ACKNOWLEDGEMENTS

The realisation of the Istanbul Historic Peninsula Conservation Study is the success of international and national contributions of enthusiasm. We would like to express our gratitude to UNESCO World Heritage Centre, for its generous support on initiating and funding the study.

We would like to thank to Prof. Dr. Gülsün SAĞLAMER - Rector of Istanbul Technical University and Prof. Dr. Hasan ŞENER - Dean of ITU Faculty of Architecture for their valuable support during the study. We are deeply appreciative of the time taken by Minja YANG - the Deputy Director of UNESCO World Heritage Centre, Yves DAUGE - Senator of Indre et Loire and Mayor of Chinon of France, David MICHELMORE - Building Conservationist and Zeynep AHUNBAY - the chairperson of the ITU Restoration Division of Faculty of Architecture and former President of ICOMOS Turkey and finally Tülin Selmin ÖZDURAN - Representative of Ministry of Culture and Tourism for their great contributions to the study in behalf of international and national expertise. Our thanks also go to Buket ÖNEM and Kerem Yavuz ARSLANLI for their valuable contribution in the preparation of the study to publishing.

November 2003

The achievement of this book of Europa Nostra Award-winning project is held by the support of Osmanlı Bankası with great attention. We would gratefully like to acknowledge Nafiz Karadere and Sima Benaroya on behalf of Osmanlı Bankası Arşiv ve Araştırma Merkezi (The Ottoman Bank Archives and Research Centre) for their great efforts in supporting to publish this book in four volumes.

March 2006

Nuran ZEREN GULERSOY

CONTENTS

INTRODUCTION

Cultural heritage is the living evidence of the past that shapes the future. There are two fundamental issues being discussed throughout Europe. One of these is the documentation of unique European cultural heritage and the other is the concept of conservation changing towards an understanding of revitalisation which brings the issue of regaining economic value of cultural assets with the determination of spatial interventions required for use and reuse considering the socio-economic relations. These specific issues bring the question of documentation and integrated conservation planning approaches to provide continuity in heritage.

Turkey has had an important portion of cultural heritage reserve throughout centuries, and Istanbul is certainly the most important; though there still exist some fundamental issues in the Turkish conservation system that must be considered. To summarise, these issues are a lack of strategic approaches to enhance the socio-economic role of urban heritage and to consider conservation policies within the planning process; insufficient tools and financial resources; and inconsistency of belief in the use and necessity of conservation.

"Istanbul Project: Istanbul Historic Peninsula Conservation Study" has been carried out within the framework of a protocol signed between 'Istanbul Technical University, Faculty of Architecture' and 'UNESCO-World Heritage Centre' between December 2002 and March 2003.

The study has been prepared by Prof. Dr. Nuran ZEREN GÜLERSOY, Asst. Prof. Dr. Azime TEZER, Asst. Prof. Dr. Reyhan GENLİ YİĞİTER, Res. Asst. Kerem KORAMAZ and Res. Asst. Zeynep GÜNAY, staff members of the Department of Urban and Regional Planning at ITU Faculty of Architecture.

It has been evaluated by the Istanbul Workshop held on 7-8 February 2003, with the contribution of international experts, Minja YANG, the Deputy Director of UNESCO World Heritage Centre, Yves DAUGE, Senator of Indre et Loire and Mayor of Chinon of France, David MICHELMORE, Building Conservationist. Prof. Dr. Zeynep AHUNBAY, the Chairperson of the Restoration Division of ITU Faculty of Architecture and former President of ICOMOS Turkey and Tülin Selmin ÖZDURAN, Representative of Ministry of Culture and Tourism have taken part in the study as national experts. Work commenced in November 2002 and was finalised in March 2003.

In 2005, it was awarded a Medal of European Union Prize for Cultural Heritage / Europa Nostra Awards 2004 in the category of studies in the field of cultural heritage for the comprehensive documentation of unique cultural assets and an integrated approach to urban conservation and historic revitalisation. The award was presented in the international European Awards Ceremony at the *Håkonshallen* in Bergen, Norway on 3rd June 2005. The national ceremony took place in 18th April 2006 in Istanbul Technical University Faculty of Architecture. The team received their awards from Orhan Silier – Member of Europa Nostra Executive Board and the President of the History Foundation Executive Board.

The aim of the study – carried out in close consultation with the UNESCO World Heritage Centre – is to formulate general planning determinants and to propose conservation strategies that maintain the appropriate and contemporary development of the social and physical/environmental fabric of the selected areas of the Istanbul Historic Peninsula, namely Zeyrek, Süleymaniye and Yenikapı, whilst simultaneously preserving their historical, aesthetic and functional values.

The Historic Peninsula of Istanbul has always been the focal point of the Greater City of Istanbul containing the city's principal historical, architectural and archaeological sites. The monumental buildings and civil architecture of Zeyrek and Süleymaniye, all bearing importance from historical, aesthetic and architectural perspectives, are such that they were included in the List of World Heritage in 1985. By 2000s, these outstanding areas are being threatened to be excluded from the List by UNESCO experts, because of the lack of effective and continuous conservation attempts by competent institutions. However, the conservation of the urban fabric of Zeyrek, Süleymaniye and Yenikapı for future generations represents not only national but also universal responsibility.

The study contains four volumes. The first volume presents an overview of the approach towards the conservation of cultural heritage assets in Turkey. The other three volumes each contain a case-study detailing analyses of and conservation proposals for the selected areas: Zeyrek, Süleymaniye and Yenikapı. Each selected case-study is one of the rare historic areas where the original settlement pattern has been preserved, but is threatened by the lack of effective and continuous conservation strategies.

The area and its history are briefly described in the case-studies, as well as the objectives of the conservation and development activities. It includes a detailed analysis of the physical fabric related to transportation, land use and building use, building conditions, storey heights, construction materials, land ownership, building occupancy, building compatibility with the physical structure of the area, listed lots and buildings. In addition to the physical analysis of the buildings and their surroundings, the study also comprises social studies aimed at displaying the demographic, social and cultural aspects of the residents of the listed and non-listed buildings in the selected areas. The evaluation of the study in dimensions of fieldwork and conservation and planning decisions related to land use and buildings, transportation and urban fabric, listed and non-listed properties and socio-cultural development considering the goal and objectives. All case studies are complemented by conservation and planning decisions, and by an implementation and financial management framework.

This book is the second volume and contains four parts.

The first part contains a brief account of the Zeyrek site and its history. Previous research and conservation studies related to the region are also investigated and evaluated as data in this section.

The second part is an explanation of the goals and objectives of the Zeyrek Conservation Development Plan.

The third part of the study is a presentation and evaluation of the research and field analyses carried out in the planning area. Included in the area analysis study are such analyses as related to transportation, land use and building use of ground floor and upper floors, building conditions, building storey height, building construction types, land ownership, building usage, building compatibility with the physical structure of the area, listed lots and buildings. Ownership documentation was carried out using data obtained from the Office of Deeds and Registration of the Fatih District and documentation regarding listed buildings was done based on data obtained from the Istanbul Metropolitan Municipality, Office of Deeds and Registration of the Fatih District and data from the "Istanbul (No.1) Board for the Protection of Cultural and Natural Assets". In the documentation of the present state of the area, aerial photography, photographs taken from upper floors, panoramic views and street elevation photographs were used. All buildings within the planning area have been photographed. All the accumulated data have been applied to digital maps with a scale of 1/1000 and processed in computer medium. In addition to the physical analysis of the buildings and their surroundings, the report also includes a social study aimed at displaying the demographic, social and cultural aspects of the residents of the listed and non-listed buildings in the Zeyrek Conservation area.

The fourth part of the study explains the operations carried out at the evaluation stage. At this stage, the fieldwork, conservation decisions and the earlier planning studies have been evaluated in relation to the goals and objectives stated in the second part of the report. Special consideration was given to the continuity of previously reached conservation orientated planning decisions.

After the evaluation on the scale of the whole planning region, the area was divided into sub-areas and the existing conditions and future expectations were evaluated and worked into the planning decisions.

In the development plan proposal prepared at a scale of 1/1000, proposals have been developed for the conservation of listed buildings in the planning area and the future physical and operational formulation for the structures that need not be conserved or unoccupied areas of land. In this regard, decisions related to transportation, land use, physical intervention in listed buildings, structures that need not be conserved and re-structuring decisions related to vacant lots have been shown on the plan. On plans prepared at a scale of 1/500, detailed arrangement proposals were laid out for the area surrounding the Molla Zeyrek Mosque, which is considered a high priority area within the Zeyrek Conservation Development Plan. Through the conservation of the townscape in Zeyrek three-dimensional evaluation of 1/500-scaled urban design project has also been developed.

Istanbul Project leads in this manner, an outstanding example for conservation of cultural assets in Turkey of a world heritage project, a comprehensive documentary of cultural assets, and an integrated conservation and development approach. At the heart, there is an integrated approach to urban conservation and historic revitalisation combining a number of actions that address environmental, social and economic concerns facing world heritage sites of universal concern. The need to balance physical, social and economic elements and to assure implementation and financial strategy are new attempts for the Historic Peninsula, also for Turkey of building a common basis within the content of European Union membership. Secondly, it provides a comprehensive documentary of cultural assets including three-dimensional evaluation. Finally, it brings concrete evidence that Turkey is attempting to be active in conservation of World Cultural Heritage, at the time to be excluded from the List.

It is hoped that the Istanbul Project will be a successful example, a guideline for future conservation projects to be developed in Turkey.

CHAPTER I

BRIEF DEFINITION OF ZEYREK

ZEYREK AND ITS SITUATION

Zeyrek is situated on the slopes of the fourth hill in the Historic Peninsula in Istanbul. The district starts at the shores of the Golden Horn and extends up the slopes along Atatürk Boulevard. Retaining walls reaching up to 15 metres are to be found at some spots along Atatürk Boulevard, as well as dikes and terraces dating from the Byzantine period. These structures present an interesting view in the direction of Galata, the Golden Horn and the Historic Peninsula.

Figure 1. Historic Peninsula and Location of Zeyrek

ZEYREK IN HISTORY

With its timber houses and winding streets, Zeyrek is a typical quarter of old Istanbul. At its heart is the Zeyrek Mosque, which was originally part of the Byzantine monastery of Christ Pantokrator founded by Empress Eirene in the twelfth century. After the conquest of Constantinople in 1453, the church was transformed first into an Islamic religious college and then into the Zeyrek Mosque (Ahunbay, 1998). The structures, which consist of three churches side by side, have been neglected for a long time and are in need of immediate action. Istanbul Metropolitan Municipality raised funds for the repair of the roof in 1997 (Ahunbay, 1998).

The district assumed the name of Zeyrek during Ottoman times. Molla Zeyrek was a professor of the religious college that Fatih Sultan Mehmet established here. Fatih Sultan Mehmet transformed the Pantokrator Church into the religious college like eight other churches in Istanbul. After the conquest of Constantinople, the management of the college was given to the professor, Molla Zeyrek (Ahunbay, 1998).

The ethnic diversity of the region persisted after the conquest and up until the 16th century. Afterwards, the Greek population of the region moved to Galata and other minorities dispersed over time. During the years spanning from the conquest and the present, Zeyrek has been a region of dense Muslim settlement. The majority of the timber houses in Zeyrek were constructed between 1800 and 1840 in an adjoining pattern. The average floor area of the timber houses is 50 square metres; the height is usually 2-3 storeys, making up for a total area of 100-150 square metres. The width of the buildings varies between 5 and 10 metres (Karaman, 1994).

As in most other areas of old Istanbul, fires have caused much devastation in Zeyrek. Fires usually started at the workshops on the shores of the Golden Horn and were spread by northerly winds towards the slopes of Zeyrek. Because the majority of the structures in the region were made of wood, these fires caused destruction of the original urban fabric of Zeyrek in various places. These fires had as great a negative effect on the social structure of the area as they did on the physical make-up.

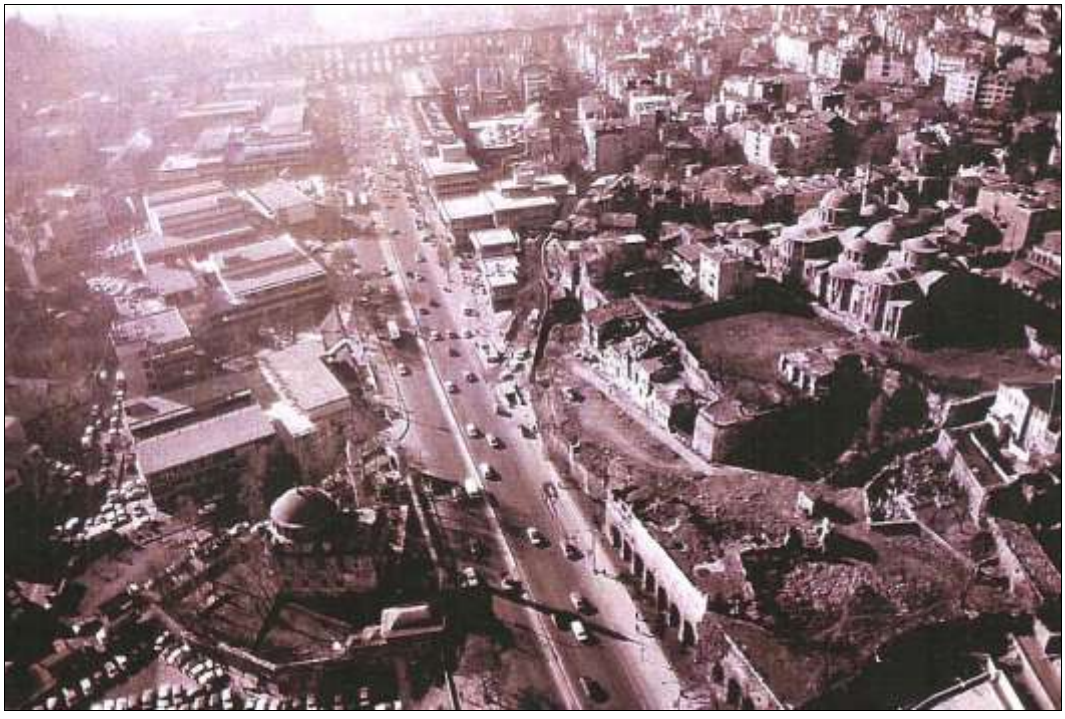


Figure 2. Zeyrek Conservation Area-1970

Figure 3. Aerial View of Zeyrek and Environs

After the 1930s, whether due to the scarcity of wood or the fire regulations imposed at the time, the construction style shifted from the use of wood to masonry. Despite the changes in material, construction and plans, these new buildings continued to be harmonious with the timber structure pattern of the area.

In the Republican era, the 1950s ushered in a period of intense internal migration into Istanbul. The social structure of the area changed drastically and transformations in the outlook of the area have occurred since then (Ahunbay, 1998). The ensuing development paid no attention to conservation and the old timber houses of Zeyrek began to be replaced with 4-5 storey concrete buildings.

PREVIOUS CONSERVATION AND PLANNING STUDIES IN ZEYREK

The earliest conservation and planning studies in Zeyrek go back to the 1960s. Prof. Nezih Eldem and his group, from the Faculty of Architecture in ITU, carried out the first documentation study in 1968; and based on that work, in 1975 Zeyrek was designated as a "conservation area".

In the 1975 European Architectural Heritage year activities held in Amsterdam, Turkey participated in an exhibition that covered the various conservation projects for Istanbul's historic areas including Zeyrek (Ahunbay, 1998). As a result of the contacts developed in this connection, in 1978 the Istanbul Municipality made an official request to UNESCO-UDNP for the support of the conservation of Istanbul's cultural heritage (Ahunbay, 1998). In the 1977 regulation of the Supreme Board on Immobile Ancient Works and Monuments, 58 timber buildings were registered.

Gaining UNESCO's support with a resolution of the General Conference, a campaign was launched in 1982. As a result of these studies and operations, Istanbul (including Zeyrek) was inscribed to the World Heritage List in 1983 and UNESCO began to allot expertise and financial support for project and restoration activities (Ahunbay, 1998). A national campaign was launched in 1984 by the pioneering of Milliyet Newspaper to attract the participation of national bodies and organisations for the conservation works. In 1985 the announcements and advertising meetings were carried out at the national level. The Supreme Board of Protection for Cultural and Natural Assets registered 271 lots in the Zeyrek Conservation Site based on the survey of the Istanbul Relieve and Monuments Directorate (Ahunbay, 1998).

In 1985 UNESCO started to provide technical and financial support to Istanbul by the World Heritage List announcement. Unfortunately, $110,000 financial support was provided during 1986-95, although the project budget was $130,000,000: This interrupted support caused a slowdown in the expected improvements to the area. Because of the delay in improvements, the Turkish government brought these efforts onto the agenda in the 1995 Paris Meeting of UNESCO. In this meeting per the decision of the UNESCO General Assembly, the campaign was reactivated during the 1996-97 years (Ahunbay, 1998). The municipality of Fatih started a campaign in 1995 for the conservation of the Zeyrek neighbourhood. An old timber house was restored to show people that old timber houses could be repaired with original, traditional materials. A historic primary school, the Zembilli Ali Efendi Primary School, was restored to serve the children as a computer centre.

The vaulted remains that lay to the east of the Molla Zeyrek Mosque were restored and converted into a Turkish café house.

A dispensary was built to the north of the Molla Zeyrek Mosque (Ahunbay, 1998). Street paving around the mosque was renewed and landscaping of the area was improved. The municipality of Fatih also requested help from universities with the project for restoration of monuments and buildings in the district. Several buildings were surveyed and restoration projects were prepared at Istanbul Technical University. (Ahunbay, 1998).

The cultural heritage of Zeyrek has always been the subject of much academic research. National and international working groups developed several projects. The first important internationally sponsored study was started in 1977 by the Director of the German

Archaeology Institute, Prof. W. Müller-Wiener (Müller-Wiener, 1977). This study was financed by the Volkswagen Foundation and lasted until 1981. The main idea of this research was to prepare plans and restoration projects for timber houses and to provide documentary material. The architectural particularities of the region, as well as the cultural and social aspects, were investigated in the study (Müller-Wiener and Cramer, 1982). In the following years, Zeyrek became the topic of various studies, implementation projects, various student research and projects (Aygen et al. 1987; Chamber of Architects, 1992).

The conservation implementation project of the area, an important application related to the region, was the Urban Design Project of Zeyrek District prepared in 1992 under the direction of Prof. Dr. Aykut Karaman, a staff member of the Faculty of Architecture in Mimar Sinan University. Important analysis concerning the area can also be found in these project maps of 1/5000 scale and maps of scales 1/1000 and 1/500. This project was based on the Historic Peninsula Development Plan on a 1/5000 scale prepared by Prof. Gündüz Özdeş.

Another conservation implementation project was the Zeyrek District Conservation Project launched by the Fatih Municipality in 1995. This project was not approved by the "Istanbul (No.1) Board of Protection for Cultural and Natural Assets.

Later on, the decision of the Istanbul (No. 1) Council for Conservation of Cultural and Natural Property (No. 6848, 7/12/1995) designated the whole Historic Peninsula, including Zeyrek, as a "Historic and Urban Conservation Site, Urban and Archaeological Conservation Site and First Degree Archaeological Conservation Site" and annulled all previous plans and projects.

The regulations for the transition period were specified by the conservation decision (No. 6898, 8/2/1995) of the Istanbul (No.1) Board of Protection for Cultural and Natural Assets.

Further conservation decisions (No. 7981, 9/4/1996; No. 8089, 10/8/1996; No. 8227, 12/11/1996; No. 8995, 9/24/1997 and No. 10234; 9/16/1998) extended the validity of the transition period construction regulations until the conservation development plan could be prepared and implemented.

Figure 4. Zeyrek Conservation Area-1983

In June 2005, the latest 1/5000 scaled Historic Peninsula Conservation Master Plan was approved. The basic principle to define the conservation approaches is to classify the area with conservation zones. Three zones were defined as the 1st Degree Conservation Zone, the 2nd Degree Conservation Zone and the 3rd Degree Conservation Zone which has two different zones, A and B (Istanbul Metropolitan Municipality, Planning Directorate Archive, 2005). Zeyrek district overlaps the 1st Degree Conservation Zone of the plan.

The latest plan recommends new constructions to be built in accordance with the traditional texture of the area. However, these plan decisions will not be influential unless they are supported with design guides. Therefore, the plan recommends design guides to be prepared as soon as possible by including three dimension visuals, street silhouettes and detailed district-block-lot-building interrelations starting with the areas having monumental and civic architecture examples. Monumental buildings are the basic starting point to direct area development (Istanbul Metropolitan Municipality, Planning Directorate Archive, 2005).

UPPER LEVEL PLANNING AND CONSERVATION DECISIONS FOR ZEYREK

Foreign experts performed the very first planning works for Istanbul and the Historic Peninsula. Von Molke prepared the first of these plans in 1837. Marie de Lavnay's plan in 1864 and Carl Lörcher's plan in 1922-28 followed this work. Herman Elgötz, Alfred Agache and Jack H. Lambert's proposals came after 1933 during a restricted competition. Henri Prost in 1936, Martin Wagner in 1938 and Piccinato in 1960 performed the next planning works (TMMOB Archives).

After 1960, Turkish planners prepared the plans according to the 1/5000 scale Walled City Master Plan (Suriçi)(1964); 1/5000 scaled Historic Peninsula Conservation Plan Prof. Gündüz Özdeş (2 November 1990); and the latest 1/5000 scaled Historic Peninsula Conservation Master Plan being prepared by the Istanbul Metropolitan Municipality, Planning Directorate.

The first plan, chosen by means of a competition, had a chance of implementation was Elgötz's Plan during the Republican Era in 1933. In this plan, the Historic Peninsula hills looking through Haliç were proposed for commercial, Topkapı for heavy industrial, Beyazıt for administrative and Sultanahmet for cultural uses. Widening of existing roads; coastal roads on Golden Horn and Marmara shores, bridges between Karaköy-Eminönü, Unkapanı-Azapkapı and Eyüp-Sütlüce were also envisaged in this plan (Elgötz, 1934).

The Prost Plan, dated 1936, had very significant impacts on the spatial development of the Historic Peninsula. The important conservation principles in the plan were the renewal of Galata Bridge by replacing it through the Golden Horn and creating new arrangements at the both ends of the bridge; conserving Sarayburnu by purifying warehouse and depot functions; conserving and improving archaeological sites around the Sultanahmet region. Another important principle of the plan was the proposal of a 9.50 m building height limitation for 40+ altitudes to preserve the silhouette of the Historic Peninsula (Prost, 1937).

The aim of the approval, dated 2 November 1990, 1/5000 scale Istanbul Historic Peninsula Conservation Master Plan of Prof. Gündüz Özdeş is defined as "presenting this peerless place to the profit of people of Istanbul, Turkey and the World by conserving unique historical, cultural and natural values and designing in a way to create a lively place by eliminating the impacts threatening the existing potentials of the area" The "conservation-development and regeneration" principle is emphasized to clarify not only conservation but also the creation of the Historic Peninsula as a lively place (Özdeş, 1990).

Figure 5. Molla Zeyrek Mosque

Figure 6. Timber Civil Architecture

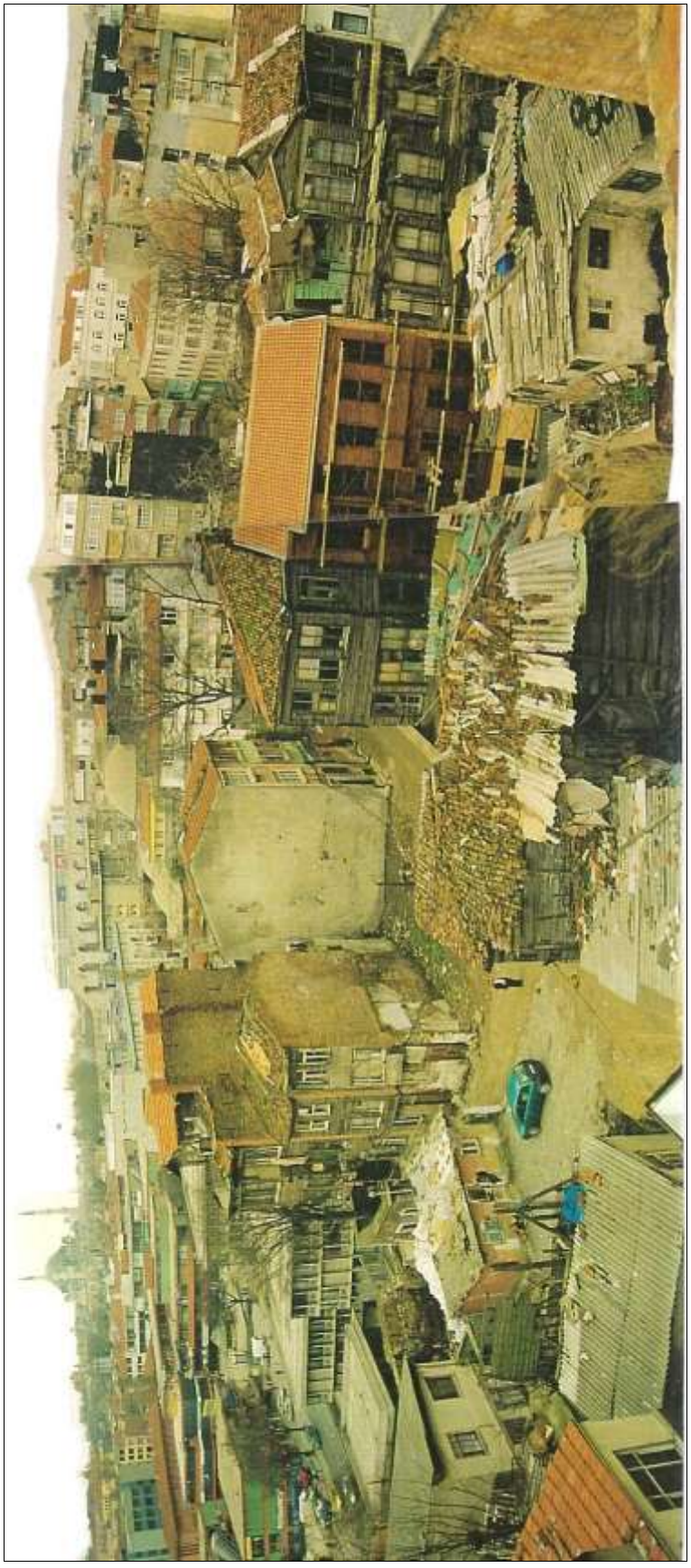


Figure 7. Conservation Area from the Minaret of Molla Zeyrek Mosque

Under the vision of the basic principles of the plan, the planning decisions can be summarised as all buildings, streets and urban texture in the context of historical values and sites have to be conserved and rehabilitated, while their wide environments for cultural and authentic residential purposes; functions being in harmony with the Historic Peninsula's buildings and potentials, have to be located with functions like culture, tourism, recreation and more harmonious commercial uses to create a lively environment; conserving the existing residential densities in the Fatih and Eminönü districts by supplying relevant facilities and infrastructures; increasing the potential of recreation, culture and tourism around the Golden Horn and Marmara shores; and conserving the silhouette of the Historic Peninsula (Özdeş, 1990).

The conservation areas are divided into three groups according to the importance of conservation priority of buildings in this plan: 1st Degree Conservation Areas, 2nd Degree Conservation Areas and 3rd Degree Conservation Areas. The regulation to prevent residential density increase is clearly explained in the plan report and residential density groups are defined as: low residential density (0-200 person/ha), moderate residential density (201- 400 person/ha) and high residential density (401-700 person/ha). Besides density restrictions, it also emphasized that new constructions have to be lower than 18.50m in any of the planning areas and the maximum height of new constructions at the 40+ altitude have to be lower than 15.50; and for 50+ altitude 12.50m (Özdeş, 1990).

The Historic Peninsula Conservation Master Plan of Prof. Gündüz Özdeş was presented to the public as a regulation of Construction Law No. 3194 on 11/12/1990. After this date, the Chamber of Architects and a group of ITU Faculty of Architecture members raised objection petitions to this plan. On 10/05/1991, the Chamber of Architects, Istanbul Branch, brought a suit against the Istanbul Metropolitan Municipality to stop the administration and to annul the plan in the Istanbul 4th Administration Court (Chamber of Architects, Istanbul Branch Archive).

Contrary to the Constitution with "health services and environmental protection" titled, Article 56 and "protection of historical, cultural and natural entities" titled, Article 63; moreover, the construction densities, widened roads, many parts of the Historic Peninsula (having historical or cultural identity) being out of the context of conservation; being against the Construction Law, Article 5 regulating the planning hierarchy and having no harmony with the 1/50000 scale Istanbul Metropolitan Sub-Region Master Plan were the basic objections in the petition statement to the 1/5000 scale plan to be annulled (Chamber of Architects, Istanbul Branch Archive).

The Istanbul 4th Administrative Court decided unanimously to annul the plan with a decision dated 17/11/1994 based on the report of the consultative authority. In the court decision the plan was contrary to the basic goals explained in its report as "creating historical, cultural, touristic and recreational areas by avoiding the urban conurbation area in the Historic Peninsula" and, instead of this, whether this plan was implemented it would cause irreversible impacts on Istanbul's historical silhouette; urban and archaeological resources, historical fabric and on-ground cultural values. As a result of all these factors, the plan had no public-profit to be implemented (Chamber of Architects, Istanbul Branch Archive).

After the annulment decision of the 4th Administrative Court, Istanbul Metropolitan Municipality brought a suit against the annulment decision at the Council of State 6th Section as the decision was contrary to the law. After inspections made by the Council of State 6th Section, the reasons of the annulment statement were found inappropriate and the case file was sent back to the Administrative Court on 16/6/1995. The statement of reasons for the implementation of the plan coming into force was explained as the "consultative authority was only about urbanization, planning principles and evaluations but not clearly explained on functional evaluations for Historic Peninsula's future development and there was not an evaluation on conservation site decisions in conjunction with the proposals in the plan" (Chamber of Architects, Istanbul Branch Archive).

During these objection processes, the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets declared with the decision No. 6848 dated 12/7/1995 that the "Historic Peninsula-Inner Walled City (which Zeyrek was a part of) be a Historical and Urban Site, Urban and Archaeological Site and inside the walls of the place to be a 1st Degree Archaeological Site".

Therefore, all plans previously prepared for this area lost their validity as a result of the site decision taken for all parts of the Historic Peninsula (Chamber of Architects, Istanbul Branch Archive).

After the declaration of the Historic Peninsula as a site area, the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets determined the construction regulations for transition period as the abovementioned 1995 decision. Decisions No. 7981, 8089, 8227, 8995 and dated 4/9/1996, 8/10/1996, 11/12/1996, 24/9/1997 and 16/9/1998, respectively having explanatory regulations for future implementations were provided with the power to keep their validity until the proposed plans would be completed.

On 12/7/1995 Istanbul Metropolitan Municipality brought a suit against the Ministry of Culture due to the declaration of the whole Historic Peninsula as a site area; this case has been resolved.

Due to the site area decision, the Istanbul 4th Administrative Court claimed that it was not necessary to decide on the plans since there was no chance of their being implemented. This decision was the final one by the Board of the State, 6th Section with decision (Chamber of Architects, Istanbul Branch Archive).

The Transition Period Construction Regulations for the Historic Peninsula is divided into two parts: general regulations and suggestions. General regulations were subtitled: new construction demands; conservation areas outside the Land Walls; and conservation areas inside the Land Walls, the Marmara Walls and the Golden Horn Walls; the 1st degree archaeological site area and historical and urban site area. In suggestions, there are two groups: planning and implementation.

According to the Transition Period Construction Regulations and the General Regulations, 40+ altitudes were accepted to be a limitation for new construction demands. Changing functional demands and new function proposals had to be restricted and warehouses, wholesaling manufacturing etc. functions had to be eliminated; new demands in this respect had to be prevented. Residential, cultural, retail and recreational functions were the ones to be proposed in the 1st Degree Archaeological Site and historical and urban site areas.

The temporary construction demands and infrastructure proposals for public-profit and use had to be evaluated by the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets, while the plan proposals containing density increase would not be supported.

After these developments, according to Law No. 2863, Protection of Cultural and Natural Assets, the preparation of a conservation plan for this area was compulsory in the first year following the announcement of the Historic Peninsula as a site. Because of this, Istanbul Metropolitan Municipality Planning Directorate started to prepare the 1/5000 scaled Conservation Master Plan of the Historic Peninsula. As previously mentioned, the latest plan was in the preparation process during the "Istanbul Project" which was granted by UNESCO-World Heritage Program and it was approved in June 2005.

In the early stages of the 1/5000 scaled Conservation Master Plan of the Historic Peninsula, the general goals and objectives were stated as: "Protecting the Historic Peninsula which has great importance in the history of Turkey and Istanbul from dilapidation; determining the functions to be loaded onto the Historic Peninsula in the sense of city-wide integrity; integrating the historical identity of the social, cultural and economic life in the area, relocating all functions having no harmony with the Historic Peninsula identity out of this area; clearing constructions which have no visual harmony with this area; regulating new density and building heights in this area; supplying all necessary facilities and services to this area; rearranging the Historic Peninsula's existing urban fabric and road pattern according to the contemporary needs by compromising with conservation actions" (Istanbul Metropolitan Municipality, Planning Directorate Archive, 2005).

Figure 8. Zeyrek 1978

Figure 9. Restoration Process of Zeyrekhane, Zeyrek 1995

Figure 10. After Restoration of Zeyrekhane, Zeyrek 1998

Figure 11. Platform in front of Molla Zeyrek Mosque-1983

Figure 12. Platform in front of Molla Zeyrek Mosque-1998

Figure 13. Molla Zeyrek Mosque-2005

The latest plan defines Zeyrek district as a residential area with two different densities: moderate (400-500 person/ha) and dense (600-700 person/ha). The impact of vehicle transportation is suggested to be decreased as a consequence of interconnected rail/bus transport. Therefore more pedestrianised zones are suggested in the area. According to the plan, historical monuments and their surroundings, traditional street textures and squares have to be conserved. The Taksim-Yenikapı metroline connects the Zeyrek district with other case study areas, Süleymaniye and Yenikapı. Although Zeyrek has a very close proximity to the core and attractive touristic areas of the Historic Peninsula, only the residential function is taken into account in the 1/5000 scaled Conservation Master Plan (Istanbul Metropolitan Municipality, Planning Directorate Archive, 2005).

