6- Deterioration of traditional buildings
- 7 & 8- buildings with severe damage

Figure 3.41 Problems of current situation of the site. (Source: Author 2021)

CHAPTER 4

EVALUATION AND IMPACT ASSESSMENT OF THE CHANGES IN ZENGINLER QUARTER

Heritage-led regeneration projects impact the influenced area widely and on different levels. Urban tissue is a complex system. Different elements in the city are interwoven, and the change in each element affects the whole fabric. For this reason, the project's effects may not be wholly predicted. On the other hand, project impacts can be long-term and sometimes irreversible. The necessity of long-time monitoring and assessing the impact of heritage-led regeneration projects comes from the complexity of the elements in urban tissue.

In this chapter, based on the information gathered and studied about the 2002/2009 and 2021 situation of the Zenginler Quarter, the evaluation of the changes in the physical, functional, and social situation of the quarter is determined and evaluated. In the final part of the chapter, the impact of the heritage-led regeneration process on the Zenginler Quarter of Antakya is assessed.

4.1 Evaluation of the Changes in Zenginler Quarter

Different physical, functional, and social aspects can be determined and evaluated based on comparing the Zenginler Quarter before and after the 2009 revision of the conservation development plan.

4.1.1 Evaluation of Physical Aspects of Changes in Zenginler Quarter

The rate of changes in various aspects of the physical situation of the Zenginler Quarter is different. Based on overlapping the provided maps of 3.3.3 and 3.3.4 parts,

some aspects, like the open/built-up and new/traditional building ratio have minor changes. In contrast, other physical aspects, like change in the material of pavement, show considerable change. Also, inside the study area, the rate of change is not even everywhere.

Car access, open/ built-up ratio, pavement material, public open space condition, building condition, building height, traditional/new building ratio have been studied in the physical aspects of change.

In terms of the access by vehicle, the accessibility of the cars to the site is limited with the change in the material in the Saray Street. Also, the entrance of the vehicles to Gazipaşa Street and the Kırk Asırlık Turk Yurdu Street have been limited by traffic barriers as shown in the map. Overall, previously the car access was possible to almost all the study area (except for narrow culs-de-sac), but now vehicles can not enter the study area. Although this limitation seems beneficial, but lack of parking spaces caused some problems that have been explained in the public open spaces condition (Figure 4.1).

The mass change of the area is not severe. In two of the conserved buildings which changed the function to the café and restaurant the annex buildings have been demolished, Hatay Gastronomi Evi and the For a Café, both removed with modern material and construction technique. Also added masses are: in the edge of the Saray Street, in the Orthodox Church lot a series of shops have been added. In two of the conserved buildings with the function of the Expo house and the Hatay Gastronomi Evi (Restaurant) new masses have been added. The added masses are masses in the courtyard as service buildings (Figure 4.2).

Street rehabilitation project is on going in the area. Some parts it includes street façade of the buildings also (streets and culs-de-sac behind the Orthodox Church and also the Günlü Street). On the un-rehabilitated walls the graffiti has been observed in different parts of the neighbourhood (in front of the Kilise culs-de-sac, on the Gazipaşa Street, and in front of Yasemine Boutique Hotel) (Figure 4.3).

The Saray Street as mentioned above is covered with cobble stone currently.

In terms of condition of the public open spaces several factors mentioned. The trash cans and lighting furniture are implemented in the area almost equally, however, in the area with the concentration of the commercial functions it seems that more trash can is needed. At the end of the culs-de-sac that the residential houses are abandoned the garbages and wasted are temporary stored (cul-de-sac in Büyük Street). In condition of the roads covered with the screed is not proper in terms to dust and also drainage system. Benches have been implemented in Saray Street. Around 2 lots (Kutlu Street and 4th Street, Günlü Street) in the area the street is not safe due to the bad condition of the buildings, even though there are precautions (Figure 4.4).

The ratio of new/ traditional building has faced change, this change is mostly due to the mass change that has been explained. The service buildings in conserved traditional buildings that were added later with contemporary material and construction technique has been removed in Hatay Gastronomi Evi and Fora Café and in Expo House a service building with new material has been added (current function is WC). The condition of the buildings improved. All the conserved buildings have improvement or maintenance in their condition. However, two new buildings in the north of Kutlu Street are facing moderate deterioration.

In terms of change in the height of the buildings there are four new buildings in the area compared to 2002 condition in which the height has changed. Two of the buildings are at the edge of the Kurtuluş Street in which the height of them is more than the average height of the quarter. There are also two added floors to the traditional buildings which are constructed with poor workmanship and unqualified materials and design.

