IMPACT ASSESSMENT OF MAJOR URBAN INTERVENTIONS ON THE CULTURAL HERITAGE OF FENER AND BALAT DISTRICTS

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ABSTRACT

IMPACT ASSESSMENT OF MAJOR URBAN INTERVENTIONS
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Fener and Balat districts are two neighboring historic districts significant with their urban pattern constituted throughout history, authentic features in the buildings/monuments/city walls and being located within the boundaries of Golden Horn, integration with their social and physical environment. What makes Fener and Balat districts a unique case is that urban interventions have been continuously implemented in these districts starting from mid-1980s.

First one of these interventions is Golden Horn Coastal Rearrangement Project which aims cleaning of Golden Horn that was an industrial zone suffering from rapid migration and environmental pollution. Second one is Fener and Balat Districts Rehabilitation Program that was planned to be a pilot project for Turkey. It was financed by European Union and the aim was rehabilitation of physical and social environment together. The third project came when the second one was still being implemented; Fener Balat Ayvansaray Urban Renewal Project. It was an example of urban renewal projects began to be implemented in historic environments after legislation changes introduced to conservation practice started in 2004.

The aim of this study is to understand and define the significance of Fener and Balat districts and to analyze how each project intervened to cultural heritage in Fener and Balat districts, in other words to analyze how each project effected the conservation of Fener and Balat districts. By doing such an analysis it is aimed to understand different urban conservation approaches –perception, conception and management of conservation- that affected the cultural heritage of Fener and Balat districts.

Keywords: Urban conservation, cultural heritage, historic environments, Fener, Balat, Golden Horn

ÖZ

ÖNEMLİ KENTSEL MÜDAHALELERİN FENER VE BALAT SEMTLERİNİN
KÜLTÜREL MİRASINA ETKİLERİNİN DEĞERLENDİRİLMESİ

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Fener ve Balat semtleri birbirine komşu iki tarihi semttir; bu semtleri önemli kılan tarih boyunca oluşturulmuş olan kentsel izler, Fener ve Balat semtlerinin binaları/ anıtları/ surlarındaki özgün nitelikler, tarihi yarımadada yer almaları, fiziksel ve sosyal çevreleri ile bütünlük içinde olmalıdır. Fener ve Balat semtlerini ayrıcalıklı kılan bir diğer nokta ise 1980lerin ortalarından itibaren sürekli olarak kentsel müdahalelere konu olmalarıdır.

Bu müdahalelerden ilki Haliç Kıyı Düzenleme Projesi'dir. Bu proje bir sanayi bölgesi haline gelmiş olan, çevresel kirliliğe ve göçlere maruz kalan Haliç'in temizlenmesini amaçlamakta idi. İkinci proje Fener ve Balat Semtlerinin Rehabilitasyonu Programı'dır. Bu program Türkiye için bir pilot proje olması amacıyla üretilmiştir. Avrupa Birliği tarafından finanse edilmiştir ve amacı fiziksel ve kentsel çevrenin birlikte rehabilitasyonudur. İkinci proje henüz uygulanma aşamasındayken, üçüncü proje olan Fener Balat Ayvansaray Kentsel Yenileme Projesi hayata geçirilmiştir. Bu proje, 2004'te başlayan ve koruma alanında gerçekleştirilen yasal değişimler sayesinde olanaklı kılınmış olan ve tarihi çevrelerde uygulanan kentsel yenileme projelerinin bir örneğidir.

Bu çalışmanın amacı Fener ve Balat semtlerinin önemini tariflemek ve her projenin bu semtlerdeki kültürel mirası nasıl etkilediğini analiz etmektir, başka bir deyişle her projenin Fener ve Balat semtlerinin korunmasına etkisini anlamaktır. Böyle bir analiz ile Fener ve Balat semtlerindeki kültürel mirası etkileyen farklı koruma yaklaşımlarını –korumanın algılanması, kavramsallaştırılması ve yönetilmesi açısından- anlamak amaçlanmaktadır.

Anahtar Kelimeler: Kentsel koruma, kültürel miras, tarihi çevreler, Fener, Balat, Haliç

To Heja,

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ABBREVATIONS

EU: European Union
FBAURP: Fener Balat Ayvansaray Urban Renewal Project
FBDRP: Fener and Balat Districts Rehabilitation Programme
FEBAYDER: Association of Defending the Rights of FENER-BALAT-AYVANSARAY Property Owners and Tenants and Social Cooperation (*FENER-BALAT-AYVANSARAY Mülk Sahiplerinin ve Kiracıların Haklarını Koruma ve Sosyal Yardımlaşma Derneği)*
GHCRP: Golden Horn Coastal Rearrangement Project
ICOMOS: International Council on Monuments and Sites
IBB: Istanbul Metropolitan Municipality
KVKBKM: Directorate of Regional Council of Conservation of Cultural Assets (*Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü)*
UNESCO: United Nations Educational, Scientific and Cultural Organization
WHC: World Heritage Center
İSKİ: Istanbul Water and Sewerage Administration (*İstanbul Su ve Kanalizasyon İdaresi*)
TAT: Technical Assistance Team
TOKİ: State Housing Administration (*Toplu Konut İdaresi*)

CHAPTER 1

INTRODUCTION

1.1. Definition of the Problem

Conception of conservation in Turkey had first found its place in legislation with the 'Asar-I Atika Nizamnamesi' (Ancient Monument Regulations) in 1869. 'Asar-I Atika Nizamnamesi' was basically on archaeological artifacts and later on it had been extended to include monuments. Starting with the last decades of Ottoman Empire, main scope of conservation had included monumental buildings and archaeological ruins (Madran, 1996). With the foundation of Turkish Republic, even though there had been changes applied to existing law, these changes were mainly on management of cultural heritage; the authorities who would be in charge of conservation / restoration projects had been tried to be set. Especially in Istanbul, due to new Republic's will to construct a new capital –thus a new nation- and lack of resources have caused existing architectural heritage to be ignored. As the discourse for national identity had been appraised, especially in Istanbul, the existing building legacy had been disregarded. Even the official authorities who were in charge of conservation works had stated it was inevitable to lose existing architectural heritage in Istanbul (Altınyıldız, 2007).

In spite of the changes done on legislation regarding management of cultural heritage, conception of heritage remained almost the same until 1973. The year 1973 has been a keystone for conservation in Turkey; concepts such as "Site (Urban Conservation Area), Historic Site, Archaeological Site, Natural Site" have been introduced to Turkish legislation. In other words it can be said that conception of conservation in Turkey had been 2 years ahead of Amsterdam Declaration which had set the basis for integrated conservation (Şahin Güçhan & Kurul, 2009).

1983 has been another milestone since the only authority for the conservation of the heritage since then, the High Council for Historic Properties and Monuments (*Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu*) has been replaced with Regional Councils for Conservation of Cultural and Natural Heritage (*Kültür Varlıklarını Koruma Bölge Kurulları*) and High Council for Conservation of Cultural and Natural Heritage (*Kültür Varlıklarını Koruma Yüksek Kurulu);* latter one being the controlling and approving body for the former one. So the procedure of conservation and controlling of conservation activities had reached a better organized situation. However in 2000s 'conservation'-in terms of perception, conception and management of built heritage- have fundamentally changed and these changes include how architectural heritage is perceived, through which tools it is managed and how 'heritage' and its conservation is conceptualized.

According to Şahin Güçhan & Kurul (2009) these changes can be grouped as follows:

> "• Changes that relate to the re-structuring of public administration,
> • Changes that indirectly relate to architectural conservation, and

• Changes to the structural and legislative framework of architectural conservation."

According to Dinçer (2010) these changes have been the result of new economic policies that Turkey has embraced to present itself as a land of investment. As a result, especially with the changes introduced in 2004 with Law No. 5226 and in 2005 with Law No. 5366, in Istanbul inhabitants of historic neighborhoods have been tried to be replaced with wealthier communities. In addition, Dinçer states that there is a misconception of terms such as 'urban regeneration', 'urban renewal' also in academic milieu. This misconception is basically due to import of foreign concepts into rhetoric without analyzing / studying what these terms corresponded in actual urban planning activities in Turkey (Dinçer, 2010).

As approach to urban conservation has been transformed in the given framework of legislation, implementations of urban conservation projects have developed in a more or less different extent: As conservation of Safranbolu has been a pioneering project started in 1975, it was launched within the content of '1975 Year of Europe Architectural Heritage' and its achievements were basically due to the Mayor's efforts rather than a comprehensive urban conservation plan. In addition other projects in Turkey following Safranbolu case has failed in conserving heritage by damaging it for touristic purposes (Akın, 2010). It can be said that although legal framework of urban conservation have been set and tools for it have been defined, unfortunately there have been no implementation of urban conservation plans as described in legislation.

Within the given framework of development of urban conservation, this study aims to analyze how urban interventions in Fener and Balat districts had impacts on the cultural heritage on these districts.

Fener and Balat districts are two important districts of Istanbul being located within the boundaries of historic peninsula of Istanbul. These two districts resides within the 7^{th} century built city walls borders and housed many civilizations and communities earliest of which are dated back to 4^{th} century AC as far as current archaeological studies reveal. However, what makes these two districts a unique case is not only their history and architectural/urban significance –as described in Chapter 2: History and Significance of Fener and Balat districts- but they also have a significant place in terms of urban conservation.

So analyzing the Fener and Balat case it is possible to exemplify different urban conservation approaches, because Fener and Balat districts present a unique case:

From mid-1980s to our day these two districts have been continuously exposed to urban projects. Difference of these projects' approaches to urban conservation is also evident in their titles; 'rearrangement', 'rehabilitation' and finally 'renewal' of Fener and Balat districts have been taken into agenda through projects. Each project had a different approach for towards conservation of these districts: the term 'difference here does not only refer to architectural or urban physical features of the built heritage but to perception, conception and management of the heritage.

First one the projects implemented in Fener and Balat districts is Golden Horn Coastal Rearrangement Project started in 1984. Until the start of the implementation of the project, Fener and Balat districts had been suffering from rapid migration and environmental pollution created by industrial wastes, open sewages, domestic wastes being poured into the Golden Horn water. Such situation was basically due to intensifying the existing but limited industry in Golden Horn shores in accordance with Proust Plan began to be implemented in 1940s (first urban plan for Istanbul implemented in Republican era prepared by French architect Henri Proust). 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). As a result Golden Horn had become famous for the smell it spread to whole city, environmental

pollution above sanitary limits and dangerous health conditions. As the Project was generated in order to improve these conditions and clean the Golden Horn waters (through insertion of collectors pumping the Golden Horn waters into Marmara Sea) it resulted with removal of the whole building stock within project area including historic neighborhoods, historic architectural buildings and replacing it with vast green coastal band.

As the environmental concerns[1] could not been achieved due to lack of resources and discontinuity of the local authorities, through quick appropriations and following demolition, the part of Fener and Balat included in the project area (coastal shores of these districts) have reached their current situation in 1992.

The second project, Fener Balat Rehabilitation Programme, have emerged during Habitat II Conference held in Istanbul in 1996. To be able to satisfy the call of the conference, a pilot project decided to be chosen to implement a model for Turkey. It was aimed to generate a project prepared with the participation of inhabitants and an alternative way for urban conservation to ongoing projects by then: a dweller based approach that would neither displace inhabitants for touristic purposes nor results with street rehabilitation that was basically implemented as presentation of façades along a street. After a year long feasibility studies carried out with experts from Turkey and abroad, 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. When the Project could start to be implemented in 2003, it took a while to convince inhabitants to participate in the Project. However following the start of restorations, public participation has increased (since financial source have been provided from EU, inhabitants were getting their houses restored for free). 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.

As the Rehabilitation Programme finished in 2008, legislation changes that have been introduced in 2004 and 2005 resulted with a fundamental change in urban conservation. Thus it has been possible the regeneration of a newer project for Fener and Balat Districts; Fener Balat Ayvansaray Urban Renewal Projects.

As the legislation changes have been in the focus of public and academic reactions / debates, implementations of these changes have been quick; Sulukule in 2005 (**Figure 1**), Tarlabaşı in 2007 (**Figure 2**) have been the first implementations of urban renewal project even though lawsuits for cancellation of projects also came along.

Figure 1: Model for Sulukule Renewal Project (www.emlakrotasi.com) and Sulukule after the Project (www.konuthaberleri.com)

[1] Cleaning of Golden Horn water is still in the agenda of responsible official bodies (İSKİ).

Figure 2: Project images for Tarlabaşı Renewal Project (www.emlakkulisi.com)

Fener and Balat districts are also among the first examples of urban renewal project but what distinguishes this case is that there was a continuing Rehabilitation Programme running in the site and buildings included in the content of renewal projects were restored in Rehabilitation Project.

So it was a unique case that same site consequentially have been exposed to different projects. Such uniqueness was basically due to legislation changes (summarized above and explained in a more detailed way in 3.3.1.) and the new economic policies. Likewise the shift in economic and social policies of 1980s, in 2000s Istanbul was again presenting itself to investments but this time with a more active participation of private sector.

The approach for the urban renewal project for Fener and Balat Districts was the same as in Tarlabaşı –the company winning the tenders was also the same, Çalık Holding- commissioning different renowned architectural firms to design building blocks. So it can be said that lot/building based conservation approach in the Rehabilitation Project has given its place to a block based approach. As a result a site plan has been prepared for the coastal band in Fener and Balat shores and 19 building blocks have been included for the first phase of the renewal project. So far there is no attempt to move forward the forthcoming phases since the project interrupted with a long lasting lawsuit resulted with the cancellation of the Project in 2012. However this time Ministerial Cabinet of Turkish Republic called a 'urgent expropriation area' for all the blocks included in the project. Reaction of inhabitants who founded the association FEBAYDER (*FENER-BALAT-AYVANSARAY Mülk Sahiplerinin ve Kiracıların Haklarını Koruma ve Sosyal Yardımlaşma Derneği)* is still continuing as well as the legal struggle of current users is still continuing.

In the extent of this thesis these three projects are analyzed in a detailed way in order to be able to understand how cultural heritage in Fener and Balat districts have been affected.

1.2. Aim and Scope

Analyzing above mentioned three urban projects applied –and being currently applied- in Fener and Balat districts it is possible to understand different urban conservation approaches.

In order to be able to make this analysis a set of parameters is established in the scope of this thesis and each project is analyzed regarding these points.

These parameters are foreseen to set a base to understand, discuss and evaluate projects from the same perspective. Such view point is directly related to conservation of built heritage in Fener and Balat districts. In other words by studying three projects looking at the same parameters for each one, it is meant to analyze how built heritage in Fener and Balat districts is intervened. Such an effort makes it possible to understand, discuss, assess and exemplify how conception and management of urban conservation in Turkey has changed. To be able to that, a study area is determined by superimposing the each project's boundaries (**Figure 3**):

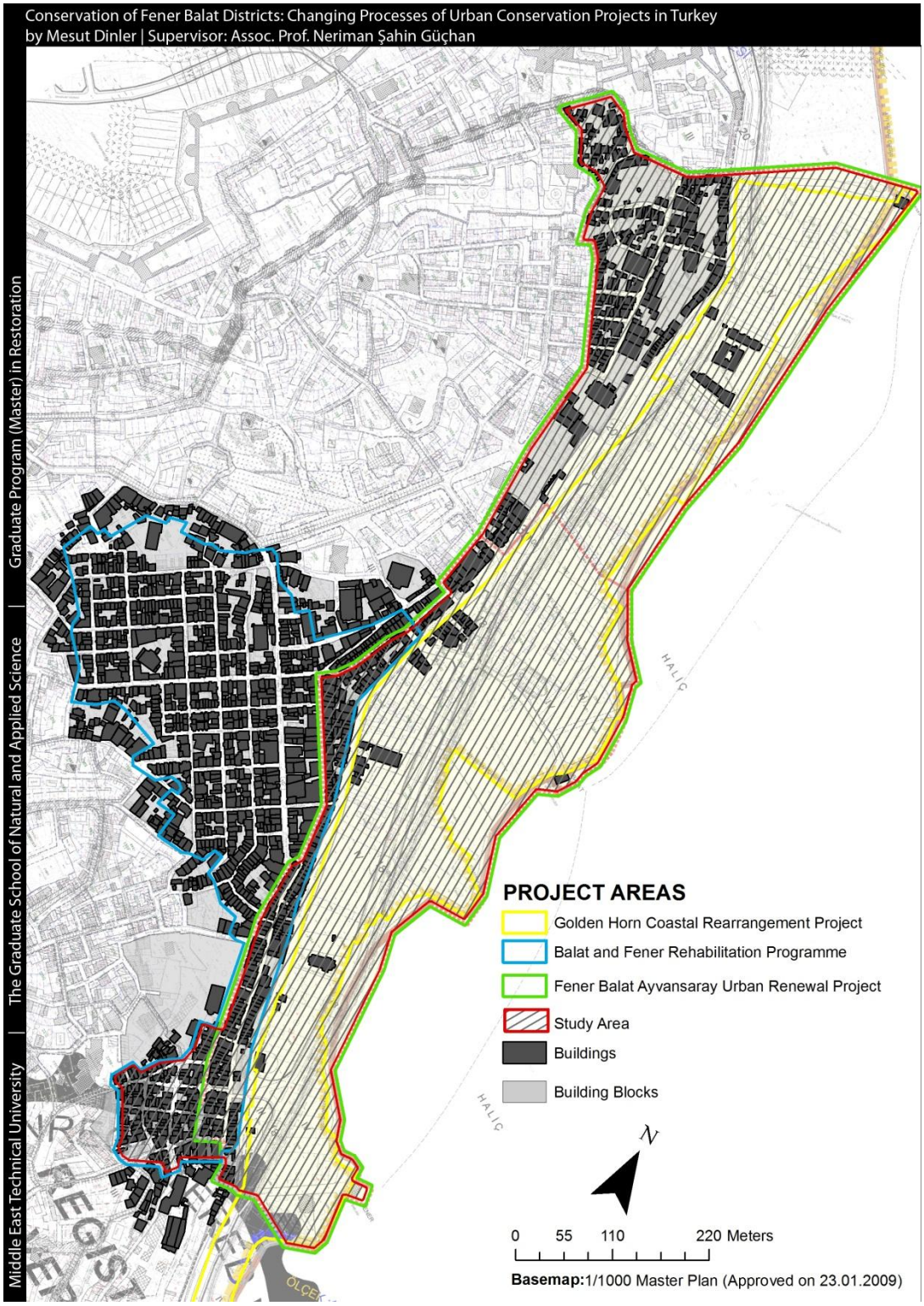


Figure 3: Study Area

Each one of the parameters –according to which each project has been analyzed- tries to find answers or elaborate on different questions. These key points and issues that are related with are as follows:

-***Process*** of the ***Projects***: By analyzing the process of the projects, questions of 'What was the context when the project emerged?', 'What necessitated the generating of such projects?' are investigated.

- Effects of Projects on the Study Area: It is important to understand effects of projects because this thesis aims to understand how conservation approach has changed in Turkey. The possible way of achieving this aim is to understand the 'change' that took place in the historic Fener and Balat districts. But such an approach requires generating the measures of this change. In the extent of this thesis these measures are generated through parameters that make Fener and Balat districts worth conservation; in other words features that constitutes the historical and architectural significance of Fener and Balat districts are taken as parameters to analyze projects. These parameters are:

-Change in ***Urban Pattern***: Urban pattern is one of the most important features creating the identity of sites and identification and preservation of it sets the basis for urban conservation projects (Rifaioğlu & Şahin Güçhan, 2007). 'Urban Pattern' is chosen as a parameter because it is integral to urban fabric in Fener and Balat districts. Urban pattern of Fener and Balat districts reached our day surviving from various interventions so it resembles spatial, social, economic, cultural, etc. relations constituting the identity of Fener and Balat districts. This relation reveals itself in figure/ground relation, building lot pattern, street facades of Fener and Balat districts. Interventions on the urban pattern are the most important indicators of interventions on 'conservation' of the site. So it is possible to explore how each project affects conservation of built heritage in the study area by analyzing changes on urban pattern created by projects.

-Effects on ***Authenticity*** of Buildings in Fener and Balat Districts: Authenticity is the main concept for assessing the value of any cultural heritage. Importance of authenticity for the whole mankind and the necessity of conservation of it have been expressed in various documents:
In Nara Document it is stated that:
"9. Conservation of cultural heritage in all its forms and historical periods is rooted in the values attributed to the heritage. Our ability to understand these values depends, in part, on the degree to which information sources about these values may be understood as credible or truthful. Knowledge and understanding of these sources of information, in relation to original and subsequent characteristics of the cultural heritage, and their meaning, is a requisite basis for assessing all aspects of authenticity.
10. Authenticity, considered in this way and affirmed in the Charter of Venice, appears as the essential qualifying factor concerning values. The understanding of authenticity plays a fundamental role in all scientific studies of the cultural heritage, in conservation and restoration planning, as well as within the inscription procedures used for the World Heritage Convention and other cultural heritage inventories" (UNESCO, Nara Document on Authenticity, 1994)

Authenticity issue is more developed in *Operational Guidelines for the Implementation of the World Heritage Convention* (2012):
"Depending on the type of cultural heritage, and its cultural context, properties may be understood to meet the conditions of authenticity if their cultural values (as recognized in the nomination criteria proposed) are truthfully and credibly expressed through a variety of attributes including:
- *form and design;*
- *materials and substance;*
- *use and function;*
- *traditions, techniques and management systems;*
- *location and setting;*
- *language, and other forms of intangible heritage;*

• *spirit and feeling; and*
• *other internal and external factors.".*

In order to be analyzing effect of projects on authenticity of the built heritage in the study area, building based conservation/restoration approaches of the projects are analyzed. The question "How much consideration has been given to authentic features on the site?" is investigated. Since each project has different answers to this question, according to level of care for authenticity in the project, analysis gets deeper. This analysis is done on a building based approach. It is analyzed how authentic features in the existing building stock cared, handled, managed and conserved.

-***Physical/Social Integrity*** of Projects with Their Environments: In *Operational Guidelines for the Implementation of the World Heritage Convention* (2012) it is stated "Integrity is a measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes". Integrity of the project site with their environments socially and physically is important for evaluating the projects. The attention paid for participation of public (users) during preparation phases of projects is one the main necessities of urban conservation. It is possible to ensure sustainability of conservation of historic sites through providing public participation in conservation projects. The content of importance of integrated conservation is defined with Amsterdam Declaration (1975):

> "Local authorities should have specific and extensive responsibilities in the protection of the architectural heritage. In applying the principles of integrated conservation, they should take account of the continuity of existing social and physical realities in urban and rural communities. The future cannot and should not be built at the expense of the past." (ICOMOS, 1975).

So it is included in the scope of thesis to understand whether there had been a physical or social integrity between Fener Balat districts and their environments. If it existed before the projects, it brings forth the question that how this integrity changed/ intervened after the projects. So in order to be able to make such an analysis following questions are asked: 'How did each project secure its sustainability before and after the projects?', 'How is public participation handled?', 'what were the reactions raised for the project?'

1.3. Methodology

Fener and Balat districts are two neighboring districts with a deep history where distinguished, significant cultural heritage is located. Considering the urban interventions implemented in these districts, it is aimed within the content of this thesis to how cultural heritage in Fener and Balat districts had been affected from these implementations. In order to be able to achieve this aim different methods are applied. These methods are obtaining, processing data /information and evaluation of the outcome.

Obtaining of data is done through different ways that are:
-literature review: Written published materials and unpublished academic studies are collected. Old maps and old photos are also obtained from literature review.
-site survey: Each building in the Study Area is photographed, and information on building storey, current function and construction technique is noted.
-visiting governmental agencies: Base maps are obtained from Fatih Municipality and Istanbul Metropolitan Municipality, Registration documents obtained from Council of Conservation.
-Interview: Interviews has been conducted with Burçin Altınsay Özgüner on two occasions in 2011 and 2013 and with FEBAYDER in 2011.

These data are processed through mainly using ArcGIS software. The reason for the selection of this software is its ease in making a comparative study rectifying different basemaps prepared in different years in the same accuracy (**Figure 4**). These basemaps are:
-Pervititch Maps (prepared between 1921 and mid-1940s): these maps present a detailed building based information so makes it possible to compare data collected from site survey with the situation in times of when Pervititch Maps were prepared.
-1982 aerial photo: Since no official map have been obtained from visits done to governmental agencies, 1982 aerial photo is used for understanding the condition of the Study Area just before Golden Horn Coastal Rearrangement Project had begun.
-1/5000 scaled 1984 Master Plan: obtained from Fatih Municipality
-1/1000 scaled 1984 Master Plan: obtained from Fatih Municipality
-1/1000 scaled 2009 Master Plan: obtained from Istanbul Metropolitan Municipality

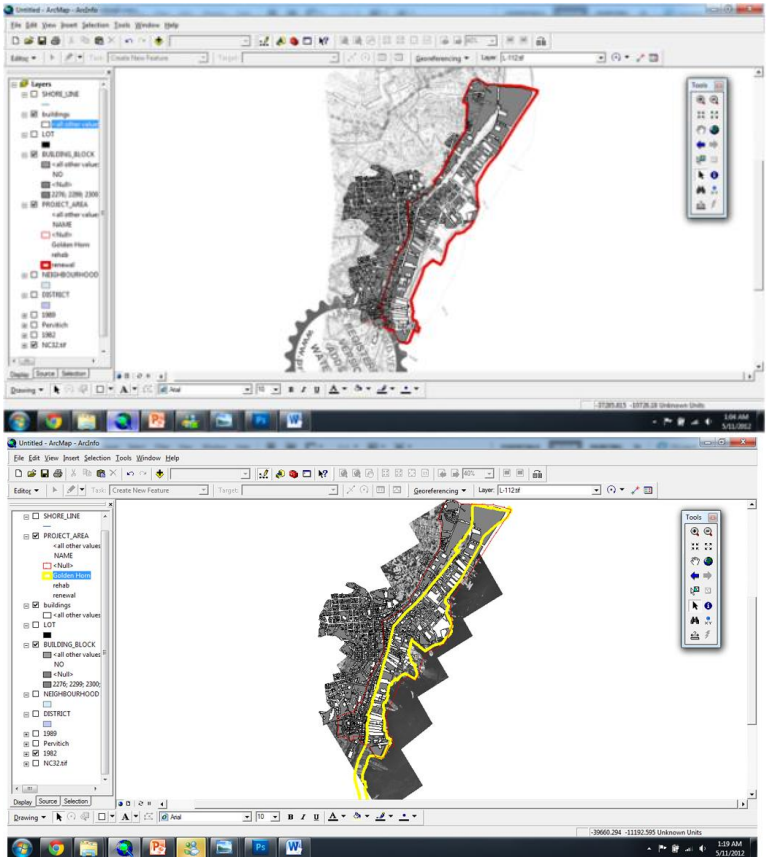


Figure 4: ArcGIS software used for comparing different periods

So obtaining data and processing it through different softwares (ArcGIS, AutoCAD, Photoshop) it has been possible to analyze each project in different detail levels according to scope of each chapter.

In Chapter 2, in order to be able to understand and present current condition of the urban fabric in the Study Area –thus the significance of the Fener and Balat districts- construction technique and building storeys of the buildings depicted in Pervititch Maps has been compared with the current situation. In addition monumental buildings, city walls in these neighborhoods are documented and features of Fener and Balat houses are explained through the information gathered from literature review. In addition history of Fener and Balat districts are studied beginning from Prehistoric Ages. Visuals collected from various published resources are digitally manipulated to highlight the information related with Fener and Balat districts and to define significance of Fener and Balat districts.

In Chapter 3, it is analyzed how each project have affected the study area. In order to be able to do that all base maps are juxtaposed and for each term the existing building stock is processed / drawn to be able to make a comparison. For each buildings in the study area building storey, construction technique and function[2] as in Pervititch Maps, and same attributes for the current situation is input; for each lot in the study area, registration status and lot numbers are input and for each building block in the study area block number is input to ArcGIS software. Thus it enables to use necessary data according to each project to make a comparison on how these features are intervened in the extent of each project. In addition; literature review and interviews are also the main sources of this chapter.

In Chapter 4, it is assessed the conservation of Fener and Balat districts by using the parameters described above. In Chapter 5, the importance of the thesis, experienced gain from this study is concluded.

[2] Not all of the building functions are indicated on the Pervititch Maps.

CHAPTER 2

HISTORY AND SIGNIFICANCE OF FENER AND BALAT DISTRICTS

2.1. Current Urban Fabric In Fener And Balat Districts

Location of Fener and Balat Districts

Fener and Balat districts[3] are located on the east side of historic peninsula of Istanbul along the Golden Horn (**Figure 5**). Golden- Horn is a natural harbor that is formed about 7000 years ago by intersecting of Kağıthane Crook and Alibeyköy Crook embracing Bosporus's sea. It is 7.5 km long and it has a horn-like shape for which the area is named as 'Khrysokeras' (Golden–horn) in ancient period. This area leads from edge of Alibeyköy-Kağıthane intersection curling up to Sarayburnu Tophane shores (Eroğlu, 2004).

Fener and Balat Districts are bounded by Golden Horn from the east. Fener is bounded with Balat on the northwest, Ayakapı on south, Ali Kuşçu District on west and southwest; Balat is bounded by Fener and Ayvansaray districts. These two districts reside within the city walls of historic peninsula that is the main historic core of Istanbul dating back to prehistoric ages (**Figure 6**).

Being located in Golden Horn shores reaching upwards the slopes of historic peninsula, Fener and Balat districts have witnessed the changes of Istanbul housing many civilizations, communities and settlements throughout history (**Figure 7**).

Fener and Balat districts boards ruins of city walls built in 5th century, monumental buildings dating back to 13th century and significant civil architecture examples.

City Walls has a significant role for Istanbul; these walls that were constructed by Thedosius II in 5th century had defined the borders of historic peninsula. Throughout history administration, public services, trade, education, health and daily life activities took place in inner walls. Until mid-15th century this framework had defined urban life in Istanbul whereas settlements in outer walls were limited rural areas. Thus it is still possible to trace Late Antique and Middle Age urban pattern within the boundaries of historic peninsula (Ahunbay, 2011).

[3] İstanbul district boundaries (*ilçe sınırları)* had been changed in 2008 and according to this change two municipalities of historic peninsula; Fatih and Eminönü Municipalities were united as Fatih Municipality and Fener District has been removed **Invalid source specified.**. Neighborhoods (*mahalle)* of Fener District (*Semt)* were distributed between Balat and Yavuz Sultan Selim Districts. However in this study, 'Fener District' is used since both the Projects and the public still refer to site as 'Fener District'.

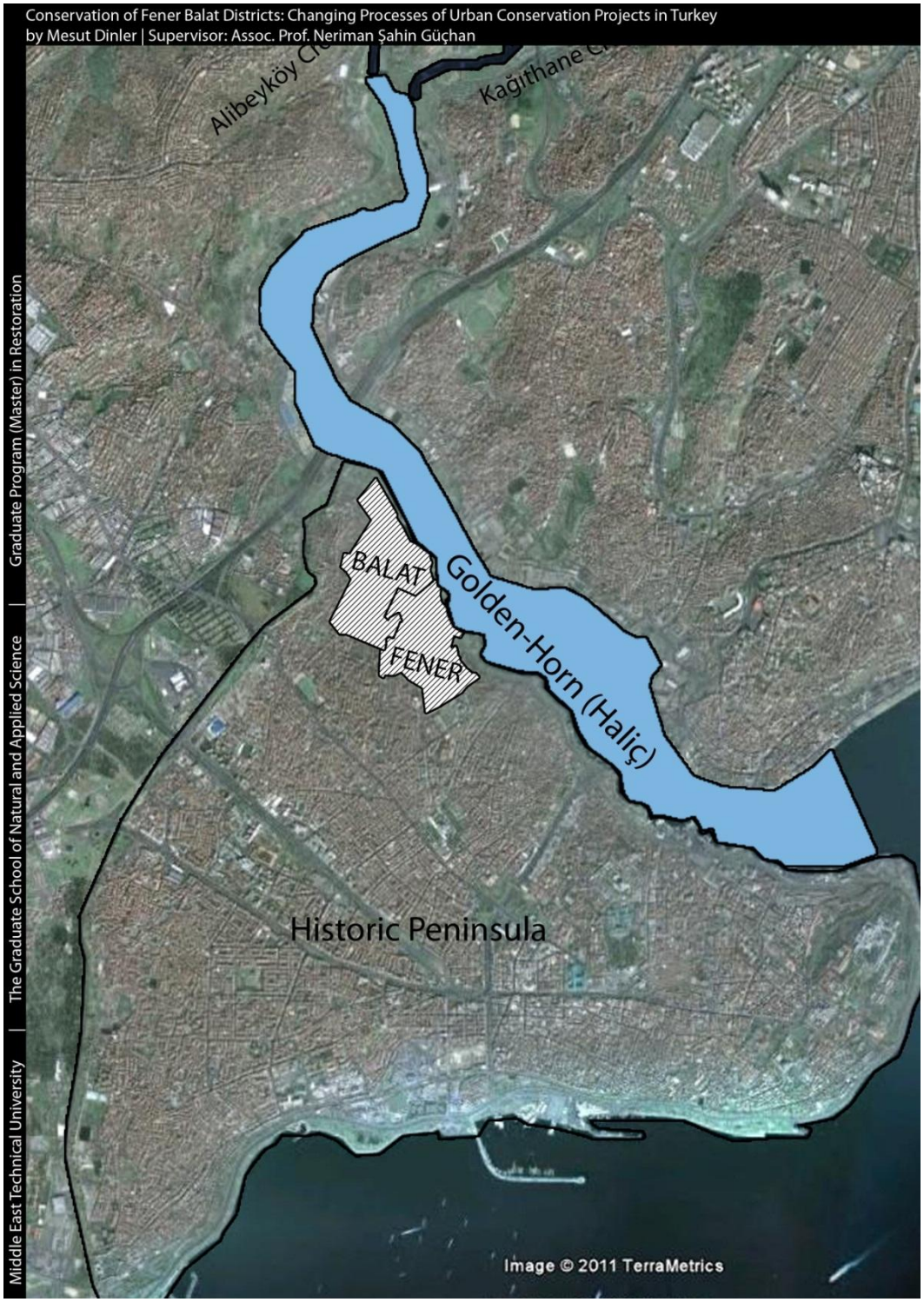


Figure 5: Golden Horn (Google Earth images are digitally manipulated by the author)

Figure 6: Location of Fener and Balat Districts (Basemaps [Google earth images (2011) juxtaposed with Satellite view (Atlas, 2006)] are digitally manipulated by the author)

Figure 7: Fener and Balat Districts

Although an important part of these walls had been destroyed throughout history, it is possible to trace ruins of these walls in Fener and Balat districts. Existing walls are not well preserved and are exposed to damages. These walls are stuck between or under the houses and became almost invisible (**Figure 8**).

Figure 8: Remains of City Walls in Fener and Balat districts

Dirimtekin's study (1956) locates bastions and gates of the City Walls (see *Constantinople* in 2.2.1.).

Though different civilizations and communities settled in Fener and Balat districts, various buildings from religious buildings to educational or medical buildings are located in Fener and Balat districts. Among them[4] there are monuments in Fener and Balat districts date back to 13th century (Figure **9**). These are (İstanbulKültürEnvanteri, 2010) ;

- Hagios Georgios Metokhion Church (1132): It has a rectangular plan.
- Orthodox Hagios Dimitrios Church (1204): Built for Byzantine Emperor Nikolaos Kanebes.
- Panagia Mukhliotissa Meryem Ana Rum Orthodox Church (1261): Notwithstanding the later attachments, original plan scheme that consists of a central dome and four surrounding semidomes is mostly preserved. It is one of the first examples of such plan scheme in Istanbul.
- Tahta Minare Mosque (1458): A small square mosque with single minaret and its balcony. It was a sooded mosque but then rebuilt with brick.
- Haci İsa Mosque (1465): It is a masonry building with concrete ceiling. It was demolished in 1894 earthquake and rebuilt after that.
- Hz. Cabir Mosque (15th c.): It was a church transformed to a mosque in 1490. It has been repaired after the transformation.
- Ahrida Synagogue and its Entail (15th c.): One of the oldest synagogues in Istanbul. Built by Macedonian Jew immigrants.
- Osman Efendi Balat Bath (15th c.): It is an example of double bath room (*çifte halvet*). It is covered with barrel vault.
- Ferruh Kethüda Mosque (1562): It has a 'T' shape plan and rectangular arcade (*son cemaat yeri*).
- İoannes Propdromos Church - Tur-i Sina Monestry (1729): It is a classical basilica building with a rectangular plan and three naves.
- Women's Library *(Kadın Eserleri Müzesi*) (1754): Includes a narrow corridor along with books and conference hall in the upper floor. It is a masonry building.
- Balat Çana Synagogue (18th c): Construction technique of the synagogue is masonry. It has two courtyards. The synagogue is not used since 2000.
- Ayia Strati Church (1830-4): It is first constructed in Byzantine period but burnt down in 1730 and rebuilt in 1833. It has a rectangular basilica plan with three naves. It has courtyard and on the north of courtyard there is Rum Primary School.
- Balat Surp Hreşdağabet Armenian Church and Its Entail (1831): It has a basilica plan with a big narthex. There are three alters in the hemispherical domes in apse. It is a masonry building.
- Panagia Balinou Church (1833): It has three inscription panels dating 1833, 1843 and 1877. It has a rectangular basilica plan covered with barrel vault.
- Tahta Minare Bath (first half of 19th c.): It has a rectangular plan located parallel to the street. Many features on the façade are lost today.
- Bulgarian School METOH (1850): It has a rectangular plan. It is constructed with cut stone and has three storeys. Since street level has risen ground floor cannot be entered.
- Yuvakimyon Rum Girls High School (1879): It is a masonry building. It has arched openings with moldings and cornices.
- Fener Rum Boys High School (Red School) (1880): The red brick naming this building is brought from France. It has a magnificent tower. It has a monumental façade and ornaments remind castle bastions. Its plan is like a fluttering eagle.

[4] Monumental buildings listed here include buildings in and around the study area (See Chapter 3). To reach a full list of monumental buildings in Fatih there are comprehensive inventory studies that are reachable via internet; (İstanbulKültürEnvanteri, 2010), (FatihMunicipality, 2012), (www.envanter.gov.tr, 2012).

- Balat Or-Ahayim Hospital (1896): IT is a masonry building. There are Baroque ornaments on the façade. It is a Neo-Baroque building.
- Sveti Stefan Bulgarian Church (Iron Church) (1898): Structural steel beams are used and iron sheets are used to cover the building.
- Hızır Çavuş Camii: It is burnt down in 1854 Balat fire. It is reinforced concrete building rebuilt after the fire.
- Yusuf Şücaeddin Anbari Mosque: It is a masonry building with brick hacking. It has arched windows.
- Selaniko (Selanik, Sigiri, Sığır) Synagogue: It has masonry walls. The roof has collapsed in 1975 and since then it is not used.

In addition to monumental buildings, there are fountains and ruins of historic buildings in Fener and Balat districts. The districts have impressive buildings consisting of monumental buildings and significant examples of civic architecture. This richness can be seen when registration status of the building lots within the boundaries of study area is examined (Figure **10**). There are 1064 lots in total in the study area however one third of these lots are vacant especially in the coastal band due to removal of buildings in 1980s during Golden Horn Coastal Rearrangements Project (see 3.1.2.). Even though, out of 699 occupied building lots 399 of them are registered, which means more than half of buildings in the study are registered buildings.

Even though Fener and Balat districts had lost many of its buildings and authentic features during years, existing buildings still have architectural significance. As the timber structures had been transformed to masonry because of fires in the late 19th and early 20th century and in the mid-20th century reinforced concrete buildings had been widely constructed in a trending manner, a significant amount of historic Fener and Balat buildings reached to our day within the current urban fabric.

Fener and Balat houses, mostly dating back to second half of 19th century, are located on narrow and long building lots, entered from central axis or sides, having projections from façade either as single projection or along the façade with moldings, sills and cornices. Projections are either used as little balconies in the upper floor of projection or covered with roof. Row buildings constructed at one and the same time are characteristics of 19th century in Fener Balat houses. Due to small lot sizes buildings cover all lot size (**Figure 11**). In single buildings (*ayrık nizam)* if entrance is from the garden, there are columns used to emphasized entrances. Window and door sills and moldings are characteristics of these houses. In attached buildings (*bitişik nizam*) there are beveled surfaces or columns used to emphasize entrance. Projections are used on one or two floors. Projections vary in corner buildings. Ornaments with sills and moldings make facades gain movement and give richness (Rüstemoğlu Kaptı, 1998).

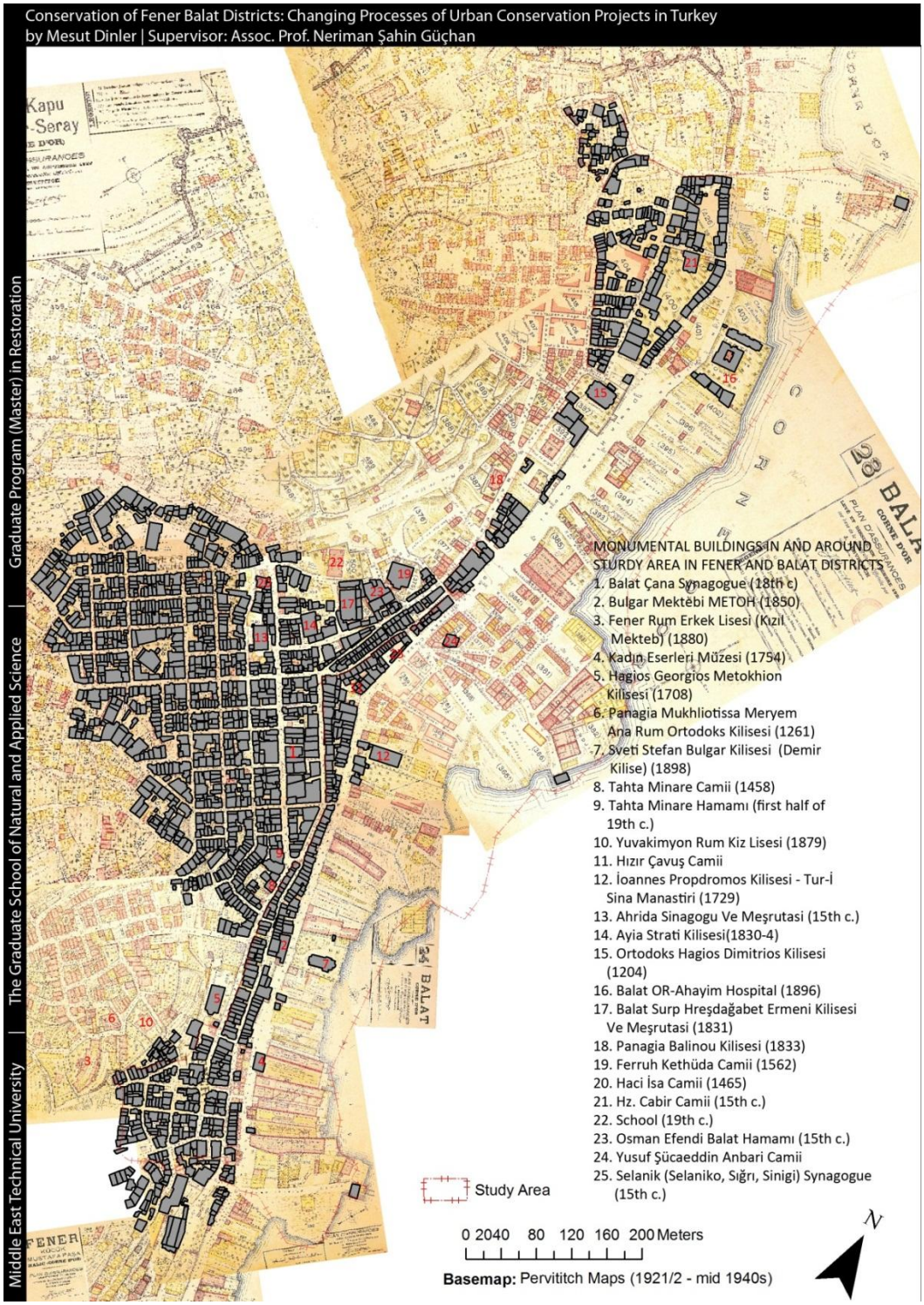


Figure 9: Monumental Buildings in Fener and Balat Districts

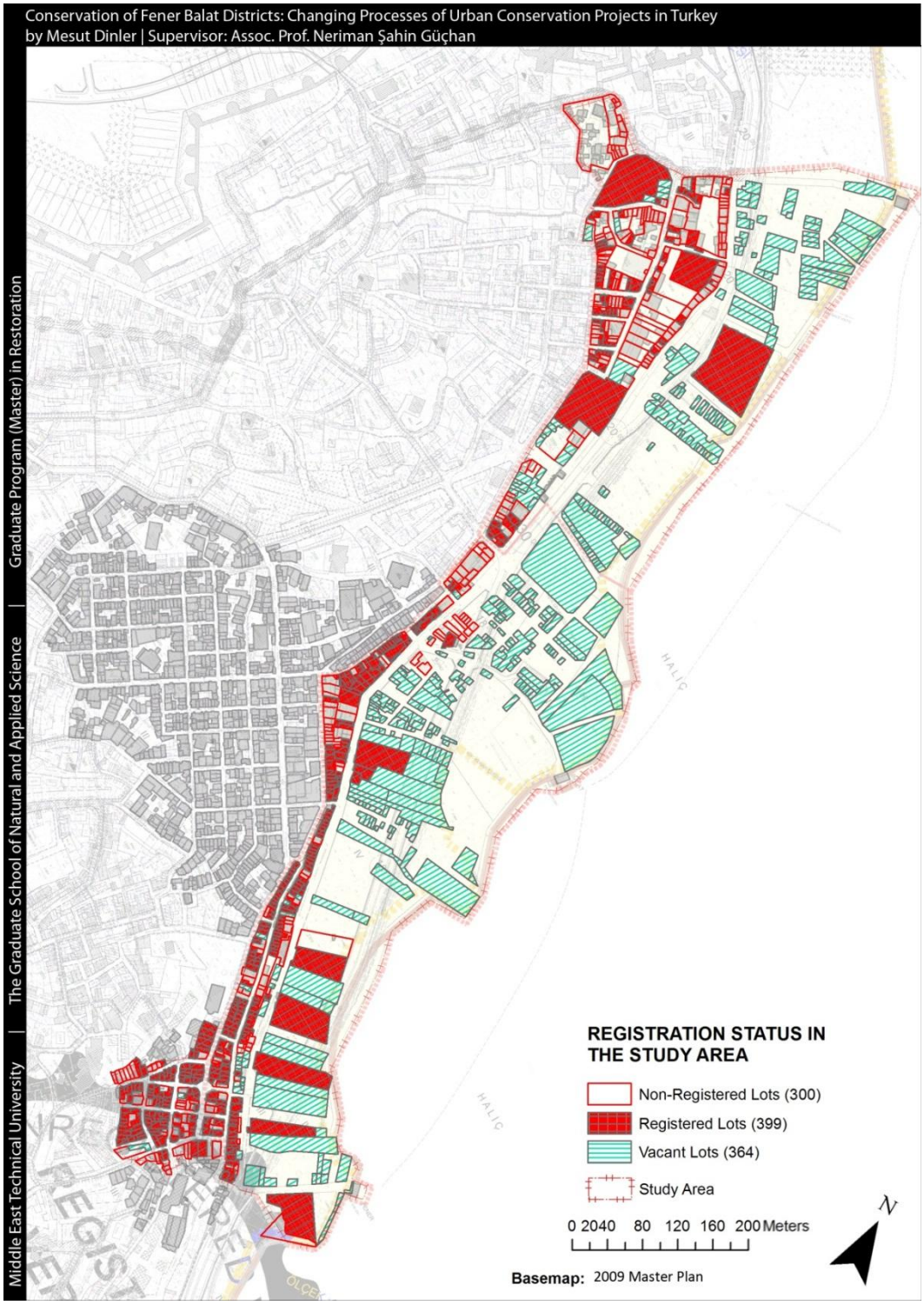


Figure 10: Registration status of the building lots in the study area

Figure 11: Fener and Balat houses

Majority of the buildings, 495 buildings in the study area are masonry and there are 13 timber frame, 17 masonry and timber frame, 111 concrete, 28 masonry and concrete and 2 steel buildings (**Figure 12**). One of the steel ones is Sveti Stefani Bulgarion Church and the other one is a new building used as a repair shop. When construction technique in Pervititch Maps[5] is examined for these buildings it is seen that 311 of them have the same construction technique as they have today. It shows that almost half of the buildings in the study continue to exist on the same lot since the preparation of Pervititch Maps. Such a study also documents the change in construction technique in the study area since early 20th century; In Pervititch Maps there 318 masonry, 66 timber frame, 61 masonry and timber frame, 1 steel structure (Sveti Stefani Bulgarian Church). So it can be said that since early 20th century, in the study area, timber frame structures, timber frame and masonry structures had been demolished and concrete or masonry

[5] Pervititch Maps began to be prepared in 1920s during the golden age of fire insurance companies. It is terminated in 1950s when urbanization process accelerated and demands for insurance decreased. As highlighted in Istanbul Encyclopedia (*İstanbul Ansiklopedisi)* Pervititch Maps is a unique, valuable and essential source for historic Istanbul. The general legend of Pervititch Maps has different categories that are building type; corbelling, roofing and superstructure; walls and openings; number and height of storeys; streets and numbering systems; and abbreviations and other symbols (Güvenç, 2008).

buildings had been constructed instead. Masonry buildings on the other hand mostly survived to our day.