Figure 14. Vernacular Architecture in Zeyrek

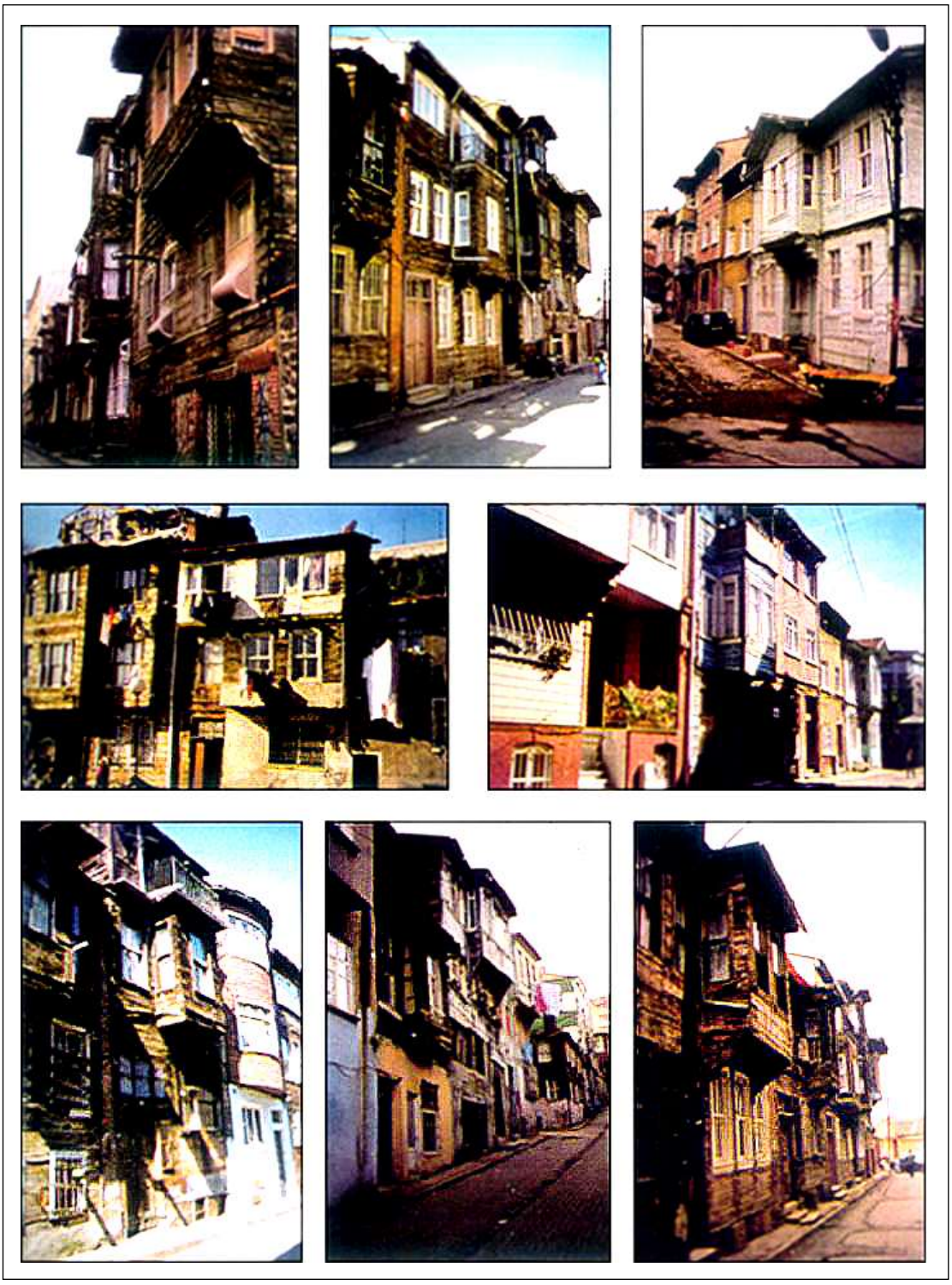


Figure 15. Examples of Building Rows

Figure 16. Planning Area from Atatürk Boulevard

CHAPTER II

GOAL AND OBJECTIVES OF ZEYREK CONSERVATION STUDY

In the course of the Zeyrek Conservation Study, appropriate and contemporary goals and objectives were expounded for the modern urbanisation, transportation, townscape and landscaping imperatives of the planning area and the surrounding central Historic Peninsula, while taking into account the prospects for conservation and development.

PLANNING GOAL

The goal of the "Zeyrek Conservation Study" is to formulate general planning determinations that maintain the appropriate and contemporary development of the environmental fabric of the Zeyrek Urban and Archaeological Site while preserving its historic, archaeological, natural, architectural and functional values; and to improve detailed development plans beyond these decisions.

Towards the specified goal the following measures were adopted:

- Appraising the monumental buildings and their immediate surroundings,
- Revitalising the values particular to the region while maintaining authenticity,
- Working to ensure the permanence of historic, civil and monumental structures in the region, to meet the modern needs of its inhabitants.

PLANNING OBJECTIVES

In the Zeyrek Conservation Study, planning objectives are achieved by depending on the predicted planning goals and the potential of the conservation area.

These objectives can be grouped under the following headings:

- Functional Qualification
- Optimal Communications
- Social and Cultural Integration
- A Positive Environment for the Architectural and Urban Quality
- Positive Conditions for Health and Comfort
- Optimum Cost and Economic Support
- Flexibility and Applicability

Functional Qualifications

- Ensuring the functional integration of the Zeyrek Conservation Area with other neighbouring residential, working and recreational areas; with the Historic Peninsula and the City Centre of Istanbul.
- Inspecting of the distribution of activities, the removal of those in discordance with the characteristics of the region and the integration of existing activities with new necessary and suitable ones.
- Providing for an appropriate spatial organisation for existing and prospective activities.
- Developing unused lots, squares and gardens to meet daily recreational needs of the residents and to provide functionally sufficient facilities and living places.

Optimal Communications

- Setting up efficient pedestrian routes and vehicle transportation systems and service facilities consistent with the existing and proposed activities in the Zeyrek Conservation Area.
- Arranging the pedestrian routes and vehicle transportation system sufficiently for the needs of the various activities and eliminating intersections wherever possible.
- Enabling fire fighters, police, ambulances and garbage trucks to reach all points in the Zeyrek Conservation Area and providing for loading and unloading of goods.
- Connecting sites of various important activities, bus stops and parking lots with pedestrian routes.
- Providing, within the available resources, parking lots for long and short periods to serve both residents and visitors.

Social and Cultural Integration

- Transforming one of the most important settlements of the Historic Peninsula with respect to the process of historic development of Istanbul, into a charming cultural and tourist centre again, by appraising its cultural, archaeological and natural values, its potential of architectural heritage and traditional urban fabric.
- Developing the interaction between residents and visitors and between them and the surroundings; and creating environmental conditions consistent with the social structures of users that will eliminate alienation.
- Promoting the social integration of the residents of the region by creating meeting places for all people of different backgrounds and ages, to socialize, play and participate in educational and cultural activities.
- Placing the implementation process, from the beginning to the end, under the scrutiny of the residents and other groups of people and participating with them when necessary; and adapting it according to their requests and experiences; thus, enabling them to adopt the changes in their environment.

Positive Environment for Architectural and Urban Quality

- Promoting an appearance that puts emphasis on the influential role in the urban fabric of natural, archaeological, historic, monumental and civil architectural values (Molla Zeyrek Mosque, Küçük Ibadethane Mosque, timber houses, cisterns, walls, etc.)

- Improving the architectural quality of the Zeyrek neighbourhood by preserving, repairing, upgrading historically and architecturally important, or economically valuable structures and areas and demolishing unfit structures; replacing them with ones that are in harmony with the character and scale of the site and consistent with contemporary architecture.
- Furnishing the open space of Zeyrek with structures that will merge with the historic and architectural character of the area and help to improve the quality of life.
- Providing outdoor spaces, squares and pedestrian routes with seating, resting corners; upgrading parks and walking areas with children playgrounds; improving the visual quality by creating green areas and rearranging urban aesthetic elements in appropriate places.
- Improving the network of old streets and roads and street equipments and decreasing visual distraction by rearranging telephone and power poles, aerial power transmission lines, billboards and signs.
- Creating a robust urban image, that can communicate the historical and architectural continuity of the region to the residents and visitors.

Positive Conditions for Health and Comfort

- Providing optimal conditions by way of climate control both indoors and outdoors.
- Providing optimum lighting conditions indoors and outdoors using natural and artificial light.
- Ensuring the cleanliness of the environment by reconsidering garbage collection and by placing garbage bins and containers at suitable locations.
- Investigating the efficiency of the clean water, wastewater, fire and communication systems.

Optimum Cost and Economic Support

- Considering and utilizing the resources of the country, organisations charged with implementation and those of the local people to ensure optimum cost/quality ratios at every stage of planning.
- Supporting viable and profit generating activities that will improve the economic life of Zeyrek.

Flexibility and Applicability

- Trying to find flexible solutions to provide opportunities to change and further develop in time and space.

CHAPTER III

SURVEYS AND ANALYSIS OF ZEYREK CONSERVATION STUDY

The Zeyrek Conservation Study involves Area Analysis Studies. These were carried out in November-December 1998 and January 1999. They include a transportation survey; a survey of individual buildings and spaces, such as use of land and buildings in ground and upper floors; living condition of buildings; storey heights; building materials; land ownership; occupancy of buildings; harmony with the architectural character of the area; and listed buildings and listed other properties. In addition, questionnaires were used to gather data about listed and other structures for the purpose of establishing the characteristics of the social structure in the region. A total of 100 questionnaires were applied. Moreover, data obtained from the Fatih Municipality Department of Deeds and Registration were used in ownership analysis and data obtained from the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets, Istanbul Metropolitan Municipality, Fatih District Municipality and Department of Deeds and Registration were used for the evaluation of registration status.

In the context of investigations, previous planning works related with the planning area and the upper-level planning decisions were taken into account and evaluated.

Before the area survey, different dated existing maps and aerial photographs were evaluated. Among these maps, the 1933 Pervititch Map has a special importance, because this map gives useful information related to urban texture, built-up areas, unoccupied areas, road patterns, building materials and building heights in 1933 (see Figure 17).

The information on the Pervititch Map was overlapped with the existing situation to show the progress of change to the present in Zeyrek urban texture (see Figure 18).

When the Pervititch Map is perused, one can easily observe that the residential function is dominant. There are also some monumental structures having religious character. At present, the residential function in the central area is being replaced by offices, textile shops, retail businesses and the pressure of working places on the surroundings.

The present Zeyrek urban texture is evaluated in the built-up / unbuilt-up areas analysis. It can be seen easily in this survey that Zeyrek still has houses, not many tall buildings and courtyards in spite of being in the central part of Istanbul (see Figure 20).

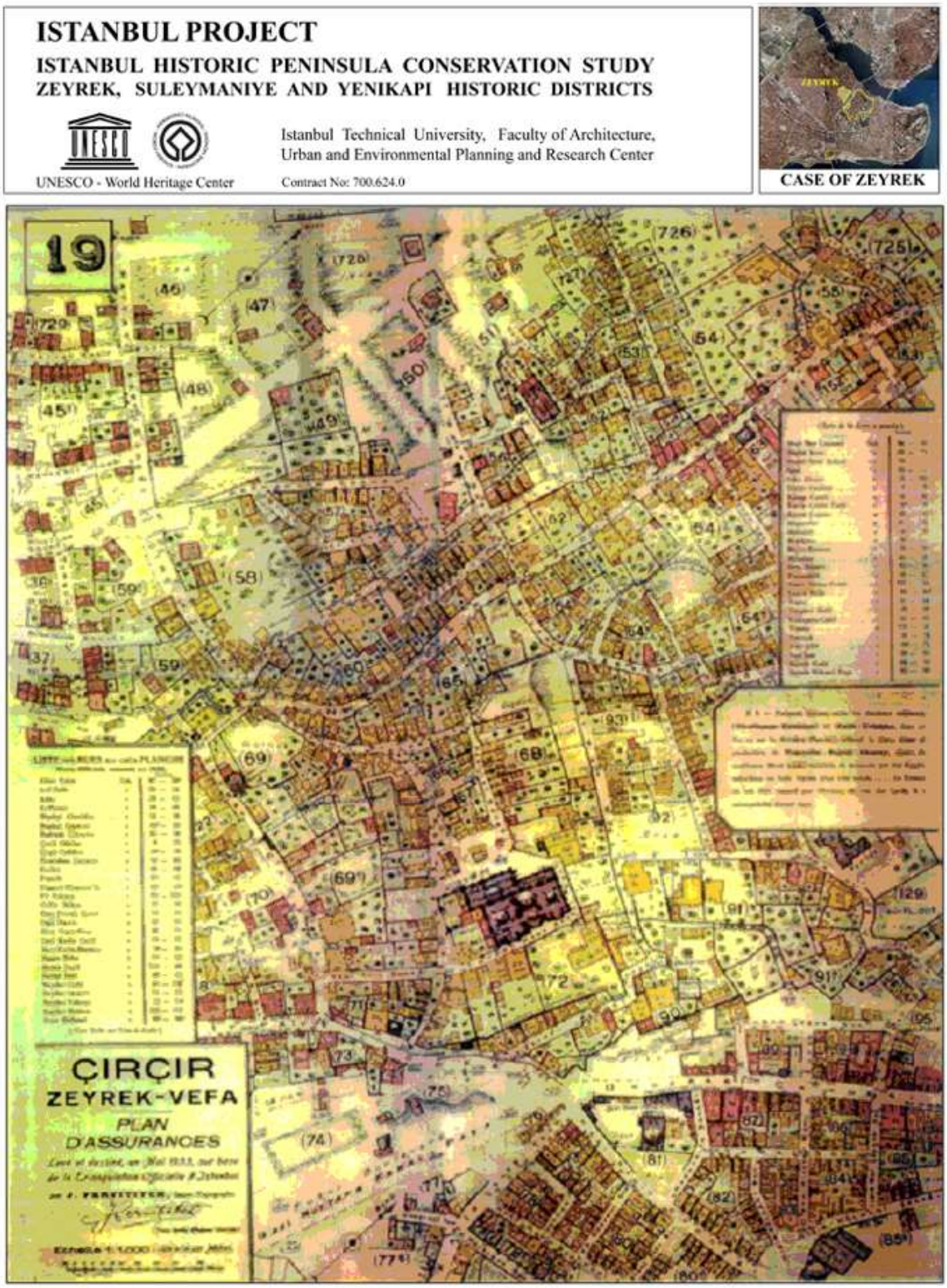


Figure 17. Map of Pervititch 1933

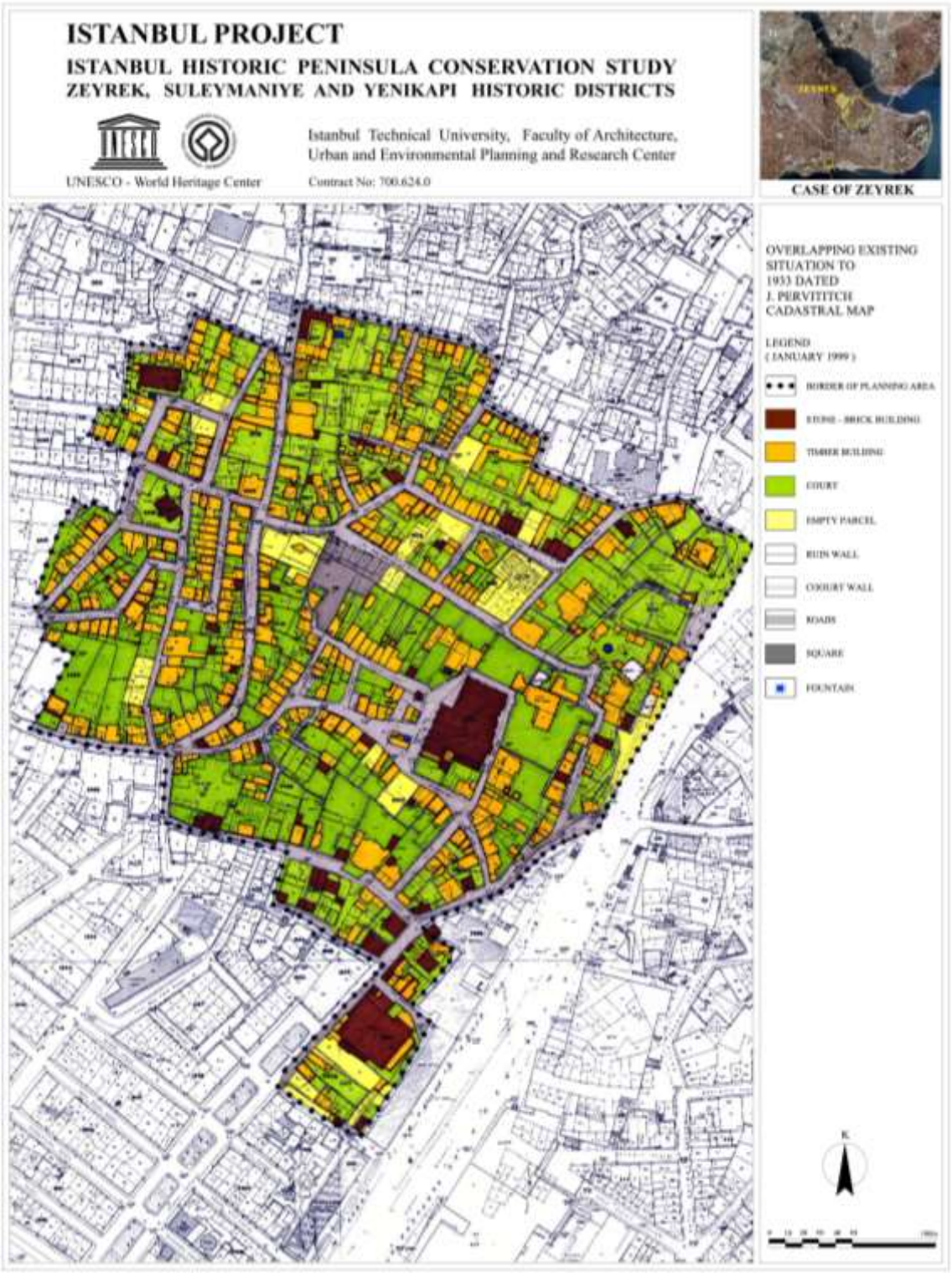


Figure 18. Adaptation of the Existing Situation to Pervititch Map

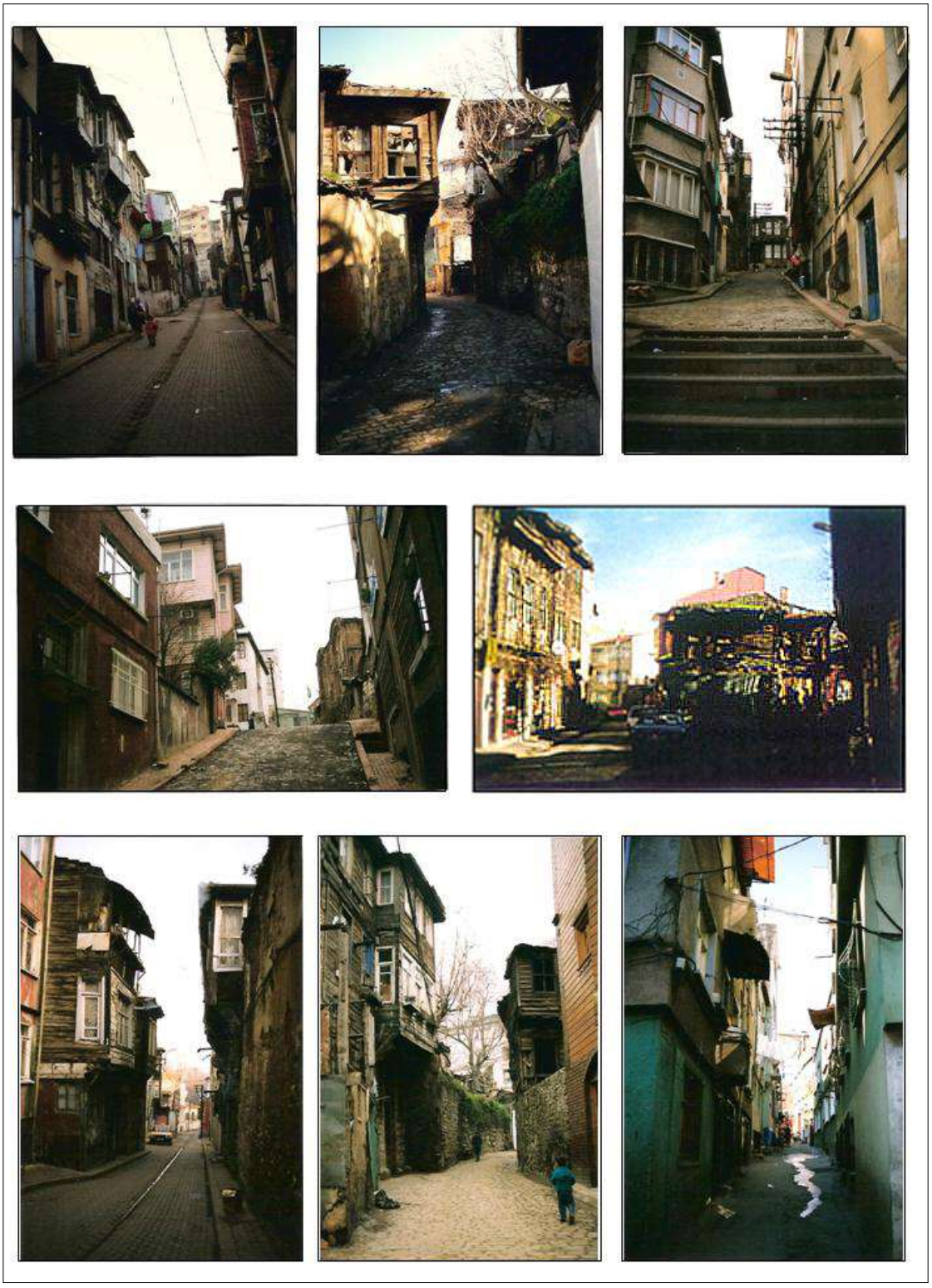


Figure 19. Zeyrek Streets

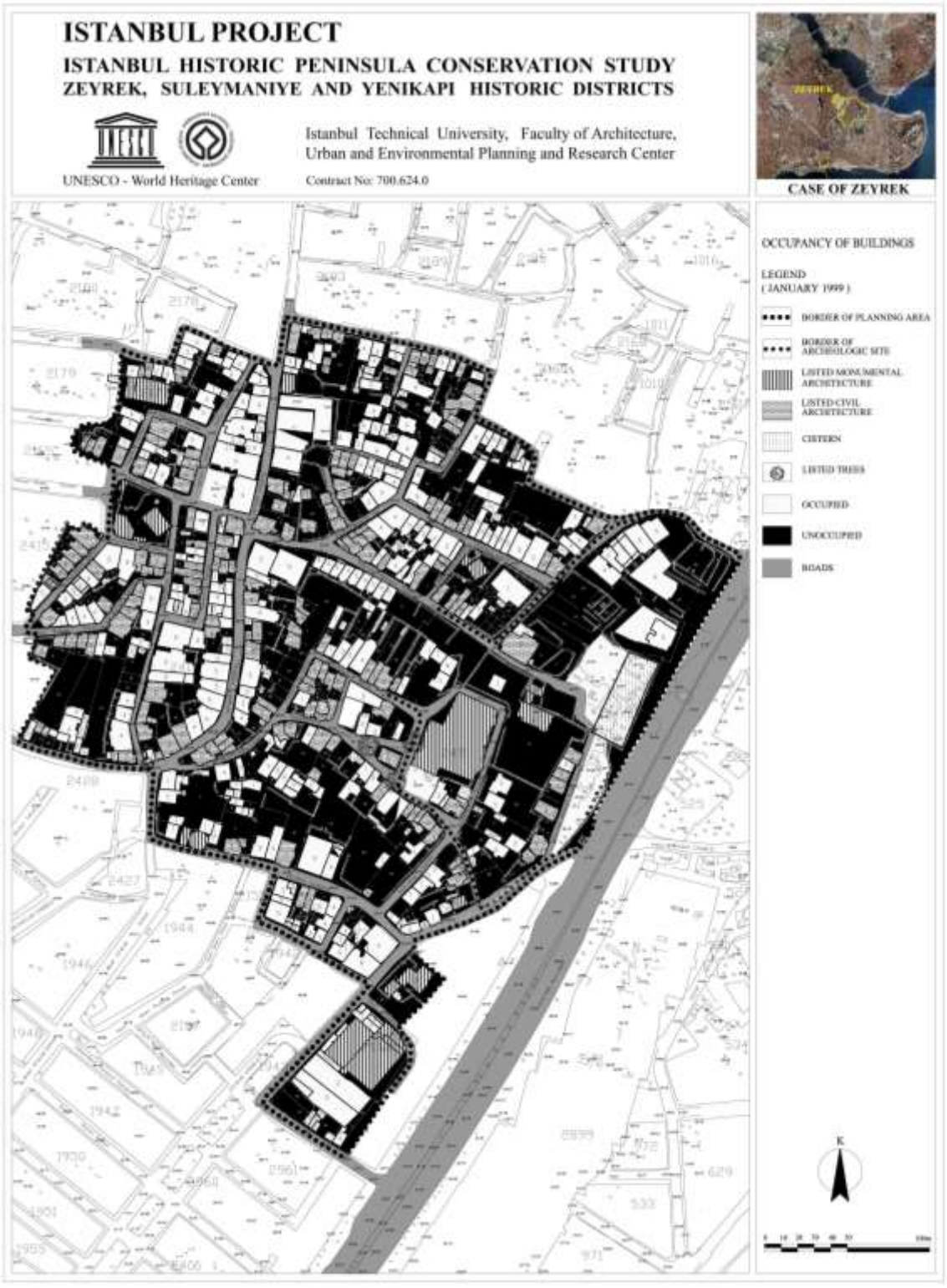


Figure 20. Survey of the Built-up and Unbuilt-up Land

TRANSPORTATION IN ZEYREK CONSERVATION AREA

Atatürk Boulevard, which is one of the most important transportation arteries in the Historic Peninsula, forms the eastern border of the Zeyrek planning area. Atatürk Boulevard extends in a north-south direction and is linked to the region, Fil Hill and Zeyrek Mehmet Paşa streets.

All streets within the planning area are specified as vehicle routes. To the west of the planning area Haydar Street extends in a north-south direction and reaches down to the Golden Horn; it is the most important vehicle road linking the planning area to the centre of Fatih. The other small streets in the region intermingle in an organic fabric and occasionally end with cul-de-sacs. The traditional streets of Zeyrek are mostly cobbled and in some streets these cobbles have been covered with a layer of asphalt (see Figure 23)

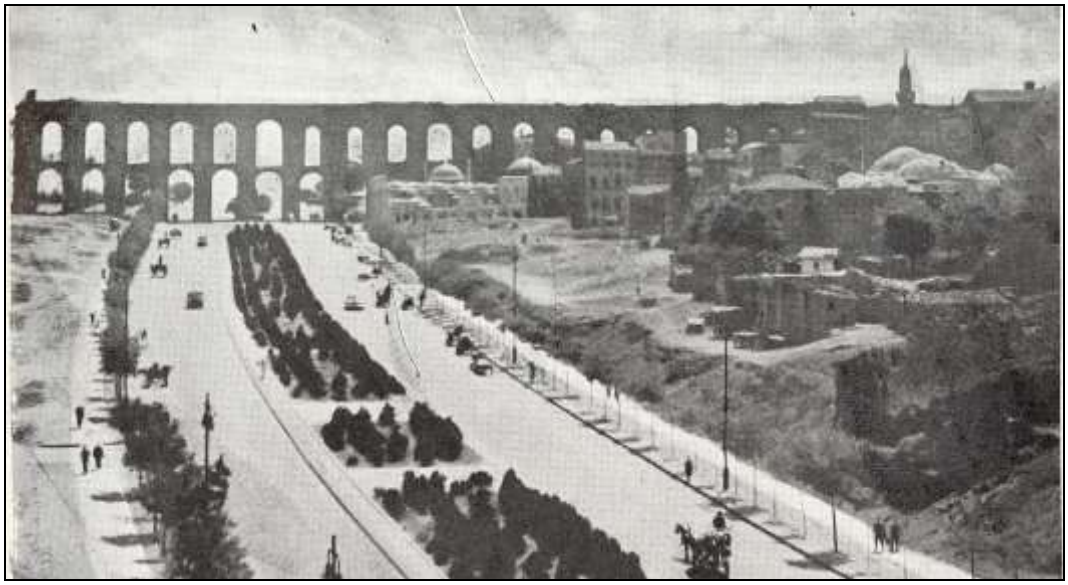


Figure 21. Atatürk Boulevard - 1960

Figure 22. Atatürk Boulevard-2005

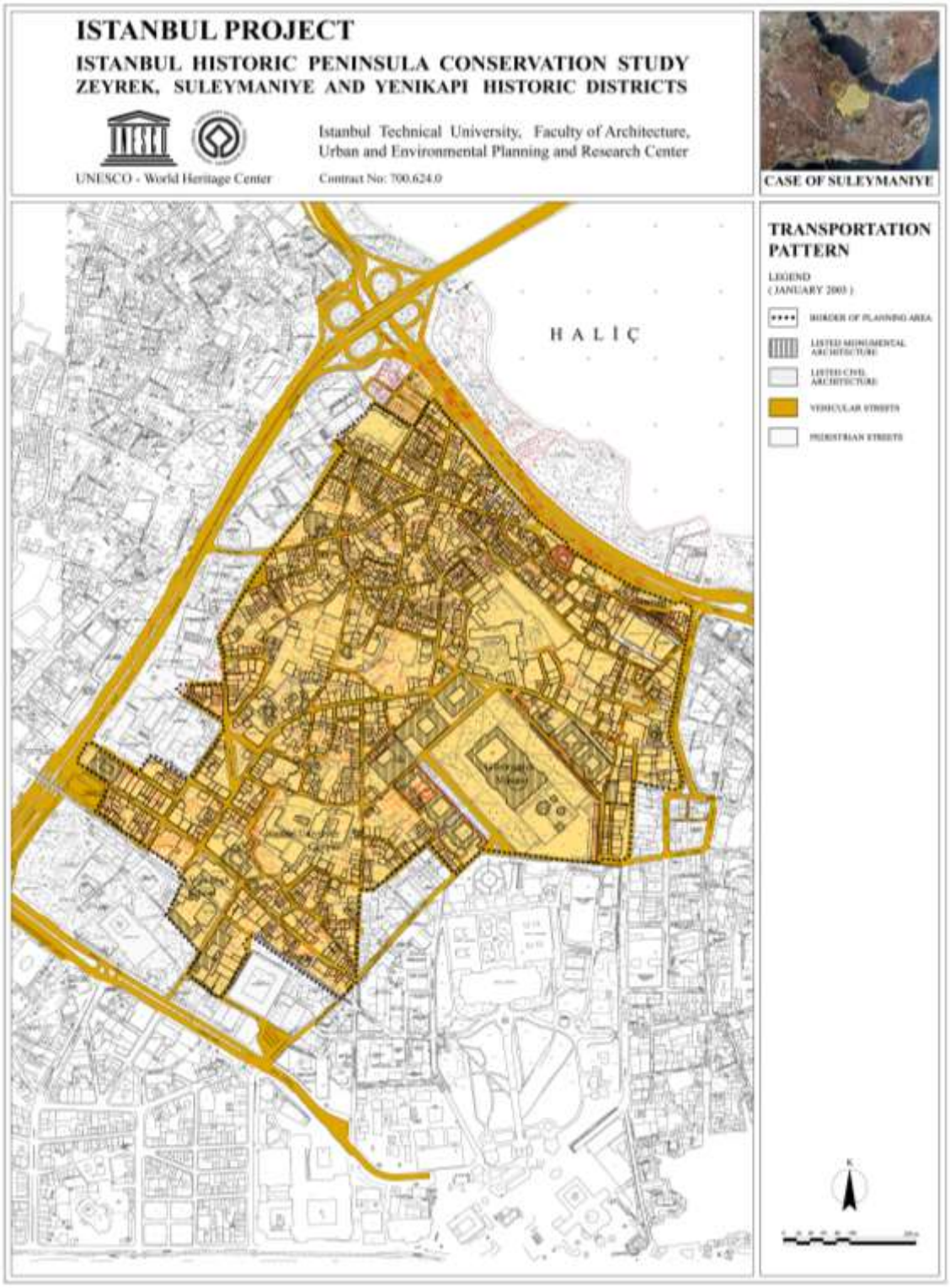


Figure 23. Transportation Pattern

SURVEY OF LAND AND BUILDINGS IN ZEYREK CONSERVATION AREA

The central position of the Zeyrek Planning Area, its busy transportation links and the deteriorated state of its historic structures work hand-in-hand to change the environmental and functional features of the region. The Pervititch map, dated 1933, shows that the structures in the region were generally used for housing, a few monumental structures notwithstanding. Nowadays, structures are being used for increasingly diverse purposes. This, diversification emanates from the economic hardship, imposing pressure on the urban structure. This economic pressure is also to be blamed for the increase in the ratio of constructed areas in the region with respect to previous levels.

The Molla Zeyrek Mosque is one of the most important structures in the region and the most symbolic of it. Constructed in the Middle Byzantine period, it was the most magnificent and imposing religious structure of the place at the time. The structure was constructed in the beginning of the 12th century and served as the church of the Pantokrator Monastery. It was converted into a mosque after the conquest of Constantinople. Because the region was an important religious centre both in Byzantine and Ottoman times, one can find many churches that have been turned into mosques, and many tombs and graveyards. Around the Pantokrator Monastery (whose limits are not exactly known at present), many cisterns were constructed, the most important of which, the Pantokrator Cistern, survives. Rising 15 metres above ground level on Atatürk Boulevard, the architectural features of this cistern are different from those of other cisterns (Eyice, 1994, p. 218). Internally, the cistern measures 18 by 50 metres. What sets it apart from other similar structures is that most of it lies above ground level on Atatürk Boulevard. Another distinctive feature is the vaulted corridors extending along the east-west and northern walls.

Other important religious structures in the region: Küçük Ibadethane (Pantepoptes), Hacı Harun Mosque, Kasap Emirhan Mosque, Divitdar Mehmet Efendi Mosque, Ümmü Gülsüm Mosque, Zembilli Ali Efendi Tomb and Graveyard and Şeyh Süleyman Mosque.

Other important social facilities in the area are: Çinili Bath, which is a work of Mimar Sinan, the restored Zeyrekhane, now used as a tourist facility, the Municipality Polyclinic to the north of the Molla Zeyrek Mosque and the dispensary of the Society for Fighting Tuberculosis.