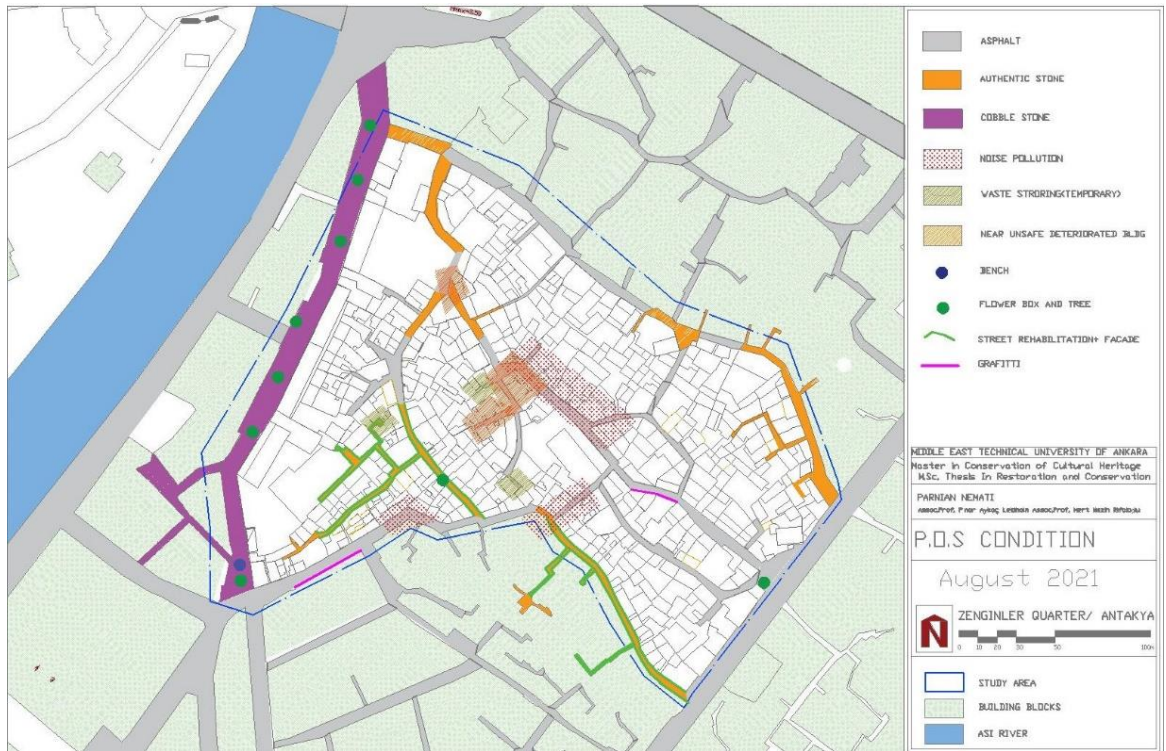


Figure 4.1 Condition of the Public Open Spaces (prepared by author)



Figure 4.2 Evaluation of Car Access in Zenginler Quarter (prepared by author)

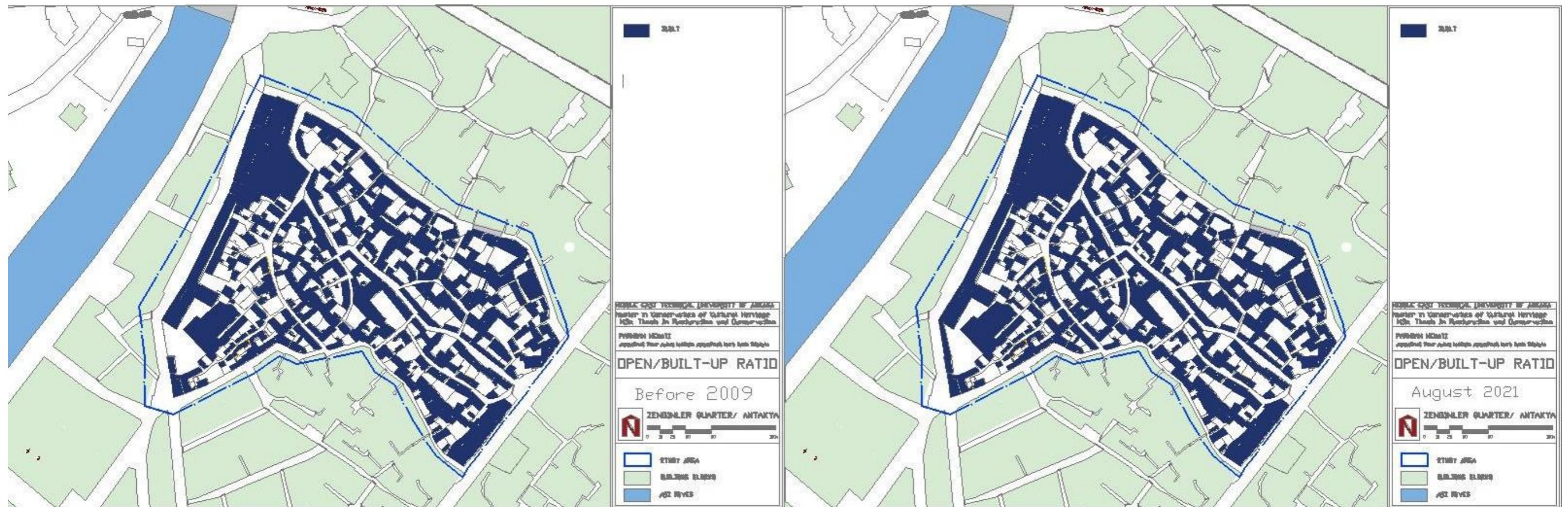


Figure 4.3 Evaluation of Open/ Built- up Ratio in Zenginler Quarter (prepared by author)

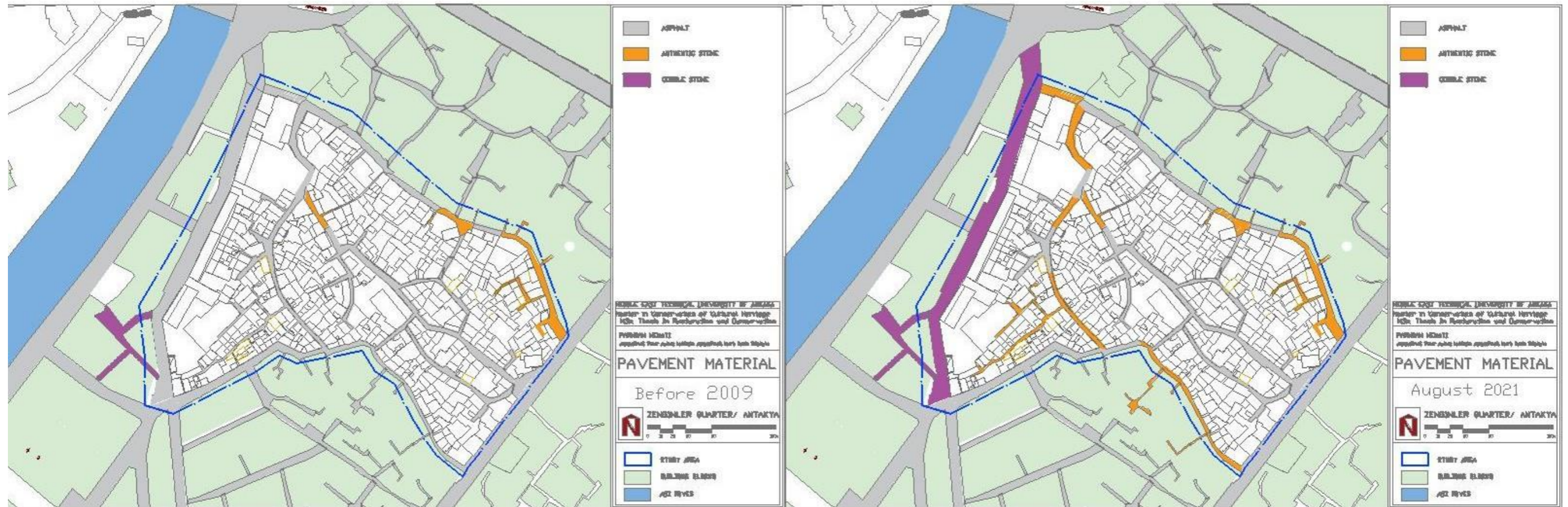


Figure 4.4 Evaluation of Pavements' Material Ratio in Zenginler Quarter (prepared by author)