Fener and Balat districts consist of mostly 3 storey buildings. In the study area there are 160 one storey, 119 two storey, 238 three storey, 138 four storey and 21 five or more storey buildings. 285 buildings have the same building storeys with the buildings in Pervititch Maps. In Pervititch Maps there are 40 one storey, 134 two storey, 206 three storey, 78 four storey and 6 five storey buildings (**Figure 13**). It can be said that even though there have been new buildings constructed, three dimensional characteristic of urban fabric in the study area have remained the same.

When construction technique and number of building storeys are considered together, in the study area there are 145 buildings that continued to exist with the same construction technique and storeys since the preparation of Pervititch Maps.

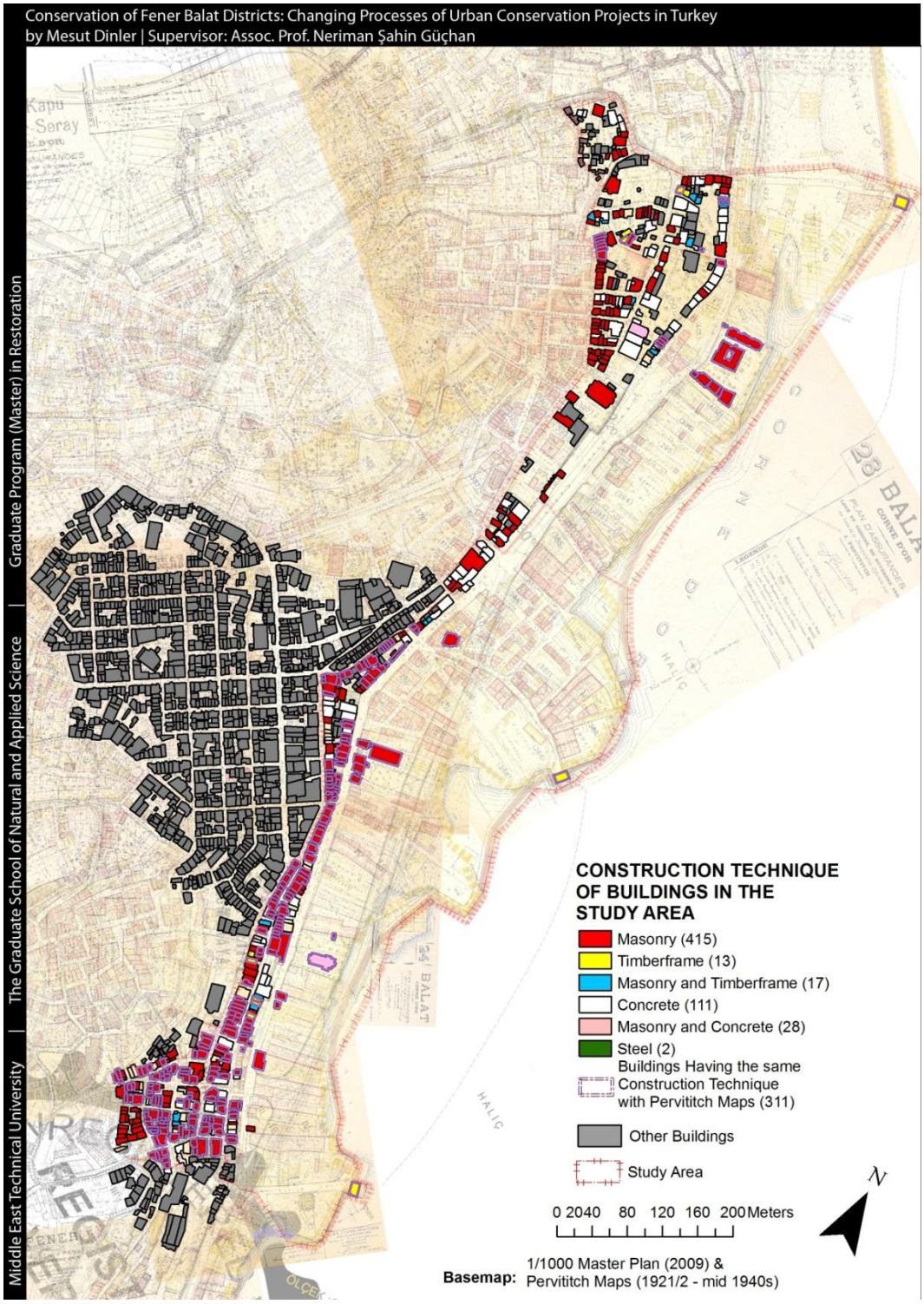


Figure 12: Construction technique of buildings in the study area

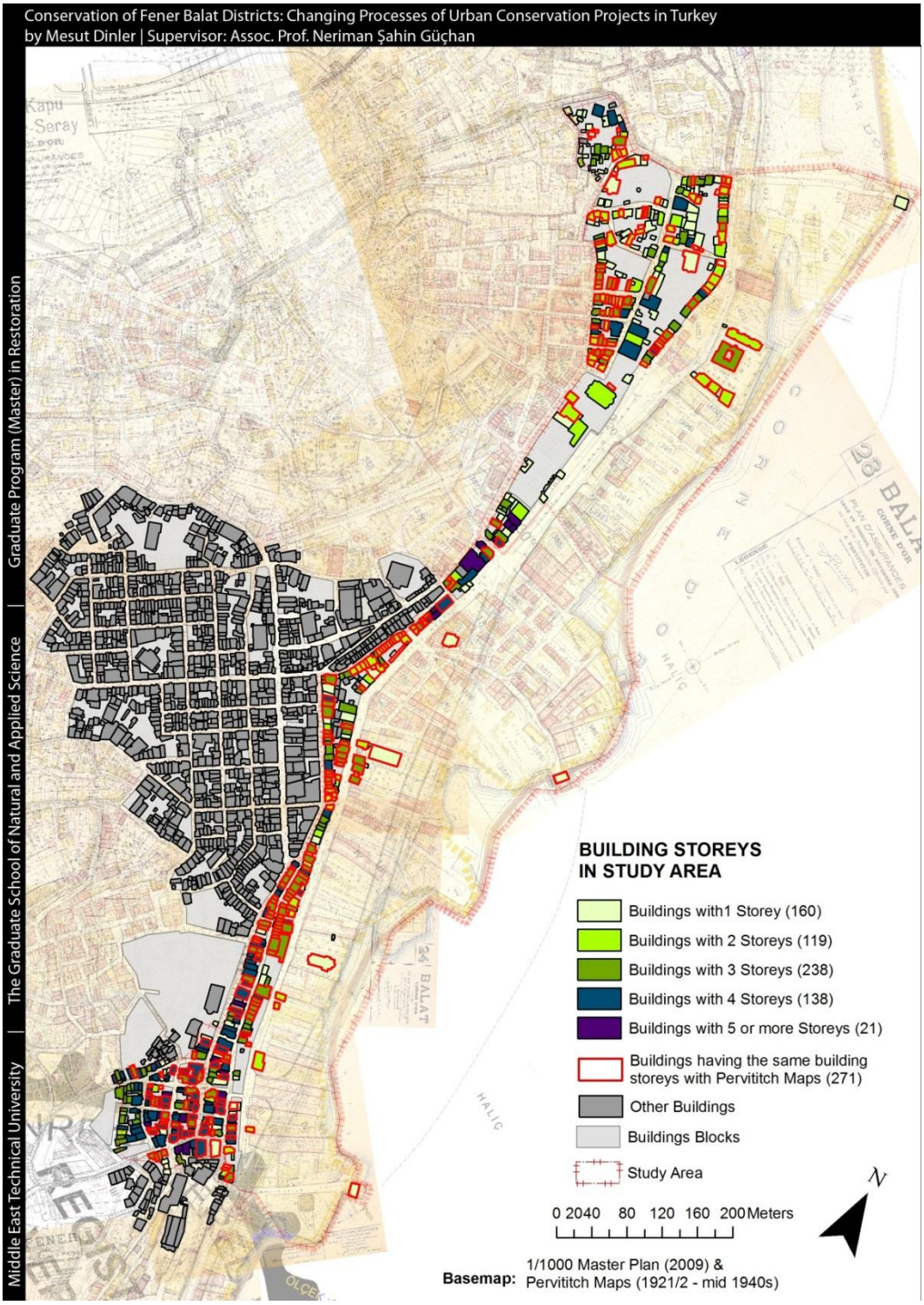


Figure 13: Building storey in the Study Area

2.2. History of Fener and Balat Districts

2.2.1. From Foundation To Conquest Of Constantinople

Prehistoric Period

Although it is not possible to understand the prehistoric period of Fener and Balat Districts since there were no archaeological studies ran on these districts; earliest archaeological findings in historic peninsula are dated back to 4500-3500 BC (Late Chalcolithic Age) (Dönmez, 2004). However, during recent subway excavations (Marmaray) in Istanbul that have begun in 2004, history of Istanbul has been rewritten through archaeological findings (including ships among many other findings pointing various settlements) found in excavations. These excavations found in the Theodosius Port (Yenikapı) dated city's history back to 8000 years ago (NTVMSNBC, 2009).

Byzantion Period

The name Byzantion is the first name of Istanbul and 'Byzantion' is named ('Byzantion' in Greek and 'Byzantium' in Latin) by Megarans, a colony settled to today's İstanbul in circa 660 BC. As the Megara colony settled to historic peninsula, the need of expanding the city had emerged and city had been surrounded with new city walls. These city walls were made of big stone blocks connected with metal clamps. Until the Conquest of Constantinople these city walls had been damaged and repaired due to several attacks to city (Dirimtekin, 1956).

Since the city controls a sea road and a land road between Anatolia and Thracia, it became an important commercial center. Since the city was geographically located on a strategic location; it has been on the focus of many intruder cities and as an independent city, Byzantion had to cooperate especially with Persians and neighboring Helen cities. Existing as an independent city during Alexander the Great, city had passed through hard times until 3rd century BC and had taken Roman's side during struggles of Romans with Helen kings in Thracia and Anatolia (T.C. İBB Etüd ve Daireler Başkanlığı, 2010). Byzantion had spread to an area surrounded with city walls of 27 towers which was approximately 6.5 km long. City was settled around where Hagia Sophia and Topkapı Palace stand today by structures such as stadiums and gymnasiums on terraces on different levels. As city expands towards west, city walls had been damaged and replaced during wars and invasions

Constantinople

Istanbul's destiny has changed in 314 AC when Constantine moved the capital of Roman Empire to Byzantium. Such a need for a new capital had been emerged with the victories of Constantine which resulted with extending of Roman lands. New capital was thought to be close to Persia which stood as a threat to Roman lands. With the consideration of a natural and safe harbor, historic peninsula of Istanbul had been chosen as the new capital and since three sides are already surrounded by the sea; Golden Horn on north, Bosporus on east and Marmara Sea on south, only west side of the city had needed the fortification (**Figure 14**). Also city's pivotal position for overseas transportation of goods, foods, etc. had given city importance on trade. Constantine had named city after his name; Constantinople. As intensive construction had begun with the establishment of the new capital, urban life had begun to change to celebrate the privilege of inhabiting in this new capital (Crowley, 2006).

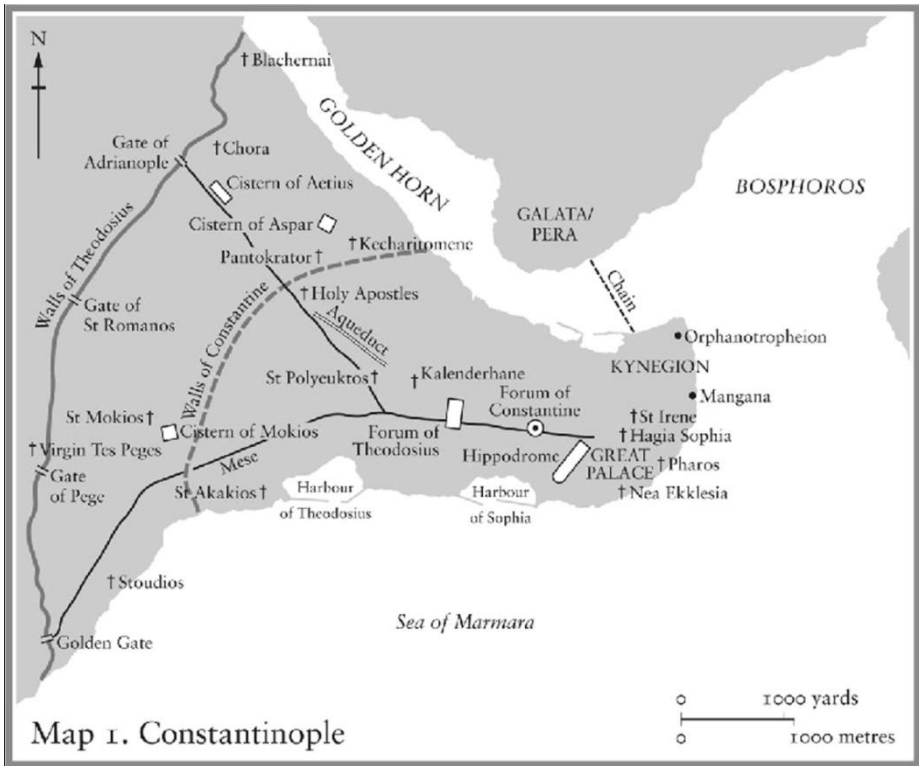


Figure 14: Map of Constantinople **(Crowley, 2006)**

The name of Fener in Byzantion Period was 'Petrion'. It was a district surrounded by city walls and there was a dense settlement in it according to Dirimtekin's descriptions and images took place in his book (**Figure 15**) (Dirimtekin, 1956).

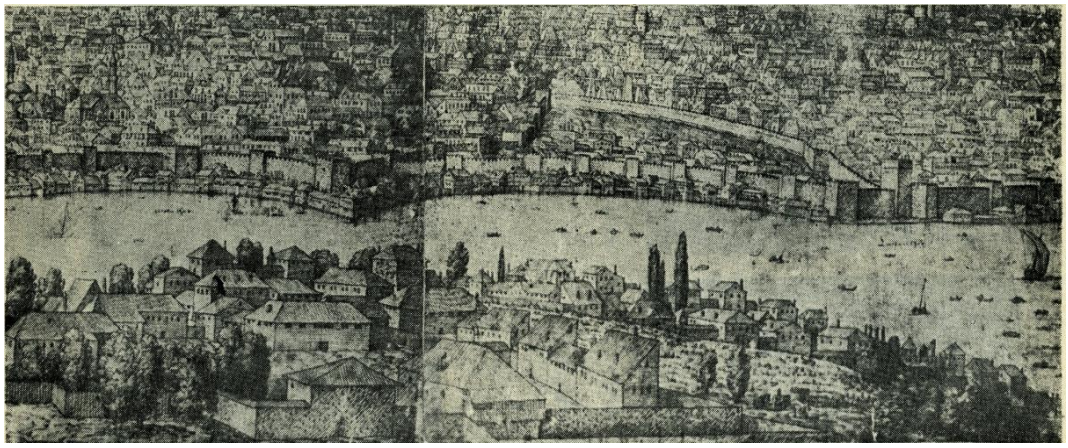


Figure 15: Petrion Region **(Dirimtekin, 1956, s. 22)**

Dirimtekin (1956) locates bastions and gates of this city walls (**Figure 17**). Among the gates on City Walls, four gates are in Petrion Region. These gates were:

Künköz Gate, Kynegon (Avcılar) Gate is demolished. The district behind the gate is named as Künköz District. Gate had a triple arch with a bastion between arches. On the arch on the west there were reliefs. In front of this triple arch there was an artificial port.

The Gate of Balat, Porta Basilica, Porta Imperial, Porta St. Jean the Precursor and the Baptiste is demolished. In Fatih's endowment it is called Balat Gate so it is differentiated from Künköz Gate (Gynegon Gate). There were two reliefs on two sides of the door; one of them is missing and other one is in Archeological Museum.

The Gate of Fener, Porta Fenari does not exist today.
The Gate of Petri, Pili Petriou, Porta Petrion, Porta Sidera is demolished. During Crusades it was referred Porta Sidera. Its location is narrated by Ayverdi from M.Ziya; as on the entrance of the street passing in front of Patriarchate and reached by turning left from the avenue leading to Ayvansaray Street (Dirimtekin, 1956).

Unfortunately only a very small section of these city walls survived as ruins. They are not visible due to buildings attached to these walls. They are alternating walls composed of brick and stone with relieving arches (**Figure 16**) (KültürEnvanteri, 2010).

Figure 16: City wall remains on Block 2305 Lot 6 **(KültürEnvanteri, 2010)**.

Remains of the city walls located in the Lot 6 in Building Block 2305 (**Figure 16**) is an example to part of section of the city walls still exist. It is 10.5 m high in our day. East side of the wall is exposed to dense vegetation and only the lower parts are visible. It has an irregular masonry pattern. There is an arched opening made of two lines of brick and covered with contemporary brick. Because of the one storey building adjacent from the west side, stone masonry work is visible only from one side. Although ground level has risen, it is possible that the arch can be opening into the city of Byzantion. There are attachments and repairs done with clay brick. South edge of the wall is enclosed with a reinforced concrete attachment. On the east façade there is stone abrasion and there is material lost in mortar (KültürEnvanteri, 2010).

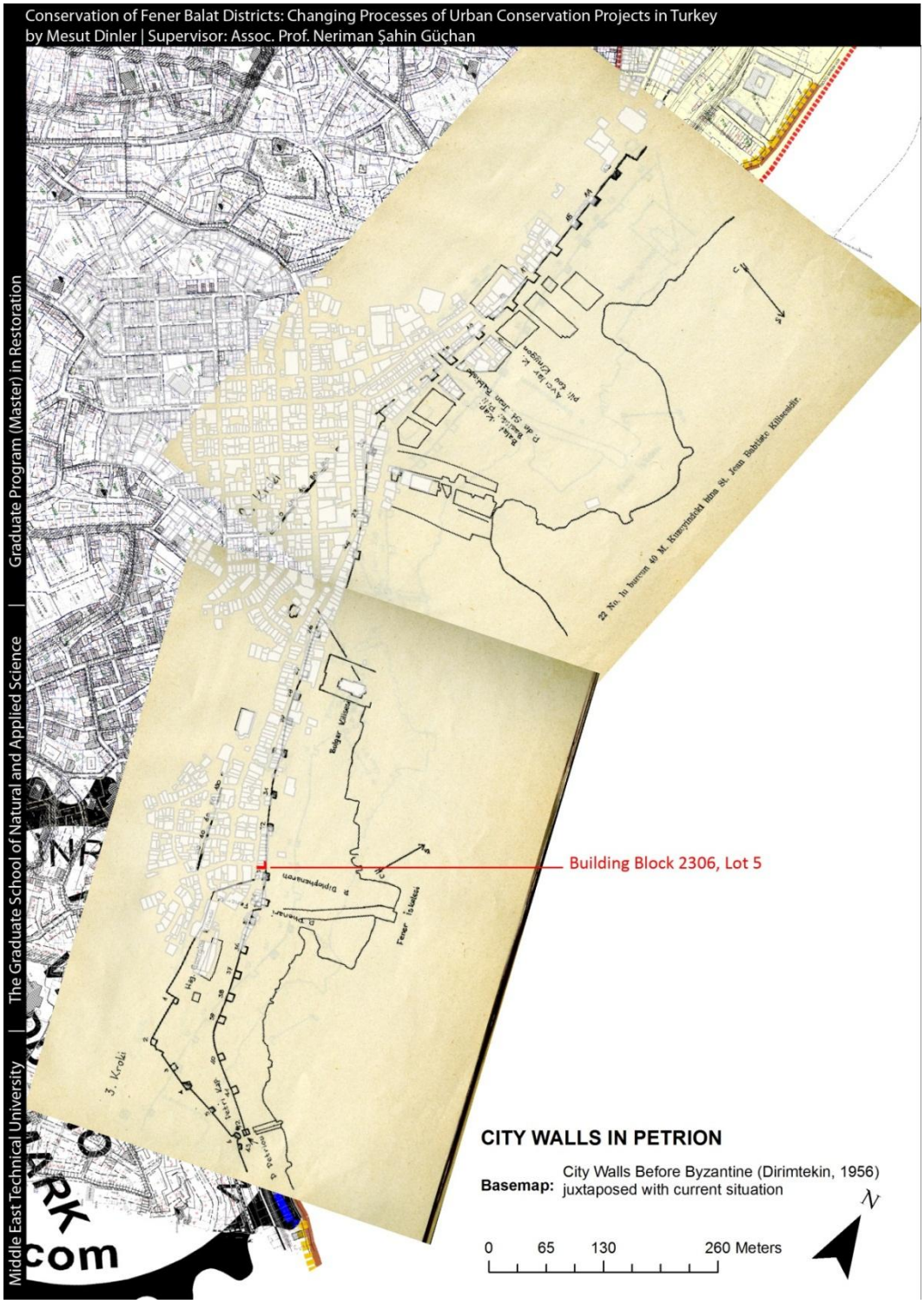


Figure 17: City Walls in Petrion Region

One of the earliest maps depicting the Constantinople is Buondelmonte's 1422 (**Figure 18**) map which is three decades before the end of Constantinople. In Buondelmonte's depiction there is a triangular city surrounded by fortifications and a few buildings were also depicted in Üsküdar and Pera. Buondelmonte's map had been republished many times in many publications copying and editing the original one.

In this map depicting Constantinople in first half of 15th century, it is not possible to gather any data directly related with Fener or Balat Districts but what is common in both of them is that the settlement inside city walls are few and rare. In the descriptions of travelers the city is also descripted in a very similar way: "distributed villages hold together by city walls", "a vast land full of isolation and solitary", "non-alive as much as any coastal town would ever be" (Yetişkin Kubilay, 2009).

In this period, Fener District was called 'Phanarion' due to existence of the most important lighthouse (deniz *feneri)* in Golden Horn shores. Fener was entered through Fener Gate which was called as 'Porta Fari' or 'Porta del Faro'. It is believed that Fener Gate was located around where Sveti Stefani Church stands today. Although information on Balat before the Ottoman period is limited it is stated that Jewish existence in Balat dates back to Byzantine period (Akın, 1994).

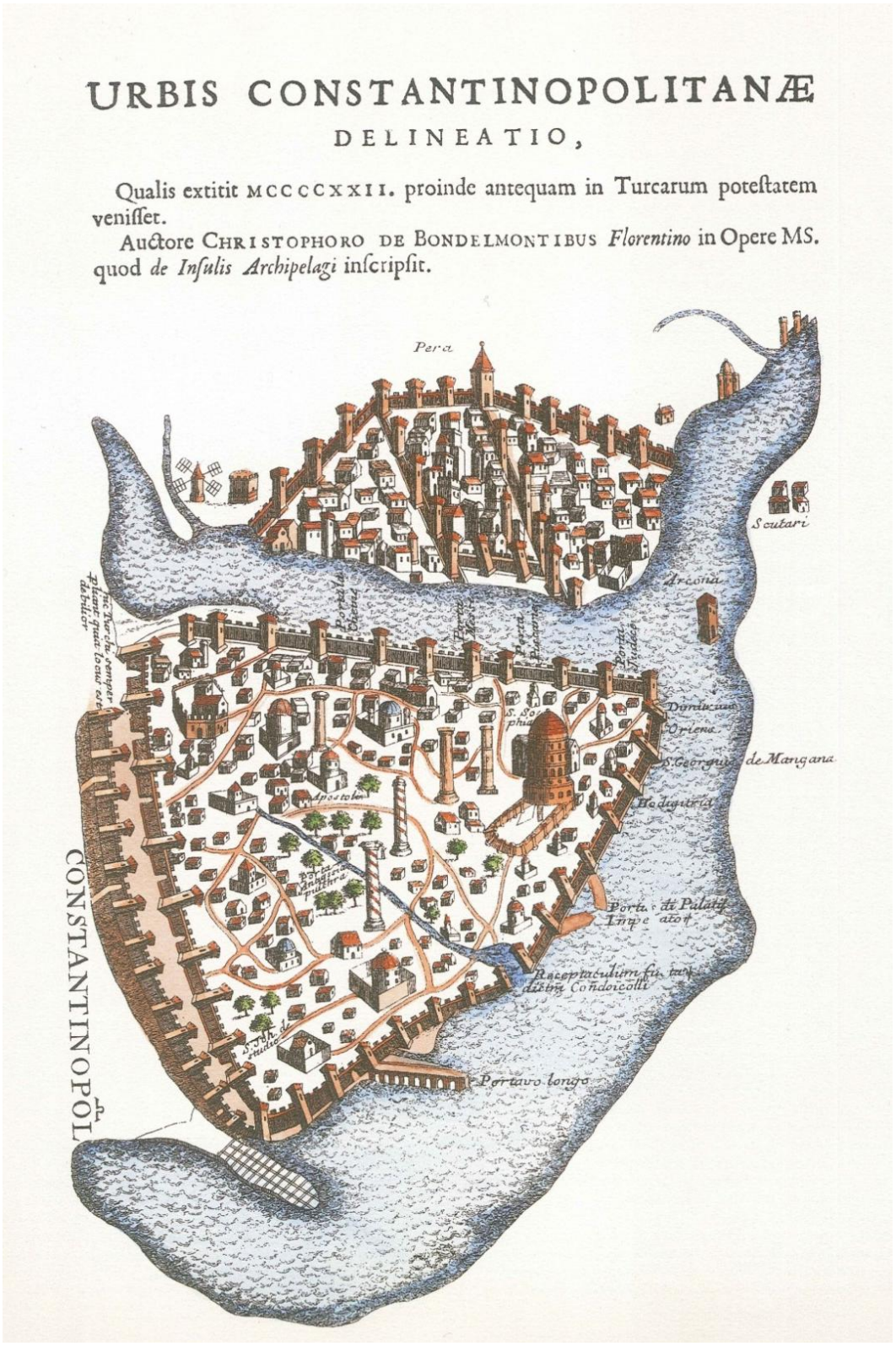


Figure 18: Buondelmonte's 1422 map **(Yetişkin Kubilay, 2009)**

2.2.2. Construction, Migration And Disasters: From 1453 To 1839 Tanzimat Charter

Conquest of Constantinople had signified a completely new age not only for the city but for the world –within the boundaries it had been yet discovered- since such a conquest also had caused the annihilation of Byzantine Empire.

Vevassore's depiction of Istanbul (**Figure 19**) is the earliest map known after İstanbul's conquest. It shows Istanbul with the new buildings emerged with the waqf (vakıf) system came along with Ottoman rule in Istanbul. City is filled with complexes (*külliye)* and public buildings.

Figure 19: Braun and Hogenberg's map (Interpretation of Vevassore) **(Yetişkin Kubilay, 2009)**

In order to be able to draw a clear and realistic picture of Istanbul during the Fatih Sultan Mehmet period (Mehmet the Conqueror), considering the continuity of the city while passing from being capital of Byzantine to that of Ottoman Empire becomes significant. City of Constantinople had had a small population which had become lesser during the conquest. It was an abandoned city. In addition to those who had escaped from the city, 50.000 people had been kept captive and 10.000 people had been set free. Captives had scattered over the Empire with their masters and among them those who could afford their ransom money had managed to make their ways back home whereas others had had to wait until the imperial order (ferman) declaring captives of the war could come back to their homes. Although it seems impossible to be able to figure out to where those returning captives could have settled, still it is possible to capture some answers using the clues recorded in documents. As Ayverdi (1958) narrates, Eremya Çelebi who is coetaneous of Evliya Çelebi noted down Fener Kapısı as a district inhabited by Greek rooted people (Rum) and Balat Kapısı as a district where Jews inhabited. Jew population in this city is more than those in Hasköy, Beşiktaş, Ortaköy, Kuzguncuk and Çengelköy.

According to Ayverdi's narration from Eremya Çelebi, it can be concluded that Rum population in Fener and Jew population in Balat dates back to Conquer of Constantinople. Effects of these societies are integral part of urban characteristic of these districts.

Ayverdi, on his study which investigates the Istanbul in the Fatih Sultan Mehmet period, makes an analysis of the districts benefiting documents such as endowments of Fatih, court records, endowment records, etc. and reveals street names of the period and makes a mapping of them (Figure 20).

When current district names and those in Ayverdi's map are juxtaposed (**Figure 21**), following districts are seen to be located in current Fener and Balat districts; adjacent to coast are Tahta Minare, Balat Kapısı, Günkoz Kapısı, Fener Kapısı districts and through the inner parts are Hacı İsa, Derbağ Yunus, Katip Müslihiddin and Kovacı Dede districts .

Ayverdi (1958) mentions these eight districts as;

Balat: is known as a famous district (semt-i meşhur). In endowments, it is mentioned due to boundaries of roofs over buildings (müsakkafat). Since it is not mentioned in any sources, this district without a masjid, became less known in 16th century and its site is in the boundaries of (Karabaş) or (Molla Aşki Mahallesi) (Ayverdi, 1958, p. 14).

Derbağ Yunus: is on the slope on the east side of Sultan Selim Mosque. It is not mentioned in endowments but mentioned in Sultan Selim's township (nahiye). It houses a ruined masjid (Ayverdi, 1958, p. 17).

Fener Kapısı: is supposed to be located in the 'famous district' around the gate. The name of this district without a masjid had been forgotten in 16th century. It had been included within the boundaries of 'famous district' (*semt-i meşhur*) (Ayverdi, 1958, p. 20).

Günkoz Kapısı: was located on Balat's Ayvansaray side. Since it is not mentioned in any sources other than first and second endowments (as Günfoz), it had probably been abandoned (Ayverdi, 1958, p. 21).

Hacı İsa: is located on the site covering down from Sultan Çeşmesi ramp up to bazaar in Balat. Its name is not mentioned in endowments (Ayverdi, 1958, p. 22).

Katip Müslihiddin: is on the west of Fethiye Mosque and on the north of Drağman. It is not mentioned in endowments. When Fatih period's settlement density is investigated, due to its location this district becomes more significant (Ayverdi, 1958, p. 31).

Kovacı Dede: is not mentioned in endowments. It is mentioned in the township (*nahiye)* Murad Paşa Mosque with the name 'Mahalle-I Mescid-I Koğacı Dede' (Ayverdi, 1958, p. 33).

Tahta Minare: covers inner bazaar in Balat. It has no place in endowments. It is documented in the Ali Paşa Camii's township (*nahiye*) that its expenditure had been afforded by Hassa budget. The *masjid* is known to be owned by Fatih and it is one of his period's features to provide *masjid* and expenditures of a district from *Hassa* budget. It is also known that *Hadika masjid* was to be located here (Ayverdi, 1958, p. 49). (Ayverdi, 1958)

Figure 20: Istanbul in Fatih Period (Ayverdi, 1958)

Hassa Mimarlığı had been an important organization for the Ottoman Empire; as Denel points; in Istanbul and outside the capital, even during the Seljukid period, the tradition of construction activities had been transferred to following generations through mentor system (*usta-çırak ilişkisi*) even though there had been no official organization as other craftsmen. With the *conquest* of Constantinople, there had risen the need for increased construction and such a need had led to establishment of Imperial Architecture Office *(Hassa Mimarlığı)* which would had taken over the public works of progression period of Ottoman Empire. 'Chief Architect', the head of the Chamber was responsible for construction/restoration of buildings. The Chamber had been given a space in the Topkapı Palace which indicates the importance attributed to construction facilities (Denel, 1982). Office architects (*Hassa Mimarları)* were in charge of preparing projects and plans of every construction work including restorations and repairs, calculating estimated cost and running the construction following the approvals (Turan, 1963).

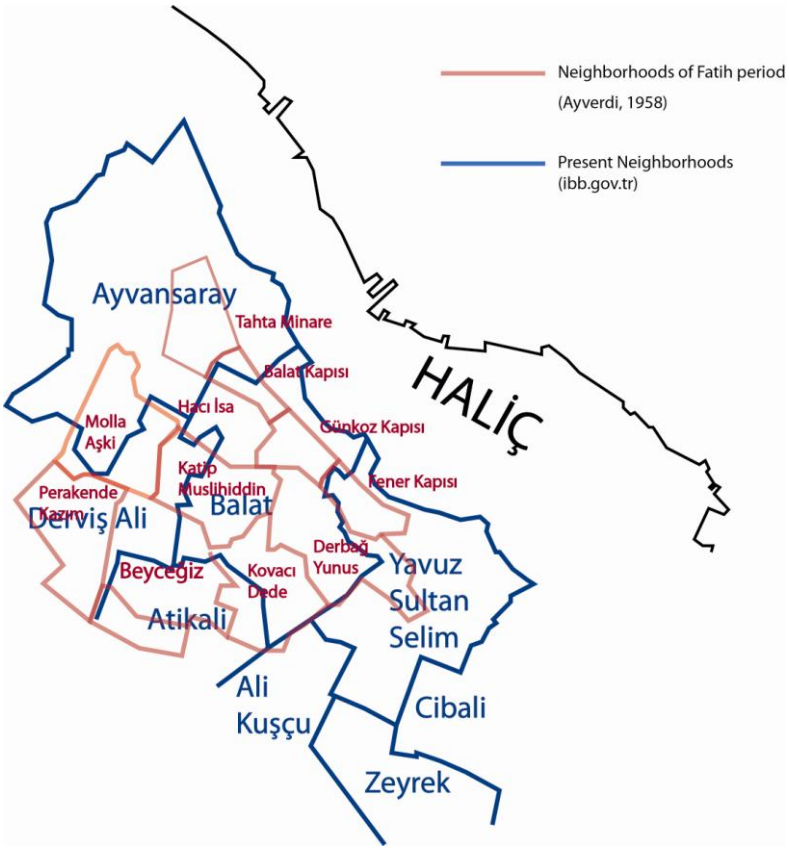


Figure 21: Fatih period's districts juxtaposed with today's districts

Conquest of Constantinople had led to a significant change in the architectural language of the city. With the *Conquest*, political existence of Byzantine power had vanished and city had become the capital of Ottoman Empire. Since religion -in an institutional manner- had been the leading factor during Byzantine period, construction activities had become intensified on religious buildings resulting with a grandioso architecture. However, during Ottoman period –since new Empire had embraced a different religion- Christianity had lost its power and freedom could exist within the given limitations of new power. Roum Orthodox society had been organized under Patriarchate embracing their Byzantine roots and such an embracement had revealed itself in the architecture of their religious buildings (Karaca, 1995).

Tanyeli (2010) points out that although writing the history of Ottoman Empire would not be possible without considering ethnicity or religion (or simply diversity of identities), due to political viewpoints this issue have been ignored by historians of Ottoman Empire. Such a ignoring viewpoint is the result of defining the 'state' as the subject of architectural production –through Hassa Mimarlığı-, but when actors of this production are defined as all the actors who take apart in this production process then ethnicity, religious, identity, etc. have to be taken in consideration. Multicultural nature of Ottoman Empire is quite different than as the term 'multicultural' denotes today as it is in New York or London, instead there were societies not interacting -not totally isolated but still in a closed environment- (Tanyeli, 2010).

As Tanyeli (2010) points out, population changes of migration is evident in the emergence of architecture in Fener Balat districts. And it is possible to trace different developments for Fener and Balat districts.

It is known that Istanbul as a commercial center had housed Genoese, Venetian, etc. colonies as well as east Mediterranean societies. After the *conquest* of Constantinople, for the Sultan Mehmet such a feature had become more important and he had paid attention to settlement of different ethnic groups to different locations (Akın, 1993). Among them Balat was known to be a Jew district whereas Fener to be a Rum District.

With the Ottoman Empire's getting hold of the city, aristocrats of Byzantion who had lived in Fener emigrated and with the decleration of 'freedom of religion' (*din serbestisi*) –which aimed to bring former owners of the city back to where they belong as a part of political principle that is to reach previous multicultural nature of the city- , aristocrat society of who once had emigrated had remigrated and settled down to Fener (Akın, 1994). With the transfer of Patriarchate to Fener -to its current building which is also known as '*Burç Church'* and recorded to be used as Women Monastery- during the period of Patriarch II. Mattihaios (1595-1602) had made Fener gain much more importance for Roum society (Sezer & Özyalçıner, 2010).

Balat on the other had been a important district for the Jewish community of İstanbul. After the *Conquest,* up to almost 100 poor Jewish families had been brought to İstanbul from Macedonia to become the first inhabitants in Balat. In 1492, Jews in Spain, who had been forced to emigrate, had been accepted by Ottoman Empire to settle again in Balat. In addition, in 1497 Jewish communities immigrating from Portugal and Italy had settled in Balat and here they had built Geruş, Neva Şalom, Messina and Mentios synagogues. Balat became a center for Jewish community through both immigrations from foreign countries and escapors of fires in other districts (Akın, 1994).

Name of Balat was called 'Palation' which means 'palace' in Greek. In some sources it is stated that name of 'Balat Gate' was 'Vasiliki Pili' –which means 'sultan gate'- before 1453, Conquest of Istanbul therefore it is understood that Balat Gate was used for entering of Emperors arriving through sea transportation (Akın, 1994).

With the dense settlement increased after Ottoman rule, both districts had suffered from continous fires started and spread easily due to woodenframe structures in Fener and Balat (Deleon, 1991). According to Deleon's (1991) descriptions of these fires, it can be understood that fires have always been a problem for these neighborhoods(**Table 1**).

Table 1: Fires in Fener and Balat Districts (Deleon, 1991)

FIRES IN BALAT DISTRICT		FIRES IN FENER DISTRICT	
Year	**Effect of the Fire**	**Year**	**Effect of the Fire**
1510	800 shops were burnt down.	**1669**	Fire started from Fener Gate and burnt many houses down.
1639	Fire started outside Balat Gate but spread fast due to north-east wind and penetrated into Balat. Fire extended from Balat Gate to Fener Gate and burnt the whole district.	**1679**	1500 houses were burnt down.
1692	Fire started from cotton fluffer near Balat Mosque and 1500 houses and shop burnt down.	**1782**	5 fires were seen in 1782. Many houses were burnt down.
1721	Fire started from a tailor's shop and spread fast to attached wooden buildings. 100 houses, 120 shops, 4 tan yards, 7 ovens, 7 mills, Çavuş masjid and madrasa were burnt down.	**1784**	Fire started in Kiremit neighborhood and 5000 houses, 2 Greek churches and almost whole Fener district were burnt down.
1729	Fire started outside Balat Gate and spreading fast expanded to area between Edirnekapı-Zincirlikuyu.	**1808**	Fire started in a bar 'meyhane' in Fener Gate and buildings in İskele Square were burnt.
1746	Fire started inside Balat Gate and many shops and houses were burnt down.	**1856**	200 buildings were burnt down in Abdi Subaşı and Cafer Subaşı neighborhoods.
1782	Two day long fire burnt burnt 7000 buildings down.	**1860**	100 buildings were burnt down in Kiremit neighborhood.
1812	Fire started in a house in Balat ve surrounded in and outside Balat. Burning Ayvansaray down, expanded towards Eyüp and taken under control near Eyüp.	**1876**	2 fires were seen in 1876. First one in Kiremit neighborhood burning 35 houses and second one in Abdi Subaşı and Cafer Subaşı neighborhoods burning 67 buildings.
1828	Burnt many houses down.	**1885**	51 buildings were burnt down in Fener Gate.
1866	Fire started inside city walls and burnt 500 houses.		
1867	Fire started outside city walls and burnt 118 buildings.		
1874	27 shops, 7 houses, 1 synagogue and 1 library were burnt down.		
1877	121 buildings were burnt.		
1890	70 houses, 35 shops and 1 mosque were burnt down.		
1892	60 houses were burnt in Balat Karabaş neighborhood.		
1896	45 houses were burnt in Karabaş neighborhood.		
1911	334 houses were burnt down.		
1912	27 houses were burnt down.		

Inhabitants of Istanbul had long suffered from fires; desperation and unability to cope with the fires had been significant even in contemporary novels; as in Orhan Pamuk's 'Benim Adım Kırmızı' ('My Name is Red') which the setting is the changing atmosphere of late 16th century one of the pratogonists says; "Is there a neighborhood in Istanbul that hasn't been burned to the ground at least once every twenty years that we might expect such a book to survive?" (Pamuk, 1998).

Besides continuous fires city has suffered from earthquakes which were also another disaster continously affected the city. The timber-framed construction system was more common due to their strength against earthquakes thus timber frame structures had been commonly used rather than masonry structures. After the earthquake of 1509, a number of earthquakes affecting I˙stanbul and its vicinity took place in the years 1659, 1719, 1754, 1766, 1863 and 1894 (Şahin Güçhan N. , 2007).

With the Tanzimat Charter (as will be discussed in 2.2.3.) wooden frame structures had been prohibited due to fires but with the 1894 earthquake İstanbul experienced another suffer from earthquakes:

"Earthquake had happened at 12.24 p.m. on July 10, 1894. Shake had been felt from Yanya, Crete, Greece, Konya and Anataloia. In Istanbul 474 people died, 387 durable building and 1087 residents, 299 shops had huge damages. These numbers are only detected numbers and it is highly possible that number of deads and injured ones were higher because it is known that there were also deads in Yalova" (Sezer H. , 1996).

Şahin Güçhan (2007) states that during 1894 earthquake:

"-damages and destructions of masonry buildings,

-The most damaged/destroyed sections of the houses were the parts built in masonry such as fire walls, service walls, courtyard walls, chimneys, etc.

-In most buildings, the upper storeys or the roofs had collapsed or were destroyed".

2.2.3. New Policies, New Urban Forms: From 1839 To 1923

Tanzimat Charter which was declared to public on November 3, 1839 was the result of westernization policies of Sultan Abdülmecid's period. Reflections of Tanzimat Charter on physical environment had revealed itself in urban fabric on larger scale and in architecture on smaller scale. These reflections had come to being by transformation of image of Ottoman city into a more cosmopolitan and Western image. These transformation is reflected on two sides of Golden Horn as well but however developed differently in terms of conditions that had led to formation of urban fabric: on Galata Shores, fires constituted a secondary importance in the reshaping of the urban fabric; Galata's raising popularity and the physical expansion as a subsequence, being an attraction point was the main issue that required a new urban planning for the area. Historic peninsula on the other hand was exposed to large fires due to dense and wooden residential fabric of the area and thus the area had become an experimentation site for the Western urban planning implementation (Çelik, 1986).

Such a renewal of complete urban fabric was a part of Tanzimat's reform movement. Basis of such a reform movement in urban fabric was founded admiration of the bureaucrats of the period to the Western type of urban planning; Mustafa Reşit Paşa who was one of the authors of Tanzimat Charter, had developed this admiration during his commissioned trips to cities like Paris, Vienne and London and he had promoted a more scientific urban planning understanding which would suggest orthogonal street pattern fitting to geometric/mathematical rules. In order to prevent fires, he was advocating that such a renewal of urban pattern was necessary as well as renewal of construction system of the existing building stock; masonry buildings instead of timber frame construction should had been constructed. Following the declaration of Tanzimat Charter, Mustafa Reşit Paşa's new plan had begun to be implemented and a German engineer, Helmuth von Moltke (**Figure 22**) had been commissioned to regulate İstanbul's street pattern. First thing that Moltke had done was creating the map of İstanbul (Çelik, 1986).