Use Of Land and Buildings-Ground Floor

Table and Graphic 1a. Use of Land and Buildings-Ground Floor (Total)

Ground Floor Use	Number of Facilities	%
Housing	385	68
Commercial	57	10.1
Service	5	0.9
Foundation	1	0.2
Office	1	0.2
Health Facilities	2	0.4
Outbuilding	12	2.1
Depot	18	3.2
Unfunctioned	12	2.1
Construction	3	0.5
Empty Lot	50	8.8
Car Cleaning	1	0.2
Parking Lot	1	0.2
Transformer	1	0.2
Cistern	1	0.2
Grave	4	0.7
Mosque	7	1.2
Fountain	1	0.2
Tomb	3	0.5
Bath	1	0.2
Total	**566**	**100**

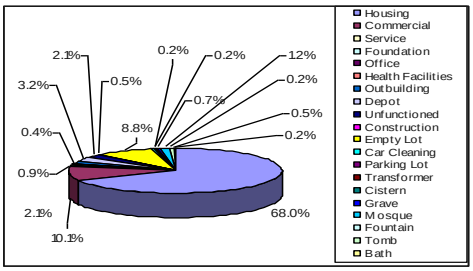


Table and Graphic 1b. Use of Land and Buildings-Ground Floor (Non-listed Buildings)

Ground Floor Use	Number of Facilities	%
Housing	214	72.8
Commercial	40	13.6
Health Facilities	2	0.7
Outbuilding	4	1.4
Depot	12	4.1
Unfunctioned	5	1.7
Empty Lot	15	5.1
Parking Lot	1	0.3
Transformer	1	0.3
Total	**294**	**100**

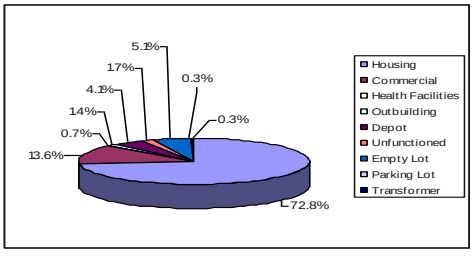
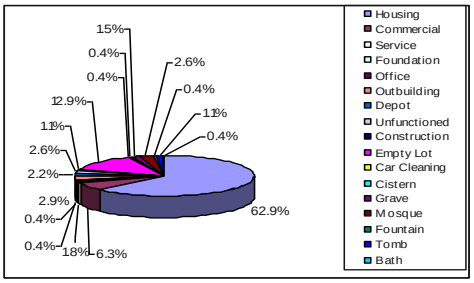


Table and Graphic 1c Use of Land and Buildings-Ground Floor (Listed Buildings)

Ground Floor Use	Number of Facilities	%
Housing	171	62.9
Commercial	17	6.3
Service	5	1.8
Foundation	1	0.4
Office	1	0.4
Outbuilding	8	2.9
Depot	6	2.2
Unfunctioned	7	2.6
Construction	3	1.1
Empty Lot	35	12.9
Car Cleaning	1	0.4
Cistern	1	0.4
Grave	4	1.5
Mosque	7	2.6
Fountain	1	0.4
Tomb	3	1.1
Bath	1	0.4
Total	**272**	**100**



Commercial activities intensify in Haydar Street, passing through the planning area from north to south. In some other small streets, some ground floors have been set aside for commercial activity. Empty shops can be seen in some places.

According to the Use of Land and Building Survey completed in January 1999, structures in the planning area are generally housing units (ground floor 68%, upper floor 88%). There are 14 (3%) religious facilities: 7 of these structures are mosques, 3 are tombs and the rest are graveyards.

In the way of health services there is the dispensary of the Tuberculosis Society and the Fatih Municipality Health Directorate Polyclinic Usage of ground floor: 57 (10.1%) as commercial units; 5 (0.9%) for services (Service Foundation, Society for Lost People, National Youth Foundation, hotel and bath); and 3 (0.5%) buildings are under construction. In the planning area there is one substation, one listed mosque fountain, 12 (2.1%) miscellaneous and 59 (8.8 %) empty lots. Of the buildings, 12 (2.1%) are not being used (Tables and Graphics 1a, 1b, 1c).

Figure 24. Zeyrek Mehmet Paşa Street-1985

Figure 25. Mehmet Paşa Street-1999

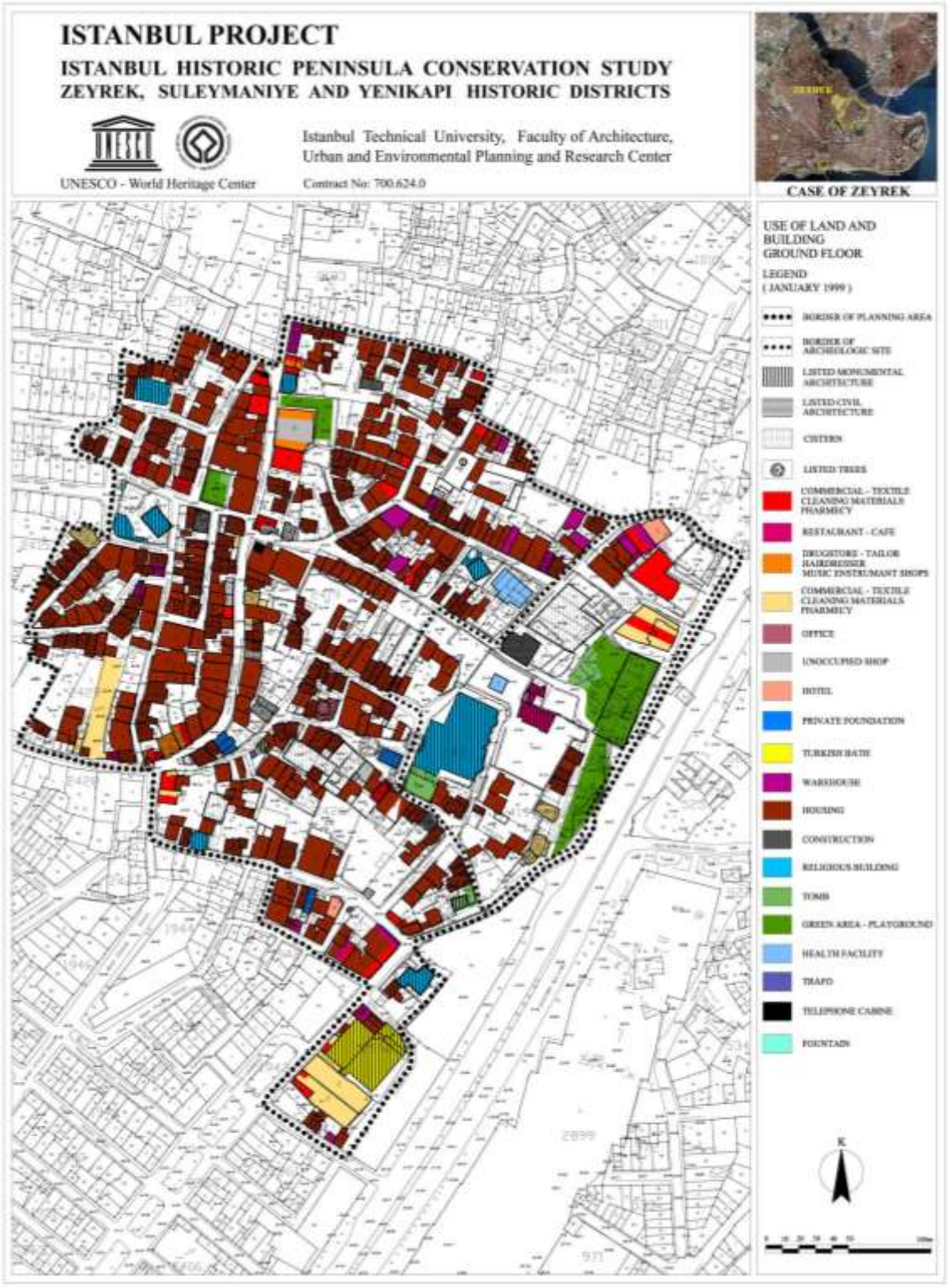


Figure 26. Use of Land and Buildings-Ground Floors

Use of Land and Buildings-Upper Floors

Table 2a. Use of Land and Buildings-Upper Floors (Total)

Upper Floor	Number of Facilities	%
Housing	355	93.2
Commercial	9	2.4
Service	4	1.0
Foundation	1	0.3
Depot	1	0.3
Unfunctioned	6	1.6
Construction	3	0.8
Outbuilding	1	0.3
Tomb	1	0.3
Total	**381**	**100**

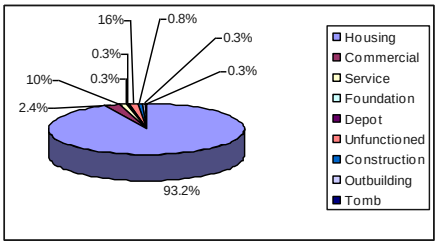


Table 2b. Use of Land and Buildings-Upper Floors (Listed Buildings)

Upper Floor	Number of Facilities	%
Housing	158	89.3
Commercial	3	1.7
Service	4	2.3
Foundation	1	0.6
Unfunctioned	6	3.4
Construction	3	1.7
Outbuilding	1	0.6
Tomb	1	0.6
Total	**177**	**100**

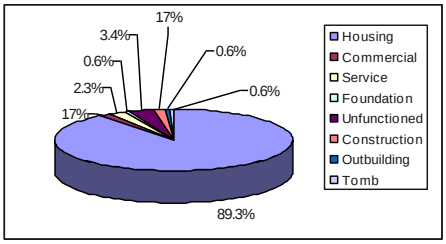
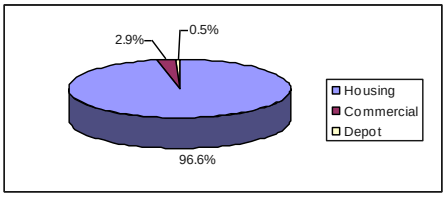


Table 2c. Use of Land and Buildings-Upper Floors (Non-listed Buildings)

Upper Floor	Number of Facilities	%
Housing	197	96.6
Commercial	6	2.9
Depot	1	0.5
Total	**204**	**100**



According to the use of land and buildings survey of upper floors, structures in the planning area are generally housing units. In upper floors of the listed buildings there can be found other different facilities besides housing. Usage of housing in upper floors is 88% in listed buildings, 96.6% in non-listed buildings (Tables and Graphics 2b, 2c).

When upper floors are considered, it is found that 1.6% of usage of upper floors is empty and not used (Table and Graphic 2a, Figure 25).

The ratio of structures whose upper floors are empty is 3% in listed buildings (Table and Graphic 2b).

In the area analysis study, there have not been found any structures whose upper floors are empty in non-listed buildings.

Figure 27. Fazilet Street from Molla Zeyrek Mosque

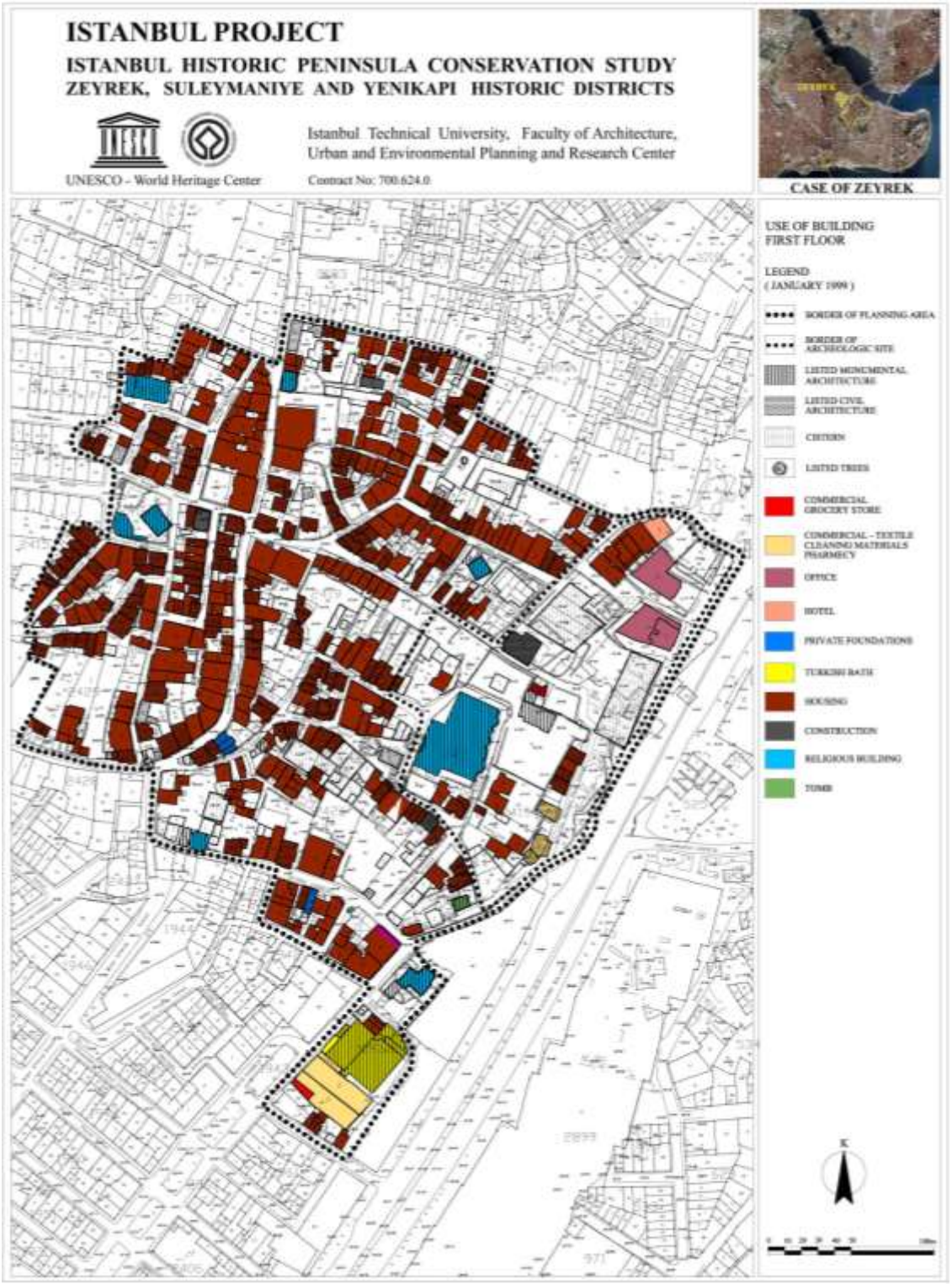


Figure 28. Use of Land and Buildings-Upper Floors

Condition of Buildings

Table and Graphic 3a. Condition of Buildings (Total)

Condition	Number of Buildings	%
Very Good	5	1
Good	95	18.7
Average	172	33.9
Bad	165	32.5
Very Bad	31	6.1
In ruin	39	7.7
Under Construction	1	0.2
Total	**508**	**100**

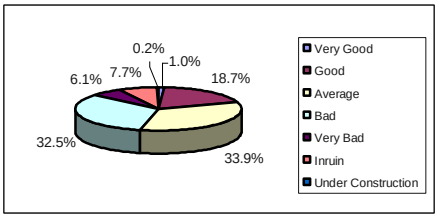


Table and Graphic 3b. Condition of Buildings (Listed Buildings)

Condition	Number of Buildings	%
Very Good	4	1.7
Good	29	12.1
Average	67	27.9
Bad	84	35
Very Bad	23	9.6
In ruin	32	13.3
Under Construction	1	0.4
Total	**240**	**100**

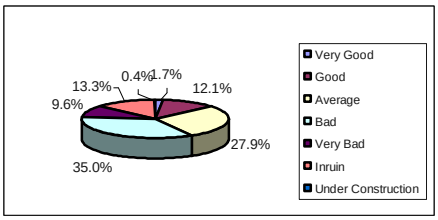
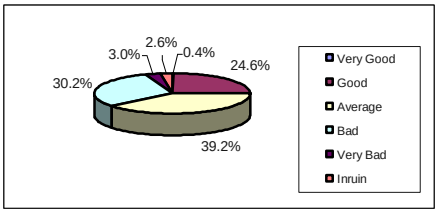


Table and Graphic 3c. Condition of Buildings (Non-listed Buildings)

Condition	Number of Buildings	%
Very Good	1	0.4
Good	66	24.6
Average	105	39.2
Bad	81	30.2
Very Bad	8	3
In ruin	7	2.6
Total	**268**	**100**



In total, 14 structures consisting of 4 cisterns, 5 graves, 3 tombs, 1 fountain and 1 vault ruin were not evaluated in the condition of buildings analysis.

In the area analysis study completed in January 1999, the physical usability of structures was evaluated in building condition. Of the 464 buildings inspected, 5 (1%) were found to be in very good condition; 95 (18.7%) in good condition; 172 (33.9%) average; 165 (32.5%) in bad condition; 31 (6.1%) in very bad condition and 39 (7.7%) in ruins (Tables and Graphics 3a, 3b, 3c).

A large percentage of the timber structures characteristic of the area had damaged or collapsed windows, bay windows, or balconies. The deterioration in these types of structures is caused by lack of insulation and maintenance in floors above the ground or close to the roof. In renovated historical buildings, window apertures in façades were widened or changed. With many of the ground floors used as shops and warehouses, the structures have lost their original features. The majority of the concrete structures that were constructed more recently and that form an affront to the traditional style of the region, are in good condition.

The ratio of structures which are in very good, good and average condition is: 41.7% for listed, 64.2% for non-listed buildings. The ratio of structures which are in bad, very bad and in ruin condition is 57.9% for listed and 35.8% for non-listed buildings (Tables and Graphics 3b, 3c).

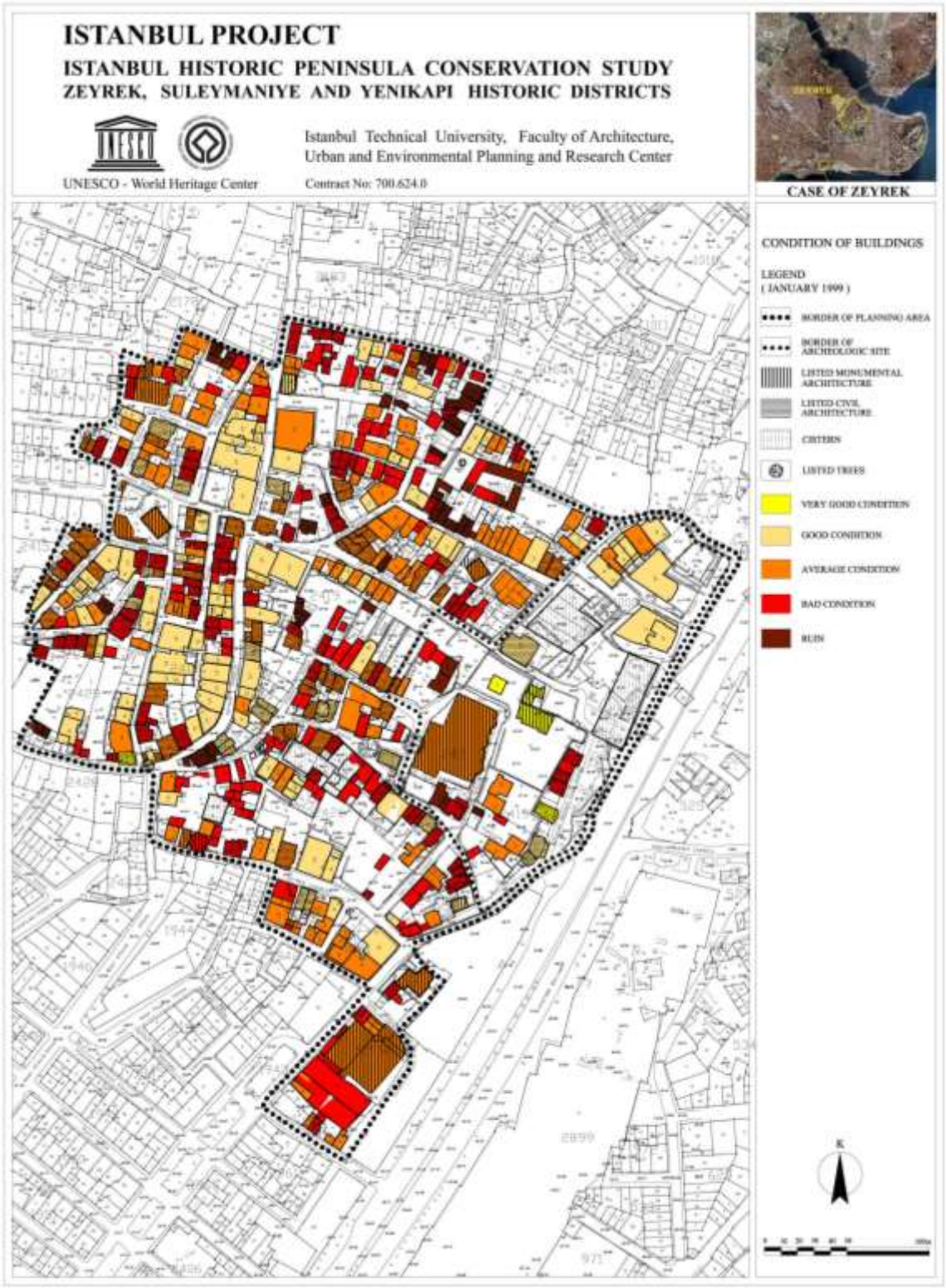


Figure 29. Condition of Buildings

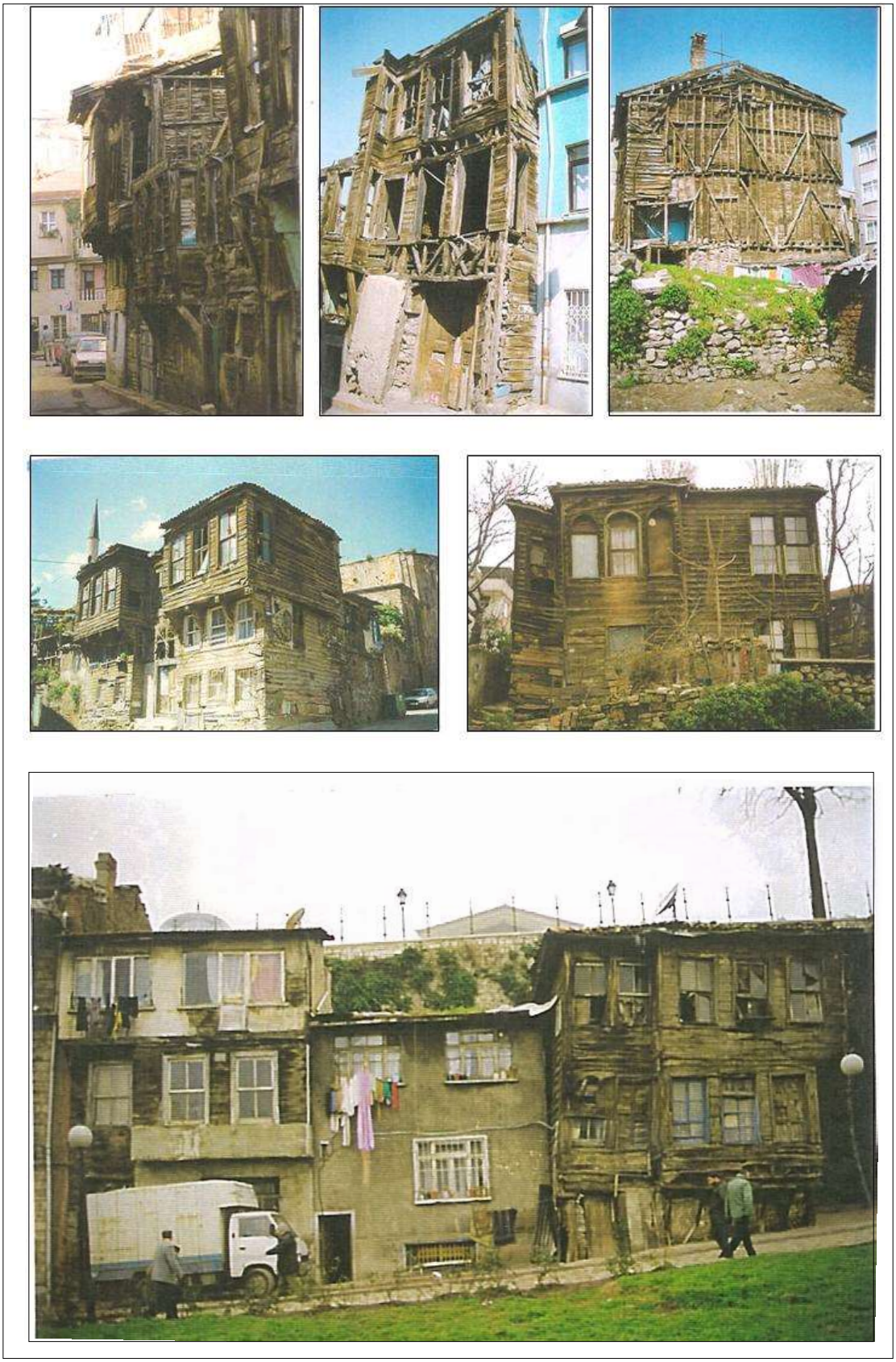


Figure 30. Collapsed Timber Buildings

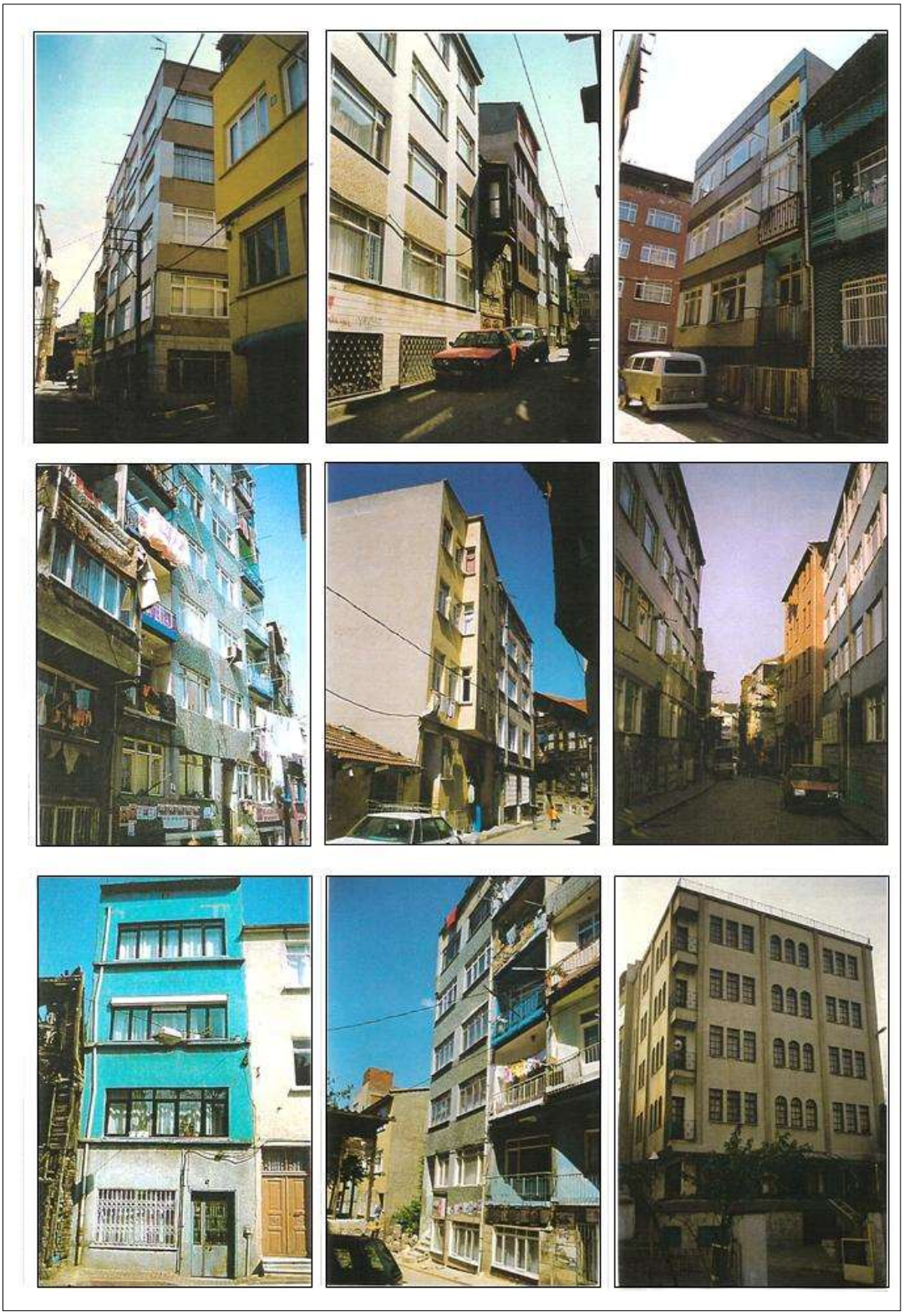


Figure 31. Concrete Buildings

Storey Heights

Table and Graphic 4a. Storey Heights (Total)

Storey Heights	Number of Buildings	%
1 Storey	81	17.3
2 Storeys	122	26
3 Storeys	142	30.3
4 Storeys	62	13.2
5 Storeys	52	11.1
6 Storeys	10	2.1
Total	**469**	**100**

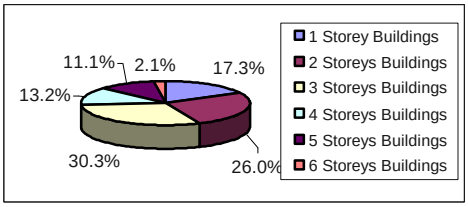


Table and Graphic 4b. Storey Heights (Listed Buildings)

Storey Heights	Number of Buildings	%
1 Storey	24	11.5
2 Storeys	66	31.7
3 Storeys	85	40.9
4 Storeys	23	11.1
5 Storeys	8	3.8
6 Storeys	2	1
Total	**222**	**100**

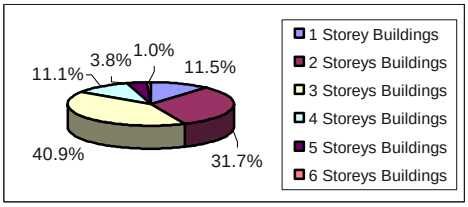
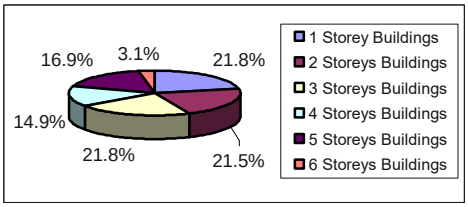


Table and Graphic 4c. Storey Heights (Non-listed Buildings)

Storey Heights	Number of Buildings	%
1 Storey	57	21.8
2 Storeys	56	21.5
3 Storeys	57	21.8
4 Storeys	39	14.9
5 Storeys	44	16.9
6 Storeys	8	3.1
Total	**261**	**100**



In total, 14 structures consisting of 4 cisterns, 5 graves, 3 tombs, 1 fountain, 1 vault ruin were not evaluated in the storey heights analysis.

In the storey heights analysis in the planning area, a large percentage of the buildings were observed to have 2-3 storeys. The number of 1-storey buildings is 81 (17.3%); 2-storey buildings, 122 (26%); three-storey buildings, 142 (30.3%); 4-storey buildings, 62 (13.2%); 5-storey buildings, 52 (11.1%) and the number of 6-storey buildings is 10 (2.1%) (Tables and Graphics 4a, 4b, 4c)

A look at the 1933 Pervititch map shows that the majority of the buildings at the time were 2-3 storeys high. Yet economic pressures forced a change in the region in this respect and now a quarter of the structures have 4 or more storeys. Listed buildings are generally 2-3 storeys high. In addition, there are a group of four-storey buildings in the region that still survive in their original form.

When storey heights of listed buildings are considered, it is found that the ratio of 1-storey buildings is 11.5%, 2-storey buildings is 31.7% (Table and graphic 4b). The highest ratio of listed buildings is 3-storey buildings with 40.9%. There are also 5 and 6- storey buildings that are located on listed lots and not in harmony with existing structures.

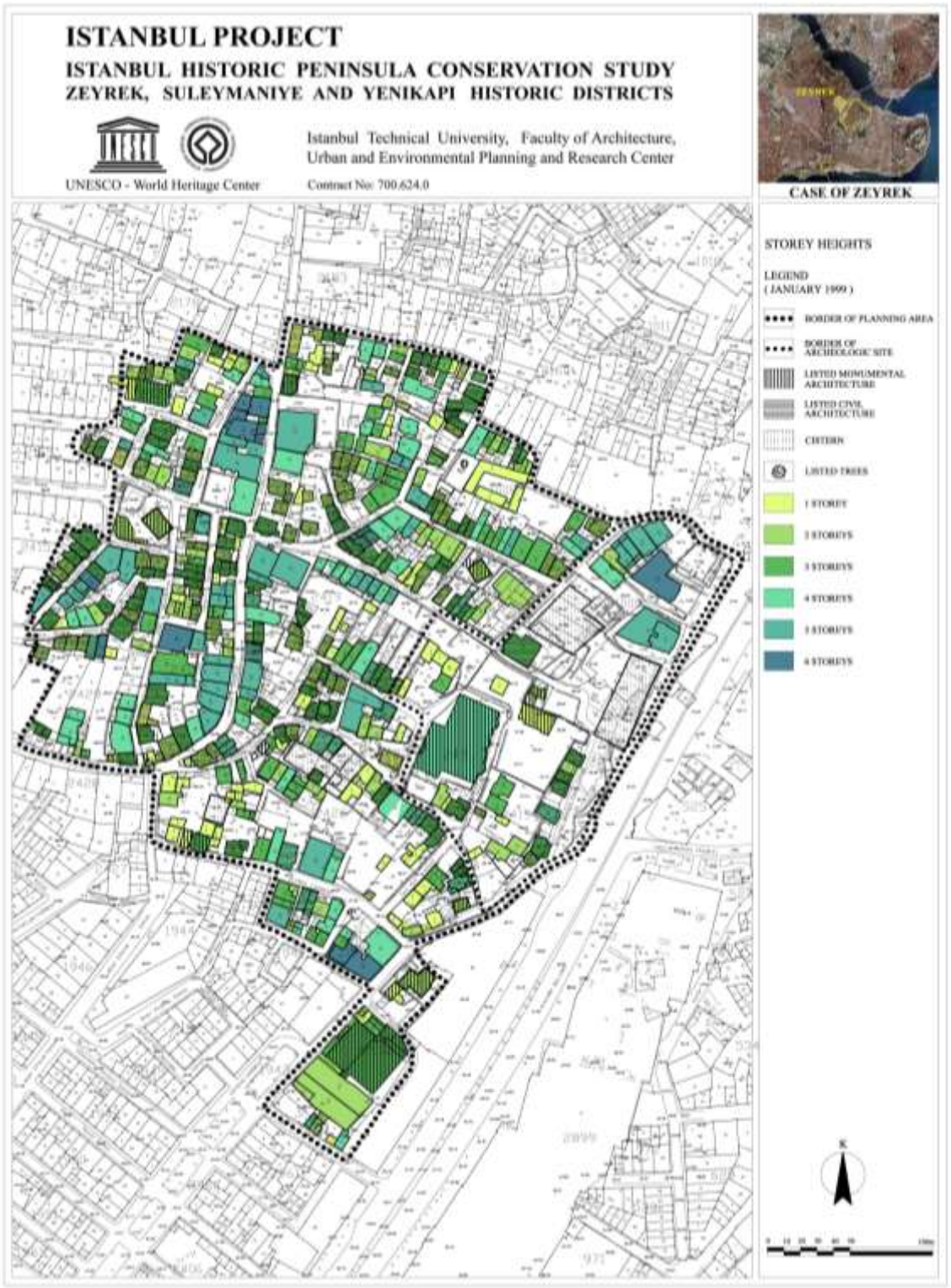


Figure 32. Storey Heights

Building Construction Materials

Table and Graphic 5a. Building Construction Materials (Total)

Construction Material	Number of Building	%
Timber Covered Concrete Building	13	2.8
Concrete	137	29.2
Masonry	188	40.1
Timber	131	27.9
Total	**469**	**100**

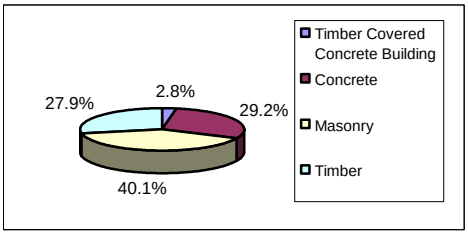


Table and Graphic 5b. Building Construction Materials (Listed Buildings)

Construction Material	Number of Building	%
Timber Covered Concrete Building	12	5.8
Concrete	19	9.1
Masonry	56	26.9
Timber	121	58.2
Total	**208**	**100**

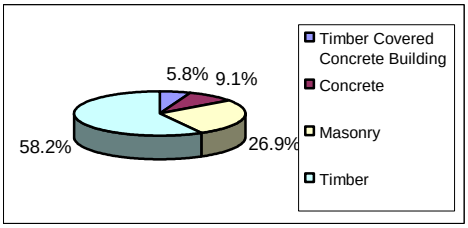
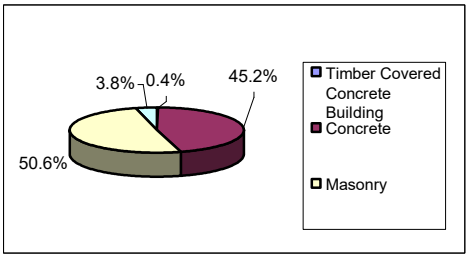


Table and Graphic 5c. Building Construction Materials (Non-listed Buildings)

Construction Material	Number of Building	%
Timber Covered Concrete Building	1	0.4
Concrete	118	45.2
Masonry	132	50.6
Timber	10	3.8
Total	**261**	**100**



In total, 14 structures consisting of 4 cisterns, 5 graves, 3 tombs, 1 fountain, 1 vault ruin were not evaluated in the analysis of building construction materials.