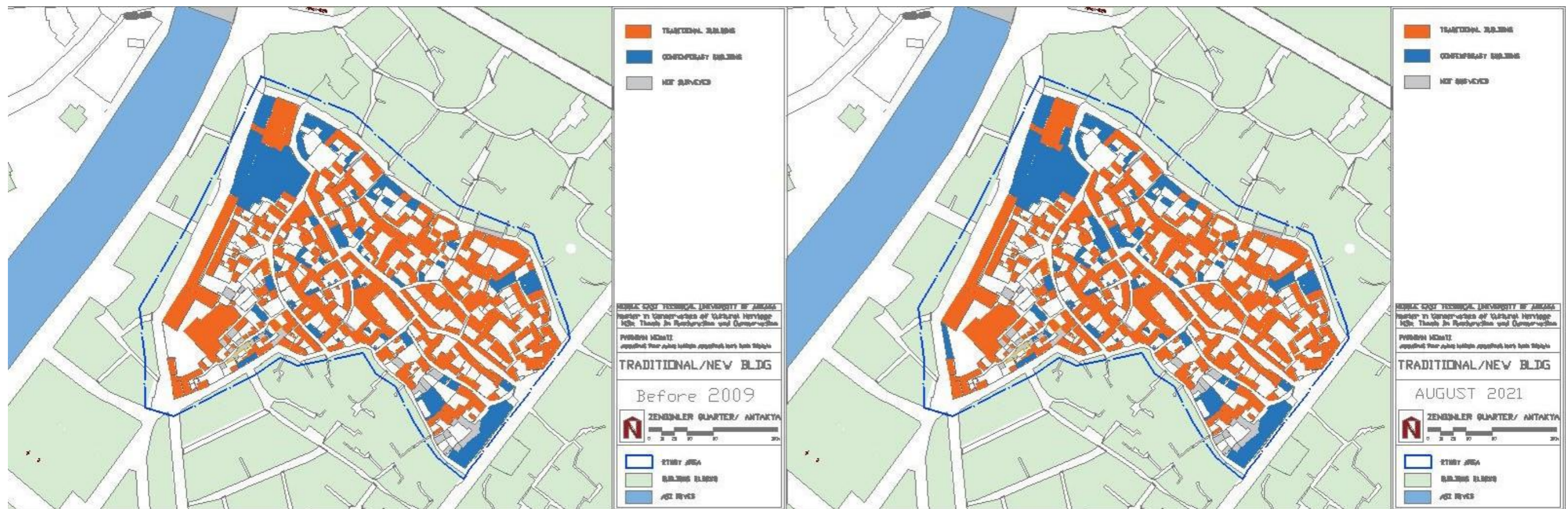


Figure 4.5 Evaluation of Traditional/ New Buildings Ratio in Zenginler Quarter (prepared by author)

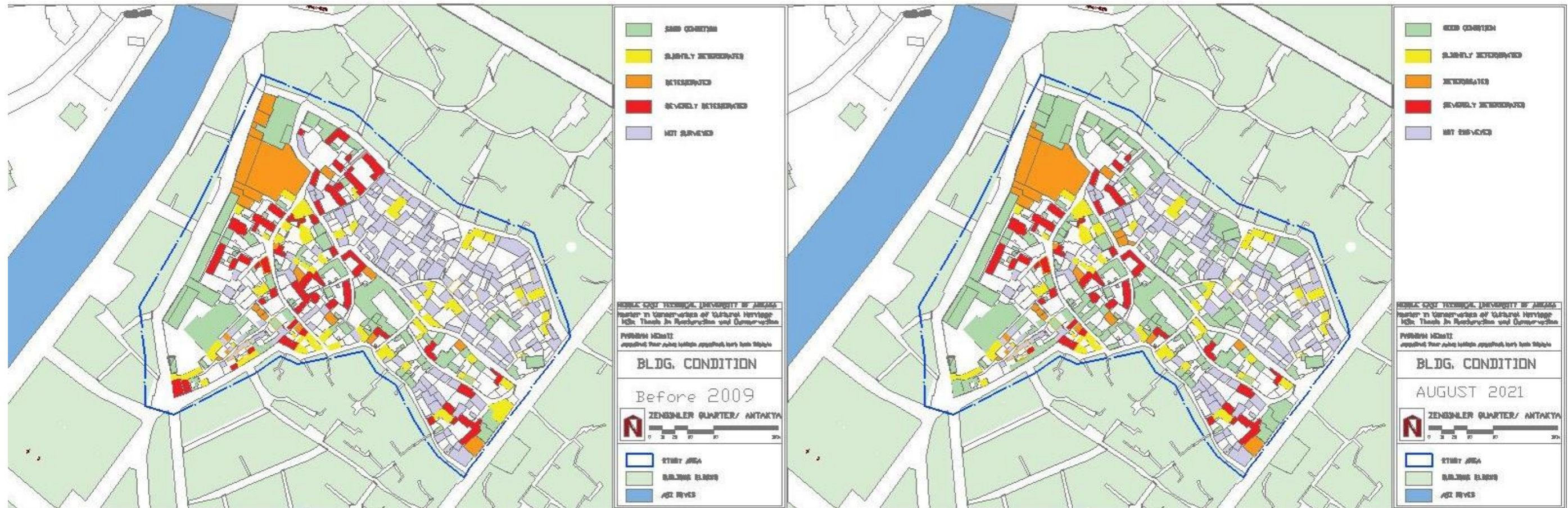


Figure 4.6 Evaluation of Condition of Buildings in Zenginler Quarter (prepared by author)