Moltke's project had not been implemented but as Mustafa Reşit Paşa had advocated, Moltke also had suggested straight wide artery roads generated in accordance with geometrical/mathematical rules, "kavaid-I hendese", –which means perpendicularly intersecting

streets leading a grid plan-, construction of buildings fire resisting masonry buildings. Moltke categorized streets into three groups according to their widths. Such a categorization had been embraced by the following declarations come with Tanzimat Declaration (Çelik, 1986).

Figure 22: Helmuth von Moltke's Istanbul map, 1839

Although Moltke's plan represents many building blocks as a single building block in and almost the whole area of Fener Balat Districts had been regenerated in a grid plan since Moltke's plan (**Figure 23**), it is possible to juxtapose Moltke's map with present base map by detecting some traces that had survived to our day. (**Figure 24**). Monumental buildings -such as Yavuz Selim Mosque depicted in Map4- and city walls can be accepted as those traces. It can be seen that there had been a building stock outside city walls and against the present grid planning, organic street pattern in this area is significant. All the shoreline and its hinterland is completely changed vie filling-ins of the sea. It is also significant that although it is not possible to capture any trace of the street pattern that Moltke indicated for Fener Balat region, juxtaposition of three streets reveals that as width of them may not be the same, traces of their forms can be captured in Moltke's map. These streets are –with their current naming- Dr. Sadık Ahmet Street, which runs along adjacent to the Patriarchate in Fener, Dremen Street and Ayvansaray Street which is the line constituting the shoreline in Moltke's map and today carries a hevy taffic load leading to Fatih Sultan Mehmet Bridge.

Figure 23: Fener and Balat region in Moltke's Map, 1839

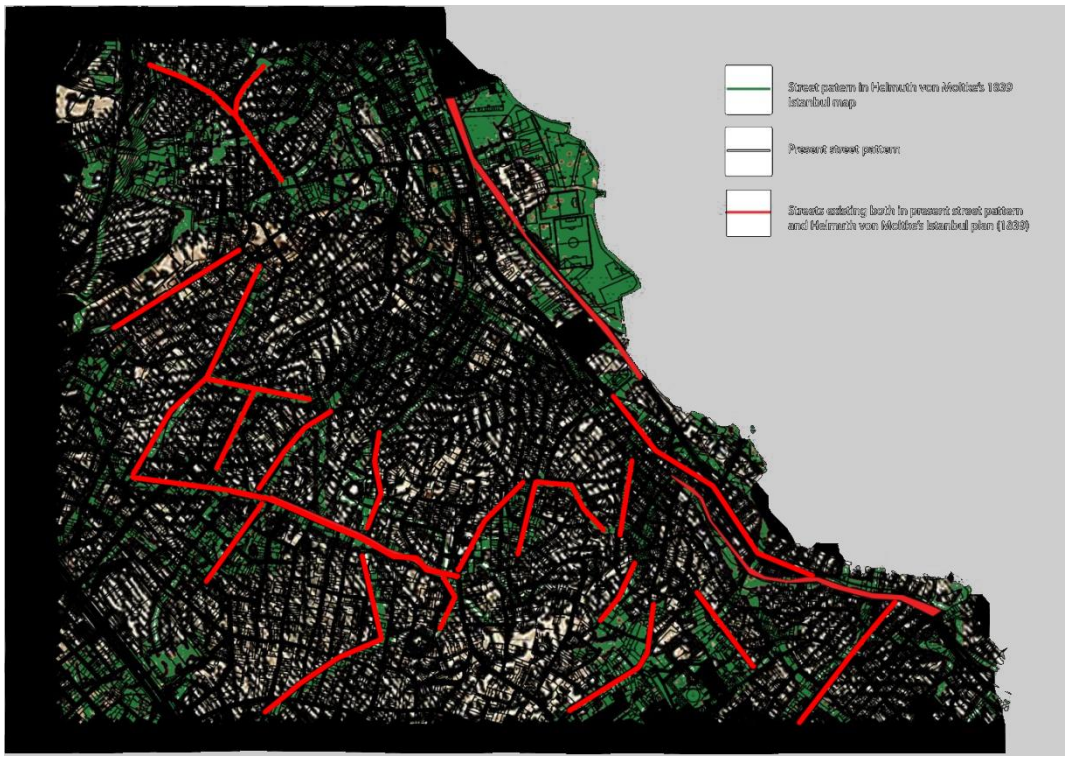


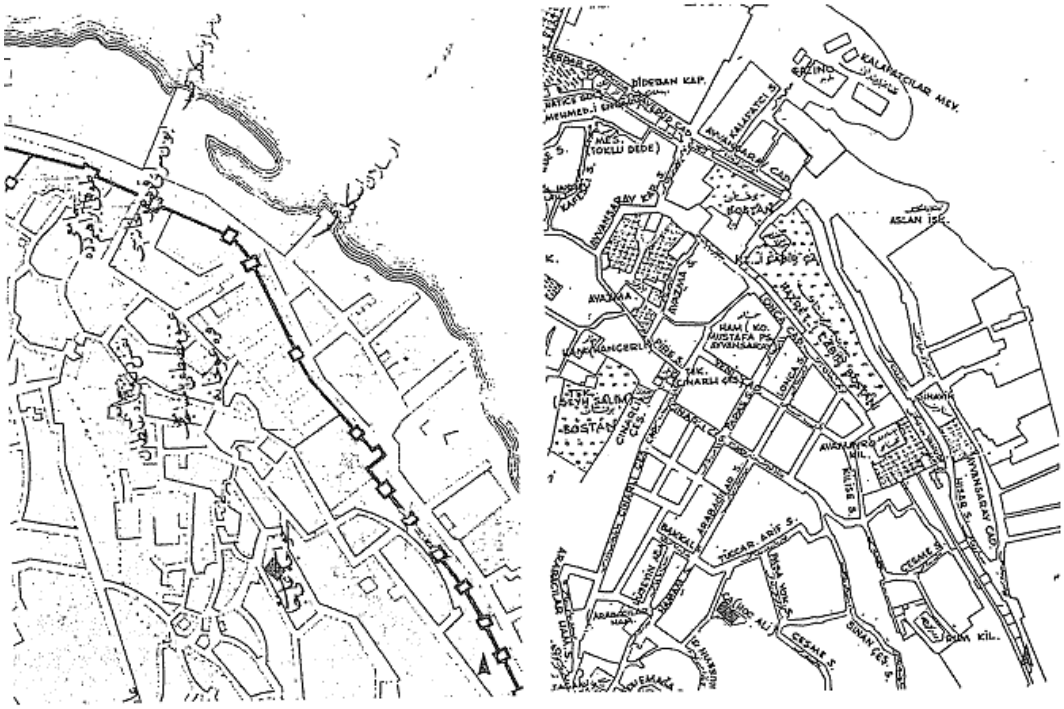
Figure 24: Juxtaposition of Moltke's 1839 Istanbul map with current situation (Digitally manipulated by Dinler, M.)

First regulation on urban planning activities was launched in 1848 and followed by 1858, 1863, 1875, 1877 and lastly in 1882 regulations (Ebniye Nizamnameleri). These six regulations were basically aiming to fix same issues; classification of streets according to their widths, lighting

situations and density. Different street widths had been established for different street types as ‘ordinary avenues (büyük caddeler)’, ‘main avenues (adi caddeler)’ and ‘other streets (sair sokaklar)’. Through regulations and construction facilities right after such as re-parceling of burnt down areas, reconstruction of the streets and buildings adjacent to streets as well (Çelik, 1986).

As wooden building stock of the city had already created the danger of fire, increase in population and construction facilities had increased the fires as well. Although fires had not mentioned by court historians in the first 180 years under the ruling of Ottoman Empire, it is known city had suffered from fires long enough (Çelik, 1986) (**Table 1**).

Çelik (1986) underlines that newly planned districts differed from each other according to extent of the fire, topography and location of the districts. If the burnt district was large and prestigious, reconstruction of the site had become a renovation project by its own. If there were a monumental building or a commercial activity on the site, then these features would lead the construction of a large street passing through district. However if the fire did not burnt a huge area but effected a smaller area, transformation had happened differently; The area were not planned as a part of an integral urban plan but rather remained as small regular grids within an organic texture. So, through the six regulations on urban planning activities, two different attitudes had emerged; one was prestigious renewal projects of valuable sites burnt down with large fires and the other was regulation of neighborhoods after relatively small scale fires. Çelik (1986) gives reconstruction of Ayvansaray as an example to small scaled rearrangements of burnt neighborhoods (**Figure 25**).



34. Plan of Ayvansaray, circa 1850

35. Plan of Ayvansaray, circa 1870

Figure 25: Çelik's (1986) comparison of Ayvansaray before and after fires

Although Fener and Balat districts had housed important monumental buildings, they were – especially Balat- not very prestigious neighborhoods of their periods.

According to R. Ekrem Koçu (1960) Balat had been a foul and dirty place until second half of 19th century; sewages of neighborhood would be collected in an area and would flow into the sea passing through Balat district. This situation has been continued until 1890s and the sediment

had covered the bottom of Golden Horn. In order to be able to overcome this issue, this waste has been covered with a pier constructed over piers paled into the water (Ekrem Koçu, 1960).

Akın (1993) underlines that depiction of Balat district in the second half of 19th century pictures a district that is very bad-looking, smelly and non-maintained. Newspapers of those years narrate epidemic diseases and deaths. In this period there had emerged organizations to exhilarate this unhealthy, poor environment. Barges that had loaded the wastes and the garbage of the ships in order to empty out to open seas had waited in Balat shores. These barges had used to wait on the quay until they are fully loaded, therefore bad smell and flies had spread to whole district. Besides in 1890s, Balat sewers had reached to sea passing through whole settlement like a stream overflowing sometimes. It is recorded that there had been applications to government to get these sewers cleaned (Akın, 1993).

Although Ayvansaray and Balat districts are adjacent districts, it is not clear whether transformation of these districts had emerged similarly; such a questioning can be done on the maps of Alman Mavileri[6] (**Figure 26**).

When grid-iron pattern of Fener, Balat and the grid-iron pattern showed in Çelik (1986)'s example for Ayvansaray districts are highlighted, it can be seen that urban re-planning of these districts was to a similar extent; these neighboring districts were not a part of integral planning project but outcome of small scale fire that had led to patchy meshes in an organic urban texture. So it is seen that Fener and Balat districts had been regulated through a similar process as to Ayvansaray (Figure 27).

Figure 26: Fener, Balat and Ayvansaray districts in Alman Mavileri (1913-14)

[6] Alman Mavileri was commissioned by Ottoman Empire during Balkan Wars in 1913-1914 by creating external sources and prepared in Germany. These maps are important due to two significant features; firstly they were prepared in order to get a base map for the following maps that are planned to be prepared and secondly they were the first maps prepared with a referential system; which means that reference points are known with their three coordinates; latitude, longitude and elevation from sea level. Such a system results with a more accurate mapping; therefore it makes it easier and more precise to compare current maps (Güvenç, 2008).

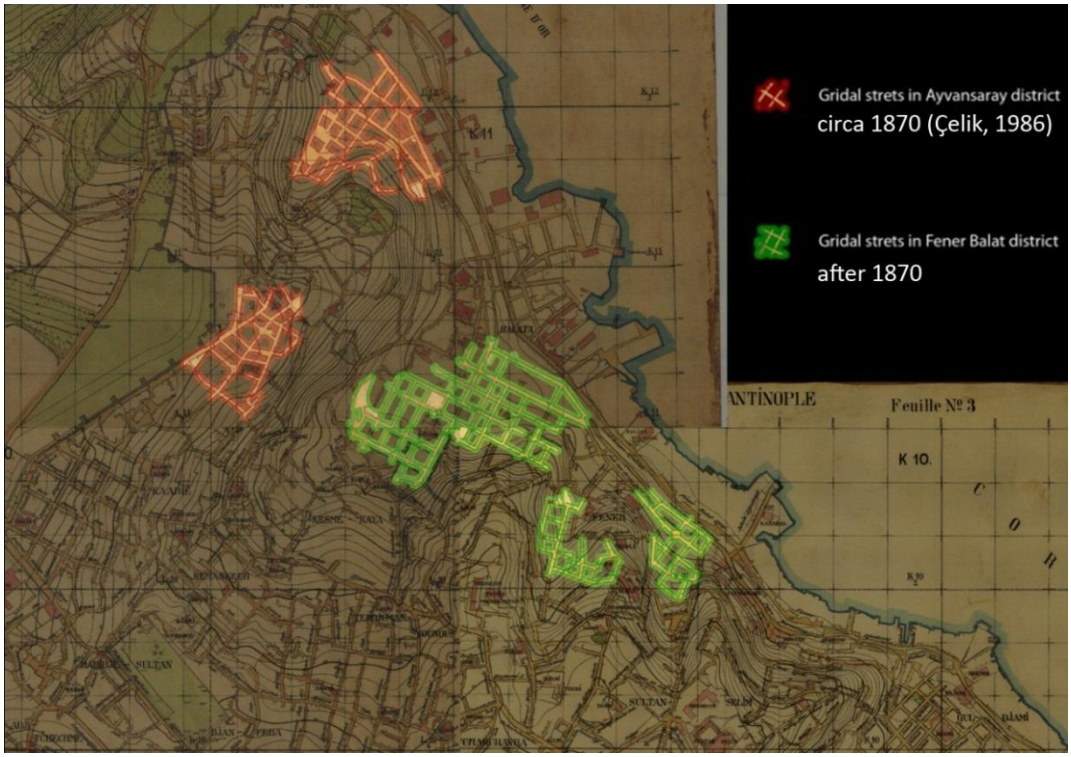


Figure 27: Gridal textures of Fener, Balat and Ayvansaray districts (Digitally manipulated by Dinler, M.)

Balat, living its most prestigious period in 17th century, has lost its importance in 18th and 19th centuries due to lessening of commercial activities in Golden Horn shores (Figure 28), 1894 earthquake, continuous fires and attraction of other districts like Hasköy, Ortaköy, Kuzguncuk and particularly Pera and Galata. Increase in the industrial buildings settled on Golden Horn shores on the second half of 19th century had also become significant in Balat's losing importance. With the changes in sea trade in 1840s, wooden trade ports, depots, shops and khans around Balat shores had lost their significance. Until 1838, Balat Port was located in a safe harbor but with open sewages had been disposed to Balat shores until 1890. While these open sewages were enclosed, the shore line had been changed by wooden piles used for covering sewage system. It is also known that debris and rubles of 1894 fire had been used to fill the shore. Balat Gate has also destructed in 1894 earthquake and remains of it had been removed for enlarging the street (Akın, 1994).

Figure 28: Sultan Abdülhamid II.'s Archive, Fener in second half of 19th century

Fener has always been an important religious center for Rum society; as The Patriarchate has been located to its current place, Ayios Yeoryios Church in 1601; since then Fener has been internationally important as well. Before 1601, Patriarchate was housed in Havariyun Church (where Fatih Mosque stands now) until 1456, in Pammakaristos Church (Fethiye Mosque) between 1456 and 1586, then in Panayia Vahsarai in Fener, in Ayios Demetrios Church until 1597. Fener and its environment was mostly inhabited by Rums (including a small population of wealthy Jews). Fener Rums either were given position in state for translation purposes or active in trade thus they were wealthy. They were an elite society taking part in economic and social life of the city. They moved to different parts of city in the second half of 19th century. In 18th and 19th century along the Fener coasts, there were seashore houses (*yalı*) of Rum families and owners of these propoerties were enlisted in *Bostancıbaşı Defterleri*. Until the second half of 19th century, Fener have survived not being exposed to much change even though there were continous fires and earthquakes. However 1914 fire had an significant effect and street level had rised about 1.50 meter (Akın, 1994).

2.2.4. Emergence of an Industrial Zone: From 1923 To 1984

As buildings stock in historic peninsula and Fener-Balat districts (Figure 31) have been turned into mainly masonry structures in the second half of 19th century, in the beginning of 20th century city was struggling from disasters, rapid migration. Besides, city was invaded between 1918 and 1923. People of Istanbul were passing through tough times. When the invasion has ended on October 6, 1923, new capital of Republic was selected as Ankara on October 13, 1923. As the public buildings are moved to Ankara, many public buildings in Istanbul have lost their function and become useless (T.C. İBB Etüd ve Daireler Başkanlığı, 2010).

New planning facilities started in 1930s were aiming to rehabilitate Istanbul with minimum intervention. To start these facilities, in 1936 Henri Proust had been invited to Istanbul for preparing the new city plan. Proust prepared a plan based on Master Plan and his plan included important functional land use decisions as well as urban development projects (Bilsel, 2010).

Among his decision the one most related with the Fener and Balat districts is that to collecting industry on Golden Horn shores. Golden Horn shores already had some industrial buildings however with the Proust Plan, initially state factories and then private factories settled (Akın, 1994)

Rums had an important role in the social life, public houses established in Fener continued launching events until 1950s, associations like Ksiroksini, Fliptolos organized event for public benefits like helping poor people or supporting educational institutions in Fener. Until mid-1940s, Fener has been known or its *meyhane*s (bars). Amon them the most famous one, Fener İskele Gazinosu was located nearby the Fener Port. As the coastal band in Fener had been filled with industrial buildings, Roum community has been replaced with immigrants of rural parts of Turkey. Balat has also been chosen as the new settlement of immigrants due to closeness to central location for job opportunities and low rents. With the foundation of Israel in 1948, most of the Jew population in Balat has emigrated Israel (Akın, 1994).

Another important event that led to removal of Rum and Jew population from Fener and Balat districts was September 6-7 events; on September 6-7, 1955 the rumor that Atatürk's house had been bombed had spread and provocation of mass media and public officers had triggered public lynching of minorities (**Figure 29**). As a result most of the minority groups living in Turkey have left their countries (Güven, 2005).

Figure 29: September 6-7, 1955 events (http://www.istanbulrumazinligi.com)

Historic peninsula had mostly had buildings of wooden frame structures until the late in Ottoman period but in 1950s reinforced concrete had replaced wooden frame structures. Proliferation of reinforced concrete and change in public taste, owners of wooden houses had moved to more developed districts and wooden houses were either sold or rent to poor people (T.C. İBB Etüd ve Daireler Başkanlığı, 2010).

Beginning with the second half of 19th century, Golden Horn shores were already occupied by small sized industrial buildings. These buildings were private and public buildings. As the 1894 earthquake has given significant damage to the existing building stock, Istanbul was struggling with recovering from this earthquake. As the construction facilities have shifted its center to Ankara, the new capital of Republic, all construction works had been suspended in Istanbul. In addition suffering from fires and earthquakes, the image of Istanbul that is densely populated and uniformly urbanized –as it was in 15th and 16th centuries- have changed, Istanbul became an abandoned city in 1930s. It did not only lose its position that is being a capital, but also its inhabitants. Wastelands emerged after fires constituted two third of Istanbul (**Figure 30**) (Altınyıldız, 2007).

Figure 30: Urban terrain abandoned after a fire: the environs of the Sultan Ahmed Mosque in 1928 **(Altınyıldız, 2007)**

Following the implementation of Proust Plan, Golden Horn shores became an industrial zone filled with factories, warehouses, ateliers, etc. Industrialization of the site had come along with huge problems; environmental pollution and poor conditions. And the vast land in historic peninsula of new immigrants from rural parts of Turkey in 1950s and settled in historic neighborhoods. Because rents were low due to low living standards, unmaintained building stock and these neighborhoods were located in a central position within the city. And during 1980s population was geometrically increasing in Istanbul. However, there was no sufficient infrastructure to satisfy the needs of such population (Akın, 1994). As a result in 1980s, Golden Horn was renowned for the industrial and domestic waste poured into Golden Horn water, environmental pollution, dangerous health conditions and poor living standards. Its reputation was based on the bed smell spread from Golden Horn to Istanbul.

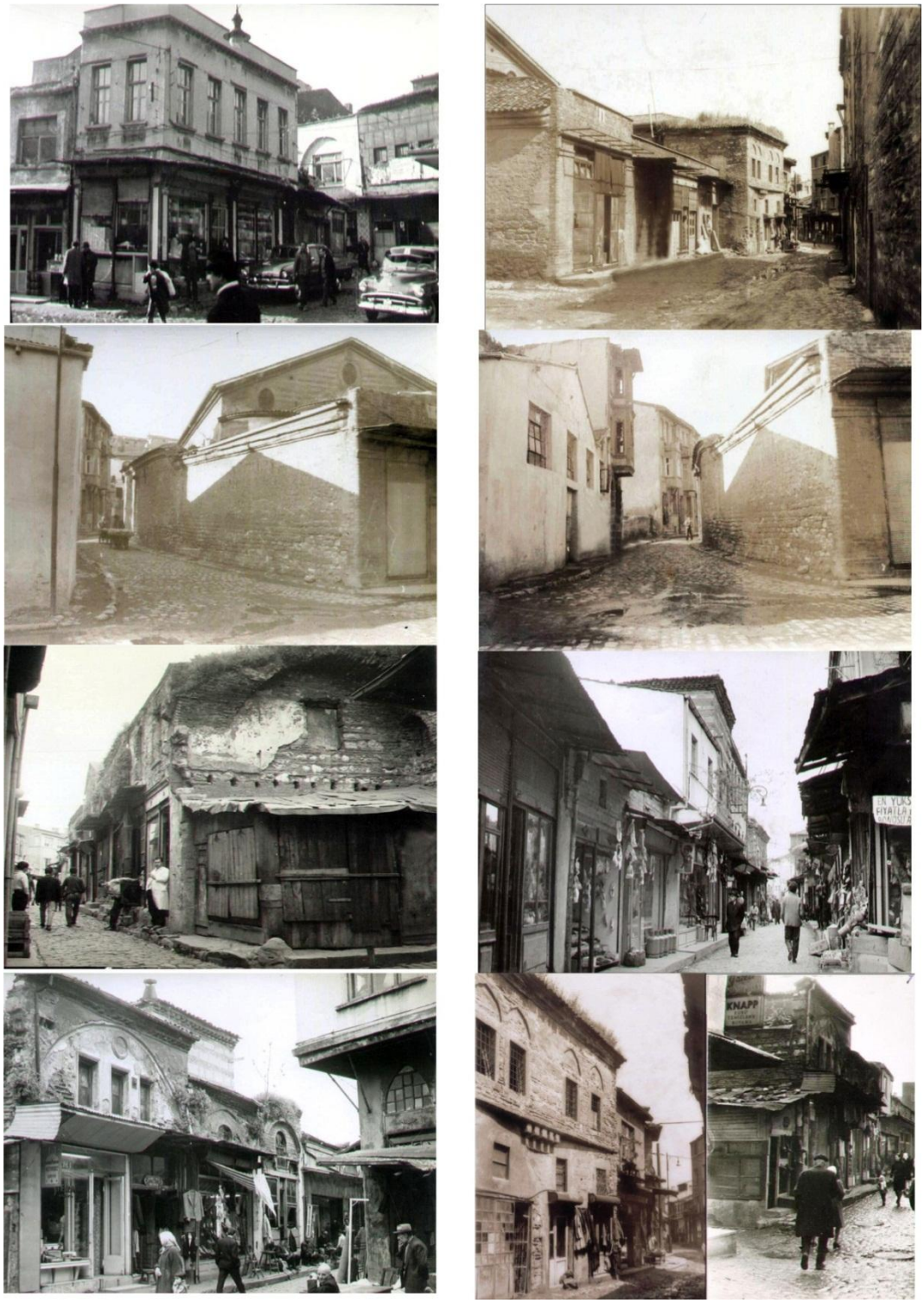


Figure 31: Old photos of Fener and Balat Districts (www.fatihhaber.com)

2.2.5. Successive Projects: From 1984 to 2013

Starting with the second half of 1980s Fener and Balat districts have been exposed to successive projects. These projects were Golden Horn Coastal Rearrangement Project, Fener and Balat Distrcits Rehabilitation Programme and Fener Balat Ayvansaray Urban Renewal Project.

These three projects will be analyzed and discussed in Chapter 3.

CHAPTER 3

URBAN CONSERVATION PROJECTS FOCUSING ON FENER & BALAT DISTRICTS

Fener and Balat districts being located in the historic peninsula of Istanbul had been in the focus of urban projects. Even though conservation of built heritage had not been the main focus of these projects, each project had significant effects on the architectural and urban characteristics of the districts. What makes Fener and Balat districts remarkable is not only the history and significance of the site but also their resemblance of the changing process of urban conservation in Turkey. Analyzing urban projects applied –and being currently applied- in Fener and Balat districts it is possible to trace how urban conservation in Turkey has changed. This change does not only refer to architectural or urban physical features of the built heritage but to perception, conception and management of the heritage.

In this chapter three projects applied following each other in Fener and Balat districts are analyzed in order to be able to exemplify and assess the urban conservation process in Turkey. These three projects are Golden Horn Coastal Rearrangement Project, Balat and Fener Districts Rehabilitation Programme and Fener, Balat and Ayvansaray Urban Renewal Project.

Golden Horn Coastal Rearrangement Project started in 1984. Industrialization, environmental pollution, poor living conditions had always been a problem for Golden Horn beginning from 1940s and rehabilitation of it has been in the focus of promises of local authorities. So it was a big project spreading to a huge area; both sides of Golden Horn and both sides of Alibeyköy and Kağıthane Crooks. Due to size of the project and requirement of big investments for such a big project, it is not possible to date completion of the project. Cleaning of Golden Horn water using Bosporus's water is still in the agenda of current municipality and local bodies (İSKİ). However, removal of industry had been a much quicker process and coastal band in Fener and Balat districts had reached its current position in 1992 by the project.

Rehabilitation of Fener and Balat Districts Programme had emerged as a reaction to this destructive process that Golden Horn Coastal Rearrangement Project had created a coastal green band in Fener and Balat districts by removal of existing building stock in Golden Horn shores. Following Habitat II - the Second United Nations Conference on Human Settlements - in Istanbul in 1992, there raised the quest for a new way of urban conservation: a new model that would prove the academic epitome "future of the historic districts are not stuck between regeneration - that would simply mean demolishing and then reconstructing- and restoration projects on touristic purposes" is not just a dream (Fatih Municipality, 1998). It was this assertion that led the footsteps of Rehabilitation of Fener and Balat Districts Programme. Although start of the project delayed due to several reasons –which will be discussed in details- project started to be implemented in 2003 and ended in 2007. Project area included inner parts of Fener and Balat and did not include the coastal band GHCRP left.

As the Rehabilitation of Fener and Balat Districts Programme was still continuing to be implemented, there had been legal changes in the legislation of Turkey that was crucial for cultural heritage in Turkey (Madran, 2006; Şahin Güçhan & Kurul; 2009). These changes made possible the preparation of a completely new project for these two districts; Fener, Balat and

Ayvansaray Urban Renewal Project. These project deals with the coastal band and the first two rows of building blocks run parallel to green vast band that GHCRP left.

In order to be able to understand how urban conservation approaches on Fener and Balat districts have changed and how it affected the 'conservation' of the site; in the content of this thesis a study area is formed by intersecting the project boundaries of three projects and detailed analysis applied to this study area (**Figure 3**). 'Conservation of the built heritage' is the main focus of this thesis and to understand what is conserved and how it is conserved through projects generated for the site, it is aimed to understand how the area has been reshaped by this projects. In order to achieve this aim each project is analyzed through a set of criteria and these criteria are emphasized with key words (that are underlined) that are:

-**Process of the project**: By 'process' it is meant what was the context that led to emergence of each project. Answers to these questions are searched: "What were the conditions that define the project and what was aimed in that defined context?"

-**Effects of projects on the study**: In order to be able to understand how the built heritage on the site (thus the conservation of the site) is affected by each project, each project is analyzed from following aspects:

-Effects of each project on **Urban Pattern** of the Study Area: To analyze effects of projects on urban pattern, it is tried to understand how figure/ground relation, street silhouette and public open spaces have changed with the projects.

- Effects of each project on **Authenticity** of the Study Area: To analyze effects of projects on authenticity and authentic features in the buildings in the site, implementations of restoration works carried throughout projects are analyzed. Besides for each project it is investigated how much consideration has been given these features; how these features has been defined; what studies had been carried out.

- **Physical/Social Integrity** of the Study Site with its environment: To analyze effects on physical/social integrity of the site, it is studied, what were the gains and lacks of the project and how each project has/has not secured its future. In or der to be able to make such analysis critics, public reactions, objection/law cases against projects are studied.

It is aimed to reveal how each project dealt with the 'conservation of the site' so it would be possible to exemplify the change in approach to built heritage and urban conservation in Turkey for the last 30 years in Turkey (from 1984 to 2013).

3.1. Golden Horn Coastal Rearrangement Project (GHCRP)

3.1.1. Process of an Urban Demolition and 'Cleaning' Project

Condition of Golden Horn Giving Birth to GHCRP

In 18th and 19th century coastal shore of Fener and Balat districts had housed waterfront houses (*yalı)* of famous families of Fener and Balat districts and characteristics and owners of these *yalıs* are enlisted in *Bostancıbaşı Defterleri.* Even though there had been continuous fires in the site that led the emergence of gridal urban pattern, it is seen that especially the area that was adjacent to city walls had survived until second half of 19th century (Akın, 1994) (**Figure 32, Figure 33**). But in 1930s Golden Horn shores were occupied by public and private industrial bodies. So, Henry Proust who prepared the Istanbul Master Plan in 1936-37 choose to pack industrial zone on Golden Horn shores instead of applying his first decision that was rearrangement of industrial zone between Yedikule and Bakırköy that had housed the port for transportation network of sea and railways (Bilsel, 2010).

Prost's Master Plan had changed the characteristic of the site and Golden Horn shores had become intensified with industry, factories, ateliers, etc. Industrialization of the site had come along with huge problems; environmental pollution and poor conditions. These conditions increasingly continued until 1980s. During 1980s Istanbul was struggling through becoming a metropolitan city where population living in the city was geometrically increasing. Along with the industrialization, migration had also worsened the poor conditions of the site. Infrastructure was insufficient and technical/sanitary equipment was not satisfying the need of the increasing population (İBB, 1988).

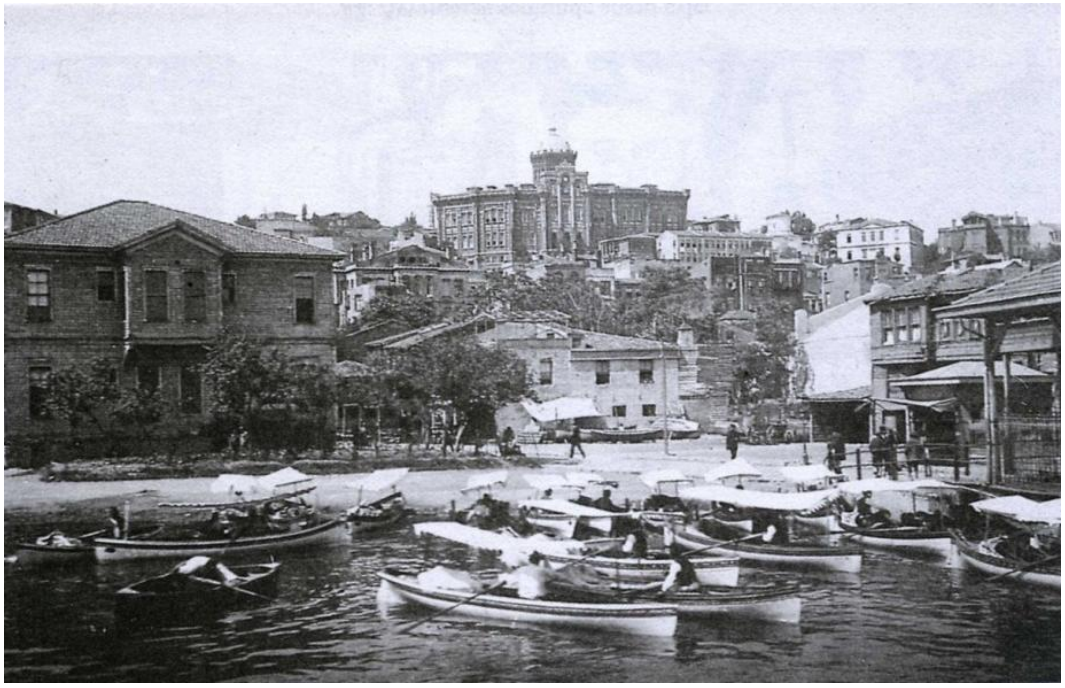


Figure 32: Fener shores in early 20th century **(Deleon, 1991)**.

Figure 33: Fener shores **(www.fenerbalat.org, 2005)**.

Industrialization and migration resulted with environmental pollution and poor living standards in Golden Horn and the site had been famous for the bed smell given off from Golden Horn to Istanbul (**Figure 34, Figure 35**).
The cleaning of the Golden Horn had been the main promises of the local authorities however lack of political will, strong investments, continuity of local bodies postponed the implementation.
The need of cleaning of Golden Horn waters, removal of industry from Golden Horn, improvement of environmental conditions and poor living standards was the main scope of the project.

A New Direction: Urban Projects in İstanbul during 1980s

Military coup in 1980 had resulted with Turkey's heading a new direction. The military coup in 1980 has marked the upheaval of cultural, social and economic life. Emergence of GHCRP had been possible under favour of these changes introduced after military coup.

Due to new economic policies implemented with recommendations of International Monetary Fund after the military coup, İstanbul was benefiting from central state finance more than it never benefitted all through Republican period. Share of municipalities from the state budget had been increased with the aim of creating a new investment center for global capital (Keyder, 1999, pp. 13-16).

Local elections of 1984 started the mayoralty of Bedrettin Dalan who is the leading actor in the GHCRP. His mayoralty benefited from advantages that came with the major structural changes in 80s; the share of Istanbul Metropolitan Municipality from both national budget and local taxes had been increased. It was such milieu that state initiated urban projects had been launched and promoted via mass media (Bezmez, 2009).

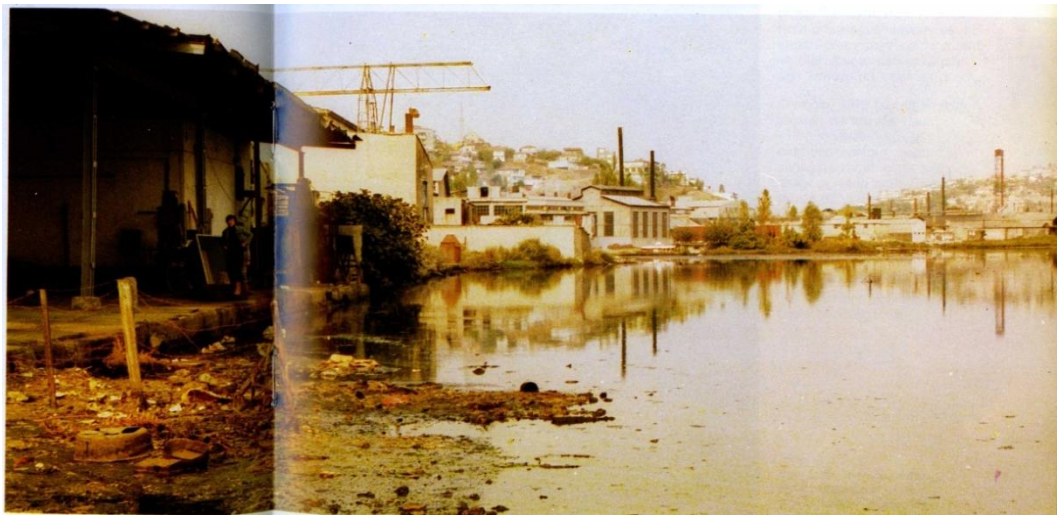


Figure 34: Golden Horn shores before GHCRP **(İBB, 1988)**.

Figure 35: Golden Horn shores before GHCRP (İBB, 1988).

Keyder (2000; 14) points out that new mayor of Istanbul, Dalan, was forcefully introducing urban projects to İstanbul in the base of private investments. Dalan's projects on Istanbul which was exposed to rapid migration were reflecting the dream of transforming Istanbul into a global mega city from a local leading city. A series of urban renewal projects (construction of Tarlabaşı Boulevard [**Figure 36**], GHCRP [**Figure 37**], landfills and constructions of coastal roads on Bosporus shores) that had been forgotten for over 30 years had been brought back into agenda to be implemented: some neighborhoods dating back to 19th century had been demolished (Figure 4); small ateliers who had settled to city center for centuries had been removed. Coastal roads had been constructed in Golden Horn and Bosporus both of which required big scale investments.

These projects are evident in the changes in the characteristics of Fener and Balat districts with the GHCRP.

Role of Political Figures in GHCRP

Along with the economic restructuring of the public bodies to apply liberal economies, a new visual language had also emerged in the changing cultural atmosphere of 1980s. As 'culture' became integrated with the emerging financial policy of the state, public was presented new best-selling magazines and endless amount of images through advertisements. Thus a new public opinion and rhetoric was constructed (Gürbilek, 2009). This rhetoric is evident in the key political figure's press statements that they present the GHCRP.

After the military coup, first mayor of Istanbul was Bedrettin Dalan who won the local elections of 1984. Dalan's public appearance in mass media reveals Gürbilek's (2009) suggestion that a new rhetoric was constructed in the cultural atmosphere of 1980s. Moreover Dalan's later statements also reveal his ambition for the GHCRP.

Dalan's famous statement "Golden Horn will be as blue as my eyes are" is evidence of his ambition for GHCRP. Dalan's later statements also manifest his engagement with Golden Horn. An article of 16.11.1988 newspaper draws a clear picture of role of Dalan in GHCRP (**Figure 38**) "Dalan explained that his statement 'Golden Horn will be as blue as my eyes are' was misunderstood by public and then he added 'Color of Golden Horn will be in an acceptable level even if not as blue as my eyes".

Another newspaper of 17.05.1985 (**Figure 39**) reporting his statement reveals this ambition more clear: "Dalan said: 'If I let down the Golden Horn project, I vanish away from both my people's hearts and political arena.' and then he added 'even conscienceless people cannot stand in front of Golden Horn project. Because the Golden Horn case had already become the common subject of Turkish people and even that of the world. So I am going to finish this holy case with no boredom or desperation.'".

Figure 36: Stills from *Tarlabaşı… Tarlabaşı* **(Etikan, 1986)**

Figure 37: GHCRP **(İBB, 1988)**.

16.11.1984, Milliyet, Sayfa 3

Dalan: "Haliç'in rengi, gözlerimin rengine değil ama, makûl seviyeye ulaşacak"

● Haliç'i kurtarmak için 40 milyar, kanalizasyon sorunu için ise 400 milyar gerekiyor

İSTANBUL Anakent Belediye Başkanı Bedrettin Dalan, "Haliç'in rengi, gözlerimin rengi gibi olacak" sözünün, kamuoyunda yanlış değerlendirildiğini savunarak, "Haliç, gözüm gibi olacak derken, Haliç'e verdiğim kıymeti belirtmek istemiştim. Ama işin içine renk de girince anlam değişti. Haliç, dört yıl, üç ay sonra gözlerimin rengine değil ama, makul bir seviyeye ulaşacaktır" dedi.

Karaköy Rotary Kulübü'nün Pera Palas'taki yemeğinde konuşan Dalan, "İstanbul'un sorunlarının bir değil, en az bin Haliç ettiğini" söyledi. "Bir kanal sorunu var ki, on Haliç ediyor. Haliç'i kurtarma maliyeti 40 milyarken, kanalizasyon sorununu çözümlemek 400 milyara mal olacak" dedi.

Figure 38: Milliyet newspaper, Dalan: "Golden Horn will reach to color not to that of my eyes, but an appropriate level." 16.11.1984

17.05.1985, Milliyet, Sayfa 12

Dalan: "Haliç'i bırakırsam, silinirim"

●Rıhtım inşaatının başlaması nedeniyle yapılan törende konuşan Dalan, "Şimdi Haliç'in önüne vicdansızlar bile çıkamıyor" dedi

İSTİHBARAT SERVİSİ

HALİÇ'te Sütlüce Mezbahası, çevre düzenlemesi ve rıhtım inşaatı dün törenle başladı. Törende konuşan Belediye Başkanı **Bedrettin Dalan, "Haliç işini yarıda bırakırsam hemşerilerimin kalbinden de siyasi sahneden de silinirim"** dedi.

Dalan, konuşmasında, **"Başlangıçta Haliç operasyonuna koordinatör olarak atadığı görevlinin bile inanmadığını"** belirterek, şöyle dedi:

"Şimdi Haliç'in önüne vicdansızlar bile çıkamıyor. Çünkü Haliç konusu artık Türk milletinin ortak konusu ve hatta dünya insanlarının ortak konusu olmuştur. Böylesine bir kutsal işi yılmadan ve usanmadan bitireceğiz."

Törende konuşan Beyoğlu Belediye Başkanı **Haluk Öztürk Atalay** da, **"mavi, gözlerin masmavi"** başlıklı bir şiirle başladı ve **"Haliç' teki Sütlüce Mezbahası'nın bölge gençleri için spor salonu yapılacağını"** söyledi.

Millete maloldu *Sütlüce Mezbahası düzenlemesi ve rıhtım inşaatı töreninde konuşan Belediye Başkanı* ***Bedrettin Dalan, "Haliç konusu millete maloldu. Artık Haliç'in önüne vicdansızlar bile çıkamaz"*** *dedi.*

Figure 39: Milliyet newspaper: 'Dalan: "I get erased if I give up Golden Horn"', 17.05.1985

Emergence of 1984 Master Plan: GHCRP

GHCRP spread to a huge area on the coastal sides of Golden Horn and streamside of Alibeyköy and Kağıthane Crooks (**Figure 41**). In the 1984 Master Plan, Project Area is provisioned to be used as public area such as green area, sightseeing or playgrounds. Besides it is noted down that "Immovable Cultural Assets of this area that has to be preserved according to Legislation No.2863 will be preserved through expropriation by municipality". Very little green areas are indicated in-between Ayvansaray and Eyüp where city walls end. In addition to military zone in Kasımpaşa and Hasköy on the north side of Golden Horn, Eyüp is indicated as conservation zone. It is noteworthy that although historic peninsula of Istanbul was enlisted in World Heritage list in 1985 (**Figure 40**), there is no emphasize on the four sites of peninsula that is succeeded to be enlisted.

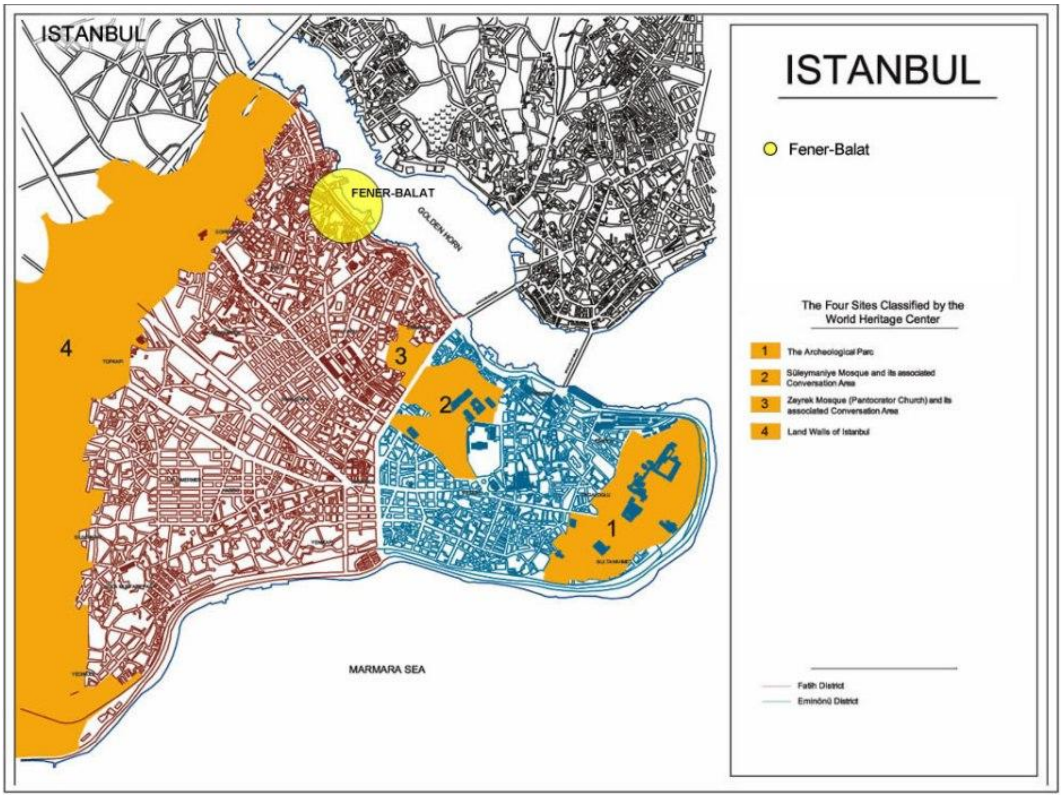


Figure 40: The four sites classified by World Heritage Center **(www.fenerbalat.org, 2005)**

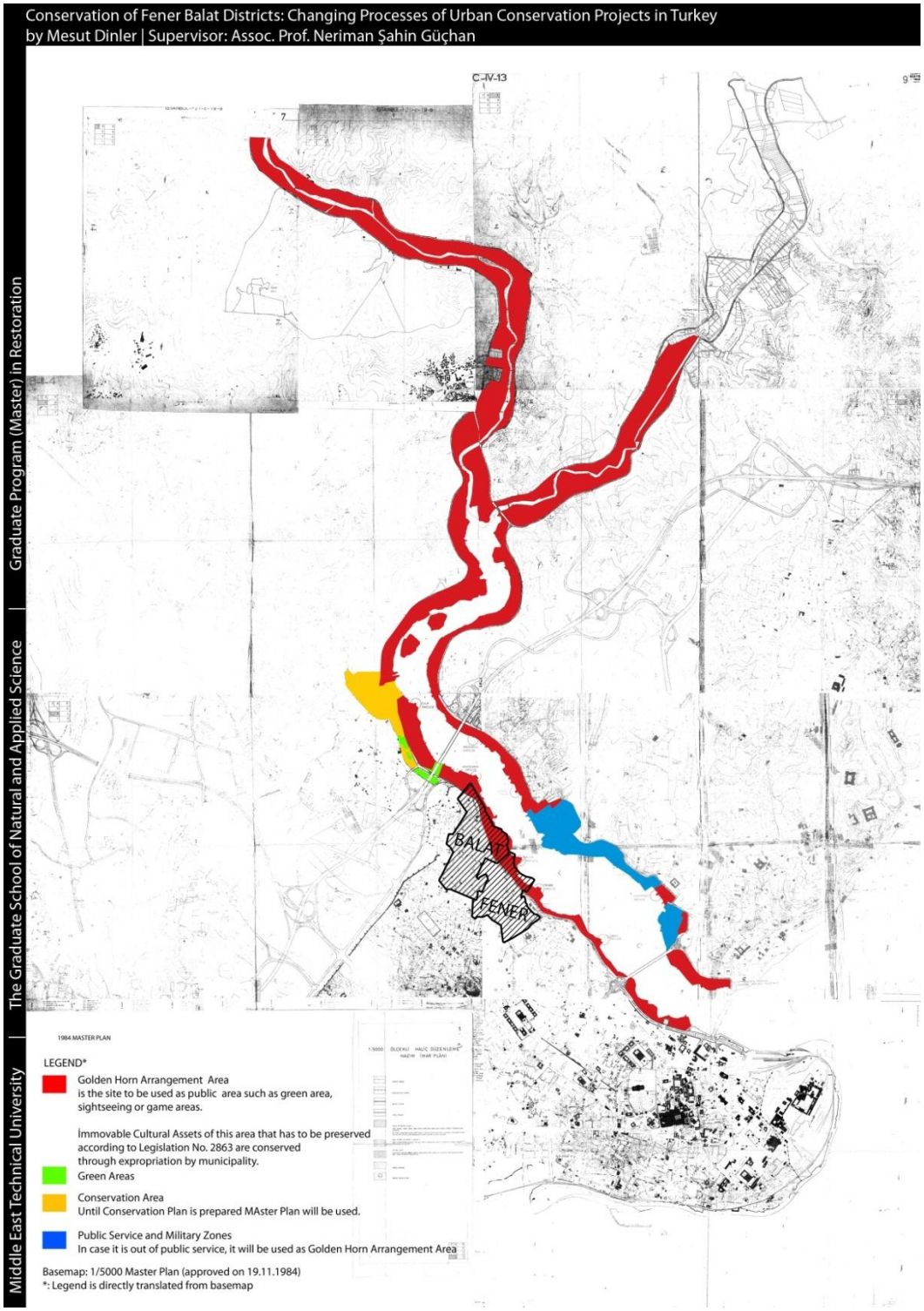


Figure 41: 1984 Master Plan, 1/5000 (Digitally manipulated by Dinler, M.)