The analysis of building construction materials indicates that most of the structures in the conservation area are masonry or timber structures. Of the 469 buildings surveyed in the planning area 188 (40.1%) are masonry, 131 (27.9%) are timber, 137 (29.2%) are concrete and 13 (2.8%) are concrete buildings with wood covered façades (Tables and Graphics 5a, 5b, 5c).

The 1933 Pervititch map shows that with the exception of monumental structures, almost all the buildings in the region were constructed of timber. This high percentage concentration of timber structures in Zeyrek and the presence of working areas in Cibali in the past were the reasons of the fast spread of fires that destroyed many of these buildings. Nowadays, only one-third of the buildings in the region are made of wood.

There are also authentic masonry buildings in the region. Stone structures that are worthy of preservation make up a quarter of the listed buildings in the area. But the number of buildings that preserve their original characteristics is lower. The ratio of timber buildings is 58% in listed buildings. Concrete buildings were built in place of 9.1% of listed buildings. 5.8% of them are concrete buildings with wood covered facades. The ratio of concrete ones is 45.2% and masonry is 50.6% in all listed buildings (Table and Graphic 5b).

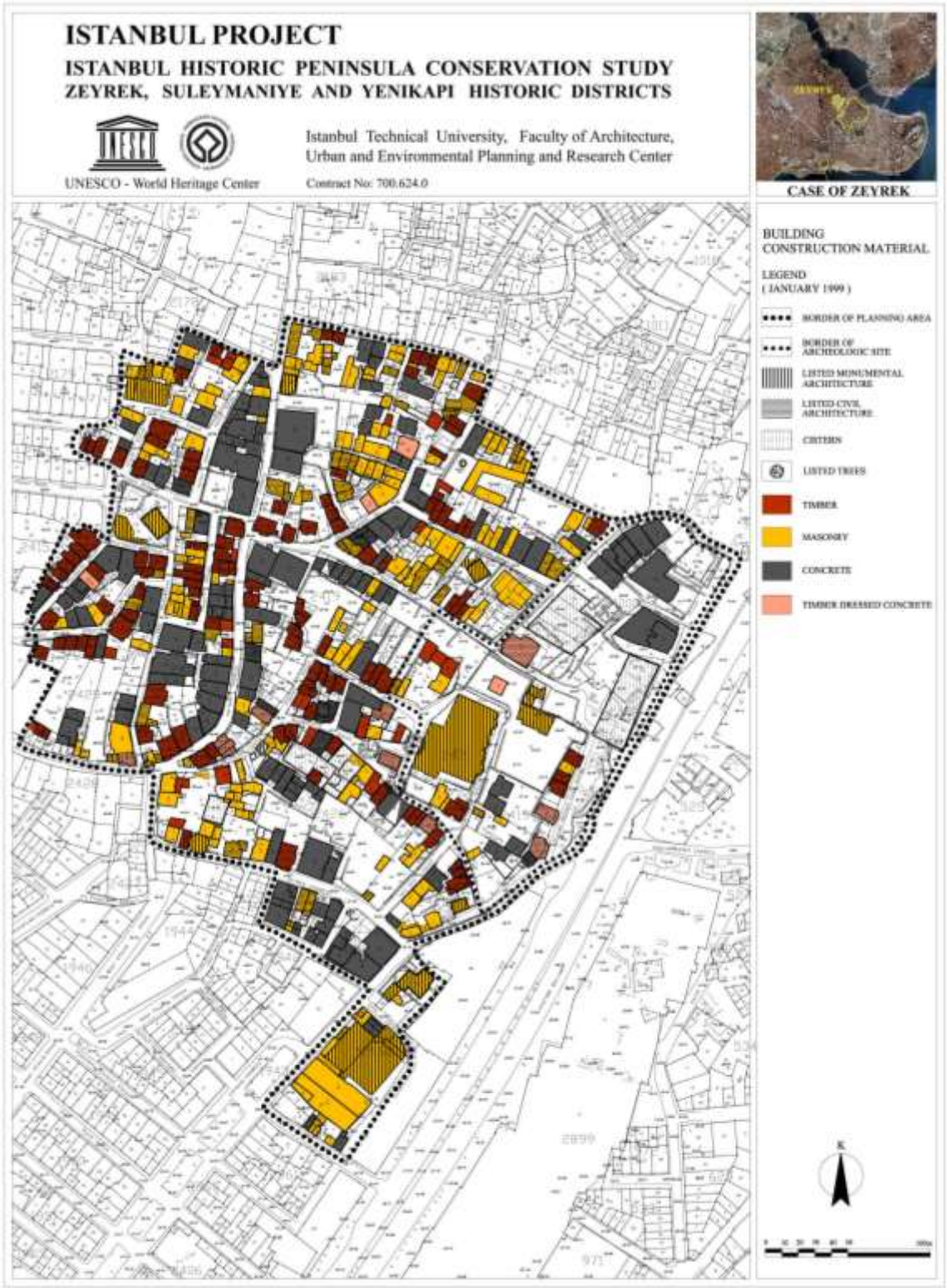


Figure 33. Building Construction Materials

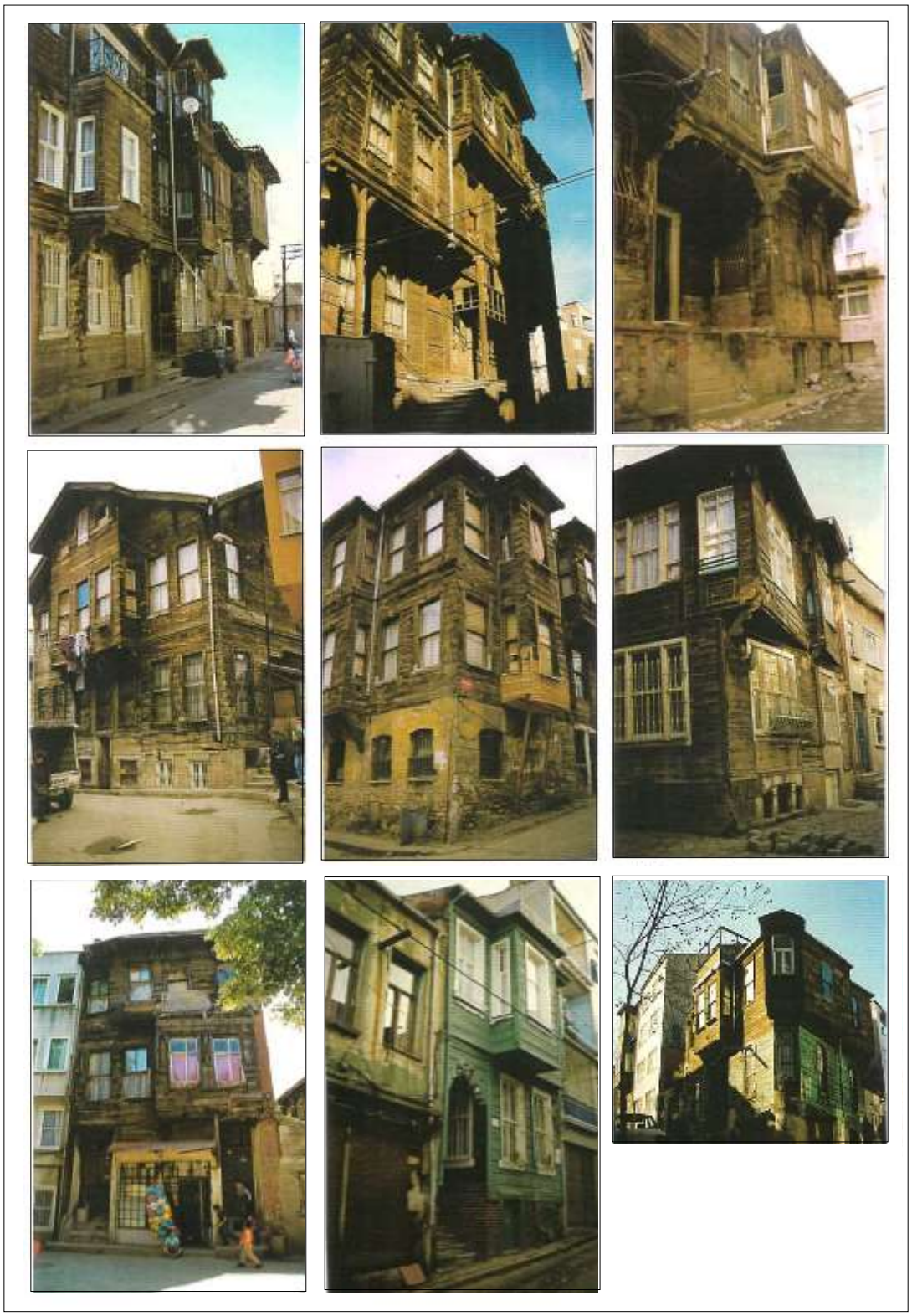


Figure 34. Timber Buildings

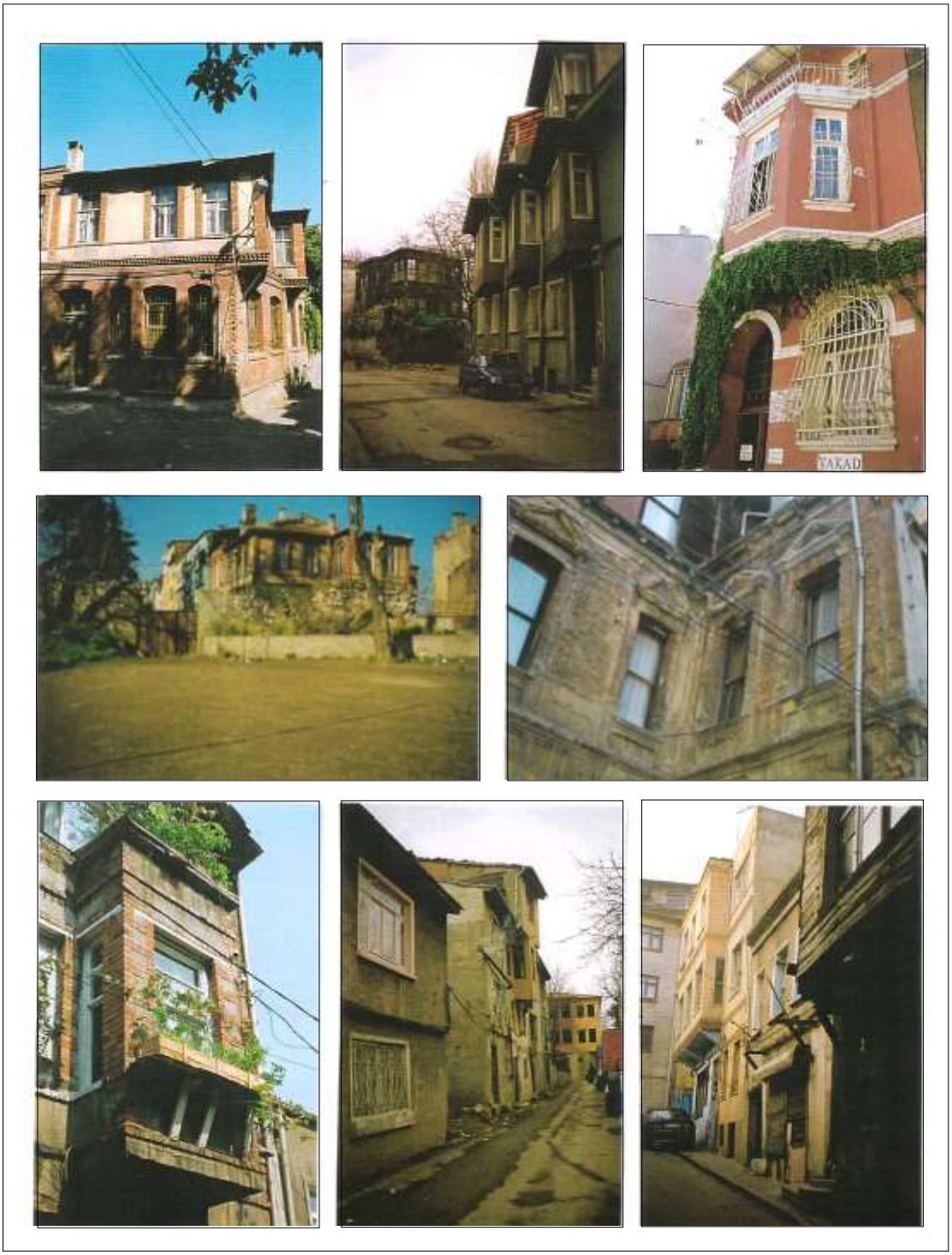


Figure 35. Masonry Buildings

Land Ownership

Table and Graphic 6a. Land Ownership (Total)

Land Ownership	Number of Lots	%
Private Individual	194	43.2
Private Partners	222	49.4
Private Partners-Municipality	2	0.4
Foundation	9	2
Private Foundation	10	2.2
Municipality	10	2.2
Governorate	2	0.4
Total	**449**	**100**

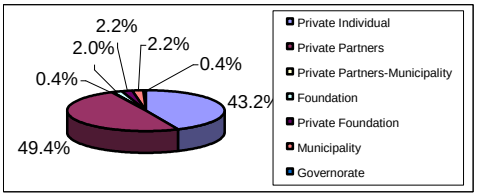


Table and Graphic 6b. Land Ownership (Listed Buildings)

Land Ownership	Number of Lots	%
Private Individual	109	47.6
Private Partners	97	42.4
Foundation	7	3.1
Private Foundation	7	3.1
Governorate	1	0.4
Municipality	8	3.5
Total	**229**	**100**

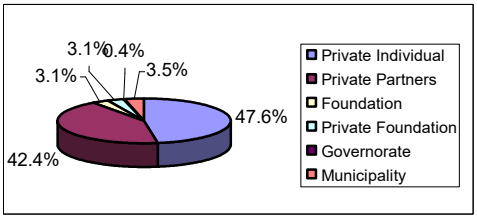
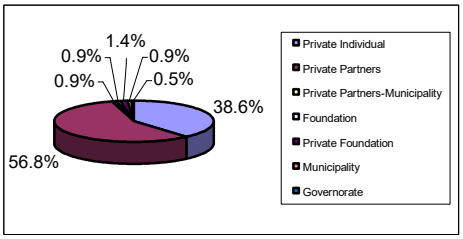


Table and Graphic 6c. Land Ownership (Non-listed Buildings)

Land Ownership	Number of Lots	%
Private Individual	85	38.6
Private Partners	125	56.8
Private Partners-Municipality	2	0.9
Foundation	2	0.9
Private Foundation	3	1.4
Municipality	2	0.9
Governorate	1	0.5
Total	**220**	**100**



The process of gathering data for the land ownership study, which is part of the Zeyrek Conservation Development Plan, was carried out in the Fatih District Office of Deeds and Registration between December 1998 and January 1999. Ownership boundaries given by the contemporary numerical maps obtained from Istanbul Metropolitan Municipality were crosschecked with data gathered at the Office of Deeds and Registration.

The numbers of new land lots formed by joining two lots or dividing one lot into two have been specified by opposing the lot numbers on the evaluation sheets with those on the most recent numerical maps. Of the 449 lots included in the survey, 222 (49.4%) were found to be owned by private partners; 194 (43.2%) by private individuals; 10 (2.2%) by the Municipality; 10 (2.2%) by private foundations and 9 (2%) by the Foundations Directorate. In the planning region there are only two lots that belong to the province (Tables and Graphics 6a, 6b, 6c).

47.6% of listed lots and 38.6% of non-listed lots were found to be owned by private individuals. The ratio of private partners is 42.4% in listed lots and is higher with 56.8% in non-listed lots because of condominiums (Tables and Graphics 6b, 6c).

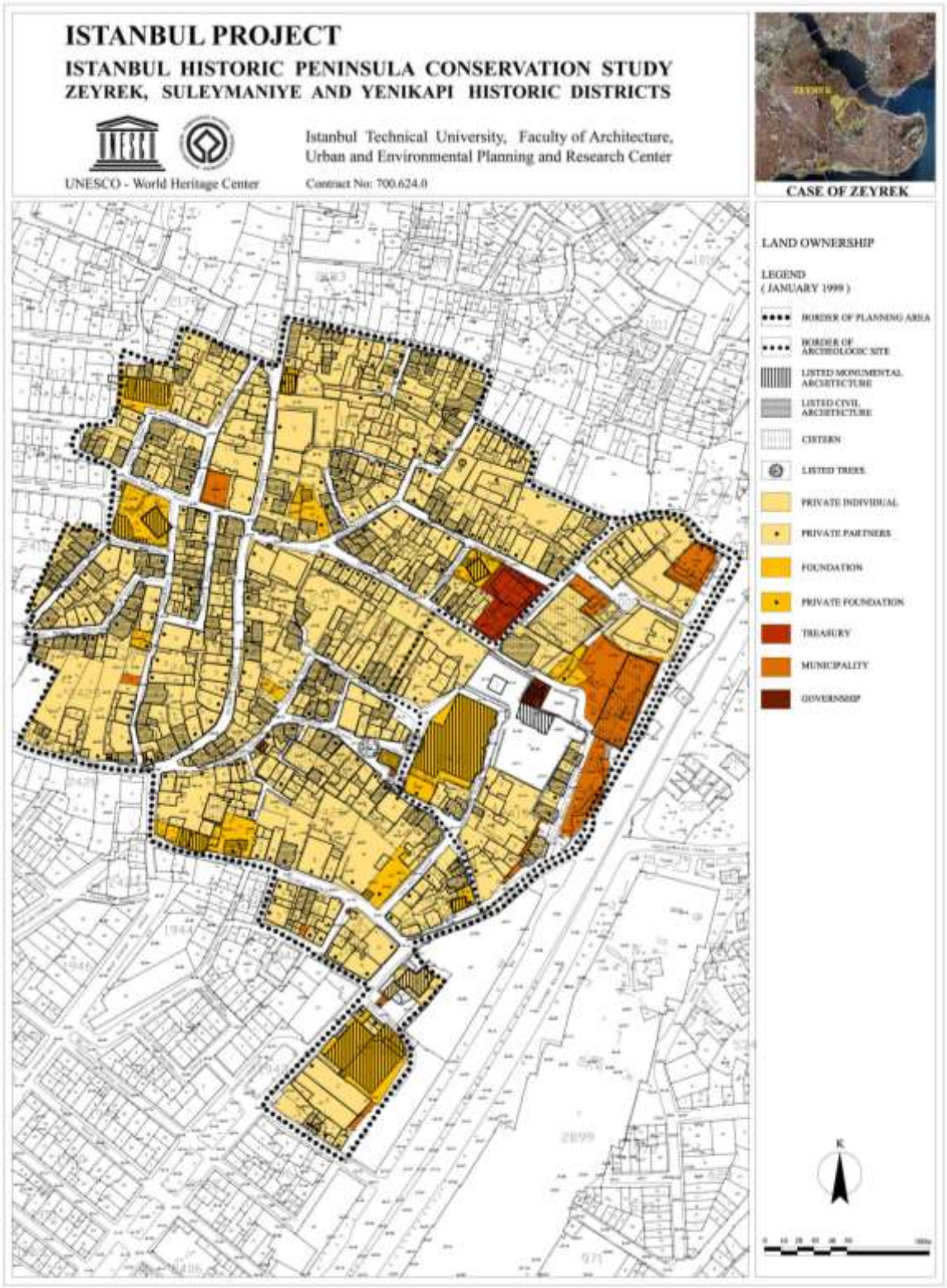


Figure 36. Land Ownership

Occupancy of Buildings

Table and Graphic 7a. Occupancy of Buildings (Total)

Usage Status	Number of Buildings	%
Buildings Occupied	381	81.2
Buildings Partly Occupied	23	4.9
Buildings Unoccupied	62	13.2
Buildings Under Construction	3	0.6
Total	**469**	**100**

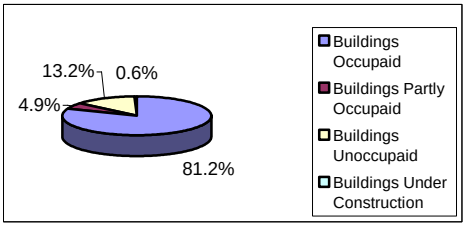


Table and Graphic 7b. Occupancy of Buildings (Listed Buildings)

Usage Status	Number of Buildings	%
Buildings Occupied	147	70.7
Buildings Partly Occupied	10	4.8
Buildings Unoccupied	48	23.1
Buildings Under Construction	3	1.4
Total	**208**	**100**

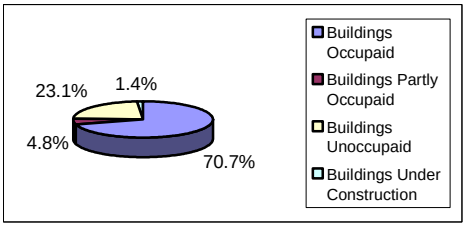
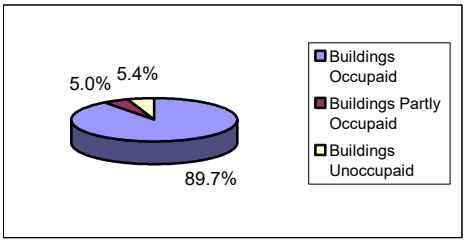


Table and Graphic 7c. Occupancy of Buildings (Non-listed Buildings)

Usage Status	Number of Buildings	%
Buildings Occupied	234	89.7
Buildings Partly Occupied	13	5
Buildings Unoccupied	14	5.3
Total	**261**	**100**



In total 14 structures consisting of 4 cisterns, 5 graves, 3 tombs, 1 fountain, 1 vault ruin were not evaluated in the analysis of occupancy of buildings.

The results of the study which was completed in January 1999 are as follows: of the 469 buildings included 381 (81.2%) are in use, 23 (4.9%) are partly in use, 62 (13.2%) are empty and 3 (0.6%) are under construction. Most of the empty buildings in the region are in such bad condition as to be unfit for any purpose (Tables and Graphics 7a, 7b, 7c).

The ratio of unoccupied buildings is 23.1% in listed buildings and 5% in non-listed buildings when the survey was done (Table and Graphic 7b).

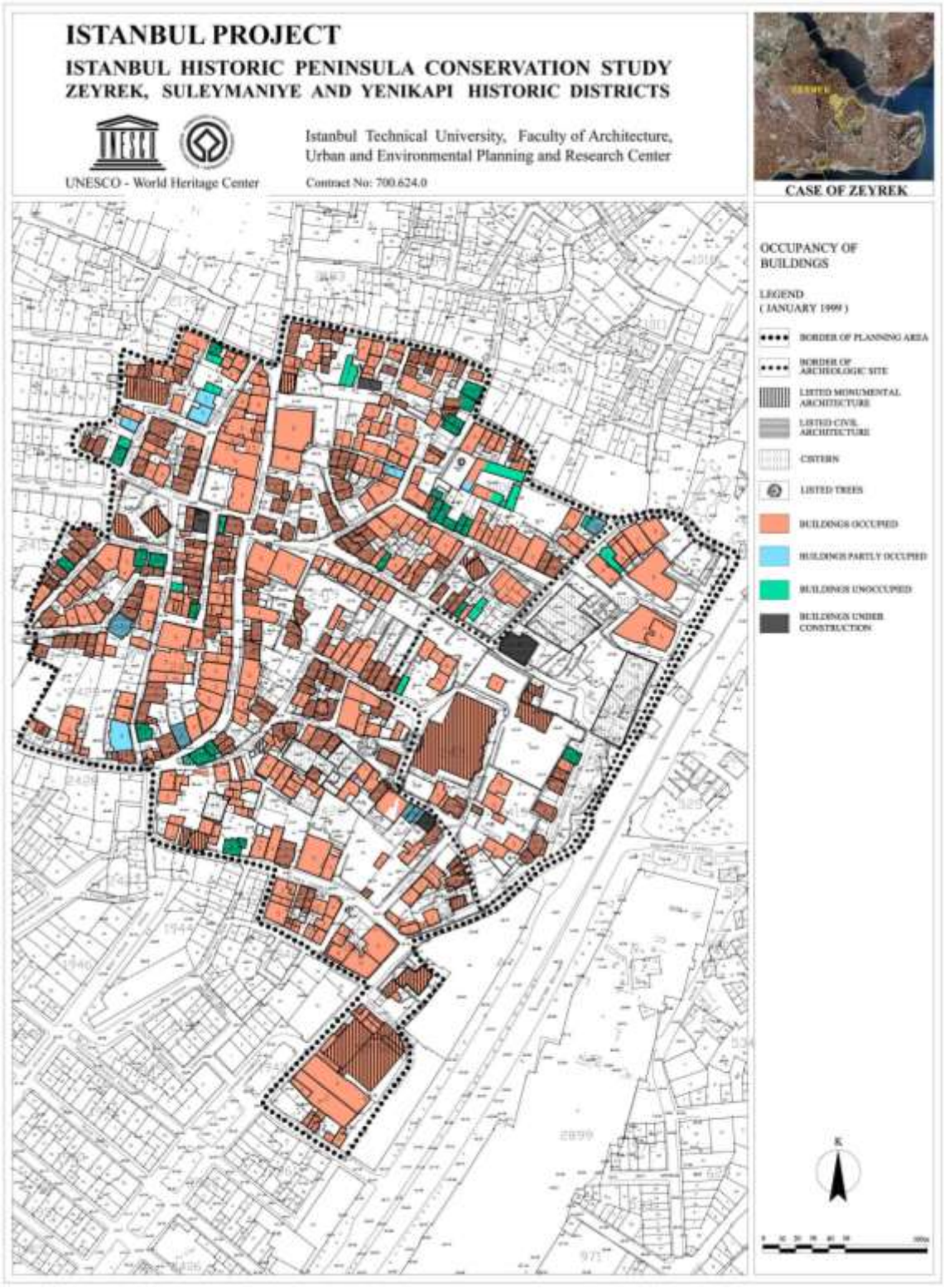


Figure 37. Occupancy of Buildings

Harmony with the Architectural Character of the Area

Table and Graphic 8a. Harmony with the Architectural Character (Total)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	207	44.1
Disharmony	262	55.9
Total	**469**	**100**

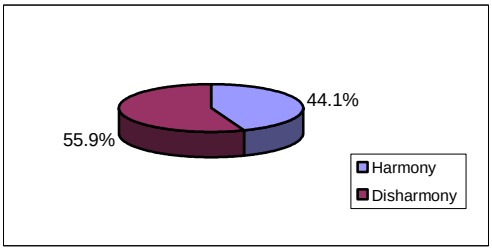


Table and Graphic 8b. Harmony with the Architectural Character (Listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	166	79.8
Disharmony	42	20.2
Total	**208**	**100**

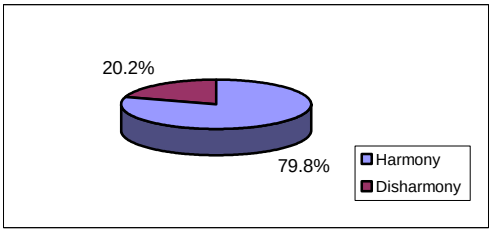
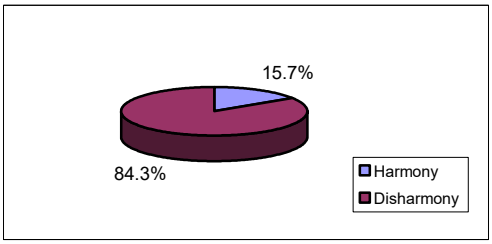


Table and Graphic 8c. Harmony with the Architectural Character (Non-listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	41	15.7
Disharmony	220	84.3
Total	**261**	**100**



In total, 14 structures consisting of 4 cisterns, 5 graves, 3 tombs, 1 fountain, 1 vault ruin were not evaluated in the analysis of harmony with the architectural character of the area.

In this study, construction materials, building height, façade fullness ratio and other similar physical characters of all buildings in the area were evaluated with respect to their consistency with the traditional architectural character and urban fabric of the area, while ignoring their functional appropriateness.

Of the 469 buildings studied, 207 (44.1%) were deemed in harmony with the architectural character of the area and 262 (55.9%) were found to be in disharmony for one of the reasons listed above. Almost all of the buildings described as being in disharmony with the traditional fabric of the area are concrete buildings constructed after traditional buildings were pulled down. The central position of Zeyrek, the increasing economic pressure, the ageing of timber structures, deterioration and lack of maintenance and the lack of modern comforts in timber buildings are the reasons behind the replacement of many a timber structure in the region with 4-5 storey concrete buildings. When listed and non-listed buildings are examined one by one, it is found that the ratio of listed buildings, which are disharmonious, is 20% and the ratio of non-listed buildings that are disharmonious is 84%. The listed buildings, which are disharmonious, are buildings that have additions or that have been demolished and rebuilt (Tables and Graphics 8a, 8b, 8c).

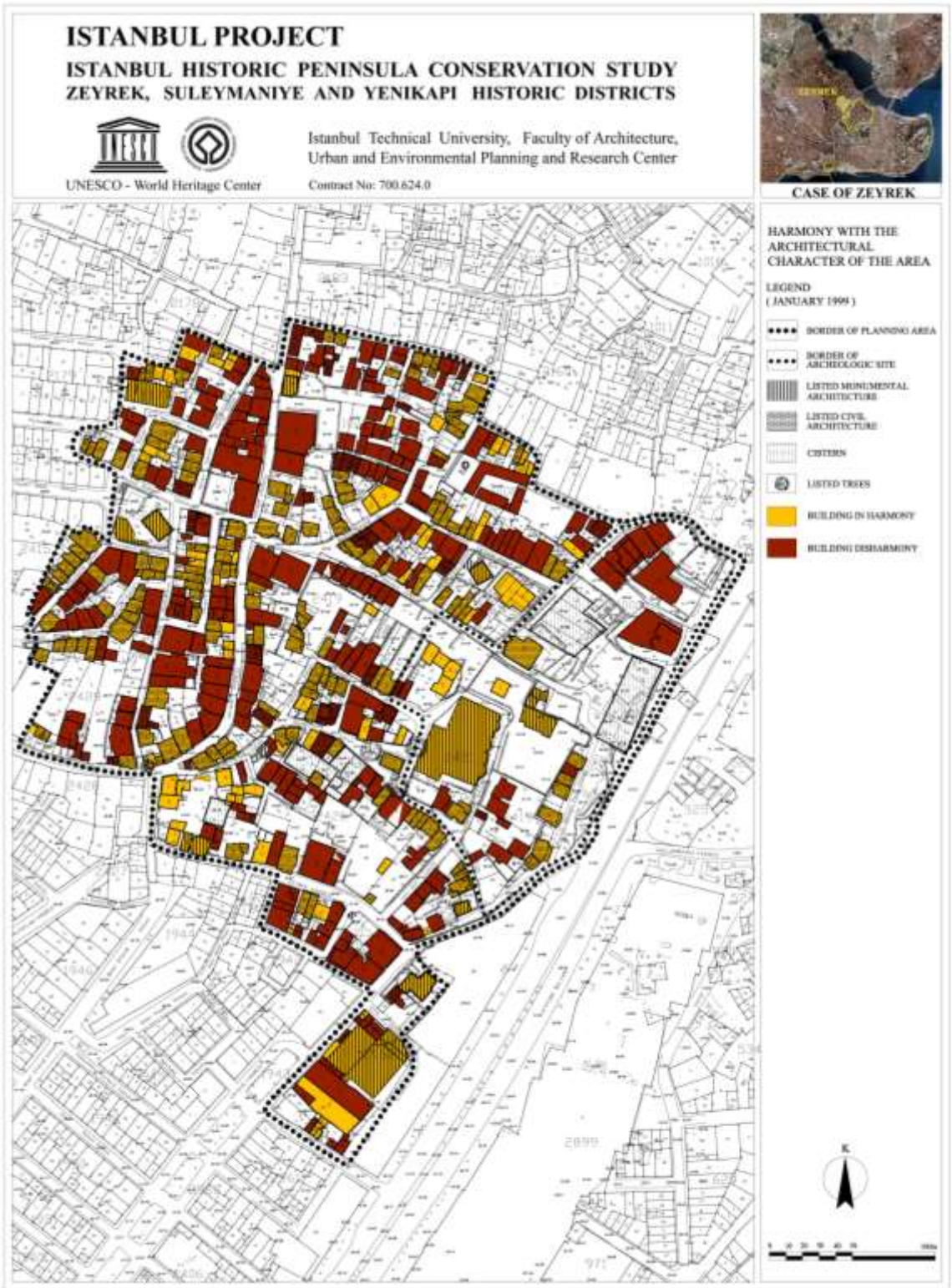


Figure 38. Harmoniousness of Buildings with the Architectural Character of Zeyrek

Listed Buildings and Listed Other Properties

Documents obtained from the Istanbul Metropolitan Municipality, Fatih Municipality, Fatih Office of Deeds and Registration, Istanbul (No. 1) Commission for the Conservation of Cultural and Natural Entities and from Istanbul Technical University, Faculty of Architecture, Restoration Division and previous studies were used for this study. The results of the study were ready in January 1999 and were evaluated in the light of the Pervititch maps of 1933.