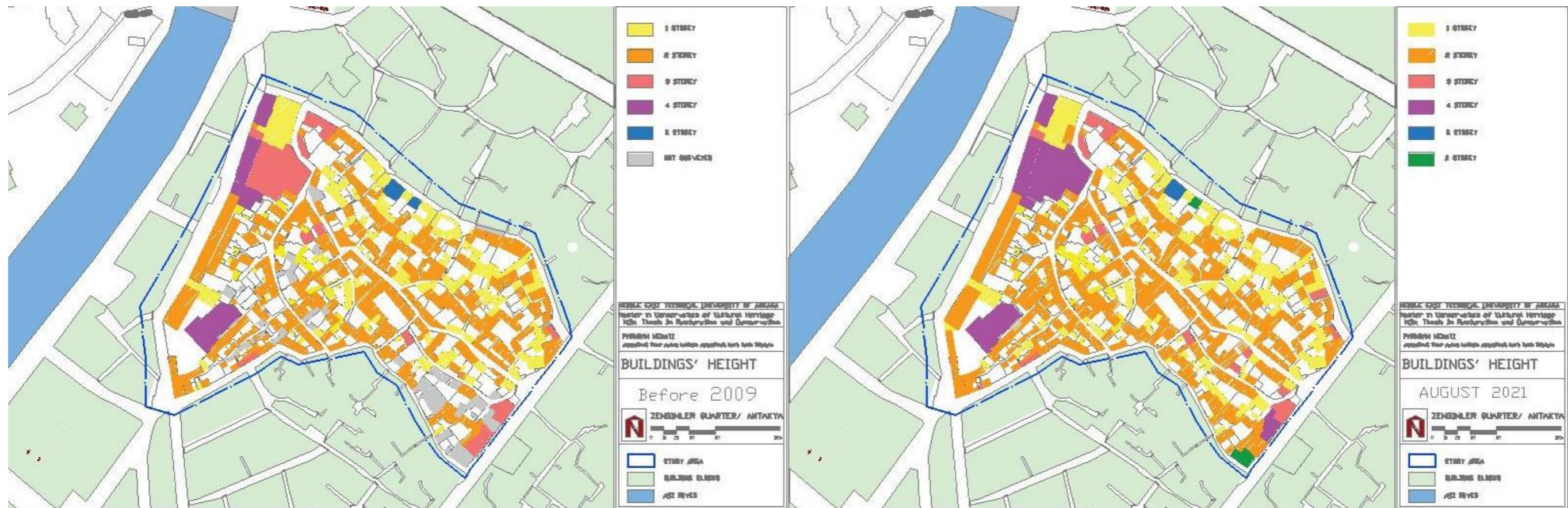


Figure 4.7 Evaluation of Height of the Buildings in Zenginler Quarter (prepared by author)

4.1.2 Evaluation of Functional Aspects of Changes in Zenginler Quarter

The evaluation of changes in function shows a decrease in the ratio of residential function, which is one of the suggestions of the 2009 revision of the conservation development plan. The touristic and cultural functions increased. The ratio of houses converted to cultural/touristic functions (Hotel, Boutique Hotel, Café, Bar, Restaurant, Handcraft shops) is more than the change in the commercial functions. In two residential building converted to cultural/touristic functions the change in the ownership from individuals to public have been observed.

In terms of commercial units inside the residential part of the Zenginler Quarter, several cases of change into cafes and craft shops have been observed, currently two bakkals are active for the residents.

Some conservation projects (street rehabilitation and individual buildings) are going on in the quarter, but there is no construction of new buildings in the area.

Although adding car parking and green open spaces have been predicted in the 2009 revision of the conservation development plan, so far, no parking and green space have been added to the neighbourhood. The lack of car parking space along with the prohibition of the car entrance to the area caused dense traffic and lines of car parked in neighboring streets like Silahlı Kuvvetler Street and Hükümet Street.

In total 36 touristic/ cultural/ commercial function has been added to the area. In 3 lots the first floor of the buildings has changed their function to the commercial function.

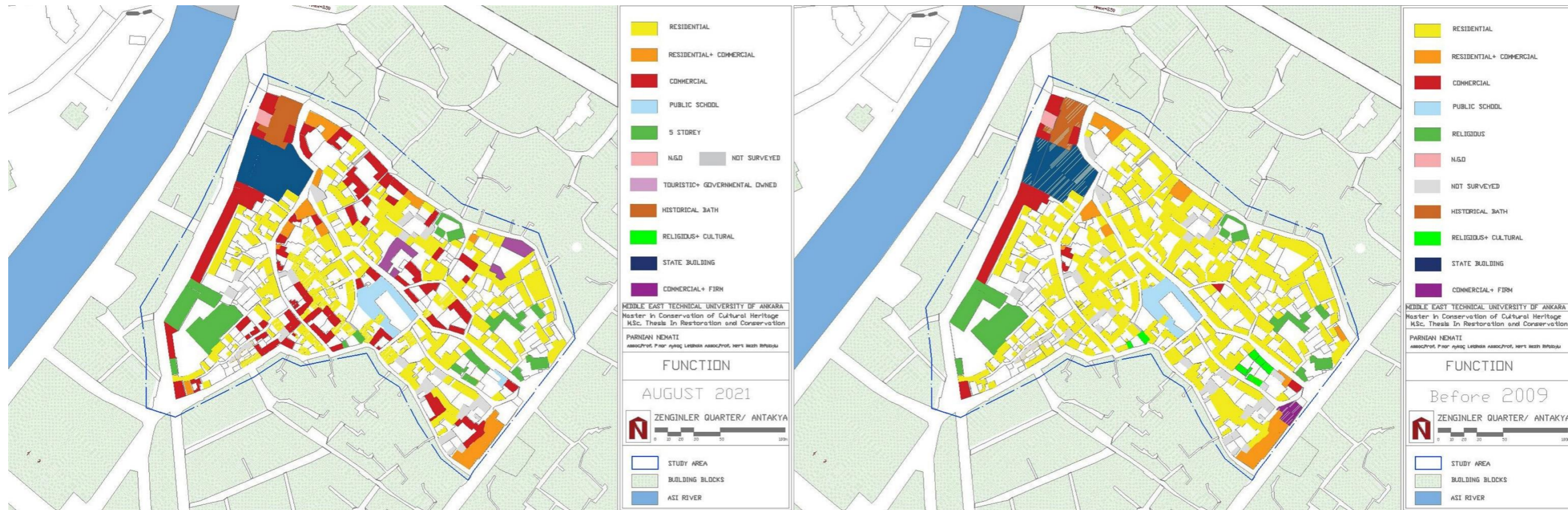


Figure 4.8 Evaluation of the change in the function of the buildings in Zenginler Quarter (prepared by author)

4.1.3 Evaluation of Social Aspects of Changes in Zenginler Quarter

In terms of social activity with the neighbours before 2009, the interviewees who lived in the area mentioned talking, drinking afternoon coffees, and preparing food occasionally as social activities. The location of these activities was either in the street or the courtyard of the houses. In today's situation, three have claimed that they have lost their social life completely, and others mentioned that it had been limited. The number of the neighbours participating has decreased, and they still use the same places for socializing.