Focusing on Fener and Balat districts, coastal band in front of these two districts are only depicted as a part of GHCRP area in 1984 master plan. No green areas or conservation zones are decided on this band.

3.1.2. Effects of GHCRP on the Study Area

3.1.2.1. Effects of GHCRP on Urban Pattern in the Study Area

Understanding the effects of GHCRP on urban characteristic of Fener and Balat districts requires a comparative study; what was the character of the site before the project and to what it turned into after the project. In order to be able to make such comparison, old maps, aerial photos and Master Plans are used as base maps of analysis. Considering the old maps, although there are lots of maps of historic peninsula of Istanbul, Pervititch Maps has a significant place among them. When 1870 fire introduced society the concept of 'insurance', Jacques Pervititch (about whom there is very limited information) was put in charge by Central Office of Turkish Insurance Agents (Türkiye Sigortacılar Daire-I Merkeziyesi) to prepare insurance maps between 1922 and 1945 (Tekeli, 2003). Given the information on function, building storeys, construction technique, building material Pervititch maps is the most comprehensive source on building stock of early 20th century. Considering the level of details denoted in Pervititch maps, it is used as a base map to be able to understand the changes that Golden Horn Coastal Rearrangement Project brings to Fener and Balat districts (**Figure 42**).

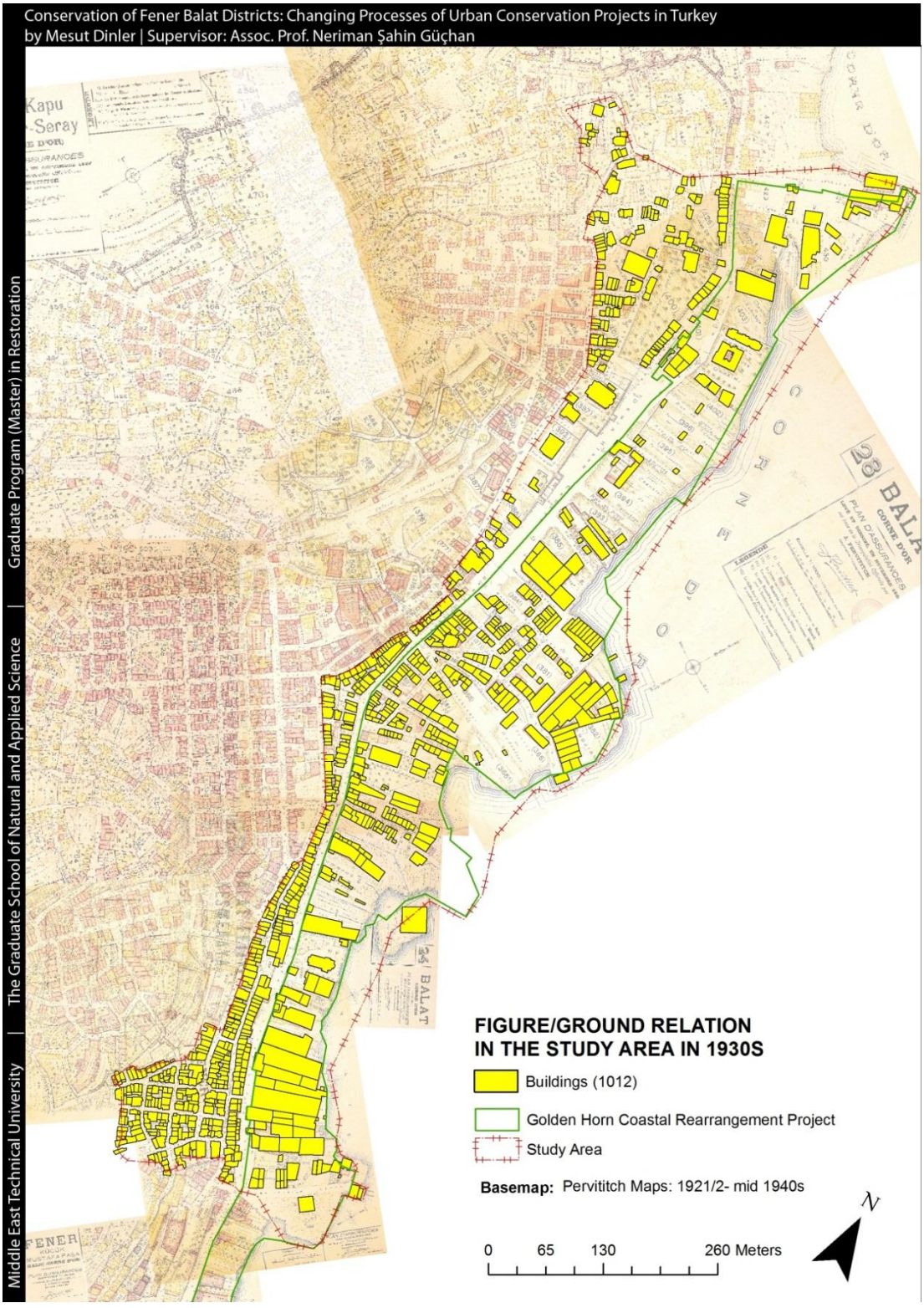


Figure 42: Figure/Ground Relation in Pervititch Maps

As it is seen in the Map 3, compared to current situation of the site (Map1), the coastal band run along the east side of the study area within the boundaries of GHCRP, is filled with buildings of various sizes. This coastal band was filled with various buildings such as *yali* buildings, *meyhane* (bars), small sized ateliers, depots, wooden houses, etc. (Deleon, 1991; Akın, 1994). As the south

side of the study area is occupied by industrial buildings, north side is less dense. It is indicated in the legend of the Pervitich Maps that the the middle area between Halıcıoğlu Sokak and Balat Bereket Sokak, there were houses residential buildings and houses.

Although the majority of the buildings are private there are also public buildings; three ferry ports (Fener, Balat and Ayvansaray), Sveti Stefan Church (Bulgarion Church/Iron Church), Greek Church, Or-Ahayim Jewish Hospital, boat houses (kayıkhane) and a police station are the public buildings. In addition not all the industrial buildings are private but there are also public ones. Tobacco Depot, Is Bankası Depot, Yapı Kredi Depot are examples of public industrial buildings. There are cold water depots, factories, ateliers on the coastal band as well as plants of famous families such as Degirmendjian Plants and Süreyya Paşa Plant. Fener's famous *meyhane*s (bar houses) also resided in the GHCRP area.

Even though construction technique in Fener and Balat districts is mainly stone or brick masonry (**Figure 43**), construction technique of industrial buildings were concrete or timber frame structures. There were vaulted one storey buildings adjacent to factories used as depots.

Residential zone residing in the upper side west GHCRP boundaries consists of stone masonry or timber frame structures. There are three/four storey buildings mainly (**Figure 44**).

Figure 43: Masonry houses of Fener and Balat Districts (Archive of Mimar Sinan Fine Arts University Restoration Department)

In the study area, there are 981 buildings shown in Pervititch Maps and 393 are them resides within boundaries of Golden Horn Coastal Projects. When 1982 aerial photos[7] are juxtaposed with Pervititch Maps to see how urban pattern had changed (**Figure 45**), it is seen that among 981 buildings 872 of them are continued to constitute same building pattern on the same lot whereas 109 of them demolished. In other words, in the study area of the thesis, from 1930s to 1982, %11 of the buildings had been demolished and %88 of them continued to exist. In addition 428 new structures had been constructed in the area.

[7] Since it was not possible to obtain any antecedent map to 1984 Master Plan, 1982 Aerial Photo is used to understand the change in urban pattern from preparation of Pervititch Maps to 1982.

When 1984 Master Plan is juxtaposed with 1982 aerial photo (**Figure 46**) it is seen that 531 out of 872 buildings –that were drawn in Pervititch Maps- have continued to exist with same building pattern on the same lot whereas 341 of them are demolished. In other words, in the study area of the thesis, from 1982 to 1984, %40 of the buildings had been demolished and %60 of them continued to exist. 122 (%28) buildings of 428 buildings constructed after Pervititch Maps and survived until the GHCRP had been continued to exist with same building pattern on the same lot whereas 306 (%72) of them are demolished.

Figure 44: Photographs taken from Registration Documents prepared on 29.09.1980 (Archive of Mimar Sinan Fine Arts University Restoration Department)

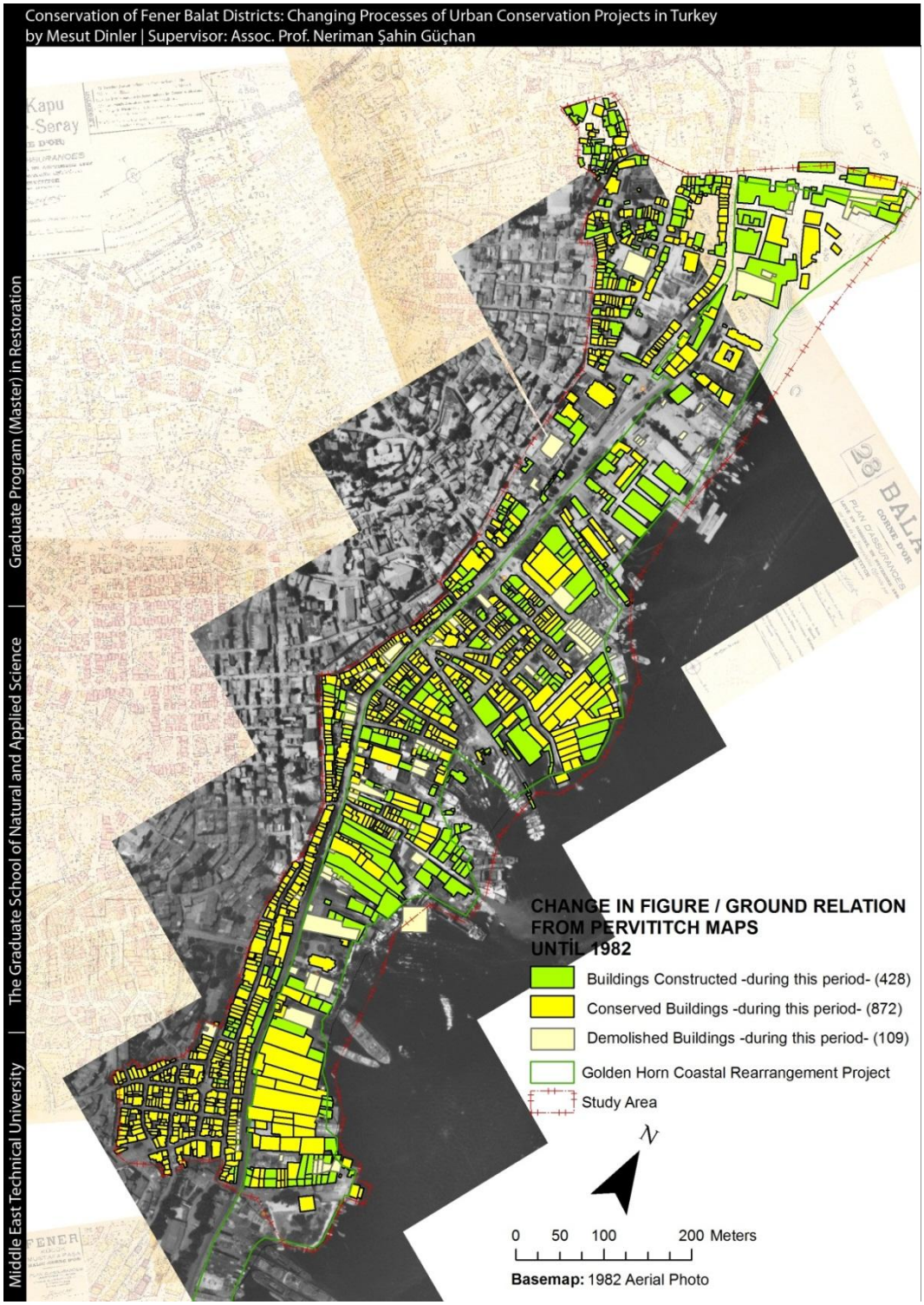


Figure 45: Change in Figure Ground Relations from Pervititch Maps to 1982

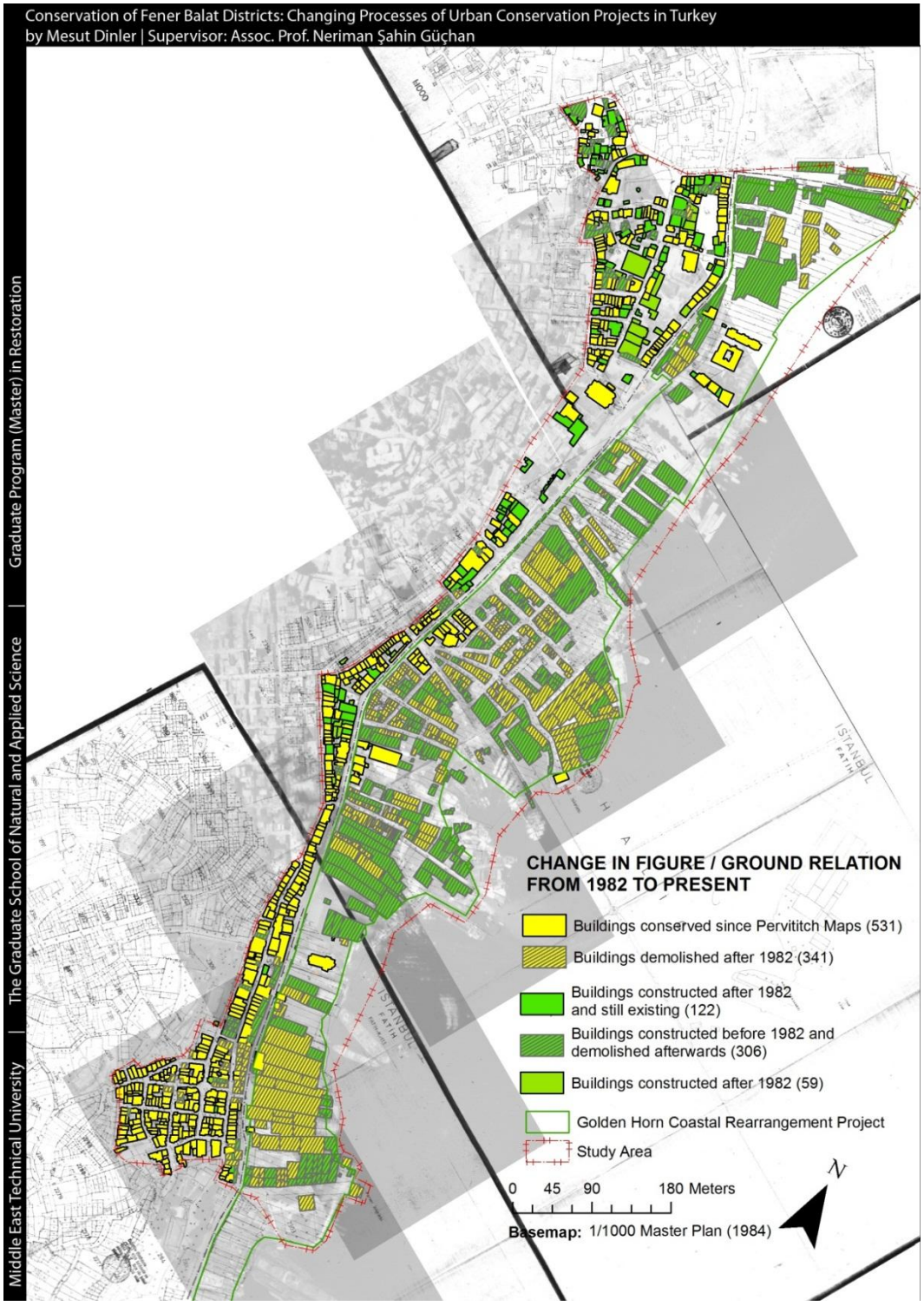


Figure 46: Change in Urban Pattern from 1982 to Completion of GHCRP

To simplify the numbers; in the study area of the thesis, %88 of the buildings depicted in Pervititch Maps survived until 1982 and %60 of the surviving buildings continued to exist GHCRP. However, when boundaries of GHCRP are considered in terms of continuation of the building pattern, there is a completely different situation.

There are 393 buildings drawn in Pervititch Maps and %84 (331 of 393) of these buildings constituted the same building pattern until 1982. As 62 of them had been demolished in the meanwhile 240 new structures are constructed. When Golden Horn Coastal Rearrangement Project was completed only %12 (41 of 331) of the buildings continued the same pattern were standing. Among the 240 new buildings only 4 buildings continued to constitute same pattern.

This suggests that the project area has been demolished almost completely except a few buildings. These buildings are Ferry Ports, Sveti Stefan Church (Bulgarion Church/Iron Church), Or-Ahayim Jewish Hospital, a few stone masonry caulted old depot buildings currently used as Women's Library, Camhane –glass atelier-, mosque and the Greek Church. As it is denoted in the legend of the 1/5000 Master Plan of 1984 that "Immovable Cultural Assets of this area that has to be preserved according to Legislation No.2863 will be preserved through expropriation by municipality" these buildings are not demolished due to their registration status[8].

[8] During the source research any document about registration status of lots within the boundaries of GHCRP area could not be obtained from Fatih Municipality, Istanbul Metropolitan Municipality or Preservation Board No. 4 (that is in charge of historic peninsula). Even though the author was told by Fatih Municipality officials that archive of municipality was given to Ataturk Kitaplığı, the most recent maps in Atatürk Kitaplığı were Pervitich Maps. Due to lack of such official documents, information on registration status of lots within the boundaries of GHCRP area is limited to legend notes.

3.1.2.2. (None)-Concern of Authenticity in GHCRP

Unfortunately it is not possible to discuss whether authentic features in the building stock within the boundaries of GHCRP are preserved or taken into consideration during the process. Thus discussions related to preservation of the built heritage in the project area are reduced to investigation of whether there is continuity of the same building pattern on the same lot.

3.1.2.3. Issues related with Physical and Social Integrity in GHCRP

During second half of 1980s, Pinon (1988) describes İstanbul as a "city of construction yard".

Due to many urban projects initiated at the same time, Istanbul Branch of Chamber of Architects had held a 'General Assembly Emergency Meeting' on June 18-19 1987. This meeting was held with the concern of future of cultural heritage in İstanbul. Agenda was demolition of Tarlabaşı Boulevard in Beyoğlu, development decisions on Bosporus, coastal roads of Bosporus, privatization of Marmara shores through coastal infill and marines, densification of buildings on Marmara Islands (Prince Islands), rearrangement of Galata Bridge, transformation of Taşkışla (used by İstanbul Technical University) into a hotel, rearrangement of public squares, commissioning of an German architect for an olympic village that is planned to be constructed. The Assembly, however, had assessed the Golden Horn Coastal Arrangement Project as "seems to be right with the cleaning implementations" and highlighted their concerns on the risk that coastal band would be used for touristic and commercial purposes (TMMOB, 1987).

Even though Chamber of Architects had not put emphasize on built heritage removed during GHCRP, it is not surprising that they refer to project as a 'right project'. Because when GHCRP had been brought to agenda, Istanbul and particularly Golden Horn was suffering from unhealthy conditions, poor living conditions, bad smell and solid waste deposit. Industrial wastes, domestic waste, solid waste, soils and other materials carried through erosions were creating water pollution and air pollution ratios was far more above the life threatening limits (Tezcan, et al., 1978). However, in the same Assembly Meeting it is noted down that "Conservation Plan should immediately be prepared accordingly with Istanbul Master Plan that is planned to be prepared in order to preserve historic sites such as Beyoğlu, Galata, Süleymaniye, Kumkapı, Fener, Balat that still have the notion of 'urban conservation area'". GHCRP was referred to as a "leading example of unlimited illegal destructions and non-organization". Worry for the possibility of construction of coastal roads on both sides of Golden Horn in the near future had also been highlighted in the meeting (TMMOB, 1987).

However, north side of Golden Horn was free of a coastal road due to military zones interrupting the coastal band. The south side on the other hand, was clearly reflecting the way that Keyder (1999) puts out urban projects of 1980s. Small ateliers had been demolished; coastal roads had been constructed, projects requiring big investments had been brought to life. In Fener and Balat, these actions are completed with a very quick process[9]. Expropriation of the private lands immediately had been followed by demolition. The coastal road running along the south side of Golden Horn had been constructed.

According to Pinon, around the Golden Horn anything from any period had been destructed, old warehouses and factories had been torn down. Rum houses in Fener had either disappeared or left alone on a vast land instead of the streets it had resided. He draws attention the quality of the outcome of the project as well; parks, curvy roads and a few trees had given the old neighborhood a pitiful view. There had been no classification between old mosques, historic neighborhoods and ruined industrial buildings and all of them had been demolished. He compares the coastal band to a cheap carpet (Pinon, 1988).

[9] As the author was reported by an municipality official (who refused to be referred) project was implemented by expropriation of the whole project area by municipality which quickened the implementation process

When the 1984 Master Plan is juxtaposed with Google Earth images (**Figure 49**), it is seen that proposed GHCRP area is turned into a vast green public space. In Fener and Balat districts this space still houses a few buildings mentioned above. Green spaces, sport fields, pathways, public spaces had filled the coastal band. However the coastal road resulted with splitting of public living in neighborhood with the coastal green band introduced with GHCRP.

In September 13, 1996 thirteen municipal staff prepared a 79 paged report entitled *Fener Balat Area Conservation Project*. In this report GHCRP is referred as: "opening these parks to public only had given them a meadow to watch. During the organization process of the project architects did consider neither public needs/social activities nor positive/negative impacts of the project. As a result, many small commercial activities has either reached their minimum or disappeared. In the last years many of the active banks in Balat have been closed. As it may be clearly seen, rearrangement of Golden Horn shores neither rehabilitated these district nor improve the living standards of the public" (Fatih Municipality, 1998). However, the main aim of the project, cleaning of Golden Horn water also could not be achieved and pollution of Golden Horn water is still is a problem taken into agenda of responsible governmental bodies.

GHCRP has left a long and wide coastal green band running along Golden Horn. By constructing new roads between this band and the neighborhoods a connection problem has emerged. Besides, the way that dwellers of historic peninsula used open spaces was not taken into consideration while planning this new 'public space'. Design of the coastal public space was quite problematic; landscape design was regarded 'pitiful' and its benefit to dwellers was concluded as 'a wide meadow to look at' (Akın, 1994; Pinon, 1988; Fatih Municipality, 1998).

Reactions to project was also based on a confusion; people were so sick and tired of environmental pollution and bad smell spreading from Golden Horn that cleaning of Golden Horn seemed a right call (**Figure 47**). Besides, there were many construction facilities (demolition) running on historic environments at the same time thus focus of a public reaction could not be directed to single issue.

Project led to above mentioned situation in Golden Horn and cleaning of Golden Horn –although the environmental condition has been relatively carried to a better level- has not been completed. Since proposed solution was pumping Golden Horn water to Marmara Sea (through filters and collectors), Mayor, Nurettin Sözen has stopped the project claiming the project would foul/ pollute Marmara Sea. So a huge investment and demolition have been done in vain.

During the period of Mayor, R. Tayyip Erdoğan, projects on cleaning of Golden Horn water have been restarted and tons of sediments beneath Golden Horn water have been collected, circulation of water has been tried to achieve by inserting pumps, collectors, etc.

However, project of cleaning of Golden Horn water have never been completed and it is still in the agenda of current responsible governmental body, İSKİ. In this project it is planned to insert a tunneld that would provide water circulation between water of Golden Horn and that of Bosporus (**Figure 48**) (Radikal, 2012).

Figure 47: Golden Horn before GHCRP (www.degisti.com)

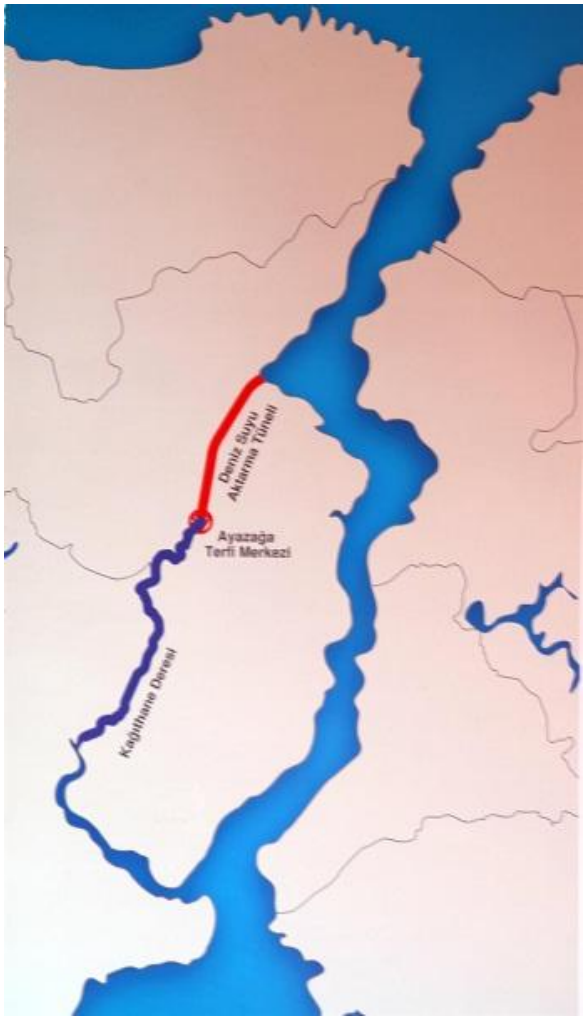


Figure 48: Presentation Golden Horn water cleaning project to public **(Radikal, 2012)**

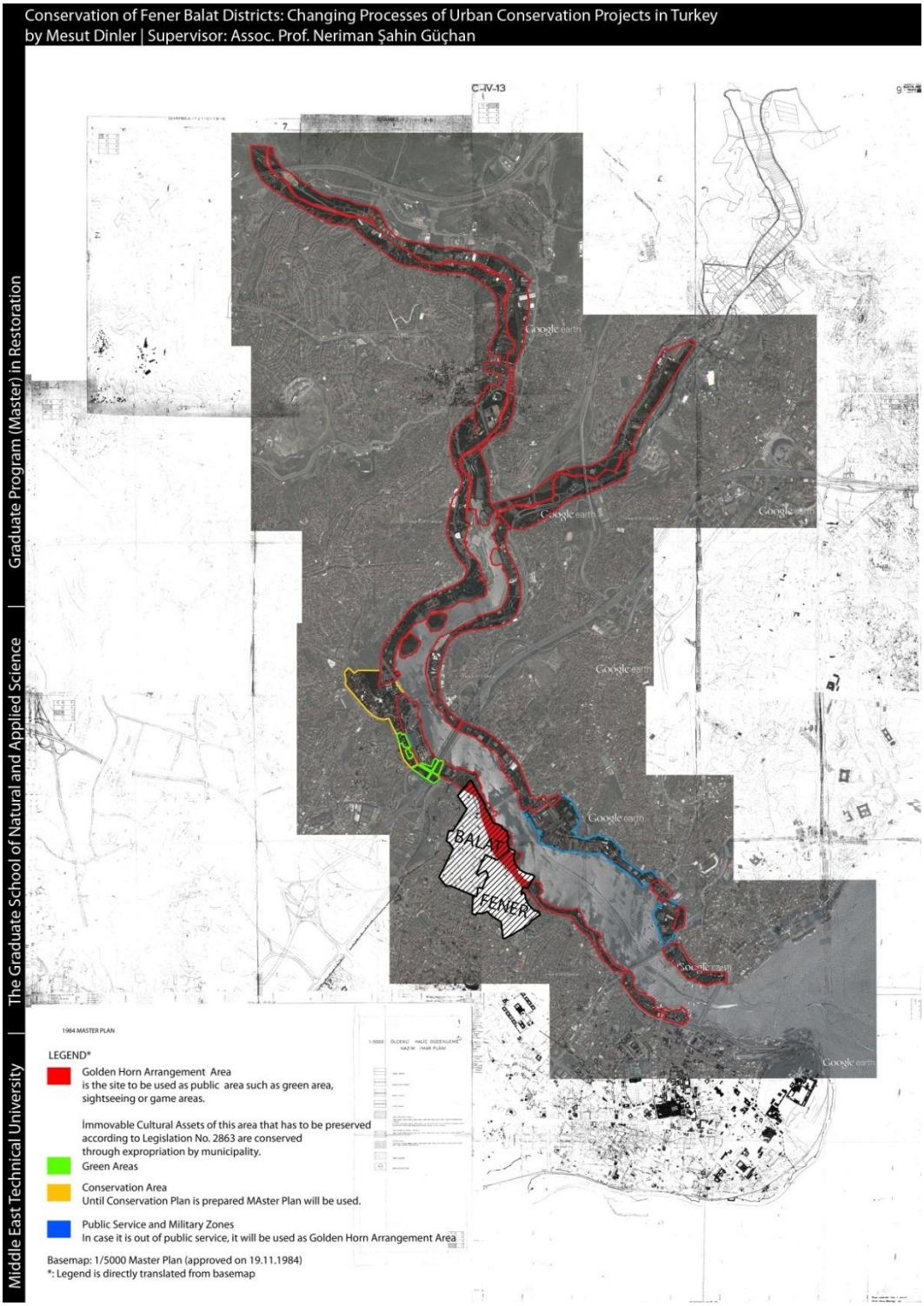


Figure 49: 1984 Master Plan juxtaposed with Google Earth images (Digitally manipulated by Dinler, M)

3.2. Fener and Balat Districts Rehabilitation Programme (FBDRP)

3.2.1. Process of an Urban 'Rehabilitation' Project

Towards a Model in Urban Conservation in Turkey

Istanbul hosted an important meeting on June 3 – 14, 1996; 'Habitat II: Unıted Nations Conference on Human Settlements'. As "Adequate shelter for all" and "Sustainable human settlements development in an urbanizing world" had become two themes addressed in the conference, a world action program had also been declared that would call all stakeholders to take apart. In the program; promises of governments are stated, financial structures are proposed, international cooperation is promoted and finally an application strategy is also proposed. In application strategy it was aimed to achieve these goals; housing for every individual, livable human settlements, participatory planning and gender equality (Habitat II Report, 1996).

As a result of action call of Habitat II there raised the issue of selecting a pilot project that would demonstrate the idea that "the future of the historic core of Istanbul need not be trapped between a touristic restoration or a simplistic and misleading renovation, that there is another solution which would permit the inhabitants of this ancient center, who are of modest means, to preserve their heritage, protect their environment and ensure amelioration of their life styles even with limited assistance" (Altınsay, 2011).

Rehabilitation of Fener and Balat districts came up as a project that would satisfy the needs of the goals described during Habitat II. Selection of Fener and Balat districts is a conscious one, because these districts resembled a "unique architectural and urban quality; orthogonally intersecting geometric roads; harmonic facades; architectural style and features (row buildings with their projections reflecting the together use of brick, stone and timber)" and they present problems listed in Habitat II; "lack of infrastructure, insufficient transportation, closeness to Golden Horn which is almost like an open sewage system collecting the city waste" (Fatih Municipality, 1998).

However, an urban conservation project for Zeyrek had been in the agenda of Fatih Municipality before the selection of Fener and Balat districts. Fatih Municipality had invited UNESCO authorities to Istanbul to give information about Zeyrek Project in order to be able to benefit from EU funds[10]. As it had been acknowledged by invited authorities that UNESCO support is given to masonry structures rather than timber frame ones, scope of the project had shifted to Fener and Balat districts instead of Zeyrek that housed significant traditional timber frame structures. However there were some opinions/doubts on that Fener and Balat districts were chosen for the Program because the existence of the Patriarchate in Fener would ease the EU fund (Evci, 2009).

Even though EU funds for Turkey was restricted with Humanitarian Aids only, the aim of project to improve social conditions of inhabitants of Fener and Balat districts had enabled the funding (Evci, 2009).

Besides being a pilot project that would be a model for urban conservation in Turkey, FBDRP has also marked a milestone in the conservation history of Turkey as well; it was the first urban conservation project taken into agenda of local authorities after Istanbul's being enlisted in the World Heritage List in 1985.

To answer the needs of such a project described within the framework -quoted above-, Fatih Municipality had launched coordination meetings with local and foreign experts, experts from

[10] Financial aid of UNESCO supported projects are provided through EU funds (Evci, 2009).

Municipality and UNESCO World Heritage Center Coordination Agency in order to prepare a feasibility study to determine the extent and the methodology of the project. The study lasted a year and was financed by European Union; conducted by French Institute for Anatolian Studies with the support of Fatih Municipality and UNESCO.

The efforts and support of Mayor of Fatih Municipality by then, Sadettin Tantan had facilitated the preparation of feasibility studies with the cooperation of different experts[11] from different disciplines and nationality. Evci (2009) states that he had given even his room in the Municipality for the experts' studies because of limited space in the building.

Project area was chosen as the grid iron urban fabric that is formed after the 19th century fires (**Figure 50**).

[11] Experts included Prof. Akın, Nur; Asst. Prof. Kaya, Güzin; architect Kuyumcu, Yılmaz; sociologist Assoc. Prof. Narlı, Nilüfer; attorney Parlak, Derviş from Turkey and architect and urban planner Huybrechts, Eric; engineer Lefevre, Pierre; engineer Yeomans, David from abroad. Experts of Fatih Municipality were architect Assoc. Prof. Evci, Fikret and urban planner /architect Assoc. Prof. Okyay, İsmet. In addition UNESCO World Heritage Center Coordination Office had also participated. French Institute for Anatolian Studies had also supported with consultancy of Prof. Yerasimos, Stephane.

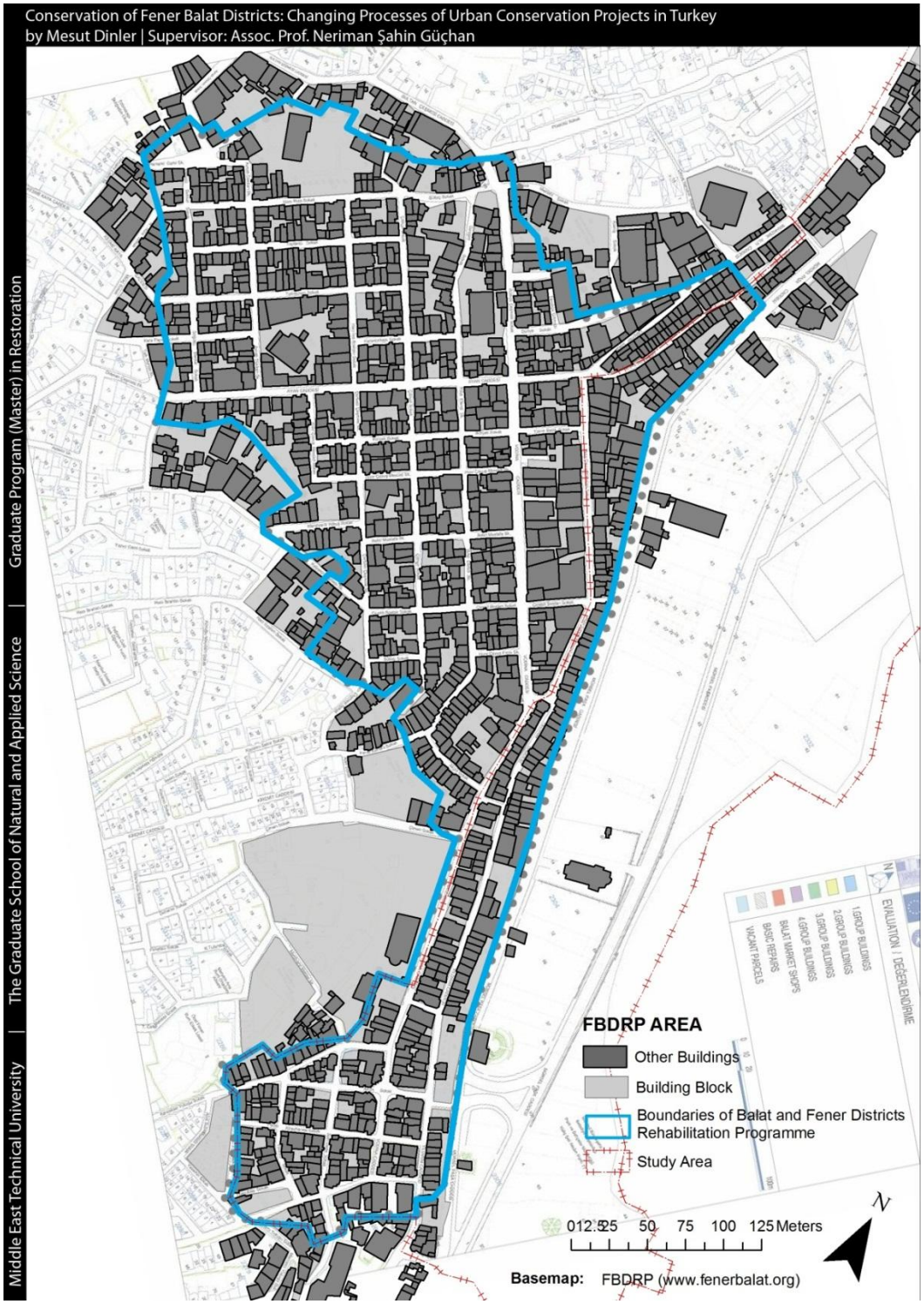


Figure 50: FBDRP Area

Goals of the FBDRP

The feasibility study run by the experts had lasted a year long in 1997 and 1998 and a final report had been prepared: *Rehabilitation of Balat and Fener Districts (Historic Peninsula of Istanbul).* This report had consisted of three studies; analysis of the site, public needs/intervention suggestions and application stages/organizational scheme.

The analysis part had included analytic studies of social structure of the neighborhood through demographic analysis, economic conditions and commercial activities through questionnaires conducted in the site. As a result it had been noted that among the inhabitants in Fener and Balat districts; although %75 of them are immigrated from Black sea region or East and Southeast Anatolia region, %40 of the population had been living in the neighborhood for more than 10 years. Monthly income of %70 of population corresponded to poverty level or below. In addition level of education of public was also low; %64 of them was graduated only from primary school (Fatih Municipality, 1998).

Along with analysis on social structure, building stock had also been studied; urban character, conditions of buildings, historical classification of buildings, building heights, construction material and functional distribution were among the criteria of this study (**Figure 51**). According to this report; as a result of the analysis conducted on the site, problems of the site to be coped with in the context of the project were determined as such;

-improvement of housing conditions: Restoration of the buildings had been highlighted as the main issue related with the project area. Inadequacy of space for family members and sanitary needs had been the most common problem faced. Insulation problems due to structural and material deteriorations particularly on roofs had also been a problem, people in Fener and Balat districts suffered from.

-lack of health facilities: Although there had been one hospital (Or-Ahayim Hospital) and a dispensary (Kızılay Dispensary) in the neighborhood, these facilities had been far away from satisfying the needs of people most of who did not have a social insurance.

-quality of education, lack of professional education and employment: Inadequate education material and crowded classrooms; lack of a library that would help students to study after school hours had decreased the quality of the education in the neighborhood.

-quality of public spaces: Lack of public spaces for entertainment and leisure in the neighborhood had been emphasized as a problem of people in Fener and Balat districts. Even though parks on the Golden Horn shores offer people an open space, it was far from satisfying the needs of people and the traffic road separating these parks from the neighborhood have been creating a problem.

According to these problems 'intervention proposals' were prepared. These proposals were collected under four themes; each one was considered as an independent theme from others. These themes were;

-rehabilitation of dwellings: Living standards should be improved conserving the architectural and urban features.

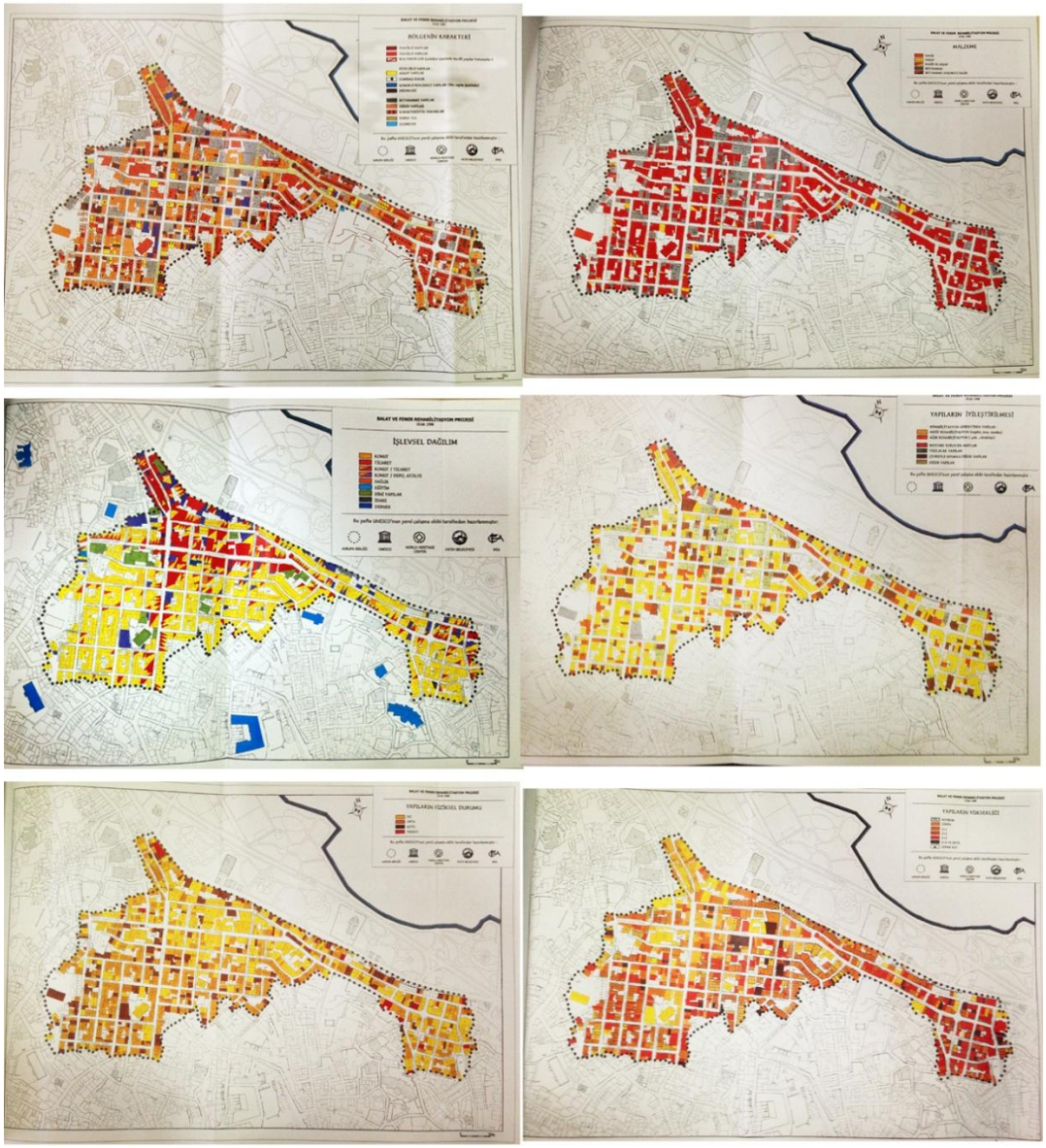


Figure 51: Analysis on FBDRP feasibility report

-procurement of urban facilities: Improvement of health and educational facilities[12] and education of women are important subjects to be emphasized.

-generating an professional education activity: It is highlighted that unemployment has been underlined as an important problem of Fener and Balat people and such an professional activity was foreseen to be based on the rehabilitation of buildings.

-improvement of public services and urban infrastructure, rehabilitation of urban environment, revitalizing of commerce and craftsmanship: Through such improvements it was provisioned that the neighborhood would regain its identity which would have led to conservation of cultural heritage.

[12] In 1997 in Turkey, 8 years compulsory education have been replaced with 5 year compulsory education; such transition increased the need of educational investments and facilities.