"The Inventory of Cultural and Natural Wealth of the Historic Peninsula" which was prepared by the Istanbul Metropolitan Municipality, is gathered from the Istanbul Metropolitan Municipality, Office of Deeds and Registration and was utilised to determine listed buildings as a basic reference (Figure 39). In the inventory study in question, 28,000 determinations of the Conservation Committee were examined, 110,000 of them which were about the Historic Peninsula were classified according to their contents and were transmitted to numerical maps. In this study attention was given to the information in the maps that was prepared by Müller Wiener, to data of previous plans and to data of deeds and registration.

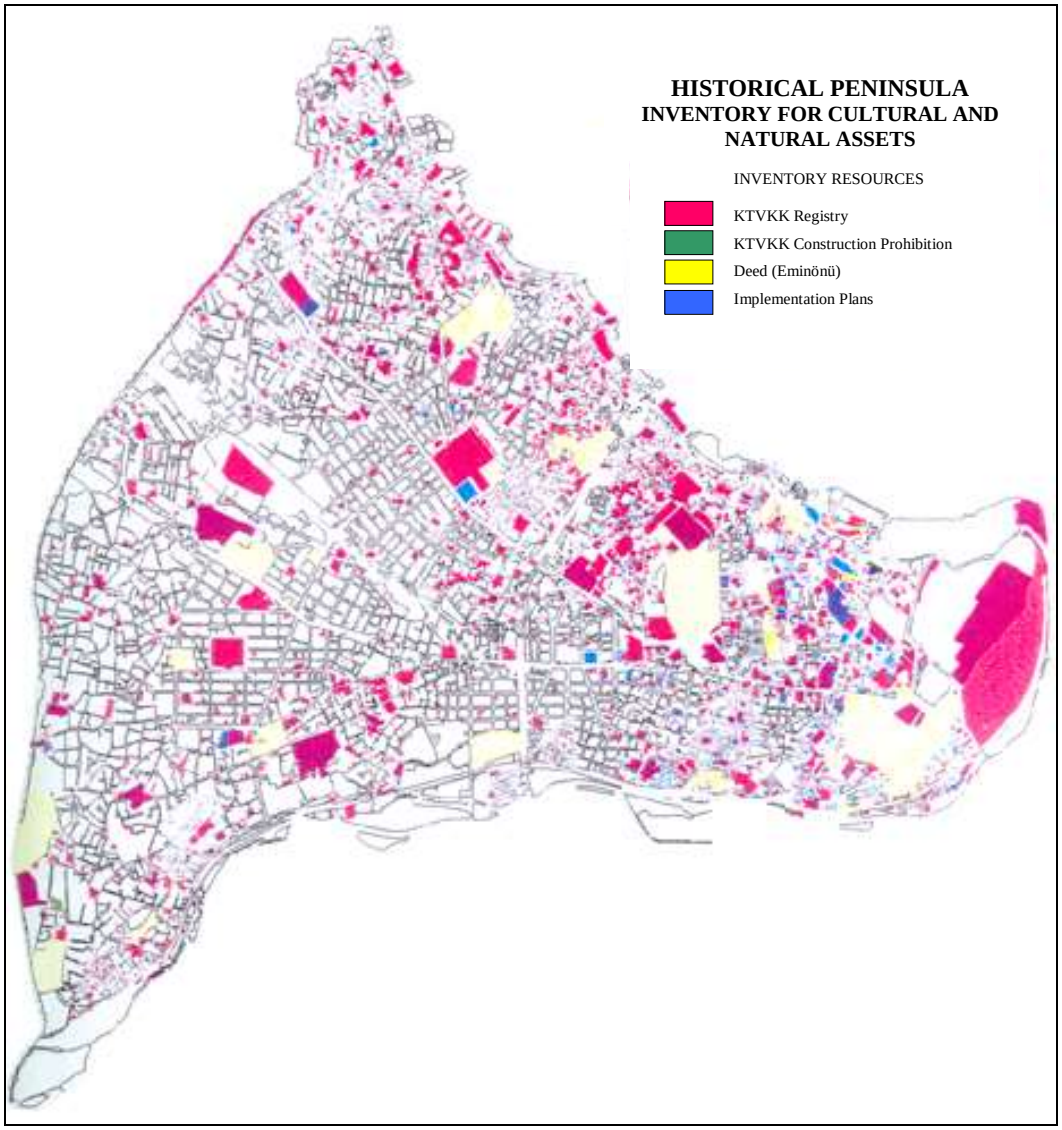
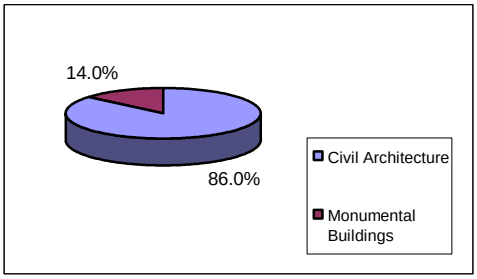


Figure 39. Inventory of the Cultural and Natural Assets in the Historic Peninsula

Classifying Status

Table and Graphic 9. Classifying Status

Classifying Status	Number of Buildings	%
Civil Architecture	191	86
Monumental Buildings	31	14
Total	**222**	**100**



According to the survey analysis, 191 (86%) of the listed buildings are defined as civil architecture and 31 (14%) of them as monumental architecture. (Table and Graphic 9).

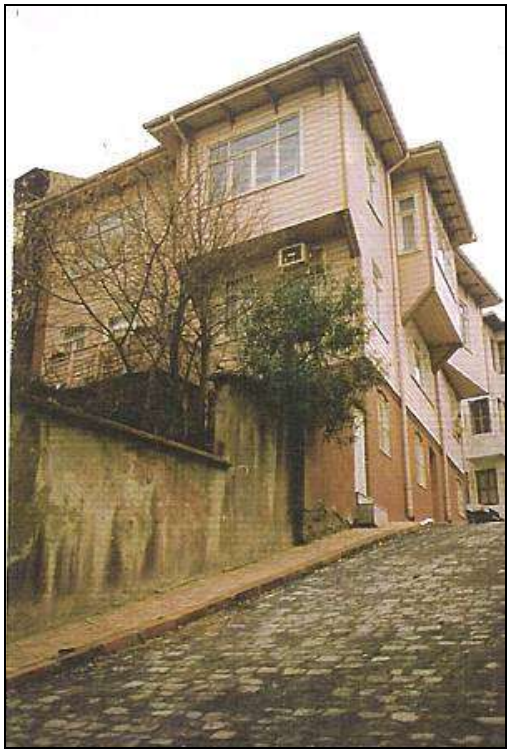


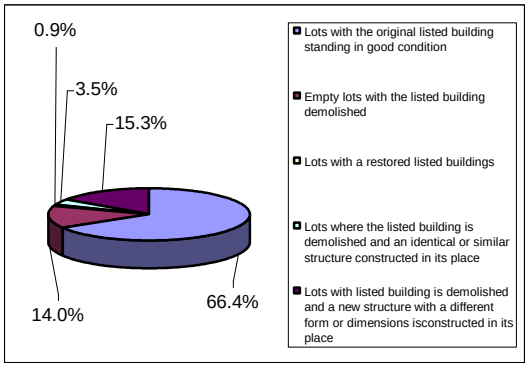
Figure 40. Listed Civil Architecture

Figure 41. Listed Civil Architecture

Status of Listed Buildings in Listed Lots

Table and Graphic 10. Status of Listed Buildings in Listed Lots

Status of Listed Buildings in Listed Lots	Number of Buildings	%
Lots with the original listed building standing in good condition	152	66.4
Empty lots with the listed building demolished	32	14
Lots with a restored listed buildings	2	0.9
Lots where the listed building is demolished and an identical or similar structure constructed in its place	8	3.5
Lots with listed building is demolished and a new structure with a different form or dimensions is constructed in its place	35	15.3
Total	**229**	**100**



To determine the listed buildings in the planning area, documents were obtained from the Istanbul Metropolitan Municipality, Fatih Municipality, Fatih Office of Deeds and Registration, Istanbul (No. 1) Commission for the Conservation of Cultural and Natural Entities and previous plans prepared before November 1998. The results of the analysis about listed buildings completed in January 1999 were evaluated with regard to the Pervititch map dated 1933.

According to the survey analysis in the planning area, 51% of the existing 449 lots are listed lots (Table and Graphic 9, Figure 41, Table and Graphic 10). There do exist 229 listed lots. The ratio of listed lots that original historic buildings exist on is 67%.

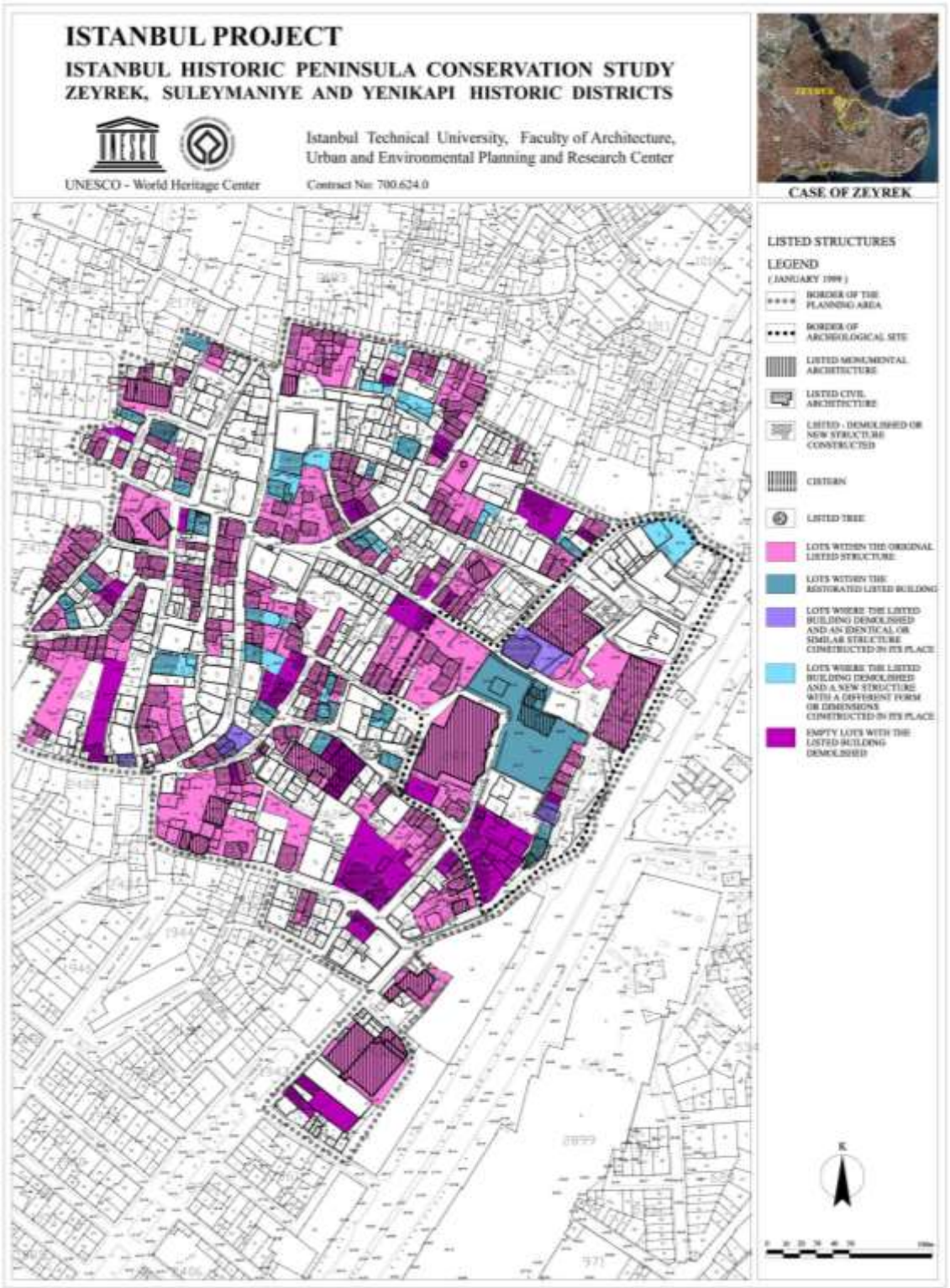


Figure 42. Status of Listed Buildings and Lots

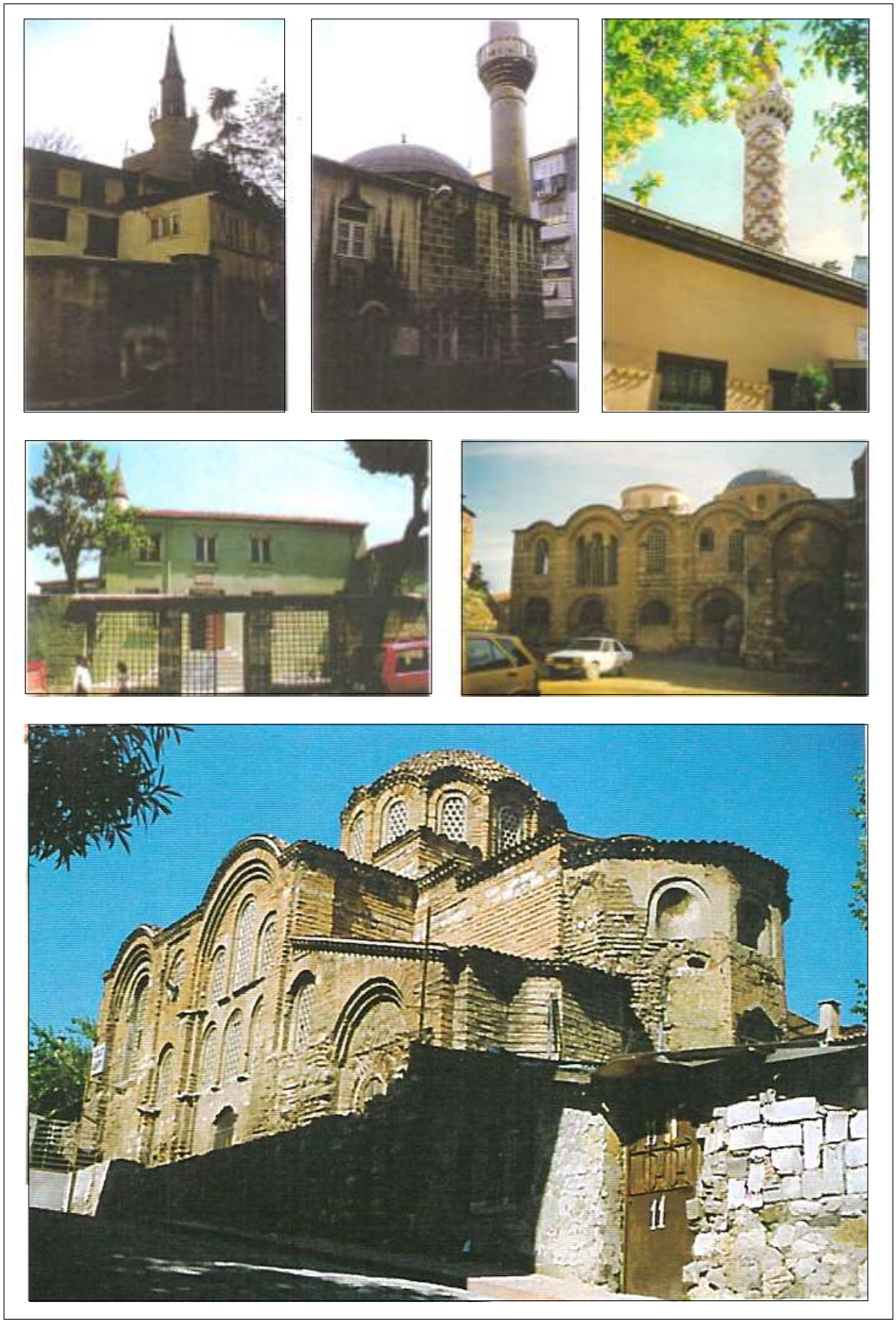


Figure 43. Listed Monumental Buildings

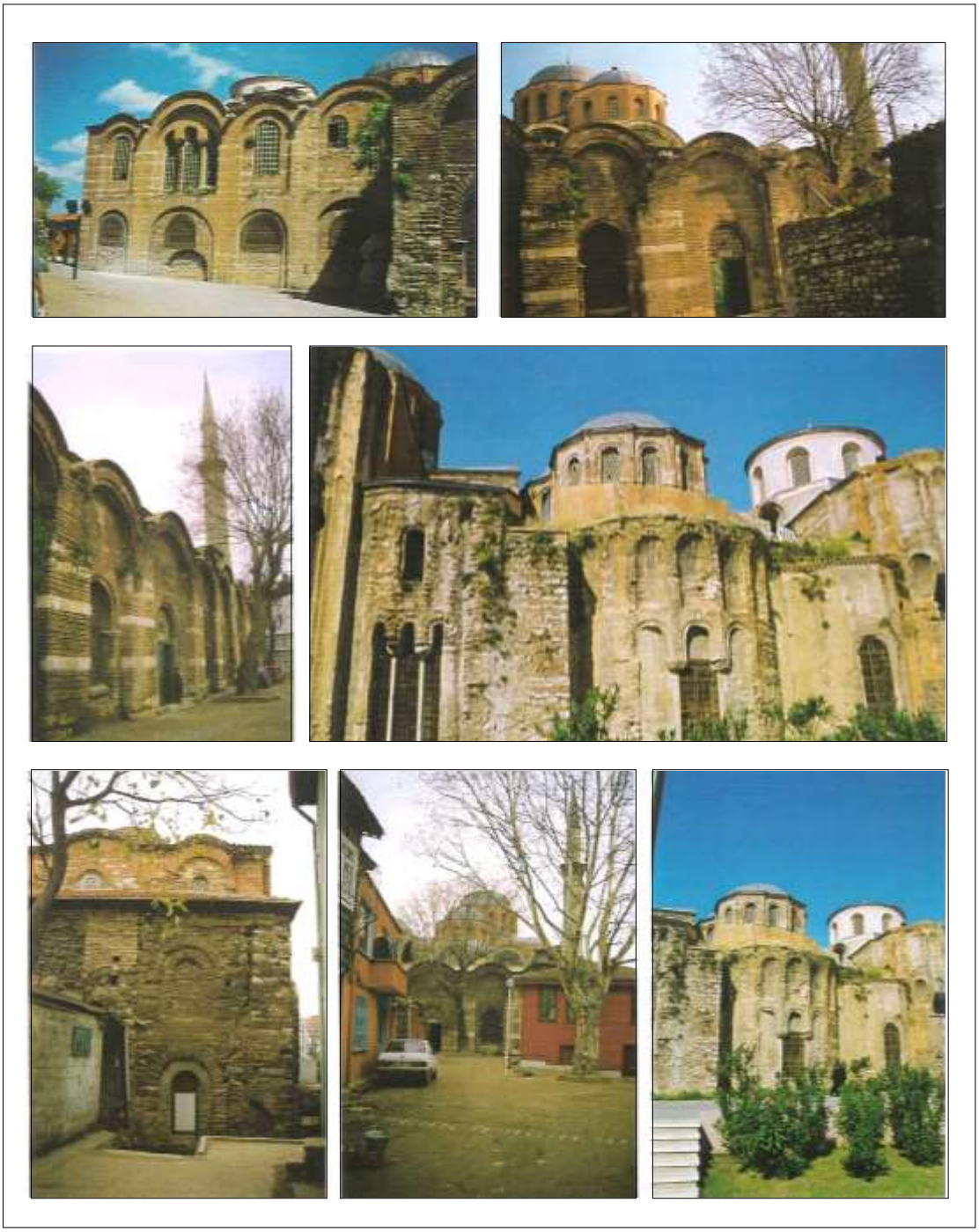


Figure 44. Molla Zeyrek Mosque (Pantokrator)