In response to the question, "where did you use to take your guests in the quarter?" they usually mentioned places out of the quarter like Harbiye, Uzun Carşı, and museums. For today's situation, all the interviewees mentioned the Hatay Gastronomy House, and some mentioned the churches to visit.

As the answer to the question of their idea about the current situation of the neighbourhood (satisfied/ partially satisfied/ partially unsatisfied/ unsatisfied), the majority (number) of answers were unsatisfied, and the reasons mentioned were:

- They did not ask our opinion on the changes.
- Loud music of the bars and cafes late at night.
- Their daily functions needed (Bakkal, Firin, Eczane, etc.) is not answered in the quarter.
- Lack of open space, parking, facilities for the children.

About some of the municipality furniture (trash can, lighting facilities, benches), the improvement is mentioned, although there were answers as "yes it increased, it is not enough".

The most satisfactory change was an improvement of the pavement materials and thus fewer drainage problems, an increase in safety, lighting, and several trash cans.

Four of the interviewees were already left the area due to the increase in the price of houses and the bad economic situation of the rpartially and planning to leave completely. Others mentioned they do not want to leave, but they are thinking to do so. Landowners preferred to sell their property and buy a cheaper house in other part of Antakya to use the extra money to his relative for their expenses.

One of the landowners mentioned that if he can manage, he plans to change his historic house to a café. Other lot owners did not have any plans. Two people who own a commercial unit in the area had mentioned that before 2009 their unit was a house and changed the function to touristic shops during 2009-2021.

The commercial units mentioned that most of their customers are local people and domestic tourists, they also have some international tourist customers, but the number is limited.

Also, the interviewees mentioned that the quarter has better roads, more restored buildings, fewer abandoned buildings, and more young people in the quarter.

The evaluation of social change based on the in-depth interviews can be discussed as: the people who are active in the fields related to the tourism have positive point of view to the changes. They plan to stay in the area and overall believe that the neighbourhood is more alive and safer now and cultural heritage of Zenginler Quarter have better condition compared to the past. The Priest of the Orthodox Church mentioned some poblems regard new situation of the quarter after the changes of recent 10 years. The main reasons he mentioned are:

“Loss of the spirit of the quarter and loss of the social life that used to be abvious previously in the neighbourhood, also the decrease in the communication of the residents due to the coming of strangers in the area”

4.2 Impacts Assessment of Changes on Zenginler Quarter

Based on the evaluation results, the impact of the implementation of the 2009 revision of the conservation development plan on the Zenginler Quarter can be assessed as below:

Zenginler Quarter was a historical residential neighborhood facing deterioration and harmful interventions before the implementation of the 2009 revision of the conservation development plan. The quarter building types were a combination of traditional Antakya buildings, which were not in good condition physically and in comparatively large lot sizes, and the new buildings built with incompatible materials in smaller lots. The screed pavement caused difficulties for the residents during the rainy seasons and covering the walls with cement plaster was used by residents as a solution to this problem. Ruined and left abandoned houses in the tissue decreased the safety of the Zenginler Quarter, and the area's municipality facilities, such as lights, were weak.

Today, the quarter is in the middle of the change. Physically, the face of the neighborhood has started to change in some parts. Conservation projects are active in different areas and the number of buildings with bad condition decreased, the street pavements have turned back to stone pavements in some parts, and facade conservation has been done along with pavement rehabilitations in some streets. In the public areas where the pavement and walls have been conserved, there is a homogenous urban view of a neighborhood with authentic street layout, material, and the height of the walls. Although based on the evaluations of social and physical surveys, the number of ruined or abandoned buildings in Zenginler Quarter has decreased in recent years, there are still two traditional abandoned buildings that are in danger of complete demolition. Also, these buildings have become a risk to the safety of people passing by the streets and neighboring buildings. Due to the limitations of the construction of new buildings and the need for residents to enlarge their place of use, there are cases of added floors at the top of the new or traditional buildings. They are usually semi-open floors built in weak conditions with cement

blocks and incompatible materials used for roofs. The connection of these added floors to the building is improper, and in incidents such as earthquakes, they may cause additional problems.

Besides the registered public historical buildings such as the historical bath or religious buildings, most of the conserved buildings in the area have non-residential functions. Either they were buildings with commercial functions originally that turned into touristic commercial functions, or they were originally traditional houses that have been conserved physically and changed their function to functions such as cafes, bars, restaurants, hostels, or boutique hotels. It seems that the change in the function of the buildings is one of the most visible impacts of the heritage-led regeneration in the Zenginler Quarter. What was evident through the surveys and extracted from the in-depth interviews and questionnaires is that some of these changes in the function are not proper for the area's situation. The fact that there are no limitations for the change in the function of buildings in the neighborhood and also the type of new functions are not controlled in terms of compatibility with the situation of the area caused some problems already and may make more problems in the future. Residents mentioned the loud voice of the bars at night and the gathering of drunk people in the streets late at night. Although some new functions like hotels and some restaurants seemed to be accepted and encouraged by the residents, the bars and cafes with loud music are not accepted by residents. The tissue of the neighborhood is dense, and voices and lights can cause problems for neighboring lots.

The impacts of the current situation of Zenginler Quarter, 12 years after the revision of the development and conservation plan, are apparent. There are apparent physical changes in the quality of street pavements and an increase in urban furniture, such as lighting facilities, garbage bins, fire hydrants, benches and flower box.