Since the biggest financial problem of Fatih Municipality was related with management of facilities and expenditure of these facilities; a financial system had also been proposed: European Union would afford expenditure and a part of staff costs. In addition Fatih Municipality would provide sites for these facilities; undertake construction activities and pay a portion of staff costs.

Rehabilitation of an Urban Fabric

According to analysis conducted as a part of feasibility study, there were 902 buildings indicated as buildings in need of rehabilitation (**Figure 52**).

Among 902 buildings, 225 of them (which would constitute %25 of the existing building stock) were decided to be rehabilitated. It was foreseen that rehabilitation process would be completed within a four years period.

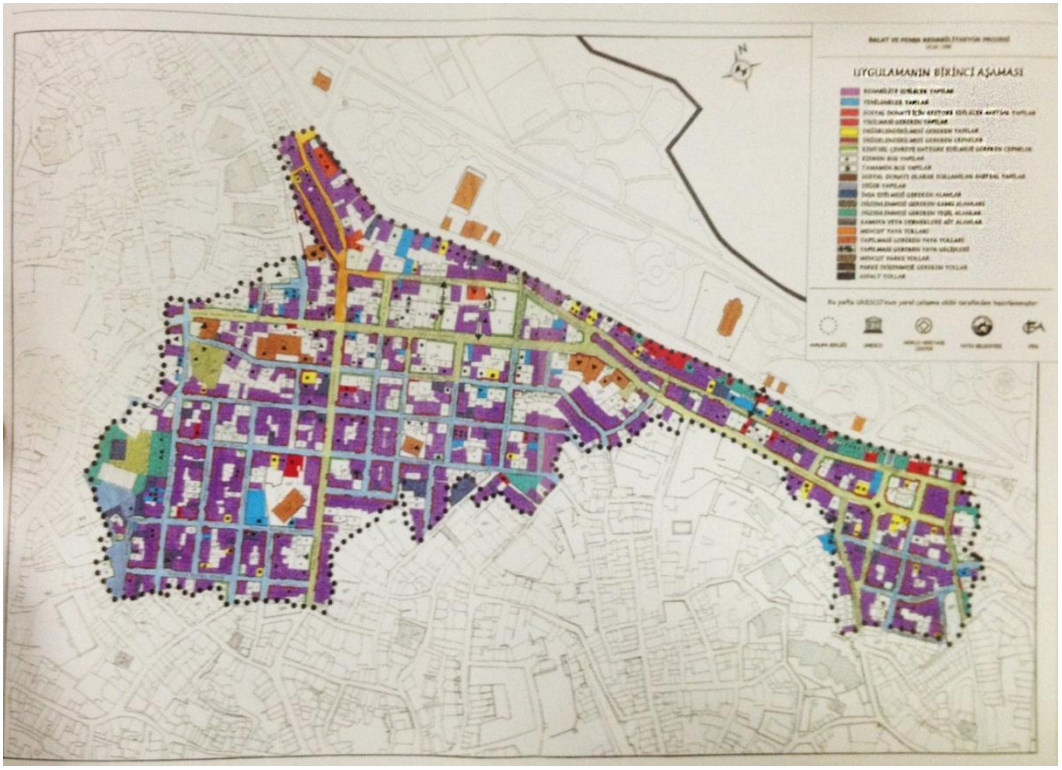


Figure 52: Buildings need to be rehabilitated (Fatih Municipality, 1998)

According the level of implementation; three classes of buildings were established:

-buildings requiring small rehabilitation interventions: These were buildings with no structural problems but requiring roof and façade repair, improvement of water installments, natural gas and electricity installments.

-buildings requiring medium rehabilitation interventions: These were buildings with no structural problems however requiring repairing of roof and projections, change of windows, rebuilding of kitchen, WC and bathroom, repairing and repainting of non-structural inner walls.

-buildings requiring extensive rehabilitation interventions: These were buildings with structural problems needing rebuilding of foundations, roofs, projections and walls, rebuilding of kitchen, WC and bathroom, repairing and repainting of inner walls.

Considering poor living standards and low income of people of Fener and Balat districts; a financial source for the implementation had been provisioned; %50 of subventions would be supplied from European Union and %50 of loans would be supplied from a public organization. TOKI was considered to be the public body to provide loans (Altınsay Özgüner, 2010).

Establishing a cooperative had also been proposed; this cooperative would consist of landlords and tenants and anyone who wanted to benefit from rehabilitation would get in touch with cooperation. By joining the cooperative, individuals would have agreed on making rehabilitation interventions on their own houses. Besides it could be a pioneering way of organizing rehabilitation of historic environments; in Turkey cooperative had been a common way of construction by then but never been used for rehabilitation / restoration (Fatih Municipality, 1998).

After the completion of the feasibility studies, Project could not be launched immediately due to discontinuity in the local bodies, Fatih Municipality and European Union office in Turkey had changed, besides organization scheme of financial aids of European Union had also been changed. The initial step could be taken in 2000 with an agreement signed between European Union and Fatih Municipality. Turkish Undersecretaries of Treasury was the guarantor of financial aid provided by Fatih Municipality.

Implementation of the project had been delayed due to financial and administrative issues after the feasibility studies of the project had been finalized. However, when implementation of the project was retaken into agenda, the budget and correspondingly the extent of the project had to be reduced. Because in the meantime TOKİ (Housing Development Administration of Turkey) had given up to pay loans and Fatih Municipality had suggested they already had completed their own mission through infrastructural improvements in the neighborhood. In 2002 a new tender had been prepared and finally the implementation could start (Altınsay Özgüner, 2011).

The Programme was commissioned in accordance with a service agreement signed with a consortium led by Foment Ciutat Vella SA, a development company 50% owned by the City of Barcelona. The other members of the consortium were IMC Consulting (United Kingdom), GRET (France) and Foundation for the Support of Women's Work (FSWW) (Turkey) (Altınsay Özgüner, 2010).

Project had 7 million £ budget and distribution of the budget was as such:

Housing Restoration	€3.850.000
Social Centre	€1.000.000
Balat Market Improvement	€150.000
Establishment of a solid-waste management strategy	€100.000
Technical Assistance Team (TAT) [13]	€1.900.000

(www.fenerbalat.org, 2005).

[13] TAT:
Restoration Projects and Construction/Tender Management: Burçin Altınsay, Restoration Architectural Project and Construction Supervision Team: Ali Emrah Ünlü (Team Leader) , Aygün Ayman , Müge Alsancak , Seda Çelikzincir, Özlem Karslı, Meltem Muluk ,Nihan Mutçalı, Serra Özay, Ayşegül Özer
Finance Manager: Nilüfer Ağırdır. Local Director: Burçin Altınsay (2008-2006) Güven Birkan(2006-2004), Murat Diren (2003). International Director: Luis Mezzano (2004-2008), David Michelmore(2003-2004)

Start of the Implementation Phase in 2003

Due to time gap between the preparation of the feasibility study and start of implementation phase of the project, character of the neighborhood had changed. As a result a new analysis had been needed adopting the one that had already been prepared.

> "A re-evaluation of the conditions of the buildings deemed necessary as the data of the previous study was outdated by the time the implementation stage had commenced. A total number of 1074 buildings within the boundaries of Programme site of which 744 were of historic character were evaluated and graded." (Altınsay Özgüner, 2009).

In order to be able to evaluate the buildings in the project area a 'scoring system' had been developed. In this scoring system, buildings were evaluated according to their values that are; architectural value, location value, architectural value of the exterior, authenticity of the exterior, extent of exterior restoration required, historical importance, multiplication value, planning issues, architectural value of interiors, authenticity of interior, extent of interior restoration required, seismic risk, comfort conditions and utilities (www.fenerbalat.org, 2005).

However, in order to be able to select to houses to be rehabilitated, willingness and participation of inhabitant was also required. The aim of the project was manifold and it was one of the main goals of the project to achieve participation of inhabitants. This goal had also stood as an obstacle for the project; people were apprehensive of the offer of getting their houses restored with nothing in return:

> "What was critical in this particular instance was to ensure that this European Union funding –provided with the aim of improving living conditions while also enabling residents to sustain their lives in their neighborhoods- was not used for purposes of speculation. For this, some conditions were mandatory. These conditions were determined through protocols signed between property owners who consented to the restoration of their buildings and the municipality. Most important condition was that the building could not be sold for five years; the logic here was to prevent owners from cashing in on the investment. The second condition imposed to protect tenants was to introduce rent control measures to prevent unreasonable increases in rent rates….. Some owners choose not to participate since they intended to sell their buildings for speculative purposes. Others shied away from the project because of a conviction that had spread among some members of community from the outset that the EU was investing in the district to return the houses to the Greeks and Jews." (Altınsay, 2011, p. 30)

In order to convince inhabitants, to give explanatory information about the project and gather inhabitants' opinons and suggestions; 19 meetings have been organised between 25 July 2003 and 13 January 2005. It was aimed to encourage participation of Fener and Balat distrcits' in the project (www.fenerbalat.org, 2005). However participation in these meetings were low. There were "many reasons for this low turn-out, one of them being the social make up of Balat and Fener. The population is quite diverse, and residents are not in habit of expressing themselves as a member of a group. They prefer to communicate in the privacy of their homes." (Altınsay, 2011, p. 28).

As a result of public meetings and re-evaluation of buildings, two groups of buildings classified according to level of implementations; buildings in need of basic repairs and that of extensive restoration (**Figure 53**). Considering the restoration of houses there were 121 buildings

intervened. These interventions were simple repairs on 57 houses and 28 shops on Balat Market and extensive restoration for 27 houses and 5 shops in Balat Market. In addition Social Centre and Dimitri Kantemir House were have undergone extensive restoration and were furnished.

Restoration works were carried in three stages by contracting out through construction tenders. First stage covered basic repairs for 26 dwellings between December, 2004 and October, 2005. Second stage covered basic repairs for 24 dwelling and 28 shops; extensive restoration for 13 dwellings and five shops; extensive restoration for the Social Centre and Dimitri Kandemir House between December, 2006 and December, 2007. And finally third stage covered basic repairs for seven dwellings and extensive restoration for 14 dwellings between December, 2007 and June, 2008 (Altınsay Özgüner, 2010).

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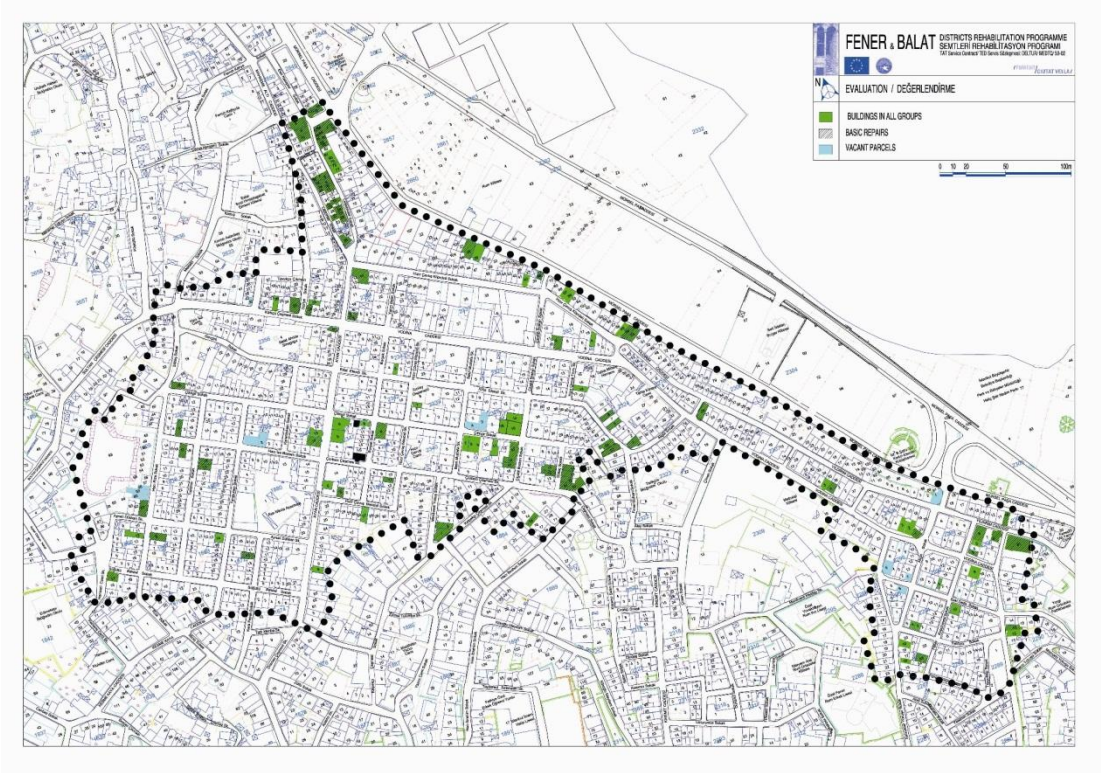

Figure 53: Buildings in need of basic repairs and extensive restoration

Restoration Approach in FBDRP

Basic principles of the project had determined the restoration works to be implemented. These principles were:
-rehabilitating the conditions of the buildings,
-keeping the dwellers in their houses,
-improvement of comfort conditions,
-conservation of authentic features of the buildings such as construction technique, material and architectural elements.

As a result of adhering to universal conservation principles, during the implementation process

> "… original materials and features have been conserved in-situ, in obligatory cases they had been reproduced with same technique and -when necessary- had been stabilized and reinforced with contemporary materials and techniques. Architectural features were completed only when accurate and precise information is gathered from the traces left on the buildings or were reproduced based on typological data. Features with no traces but indispensible for the building had been reproduced with a simple design. Additions and attachments that are impossible to remove were left in place being repaired with simple applications. Imperative additions required due to use of the buildings had been redesigned with removable systems with minimum intervention to buildings. Such removable systems were needed for installation of new WC, bathroom, kitchen and for installation walls which would keep installments away from original walls. Structural interventions to increase earthquake resistance included installment of carbon fiber stripes on walls, flat steel and OSB panels on slabs thus material balance was provided with authentic material. " (Altınsay Özgüner, 2010).

Even the restoration works for the group of buildings that required simple repairs were not merely roof repairs and 'façade make-up', but deeper interventions, consolidating roof and façade had been implemented in depth. When necessary, structural systems had also been partially intervened. Other group of buildings requiring extensive restoration covered a total upgrading of the buildings, which included retrofitting against earthquake damages and improving the services and service units.

A Technical Assistance Team (TAT) had been commissioned to oversee the activities defined within the scope of FBDRP together with the Fatih Municipality. By collaborating with TAT, it was envisioned that Fatih Municipality would "gain the understanding, knowledge, and the technical and administrative skills to be able to carry on with similar work on urban rehabilitation." (Altınsay Özgüner, 2009).

3.2.2. Effects of FBDRP on the Study Area

3.2.2.1. Effects of FBDRP on Urban Pattern in Study Area

As seen in the map (**Figure 54**) it is significant with the FBDRP that the selected buildings for rehabilitation implementations are homogenously distributed into Fener and Balat districts.

Balat Market, however, on the north east of the boundaries of the project is a compact group of buildings restored in the project but it is due to architectural character of Balat Market; it is a small market consists of attached single space stores (**Figure 55**). Out of 33 shops to be restored, five of them have been extensively restored. Simple repairs on roofs and facades of 28 of the shops were implemented. These shops were single space units so such repairs actually meant restoration of almost the whole building (Altınsay Özgüner, 2010).

FBDRP embraces the rehabilitation of buildings in a 'lot-based' system so figure/ground pattern is not intervened and preserved. Homogeneous distribution of selected buildings within the project area aims that visitors would experience the whole area.

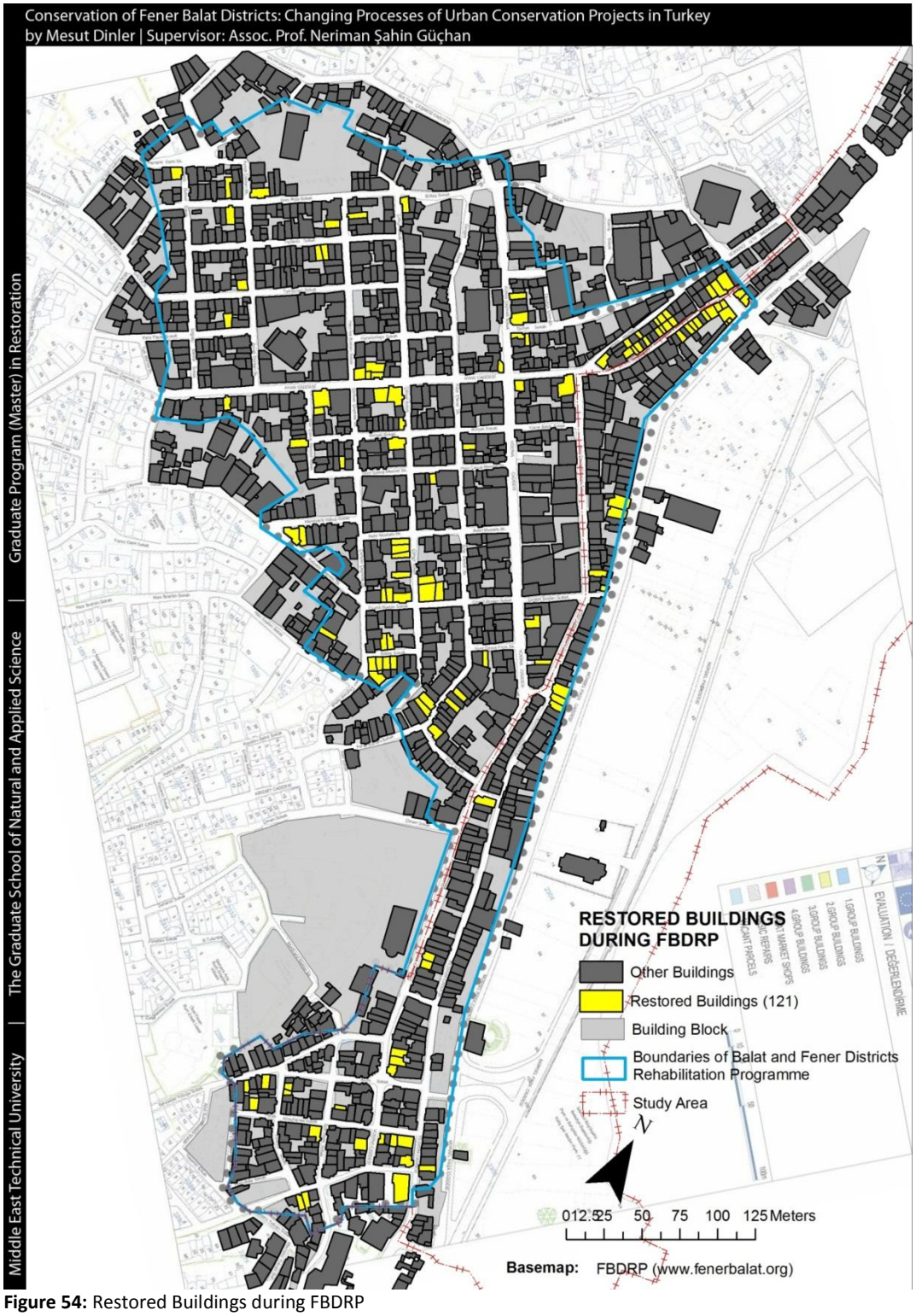

Figure 54: Restored Buildings during FBDRP

Figure 55: Restoration of Balat Market

3.2.2.2. Care of <u>Authenticity</u> in FBDRP[14]

During FBDRP each building was treated as a unique case and for each building that measured drawings, restitution and restoration projects were prepared by the Technical Assistance Team (TAT) (see. Appendicies) and rehabilitation projects for buildings in need of extensive restoration were approved by Conservation Board.

> "All the project requirements and legal consents and approvals were obtained for restoration works and tender documents were prepared as per

[14] Information in this section of the thesis (information on tenders and implementations) is obtained from two interviews with Burçin Altınsay Özgüner conducted on 2011, January 24 and 2013, January 29.

the tender regulations of the EU. Both of these were heavily bureaucratic, burdensome procedures. The resulting documents consisting of architectural drawings and details, the job descriptions and specifications produced through the process accumulated into a comprehensive catalogue of conservation solutions. Considering the variety of materials used and the number of buildings actually worked on this catalogue offers conservation solutions that both covers a wide range of materials and that are adaptable to the diversity of the specific conditions of each building." (Altınsay Özgüner, 2009).

Deterioration problems with the buildings were similar: Buildings in Fener and Balat districts had not been intervened or maintained for a long time by neither inhabitants of the buildings nor local bodies. Deterioration was inevitable for these buildings that had not been restored deliberately. Unconscious interventions done by the inhabitants of these buildings also had led to increase in level of deterioration. Attachments and alterations had an important effect on the authenticity of these buildings. Spaces were arbitrarily divided, every available space –niches, corners, stairways- were transformed to kitchen or bathrooms using low quality materials, which created unhealthy conditions (**Figure 56**). Terraces were closed to gain extra space, little balconies were enlargened by concrete slabs creating structurally dangerous situations, timber projections were replaced with iron materials due to security issues, woodenframe windows were replaced with PVC windows (**Figure 59**) (Altınsay Özgüner, 2010).

Figure 56: Sanitary conditions of houses (Altınsay Özgüner. 2009)

Figure 57: Sanitary conditions of houses (Altınsay Özgüner. 2009)

Figure 58: Condition of Fener Balat houses (Altınsay Özgüner, 2009)

Figure 59: Condition of Fener Balat houses (Altınsay Özgüner, 2009)

For the restoration works of selected buildings, a tender has been announced. This tender document (prepared by TAT [conservation project and implementation methodologies, reference system based on work codes and works spesifications were prepared by the Construction Coordinator of the Program, Burçin Altınsay Özgüner] regarding the EU standards and studying similar systems in other European countries) consisted of detailed description of works that would be used for implementations. In the document, analysis for each buildings were required from the contractors. It was required to make surveys on structures from walls and foundations by extracting carrots. Even the specifications for the materials to be used for drilling the samples was indicated. Laboratory tests for material characteristics and deteriorations with non destructive methods were made obligatory. In addition a log book documenting implementations on a daily and monthly basis was included in the requirements. A 'method statement' was asked which would document item by item 'job description', technique, material, tools, equipment and workmanship of each item, any addition to prescribed list of implementations and scheduling of work. Besides the contractor had to employ a quality control manager. For the structural implementations, engineers (qualifications of engineers to be hired were also specified in the tender) were supposed to make analysis indicating structural schemes, description of conditions and location of damaged parts, seismic condition of the project area, calculation rates on drawing which TAT would provide and according to these analysis a building based intervention project was supposed to be prepared.

Technical issues related with the construction process (arrangement of pedestrian traffic, disposal of construction waste, site fencing, precautions against damages, illumination issues) were also included in the scope of this tender.

Materials to be used in the buildings had to have approval of the supervisors and the quality of the material had to be either same or equivalent of those specified in the specifications and where available, reusable materials should had to be used instead of new materials.

Technical specifications for the restoration works to be implemented on the site included scaffoldings to be erected for each building, removals, roof repairs, façade repairs, structure, joinery, metalwork, finishes of interior, service units and other specifications (such as shop shutters or overhangs). Each item in these specifications consisted of a detailed list of works.

For example; if implementation was required on the masonry walls, then the contractor was to apply the appropriate work among the specifications below, as indicated in the tender documents:

Partial Replacement and infill of masonry walls:
- Partial Replacement and infill of brick walls
- Partial Replacement and infill of stone+brick walls
- Partial Replacement and infill of stone walls

Stitching cracks on masonry walls:
- Stitching cracks on brick walls
- Stitching cracks on stone+brick walls
- Stitching cracks on stone walls

Re-pointing masonry walls:
- Re-pointing brick walls
- Re-pointing stone+brick walls
- Re-pointing stone walls

Building new sections of masonry walls:
- Building new sections of 8-13 cm brick walls
- Building new sections of 20-25cm brick walls
- Building new sections of 30-50 cm brick+stone walls
- Building new sections of 30-50cm stone walls

Repairs and Replacement of existing Masonry Steps:
- Partial Replacement of existing Terrazzo Steps

Partial Replacement of existing Marble/Natural Stone

Remaking Masonry Steps in existing from and detail:

Remaking Terrazzo Steps in existing from and detail

Remaking Marble/Natural Stone Steps in existing from and detail

New Masonry Steps:

New terrazzo Steps

New Marble/Natural Stone Steps

Each work enlisted above was explained with a detailed description of how the work would be implemented. For example for **re-pointing of masonry brick walls**, it was described that defections (loose, chipped, broken, stained or damaged by freezing or for any other reason) on the existing wall should be analyzed in-situ and re-pointing should be done according to original features inspected through analysis. The new pointing should match the existing pattern, texture and levels; mortar should not spread over brick face. Tools for using pointing, use of mortar, refinements after mortar is set, specifications of brushes to be used for face cleaning, properties of new bricks to be used were described in a very detailed way. In addition, ingredients for both lime and cement mortar was also indicated. Each item that was indicated and described in such detailed way had a code and for the each building to be restored these codes was used to indicate the restoration work to be implemented (Appendices).

In addition to technical specifications; design, specification and installation of structural retrofitting systems, electric services and mechanical / plumbing services were also defined.

According to level of implementations there were two groups of buildings: Buildings to be restored with simple repair and extensive restoration. Simple repairs included restoration works on the façade and roof and extensive restoration works included basic repairs, interior interventions and structural retrofitting (Appendix B). However in some cases basic repairs were implemented in a more extensive way; in some cases roof repairing required structural interventions. In addition; repair for projections on the façade required replacement of beams.

In the study area there are 31 buildings that have been restored with simple repairs and 9 buildings with extensive restoration (**Figure 60**). In order to be able to understand and examplify the extent of the restoration implementations in the site one building with extensive restoration and one building with basic repairs are examined.[15]

[15] Information on restoration works implemented on these two cases is obtained from tender project documents.

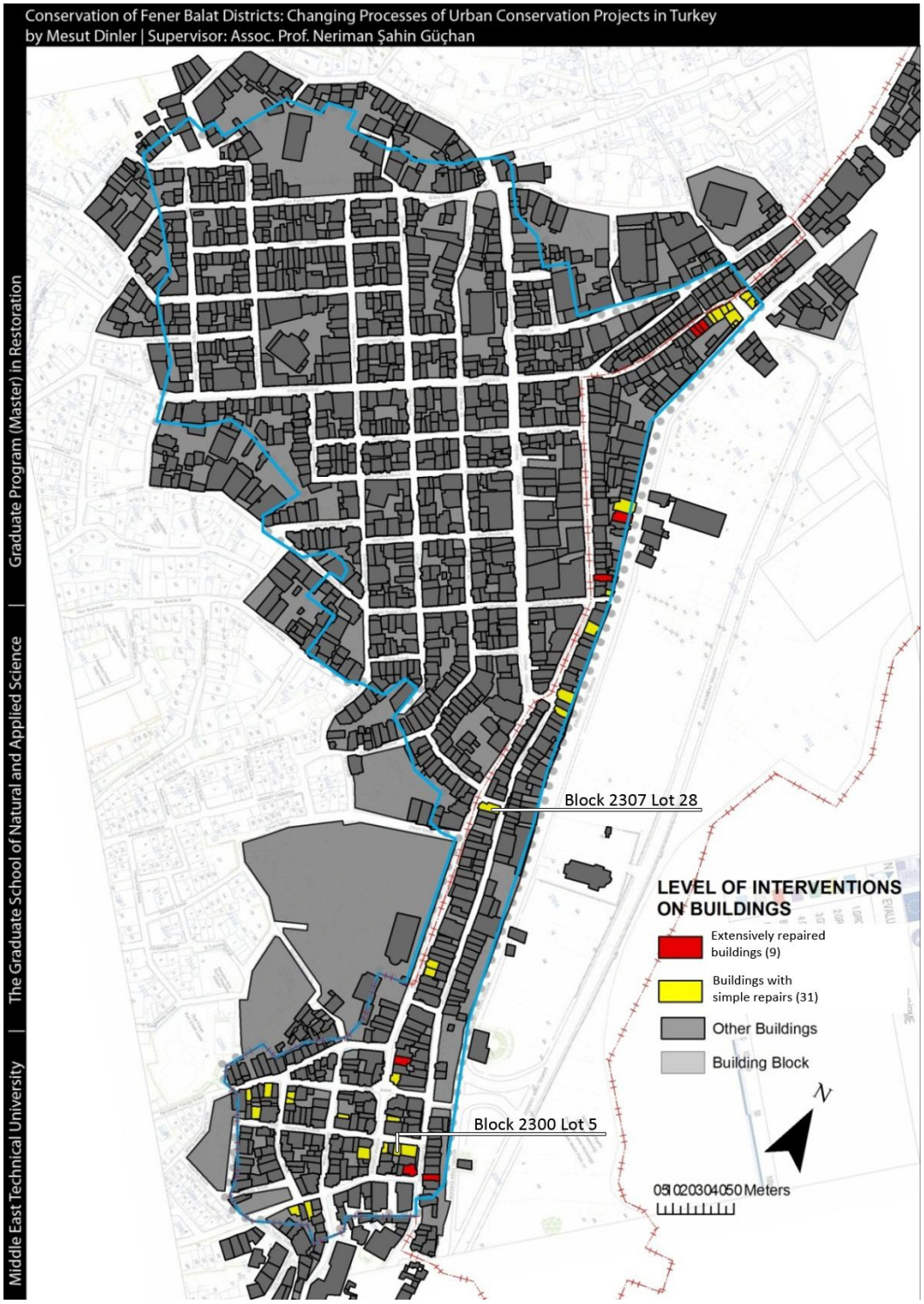

Figure 60: Level of Intervention on Buildings in Study Area

3.2.2.2.1. Implementation of Simple Repair

Block 2307 Lot 28

Building on Building Block 2307 Lot 28 is located on the north end of the one row block, Block 2307. So three facades of the building were in need of basic repairs and the fourth was adjacent to another building.

As seen in

Figure 61 and **Figure 62** it is a brick masonry building with projections and a wood balcony.

Figure 61: Building on Block 2307 Lot 28 before the restoration (www.fenerbalat.org)

Figure 62: Balcony of Building on Block 2307 Lot 28 before the restoration (Altınsay Özgüner, 2009)

Restoration works in the building included following works:

On the roof, redundant roof structure and roof covering were removed; existing roof structure was repaired and replaced. Roof tiles were partially replaced. New timber eaves, brackets, cornice, ceiling and fascia were used (**Figure 63**). Flashings were made on wood cornices around balconies on top of projections and around all chimneys, skylights, pipes and similar elements projecting above the roof surface. New metal gutters on wood eaves and downpipes were used. Roof boarding, roofing and thermal insulation had been implemented.

On the façade, redundant rainwater goods and cables were removed. Defective sections of existing brick masonry were partially replaced and infilled. New sections of brick masonry were built. Existing render was stripped and new rendering was applied in lime mix render. The cracks on brick masonry stitched by bricks to match original in size, color, surface texture, light reflectance, and other physical properties. Of existing plaster cornices/ sills/ surrounds; the defected sections reinstated in specified mortar mix, missing whole lengths were reconstructed. Stone windowsills and chimney cap were reconstructed (Figure 64).

Figure 63: Roof repair of the building on Block 2307 Lot 28 (www.fenerbalat.org)

Figure 64: Sills and window sills of Building on Block 2307 Lot 28 during restoration (Altınsay Özgüner, 2009)

Joineries of balcony, entrance door and basement entrance door were remade in existing form and detail. Existing metal window railing and brackets were repaired.

Metal surfaces (I-Beams of Volta, I-Beams, tie bars, Windows railing, brackets, and shop fanlight) were cleaned and repainted. On the interior walls of basement, plasters were stripped and plastered in lime. The existing plaster on the surfaces of exterior walls was re-plastered. Wood surfaces (timber eaves-brackets-ceiling-fascia-balustrades, window and door joineries, shop windows) were painted. Existing timber handrails and balustrades on the balcony were replaced and repaired (**Figure 65**). On the balcony zinc spigot for drain was provided.

New wooden shop windows, roll shutters and light fixtures for entrance doorway were provided.

Figure 65: Projection and balcony of Building on Block 2307 Lot 28 after the restoration

Projections were in need of intervention thus volta (jack arch) floors of projections had been repaired and replaced.

When the condition of building in January, 2013 compared with condition after the completion of restoration it is seen that air conditioning units were attached on the façade. Unqualified methods were introduced for disposal of water on the balcony; a pipe is attached to balcony letting the water be poured down the street (**Figure 66**). New redundant pipes and cables are attached to the building and vegetation occurred on the façade (**Figure 67**).

Figure 66: Later interventions on Building on Block 2307 Lot 28

Figure 67: Later interventions on Building on Block 2307 Lot 28

3.2.2.2.2. Implementations of Extensive Restorations

Block 2300 Lot 5

Building on Block 2300 Lot 5 is a brick masonry building with timber floorings. It is adjacent to two buildings from both sides and has a projection (**Figure 68**). This building had not been used for a long time before the implementation had started so it had not been maintained for a long time.

Figure 68: Building on Block 2307 Lot 28 before the restoration (www.fenerbalat.org)

Like all extensive restoration works, interventions have been made interior and exterior. Restoration works implemented interior of the building included following works:

Debris of mosaics in the basement and ground floors, sanitary units in second and fourth floor had been removed. Interior doors and windows had been removed and wall sections had been removed.

Existing I beams had been structurally consolidated.

Timber floor structure, floor boards, timber wall structure and accessories, timber handrails and balustrades (**Figure 69**) had been either repaired and replaced or remade in existing form and

detail. Skirting boards in rooms and stairs had been either repaired and replaced or remade in existing form and detail. Existing timber stair structure had been repaired and replaced; stairs and step boards in the ground floor had been remade.

Figure 69: Staircases before and after the restoration (old photo found in the house)

Existing ceiling boards had been repaired and replaced in all spaces except that ceiling of stairs and a space in the ground floor had been remade. Ceiling cornices had been either repaired and replaced or remade in existing form and detail (**Figure 70**). On the ceilings, existing baghdadi backing (wood lathing) had been repaired and replaced.

Figure 70: Ceiling of first floor after the restoration

Existing window joineries had been repaired and existing built in cupboards had been repaired or remade. Existing wood doors had been repaired and wood joineries had been remade in existing form and detail.

For the wall paintings on the walls and ceilings of two spaces -one on ground floor other on second floor- paint and plaster were lifted from over wall paintings with fine hand tools; consolidated and re-touched with earth/mineral pigments or remade to existing pattern with earth mineral pigments (**Figure 71** & **Figure 72**).

Figure 71: Wall painting on ceiling

Figure 72: Wall painting

On the wall surfaces without wall paintings, existing plaster were stripped and plastered in lime. New sections of expanded metal lath (EML) sheets were installed by fixing on existing sections of timber wall structure.

All wood floor boards were polished. New patterned terrazzo floor tiling and skirting was made in two spaces on timber base (one in second and other in fourth floor) and two other spaces on masonry base (one in basement and other in ground floor) (**Figure 73**). New ceramic floor tiling and skirting were made on timber base in the terrace (**Figure 74**). Existing marble floor tiling in the ground floor was repaired and replaced.

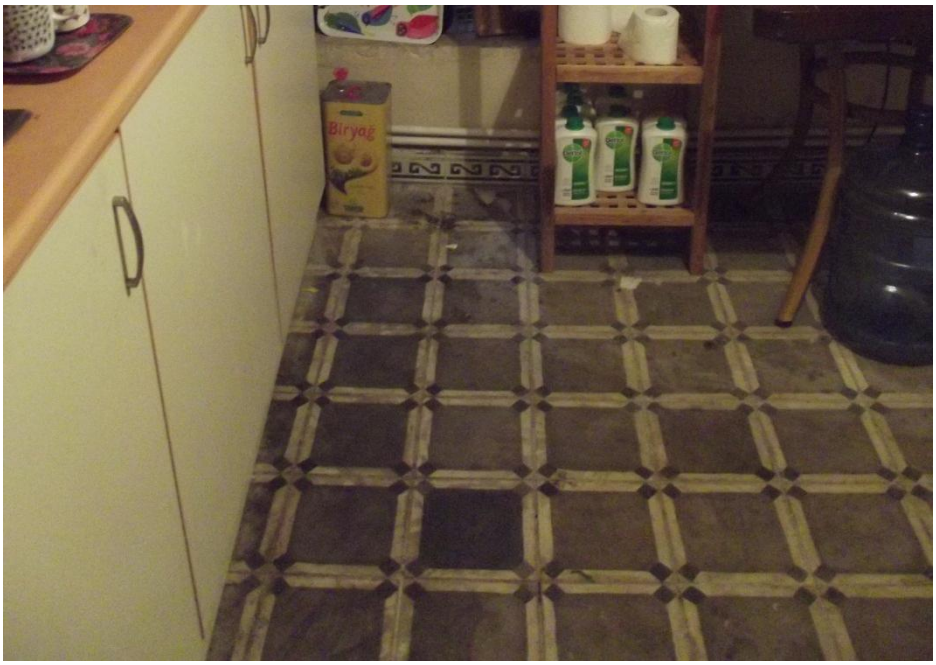

Figure 73: New patterned terrazzo floor tiling and skirting

Figure 74: New ceramic floor tiling and skirting

All plastered surfaces were limewashed and painted with water based acrylic paint. Wood surfaces -room and stair ceiling boards, windows and doors, skirting boards and dados, handrails and balustrades, ceiling cornices, partition walls-shelves and cupboards- were painted.

Sanitary conditions of the building had also been improved by insertion of new wet core units. Kitchen unit and equipment had been installed. Raised floor construction was made on second and fourth floors; new bathroom plumbing and ventilation shafts were installed. Bathroom sanitary equipment – washbasin, closet, squat (Turkish) closet, shower base, floor drain, and washing machine tap- was installed and new bathroom wall finishes were applied.

In addition to these interventions implemented interior of the building, exterior interventions included following works:

Redundant rainwater goods, cables were removed. Organic materials, concrete screed over projection and redundant chimney stack were removed.

On the roof, existing roof structure was repaired and replaced. Marseilles roof tiles were partially replaced. Roof boarding (including projection roof), roofing and thermal insulation had been implemented. New metal covering over projection, metal downpipes and metal hanging gutter were used. New roof flashings were made on roof and around chimney.

Defective sections of existing brick masonry were partially replaced and infilled. New sections of brick masonry were built. Existing render was stripped and new rendering was applied in lime mix render. The cracks on brick masonry stitched by bricks to match original in size, color, surface texture, light reflectance, and other physical properties. Of existing plaster cornices/ sills/ surrounds; the defected sections reinstated in specified mortar mix, missing whole lengths were reconstructed. Stone window sills and chimney cap were reconstructed.

Window joineries were remade in existing form and detail. Existing iron doors were remade repaired and wood door joineries were remade in existing form and detail. Existing I-beams of volta floors of projections and on building façades were structurally consolidated. Window railings were repaired. Chemical cleaning mechanical cleaning with micro blasting as a complimentary application was implemented on natural stone cornices / mouldings. For stone cornices mechanical cleaning with hand tools was implemented. Rendered masonry surfaces were limewashed.

Window railings, I-Beams of Volta (jack-arches), I-Beams and tie-bars were cleaned and painted. Metal entrance door was painted. Wood surfaces of all doors and windows were painted.

A new light fixture also was used for entrance doorway.

Since the completion of the restoration works on the building, there had occurred deterioration problems in the building. When the condition of building in January, 2013 compared with condition after the completion of restoration it is seen that there are stains on the façade (**Figure 75**). Moreover, dampness problem occurred from completion of restoration and it resulted with detachment of plaster on the façade (**Figure 76**).

Dampness problem also have occurred on the terrace resulting material detachments and cracks (**Figure 77**). Another deterioration problem seen in the house is that on the ceiling of the room with wall paintings there are deteriorations on the corners of walls and ceiling (**Figure 78**). Possible reasons for such deterioration may be bad workmanship and material, lack of maintenance or later interventions.

Figure 75: Stains on facade

Figure 76: Dampness problem on the facade

Figure 77: Dampness problem in the terrace

Figure 78: Deterioration in ceiling

3.2.2.3. Management of Physical and Social Integrity in FBDRP

Issues on Participation

One of the main goals of FBDRP was generating an urban rehabilitation project that would prove the suggestion that "future of the historic districts did not stuck between regeneration -that would simply mean demolishing and then reconstructing- and restoration projects on touristic purposes" is not just a dream (Fatih Municipality, 1998). It was aiming rehabilitation social life together with the physical environment. It was this assertion that led the footsteps of Rehabilitation of Fener and Balat Districts Programme. FBDRP was provisioned as a pilot project for Turkey which would achieve social and physical integrity. In this respect, it is still a unique example of participatory planning in Turkey.

In order to improve participation and communication, starting with the implementation phase of the project in 2003, a series of meetings had been organised to give information to users / public about the project. It was aimed to achieve their participation in decision making process (**Figure 79**). 19 meetings have been organised between 25 July 2003 and 13 January 2005 with inhabitants in different neighborhoods to give explanatory information about the project and gather their opinions and suggestions. These meetings were held in different places such as *muhtar*'s house, council chamber in Fatih Municipality, program office, Balat Market, Zübeyde Hanım Culture Center and the shops (www.fenerbalat.org, 2005).

Figure 79: Meeting with public during FBDRP

People were surprised by the meetings and the project. As the offer was rehabilitation of their houses with nothing being paid in return but just agreeing that they would not sell the house. However, people were reluctant to participate in the project.

On the other hand, existence of the Petriarchate in Fener had caused local authorities –both the municipality that had changed several times and bureucrats in Ankara- to take a political distance towards the project. Such approach resulted with reluctance of responsible local bodies in embracing the project. Even though religious buildings were not included in the project, it was a tough job to convince local authorities and explain them the main goals and possible outcomes of the project (Evci, 2009).

Such an ideaological attitude towards the project from authorities had been reflected on inhabitants as well: some of the users had "shied away from the project because of a conviction that had spread among some members of community from the outset that the EU was investing in the district to return the houses to the Greeks and Jews." (Altınsay, 2011, p. 30)

However as the restorations had been initiated and inhabitants had witnessed the cases of restoration, and it resulted with the increase of willingness of public to get their houses restored by FBDRP.

It is significant that management of public relations has not been referred as a professional issue by local bodies in FBDRP and it is handled by the Technical Assistance Team consisted of architects (Altınsay Özgüner, 2011). This had been an obstacle for the restoration works since architects also had to discuss/ argue with or convince the dwellers.

Rehabilitation Issues

FBDRP was the first example aiming the rehabilitation physical environment together with the social environment and from this respect, it is a unique example for Turkey.

In the existing literature, the above mentioned approach of FBDRP towards participation and social integrity have been studied in vaious studies. These studies included articles -about satisfaction of community needs by FBDRP (Akkar Ercan, 2010), gentrification process caused / followed by FBDRP (Bezmez, 2009) (Gür, 2009)- and thesis -(Ayseli, 2010; Tatlıcan, 2006; Şahingür, 2005; Düzcü, 2006…)- mainly about the participation and social integrity process of FBDRP. Significant feature emphasized in these studies were the way project handles participation of public and securing their habitat.

The rehabilitation of these neighborhoods was provisioned to be managed in four issues that were; housing restoration, social centre, balat market improvement, establishment of a solid-waste management strategy. Two social centers and waste management system "…were delivered to the Municipality to carry on with the operations. However the waste management system gradually lost pace and died down eventually due to lack of continuity in the actions of the Municipality. As for the Social Centres; one of them is currently leased out to private entrepreneurs to operate as a coffee house and the other one which was designed as the Main Centre serving both districts is operated by an NGO on agreement with the Municipality, however only with limited functions of organising courses for school children" (Altınsay Özgüner, 2009).

Social Center which was provisioned to give professional education to young population, women and to help people who want to restore their houses is now used for pre-school education of kids **(Figure 80, Figure 81**).

Figure 80: Social Centre

Figure 81: Social Centre

Sustainability of FBDRP / Transferring the Experience

In the 'Report of the Joint ICOMOS/UNESCO Expert Review Mission for the Historic Areas of Istanbul World Heritage Site' (2006), regarding the FBDRP, there were three key issues and two of them were directly related with reluctancy of Fatih Municipality: "sustainability requires greater commitment and involvement by Fatih Municipality" and "the weakness of Fatih Municipality's Historical Environment Conservation Directorate and the lack of a World Heritage Site Management Plan creates problems for integrated implementation". (The third issue was on approval of time extension required by Turkish authorities) (ExpertReport, 2006).

In the same report it is stated that

> "The Fener-Balat Districts Programme was conceived as a pilot project that could establish a methodology for restoring deprived historic districts, while at the same time uplifting the social, economic and living conditions of the inhabitants. This requires mechanisms to transfer expertise and experience from the project's Technical Advisory Team to the Municipality, in order that procedures can be replicated in other projects. Up to the present, the Municipality has restricted its input to the minimum.
>
> The mission strongly urges Fatih Municipality to see the project as its own and to co-ordinate activities in Fener and Balat with those planned elsewhere in the municipality, including Ayvansaray and Zeyrek." (ExpertReport, 2006).

During FBDRP, studies conducted had led to a document catalogue indicating very detailed description of restoration implementations on different materials and construction techniques. When the wide range of construction materials and tecniques seen in FBDRP area are considered, these documents present a wide range of solutions for restoration. It had been one of the main aims of the project that Municipality would establish a unit which would benefit from this study and documents for future restoration works.

With the FBDRP; all the studies, methodology, legal documents were already prepared and moreover know/how for a such a conservation project was also generated. Being the first example FBDRP had suffered from lack of such studies and for later projects that would embrace such a conservation approach, FBDRP would be a case study easing the pave.

> "… the technical skills of the municipality staff was expected to be essential in reaching the goals. By this experience the municipality would build up a facilitation base for the development and control of similar restoration and conservation works to be conducted on the historic buildings of the district. A major drawback on this matter was the lack of the means of the municipality to dedicate specific staff for this purpose. The TAT of the Programme did accumulate a vast experience resulting in comprehensive database and a catalogue of solutions for the problems related to the conservation and revitalization of buildings that also addresses the ownership issues. The municipality only in minimum levels utilized the know-how, thus collected." (Altınsay Özgüner, 2009)

Discontuniuty with the local authorities has also caused FBDRP to be implemented in a somewhat different scope than that was previously suggested; it could not be possible to implement the project in the way that it was described in the feasibilty study due to changing of Municipal government several times.