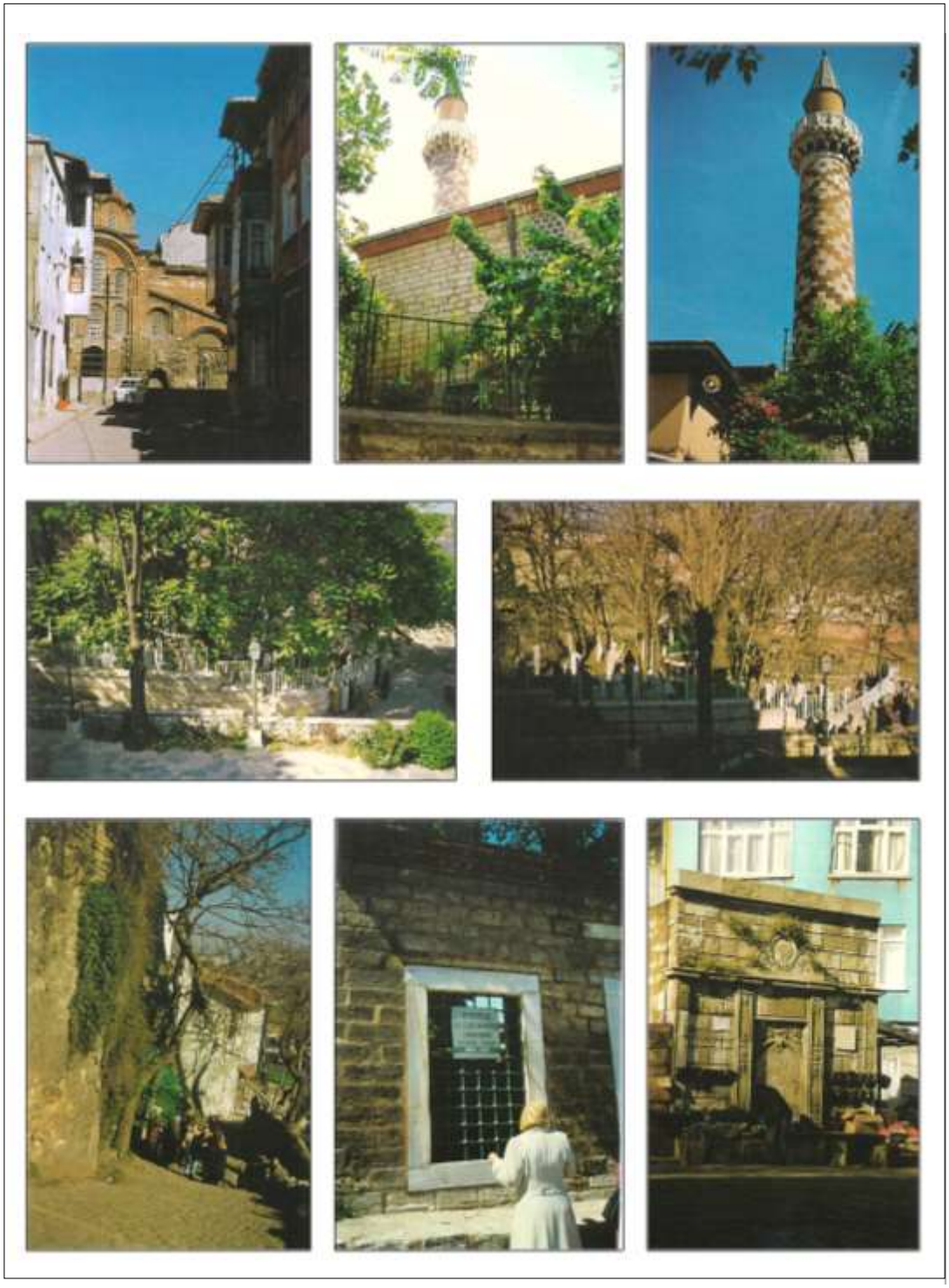


Figure 45. Mosques, Tombs, Graves and Fountains

Figure 46. Roof Details

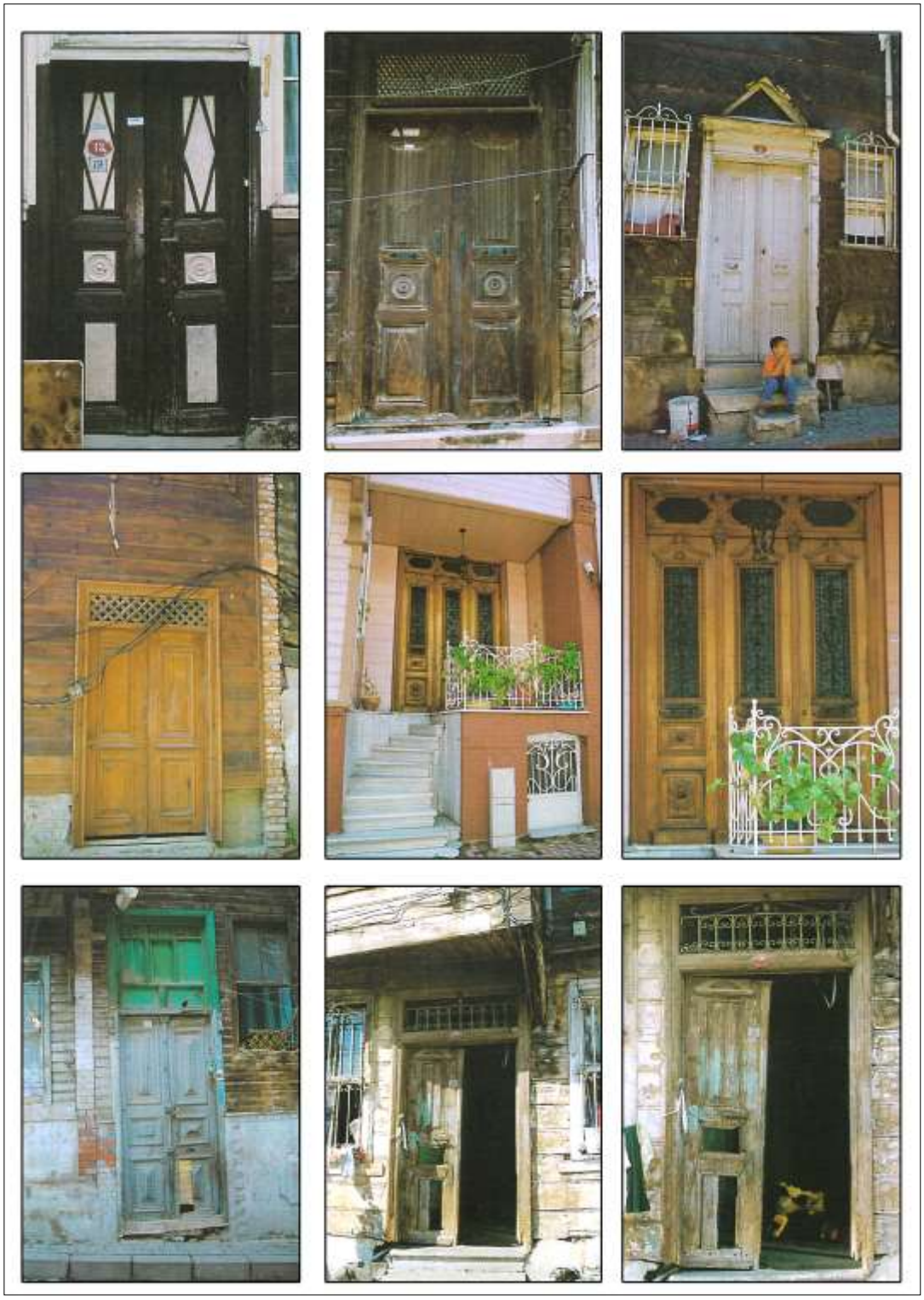


Figure 47. Entrance Doors

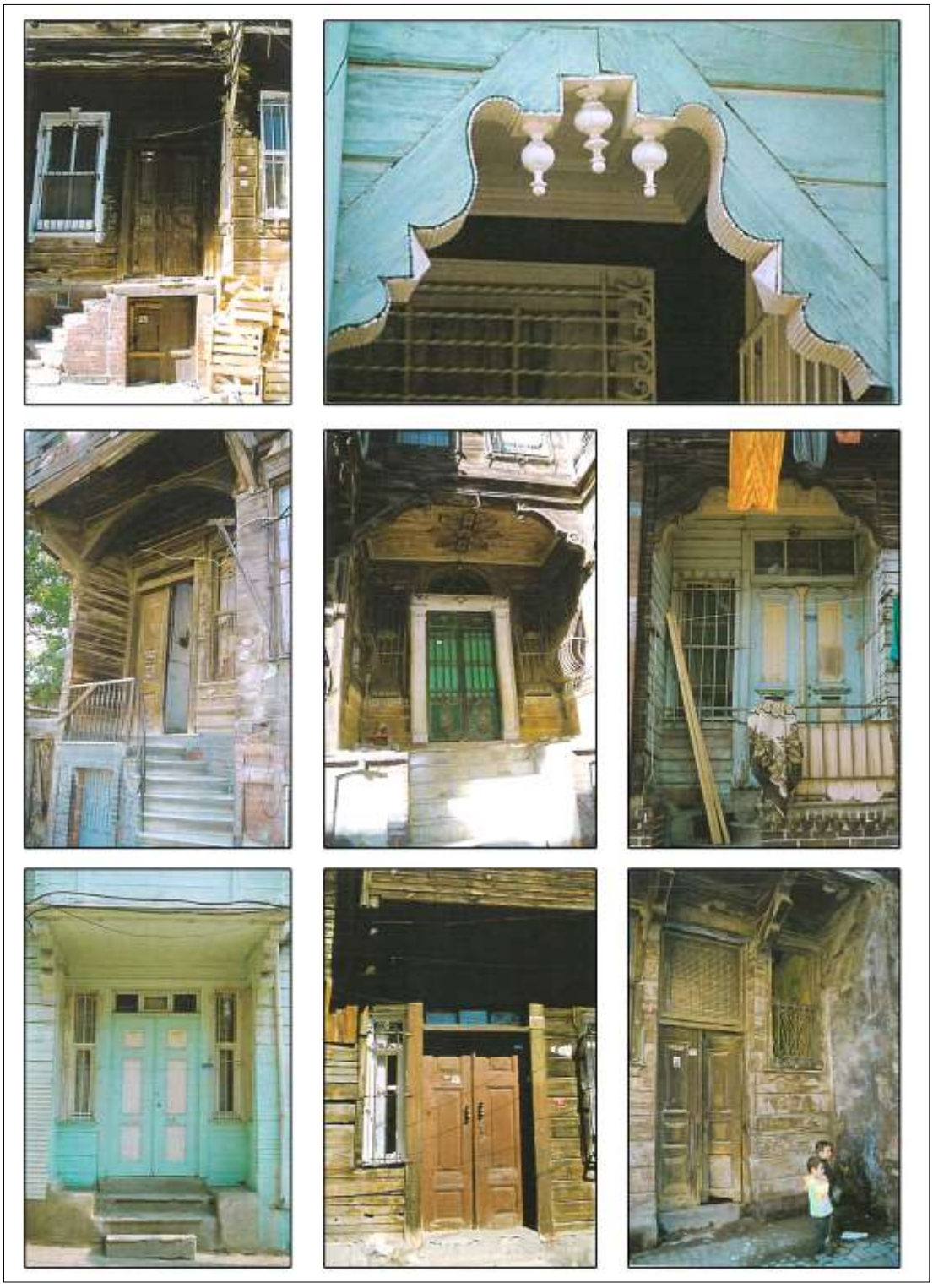


Figure 48. Entrance Doors

Figure 49. Windows

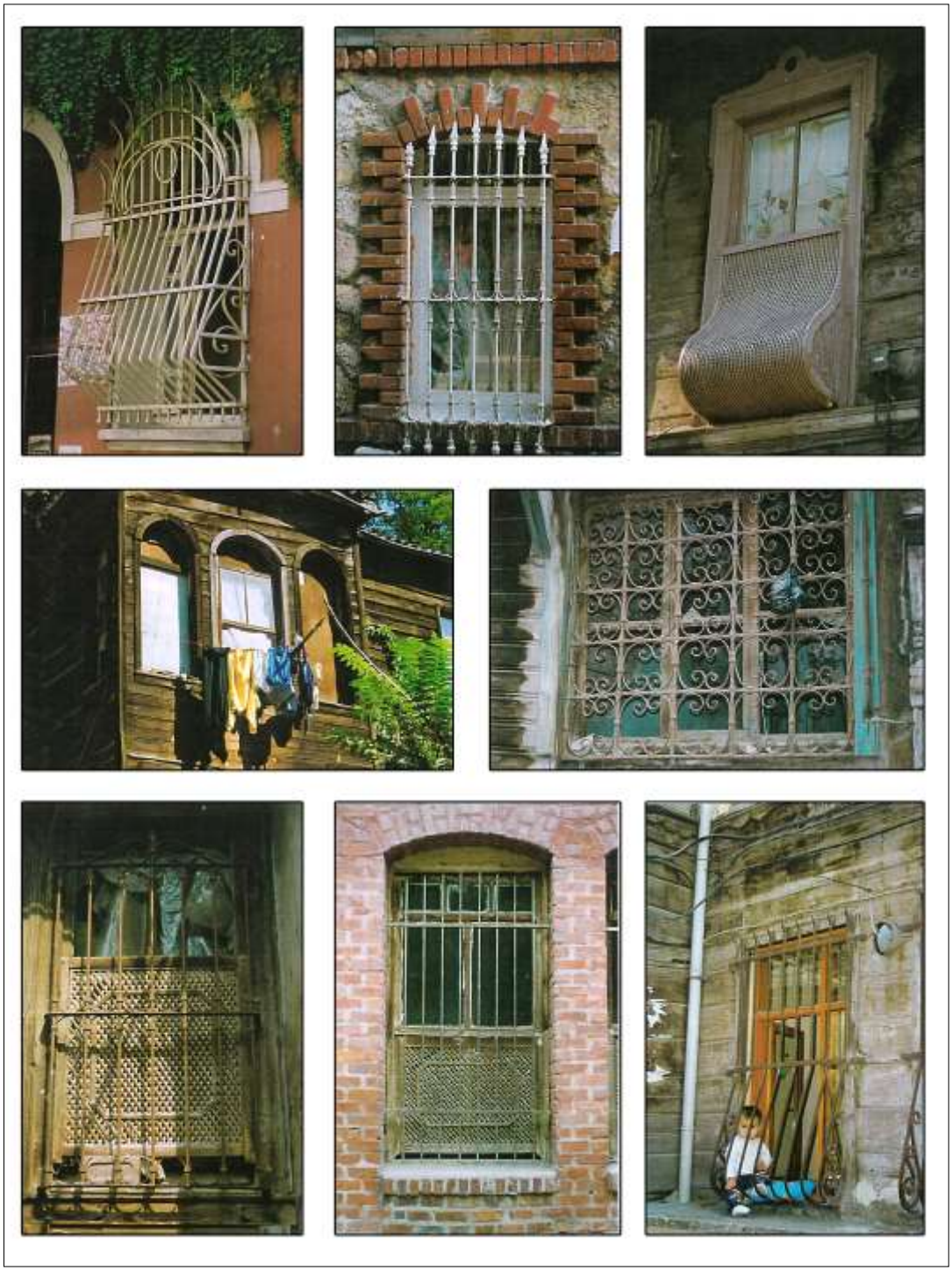


Figure 50. Windows

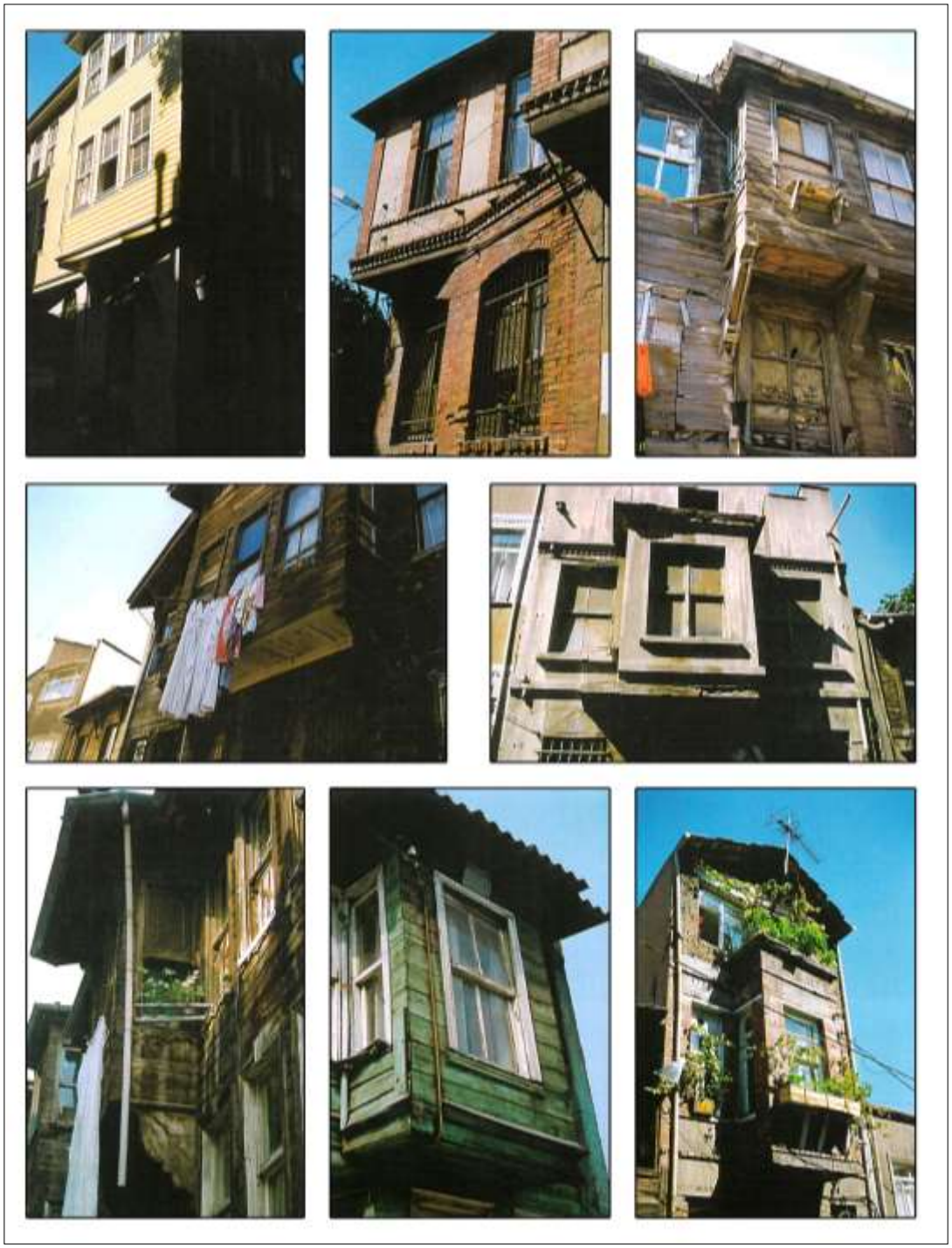


Figure 51. Bay Windows

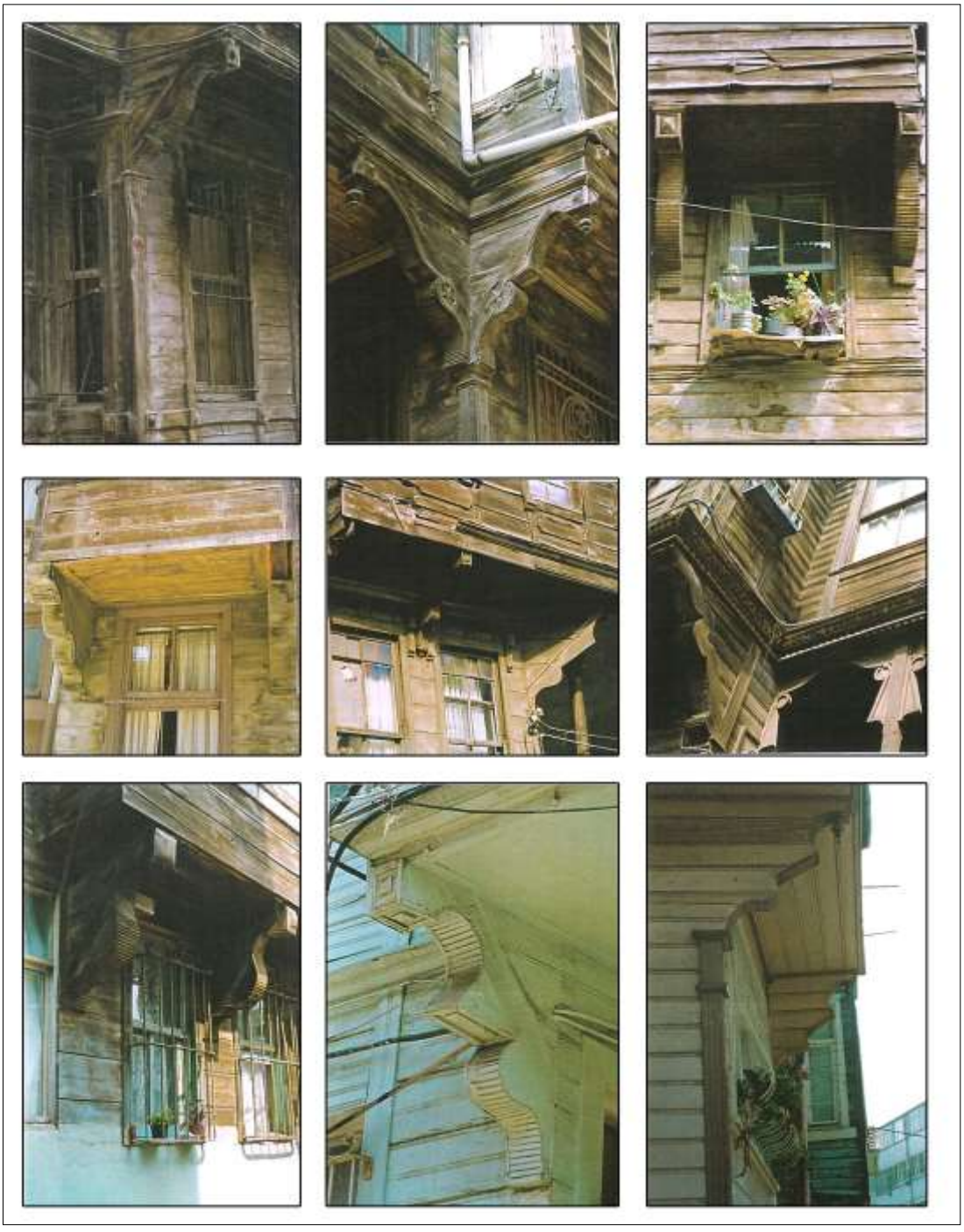


Figure 52. Details of Bay Windows

SOCIAL STRUCTURE ANALYSIS IN ZEYREK CONSERVATION AREA

The social structure analysis in the planning area was carried out in March 1999 and covered the demographic and socio-economic aspects of the inhabitants of the planning area, as well as their interactions with their environment and their expectations, their approach to urban conservation and the historical environment. Information was gathered from households in both listed and non-listed buildings. One hundred questionnaires were prepared with 50 applied to each of listed and non-listed buildings.

Figure 53. Life on the Streets in Zeyrek

Demographic Structure

The basic part of the social structure analysis is comprised of the demographic characteristics of the families. In this sub-section family size; mother's age, place of birth, education, occupation and income; father's age, place of birth, education, occupation and income; and vehicle ownership of the families were investigated.

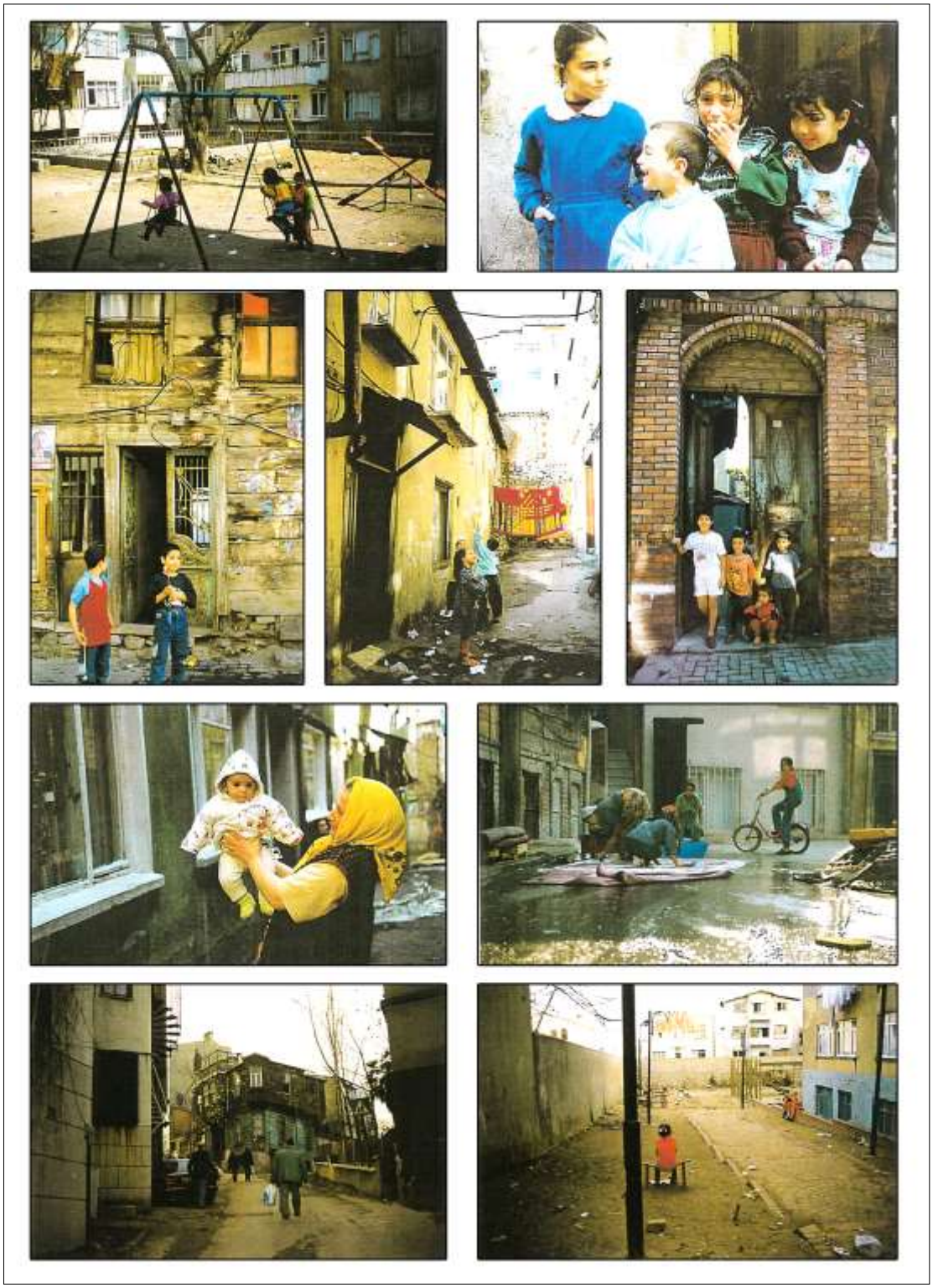


Figure 54. Social Life on Zeyrek Streets

Family Size

Table and Graphic 11a. Family Size (Total)

Family Size	Number of Persons	%
1 – 2 People	13	13
3 – 4 People	32	32
5 – 6 People	29	29
7 +	26	26
Total	**100**	**100**

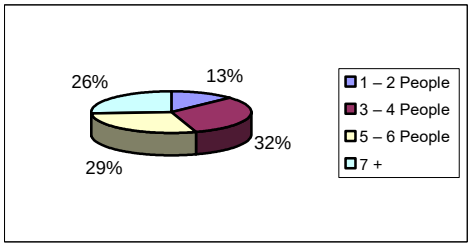


Table and Graphic 11b. Family Size (Listed Buildings)

Family Size	Number of Persons	%
1 – 2 People	6	12
3 – 4 People	16	32
5 – 6 People	8	16
7 +	20	40
Total	**50**	**100**

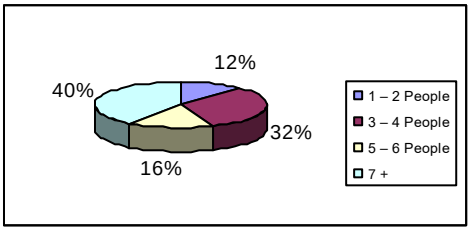
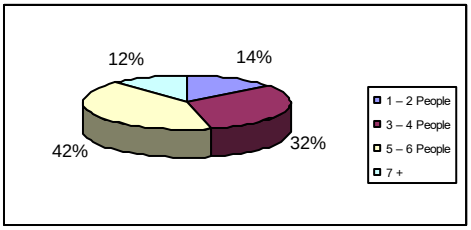


Table and Graphic 11c. Family Size (Non-listed Buildings)

Family Size	Number of Persons	%
1 – 2 People	7	14
3 – 4 People	16	32
5 – 6 People	21	42
7 +	6	12
Total	**50**	**100**



Most of the families surveyed in the planning area had more than one child or were extended families. After collecting the results of the questionnaires, the percentage of families of more than 5 people was indicated at 55.

By comparing the figures for listed and non-listed buildings, it was seen that there is no noticeable difference in the percentage of families of 1-2 and 3-4 people.

The highest proportional discrepancy is to be found in families of 5-6 and more than 7 people. While the percentage of families of 5-6 people in listed building is 16%, this figure rises to 42% for non-listed buildings.

Of families living in listed buildings 40% have more than 7 people, while of the families living in Non-listed buildings only 12% have more than 7 people. Families of 8-9 and 14 people have been reported in some listed buildings (Tables and Graphics 11 a, 11b, 11c).

Mother's Age

Table and Graphic 12a Mother's Age (Total)

Age	Number of Persons	%
< 20	1	1
21 - 30	15	15.5
31 - 40	37	38.1
41 - 50	21	21.6
51 >	23	23.7
Total	**97**	**100**

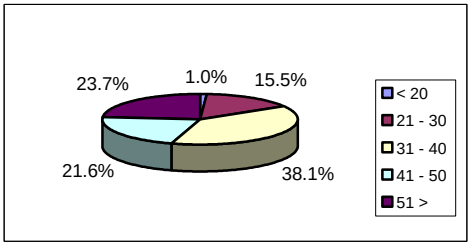


Table and Graphic 12b Mother's Age (Listed Buildings)

Age	Number of Persons	%
< 20	1	2
21 - 30	7	14.3
31 - 40	17	34.7
41 - 50	13	26.5
51 >	11	22.4
Total	**49**	**100**

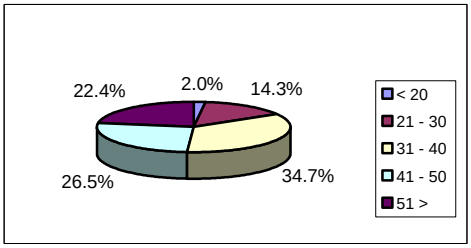
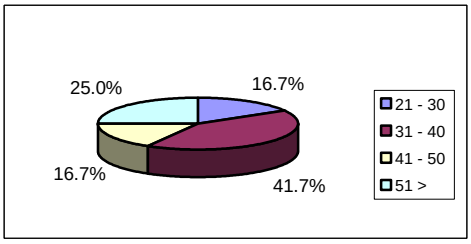


Table and Graphic 12c. Mother's Age (Non-listed Buildings)

Age	Number of Persons	%
21 - 30	8	16.7
31 - 40	20	41.7
41 - 50	8	16.7
51 >	12	25
Total	**48**	**100**



Of the 100 families covered by the survey, three were without a mother. The majority, 59.7%, of the mothers in the region are the 31-50 age group. The percentage of mothers above 51 is 23.7%.

When mother's age figures for families living in listed and non-listed buildings are examined against each other, one reaches the conclusion that mothers living in non-listed buildings are generally younger. In listed buildings the percentage of mothers below 40 is 51 and for non-listed buildings this figure rises to 58.3 (Tables and Graphics 12a, 12b, 12c).

Mother's Place of Birth

Table and Graphic 13a. Mother's Place of Birth (Total)

Region	No.of Person	%
Southeast Anatolia	35	36.1
Istanbul	17	17.5
East Anatolia	14	14.4
Central Anatolia	7	7.2
Aegean	5	5.2
Black Sea	12	12.4
Mediterranean	4	4.1
Marmara	2	2.1
Abroad	1	1
Total	**97**	**100**

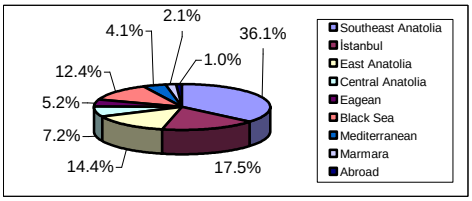


Table and Graphic 13b. Mother's Place of Birth (Listed Buildings)

Region	No. of Person	%
Southeast Anatolia	18	36.7
Istanbul	10	20.4
East Anatolia	9	18.4
Central Anatolia	3	6.1
Aegean	3	6.1
Black Sea	2	4.1
Mediterranean	2	4.1
Marmara	1	2
Abroad	1	2
Total	**49**	**100**

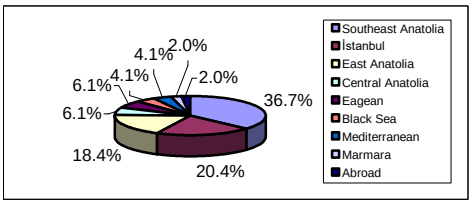
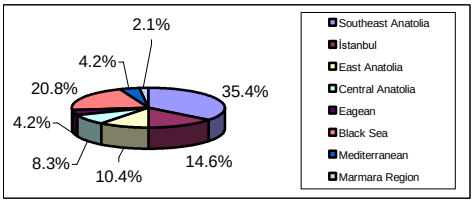


Table and Graphic 13c Mother's Place of Birth (Non-listed Buildings)

Region	No.of Person	%
Southeast Anatolia	17	35.4
Istanbul	7	14.6
East Anatolia	5	10.4
Central Anatolia	4	8.3
Aegean	2	4.2
Black Sea	10	20.8
Mediterranean	2	4.2
Marmara	1	2.1
Total	**48**	**100**



50.5% of mothers in the families included in the survey were born in cities in East and Southeast Anatolia – especially Siirt and Bitlis. The percentage of mothers born in Southeast Anatolia is 36.1%, the percentage of mothers born in East Anatolia is 14.4, the percentage of mothers coming from the Black Sea Region is 12.4 and percentage of mothers born in Istanbul is 17.5.

Comparing the figures for listed and Non-listed buildings, 55.1% of families living in listed buildings have mothers born in Southeast or East Anatolia, while for non-listed buildings the corresponding figure is 45.8%.

Families with the mother originating from the Black Sea Region form 4.1% of families living in listed buildings; for non-listed buildings the corresponding figure is 20.8%.

Families with Istanbul-born mothers form 20.4% of families living in listed buildings and 16.6% of families living in non-listed buildings (Tables and Graphics 13a, 13b, 13c).

Mother's Education

Table and Graphic 14a. Mother's Education (Total)

Education	Number of Persons	%
No Education	32	33
Literate	1	1
Elementary School	53	54.6
Junior High Graduate	6	6.2
High School Graduate	5	5.2
Total	**97**	**100**

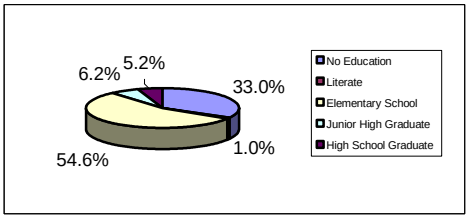


Table and Graphic 14b. Mother's Education (Listed Buildings)

Education	Number of Persons	%
No Education	15	30.6
Elementary School	30	61.2
Junior High Graduate	1	2
High School Graduate	3	6.1
Total	**49**	**100**

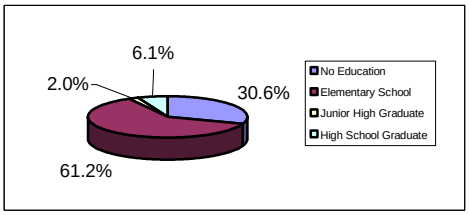
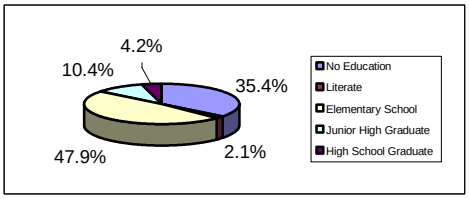


Table and Graphic 14c. Mother's Education (Non-listed Buildings)

Education	Number of Persons	%
No Education	17	35.4
Literate	1	2.1
Elementary School	23	47.9
Junior High Graduate	5	10.4
High School Graduate	2	4.2
Total	**48**	**100**



In the majority, 54.6% of the families included in the survey had mothers who had stopped their education at the elementary school level. The percentage of mothers with no education at all is very high at 33.

The percentage of junior high graduate mothers is 6.2 and percentage of high school graduate mothers is 5.2. No university graduate mothers were encountered in the survey sample.

The comparison between listed and non-listed buildings indicates that the level of education of mothers in families living in listed buildings is slightly higher. The percentage of mothers with no education at all in listed buildings is 30.6, while for non-listed buildings the percentage is 35.4.

The percentage of elementary school graduate mother in listed buildings is 61.2 and in non-listed buildings the figure is 47.9.

The percentage of junior high school graduate mothers in listed buildings is 2 and in non-listed buildings the figure is 10.4%.

High school graduate mothers comprise 6.1% of the families living in listed buildings and 4.2% of the families living in non-listed buildings (Tables and Graphics 14 a, 14b, 14c).

Mother's Occupation

Table and Graphic 15a. Mother's Occupation (Total)

Occupation	Number of Persons	%
Housewife	93	95.9
Retired	2	2.1
Hotel Owner	1	1
Worker	1	1
Total	**97**	**100**

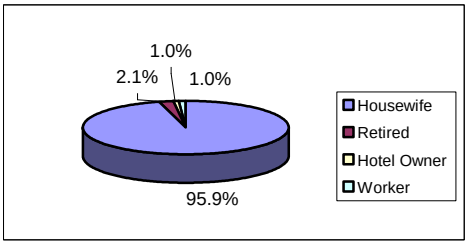


Table and Graphic 15b. Mother's Occupation (Listed Buildings)

Occupation	Number of Persons	%
Housewife	47	95.9
Retired	1	2
Worker	1	2
Total	**49**	**100**

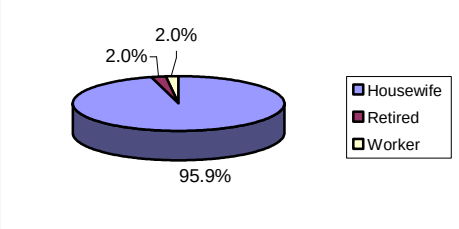
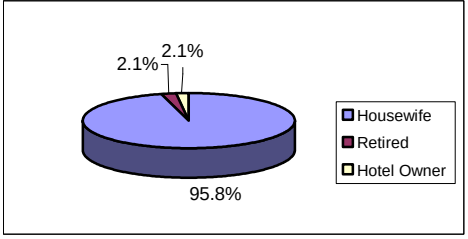


Table and Graphic 15c. Mother's Occupation (Non-listed Buildings)

Occupation	Number of Persons	%
Housewife	46	95.8
Retired	1	2.1
Hotel Owner	1	2.1
Total	**48**	**100**



Housewives make up 95.9% of the mothers polled in the survey, which is a very high figure. Working mothers account for no more than 2% of the families and retired-housewife mothers account for a further 2.1%.

No difference has been discerned between listed and non-listed buildings (Tables and Graphics 15 a, 15b, 15c).

Mother's Income

Table and Graphic 16a. Mother's Income (Total)

Monthly Income	Number of Persons	%
No Income	92	94.8
50 - 70 YTL	2	2.1
70 - 90 YTL	2	2.1
90 - 100 YTL	1	1
Total	**97**	**100**

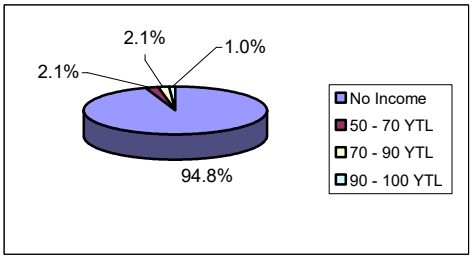


Table and Graphic 16b. Mother's Income (Listed Buildings)

Monthly Income	Number of Persons	%
No Income	46	93.9
50 - 70 YTL	1	2
70 - 90 YTL	2	4.1
Total	**49**	**100**

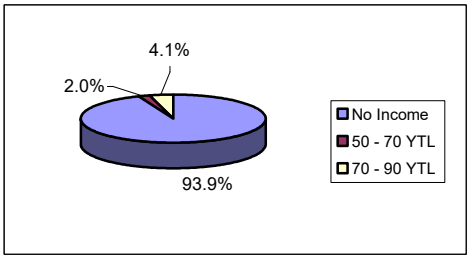
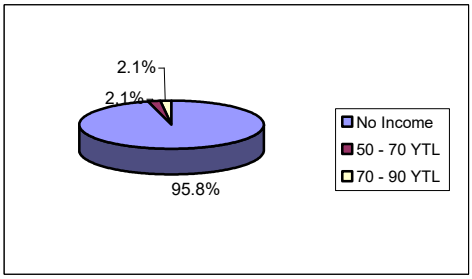


Table and Graphic 16c. Mother's Income (Non-listed Buildings)

Monthly Income	Number of Persons	%
No Income	46	95.8
50 - 70 YTL	1	2.1
90 - 100 YTL	1	2.1
Total	**48**	**100**



Since most of the mothers polled are housewives, as indicated above, they do not have separate personal incomes. Mothers with no personal income whatever make up 94.8% of the sample.

Of the 5.2% who indicated that they have a separate income (salary, pension, rent, etc.), 2.1% earn 50-70 YTL, 2.1% earn 70-90 YTL and 1% earns 90-100 YTL.

No difference has been discerned between listed and non-listed buildings (Tables and Graphics 16a, 16b, 16c).

Father's Age

Table and Graphic 17a. Father's Age (Total)

Age	Number of Persons	%
20 - 30	14	16.1
31 - 40	21	24.1
41 - 50	21	24.1
51 +	31	35.6
Total	**87**	**100**

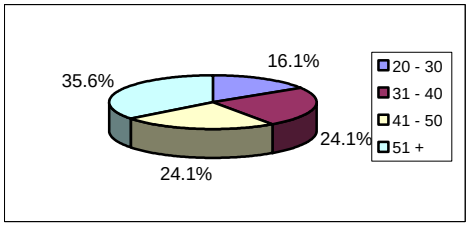


Table and Graphic 17b. Father's Age (Listed Buildings)

Age	Number of Persons	%
20 - 30	5	10.9
31 - 40	14	30.4
41 - 50	7	15.2
51 +	20	43.5
Total	**46**	**100**

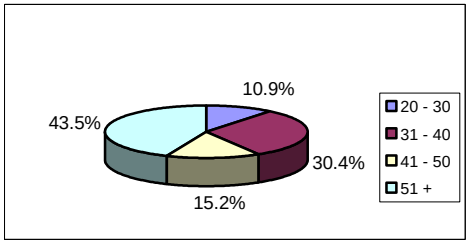
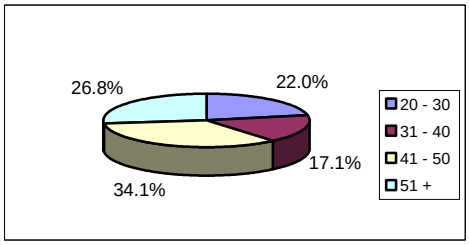


Table and Graphic 17c. Father's Age (Non-listed Buildings)

Age	Number of Persons	%
20 - 30	9	22
31 - 40	7	17.1
41 - 50	14	34.1
51 +	11	26.8
Total	**41**	**100**



Of the families polled, 13% had no father. While the percentage of mothers in the 31-50 age brackets is 59.7, the percentage of fathers in the same group is 48.2. The percentage of mothers above 51 is 23.7 and for fathers this figure is 35.6.

Comparing figures for listed and non-listed buildings, one finds that fathers living in Non-listed buildings tend to be younger. The percentage of fathers below 40 is 41.3 in listed buildings and 39.1 in non-listed buildings.

Fathers below 50 make up 56.5% of those living in listed buildings and 73.2% of those living in non-listed buildings (Tables and Graphics 17a, 17b, 17c).

Father's Place of Birth

Table and Graphic 18a. Father's Place of Birth (Total)

Region	Number of Persons	%
Southeast Anatolia	36	41.4
Istanbul	14	16.1
East Anatolia	14	16.1
Central Anatolia	4	4.6
Aegean	4	4.6
Black Sea	10	11.5
Mediterranean	3	3.4
Marmara	1	1.1
Abroad	1	1.1
Total	**87**	**100**

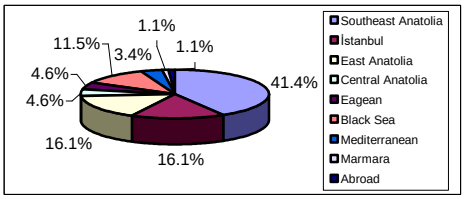


Table and Graphic 18b. Father's Place of Birth (Listed Buildings)

Region	Number of Persons	%
Southeast Anatolia	20	43.5
Istanbul	10	21.7
East Anatolia	8	17.4
Central Anatolia	1	2.2
Aegean	1	2.2
Black Sea	5	10.9
Mediterranean	1	2.2
Total	**46**	**100**

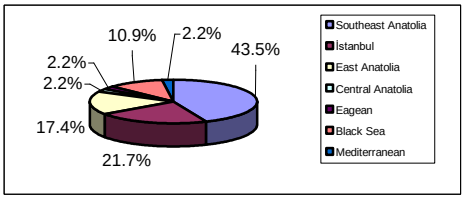
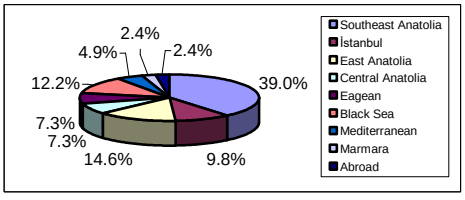


Table and Graphic 18c. Father's Place of Birth (Non-listed Buildings)

Region	Number of Persons	%
Southeast Anatolia	16	39
Istanbul	4	9.8
East Anatolia	6	14.6
Central Anatolia	3	7.3
Aegean	3	7.3
Black Sea	5	12.2
Mediterranean	2	4.9
Marmara	1	2.4
Abroad	1	2.4
Total	**41**	**100**



The percentage figures for fathers' places of birth are similar to those of mothers. 57.5% of fathers in the families included in the survey were born in cities in East and Southeast Anatolia – especially Siirt and Bitlis. The percentage of fathers born in Southeast Anatolia is 41.4, the percentage of fathers born in East Anatolia is 16.1, the percentage of fathers coming from the Black Sea Region is 11.5 and the percentage of fathers born in Istanbul is 16.1.

Comparing the figures for listed and Non-listed buildings indicates that the percentage of East and Southeast Anatolia-born fathers is higher in listed buildings. 60.9% of families living in listed buildings shows the father born in Southeast or East Anatolia, while for non-listed buildings the corresponding figure is 55.6%.

Families with the father originating from the Black Sea Region form 10.9% of families living in listed buildings and for non-listed buildings the corresponding figure is 12.2%.

Families with an Istanbul-born father form 21.7% of families living in listed buildings and 9.8% of families living in non-listed buildings (Tables and Graphics 18a, 18b, 18c).

Fathers' Education

Table and Graphic 19a. Father's Education (Total)

Education	Number of Persons	%
No Education	9	10.3
Elementary School	56	64.4
Junior High Graduate	11	12.6
High School Graduate	7	8.1
University	4	4.6
Total	**87**	**100**

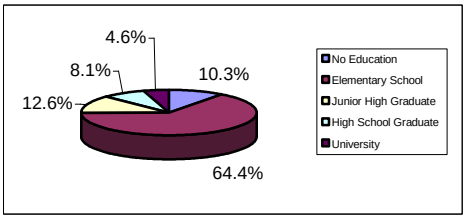


Table and Graphic 19b. Father's Education (Listed Buildings)

Education	Number of Persons	%
No Education	5	10.9
Elementary School	31	67.4
Junior High Graduate	4	8.7
High School Graduate	4	8.7
University	2	4.3
Total	**46**	**100**

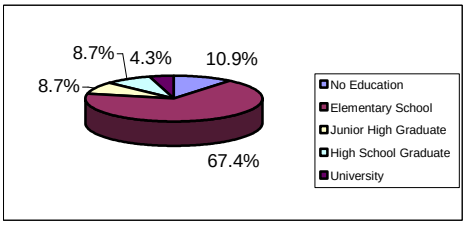
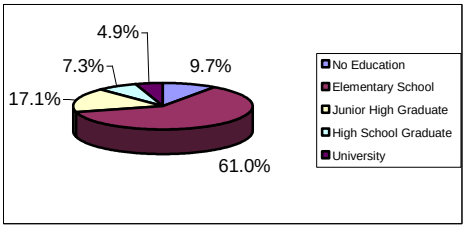


Table and Graphic 19c. Father's Education (Non-listed Buildings)

Education	Number of Persons	%
No Education	4	9.7
Elementary School	25	61
Junior High Graduate	7	17.1
High School Graduate	3	7.3
University	2	4.9
Total	**41**	**100**



The results of the survey show relatively higher levels of education among fathers when compared to mothers. In 54.6% of the families included in the survey the mothers had stopped at an elementary school education, the corresponding figure for fathers is 64.4%. The percentage of mothers with no education at all is 33%, while for father the figure is 10.3% and again this is not a figure to be taken lightly.