Based on the social survey evaluation, people have bindings to their neighborhood. They have information about the historical background of their city and Zenginler Quarter and identify themselves as the people who inherited this heritage. However,

as they mentioned directly, and it is also gathered in observations, and through indirect questions in the questionnaire, the neighborhood's social structure has changed during the last ten years. The migration to other parts of the city is happening, and it seems that the increase in the value of the lots in the quarter along with other reasons caused gentrification. It seems that there are no proper policies to prevent this loss. Through the questionnaires, people demonstrated that they feel “left outside of the new changes happening in the neighbourhood” (quote from questionnaire results). The planners have not considered their needs, and if there are positive changes, they have them because the tourists do not meet the residents' requests. It should be mentioned that based on the 2009 revision of conservation development plan, the questionnaires have been done among the residents of Antakya. However, in the reports of the revision of conservation development plan the affect of these questionnaires on the proposals is not clear.

CHAPTER 5

CONCLUSION

Urban conservation in Türkiye took its place in legislation in 1973; developed in 1983 and restructured in 2004. As the historic neighborhoods have changed through urban conservation projects -in terms of perception, conception and management of built heritage- have also changed. Heritage-led and culture-led regeneration projects has been implemented in many of historic cities of Türkiye. The historic urban core of Antakya has a significant multilayered urban tissue that the residential life still exists there. Other than the special physical aspect of the urban heritage of Antakya, the social construction and the life of these areas is one of the significant values of the urban tissue of Antakya. The 2009 revision of conservation development plan of 2009 along with the 2004 changes in the conservation law accelerated the rate of changing the neighborhood to a touristic area. Impact assessment can be a useful tool to determine and observe the affect of these changes on the physical, functional, and social aspects of the historic urban core of Antakya.

This thesis aims to assess the impact of the heritage-led regeneration process on the Zenginler quarter. In terms of a master thesis there have been some limitations that furthure studies can cover them:

- The scale of the neighborhood is within the borders of the conservation development plan and the historic urban core of Antakya, however the area that is affected by the heritage-led regeneration process is wider. There are different special areas in the 2009 revision of the conservation development plan in which the change in those areas is affecting the neighboring areas also.
- In the scale of the master thesis, it was not possible to study and examine the building and courtyards of the Zenginler Quarter and the thesis concentrated

on public open areas and its edges. Further studies can concentrate on the situation of the buildings.

- A more holistic approach can show some new aspects in the area. Further studies can trace the changes in neighborhood from 1987. Some of the physical problems of the area (such as adding unauthorized floors at the top of the buildings) seemed to have begun perviously and the changes in 2009 did not improved the situation.
- In the projects as complicated and multidimensional as the impact assessment of heritage-led regeneration, to achieve the impact of more complex indicators such as economic situation of the region and the city, it is suggested that methods with more efficiency on analyse of the data like fuzzy logic or the dynamic thinking methods be used.

The case of this thesis, as well as any other research that attempt to consider qualitative aspects along with quantitative aspect is complex and the solution to the problems determined in the thesis needs further studies. However, some general facts can be mentioned here:

- Based on the results of the impact assessment, the basic needs and ideas of the residents of the neighborhood have not been considered in the revision of the development plan. One of the important steps to decrease the rate of gentrification that may increase in the future is to consider the needs and ideas of the people that live in the area in future desicions.
- The uncontrolled process of changing the function of the residential buildings can be problematic in future. In fact, it had already begun to make undesirable situation for the people already. The rate of opening cultural/ touristic functions in the neighborhood and the types of them to be studied and controlled in future decisions.
- As the results showed, the houses that has been conserved does not function as a house anymore, the survey also showed that this is the case for the ongoing projects as well. This shows that the intangible heritage

of life in the historical buildings of Zenginler quarter is in the danger. Further steps should also try to preserve not only the physical aspects but also intangible heritage of Zenginler Quarter.

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APPENDICES

A. In-Depth Interview Questions

 MIDDLE EAST TECHNICAL UNIVERSITY OF ANKARA	GRADUATE PROGRAM OF CONSERVATION OF CULTURAL HERITAGE Supervisor: Assoc.Prof.Dr PINAR AYKAÇ LEIDHOLM Co-supervisor: Assoc.Prof Dr. MERT NEZİH RİFAİOĞLU Master Student: PARNIAN NEMATI	S <hr/> SOCIAL SURVEY
Adı ve soyadı :	Görevi (Unvanı) :	Eğitimi :

- 1- Koruma amaçlı imar planı hakkında genel anlamda düşünceleriniz nelerdir?
- 2- Tecrübelerinize göre koruma amaçlı imar planları bu alanı nasıl değiştirdi?
- 3- Bu değişikliklerin olumlu ve olumsuz etkileri nelerdir?
- 4- Genel olarak bu mahallenin geleceğini nasıl görüyorsunuz?

B. Questionnaire Forms

 MIDDLE EAST TECHNICAL UNIVERSITY OF ANKARA	GRADUATE PROGRAM OF CONSERVATION OF CULTURAL HERITAGE Supervisor: Assoc.Prof.Dr PINAR AYKAÇ LEIDHOLM Co-supervisor: MERT NEZİH RİFAİOĞLU Master Student: PARNIAN NEMATİ	S <hr/> SOCIAL SURVEY
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Yaş: ----- Cinsiyet: ----- Meslek: -----

Mülk sahibi/Kiracı: ----- Tescil Durumu: -----

1. Kaç yıldır bu mahalledesiniz?
2. 2009 yılı öncesinde mahallenizde hangi işlevler çoğunluktaydı? Konut/ Konut+Ticaret/Ticaret/Diğer
3. 2009 yılı öncesinde mahallenizde boş/harap durumda yapılar bulunuyor muydu?
4. 2009 yılı öncesinde belediye hizmetleri nasıldı?

	Yeterli	Kismen Yeterli	Yetersiz
Açık Alanlar			
Aydınlatma			
Çöp toplama			
Otopark Alanları			
Yolların durumu ve döşemesi			
Oturma yerleri			

5. 2009 yılı öncesinde komşularınızla birlikte yaptığınız aktiviteler var mıydı?
6. 2009 yılı öncesinde komşularınızla mahallede boş zamanlarınızı geçirdiğiniz yerler var mıydı? Nereledi?
7. Mahalleniz 2009 yılı sonrasında fiziksel olarak nasıl değişti?
 - a. Harabe Yapılar (Artış /Azalma /Değişim yok)
 - b. Boş Yapılar (Artış /Azalma /Değişim yok)
 - c. Restore edilmiş yapılar (Artış /Azalma /Değişim yok)
 - d. Yeni Yapılar (Artış /Azalma /Değişim yok)
 - e. Park ve meydan gibi açık alanlar (Artış /Azalma /Değişim yok)
 - f. Yollar (kaplama malzemesi /genişlik vb)
 - g. Sokak elemanları (aydınlatma, oturma birimleri, çöp kutuları, elektrik direkleri vb.)