Another reason that FBDRP could not achieve above mentioned aim related with "post-2003 legislative arrangements fundamentally changed the institution of architectural conservation by introducing new vehicles for implementing conservation projects" (Şahin Güçhan & Kurul, 2009). (See *'Legislation on Urban Conservation in Turkey that Led to Emergence of FBAURP'* in 3.3.1. for a detailed description of these changes).

As a result of these changes conservation approach had completely changed. These changes made also posssible the generation of another project for Fener and Balat districts even while FBDRP was still continuing; which is the Fener-Balat-Ayvansaray Urban Renewal Project.

Criticisms against FBDRP

As told by the Construction Co-Ordinator of Restoration Works, later Local Coordinator in FBDRP, Burçin Altınsay Özgüner (2010), one of the main criticisms raised against the project was that its restoration approach; being a model project FBDRP had embraced a 'lot-based' restoration approach.

According to Evci (2009) it is not possible to rehabilitate social and physical environment with lot based restoration approach but such approach was defined in the feasibility study only as a part of rehabilitation works. If the project could have been completed within the framework it was defined in the feasibility study, then it would have completely rehabilitated social and physical characteristic of these neighborhoods (Evci, 2009).

Social rehabilitation tools defined in feasibility study (see 3.2.1.) such as health center, dispensary, professional education center, district ateliers, professional education centers, etc. has not been initiated and never given place in the agenda of the Municipality after the completion of the Project. Although two social centers had been started to be used and operated by the Municipality, later one of the was converted to a coffee house and other one have given public services limited to organization of educational courses.

According to Altınsay Özgüner (2013) FBDRP could not become a rehabilitation project. One of the reasons of this failure was that the goals of the project had been changed and thus differed from the initial aims. However if there were the chance the take the next step and create a self-generating system for the conservation of the built heritage in Fener and Balat districts, then a rehabilitation project securing its own sustainability would have been achieved. In addition, in order to be able to achieve a true participation in conservation plans, she suggests that all demands of the public should be well analyzed and options for each demand should be provided. Needs of users who wants their houses to be restored or users who do not want to live in his/her historic house should be satisfied within a prescribed system offering various options.

Despite the efforts of achieving social rehabilitation within the scope of the program, it is not possible to suggest that the project pleased the residents of Fener and Balat districts. According to news published on websites, project could not rehabilitate neighborhood; as ruined buildings continued to constitute dangerous situations for residents, project had been limited to restoration of selected buildings. Promised social improvements and employment possibilities – through professional educations- had been forgotten (www.fatihhaber.com, 2009).

3.3. Fener Balat Ayvansaray Urban Renewal Project (FBAURP)

3.3.1. Process of a Project Renewing the Historic Environment

Legislation on Urban Conservation in Turkey that Led to Emergence of FBAURP

According to Şahin Güçhan and Kurul (2009), urban conservation history of Turkey can be understood in six groups regarding their scope and focus;

”origins: mid-nineteenth century to the beginnings of the republic (1920);
the building of a secular nation: 1920-1951;
raising the profile: 1951-1973;
from artifacts to sites: 1973-1983;
towards localization: 1983-2003; and
an era of change: 2003 to the present”.

First legal arrangement on conservation of cultural heritage is “Asar-I Atika Tüzüğü (Old Monuments Law)” in second half of 19th century during Ottoman period. ‘Asar-I Atika Tüzüğü’ was lastly changed in 1906 under Osman Hamdi Bey’s management and set the bases of foundation of “Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu (High Council of Immovable Old Works and Monuments)”. Until 1973, it was the only law on conservation of cultural heritage but in 1973, “Eski Eserler Kanunu (Old Monuments Law)” becomes the first legal arrangement after the foundation of Republic (Madran, 1996).

As new nges had led to ‘new-old hodefinitions of concepts such as historic urban sites, conservation sites, urban conservation and civil architecture have found their places in legislations, it took some time to find practical correspondence of these concepts. In 1975, Safranbolu had been highlighted within the content of ‘1975 The Year of Europe Architectural Heritage’ and conservation of Safranbolu became a breaking point for urban conservation in Turkey. In 1974, another important urban conservation project took place in Antalya. This project had consisted of two stages; first old harbor of the city had been rehabilitated in touristic purposes and stone buildings used for ship repairs and ship production had been adopted to touristic uses. After completion of this project in 1984 (which was entitled as ‘Antalya Marina Project’) rehabilitation of Antalya Kaleiçi had come to fore. As in Safranbolu, it was aimed to conserve the richness of civil architecture in the area with their users by promoting use of vacant rooms as pensions (rest houses) for tourists. Unfortunately the purposes of this rehabilitation project did not achieve its goals and cultural – physical chauses’ instead of conserving historic Antalya houses. After these two projects, there had been an increase in the preparation and implementation of ‘Urban Conservation Plans’ for many sites such as Muğla, Mardin, Alanya, Cumalıkazık, Beypazarı etc. to conserve and promote cultural and physical properties of these sites (Akın, 2010).

In 1983, ‘Eski Eserler Kanunu” was completely cancelled and Law No. 2863 “Kültür ve Tabiat Varlıklarını Koruma Kanunu (Law of Conservation of Cultural and Natural Entities)” was enacted (Madran, 1996).

Changes done on Law No. 2863 in July, 2004 by Law No. 5226 created a breaking point. These changes were necessary changes for Turkey to become a member state of European Union thus they were reflecting the perspective of EU (Şahin Güçhan & Kurul, 2009). Among these changes, three topics have come to the forefront in terms of their effects on current conservation policies. First one of these topics was ‘Taşınmaz Kültür Varlıklarının Korunmasına Katkı Payı' (Contribution to Conservation of Immovable Cultural Entities) which came up with a solution to financial issues on conservation of cultural entities owned by the government. Second one was the foundation of ‘Koruma Uygulama ve Denetim Büroları’ (KUDEB) (Offices of Conservation, Implementation and Supervision) within the body of municipalities. Third important change came with Law No. 5226

was accepting all conservation sites as management sites to be “conserved efficiently, maintained, benefited, developed according to a vision and theme, met with cultural and educational needs of society, in order to mediate between local and central authorities and NGOs on urban planning and conservation“. Although some definitions are left obscure in the law which predicted the preparation of management plans for conservation sites, the policy of UNESCO for World Heritage Sites had become adopted (Dinçer, 2009).

Another change on Law No. 2863 was done by Law No. 5366 in June, 2005 and it was entitled as 'Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanun' (”Law on Preservation by Renovation and Utilisation by Revitalisation of Deteriorated Immovable Historical and Cultural Properties”). Its aim which was defined as “using by maintaining /conserving by renewing the sites within the boundaries of urban conservation sites but have become deteriorated during time” caused worries about implementation of the law in academic and professional field. Although when Law No. 5226 and 5366 were considered together, general framework of the Law No. 2863 was setting the basis for the conservation of cultural heritage but issues related with expropriation and owners’ rights constituted the drawbacks of the law (Dinçer, 2009).

Accroding to Şahin Güçhan & Kurul (2009) these changes can be grouped in three cathegories:

> “•Changes that relate to the re-structuring of public administration,
> •Changes that indirectly relate to architectural conservation, and
> •Changes to the structural and legislative framework of architectural conservation.”

These changes were an outcome of principles of state for embracing European Union standards. Regarding the conservation of cultural heritage, one of the important changes introduced was giving municipalities power keeping them responsible for conservation of buildt heritage in terms of defining the scope of projects and implementing them. As it became possible to designate deteriorated sites wihtin urban conservation sites as ‘urban renewal areas’ the tools of preserving these sites were defined within the scope of these legislation changes, organisation, management, control, participation and use of urban renewal areas were also defined.

Turkey in 2000s: Urban Renewal and Urban Regeneration

Following the legal changes done on legislation with Law No. 5366, there are urban renewal areas declared in Istanbul (**Table 2**). After the declaring of urban renewal areas, ‘urban renewal project’ were prepared. Sulukule, Tarlabaşı and Fener-Balat are the first examples of urban renewal projects. Dinçer (2010) also highlights the importance of actors and ask the question that is: Do first immigrants (authors of projects) do not find later immigrants (inhabitants) suitable for historic environments? Or are historic environments ‘renewed’ in order to satisfy the need for big investment sites which is not available in small properties of historic environments? (Dinçer, 2010).

> “Law No. 5366 which came into effect on May 07, 2005, defines the term “renewal area” within the sites whose boundaries are proposed by local authorities and declared by the Council of Ministers. This Law authorizes the local authorities to execute and implement “renewal projects” in the renewal areas to be declared independent from the conservation plans. Renewal Boards have been established with the purpose of the approval of renewal projects. This Law has been criticized because it adopts the “renewal” activity which contradicts the concept of “conservation” within the conservation zones, enables the development of projects without the conservation plan decisions and does not have an intention to improve the

socio-economic structure of the zone." (Istanbul Historic Peninsula Management Plan, 2011).

Table 2: Urban Renewal areas of Istanbul Historic Peninsula **(Istanbul Historic Peninsula Management Plan, 2011)**

Name of Renewal Area	Approval Date and Decision Number of Council of Ministers	Number and Issue Date of Official Gazette
Neslisah and Hatice Sultan Neighbourhoods	03.04.2006--2006/10299 13.09.2006--2006/10961	22.04.2006--26147 13.10.2006--26318
Balat Karabas, Tahta Minare and Atik Mustafa Pasha Neighbourhoods (Fener-Balat Districts)	03.04.2006--2006/10299 13.09.2006--2006/10961	22.04.2006--26147 13.10.2006--26318
Kurkcubasi (Bulgur Palas District) and Davutpasa Neighbourhoods	03.04.2006--2006/10299 13.09.2006--2006/10961	22.04.2006--26147 13.10.2006--26318
Atik Mustafa Pasha Neighbourhood (Ayvansaray)	03.04.2006--2006/10299	22.04.2006--26147
Beyazit Aga (Wall–1), Eregli Neighbourhoods	13.09.2006--2006/10961	13.10.2006--26318
Yedikule-Yenikapi I. Stage (Haci Evhattin, Imrahor Ilyasbey Neighbourhoods	13.09.2006--2006/10961	13.10.2006--26318
Yedikule-Yenikapi II. Stage (Haci Huseyin, Sancaktar Hayrettin, Kasap Ilyas Neighbourhoods)	13.09.2006--2006/10961	13.10.2006--26318
Yedikule-Yenikapi III. Stage (Yali, Kasap Ilyas, Cakiraga, Kurkcubasi Neighbourhoods)	13.09.2006--2006/10961	13.10.2006--26318
Veledi Karabas, Cambaziye, Haci Hamza, Haci Evhattin, Imrahor Ilyasbey Neighbourhoods (Wall-2)	13.09.2006--2006/10961	13.10.2006--26318
Kucuk Mustafa Pasha and Haracci Kara Mehmet Neighbourhoods	13.09.2006--2006/10961	13.10.2006--26318
Husambey-Kirkcesme and Sheikh Resmi Neighbourhoods	13.09.2006--2006/10961	13.10.2006--26318
Suleymaniye District	24.05.2006--10501	22.06.2006--26206
Grand Bazaar (Kapalicarsi) and its associated area	26.11.2007--12897	25.12.2007--26737
Nisanca Sultanahmet Districts	03.07.2007--12375	20.07.2007--26588
Zeytinburnu Wall Isolation Area	24.05.2006--10502	23.06.2006--26207

Spatial distribution of Renewal areas in the Historic peninsula of Istanbul can be seen in **Figure 82.** After urban renewal areas are declared, 'urban renewal project' were prepared. Sulukule, Tarlabaşı and Fener-Balat are the first examples of urban renewal projects. Dinçer (2010) also highlights the importance of actors and ask the question that is: Do first immigrants (authors of projects) do not find later immigrants (inhabitants) suitable for historic environments? Or are historic environments 'renewed' in order to satisfy the need for big investment sites which is not available in small properties of historic environments? (Dinçer, 2010).

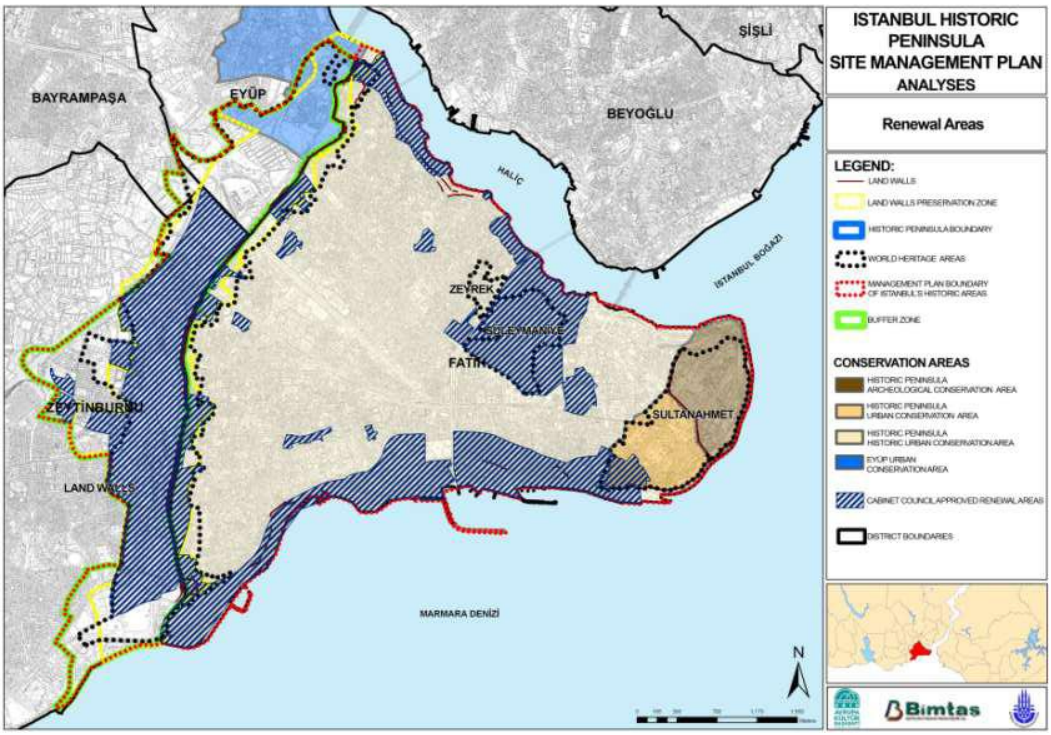

Figure 82: Renewal areas in Historic Peninsula of Istanbul **(Istanbul Historic Peninsula Management Plan, 2011)**

In the Management Plan of Istanbul Historic Peninsula, regarding the urban renewal areas "It is proposed that implementations in the Historic Peninsula Site Management Plan Area in relation to the Renovation Law numbered 5366 (which is criticized by the public for various aspects and regularly receives negative evaluations from the UNESCO Monitoring Reports) be handled within the framework of the II-PP7-coded project. In this context, it is proposed that the criticized aspects of the Law be eliminated and implementations will be developed in accordance with the principles and standards of protecting the historical integrity of the city." (Istanbul Historic Peninsula Management Plan, 2011). II-PP7-coded project "The "Project on Framework Development and Implementation of Impact Assessment for the World Heritage Cultural Properties in the Historical Peninsula" … was developed as a supplementary tool to solve the following problems which were determined in the Historic Peninsula: "Sustainable physical, social and economic conservation and improvement approach which was integrated with conservation of cultural properties has not achieved the expected level and preserving the cultural properties in the area and developing sociocultural features has not been given sufficient attention" (Istanbul Historic Peninsula Management Plan, 2011).

It is also stated in the Management Plan that "Guidance on Heritage Impact Assessments for Cultural World Heritage Properties" issued by ICOMOS on January 2011, would be used as a guide for management of urban renewal sites.

As legal changes effected historic environments in urban conservation sites through declaring "renewal areas", urban regeneration projects applied in existing neighborhoods or new sites that Istanbul sprawls also came along.

Such a hustly increase in the construction facilities in 2000s in Turkey was a result of economic policies of Turkey. The documentary "Ekumenopolis" directed by İmre Azem in 2011 exposes this relation between urban regeneration and economic policies (**Figure 83**):

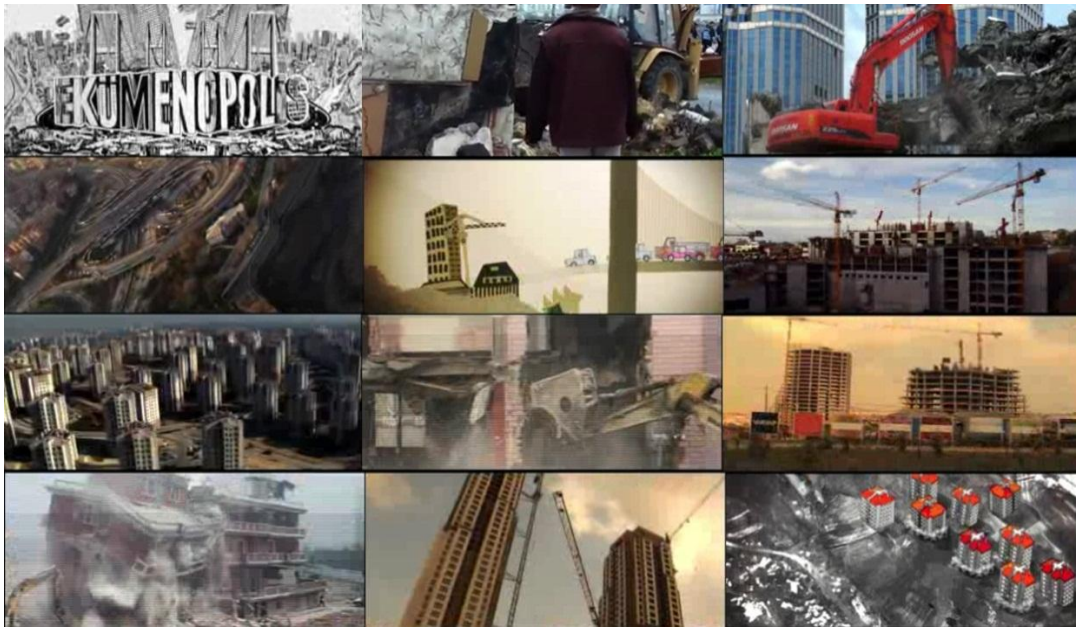

Figure 83: Stills from Ekümenopolis (Azem, 2011)

> "…in the past 10 years, as the World Bank foresaw in its reports, Istanbul has been changing from an industrial city to a finance and service-centered city, competing with other world cities for investment. Making Istanbul attractive for investors requires not only the abolishment of legal controls that look out for the public good, but also a parallel transformation of the users of the city…" and as a result "… armed with new powers never before imagined, TOKI (State Housing Administration), together with the municipalities and private investors, are trying to reshape the urban landscape in this new vision. With international capital behind them, land plans in their hands, square meters and building coefficients in their minds, they are demolishing neighborhoods, and instead building skyscrapers, highways and shopping malls…" are being constructed (Azem, 2011) .

According to Dinçer (2010), it is certain that legal changes in 2000s that facilitate urban interventions are not a coincidence but an effort to set a base enabling economic policies. Article 73 added to Law No. 5393 (Law on Municipalities) on May 30, 2005 and Law No. 2985 (Law on Social Housing) changed on May 5, 2004 had given important power to Municipalities and TOKI. Historic environments on the other hand were exposed to risk of losing their characters now being "renewal areas" (Dinçer, 2010).

A Renewal Project Ran Along With Lawsuits: FBAURP

Fener and Balat Districts have become urban renewal areas in two stages; first part has been promulgated in Official Newspaper No. 26147 on April 22, 2006 and second part in Official Newspaper No. 26318 no October 23, 2006 (**Figure 84**). The renewal area included Tahta Minare 2276, 2306, 2307, 2308, 2299, 2300, 2305, 2332, 2304 blocks, Atik Mustafa Paşa Neighborhood, 2871, 2872, 2873, 2874, 2875 blocks, Balat Kabataş Neighborhood 2838, 2849, 2859, 2105, 2106, 2821, 2822, 2823, 2824, 2825, 2828, 2829, 2830, 2831, 2833, 2835, 2835, 2836, 2865, 2837, 2898, 2842, 2840, 2839, 2845, 2844, 2843, 2841, 2848, 2847, 2851, 2852, 2864, 2853, 2862, 2855, 2854, 2856, 2857, 2863, 2861, 2860 blocks, Molla Aşki Neighborhood 2644, 2645 blocks and Abdi Subaşı Neighborhood 2303 block.

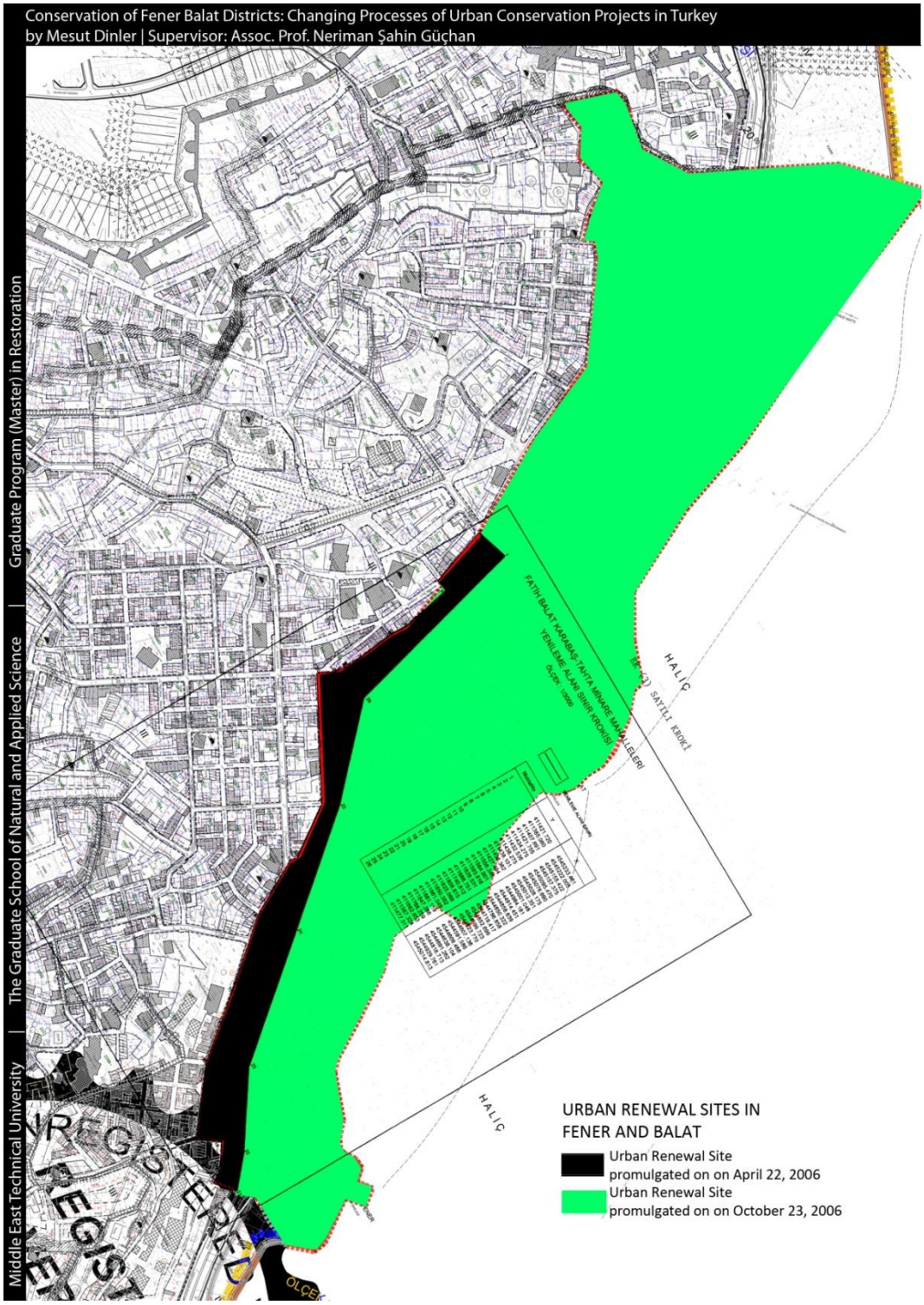

Figure 84: Urban Renewal areas in Fener and Balat

The promulgation of Fener Balat Districts as urban renewal areas and Fatih Municipality's opening a tender for urban renewal projects of 20 building blocks (see 3.3.2.) reacted public movement to stop the project: On August 4, 2009 FEBAYDER (FENER-BALAT-AYVANSARAY Mülk Sahiplerinin ve Kiracıların Haklarını Koruma ve Sosyal Yardımlaşma Derneği) has been founded in order to struggle with violation of rights that would happen during implementations of urban renewal projects. FEBAYDER has launched meetings and organized protests (**Figure 85**) against the project. Besides they also had suffered from obtaining the conceptual projects from Fatih Municipality; Fatih Municipality had not announced the project to prevent undeserved gain through land jobbing. As a result of keeping the project as a secret from the residents of the project area, reactions and protests against the Municipality had gained acceleration. However Municipality has given the conceptual projects in January, 2010 to FEBAYDER.

Figure 85: Protests in Fener

On March 12, 2010 a lawsuit to stop the projects had been cased following a serial of open meetings with participation of mainly FEBAYDER members, Chamber of Architects, residents in Fener Balat. Plaintiffs of the case were residents and members of FEBAYDER (Selahattin Güçlü, Hüseyin Avni Akar, Kadriye Acar, Çetin Bardak, Çiğdem Şahin, Mustafa Serdar Peker, Özcan Güçlü, Nihat Şadoğlu) and defendants were Fatih Municipality, Ministry of Culture and Tourism and İstanbul Metropolitan Municipality. Subject matter of the case was gathered around eight topics that were;

- Regarding the subject and aim of the projects, the process being run by defendant bodies were contrary to constitution's principle of equality and architectural, urban planning and conservation principles. Public welfare was ignored in the project.
- Regarding the organizational scheme of the process, project was against law and urban planning principles. Fatih Municipality and İstanbul Metropolitan Municipality had

exceeded their authorizations. Examination and approval of an architectural project is out of jurisdiction of these bodies.

- The administrative act contradicted with principle decisions of High Council of Conservation Board (*Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu).*
- The administrative act leads to 'unfair competition (*haksız rekabet)'* by providing public resources to benefit of private companies through hiding information from public and not informing stakeholders.
- The process was against international agreements that Turkey signed. Articles of Convention for the Protection of the Architectural Heritage of Europe published in Official Gazette on July 22, 1989 contradict with the project.
- Law No. 5366 was against Constitution.
- The argument of defendants that the main purpose of the project is to take precautions by increasing seismic resistance against the possible earthquake that Istanbul will face is not logical. Because among many other options to increase seismic resistance project is presented as the only solution (Binan, Erbaş, & Çorapçıoğlu, 2012).

Following the presentation of bill of claim to court on May 12, 2010, defendants were asked to defend themselves and lawsuit decision was postponed. Defendants of the case were IMM, Fatih Municipality and Ministry of Culture and Tourism. Each defendant defended themselves basing following arguments:

IMM:

- The case should had been cancelled since there was no benefit of plaintiffs in the complete cancellation of the project.
- The project had been prepared according to Micro Zoning Project (*Mikro Bölgeleme Projesi*) approved by Directorate of Disaster Affairs (*Afet İşleri Genel Müdürlüğü).*
- The responsible municipality (Fatih Municipality) had performed the requirements of preparation of Master Plans.

Ministry of Culture and Tourism:

- Information requesting applications are directed to Fatih Municipality and each application had been answered.
- As the projects had been approved by High Council of Conservation Board (*Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu)* it is highlighted that survey, restitution and restoration projects for registered buildings would be reevaluated during implementation process.
- Even though buildings that had been restored with FBDRP were included in the Project, reevaluation process would apply to these buildings as well.
- The Ministry had carried out the process within the given framework of legislations.

Fatih Municipality:

- The objection period given for the project had been elapsed so the case should be dropped.
- Since the plaintiffs did not present any legal document indication their relation with the project (such as whether they own any property in the area), they are not authorized to open the case. Thus the case should be cancelled.
- Conceptual projects had not been prepared as final projects but to a set a ground to discuss with and gather opinions of stakeholders. Thus the decision on approval of projects was not the final decision.
- Expropriation is applied only in compulsory cases and other times project is discussed on a one to one base with property owners (Binan, Erbaş, & Çorapçıoğlu, 2012).

The plaintiffs of the case were demanding four requests from court;

- Applying to Constitutional Court for cancellation of Law No.5366 for being against the Constitution,
- Suspension of execution of FBAURP,
- Cancellation of approval of Conservation Board of Renewal areas (*TC Kültür ve Turizm Bakanlığı İstanbul Yenileme Alanları Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu)* for FBAURP
- Requesting an experts' report (TMMOB, 2012).

As an appendix to bill of claim of plaintiffs, a request for experts' report was also presented to court. In this appendix it is stated that the main issue gave birth to conflicts on urban renewal areas in historic peninsula is lack of Conservation Plans. According to Law No. 2863 for any site declared to be 'urban conservation site', it is obligatory to prepare Conservation Plans. However for Fener and Balat Districts, there is neither 1/5000 Conservation Master Plan nor 1/1000 Fatih Conservation Master Plan. So the Municipality was basing their decisions on 'Conditions of Construction in Transition Period (*Geçiş Dönemi Yapılaşma Koşulları*)'. However, these conditions were cancelled by İstanbul 7th Administrative Court (*İstanbul 7. İdari Mahkemesi*) in 2009. Moreover, it was also decided by the Conservation Board that the need for Conservation Plans were urgent that FBAURP would be evaluated accordingly. Arguments of defendants are also discussed in the appendix: FBAURP is tried to be justified on basis of earthquake risk and the vacancy of buildings. However, regarding the earthquake risk there was no structural strengthening of buildings were envisioned in the project. And according to Fatih Municipality's data %85 of the building stock in the project area were occupied (TMMOB, 2012).

On June 2, 2011 request for experts' report has been refused, however objection to his decision has been approved on June 18, 2011; 18 months after the lawsuit. However this time report fee – that plaintiffs were expected to pay since they request the expert report- was too high (25000 TL) but this issue was also objected and report fee has been decreased (15000 TL). After the preparation of experts' report, the court has decided to cancellation of FBAURP on June 20, 2012.

On June 21, 2012 Mayor of Fatih Municipality has announced that they were going to apply Council of State to object the decision (Radikal, Fener-Balat'a da iptal, 2012). However the Municipality did not need to apply afterwards; Ministerial Cabinet of Turkey (Bakanlar Kurulu) has given 'urgent expropriation decision' (*acele kamulaştırma kararı*) on the Project area on October 7, 2012. As urgent expropriation decision is the last development as this study was continuing, the process of the project is still continuing.

According to information that the author obtained from the Municipality by using the right to information act[16], since the cancellation of the project by Istanbul Administrative Court No.5 with the decision number 2012/1504 on May 7, 2012; the Municipality has objected to decision on superior court. However studies have started and are still continuing for preparation of a new conceptual project. These studies including meetings with property owners on three building blocks and conceptual projects are started to be prepared according to these interviews. It is envisioned that projects' approval and construction process would be started on the second half of 2013.

[16] Reply to request for information is given to author on March 15, 2013.

3.3.2. Effects of FBAURP on Study Area

3.3.2.1. Effects of FBAURP in Urban Pattern in the Study Area

Fatih Municipality prepared a tender for 'Work of Preparation and Implementation of Fener-Ayvansaray Renewal, Concept and Application Projects (*Fener-Ayvansaray Yenileme Avan ve Yenileme Uygulama Projelerinin Hazırlanması ve Uygulanması İşi)'* and the tender was won by GAP İnşaat Tur. Yat, İnş. San. Tic. A.Ş; a body of Çalık Holding –the company running the Tarlabaşı Renewal Project as well- on April 17, 2008[17]. GAP İnşaat has commissioned famous architects/firms to design renewal projects, each architectural firm was commissioned a number of building blocks and the projects were prepared in a 'building block based' approach which is the same method being applied in Tarlabaşı Project.

As the site plan decisions of FBAURP is prepared by Trafo Mimarlık (**Figure 86**) six other architectural firms were commissioned with various number of building blocks to be designed; Çinici Mimarlık (Can Çinici) was commissioned for four buildings blocks (2276, 2306, 2307, 2308); Net Mimarlık (Yılmaz Kuyumcu) for three building blocks (2299, 2300, 2305); Teğet Mimarlık (Mehmet Kütükçüoğlu & Ertuğ Uçar) for four building blocks (2644, 2645, 2830, 2875); HF Mimarlık for one building block (2821); Sepin Mimarlık (Yavuz Selim Sepin) for two building blocks (2833, 2838); Hazan Mimarlık (Yakup Hazan) for two building blocks (2849, 2859); Ütopya Mimarlık (Serhan Sarıpınar) for three building blocks (2872, 2873, 2874)[18] (**Figure 87**).

Figure 86: Site Plan of FBAURP (Trafo Mimarlık)

The site plan rearranges the coastal green band remained from GHCRP. According to site plan; in the north part of the project area there are terraces designed in different levels in the coast and the area is left as a green zone. Car parking area of Or-Ahayim Hospital is expanded towards road. Entrance of Old Galata Bridge is rearranged and on south of it there are new marinas for small size boats. The area on the north of Rum Church is converted into a closed car park and roof of the car park is used as green area. From this green area there is an overpass proposed connecting east and west sides of the main road. In other words the boundary between the neighborhoods and coastal band is provisioned to be overcome with the overpass. On the east side of the overpass on coastal band, there are playgrounds for children, urban furnitures, decks and different pavements are proposed (**Figure 88**).

On the south of the playgrounds; open sport courts are kept and a new closed sports hall is inserted. Another new building suggestion is the service building for boats located on south of

[17] This information could only had been obtained by a parliamentary question asnwered by Minister of Interior Affairs of back then, Beşir Atalay. However, he also pointed out that the contract could not be given due to financial privacy of the company (MilliyetGazetesi, 2010).

[18] EAA (Emre Arolat) was another architectural firm invited by Fatih Municipality to design building blocks in FBAURP. However, Arolat rejected the offer and later stated that he did not want to be a part of a project that leads to dsplacement of inhabitants (Arolat, 2009).

open sport courts. On south of new service building there is a filled area used as a marina for small boats. The south of the project area is rearranged with walking routes.

In addition to changes introduced with the site plan, one of the main effects of FBAURP in urban pattern is the changes it introduces to existing lot pattern by amalgamation of lots; in the FBAURP area, there are 19 blocks to be designed and there are 567 building lots 290 of which are registered lots (**Figure 88, Figure 90**). It is seen in Figure 86 that on south part of the study area there are smaller sized building lots and lot sizes get bigger as moved to Balat and Ayvansaray in north. This pattern is altered through amalgamation of 317 lots; on 17 building blocks 103 lots are reproduced by amalgamation of these 317 lots. Besides 108 lots out of these lots are registered (**Table 3**). Amalgamation of lots in FBAURP validates Dinçer's (2010) question on urban renewal areas: "…are historic environments tried to be reproduced due to that their small sized properties does not satisfy the need for big investments sites which is required by new economies of our day?".

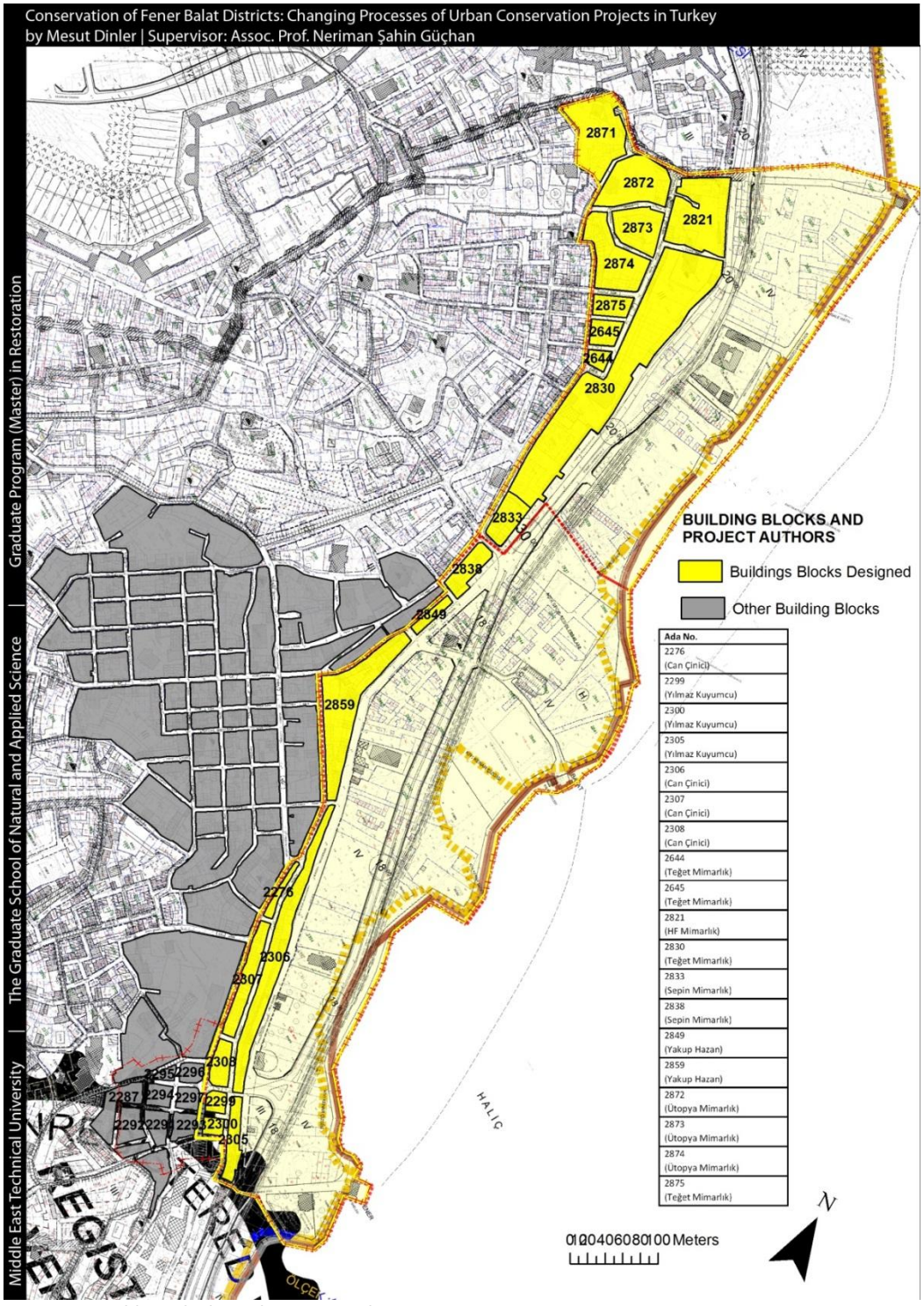

Figure 87: Building Blocks and Project Authors in FBAURP

Figure 88: 3D Model view from Site Plan **(FEBAYDER, 2009)**.

Figure 89: 3D Model view from Site Plan (FEBAYDER, 2009).

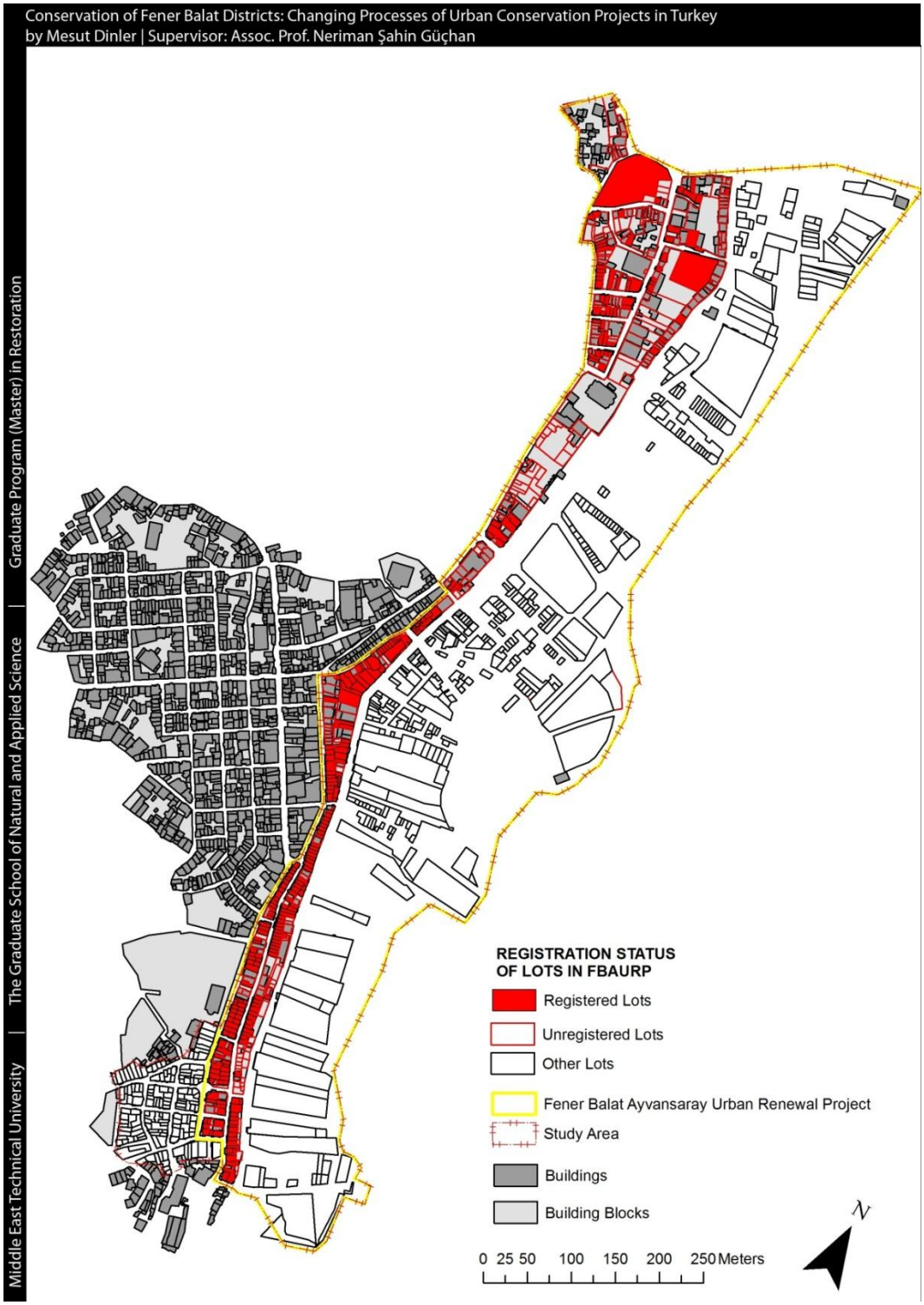

Figure 90: Registration Status of Lots in FBAURP

Table 3: List of Amalgamated Lots in FBAURP (Table 4 in **(Binan, Erbaş, & Çorapçıoğlu, 2012)**)

Block No.	**Amalgamated Lots** ***(Bold** and **İtalic** written lot numbers are registered.)*
2276	[***11-12-13***] , [***7-8-9***] , [***5-6***] , [***2-3***] , [1-***14-15-16***]
2299	[1-2-3-10] , [6-***7***] , [***8-9***]
2300	[3-4]
2305	[***16-17***] , [***14-15***] , [***13-12***] , [***11-10***] , [***7-8***] , [***4-5***] , [***1-2***-3]
2306	[***66-67***] , [***65-64***] , [***103-62***] , [***60-59***] , [***56-57-58***] , [51-52] , [45-***46-47-48-49-71***] , [43-***44***] , [***72***-73] , [***40-41***] , [***38-39***] , [***35-36***] , [***32-33-34***] , [***29-30***] , [25-26] , [***21-22-23***] , [***18-19-20***] , [***12-13-14-15-16***] , [9-10-11] , [6-7-8] , [1,2] [88-89-91] , [92-84-85-86] , [95-90-93-102] , [97-98-81-***82*** , 79-101] , [77-78] , [66-67]
2307	[***34-6***] , [***36-4***] , [***33-7***] , [***8-9-32***] , [12-29] , [***41-42***] , [***19-38***] , [***20-30***] , [***39***-40] , [***23-24***]
2308	[***19***-20-21] , [***18-2***] , [***17-3***] , [***16-4***] , [5-6-***15***] , [***7***-8-13] ,[***10***-11-***12***]
2644	[***7-8-9***] , [10-11]
2645	[10-11] , [14-15-20] , [5-6]
2821	[22-23-***25***-27-***28***-29-30-39] , [17-18-19-***21***] , [7-8-9-12-36-37-39-40-41] , [32-***33***-36-37]
2830	[13-14] , [17-18] , [20-21] , [22-23] , [51-52] , [55-65-66] , [38-58-59-60-61]
2833	[20-21-22-23-24-25-26-27] , [26-31-32-33-34-35] , [***6-12***-14-15-16-17-31-32]
2838	Projede belirtilmemiş
2849	[***6-19***] , [***6-18***] , [7-8-***9-10-15-16***] , [***11-12-13-14***]
2859	[***1-2***-3-***86***-87-88-89] , [***4***-5-6-***7-8-9-10-11***] , [64-65-***66-95***] , [***85-90***] , [52-53-54-55-57-58-59-***60***-61-62-98-102-104] , [35-***101***] , [***36-100***]
2872	-
2873	[6-9-10-11-21] , [13-14] , [16-17]
2874	[15-16] , [17-18-19] , [27-28] , [29-30-31] , [35-36] , [8-***32***] , [12-37]
2875	[***2***-3] , [10-11-12-13] , [16-17-18-19]

There are also functional changes came along with FBAURP. Building Block 2859 (Hazan Mimarlık) is an example to effects of such a change impacts urban pattern (**Figure 91**). Introduction of new functions like conference halls, movie theatres, exhibition halls, big commercial buildings results with insertion of bigger buildings than those have been existing in Fener and Balat districts.