The percentage of junior high school graduate fathers is 12.6 and the percentage of high school graduate fathers is 8. The percentage of university graduate fathers is 4.6. All in all the education level of fathers indicated in the survey is below the average for Istanbul

The comparison between listed and non-listed buildings: the percentage of fathers with no education at all in listed buildings is 10.9; while for non-listed buildings the percentage is 9.8. The percentage of elementary school graduate fathers in listed buildings is 67.4 and in non-listed buildings the figure is 61.

The percentage of junior high school graduate fathers in listed buildings is 8.7 and in non-listed buildings the figure is 17.1.

High school graduate fathers make up 8.7% in the families living in listed buildings and 7.3% in families living in non-listed buildings. University graduate fathers are 4.3% in families living in listed buildings and 4.9% in families living in non-listed buildings (Tables and Graphics 19a, 19b, 19c).

Fathers' Occupation

Table and Graphic 20a. Father's Occupation (Total)

Occupation	Number of Persons	%
Self Employed	31	35.7
Pensioners	16	18.4
Worker	12	13.8
Peddler	11	12.6
Restaurant Owner	4	4.6
Teacher	1	1.1
Civil Servant	2	2.3
Unemployed	10	11.5
Total	**87**	**100**

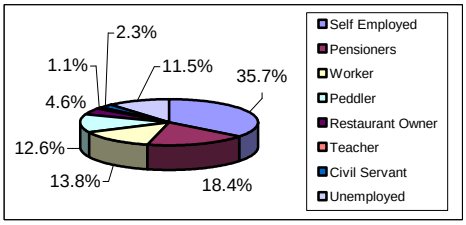


Table and Graphic 20b. Father's Occupation (Listed Buildings)

Occupation	Number of Persons	%
Self Employed	14	30.4
Pensioners	9	19.6
Worker	7	15.2
Peddler	8	17.4
Restaurant Owner	2	4.3
Teacher	1	2.2
Unemployed	5	10.9
Total	**46**	**100**

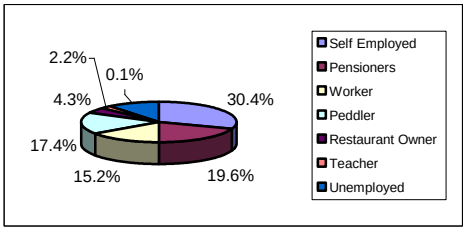
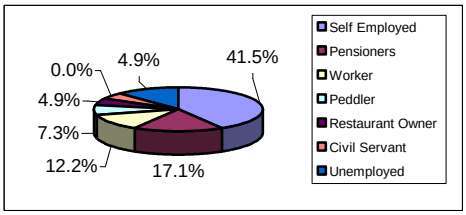


Table and Graphic 20c. Father's Occupation (Non-Listed Buildings)

Occupation	Number of Persons	%
Self Employed	17	41.5
Pensioners	7	17.1
Worker	5	12.2
Peddler	3	7.3
Restaurant Owner	2	4.9
Civil Servant	2	4.9
Unemployed	5	12.2
Total	**41**	**100**



In the families surveyed, 35.6% of the fathers said that they are self-employed, In the families surveyed, 35.6% of the fathers said that they are self-employed, 12.6% are peddlers and 13.8% are workers. Pensioners make up 18.4% of the sample and people who said they were unemployed are 11.5%.

The survey revealed that the inhabitants of the region mostly work in the service sector and in marginal jobs. The percentage of workers, at 13.8, is not a high figure.

Comparing the figures for listed and Non-listed buildings indicates that the percentage of peddlers is higher in listed buildings, while the percentage of self-employed fathers is higher in non-listed buildings.

The percentage of fathers working as peddlers in families living in listed buildings is 17.4 and self-employed fathers are 30.4. For non-listed buildings the figures are 7.3% and 41.5%, respectively (Tables and Graphics 20a, 20b, 20c).

Father's Income

Table and Graphic 21a. Father's Income (Total)

Monthly Income	Number of Persons	%
< 65 YTL	9	10.3
65 - 100 YTL	33	37.9
100 - 150 YTL	12	13.8
150 - 200 YTL	5	5.7
> 200 YTL	4	4.6
Unknown	14	16.2
None	10	11.5
Total	**87**	**100**

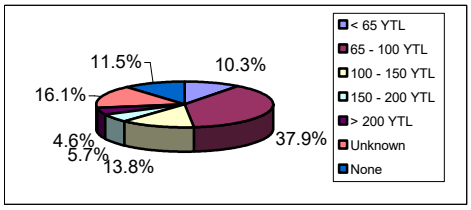


Table and Graphic 21b. Father's Income (Listed Buildings)

Monthly Income	Number of Persons	%
< 65 YTL	6	13.1
65 - 100 YTL	18	39.1
100 - 150 YTL	10	21.7
150 - 200 YTL	3	6.5
> 200 YTL	2	4.3
Unknown	2	4.3
None	5	10.9
Total	**46**	**100**

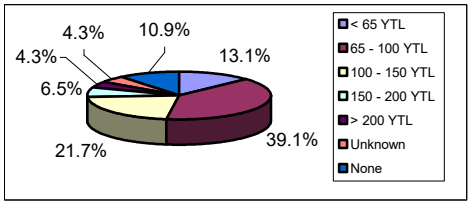
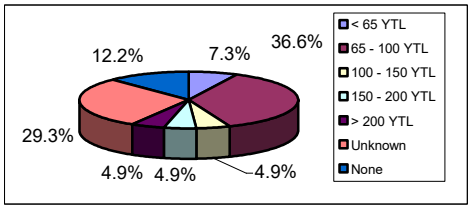


Table and Graphic 21c. Father's Income (Non-listed Buildings)

Monthly Income	Number of Persons	%
< 65 YTL	3	7.3
65 - 100 YTL	15	36.6
100 - 150 YTL	2	4.9
150 - 200 YTL	2	4.9
> 200 YTL	2	4.9
Unknown	12	29.3
None	5	12.2
Total	**41**	**100**



According to the questionnaire carried out in January 1999, the highest population with a ratio of 37.9% is formed of fathers having a monthly income in between 65-100 YTL (New Turkish Liras). The ratio of fathers having a monthly income less than 100 YTL is 48.2%. The ratio of fathers having a monthly income between 100-150 YTL is 13.8%; in between 150-200 YTL is 5.7% and more than 200 YTL is 4.6%. The ratio of fathers not having a regular income and working in marginal sectors is 16.1%.

In comparison between the situation from the listed and non-listed buildings, the fathers having a monthly income of less than 100 YTL is 52% in families living in listed buildings and 43.9% in families living in non-listed buildings.

The ratio of fathers not having a regular income is 4.3% in families living in listed buildings and 29.3% in families living in non-listed buildings (Tables and Graphics 21a, 21b, 21c).

Vehicle Ownership

Table and Graphic 22a. Vehicle Ownership (Total)

Vehicle Ownership	Number of Persons	%
Have Car	15	15
Have No Car	85	85
Total	**100**	**100**

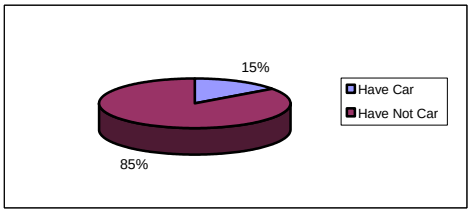


Table and Graphic 22b. Vehicle Ownership (Listed Buildings)

Vehicle Ownership	Number of Persons	%
Have Car	6	12
Have No Car	44	88
Total	**50**	**100**

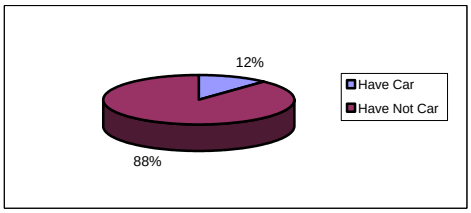
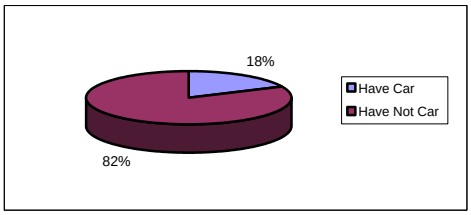


Table and Graphic 22c. Vehicle Ownership (Non-Listed Buildings)

Vehicle Ownership	Number of Persons	%
Have Car	9	18
Have No Car	41	82
Total	**50**	**100**



In the survey, the car ownership was taken as an indicator of the economic condition of a family. The percentage of families owning a care is 15. In listed buildings 12% of the families have cars and in non-listed buildings 18% of the families have cars (Tables and Graphics 22a, 22b, 22c).

As reported in the survey, the city bus was the most frequently used mode of transportation. City bus use was followed by that of personal automobile and jitney (shared taxi). Most of those living in the district reported insufficiency of buses, especially during high use hours. Very few families reported using the rapid transit and commuter train systems in their commute.

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Building-User Relationship

Building and user interaction is another important aspect of the social structure survey. Ownership of property, period of residence, location and characteristics of previous residence, desire to move to a different residence, desired location, types of residence preferred, home satisfaction, desire for home improvement and intervention preference if sufficient conservation funds available were investigated to figure out the building-user interaction.

Ownership of the Property

Table and Graphic 23a. Ownership of The Property (Total)

Property	Number of Persons	%
Owner	49	49
Tenant	50	50
Free of Charge	1	1
Total	**100**	**100**

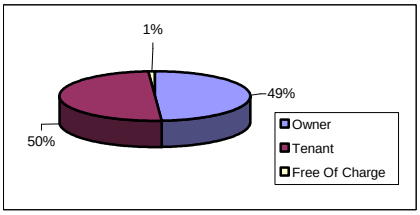


Table and Graphic 23b. Ownership of The Property (Listed Buildings)

Property	Number of Persons	%
Owner	21	42
Tenant	28	56
Free of Charge	1	2
Total	**50**	**100**

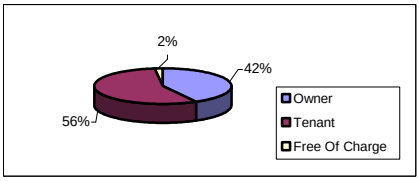
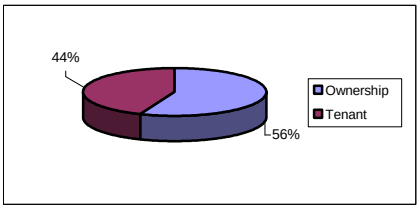


Table and Graphic 23c. Ownership of The Property (Non-listed Buildings)

Property	Number of Persons	%
Owner	28	56
Tenant	22	44
Total	**50**	**100**



The ownership of the home being lived in represents important data in any urban conservation project. In addition to the ownership analysis of the real estate obtained from deed records, information was also obtained regarding the characteristics of the renters or owners living in the home.

In the 100 surveys conducted it was seen that almost equal numbers of renters and homeowners were living on the property. 49% of those surveyed were homeowners, while 50% were renters. One family was being provided housing free of charge by the municipality.

An evaluation of listed and non-listed property shows that renters tend slightly more than owners to reside in listed dwellings. 42% of the residents of the listed property surveyed are homeowners; 56% are renters and 2% are occupying a listed dwelling free of charge.

Their owners occupy 56% of the non-listed dwellings, while renters occupy 44% of the non-listed dwellings (Tables and Graphics 23a, 23b, 23c).

Period of Residence

Table and Graphic 24a. Period of Residence (Total)

Life Time	Number of Persons	%
1 - 5 Years	38	38
6 - 10 Years	16	16
11 - 20 Years	23	23
21 - 30 Years	10	10
31 +	13	13
Total	**100**	**100**

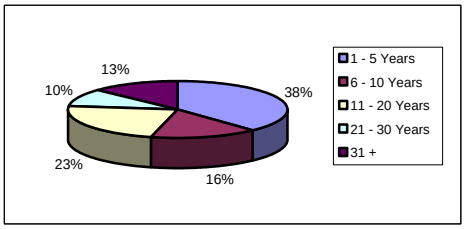


Table and Graphic 24b. Period of Residence (Listed Buildings)

Life Time	Number of Persons	%
1 - 5 Years	19	38
6 - 10 Years	7	14
11 - 20 Years	11	22
21 - 30 Years	4	8
31 +	9	18
Total	**50**	**100**

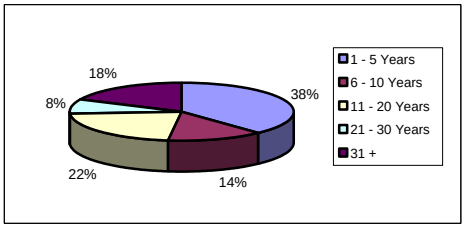
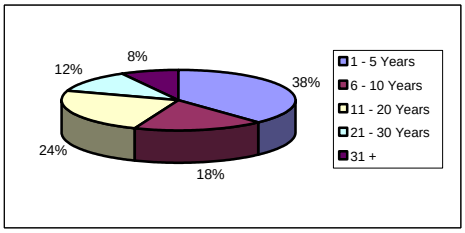


Table and Graphic 24c. Period of Residence (Non-listed Buildings)

Life Time	Number of Persons	%
1 - 5 Years	19	38
6 - 10 Years	9	18
11 - 20 Years	12	24
21 - 30 Years	6	12
31 +	4	8
Total	**50**	**100**



Responses provided to questions regarding length of residence in the home reveal that almost half of the residents of the area have lived in the home for a period of less than ten years. 38% have lived in the home from 1-5 years; 16% have lived in the home from 6-10 years; 20% have lived in the home for 11-20 years; and 23% have resided in the home for more than 20 years.

The results were almost the same when measured with residence in a listed or non-listed dwelling. There was a 6% difference in listed and non-listed dwellings for those who have lived in the home for more than 20 years. In this measurement, 26% of that group lives in a listed dwelling while 20% live in a non-listed dwelling (Tables and Graphics 24a, 24b, 24c).

Figure 55. A Street in Zeyrek

Location of Previous Residence

Table and Graphic 25a. Location of Previous Residence (Total)

Location	Number of Persons	%
In Zeyrek	40	40
Another District of İstanbul	32	32
Out of Istanbul	21	21
Abroad	1	1
No Answer	6	6
Total	**100**	**100**

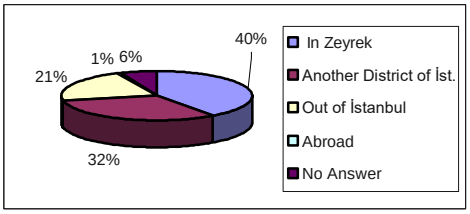


Table and Graphic 25b. Location of Previous Residence (Listed Buildings)

Location	Number of Persons	%
In Zeyrek	21	42
Another District of İstanbul	18	36
Out of Istanbul	11	22
Total	**50**	**100**

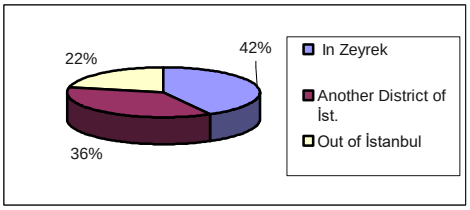
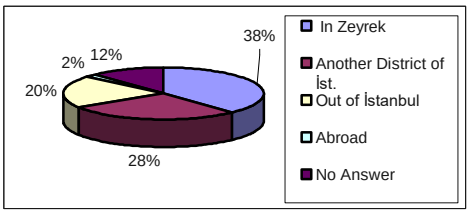


Table and Graphic 25c. Location of Previous Residence (Non-listed Buildings)

Location	Number of Persons	%
In Zeyrek	19	38
Another District of İstanbul	14	28
Out of Istanbul	10	20
Abroad	1	2
No Answer	6	12
Total	**50**	**100**



An investigation into the location of previous residence showed that a sizeable number of the families either lived previously in Zeyrek or in another district of Istanbul.

6% of the families lived previously in the same residence; 40% had lived in another residence in Zeyrek; 32% had lived in another district of Istanbul, while 22% consisted of those who had immigrated to Istanbul.

When location of residence was compared to the whether or not the residence was listed, it was seen that an equal 22% of those who had immigrated to Istanbul lived in both listed and non-listed dwellings. 50% of those who had lived in Zeyrek previously lived in listed dwellings while 42% of this same group lived in non-listed dwellings.

28% of those who had previously lived in another district of Istanbul lived in listed dwellings while 36% lived in non-listed dwellings (Tables and Graphics 25a, 25b, 25c).

Characteristics of Previous Residence

Table and Graphic 26a. Characteristics of Previous Residence (Total)

Characteristics of Residence	Number of Persons	%
Timber	27	27
Masonry	4	4
Concrete-Apt.	33	33
Concrete-Single Residence	9	9
No Answer	27	27
Total	100	100

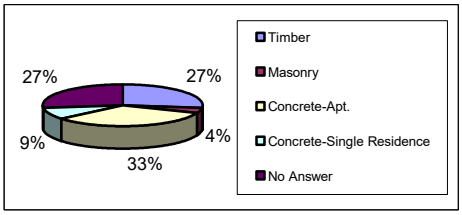


Table and Graphic 26b. Characteristics of Previous Residence (Listed Buildings)

Characteristics of Residence	Number of Persons	%
Timber	16	32
Masonry	2	4
Concrete-Apt.	7	14
Concrete-Single Residence	2	4
No Answer	23	46
Total	**50**	**100**

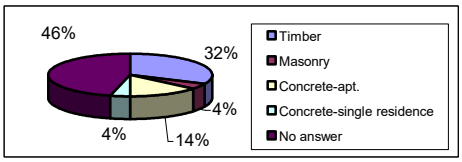
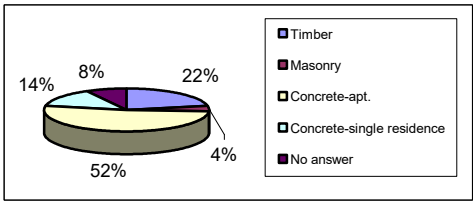


Table and Graphic 26c. Characteristics of Previous Residence (Non-listed Buildings)

Characteristics of Residence	Number of Persons	%
Timber	11	22
Masonry	2	4
Concrete-Apt.	26	52
Concrete-Single Residence	7	14
No Answer	4	8
Total	**50**	**100**



27 of the investigated families were not able to answer the structural characteristic of the residence previously lived in. 37% of the families who answered this question had lived in a timber building as in the present and 58% in a concrete building.

The ratio of families who had lived in masonry buildings previously is 5%.

When the structural characteristics of the previous residence were questioned, 23 families living in listed buildings and 4 families living in non-listed buildings had no answer.

60% of the families living in listed buildings had lived in timber buildings while 33% had lived in concrete building previously (Tables and Graphics 26a, 26b, 26c).

Desire to Move to a Different Residence

Table and Graphic 27a. Desire to Move to a Different Residence (Total)

Desire to Move	Number of Persons	%
Yes	39	39
No	61	61
Total	**100**	**100**

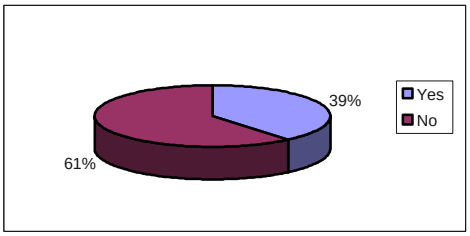


Table and Graphic 27b. Desire to Move to a Different Residence (Listed Buildings)

Desire to Move	Number of Persons	%
Yes	23	46
No	27	54
Total	**50**	**100**

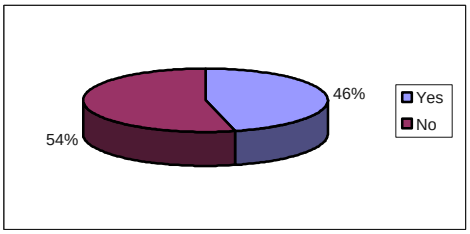
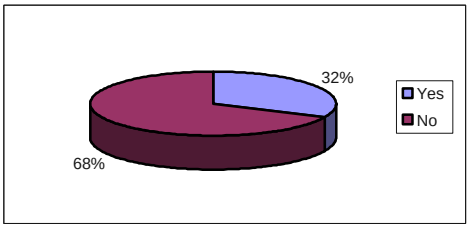


Table and Graphic 27c. Desire to Move to a Different Residence (Non-listed Buildings)

Desire to Move	Number of Persons	%
Yes	16	32
No	34	68
Total	**50**	**100**



In the survey of the occupants' desire to move out of their current residence, it was determined that 61% do not want to move to a different building. 54% of those families who lived in listed residences said that they did not want to move, while 46% would like to move.

Cross comparisons show that 1/3 of home owners who live in listed dwellings would like to move while 41% of home owners who live in listed homes would not want to move. 59% of tenants who live in listed homes said that they would not want to move (Tables and Graphics 27a, 27b, 27c).

Figure 56. A Listed Civil Architecture

Desired Location to Move to

Table and Graphic 28a. Desired Location to Move to (Total)

Desired Location	Number of Persons	%
Same District	44	44
Different District	38	38
Homeland	2	2
No Answer	16	16
Total	**100**	**100**

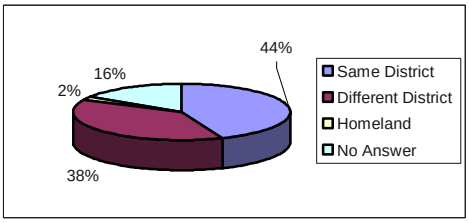


Table and Graphic 28b. Desired Location to Move to (Listed Buildings)

Desired Location	Number of Persons	%
Same District	21	42
Different District	15	30
Homeland	1	2
No Answer	13	26
Total	**50**	**100**

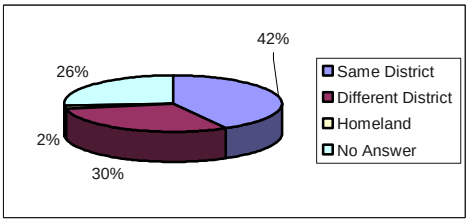
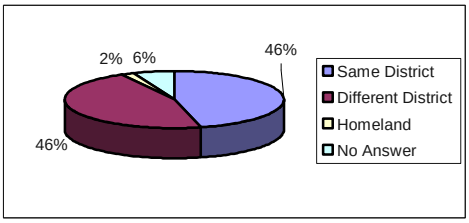


Table and Graphic 28c. Desired Location to Move to (Non-listed Buildings)

Desired Location	Number of Persons	%
Same District	23	46
Different District	23	46
Homeland	1	2
No Answer	3	6
Total	**50**	**100**



60% of the families living in Zeyrek do not want to move to a different district. 38% of those who desire to move would like to move to another district. An evaluation of listed and non-listed property shows that 72% of the families living in listed buildings do not want to move to a different district, while 52% of those living in non-listed buildings want to move to another district of Istanbul (Tables and Graphics 28a, 28b, 28c).

According to survey responses, Zeyrek inhabitants are primarily dissatisfied with the social setting and with those neighbours who have migrated into the region. These are followed by displeasure with the environmental blight, poorly maintained roads and ruins of historic buildings. 63% of the respondents said they were pleased with living in Zeyrek. 21% said they were not happy to be living in the district, while 10% were undecided.

Comparisons of responses with those living in listed and non-listed dwellings demonstrate that 85% of those living in listed homes are happy to be in Zeyrek, while 50% of those living in Non-listed homes voiced their satisfaction with the district. 5% of those living in listed homes gave negative responses while 30% of those in listed dwellings gave negative responses. 10% of the listed home dwellers were undecided, while 20% of the non-listed home dwellers were undecided. 75% of those surveyed said they were proud to state their district of residence as Zeyrek when asked by someone who does not know them. 95% of those living in listed homes reported this pride while 65% of those living in non-listed dwellings were proud to live in Zeyrek (Tables and Graphics 28a, 28b, 28c).

Types of Residence Preferred

Table and Graphic 29a. Types of Residence Preferred (Total)

Type of Residence	Number of Persons	%
Timber	10	10
Concrete-Apt.	46	46
Concrete-Single Residence	4	4
Hesitant	40	40
Total	**100**	**100**

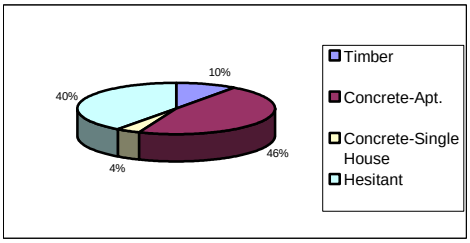


Table and Graphic 29b. Types of Residence Preferred (Listed Buildings)

Type of Residence	Number of Persons	%
Timber	10	20
Concrete-apt.	10	20
Hesitant	30	60
Total	**50**	**100**

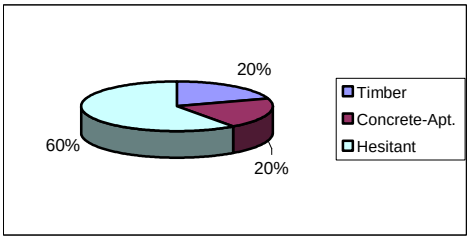
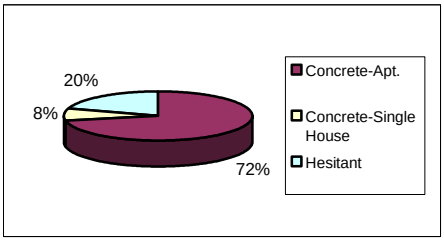


Table and Graphic 29c. Types of Residence Preferred (Non-listed Buildings)

Type of Residence	Number of Persons	%
Concrete-Apt.	36	72
Concrete-Single Residence	4	8
Hesitant	10	20
Total	**50**	**100**



According to the survey, half of the families would prefer to live in a concrete dwelling. Only 10% of the respondents (the majority of which were renters) said they would prefer to live in a timber house and gave the reason for their choice that timber houses were less expensive. None of the residents of Non-listed buildings would prefer to live in a timber house, while 20% of the families living in listed buildings would like it there (Tables and Graphics 29a, 29b, 29c).

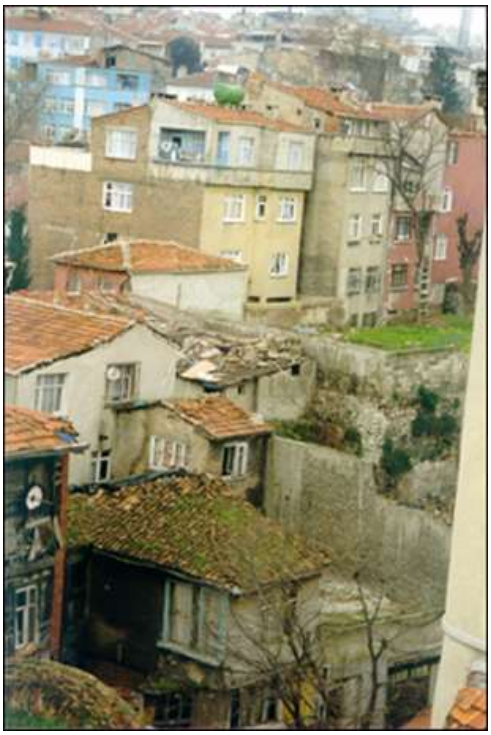


Figure 57. Planning Area

Home Satisfaction

Table and Graphic 30a. Home Satisfaction (Total)

Home Satisfaction	Number of Persons	%
Yes	50	50
No	50	50
Total	**100**	**100**

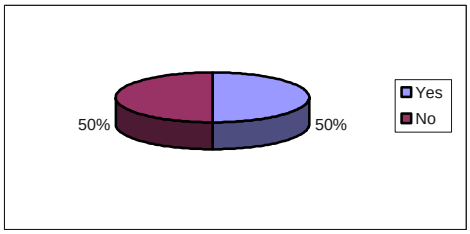


Table and Graphic 30b. Home Satisfaction (Listed Buildings)

Home Satisfaction	Number of Persons	%
Yes	22	44
No	28	56
Total	**50**	**100**

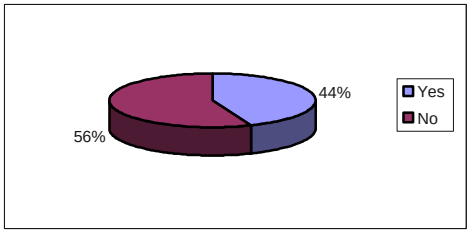
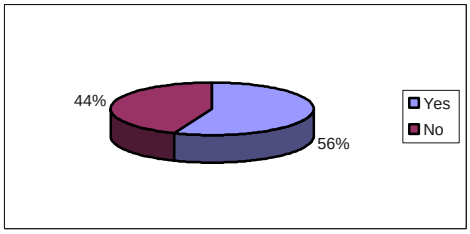


Table and Graphic 30c. Home Satisfaction (Non-listed Buildings)

Home Satisfaction	Number of Persons	%
Yes	28	56
No	22	44
Total	**50**	**100**



As a measurement of home satisfaction, families surveyed were asked whether or not their home met the needs of their families. 50% responded that it did and 50% said that the home did not meet their needs.

Cross-comparisons with listed and non-listed dwellings showed that 44% of residents of listed dwellings and 56% of residents of non-listed dwellings gave positive responses while 56% of listed dwelling residents and 44% of non-listed dwellings gave negative responses. This result shows that a significant number of both dwellers of listed homes and dwellers of concrete apartment buildings are not satisfied with their homes (Tables and Graphics 30a, 30b, 30c).

Figure 58. A Listed Timber Building

Desire for Home Improvement

Table and Graphic 31a. Desire for Home Improvement (Total)

Desire for Home Improvement	Number of Persons	%
Yes	42	42
No	58	58
Total	**100**	**100**

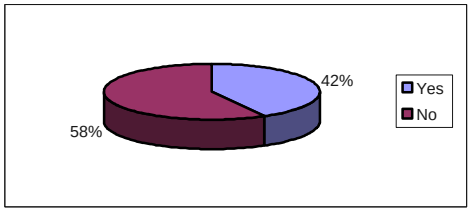


Table and Graphic 31b. Desire for Home Improvement (Listed Buildings)

Desire for Home Improvement	Number of Persons	%
Yes	21	42
No	29	58
Total	**50**	**100**

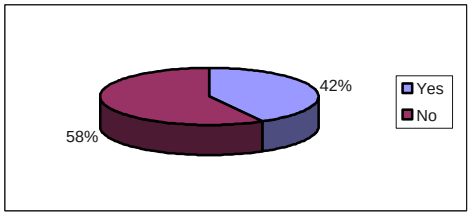
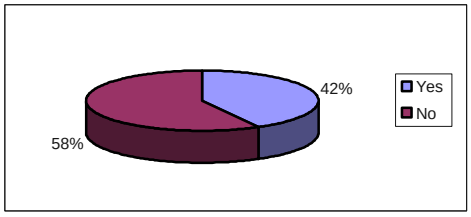


Table and Graphic 31c. Desire for Home Improvement (Non-listed Buildings)

Desire for Home Improvement	Number of Persons	%
Yes	21	42
No	29	58
Total	**50**	**100**



58% of dwellers of both listed and non-listed dwellings did not have a desire for home improvement. 42% of this group responded that they did desire home improvement

The majority of those who want home improvement responded that they want to remain in the same home while a very small number would like their residence torn down and replaced with a concrete structure.

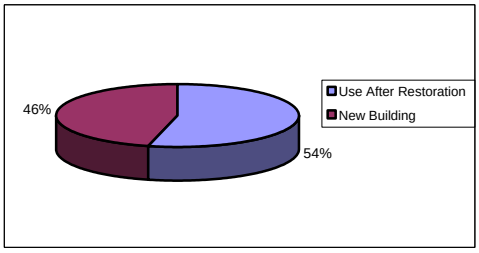
The same results were derived for residents of both listed and non-listed dwellings improvement. 42% of this group responded that they did desire home improvement (Tables and Graphics 31a, 31b, 31c).

Figure 59.Timber Building Having Intervened Façade

Intervention Preference, If Sufficient Funds Available

Table 32. Intervention Preference, If the Sufficient Funds Available (Total)

Preference of Use	Number of Persons	%
Use After Restoration	27	54
New Building	23	46
Total	**50**	**100**



When dwellers of listed homes were asked what they would prefer to do if sufficient funds could be obtained (a low credit long term loan from either the state or municipal governments), 46% replied that they would like to tear down the current home and replace it with a concrete structure while 54% responded that they would like to restore the current home (Table and Graphic 32).

Figure 60. A Listed Timber Building

Social Communication-Interaction Levels

The social communication level is an important indicator for the well being of socio-cultural sustainability as well as the physical environment. Other relatives living in Zeyrek, interactive relationships with neighbours, cordial relationships with neighbours, common places for neighbourhood gatherings, desire to participate in neighbourhood beautification efforts with neighbours and desire to take a role in neighbourhood beautification efforts with an organisation are the issues investigated in this sub-section.

Other Relatives Living in Zeyrek

Table and Graphic 33a. Other Relatives Living in Zeyrek (Total)

Have Relatives in Zeyrek	Number of Persons	%
Yes	52	52
No	48	48
Total	**100**	**100**

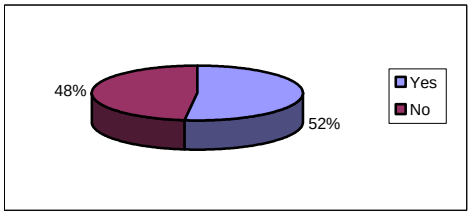


Table and Graphic 33b. Other Relatives Living in Zeyrek (Listed Buildings)

Have Relatives in Zeyrek	Number of Persons	%
Yes	26	52
No	24	48
Total	**50**	**100**

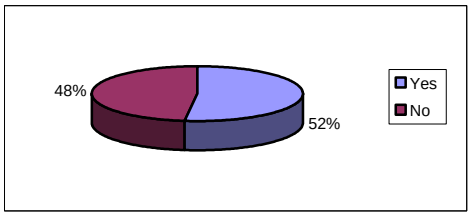
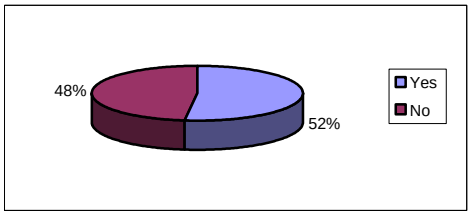


Table and Graphic 33c. Other Relatives Living in Zeyrek (Non-listed Buildings)

Have Relatives in Zeyrek	Number of Persons	%
Yes	26	52
No	24	48
Total	**50**	**100**



As a measure of social communication levels respondents were asked if they have other relatives living in Zeyrek. 52% responded positively while 48% said they had no relatives living in the district. This ratio was similar for both listed and non-listed home dwellers (Tables and Graphics 33a, 33b, 33c).