8. 2009 sonrasında mahallenizde hangi kullanımlarda artış oldu?

- a. Konut
- b. Otel ve hostel
- c. Kafe ve restoran
- d. Dükkan ve diğer ticari işlevler
- e. Diğer

- 1. Komşularınızla birlikte yaptığınız aktiviteler var mı?
- 2. Komşularınızla mahallede boş zamanlarınızı geçirdiğiniz yerler var mı? Nereler?
- 3. Misafiriniz geldiğinde onları mahallede nerelere götürüyorsunuz?
- 4. Mahallenizdeki 2009 sonrası değişimlerden ne kadar memnusunuz?

- a. Memnumun
- b. Kısmen memnumum

c. Memnun değilim

- 5. Mahallenizdeki 2009 sonrası değişimlerden en çok hangisinden memnusunuz?
- 6. Mahallede günlük ihtiyaçlarınızı karşılayabileceğiniz yerler (bakkal, fırın, kasap, eczane, vb.) yeterli mi?
- 7. Mahallenizdeki açık alanlar yeterli mi?
- 8. Mahallenizdeki yaya yolları yeterli mi?
- 9. Otopark alanları yeterli mi?
- 10. Belediye hizmetleri nasıl?

	Yeterli	Kısmen Yeterli	Yetersiz
Günlük ihtiyaçlarınızı karşılayabileceğiniz yerler (bakkal, fırın, kasap, eczane, vb.)			
Açık alanlar			
Aydınlatma			
Çöp toplama			
Otopark alanları			
Yolların durumu ve döşemesi			
Çocuklar için oyun alanları			
Oturma yerleri			
Güvenlik (gündüz/gece)			

11. Şu anda mahallenizin temel sorunları nelerdir?
12. Mahallenizin en önemli ihtiyacı nedir?
13. Neden bu mahallede oturuyorsunuz/ticarethaneniz var?
14. Mahallenizden taşınmayı düşünüyor musunuz?
15. Yapınız kaç yıllık biliyor musunuz?
16. Yapının 2009 öncesi işlevi neydi?

- a. Konut
- b. Konut ve Ticari (Ticaretin türü) -----
- c. Ticari (Ticaretin türü) -----
- d. Diğer:

3b. Ticari kullanımda, müşteri profili neydi?

3b. Ticari kullanımda, müşteri profili neydi?

- a. Antakya'da yaşayanlar
- b. Turistler
- c. Diğer

17. 2009 öncesinde sokağınızda hangi işlevler çoğunlukta idi?
18. Yapınızı bugün ne olarak kullanıyorsunuz?

- a. Konut
- b. Konut ve Ticari (Ticaretin türü) -----
- c. Ticari (Ticaretin türü) -----
- d. Diğer:

19. Müşteri profiliniz nedir? (Ticari kullanımda)

- a. Antakya'da yaşayanlar
- b. Turistler.
- c. Diğer

20. İşletmenizi günde kaç kişi kullanıyor? Yaz, kış arasında bir fark var mı? (Ticari kullanımda)
21. Yapıda herhangi bir bakım/onarım/restorasyon çalışması yapıldı mı? Ne zaman?
22. Yapınız şu anda bakım/onarım/restorasyon gerektiriyor mu?
23. İmkânınız olsa yapıda herhangi bir değişiklik yapar mıydınız? Bu değişiklikler nelerdir?
24. Yapının işlevini değiştirmek istiyor musunuz? Neden?
25. Yapınızı satmayı veya kiralamayı düşünüyor musunuz?

C. Summary of Questionnaires Answers

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightning	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?
1	Nane Amca	m/68	lifetime until 4 years ago	talking, afternoon chatting, helping through lifetime, friendship	courtyards, in front of the doors	nothing	same	Gastronomi Evi, harbiye, traditional bazar	No, nobody asked my opinion	-									Noises, No neighbors, Drainage, Drunk People, trash	Feels the loss of home, thinks the bars should go and hoouses comeback . Better municipalit y services	Already leaved	

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightning	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?
2	Nanemca's son	m/18	lifetime until 4 years ago	playing, friendship, going to school	courtyards, in front of the doors	nothing	same	Gastronomi Evi, harbiye, traditional bazar	No	-									Noises, Trash	Better municipality Services, Renovation of the roads	Already leaved	
3	Supermarket man's daughter	f/31	10 years	having meals together, preparing foods, chatting, spending summer nights, friendship	courtyards, in front of the doors	talking and having coffee	same	Gastronomi Evi, cafe and restaurants, churches, bazar	Almost Yes	Before we had but today we dont have and we should go outside of the neighborhood									Leaving of old neighbors, old houses that hasn't been conserved,	lightening in our house's street hasnt been done yet, streets are dirty	leave, I dont have money for restorati on.	

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightning	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?	
4	German man	m/46	15 years but last 10 years just in summers	chatting, spending time in the afternoon with coffee, visiting	courtyards, in front of the doors, parts of the street	same but not that much and less people	same	Gastronomi Evi, bar. harbiye, sea	Almost Yes	Not enough													
5	Kanki man	m/63	36 years	having coffee in the opening part of the street, talking, going each others house	courtyards, in front of the doors, parts of the street	same but not that much and less people	same	Gastronomi Evi, restaurants	Almost Yes	Not enough									lightning	more restoring, pavemnets should be corrected,	no		

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightning	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?
6	Kanki man's daughter	f/35	lifetime	playing, cooking food and jam and tursu together, friendship	courtyards, in front of the doors, parts of the street	same but not that much and less people	same	Gastronomi Evi, restaurants	Almost No	We go to Hebib neccar cami area for daily needs its not far									Noise and drunk people	restoring, garbage gathering, light must be fixed	she is getting married and has to leave	
7	Dut Man	m/55	lifetime	having coffee or meal in each others courtyard or street, going out, friendship	courtyards, in front of the doors, parts of the street	same but not that much and less people	same	Gastronomi Evi, churches, museum, harbiye or nature	Almost Yes	Not enough									Lightning and noise	more restoring in buildings and streets. more houses not restaurants	no	