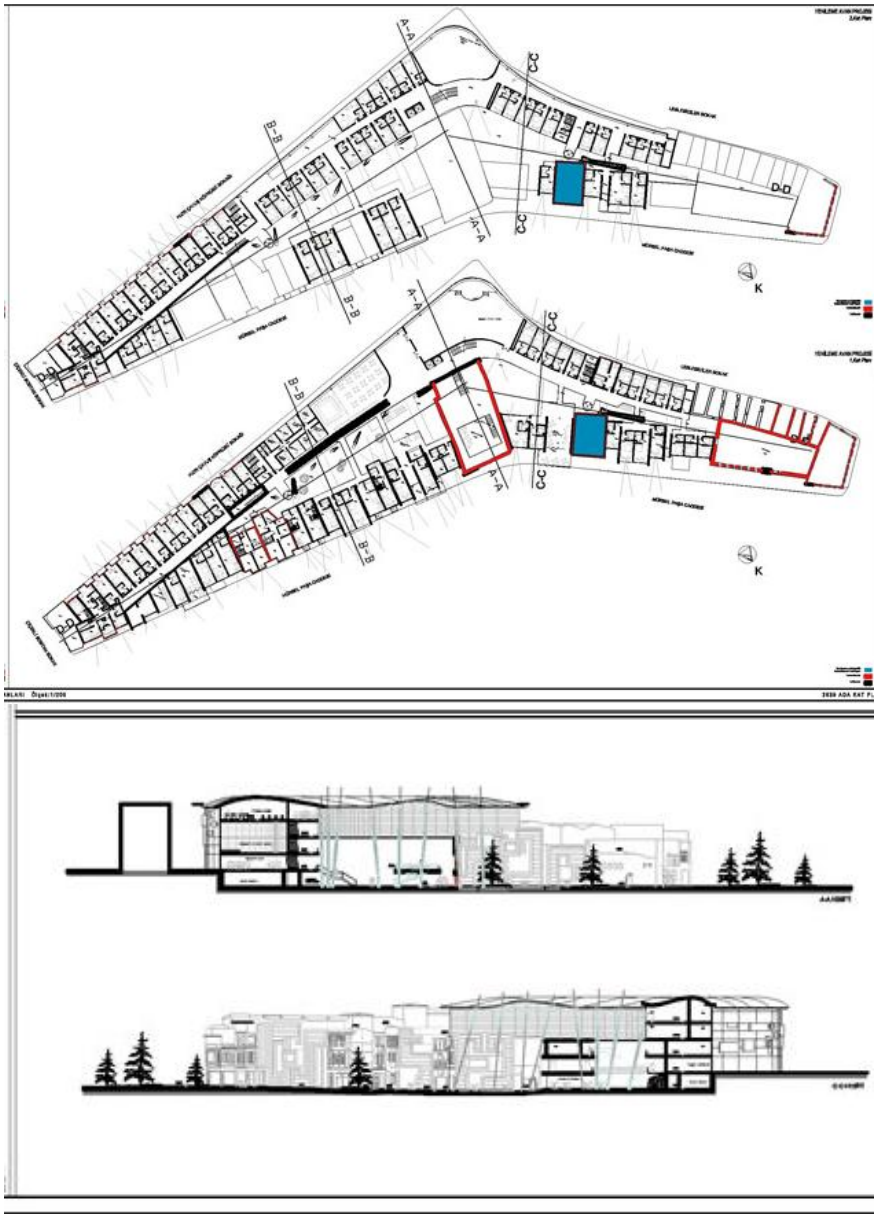

Figure 91: Design for Block No. 2859 (Hazan Mimarlık)

Regarding the urban characteristics of Fener and Balat districts, street silhouette is also affected by FBAURP through storey additions, removal of attachments and construction of new facades. When existing silhouette are compared view design proposals for the districts, it is seen that the movement in the street facade is turned into a strict line. In **Figure 92** , there are three building blocks; 2276, 2307 and 2308 (from left to right) designed by Çinici Mimarlık. In block 2276, eaves of buildings are brought to same level. In block 2307, a pedestrian pass is inserted by removing the building on lot 11 and eaves of buildings on north of this pass are again brought to same level. Buildings on the south part, still resembles the movement seen on the street facade, however there are storeys added to lower buildings. In block 2308, eaves of buildings are again straightened.

Figure 92: Comparison of existing and proposed street view from Vodina Street **(FEBAYDER, 2009)**.

Effects of FBAURP on urban pattern can be summarized as the changes it introduces to sites that are;

- Changes in buildings lots through amalgamations that enables destruction of existing buildings in the lots and insertion of big single masses,
- Changes in building sizes that would house different functions,
- Changes in street facade through additions, removals and alterations.

3.3.2.2. Awareness of Authenticity in FBAURP

3.3.2.2.1. Approach of FBAURP to Site and FBDRP

Putting aside the conservation of authentic features, even awareness of such features in FBAURP is quite debatable: more than half of building lots on FBAURP project area are registered (290 of 560) and less than half of registered lots have survey projects. Out of 290 registered lots 13 of them have basement plan surveys, 122 of them have ground floor surveys and 121 of them have first floor surveys. However it is described on principle decisions of High Commission of Conservation Board (*Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu)* that projects to be implemented on registered lots have to have survey, restitution and restoration projects produced.

As an instance[19], in building block 2859 there are 60 lots registered out of 93 lots (**Figure 93**). But when the project for this block is examined, it is seen that survey for only 30 lots are shown in the project (**Figure 94**). Moreover, for the 30 building on registered lots the conservation method proposed is keeping the outer walls (the façade facing the street) and inserting new constructions. Such method enables the generation of big masses. For other 30 registered lots that are not shown in the project, no 'conservation' method is defined and unmarked registered lots are projected the same way as unregistered lots (see 3.2.2.2.). This situation is not specific to Block 2859 and repeated on projects for other blocks as well (**Table 4**).

[19] Each building block is analyzed in a more detailed way in *3.3.2.2.2. Block Based Projects on FBAURP*

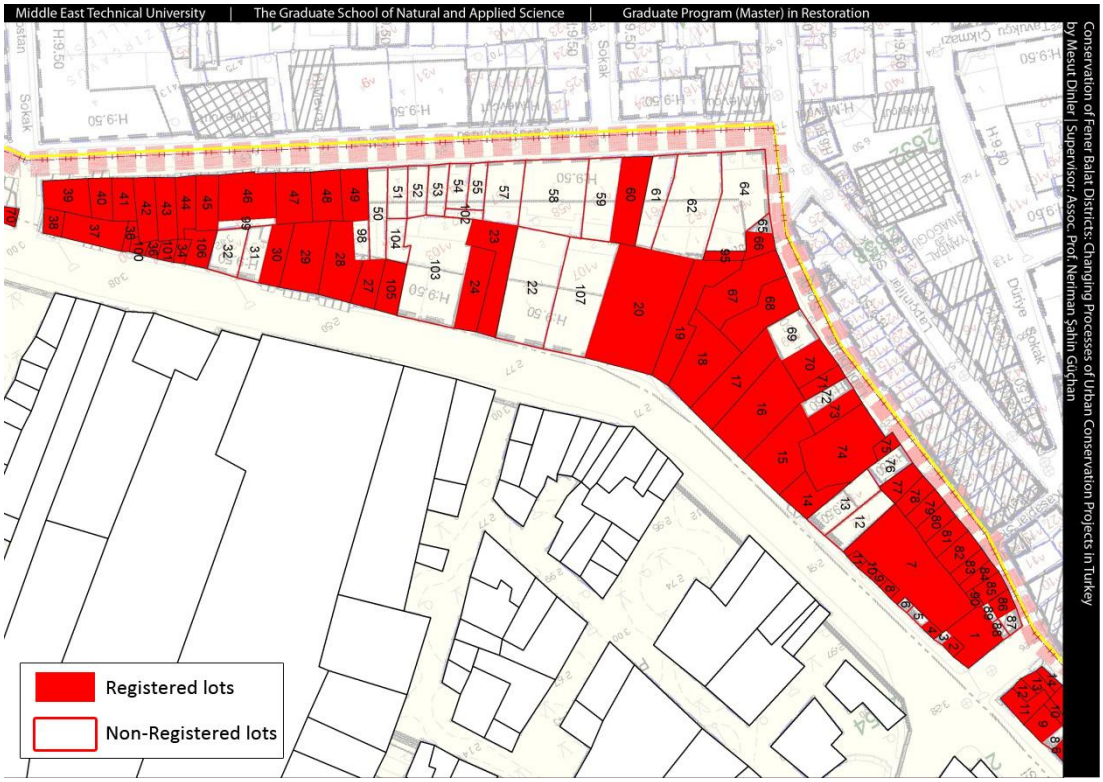

Figure 93: Registered Lots on Building Block 2859

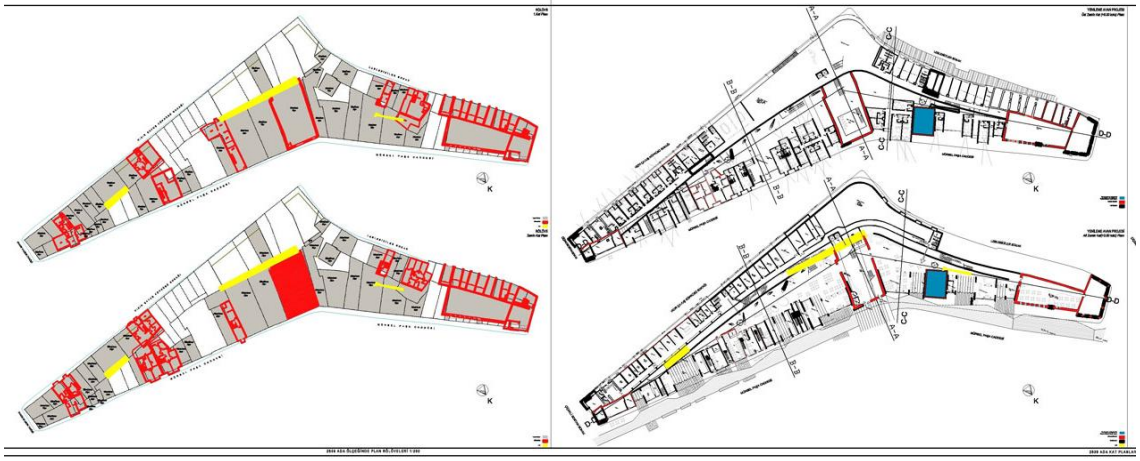

Figure 94: Projects and 'Surveys' of Buildings for Building Block 2859

Table 4: Number of Registered Lots Depicted in FBAURP **(Binan, Erbaş, & Çorapçıoğlu, 2012)**

Block No	2276	2299	2305	2306	2307	2308	2644	2645	2821	2830	2849	2872	2875
No. of Surveyed Lots on the Block	7	2	4	22	4	4	5	2	7	3	10	0	2
No. of Registered Lots on the Block	15	5	20	56	31	14	7	5	11	12	13	2	9

FBAURP also included buildings restored in FBDRP to be re-restored. However, approach to these buildings in the project is not clear. It is understood from the projects that these buildings are kept out of FBAURP scope since a part of buildings restored in FBDRP are indicated as "Buildings Intervened by UNESCO". Besides the incorrectness of this definition (UNESCO was only participated as a facilitator of meetings of feasibility studies in 1997 and UNESCO experts had participated in the feasibility studies. Implementations were financed by European Union) it is significant that not all the buildings that had been restored in FBDRP are indicated. For example in Building Block 2300, Lot 5 is indicated as a building restored in FBDRP (**Figure 95**) but in reality there are four lots restored in this project; Lots 3, 5, 6 and 8. As it is seen in Figure 25, non-indicated lots are also designed in the project.

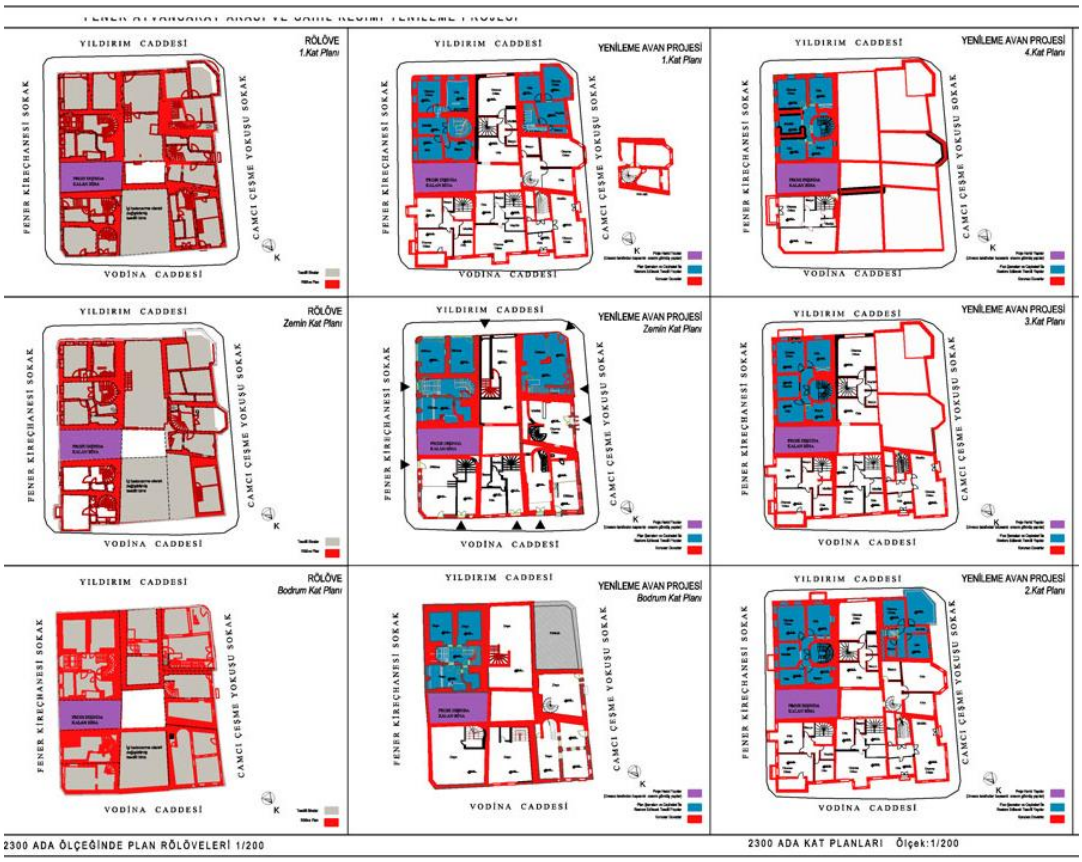

Figure 95: Projects for Building Block 2300 (see Block 2300 in 3.3.2.2.2)

This attitude towards buildings restored in FBDRP is not specific to Building Block 2300 and it is seen that other buildings restored in other lots are not also indicated and they are included as buildings to be designed. There are 39 buildings restored in FBDRP and remains in the project boundaries of FBAURP; however only seven of them are stated as buildings restored in FBDRP

(**Table 5**). In other words only %18 of existing buildings restored with FBDRP is indicated and kept out of project scope of FBAURP. Although in some project sheets these buildings are indicated as "buildings underwent extensive restoration by UNESCO", this is not a consistent approach either because only five of seven buildings had undergone extensive restoration.

Table 5: Lots that are included in FBAURP but already restored in FBDRP (Table 3 in **(Binan, Erbaş, & Çorapçıoğlu, 2012)**)

Block No.	**Lots that were Restored in FBDRP**	**Lots that are indicated as buildings restored in FBDRP (*bold, italic and underlined are undergone extensive restoration*)**	**Lots that were restored in FBDRP but redesigned in FBAURP**
2300	3, 5, 6, 8	***5***	3, 6, 8
2305	10	-	10
2306	53, 54, 55, 66, 67	53, ***55, 66, 67***	54
2307	4, 5, 28	***5***	4,28
2308	1,3	1	3
2849	11, 12, 13, 14	-	11,12,13,14
2859	1, 2, 3, 28, 29, 38, 40, 77, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90	-	1, 2, 3, 28, 29, 38, 40, 77, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90

3.3.2.2.2. Block Based Projects on FBAURP

For each building block to be designed in FBAURP there is a comparative study comparing figure/ground relation and building heights on Pervititch Maps, current situation and designed situation. However it is not possible to elaborate on how this study sets a base for the projects since surveys and restitution projects for the registered buildings are not prepared.

There are six architectural firms commissioned by Çalık Holding to design 19 building blocks in FBAURP. It is possible set a design approach for each firm however for the architectural firms commissioned to design more than one building block, there are differences in the design approach to different blocks, So, in order to analyze how each project effects Fener and Balat districts, each project for each building block is studied and grouped under the name of the architectural firm producing the project.

Çinici Mimarlık

Block 2276:
There are 15 building lots registered out of 16 lots in the block and among them 5 buildings have ground floor surveys and 7 buildings have first floor survey. Only the outer walls of registered buildings facing the street remain and the whole building is redesigned as a void (**Figure 96**).

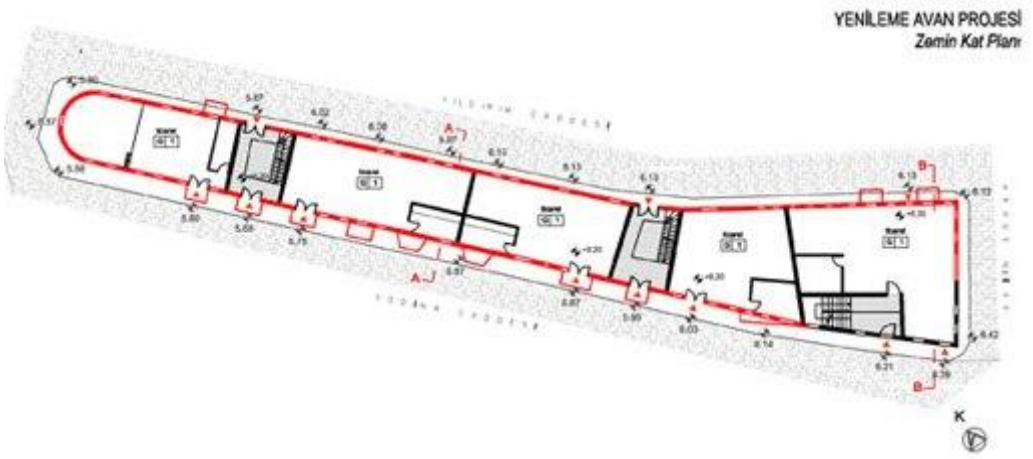

Figure 96: Project for Block 2276 **(www.fenerbalat.org, 2005)**.

Block 2306:
There are 56 building lots registered out of 97 lots in the block and among them 18 buildings have ground floor surveys and 22 buildings have first floor survey. There are city walls in the block and ramps and view terraces are proposed (**Figure 97, Figure 98**). Outer walls of registered buildings remain. Buildings on non-registered lots are removed and new constructions with new materials and techniques are proposed. One of the significant features of the project is the proposal of a new basement floor (**Figure 99, Figure 100**).

Block 2307:
There are 31 lots registered out of 39 lots and among them 4 buildings have ground floor surveys and 4 buildings have first floor surveys. There is a pedestrian passage proposed between Yıldırım Street and Mürsel Paşa Street by removing the building on Lot 11. As facades of registered buildings facing the streets remain, inner parts are removed and new circulation cores are attached. İnsertion of new staircases instead of existing ones are decided on a typological study on existing staircase typology in the site (**Figure 101**).

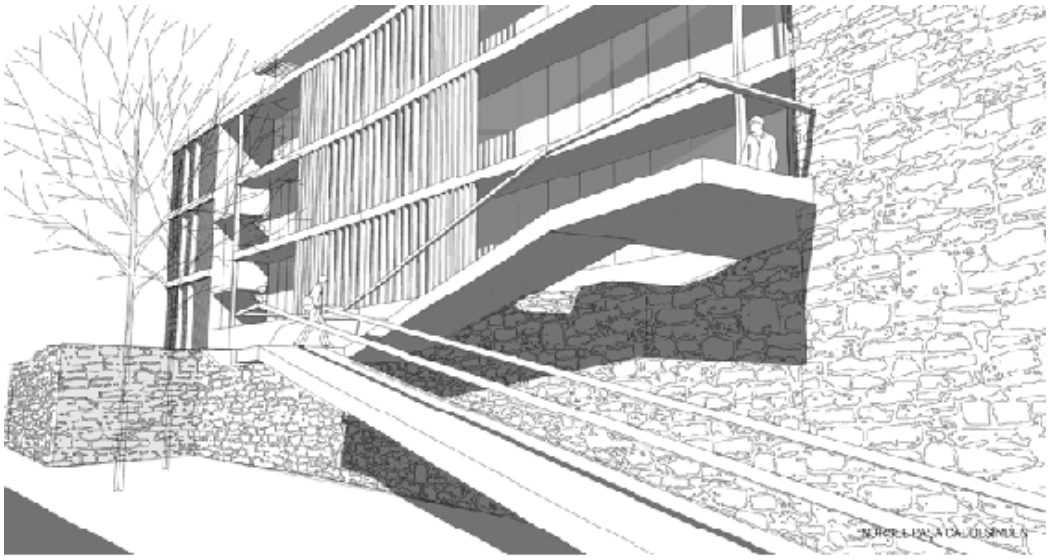

Figure 97: Ramps and view terraces in the project for Block 2306 (www.cinicimimarlik.com, 2011)

Figure 98: Ramps and view terraces in the project for Block 2306 (www.cinicimimarlik.com, 2011)

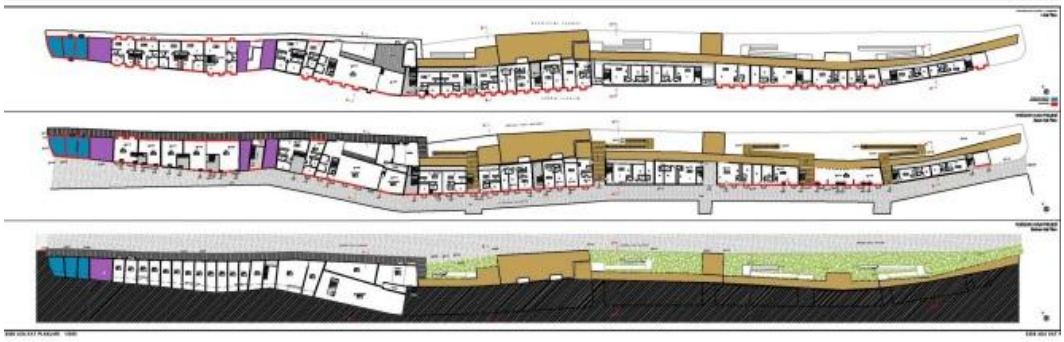

Figure 99: Project for Block 2306 (www.febayder.org)

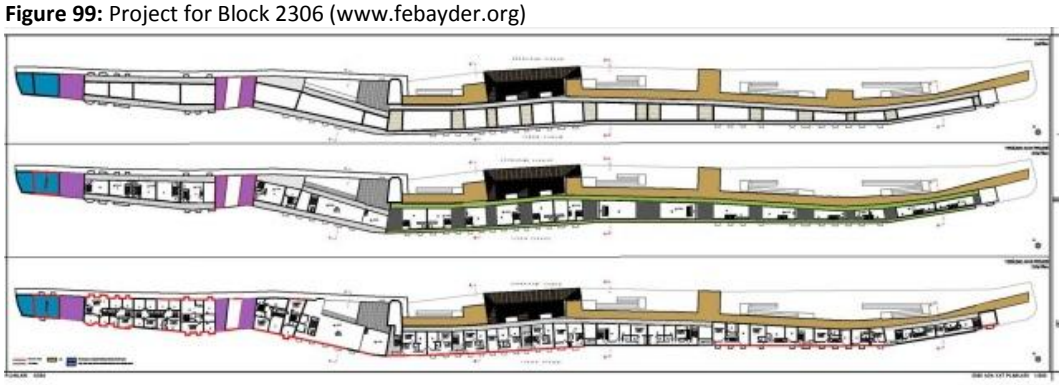

Figure 100: Project for Block 2306 (www.febayder.org)

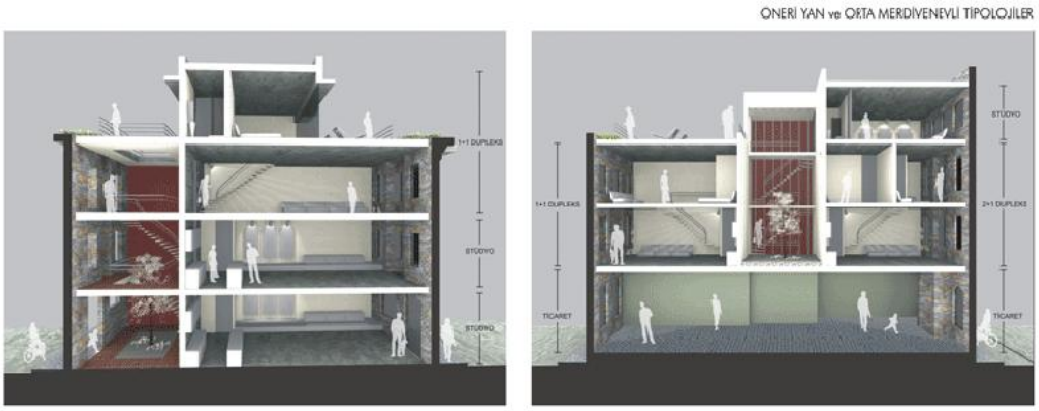

Figure 101: Study on staircases for Blocks designed by Çinici Mimarlık (www.cinicimimarlik.com, 2011)

Block 2308:
There are 14 building lots registered out of 21 lots in the block and among them 1 building has ground floor surveys and 4 buildings have first floor survey. Facades of registered buildings facing the streets remain and additions on the roofs are removed and instead new additions new additions with new construction technique and materials are added by setting back mass from street façade.

Net Mimarlık

Block 2299:
There are 5 building lots registered out of 10 lots in the block and among them 2 building has ground floor surveys, 2 buildings have first floor survey and 1 building has basement floor survey. Plan organization and inner walls of surveyed buildings are preserved. There is no indication of non-surveyed registered buildings. Through insertion of 3 new staircases, the block is converted to a single complex.

Block 2308:
There are 7 building lots registered out of 9 lots in the block and all of registered buildings have ground and first floor surveys. 7 registered buildings are preserved and only a staircase is attached to unregistered lot.

Block 2305:
There are 20 building lots registered out of 27 lots in the block and among them 4 building has ground floor surveys, 4 buildings have first floor survey and 4 building has basement floor survey. Remains of city walls are protected and no intervention is proposed. Unlike other blocks, only outer walls of registered lots remain.

Teğet Mimarlık

Block 2644:
There are 7 building lots registered out of 11 lots in the block and among them 5 building has ground floor surveys, 5 buildings have first floor survey. New buildings on unregistered lots are set back from lot borders to obtain an open public space in the middle of the block. Of registered buildings only four facades to be seen remains.

Block 2645:
There are 5 building lots registered out of 14 lots in the block and among them 2 building has ground floor surveys, 2 buildings have first floor survey. Like Block 2644, there is an open public space created in the middle of the block (**Figure 102**). Of registered buildings, only the facades that are facing the street remain however unlike Block 2645 only one building's facades facing inner space remain.

Block 2830:
There are 12 building lots registered out of 57 lots in the block and among them 3 buildings have ground floor surveys, 1 building has first floor survey. Block 2830 is adjacent to Block 2833 and through a pedestrian passage with a staircase two blocks are detached. There are remains of city walls in the block and basement floor is proposed only on the part where these walls don't exist. Only street facing facades of registered lots are remained.

Block 2875:
There are 9 building lots registered out of 19 lots in the block and among them 2 buildings have ground floor surveys, 2 building has first floor surveys. Design approach is the same as Block 2644 (**Figure 103**).

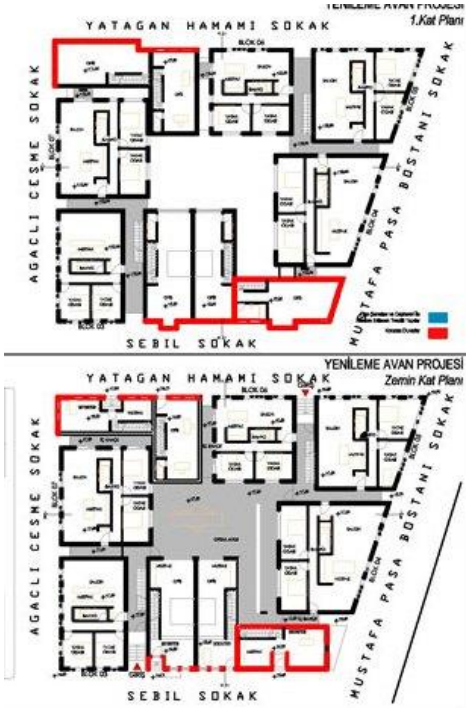

Figure 102: Project for Block 2645 (www.febayder.org)

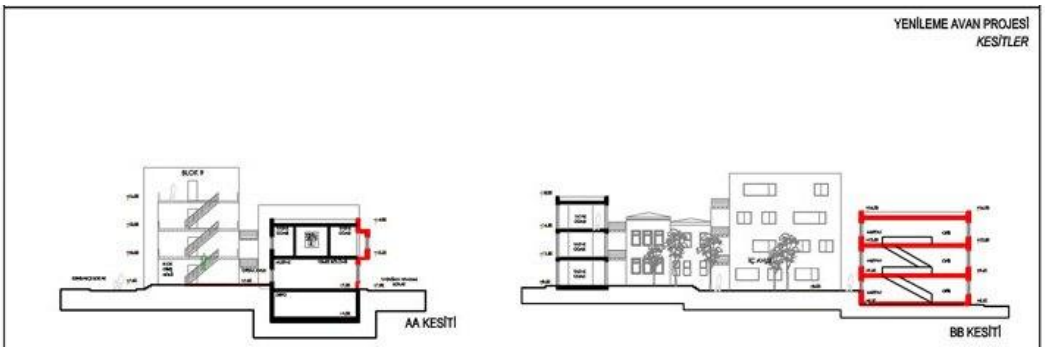

Figure 103: Project for Block 2874 (www.febayder.org)

HF Mimarlık

Block 2821:

There are 11 building lots registered out of 36 lots in the block and among them 9 buildings have ground floor surveys, 9 building has first floor surveys. As some of surveyed registered buildings are preserved with inner walls; other are remained only facades facing the street. There are remains of city walls in the project. In the website of the firm project is presented as 'boutique hotel project' and 'office complex'. These two masses are obtained with an open space dividing the block (**Figure 104**). As the 'boutique hotel' is a building with a courtyard (**Figure 105,**

Figure 106) and 'office complex' consists of three buildings separated by passages (**Figure 104**). New attachments are added over registered buildings with new material and construction technique (**Figure 107**, **Figure 108**).

Figure 104: Project for Block 2821 (www.febayder.org)

Figure 105: Images for 'Boutique Hotel' in Block 2821 (www.hfmimarlık.com)

Figure 106: Images for 'Boutique Hotel' in Block 2821 (www.hfmimarlık.com)

Figure 107: Images for 'Office Complex' in Block 2821 (www.hfmimarlık.com)

Figure 108: Images for 'Office Complex' in Block 2821 (www.hfmimarlık.com)

Sepin Mimarlık

Block 2833:

There are 6 building lots registered out of 28 lots in the block and all registered buildings have ground floor and first floor surveys. Block 2833 is adjacent to Block 2830 and through a pedestrian passage with a staircase two blocks are detached. Through opening two passages between Mustafa Paşa Street and Ayvansaray Street, 3 building complexes are generated (**Figure 109**). Outer walls of registered buildings are remained and by attaching new addition they are integrated with new complexes; there are remains of city walls in the block (**Figure 110**). A new car park is proposed beneath the whole block including the city walls.

Block 2838:

There are 2 building lots registered out of 28 lots in the block and all registered buildings have ground floor and first floor surveys. Approach to registered buildings is the same as Block 2833.

Figure 109: 3D model for the Project for Block 2833 (www.sepinmimarlık.com)

Figure 110: Images from Project for Block 2833 (www.sepinmimarlık.com)

Yakup Hazan Mimarlık

Block 2849:
There are 13 building lots registered out of 16 lots in the block and all registered buildings and among them 10 buildings have ground floor surveys, 2 building has first floor surveys. Registered buildings are preserved with their inner walls. On the unregistered lots, one single big mass is proposed by removal of existing buildings.

Block 2859:

There are 13 building lots registered out of 93 lots in the block and among them 30 buildings have ground floor surveys, 30 building has first floor surveys. Two lots that have bigger sizes (Lot 20 and Lot 7) are preserved with their four facades where as other registered buildings remain only with the façade facing the street (**Figure 111**). Registered lots along the east side of the block on Leblebiciler Street are covered with a big canopy (**Figure 112**) and an enclosed square is created. Unregistered buildings are replaced with new buildings with the contrast architectural style to existing buildings (fold buildings) (**Figure 113**). The area in front of the block on the side facing the coast, there is a green park over a closed car park is proposed (**Figure 114**).

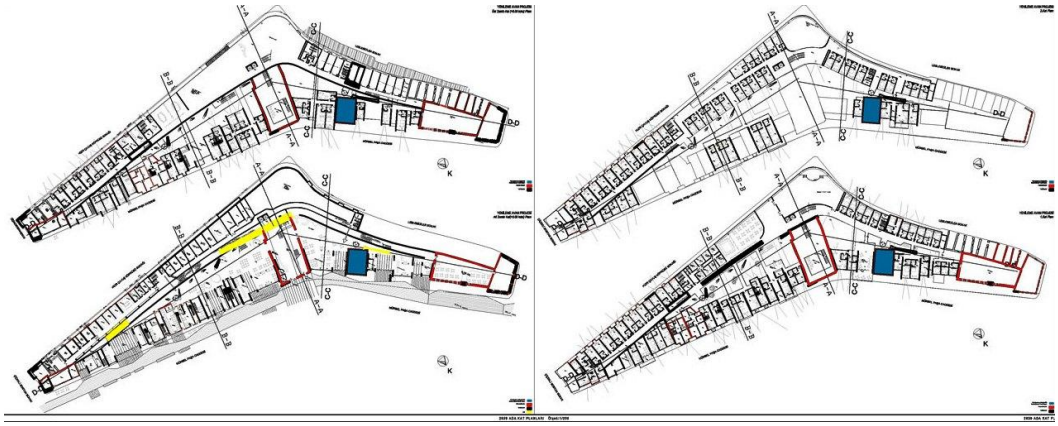

Figure 111: Project for Block 2859 (www.febayder.com)

Figure 112: 3D images of Project for Block 2859 (www.yakuphazan.com)

Figure 113: 3D images of Project for Block 2859 (www.yakuphazan.com)

Figure 114: 3D images of Project for Block 2859 (www.yakuphazan.com)

Ütopya Mimarlık

Block 2872:

There are 2 building lots registered out of 7 lots in the block and none of the registered buildings have surveys. Registered buildings are preserved with their inner walls. Lot 1, on which there is

Panayia Vahara Ayazma, spreads almost the whole block and new proposal deals with arrangement of open spaces on Lot 1. In addition a new restaurant is also designed.

Block 2873:
There are 2 building lots registered out of 18 lots in the block and all registered buildings and all registered buildings have ground floor and first floor surveys. Registered buildings are preserved with their inner walls. Around the courtyard in the middle of the block new building masses are designed with new construction technique and material (**Figure 115**).

Block 2874:
There are 13 building lots registered out of 34 lots in the block and among them 10 buildings have ground floor surveys, 10 building has first floor surveys. Facades of registered buildings that are facing the streets are remained. New building are designed with new construction technique and material (**Figure 116**).

Figure 115: Project for Block 2873 (www.febayder.com)

Figure 116: 3D images from the project for Block 2873 & 2875 (www.utopia.com.tr)

3.3.2.3. Issues Related with Physical / Social Integrity in FBAURP

As the court process related with FBAURP is ended on June 12, 2012; Fatih Munipality still reserves their right to apply State Council (*Danıştay*) as stated by Mayor, Mustafa Demir (Radikal,

2012). However, Ministerial Cabinet of Turkey has decided on “urgent expropriation” for Fener Balat districts. The reason for this decison was Article 27 of Expropriaton Law which is applied for “defense of land or extraordinary conditions” such as earthquakes, fires or stormwaters. FEBAYDER has opened a new law suit against “urgent expropriation decision” of the Cabinet (Şahin, 2012).

What makes FBAURP a distinguished situation is that as its physical effects can only be foreseen in the projects for there are no implementations started yet, since the project is taken into agenda public reaction has emerged quick and sound. Because the process in other urban renewal areas (Sulukule, Tarlabaşı) was still continuing, thus dwellers of Fener and Balat districts have already had a glimpse of what they would face. An association has been founded to cope with violation of rights that would emerge during implementation of FBAURP; FEBAYDER. Although there were other organizations like Sulukule Platform; it was the first time that an association that has administrative board and regulations has been founded to be able to fight against an urban renewal project. One of the first things FEBAYDER took action for was placing ‘Don’t touch my home!’ signs to windows of houses (**Figure 117**). It was aimed to inform visitors of the site that current dwellers are about to be removed from their neighborhood.

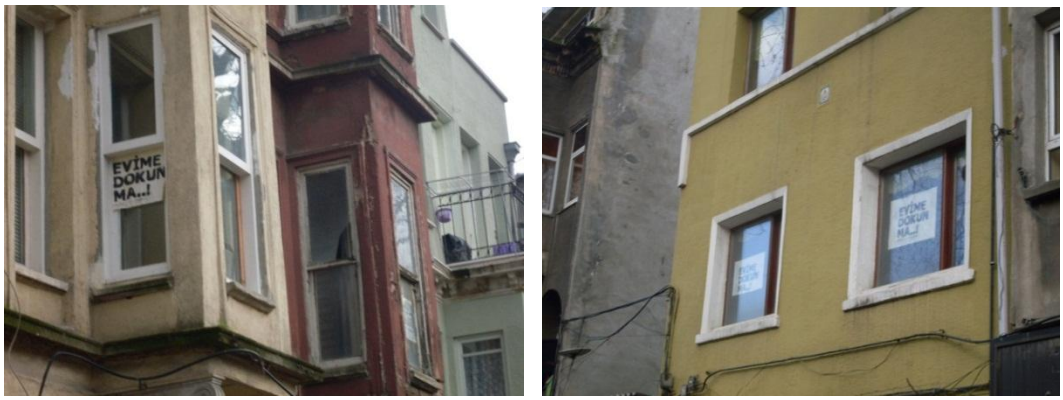

Figure 117: 'Don't touch my home!' signs in Fener and Balat

Municipality had kept the projects hidden and conditions of tender for a long time (financial issues with the latter one is still not clear) from the public in order to avoid land speculations and prevent unjust treatment that would occur in case of property ownership changes. However, keeping the project as a secret from the actual inhabitants has increased the reactions. Even obtaining projects from the municipality had been a suffering process for FEBAYDER.

As the long lasting lawsuit process had ended up on the benefits of FEBAYDER (current users) by cancellation of the Project on June 21, 2012; the Ministerial Cabinet decided on ‘urgent expropriation call (*acil kamulaştırma kararı*)’ on September 9, 2012 (decision has been published on Official Newspaper on October 7, 2012[20]) for the 20 building block that were assigned to Çalık Holding. On October 14th, FEBAYDER organized neighborhood inhabitants to perform a protest against the call of the Cabinet (**Figure 118**) and FEBAYDER has announced they would open a new law case against the urgent expropriation of Fener and Balat districts (Başkahaber, 2012).

[20] The same day published Official Newspaper included urgent expropriation decision not only for Fatih, İstanbul but for Siirt, Manisa, Trabzoni Giresun, Manisa, Erzurum, Gaziantep (due to hydroelectric power stations and urban regeneration projects) as well.

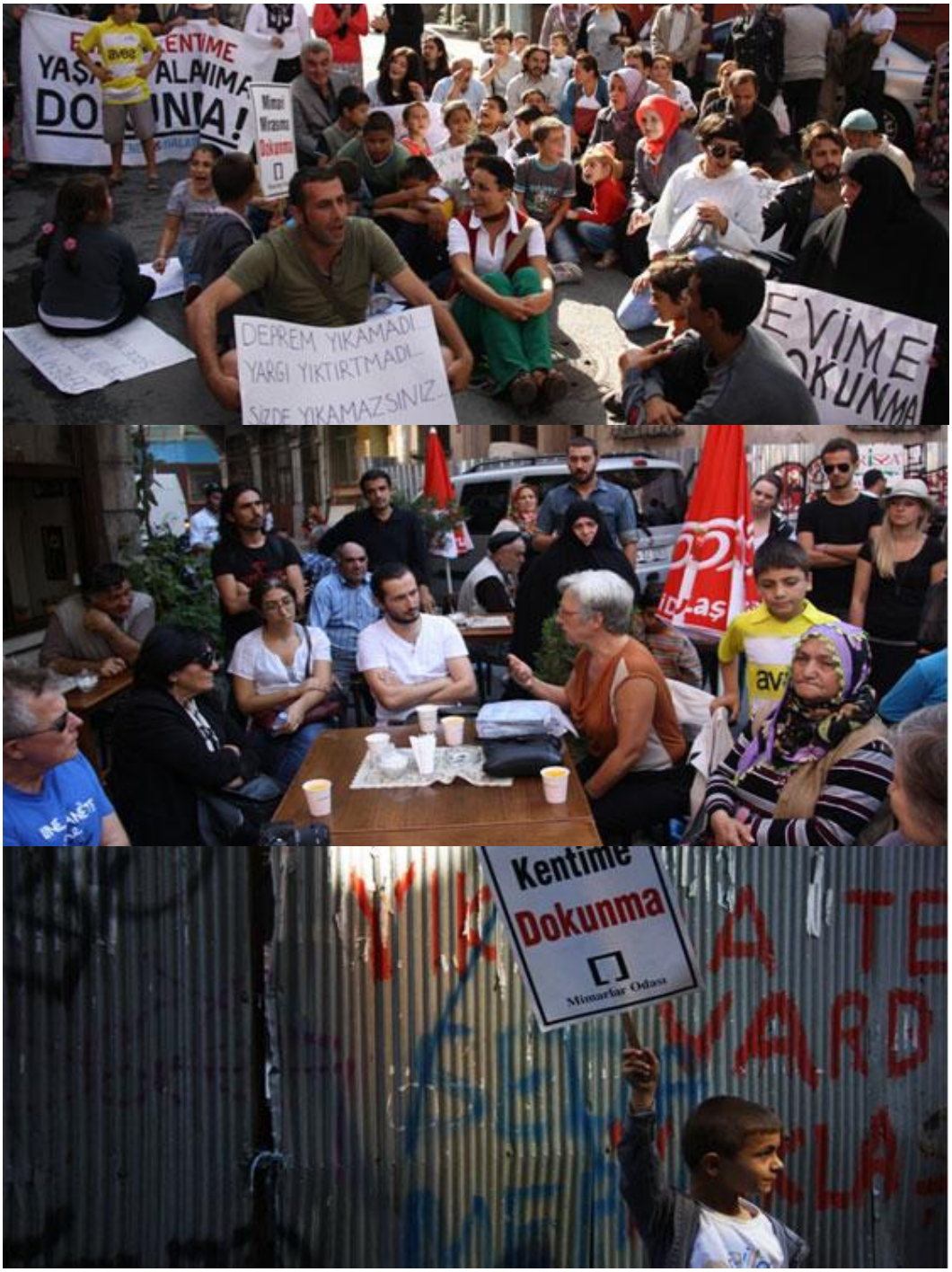

Figure 118: Protests against urgent expropriation decision on Fener and Balat Districts **(soLportal, 2012)**

Since FBAURP is not a project completed yet, it is hard to understand how physical and social integrity is cared/achieved; even though the whole process of the project can be summarized as a struggle between authors of the Project (Fatih Municipality, Ministry of Tourism and Culture [via Conservation Boards], Çalık Holding [and considering the above mentioned decision; Ministers of Turkey]) and opposers (inhabitants, FEBAYDER, professionals, NGOs, Chamber of Architects, academics, etc.).

Regarding not only Fener and Balat districts but other renewal areas as well (like Tarlabaşı, Sulukule , Süleymaniye) these sites are generated through the Law No. 5366. However Law No. 5366 is included in Law No. 2863 along with Law No. 5226 and they are integral, thus urban renewal areas are expected to be 'conserved' accordingly (see 3.3.1.). However enacting the Law No. 5366 triggered a different conception on conservation of urban renewal areas; these sites have become to be designed not considering the Law No. 2863 and Law No. 5366 was regarded as an independent law. In addition Law No. 5366 is on 'conservation and revitalizing' of 'deteriorated historical and cultural immovable assets'. According to Fatih Municipality Fener and Balat districts resemble such features; these districts are "neglected and there are damaged buildings needed to be restored" (FatihBelediyesi, 2009). According to Şahin (2012), Municipality is presenting these historic sites (Tarlabaşı, Sulukule, Fener Balat) as *slums* or *ghttos* so they can justify the projects (Şahin, 2012).

Approvals of Conservation Board and their decisions is another issue related with Fener and Balat districts: in the decision of the board it is stated that measured drawing surveys, restitution and restoration projects for registered lots would be evaluated later on during application stage. But it is written in Principle Decisions of High Council of Conservation Board that survey, restitution and restoration projects sets the basis for project and application (Principle Decision No. 660 on 05.11.1999). So, it is irrational to evaluate the projects during projects are being applied and making decisions on application accordingly.

It is not possible define 'conservation' of Fener and Balat districts in the content of FBAURP since none of the projects have a restitution or restoration project, surveys are prepared for less than half of the projects; out of 290 registered lots 13 basement, 122 ground and 121 first floor surveys are prepared and upper floors are not even considered. Prepared surveys are in the details of a sketch and presented in 1/1000 scale; so they only give an idea on plan organisation.

Since different architectural firms are commisioned and each proposed a different design proposal, it is not possible to generate a general approach in FBAURP. Besides lack of Master Plan and Conservation Plan causes these projects not to generate a general approach.

As the process is still continuing, issues on physical and social integrity is still not clear for FBAURP but considering the projects and the process it can be said that such issue is not included of the scope of FBAURP.

CHAPTER 4

ASSESSMENT

In Chapter 3, three projects generated following each other had been analyzed. This analysis was based on the aim to understand the effects of projects on the Study Area in Fener and Balat Districts in terms of conservation of 'authenticity' of the cultural heritage.

Such study has been developed for analyzing the changes on urban scale, building scale and aspects of physical and social integrity of the projects with their environments. These analyses on different scales have been highlighted with keywords 'urban pattern', 'authenticity' and 'physical/social integrity'.

In this chapter it is assessed in a comparative manner that how these keywords / concepts gained different meanings in each project. Such a shift in the meaning of these concepts since mid-1980s is evident in the conditions that led to emergence of these Projects, promises and implementations of the projects.

As seen in **Table 6** in Appendix C each project have been developed in a somewhat different context with different goals thus resulted with different outcomes. However for all three projects what is common is that they could not be sustainable. Reasons for this failure are elaborated more on '*4.3. Management of Physical/Social Integrity in Projects for Fener and Balat Districts'.*

While making assessment the main criterion is 'conservation' of the built heritage. As the measures of conservation are defined the parameters for analyzing three successive projects -the last one is still continuing and others are already implemented-; these three parameters are set the basis for making an assessment. So in this chapter following issues will be assessed:

-changes/ continuities/ disruptions in the urban pattern
-interventions on buildings/ preservation of authentic features in the buildings
-sustaining the physical/social integrity

These three parameters on urban pattern, authenticity of buildings and physical/social integrity are chosen because they set a base to analyze, understand and measure the 'conservation' of built heritage. So by making assessments on these three parameters it is aimed to make an evaluation of conservation approaches of three projects (GHCRP, FBDRP and FBAURP) analyzed in Chapter 3.

GHCRP

When GHCRP was at the agenda, main promise of it was cleaning the Golden Horn water and improving the poor living standards. In the second half of 19th century small scale industrial buildings had been located on Golden Horn shores due to its being a safe harbor providing easy transportation with its central location in the city. Already existing industrial zone had been intensified with the implementation of Proust Plan in 1940s. As a result Golden Horn water had become the bed of industrial waste. In addition to existence industrial zone, historic peninsula had also become the best place for immigrants from rural areas of Turkey in 1950.

Istanbul as a city trying to recover from disasters had become forgotten in the post Republican period when construction activities had shifted its center to new capital, Ankara. As a result built heritage in Istanbul had become ignored to an extent. So, due to such poor living conditions made historic peninsula a good spot to be settled for immigrants of rural areas of Turkey. Besides, due to its central location in the city, historic peninsula was geographically close to possible employment opportunities for immigrants.

As a result of industrialization and immigration, Golden Horn had been suffering from insufficient infrastructure, environmental pollution, dangerous health conditions and poor living standards. Golden Horn had become famous for the bed smell given off to city.

GHCRP had been generated to improve these poor conditions of Golden Horn. However what made GHCRP possible to be implemented was the new direction Turkey headed after the military coup in 1980.

As a result of IMF led economic policies in the post-military coup period, municipalities' share from the budget had been increased as much as never done before in the Republican period. Istanbul was begun to be presented as an investment center for the world capital. So GHCRP was only a part of such a new direction: new construction facilities had increased and in addition to new coastal roads and infills on Bosporus shores; historic areas of Istanbul had also been intervened. Tarlabaşı, Beyoğlu demolishment had been implemented parallel to Golden Horn demolishment.

New economic policies embraced had come along with a new visual language in the changing atmosphere of 1980s. This visual language had been a great tool to present and advocate the project for the main actors of GHCRP –particularly the main actor, the Mayor Bedrettin Dalan-.

So in order to be able to evaluate GHCRP, one should be reminded that it was a part of new economic policies embraced.

FBDRP

FBDRP was designed to be a model project for Turkey come to foreground with HABITAT II Conference in 1996 and was aiming the rehabilitation of physical environment of Fener and Balat districts along with the social environment. In order to be able to achieve this aim, experts from Turkey and abroad from different disciplines –including architecture, urban planning, sociology, economy and law- had carried feasibility studies to determine the scope, extent and methodology of the project. Result of this feasibility studies (also published as a report in 1998 entitled "Rehabilitation of Fener and Balat Districts (Istanbul historic peninsula) -analysis and rearrangement proposals-") had defined a project improving social conditions, creating employment opportunities and a self-circulating system for the restoration works. Thus for the first time a system had been defined in Turkey that would rehabilitate historic environments.

However, when project started to be implemented in 2003, a new framework had had to be drawn to define the project due to structural changes of financing bodies, municipal changes and financial limitations. Thus, the new framework drawn was far from the way it was defined in feasibility study. The scope of the project had been reduced to four issues: housing restoration, social centre, Balat Market improvement, establishment of a solid-waste management strategy.

It is possible to separate the process of FBDRP in two periods; from Habitat II conference to start of project in 2003 and from 2003 to completion of the Project in 2008.

FBDRP was a UNESCO supported EU funded project with multiple actors. Actors of first period were the Fatih Municipality, UNESCO, EU and experts carrying the feasiblity studies. In the second period actors extended to include staff members (working for various international companies namely Foment Ciutat Vella SA, a development company 50% owned by the City of Barcelona. The other members of the consortium were IMC Consulting (United Kingdom), GRET

(France) and Foundation for the Support of Women's Work (FSWW) (Turkey)) and the inhabitants in the decision making process.

Although FBDRP was envisioned to be a model for Turkey it could not be possible to sustain its own achievements even in the project area due to legislation changes that affected perception, conception and management of 'urban conservation'. Thus a new project for Fener and Balat Distrcits has taken its place in the agenda of the Municipality. This project is FBAURP.

FBAURP

FBAURP has started in 2007 even while FBDRP was continuing. Renowned architecture firms of Turkey have been commissioned to design building blocks included in the renewal area. So a block-based approach was embraced in FBAURP. Ever since the project started it had triggered public debates and objections.

FBAURP was an example of urban renewal projects emerged with the legislation changes introduced in 2004 (Law No.5226) and 2005 (Law No. 5366). These changes did not only initiate construction facilities within the urban conservation sites but they were an integral part of huge construction activities started in Istanbul in 2000s. Since 2000s, Istanbul has been presenting itself as a 'world city' that is the best location for investments. As a result construction facilities started in Istanbul very dense. As Istanbul had started to sprawl, historic neighborhoods of the city began to be subjects of Urban Renewal Projects.

As happened in 1980s, Istanbul is once again facing intense construction and demolishment in the city. It is significant that Fener and Balat districts have come to foreground along with Beyoğlu, Tarlabaşı district. However, such togetherness is not just a coincidence but outcome of embracing neo liberal economies that results with intense pressure of capital on historic neighborhoods.

Just like GHCRP, FBAURP is a result of economic policies embraced by authorities.

What makes harder to make an assessment on FBAURP is that the process of it still continuing. Even though the project has been canceled by the Istanbul Administrative Court Number 5, the new stage has been initiated by the same local authorities through preparation of new projects for the same renewal site.

Within this context, each project is assessed regarding their impacts on conservation of cultural heritage in Balat and Fener districts.

4.1. Changes in Urban Pattern Brought to Fener and Balat Districts by Projects

Urban pattern in the Study Area had been changed in different scales and different levels in each project. Considering that urban pattern is what defines the characteristics of any historic environment, each intervention done on the urban pattern is also an intervention done on the site's identity and conservation of it.

The most significant changes in the study area were brought by GHCRP. Although the study area of this thesis covers only a small section of the project area, implementations in the study area were the same as what was done in the project area. These changes are removal of the buildings in the coastal band of Golden Horn and Alibeyköy and Kağıthane Crooks (except the registered buildings conserved in accordance with Law No. 2863). As the registered buildings only included monumental buildings, this demolition destroyed almost everything within the project boundaries.

Such a removal without making a value assessment for the project area resulted with disappearance of significant historic neighborhoods, Fener *yalı*s, leisure places (*meyhane*), and 19th century shops. Significant *yalı* buildings dating back to Ottoman period were enlisted in

Ottoman *Bostancıbaşı* documents, in 19th century Fener was famous for its *gazino*s (music hall) located on Fener shores. These buildings had been demolished with GHCRP (Akın, 1994; Keyder, 1999). As the cleaned coastal band was transformed in to a green band, a road also had been constructed running parallel to seashore. This traffic road separated green vast band from the neighborhoods.

When an aerial photo of 1982 is compared with the 2010 Google Earth images (**Figure 119**) of the study area it becomes clearer that this project have left a green band isolated from the neighborhoods by a heavy traffic road again constructed by GHCRP.

Through removal of buildings in coastal band in Fener and Balat districts, actually what constituted the identity of Fener and Balat districts had been removed. So GHCRP made impossible to transfer the heritage to next generations. What has been done in GHCRP was not the removal of existing urban pattern, but traces of history that had survived throughout history had been destroyed. Even though GHCRP had never been presented as a conservation project but rather aimed cleaning of Golden Horn water, the project area included historic peninsula which have always been the historic core of Istanbul throughout the history.

Regardless of the identity of Fener and Balat districts, GHCRP has treated whole project area as a zone to be cleaned. What GHCRP gave back in return is a quite problematical issue. As seen in **Figure 119** GHCRP resulted with two different urban patterns; the one in the neighborhoods that was excluded from project's scope and the other being the green vast coastal band separated from the neighborhoods with a heavy traffic road.

During 1980s' construction facilities, it was a common implementation to construct traffic roads running parallel with the seashore. As implemented in Bosporus shores, Golden Horn shores have also been detached from public by this road. It resulted with detachment of the green band from the neighborhoods.

The band in itself is another issue; according to Akın (1994) this band was not designed considering public habits of using open spaces thus resulted with an unused vast area. Even though there is the need for open public spaces and green areas in Fener and Balat districts, such need is not satisfied with the current situation and still design of the coastal band is a problem; its use is not defined and it only functions as picnic / barbeque area in summers by public. At nights there are security problems. Sports facilities in the area are very limited. So, it is not possible to suggest that the coastal band satisfies the public needs.

The GHCRP achieved its goal to a certain extent; Golden Horn water had become clearer however the completion of the project could not be achieved due to municipal changes and this goal today still stands as an issue to be resolved by governmental bodies.

Considering the conservation of built heritage in the study area, GHCRP have destroyed the heritage by removing the urban pattern.

The second project; FBDRP had a completely different scope. The coastal band which constituted the project boundaries of GHCRP had not been included in project boundaries of FBDRP; rather FBDRP focused on dwellings located inner Fener and Balat districts and particularly the iron grid pattern emerged after the fires in the second half of 19th century. Boundaries of two projects do not intersect but are adjacent.

Buildings to be restored within the content of the project were chosen to be homogeneously distributed over the project area. By doing so, it was aimed that visitors would experience the whole project area rather than a rehabilitated street that is the common implementation in Turkey.

FBDRP had embraced was a lot based restoration approach for 121 buildings and urban pattern had been preserved by not making any interventions on figure / ground relation. However not

making any interventions on urban pattern set a drawback for the project to achieve its main goal that is rehabilitation of social and physical environment together. Because Fener and Balat housed vacant lots, ruined buildings and buildings that are not harmonious with the environment and these problems were also potentials for rehabilitating the physical and social environments. As proposed in the feasibility studies, buildings giving public services –that were educational centers, Textile Technical Institute, Craftsmanship House, District Atelier, Residents House and Cooperative, Mother Child Center, Deinstitutionalization Center for Drug Addicts- could have been located in these potential lots/buildings. Although it has not been possible to actualizing these given services due to later limitations, consideration of such potential has not been included with the scope of the FBDRP.

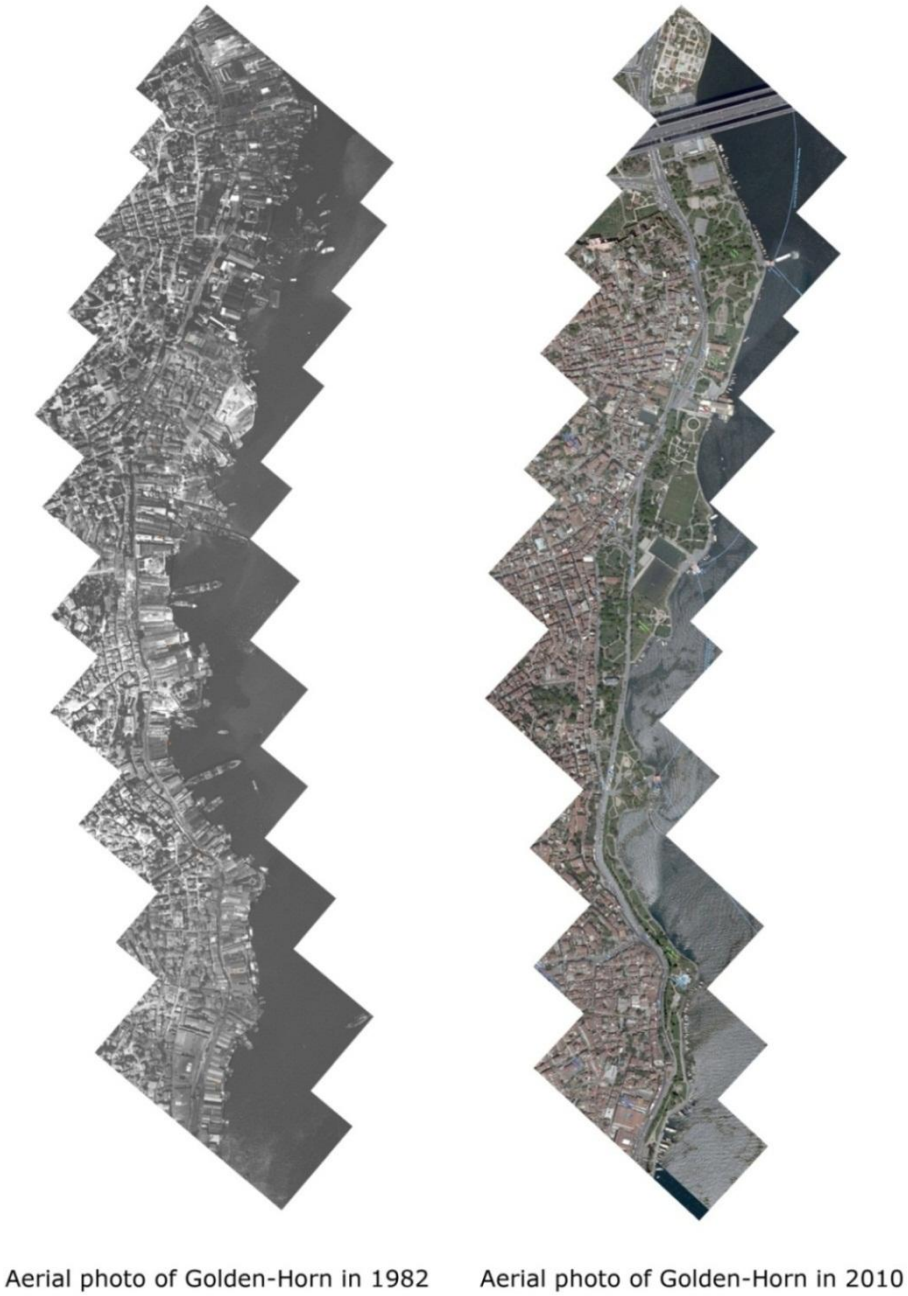

Figure 119: 1982 Aerial Photo and 2010 Google Earth images

Moreover, the coastal band on the west side of the project area is kept out of consideration and no proposals are suggested to integrate the coastal band with the neighborhoods. In the feasibility studies it was provisioned that this band would have been rearranged to locate sport facilities and playgrounds.

FBDRP have preserved the urban pattern and identity of the site. Through detailed analysis this identity of Fener and Balat districts were well defined and data on values, problems and potentials of Fener and Balat districts were gathered. However by making interventions that would not change this identity –by using potentials of the area- FBDRP could have rehabilitate both social and physical environment. Due to reluctance of governmental authorities and financial limitations, this data could not have been used to achieve the goal of the project.

Third project is FBAURP[21] and within the scope of FBAURP, 19 building blocks are designed by 7 architectural firms, each firm has developed a different design approach for the blocks they are commissioned for. 12 of 19 building blocks were included in FBDRP. A site plan is proposed to solve the problems related with the undefined coastal band and connection problem caused by the traffic road.

FBAURP just like GHCRP destructs the existing identity of Fener and Balat districts. But this time instead of leaving a blank space free of identity, defines a completely new identity. This identity, the new urban pattern consists of huge and single building masses, a new architectural language that consists of contemporary construction technique and material. Amorphous canopies are introduced to the building blocks to create shopping malls. Such an architectural language could have been justifiable and convenient for an empty land however FBAURP creates this land by removal of existing urban fabric. Although buildings blocks were designed by different architectural firms, there are similar and significant changes introduced to site by each firm. First of all, each lot except registered ones is considered as an empty area for infill; when projects are examined it is seen that existing buildings are replaced with new designs. Besides conservation of registered buildings are quite questionable; through amalgamations huge lots are created and registered buildings are included in these new big sized lots only with their exterior facades. Only one or two faces (depending on the project) are conserved and thus buildings are integrated to new buildings by removal of rest of the building. So the urban pattern is changed by replacing small lot sized existing pattern with big masses that would house functions like offices, hotels, car parks –in basements- shopping malls, etc. The green coastal band created by GHCRP is also designed; part of the band that resides in the project area is divided to house different functions and a few new buildings are also proposed. Another change comes with FBAURP is the proposal of an overpass to relate districts with the coastal band.

Regarding the conservation of identity of Fener and Balat districts, FBAURP removes what is there to be preserved in an irreversible way. Identity constituted throughout history in Fener and Balat districts are proposed to be destructed by project authors that are governmental bodies cooperating with private sector.

In other words, since the existing urban pattern does not satisfy the need for big spaces that can house big investments, FBAURP answer to this problem by removing this pattern and replacing it with a completely new pattern through amalgamation of lots.

It is noteworthy that FBAURP have been generated even while FBDRP was still continuing and buildings that were already restored by FBDRP have been included within the scope of FBAURP. If the aim of the FBAURP have been defined the improving the environmental and social conditions

[21] FBAURP project is a cancelled project. However according to reply o the Municipality to author's request to be informed on studies on Fener and Balat districts since the cancellation of the project (using the right to information act), preparation of a new project has started and interviews with residents on three building blocks have been conducted from cancellation in May 2012 to February 2013.

of Balat and Fener districts, then it would have been possible to solve problems of the site valorizing the cultural heritage in these districts. On the contrary, as it can be understood from the projects main aim was the insertion of a new urban pattern and new wealthier users.

Since improving the social conditions and valorizing the culture heritage have been out of consideration in FBAURP, the data and know/how produced in FBDRP could not be transferred to this project. Thus it could not be possible to use existing analysis and studies as an input for the new project approaches that would solve the problems of the site, improve the social/physical conditions. As a result existing identity had been changed by replacing the urban pattern instead of using references of this identity.

4.2. Consideration / Interventions on Authenticity of Buildings in Fener and Balat Districts

In the operational guideline of UNESCO, authenticity is defined as:

"Depending on the type of cultural heritage, and its cultural context, properties may be understood to meet the conditions of authenticity if their cultural values (as recognized in the nomination criteria proposed) are truthfully and credibly expressed through a variety of attributes including:
• form and design;
• materials and substance;
• use and function;
• traditions, techniques and management systems;
• location and setting;
• language, and other forms of intangible heritage;
• spirit and feeling; and
• other internal and external factors" (UNESCO, Operational Guidelines for the Implementation of the World Heritage Convention, 2012).

Authenticity is one of the most important features of a cultural entity in terms of making a value assessment. "The understanding of authenticity plays a fundamental role in all scientific studies of the cultural heritage, in conservation and restoration planning, as well as within the inscription procedures used for the World Heritage Convention and other cultural heritage inventories" (UNESCO, Nara Document on Authenticity, 1994).

Before assessing the approach of projects on conservation of authenticity of the buildings; it is important to understand how 'authenticity' is perceived/ defined and studied within the content of the projects. It becomes significant to reveal each project's awareness of authenticity / significance of the Fener and Balat districts while making an assessment on how authenticity is conserved/ intervened by each project.

For GHCRP it is not possible to make any examination of how authenticity of the buildings has been an input for the project or how the value assessment has been done for the project area. The whole process of the project was the fastened removals of everything but a few monumental buildings under the protection of Law No. 2863. There is no restoration projects envisioned for these monumental buildings. Thus discussions on what is done in GHCRP within the boundaries of the project area regarding the conservation of the authenticity of the buildings can only be limited to investigation of that if the building is demolished or not. Regarding the fact that in the study area % 88 of the existing building stock has been demolished, it is clear that authenticity has not been a consideration of GHCRP. Since no such parameter could take place for itself within the extent of the project, conservation of authenticity is out of discussion for GHCRP.

FBDRP outstands within three projects in terms of value assessment of project area and conservation of authenticity of buildings. For each building to be restored (including both basic repairs and extensive restoration) measured drawings, restitution and restoration projects were

prepared. During the implementations of extensive restorations following the approval of Conservation Board, TAT was put in charge to control of in-situ implementations. In addition, in the tender documents for restoration works, conservation project and implementation methodologies, reference system based on work codes and works specifications were defined for conservation of authentic features in the buildings. These explanations were made in a very detailed way that even the specifications for equipment like drag or pointing elements to be used in implementations were defined. Contractors were supposed to follow these descriptions and if non-specified situations would emerge, it would be handled under the supervision of TAT. Restoration works were handled with the concern of removability in case of that new methods would emerge in the future. Considering the historic peninsula's history and the probable layers of historic settlements beneath the current site, implementations of structural strengthening of foundations with reinforced concrete have been given up for the sake of probable future archaeological excavations and instead structural retrofitting of existing foundations was embraced as a method for increasing seismic resistance (**Figure 120**).

Figure 120: Restoration implementations in FBDRP (Altınsay Özgüner, 2009)

As explained in *3.2.2.2. Care of Authenticity in FBDRP*, restoration works were defined in a very detailed way and implementations were also carried in the same extent. Regarding the implementations, as the process developed, restorations works were also well systematized and fastened. If more buildings were wanted to be restored, it would easily be handled within

generated system. However the project was limited with the given framework of EU funds and the Municipality didn't show the willingness to carry on the process. Moreover a self-generating financial structure was not established/ proposed to encourage inhabitants/property owners to restore their buildings. Thus FBDRP failed to secure the future of sustaining the continuity of gains from this experience. In the feasibility study such a financial structure was foreseen to be established via cooperative however it never was brought to life.

Considering the conservation of built heritage, although FBDRP could not manage to rehabilitate social and physical environment, best achievement of FBDRP project is the restoration implementations. FBDRP was provisioned to a model project for Turkey and information and know/how generated within the content of the project was supposed to be used in other historic environments in Turkey. So the implementations were carried in a way to present a role case for Turkey.

FBAURP is the most debated project among three projects in terms of conservation of authenticity of buildings. Lawsuits against the project were issued with the claim that significance and history of the Fener and Balat districts are not regarded in the project but the site is regarded as a land that private sector could take the benefits instead of dwellers (Şahin, 2012). This claim is evident in the conceptual projects (*avan proje*) submitted by architectural firms, there are only 121 building surveys projected on projects out of 290 registered buildings within the project area. Registered buildings are proposed to be kept only with their facades in the renewal projects, which mean that registered buildings would be demolished but façade would remain in the new facades of big masses generated through amalgamation of lots.

When the projects are examined, it is seen that registered buildings are proposed to exist only with their façade and rest of the building is demolished. These not-demolished facades stands like a tableaux attached to new buildings – as it is seen in the figures in *3.3.2.2.2. Block Based Projects on FBAURP-*.

Within the given framework of legislation that sets the base for conservation projects, FBAURP pretends to consider authenticity through making comparative analysis on Pervititch Maps and current situation or indicating outer walls of registered buildings as walls to be preserved. However when projects are analyzed in a more detailed way it becomes very clear that FBAURP does not satisfy the requirement of legislation and authentic features in the buildings are disregarded. Restored buildings are designed without making necessary. The only conservation approach is not demolishing outer facades of registered buildings.

As stated above building designs are needed in Fener and Balat districts and these historically and architecturally significant districts present necessary references to lead such design. If the characteristics and identity of Fener and Balat districts had been analyzed and defined, new design projects could have match the existing identity of the project area. But FBAURP embraces an opposite approach; it regards the whole project area as a wasteland to insert new designs. Within the obligations set by legislation, FBAURP had to preserve registered buildings but the way that FBAURP preserve these buildings is not demolishing the façade. Such an approach is against conservation as it can be seen in various documents since Venice Charter.

It is also noteworthy that among these buildings, there are buildings already have been restored during FBDRP. Only seven out of 39 restored buildings are kept out of project scope with the reason that they had already been restored with FBDRP. It is an arbitrary choice including seven of 29 buildings within the scope of FBAURP. Because a building extensively restored is included whereas other one again extensively restored is kept out of scope of the project. Moreover all the effort and money used for restoration of these buildings is ignored and the project area is regarded as a site for which no previous studies had been conducted.

Such an attitude to make projects even for buildings that have already been restored, to demolish them for the sake of private investors reveals that when historic environments and

cultural heritage is under the risk of being destroyed through encouragement of capital owners by local and governmental bodies.

Considering these three different projects, different approaches on conservation of authenticity of buildings in Fener and Balat districts resemble embracement of different economic policies, attitude towards inhabitants and awareness of values in these districts.

4.3. Management of Physical/Social Integrity in Projects for Fener and Balat Districts

In the operational guideline of UNESCO, integrity is defined as:

"Integrity is a measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes" (UNESCO, Operational Guidelines for the Implementation of the World Heritage Convention, 2012). Therefore sustaining integrity should be provided in urban conservation projects.

In order to be able to make an assessment on the conservation of Fener and Balat district, it is necessary to understand interventions done on the integrity of the site. Physical and social integrity with the environment is one of the main parameters that secure the sustainability of the projects and project's being embraced by the users.

GHCRP presents a case neither physical nor social integrity is achıeved or aimed. As the new constructed coastal road caused a big barrier for reach of people living in the neighborhoods, the existing urban pattern was also replaced with a vast coastal band. Although inhabitants of Istanbul were suffering from dangerous conditions of Golden Horn and the smell spreading from the Golden horn, there were no differentiation of what to preserve and what to demolish, no analysis had been conducted, no value regarding the significant and authenticity of the site had been assessed and as a result neighborhoods dating back to 19th century had been lost. The identity of the site had been taken away.

As the public opinion was on the side that GHCRP was a necessary project, the demolition was illegal (TMMOB, 1987) and the project area housed important authentic architectural heritage (Pinon, 1988). As the project implementation began and developed, public reaction began to arise.

GHCRP is a project that reactions and public opinion is kept out of consideration.

Within three projects analyzed, FBDRP presents a distinguished case in terms of 'integrity': Integrity of project with its physical and social environment is defined within the aims of the project in the preparation phase before the start of implementations. However there were no cases that would help the project what the tools or forthcoming process of achieving public participation would be. So it required the producing of a completely new know / how that would enable public participation.

Aiming at being a pilot project for Turkey, participation issue had two faces: As staff members of the project had to deal with public participation, it was a completely new attitude for the inhabitants of Fener and Balat districts to be included in the decision making process. Until that time their opinions about the environment they lived in had never been asked and they had not been given a place in the decision making process. As a result, inhabitants hesitated on participation and it took a while to find participants who would agree on getting their houses restored for free. Besides rumors had risen that EU financed the project to restore houses and then to give back to old inhabitants; once forcefully dislocated Jews and Rums who used to live in Fener and Balat districts about 5 decades ago. However such rumors also increased hesitation of inhabitants in participating in the projects.

Participation issue in FBDRP has not been credited by local authorities as an issue requiring professional capabilities; as a result instead of experts, TAT that mostly consisted of architects had to deal with participation issue.

As participation and social integrity have been in the focus of both public and academic studies on the project, conservation works implemented in the site had been an underrated issue. However, since Fener and Balat districts are two historic and culturally significant neighborhoods, any project in the site should consider conservation of it. Regarding the conservation of these sites, technical works ran during FBDRP are the main achievement of the project.

The tender document by itself presents a guide for conservation of built heritage not only in Fener and Balat districts but other districts that house the similar building stock with similar architectural features[22]. Each restoration work item, materials that are to be used in these works and specifications of them are described in a very detailed way in these documents. Such a document that is used in restoration works in Turkey is unit prices (*birim fiyat listesi*) prepared by various governmental bodies that are T.R. Prime Ministry Directorate General of Foundations, Ministry of Culture and Tourism, Ministry of Public Works. These unit prices present a list of materials and unit prices for each item. Compared to that; the one prepared for FBDRP presents a more detailed information and describes how each restoration work can be implemented with what tools and material.

It was a chance for built heritage in Turkey –and particularly for Istanbul- that this document could have been used for future works. Even just considering Fener and Balat districts, if more buildings wanted to be restored it would happen in a much quicker process since all the technique, information and know/ how was already generated.

The main reason that FBDRP could not achieve its aim that is being a pioneering pilot project for Turkey is that legislation changes came in 2004 and 2005 has changed conception and management of conservation fundamentally. Another reason is reluctance and unwillingness of Fatih Municipality in embracing the project.

These reasons enabled the emergence of a new project for Fener and Balat districts: FBAURP. Fatih Municipality's attitude towards FBDRP becomes much clearer with emergence of FBAURP. FBDRP is a dweller based project aiming at keeping the current inhabitants in their houses, in their neighborhoods. FBAURP aims a completely different target: replacing them with a wealthier community. This aim is in evidence of projects.

Considering the fact that legal framework has been set and defined for 'conservation projects' for urban renewal areas is defined and tools of it are introduced in the legislation FBAURP is not a 'conservation project' as described in the legislation. It is rather an architectural design project. Regarding the social integrity, second chapter of Law No. 5366 is entitled as 'Organization, Participation and Informing the Public' and explains 'Participation and Informing the Public' as follows:

> **"Article 7-** Authorized bodies organize meetings with property owners and inhabitants in the renewal area to gather opinion and give information.
>
> Authorized body may organize meetings with universities, professional organizations, non-governmental organizations, public organizations and institutes and neighborhood chief; may inform about project using the press."[23]

[22] This tender document prepared for Fener and Balat districts and the main construction technique is masonry in these sites. However it is possible to extent the content of the document to include other traditional construction techniques as well using the methodology.

[23] ("***Madde 7-*** *Yetkili idareler tarafından yenileme alanı içinde kalan mülk sahiplerini veya bölge halkını uygulama konusunda bilgilendirmek üzere toplantılar yapılarak görüşleri alınır ve bunların katılımı sağlanır.*

What Fatih Municipality does with FBAURP is opposite of this, the Municipality hided the projects from public for a long time. After the inhabitants' getting organized and founding the FEBAYDER, they were able to ask the projects from Municipality. Even then they could not obtain the projects and had to struggle with municipality to be able to 'see' the projects. Municipality dared illegal behaving. Request of FEBAYDER to meet the Mayor and talk about their concerns with the project had been rejected and their visits to Municipality have been put back using police force.

What Fatih municipality did is clearly illegal and this illegal attitude is due to power that municipalities are given with post 2003 changes in the legislation.

FBAURP is a unique case where inhabitants are organized and founded an association to fight against the violation of rights that may emerge during the implementation phase of the project.

Social integrity has never been concern of FBAURP but in the contrary the will of participation of public has been emerged as an obstacle in front of the project. As it was hard to convince inhabitants to give opinion and participate in the decision making process during FBDRP, this time they were willing to participate but being rejected forcefully.

What FABURP actually aims is replacement of these users with a richer class; as analyzed in 3.2.2. FBAURP introduces shopping malls, boutique hotels, offices, single room flats, etc. to the site. As the identity of the built environments is replaced with a new urban pattern, actual identity of inhabitants is also wanted to be replaced with a richer class.

FBAURP was a project that renowned architects of Turkey took apart. These architectural firms are run by prominent architects. There is an ethical and professional issue to be studies/discussed regarding FBAURP. This issue is related with the question of why these architects agreed on a project that would damage cultural heritage in such a significant site and dislocate inhabitants in the site. However this subject is a more grift issue than to be included within the content of this thesis.

It is noteworthy that GHCRP and FBAURP have emerged in a similar context; there are/were construction activities going on at the same time in the city with the aim of embracing new economic policies that requires generating a mega capital that would attract investors.

Even though FBDRP is a distinguished example of in terms of conservation of built heritage in Fener and Balat districts, it was far from achieving its main aim that was rehabilitation of Fener and Balat districts.

Regarding these three projects, it can be suggested that none of them had secured its own sustainability.

Yetkili idare ihtiyaç halinde üniversite, meslek kuruluşları, sivil toplum örgütleri, kamu kurum ve kuruluşları ve muhtarlarla danışma toplantıları düzenleyebilir, projeler hakkında basın ve yayın araçlarıyla bilgilendirme yapabilir.")

CHAPTER 5

CONCLUSION

Urban conservation in Turkey took its place in legislation in 1973; developed in 1983 and restructured in 2000s. As the historic neighborhoods have changed through urban conservation projects -in terms of perception, conception and management of built heritage- have also changed.

Fener and Balat districts, being two neighboring districts, have historic significance for the city history and these districts house architecturally significant and distinguished built heritage. These two districts have been in the focus of urban projects –not necessarily urban conservation projects-. However they also present a unique case in terms of urban conservation being continuously in the scope of urban projects running parallel with the changes in urban conservation. It is aim of this thesis to analyze urban projects applied –and being currently applied- in Fener and Balat districts since it is possible to trace how urban conservation in Turkey has changed.

This thesis aims understanding the changing process of urban conservation in Turkey and exemplifying these changes via analyzing conservation of Fener and Balat districts in the scope of urban projects that these districts have been exposed to. Three different projects -starting with GHCRP in 1984, followed by FBDRP in 1996 (implemented in 2003) and lasted with FBAURP started in 2008 which still continues- have been analyzed regarding the conditions leading the generation of these projects and effects of projects on the study area in order to be able to achieve this aim. Regarding the analysis an assessment have been done.

In addition lack of data has also led to need of generating new information within the scope of this thesis: while analyzing how urban pattern changed during Golden Horn Coastal Rearrangement Project demolition, it became possible to document quality and quantity of the building stock that has been removed.

However due to different limitations such as time, resources, etc. these analysis and assessment is applied only to the Study Area derived from each project's boundaries. Within the framework of methodology of this thesis it is possible to apply this study to whole Fener and Balat districts and also neighboring districts as well.

This study can be extensive in a way to analyze technical specification documents for restoration works in Fener and Balat districts prepared by TAT of FBDRP. As the knowledge produced during FBDRP was planned to lead other urban conservation projects elsewhere in Turkey, this aim may be managed through analyzing and documenting the described and implemented works of restoration in the content of FBDROP. More over comparing these documents with the Unit Price list prepared by Directorate General of Foundations for restorations works in Turkey may present a comprehensive description of restoration works and may help the improve the standards of conservation of built heritage.

The main challenge of this thesis is two folded; first it tries to understand why Fener and Balat districts are important. Secondly it tries to exemplify how physical changes in these districts may resemble the changing process of urban conservation in Turkey.

By studying on the first one it has been possible to assess that not all the projects were aware of the fact Fener and Balat are two districts that are historically and architecturally significant thus they have to be conserved.

By studying second one, following viewpoints are achieved as a result of detailed analysis and research that is presented in the previous chapters:

-Conception of urban conservation in Turkey has developed in a different manner than management and implementation of urban conservation projects. This gap between the legislation/theory and implementation are not only due to limitation of sources but also to perception of 'heritage'.

-Discontinuity of governmental agencies/local bodies has resulted with either suspension of projects or interrupting the ongoing project and launching a completely new one,

-Urban conservation in Turkey has been implemented through urban renewal projects and integrated with the construction facilities (urban regeneration projects),

-Post-2003 legislation changes set the framework of urban conservation in Turkey giving important power and authority to municipalities, however in legislation there is no precautions against manipulation of this power and abuse of inhabitants,

-Urban conservation has been a reflector of economic policies of different periods; as the Istanbul has been presented as a land of investment; historic neighborhoods also took their shares from such shifts in the economic policies,

-Conservation of 'authenticity' requires value assessment and defining the authentic features in the site that is subject of a conservation project. Authenticity and conservation of it disregarded in GHCRP and FBAURP. Unfortunately letter project resembles a general attitude in conservation practice in Turkey that has been restructured with post-2003 policies; conservation of authenticity in urban conservation sites are out of consideration in urban renewal projects.

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APPENDIX A

MEASURED DRAWING AND INTERVENTION PROPOSALS FOR BUILDING ON BLOCK 2300 LOT 8

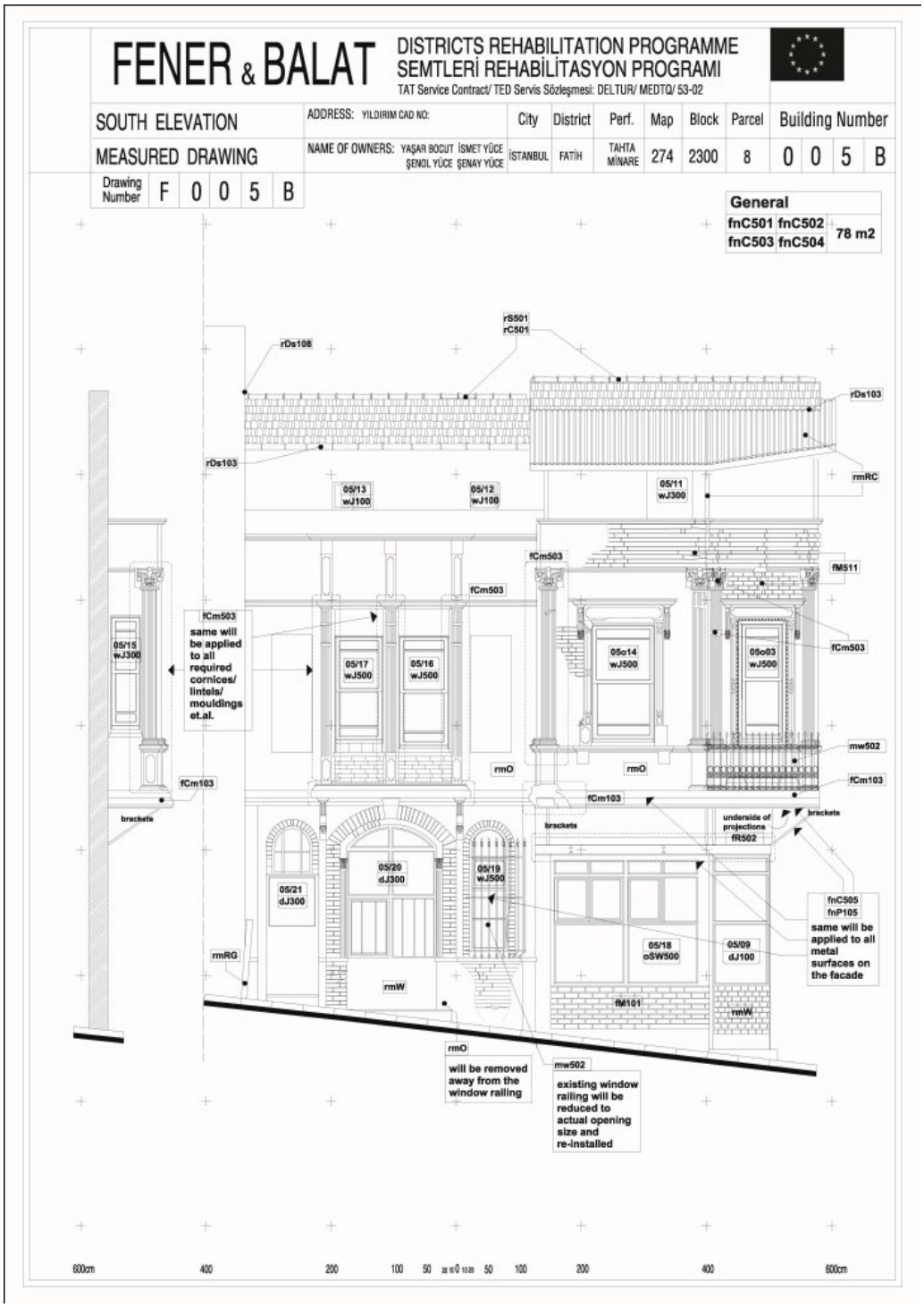


Figure 121: Measured drawing and intervention proposals for building on block 2300 lot 8

APPENDIX B

BASIC REPAIRS INFORMATION SHEET

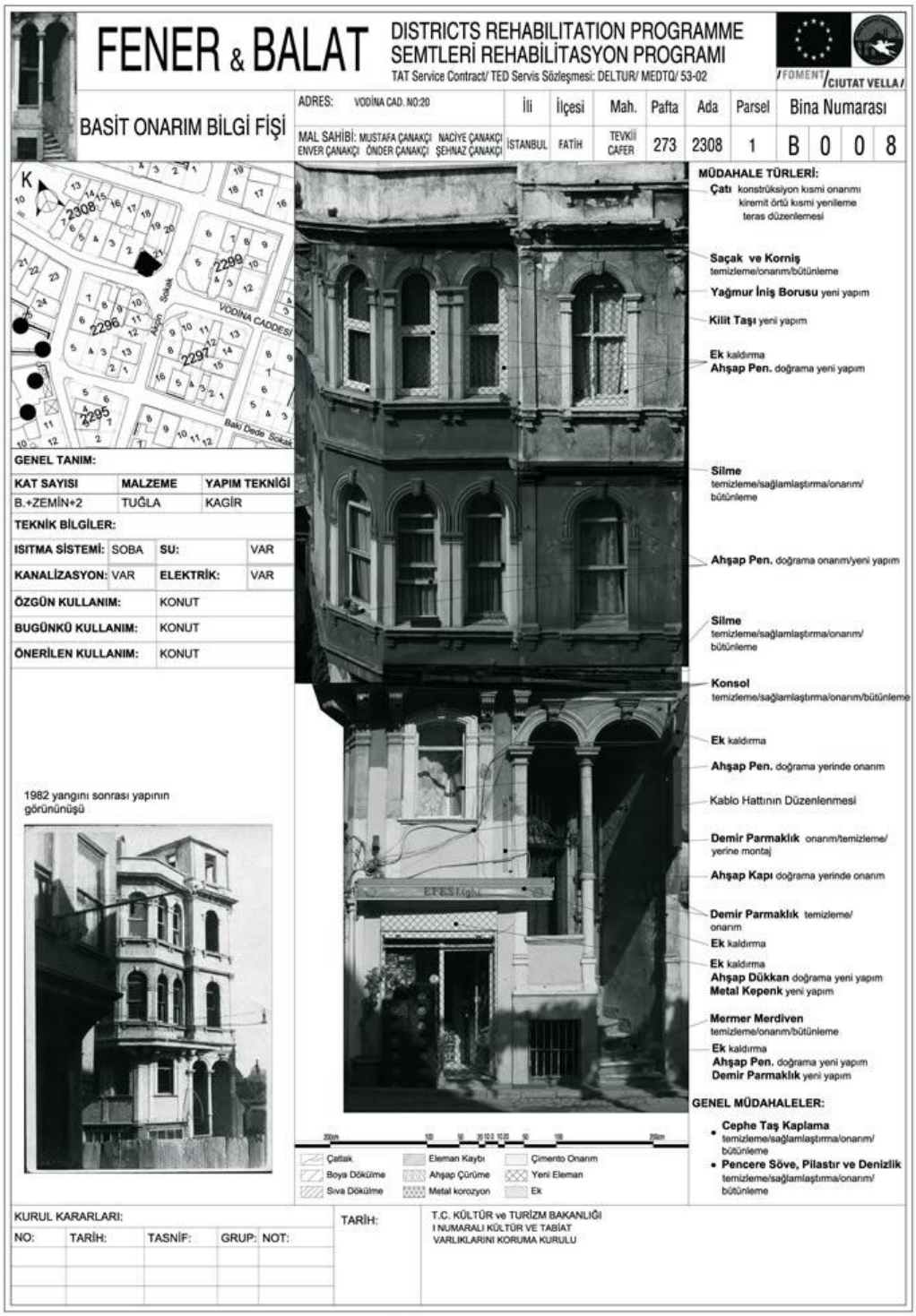
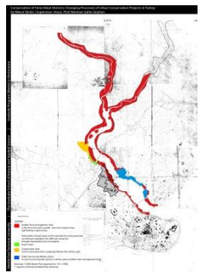
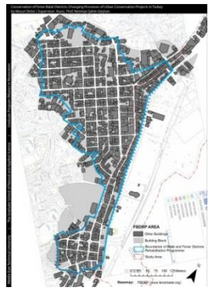
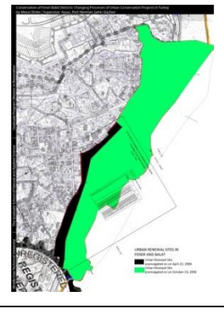


Figure 122: Basic repairs information sheet

APPENDIX C

EVALUATION TABLE

Table 6: Evaluation table

	Project Boundaries	Actors	Financing	Conservation of Urban Pattern	Conservation of Buildings	Participation	Sustainability
GOLDEN HORN COASTAL REARRANGEMENT PROJECT		Istanbul Municipality (Following the expropriations, project started to be implemented on Golden Horn shores)	Project was financed by Istanbul Municipality's resources	The urban pattern in the study area was removed via demolishment.	Registered monumental buildings were not demolished nor restored.	Participation was out of consideration.	Main promise of the project, cleaning of Golden Horn Water is still in the agenda of governmental bodies.
FENER AND BALAT DISTRICTS REHABILITATION PROGRAMME		Fatih Municipality, UNESCO, EU, experts carrying the feasibility studies, Foment Ciutat Vella SA, a development company 50% owned by the City of Barcelona, IMC Consulting (United Kingdom), GRET (France), Foundation for the Support of Women's Work (FSWW) (Turkey) and the inhabitants	It was a EU funded UNESCO supported project. (Fatih Municipality's contribution was providing infrastructural improvements and sites for construction.)	Urban pattern was preserved.	Lot based restoration for houses were implemented in a detailed extent.	Social rehabilitation thus the participation was one of the main aims of the project.	Even before the completion of the Project a FBAURP was generated.
FENER BALAT AYVANSARAY URBAN RENEWAL PROJECT		Fatih Municipality, Çalık Holding (and 7 architectural firms commissioned by Çalık Holding)	Following the expropriations the project had been issued with a tender that Çalık Holding won.	Urban pattern is altered. (Bigger masses are introduced instead of existing pattern).	Approach towards registered buildings have been issued in the lawsuit resulted with cancellation of the project. Buildings on unregistered lots are demolished and new designs are envisioned.	Although the Municipality claims they have conducted meetings to gather public opinion, inhabitants claim that project and the process was hidden from them.	Process is still continuing.