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightning	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?
8	Dut Man's daughter	f/23	lifetime	playing in the street and talking	courtyards, infront of the doors, parts of the street	same but not that much and less people	same	Gastronomi Evi, bars, sea, malls.	Almost Yes	Not enough									Lightning and noise	restorings should increase, more supermarkets	no	
9	woman near supermarket	f/48	9 years	talking	infront of the doors	same but just with one neighbor	same	restaurants, traditional bazar	No	Not enough									Sometimes lights doesnt work. Pavement make some people fall	municipality should pay attention to the buildings that are ruining. they are dangerous	yes	
14	Supermarket man1	m/54	10 years	having meal in eachothers courtyard spending	courtyards, infront of the doors,	so much less	same	Gastronomi Evi, churches, traditional bazar	Almost No	Not enough									Neighbors are gone	streets are narrow and police and ambulance and fire	yes	

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lighting	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?	
				afternoon and evenings together																			
10	Sanat evi owner	m/60	10 years	-	-	-	-	Gastronomi Evi, My cafe or other bars	Yes	Enough									Ruin and abandoned houses	restoring should be more, some parkings around the area	no		
11	Suleyman Abi	m/60	born but left 15 years ago and came back for 7 years	talking and having coffee in the street	courtyards, in front of the doors, parts of the street	same but less	same	Gastronomi Evi, Restaurants, Churches, Hammam	No	Not enough									Noises	more restorings so that more tourists will come	no		

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lightni ng	- Garba ge Service	- Parki ng	- Paveme nt	- Childr en Play Groun d	- Street Furnitu re	- Securi ty	19- What are today's problem s?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costum ers mostly? Who are they now?
12	Humus guy	m/64	lifetime	spending time having tea and coffee	courtyards, in front of the doors, parts of the street	same	same	Gastronomi Evi	No	Enough									No problem just the insects	cleaning, posoning insects, more road and building restoring	no	
13	Tost boy	m/28	lifetime	playing	street	coffee	same	Gastronomi Evi	No	Not enough									abondoned houses	more resoring and making the area alive	no	
15	fi hostel employee	f/37	9 years	-	-	-	-	Gastronomi Evi	No	Not enough									pavements material is not good, there are mice and	poisoning the insects, more restoring and attracting tourists	no	

No	Interviewee	age/gender	1- How many years have you lived in this neighborhood	5- what kind of activities did you have with neighbors?	6- which places did you use for spending time with neighbors?	9- What kind of activities do you have with neighbors?	10- Which places do you go now with the neighbors?	11- Where do you take your guests in the area?	12- Are you satisfied with the today's situation of the neighborhood?	14- Are your daily needs satisfied in the neighborhood? (1- bakkal. 2- Firin. 3- Kasap. 4- Eczane. etc)	- Open Spaces	- Lighting	- Garbage Service	- Parking	- Pavement	- Children Play Ground	- Street Furniture	- Security	19- What are today's problems?	20- What are today's needs?	21- Do you like to leave the area or stay?	22- Who were your costumers mostly? Who are they now?
																			insects so much			
16	Findikman	m/50	8 years	-	-	-	-	Gastronomi Evi	Yes	Enough									No problem	ok	no	
17	Supermarket man 2	m/33	lifetime	playing, spending time	street	spand time sometimes	same	Gastronomi Evi	No	Not enough									Electricity,	lamps	no	

No	Interviewee	age/gender	Function Before	Function Now	Function Future	Neighborhood Function B	Neighborhood Function N	Physical N Before	Physical N Now	Restoration Sit.
1	Nane Amca	m/68						less empty more ruined and nor restored, bad roads, dark and not safe	dirty, more restored and more abandoned, no neighbors	no
2	Nane amca's son	m/18						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	no
3	Supermarket man's daughter	f/31						less empty more ruined and nor restored, bad roads, dark and not safe	better roads, restored beautiful building and reoads	just facade
4	Germany man	m/46						less empty more ruined and nor restored, bad roads, dark and not safe	better roads, old houses are beautiful again	new building
5	Kanki man	m/63						less empty more ruined and nor	better roads, light is better, more beautiful	going to be restored

No	Interviewee	age/gender	Function Before	Function Now	Function Future	Neighborhood Function B	Neighborhood Function N	Physical N Before	Physical N Now	Restoration Sit.
								restored, bad roads, dark and not safe		
6	Kanki man's daughter	f/35						less empty more ruined and nor restored, bad roads, dark and not safe	better roads, light is better, more beautiful	going to be restored
7	Dut Man	m/55						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	repaired
8	Dut Man's daughter	f/23						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	repaired
9	woman near supermarket	f/48						less empty more ruined and nor restored, bad roads, dark and not safe	better roads, light is better, more beautiful	new building
14	Supermarket man1	m/54						less empty	better roads, light is better,	restored the dukkan

No	Interviewee	age/gender	Function Before	Function Now	Function Future	Neighborhood Function B	Neighborhood Function N	Physical N Before	Physical N Now	Restoration Sit.
								more ruined and nor restored, bad roads, dark and not safe	more beautifull	house just the facade
10	Sanat evi owner	m/60						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	restored
11	Suleyman Abi	m/60						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	new building
12	Humus guy	m/64						dirty roads, not restored buildings, ugly area	better roads, light is better, more beautifull	restored
13	Tost boy	m/28						less empty more ruined and nor restored, bad roads, dark and not safe	more restored, more young people, safer better roads, cleaner than before	new building
15	fi hostel employee	f/37						less empty more ruined	more restored, more young people, safer	restored

No	Interviewee	age/gender	Function Before	Function Now	Function Future	Neighborhood Function B	Neighborhood Function N	Physical N Before	Physical N Now	Restoration Sit.
								and nor restored, bad roads, dark and not safe	better roads, cleaner than before	
16	Findik man	m/50						ruined buidlings and poor roads, dark and less costumers	more restored, more young people, safer better roads, cleaner than before	-
17	Supermarket man 2	m/33						less empty houses more ruined and not restored, bad roads, dark and not safe	better roads, light is better, more beautifull	new building