Interactive Relationships with Neighbours

Table and Graphic 34a. Interactive Relationships with Neighbours (Total)

Interactive Relationship	Number of Persons	%
None	12	12
Some	39	39
Many	49	49
Total	**100**	**100**

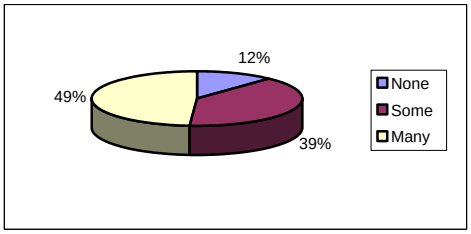


Table and Graphic 34b. Interactive Relationships with Neighbours (Listed Buildings)

Interactive Relationship	Number of Persons	%
None	5	10
Some	21	42
Many	24	48
Total	**50**	**100**

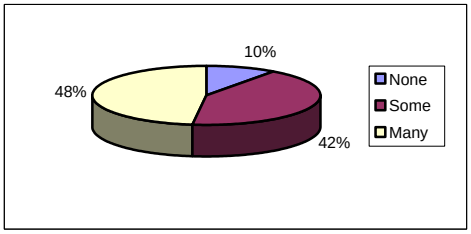
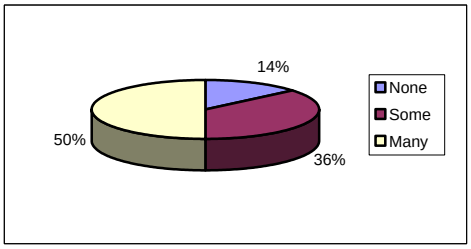


Table and Graphic 34c. Interactive Relationships with Neighbours (Non-listed Buildings)

Interactive Relationship	Number of Persons	%
None	7	14
Some	18	36
Many	25	50
Total	**50**	**100**



The survey determined that residents of the district had very developed interactive relationships with their neighbours and that there was a continual pattern of social transactions among the neighbours.

12% of those surveyed responded that they did not have relationships with their neighbours.

This ratio was lower (8%) for those living in listed homes, but rises to 16% for those living in non-listed dwellings (Tables and Graphics 34a, 34b, 34c).

Cordial Relationships with Neighbours

Table and Graphic 35a. Cordial Relationships With Neighbours (Total)

Cordial Relationships	**Number of Persons**	**%**
Yes	78	78
No	22	22
Total	**100**	**100**

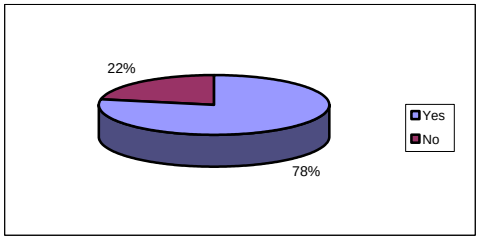


Table and Graphic 35b. Cordial Relationships With Neighbours (Listed Buildings)

Cordial Relationships	**Number of Persons**	**%**
Yes	36	72
No	14	28
Total	**50**	**100**

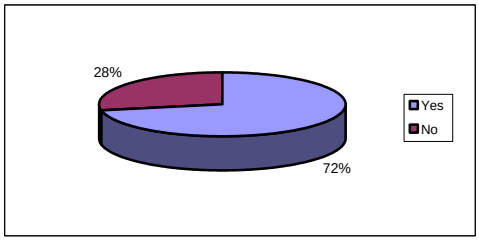
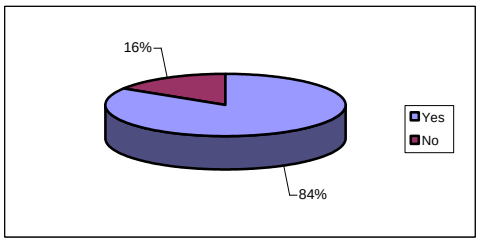


Table and Graphic 35c. Cordial Relationships With Neighbours (Non-listed Buildings)

Cordial Relationships	**Number of Persons**	**%**
Yes	42	84
No	8	16
Total	**50**	**100**



78% of the families surveyed reported social-interactive and cordial relationships with their neighbours. The respondents that indicated on-going relationships with neighbours also reported occasional conflicts between neighbours; conflicts that arose primarily through origin from different districts.

28% of those living in listed buildings reported conflict with neighbours while 14% from non-listed buildings reported such conflicts (Tables and Graphics 35a, 35b, 35c).

Common Places for Neighbourhood Gatherings

Table and Graphic 36a. Common Places for Neighbourhood Gatherings (Total)

Common Places	Number of Persons	%
Yes	24	24
No	76	76
Total	**100**	**100**

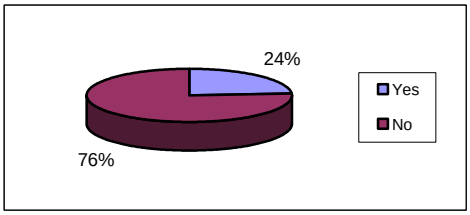


Table and Graphic 36b. Common Places for Neighbourhood Gatherings (Listed Buildings)

Common Places	Number of Persons	%
Yes	16	32
No	34	68
Total	**50**	**100**

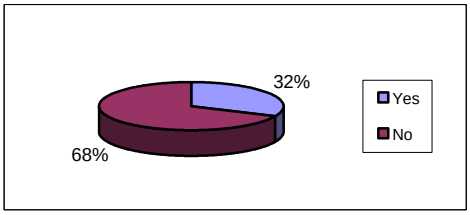
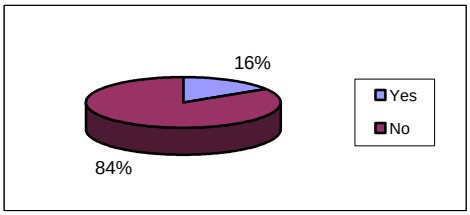


Table and Graphic 36c. Common Places for Neighbourhood Gatherings (Non-listed Buildings)

Common Places	Number of Persons	%
Yes	8	16
No	42	84
Total	**50**	**100**



Places that can be commonly used by neighbours represent an important function in developing cordial relationships. There is an insufficient number of such indoor and outdoor settings in the district.

76% of those surveyed indicated that there were no effectively used common open spaces in the district.

Related to the above, in response to a question regarding which kind of facilities were most insufficient, those surveyed indicated insufficient parks, health facilities, sports areas, educational facilities, cultural facilities and car parks.

The provision of facilities seen as lacking by the community thus becomes increasingly important to consider during the planning stages.

In respect to the question of the existence of sufficient common open space, 32% of the families living in listed buildings had said "yes". This ratio decreases to 16% for the families living in non-listed buildings. This result shows that the families living in listed buildings have stronger neighbourhood relations (Tables and Graphics 36a, 36b, 36c).

Desire to Participate in Neighbourhood Beautification Efforts

Table and Graphic 37a. Desire To Participate in Neighbourhood Beautification Efforts (Total)

Desire to Participate	**Number of Persons**	**%**
Yes	64	64
No	36	36
Total	**100**	**100**

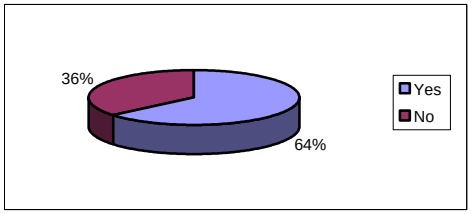


Table and Graphic 37b. Desire To Participate in Neighbourhood Beautification Efforts (Listed Buildings)

Desire to Participate	**Number of Persons**	**%**
Yes	32	64
No	18	36
Total	**50**	**100**

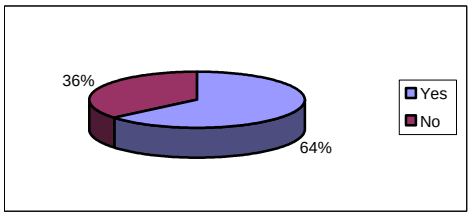
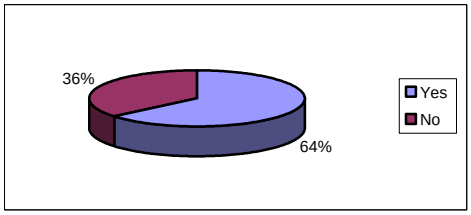


Table and Graphic 37c. Desire To Participate in Neighbourhood Beautification Efforts (Non-listed Buildings)

Desire to Participate	**Number of Persons**	**%**
Yes	32	64
No	18	36
Total	**50**	**100**



When asked of willingness to participate in neighbourhood beautification efforts with their neighbours, 64% responded positively while 36% gave negative responses.

There was no statistical difference of responses between those living in listed or non-listed dwellings (Tables and Graphics 37a, 37b, 37c).

Figure 61. Negative Examples Affecting the Environmental Quality

Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation

Table and Graphic 38a. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Total)

Willingness to Take a Role	**Number of Persons**	**%**
Yes	58	58
No	42	42
Total	**100**	**100**

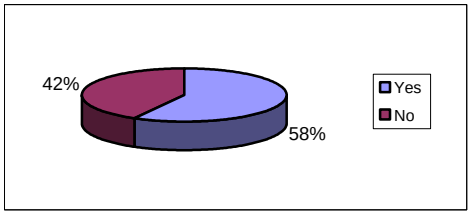


Table and Graphic 38b. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Listed Buildings)

Willingness to Take a Role	**Number of Persons**	**%**
Yes	34	68
No	16	32
Total	**50**	**100**

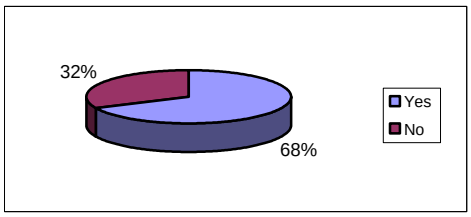
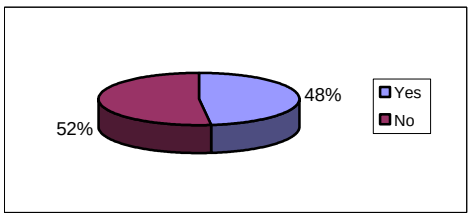


Table and Graphic 38c. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Non-listed Buildings)

Willingness to Take a Role	**Number of Persons**	**%**
Yes	24	48
No	26	52
Total	**50**	**100**



58% stated willingness to participate in neighbourhood beautification efforts if an organisation was enlisted for this purpose. Willingness to participate in such an effort is less than those efforts carried out with neighbours. This decrease in willingness is due to a lack of interest and trust in such organisations and to time constraints.

Willingness to participate in such an organisation is higher among those living in listed homes. 68% of this group responded positively, while 42% of those living in non-listed dwellings gave a positive response (Tables and Graphics 38a, 38b, 38c).

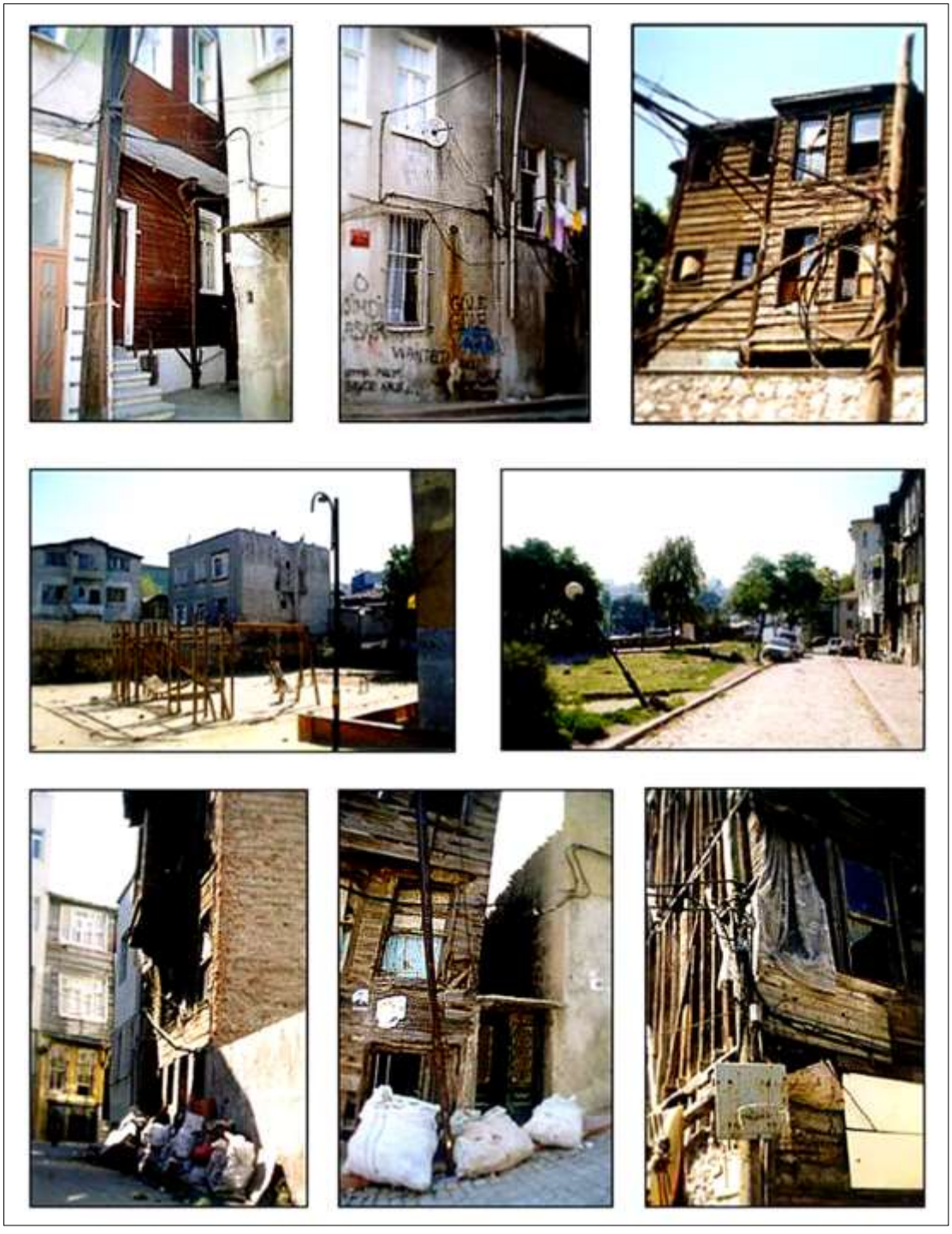


Figure 62. Negative Examples Affecting the Environmental Quality

Evaluation of Physical Environment

Satisfaction with Municipal Services

Table and Graphic 39a. Satisfaction with Municipal Services (Total)

Satisfaction with Municipal Services	Number of Persons	%
Yes	68	68
No	32	32
Total	**100**	**100**

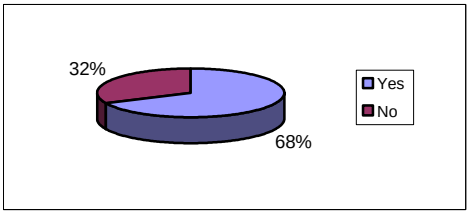


Table and Graphic 39b. Satisfaction with Municipal Services (Listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	33	66
No	17	34
Total	**50**	**100**

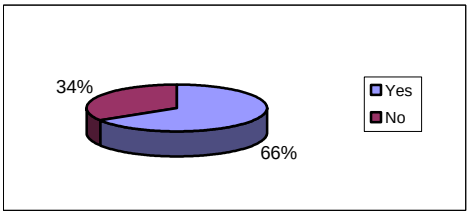
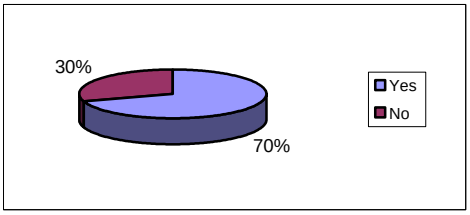


Table and Graphic 39c. Satisfaction with Municipal Services (Non-listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	35	70
No	15	30
Total	**50**	**100**



68% of those living in the district voiced satisfaction with municipal services, while 32% said they were dissatisfied with the services provided by the municipality. Families living in listed homes were slightly more satisfied with municipal services (Tables and Graphics 39a, 39b, 39c).

Insufficient sports and cultural facilities led the list of facilities that respondents reported as insufficient in the nearby setting. Despite the low private automobile ownership rates in the district, respondents reported a lack of sufficient car parking spaces. This lack is particularly due to the number of workshops in the district and the number of trucks being parked on the streets.

As reported in the survey, the city bus was the most frequently used mode of transportation. City bus use was followed by that of personal automobile and jitney (shared taxi). Most of those living in the district reported insufficiency of buses, especially during high use hours. Very few families reported using the rapid transit and commuter train systems in their homework commute.

Comparisons of responses of residents living in listed and non-listed dwellings with that of facility insufficiency demonstrate that both groups are similar. One difference is that since the Non-listed dwellings do not have yards, residents of these kinds of dwellings voiced a stronger need for parks and green areas.

Users' Opinions about Urban Conservation

Users' opinions on urban conservation were investigated about the awareness of the meaning of conservation area, the perception of urban conservation, the knowledge about conservation development plans, the opinions of users' of listed buildings' on conservation action for their buildings and users' perception regarding with the replacement of the listed building with a modern and multi-storey structure.

Understanding the Meaning of Conservation Area

Table and Graphic 40a. Meaning of Conservation Area (Total)

Meaning of Conservation Area	Number of Persons	%
Yes	23	23
No	77	77
Total	**100**	**100**

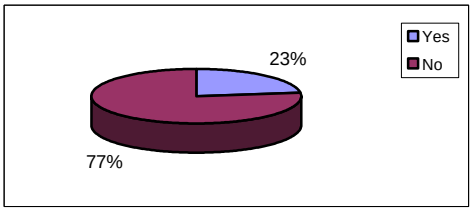


Table and Graphic 40b. Meaning of Conservation Area (Listed Buildings)

Meaning of Conservation Area	Number of Persons	%
Yes	8	16
No	42	84
Total	**50**	**100**

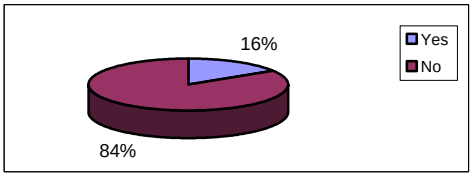
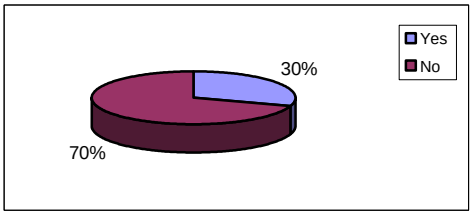


Table and Graphic 40c. Meaning of Conservation Area (Non-listed Buildings)

Meaning of Conservation Area	Number of Persons	%
Yes	15	30
No	35	70
Total	**50**	**100**



It was determined that 23 of the 100 families asked to provide the meaning of 'conservation area' understood the meaning of the term. Those who could provide a complete definition were made up of educated individuals. 30% of those who provided complete and correct responses live in non-listed dwellings, while 16% live in listed homes. This result shows that those in non-listed dwellings are more informed on this issue.

Respondents said they liked the central location of Zeyrek and the fact that it has significant historical importance and features. Among the historical features they most appreciate are the mosques, the tombs and the sacred visitation sites.

The Zeyrekhane ranks first among those buildings they would first show to someone who is unacquainted with the district. The mosque, tombs, the Molla Zeyrek Mosque and other buildings not included in the district proper, such as the Fatih Mosque and other historical buildings follow this (Tables and Graphics 40a, 40b, 40c).

User Perception on Urban Conservation

Table and Graphic 41a. User Perception on Urban Conservation (Total)

Perception on Urban Conservation	Number of Persons	%
Yes, important	71	71
No, not important	29	29
Total	**100**	**100**

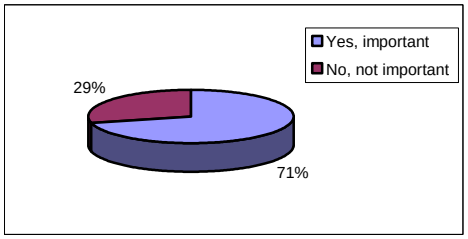


Table and Graphic 41b. User Perception on Urban Conservation (Listed Buildings)

Perception on Urban Conservation	Number of Persons	%
Yes, important	31	62
No, not important	19	38
Total	**50**	**100**

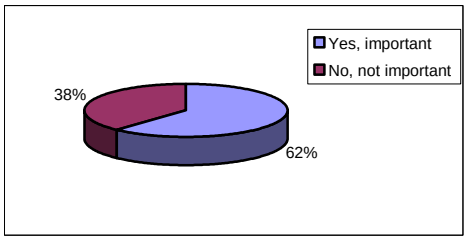
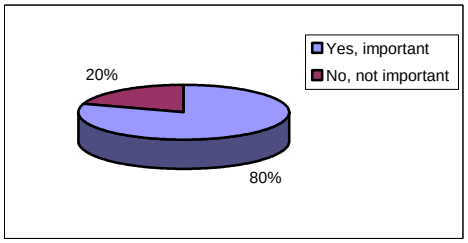


Table and Graphic 41c. User Perception on Urban Conservation (Non-listed Buildings)

Perception on Urban Conservation	Number of Persons	%
Yes, important	40	80
No, not important	10	20
Total	**50**	**100**



When asked if the preservation of the area was important, 71% of the respondents stated that it was "important".

62% of the dwellers of listed homes said it was important, while 38% of this group said that it was "not important".

80% of those living in non-listed homes said that the preservation was "important" (Tables and Graphics 41a, 41b, 41c).

Information about Conservation Development Plans

Table and Graphic 42a. Information about Conservation Plans (Total)

Information about Conservation Plans	Number of Persons	%
Yes, informed	11	11
No, uninformed	89	89
Total	**100**	**100**

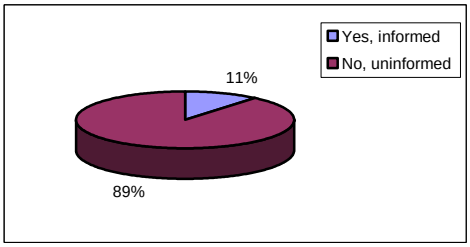


Table and Graphic 42b. Information about Conservation Plans (Listed Buildings)

Information about Conservation Plans	Number of Persons	%
Yes, informed	4	8
No, uninformed	46	92
Total	**50**	**100**

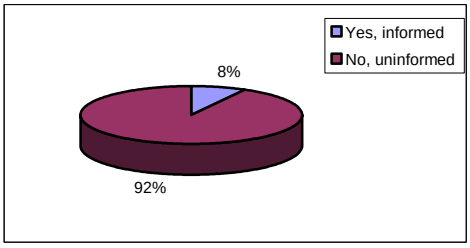
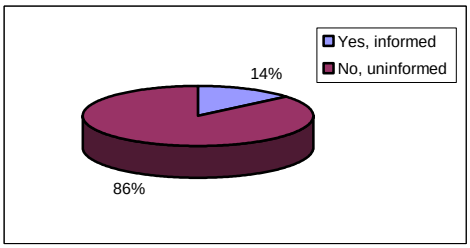


Table and Graphic 42c. Information about Conservation Plans (Non-listed Buildings)

Information about Conservation Plans	Number of Persons	%
Yes, informed	7	14
No, uninformed	43	86
Total	**50**	**100**



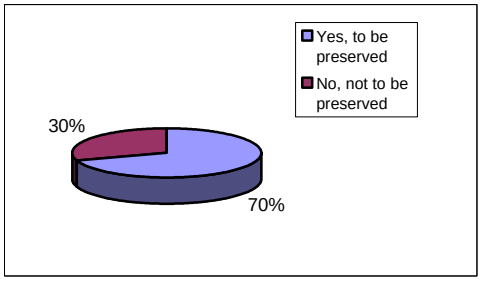
The question of whether or not the residents are informed about conservation development plan was investigated and it was determined that the majority of respondents were uninformed on the issue.

While the ratio of being informed about the conservation development plan for the families living in listed building is 8% and it is 14% in non-listed buildings (Tables and Graphics 42a, 42b, 42c).

User Opinion Regarding the Conservation of Their Listed Property

Table and Graphic 43. User Opinion Regarding the Conservation of Their Listed Property

User Opinion Regarding the Conservation of Listed Property	**Number of Persons**	**%**
Yes, to be preserved	35	70
No, not to be preserved	15	30
Total	**50**	**100**



70% of the users of listed buildings agreed that their dwellings ought to be preserved, while the remaining 30% felt their dwellings should not be preserved.

According to the people living in the site, Zeyrekhane is the most prestigious building to be presented to visitors with pride. The Molla Zeyrek Mosque has the second priority in this respect. Fatih Mosque is another important structure in the area (Table and Graphic 43).

Figure 63. Timber Buildings to be Conserved

User Perception Regarding the Replacement of the Listed Building with a Modern and Multi-Storey Structure

Table and Graphic 44a. User Perception Regarding the Replacement of the Listed Building with a Modern and Multi-Storey Structure (Total)

Multi-Storey Buildings Would Beautify the District	**No. of Persons**	**%**
Yes, beautify	23	23
No, not beautify	49	49
Hesitant	28	28
Total	**100**	**100**

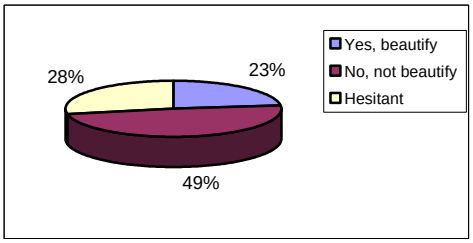


Table and Graphic 44b. User Perception Regarding the Replacement of the Listed Building with a Modern and Multi-Storey Structure (Listed Buildings)

Multi-Storey Buildings Would Beautify the District	**No. of Persons**	**%**
Yes, beautify	13	26
No, not beautify	20	40
Hesitant	17	34
Total	**50**	**100**

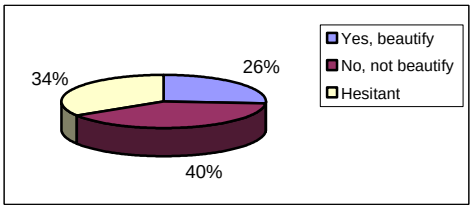
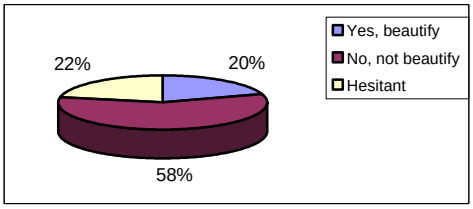


Table and Graphic 44c. User Perception Regarding the Replacement of the Listed Building with a Modern and Multi-Storey Structure (Non-listed Buildings)

Multi-Storey Buildings Would Beautify the District	**No. of Persons**	**%**
Yes, beautify	10	20
No, not beautify	29	58
Hesitant	11	22
Total	**50**	**100**



When asked if the replacement of the historic and listed buildings in the district by modern and multi-storey structures would beautify the district, 49% responded that it 'would not beautify' the area. 23% responded that it would beautify the area while 28% were undecided.

The ratio of the modern and multi-storey structures would beautify the area is 26% in listed buildings and 20% in non-listed buildings (Tables and Graphics 44a, 44b, 44c).

Figure 64. Historical and New Construction

CHAPTER IV

EVALUATION OF THE SURVEY AND PLANNING DECISIONS

Zeyrek is one of the historical settlement areas in the city of Istanbul that has an urban fabric worthy of preservation. It has monumental and civil architectural remains that are of importance from historic, aesthetic and architectural perspectives. The preservation of this fabric for future generations is not only a national responsibility, but a global responsibility as well. Planning decisions must be determined within the framework of that responsibility.

Zeyrek Conservation Development Area boundaries were first determined in 1974 by the Superior Council for Immovable Antiquities and Monuments and ratified by General Statute in 1987 by the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets.

The Study Group evaluated all the data gathered from this area according to the goals and objectives of the project and developed planning decisions out of this set of information. The conservation development proposals prepared to both conserve and develop the urban and archaeological preservation area was described according to proper graphical techniques with approved numerical maps.

Previously prepared plans and research were used in the research and evaluation stages of the preparation of the Zeyrek Conservation Development Plans; other required additional research was completed and the existing ones were updated. During this stage efforts were especially directed towards ensuring that the decisions taken about conservation of the Zeyrek urban and archaeological conservation areas according to and provide continuity for, previously approved plans.

The conclusions drawn from the research were described in both written and graphic form and, in addition to the implementation plan detailed on approved numerical maps, a design project and street silhouettes, photographic determination of important points within the planning boundary and lists by block / lot number evaluating each currently existing structure along with proposals for future construction and use were also prepared (see Tables 45a and 45b).

At this stage, decisions were also developed in a manner that accords with the urban and archaeological characteristics of the area to direct the future construction and functions of structures that would replace those that do not require conservation and those that will be built on empty lots.

Finally, by determining the cadastral status of the current approved numerical maps by investigating lot by lot, appropriate and unique construction conditions were developed that are in accordance with the current situation of the area. The fundamental principle on which the conservation of the Zeyrek Conservation Area has been based is related to the preservation of the functionality of individually listed buildings, rather than a preservation that freezes these structures in time.

This is an urban conservation plan that preserves and evaluates the functionality in accordance with the total urban fabric while not destroying the essence of the character.

The dimensions and ratios of new construction are monitored so that they harmonise with the total character of the district. The previous implementation examples determined through traditional planning methods to establish building density (floor area ratio, ground area ratio) were deemed disadvantageous and new building proposals were determined for each lot.

EVALUATION OF THE SURVEY

Evaluation of the physical area survey (see Figure 66) consists of an approximately 11.33-hectare area where approximately 6,000 people live. Historical, cultural archaeological, urban fabric and architectural characteristics of the area were taken into account as well as the decisions in upper level plans.

Residential use is dominant in the area. The rate of residential use in ground floors is 68% and it is 93.2% in upper floors. Religious buildings like mosques, tombs and graves are the secondary prevalent function.

The Molla Zeyrek Mosque constitutes the centre of the zone having first priority in the implementation stage. The Küçük Ibadethane Mosque is the second most important monumental building in the area. The Çinili Bath is another important monumental building having potential for the area. But its physical conditions and environs have deteriorated and are neglected. Cisterns and archaeological sites existing in the planning area are other potentials to be taken into account.

The two platforms and good scenery on the archaeological site increase the attractiveness of The Zeyrek conservation area. However, the connection between the two platforms is problematic and makes daily use difficult in the existing situation.

Under the pressures of other functions spreading throughout the area, the dominant residential function is being transformed into commercial, office and hotel functions. The Manifaturacılar Bazaar (shop district selling fabrics) is another impact of this transformation.

Daily-use commercial shops are dominant along Haydar Street. Open spaces and parks are mainly neglected in the planning area. Most of the listed buildings have deteriorated and are in bad physical condition.

Figure 65. Restoration Studies in Molla Zeyrek Mosque – 2005

Almost all of the roads are used for traffic. There are two entrances from Atatürk Boulevard to the area and Haydar Street is the most important traffic route. Other roads have to be reorganised for direction regulations and pedestrian traffic use

Changes in social structure and the lack of interest in conservation studies create more deterioration within the general framework of the Zeyrek district. As well as restoration of listed buildings, the precautions to enhance environmental quality are vital. Effective conservation and integrated conservation approaches are necessary to enhance the environs and to create better income opportunities for the people living in the area by re-functioning regulations along with residential use. These regulations are essential for creating a lively historical environment.

The social structure of the area changed completely after the 1950s. This change was reflected in the spatial structure, too. Prior users were moved outwards and immigrants from Eastern and Southeastern Anatolia settled in the area. Migrant families were mainly in the low-income level. The lack of interest in conservation and the lack of ownership where they live accelerated the deterioration of timber buildings. Multi-storey reinforced concrete buildings were built after the demolition of traditional ones, resulting in a lack of harmony with the traditional urban texture.

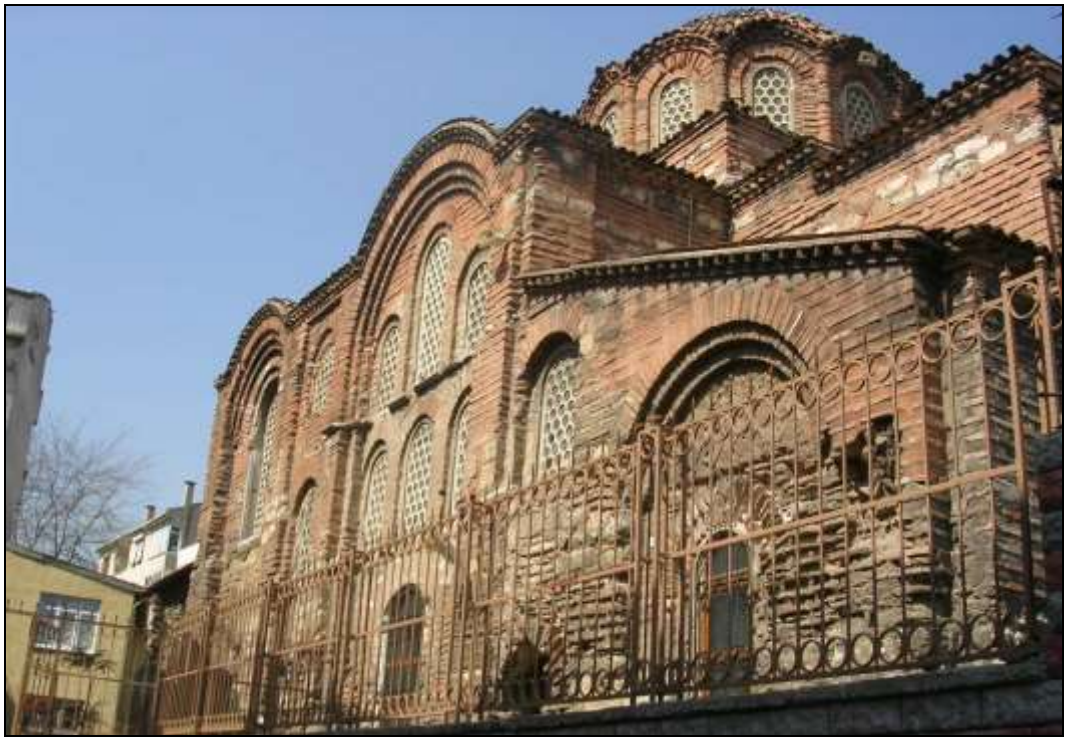


Figure 66. Küçük Ibadethane Mosque- 2005

Table 45a. Example of the Evaluation Lists

	Block No	**1000**	
	Lot No	**10**	
	Building No		
		Existing Situation	**Proposal**
	Construction Mtrl		
	Storey Height		
	Use	Cistern of Pantokrator	
	Ownership	Municipality	
	Building Cond.		
	Harmony		
	Listing Status	Listed Monumental Building	
	Action Type	-	Reintegration
1	**Block No**	**1000**	
	Lot No	**11**	
	Building No	**1**	
		Existing Situation	**Proposal**
	Construction Mtrl	Timber Kaph Concrete	
	Storey Height	3	3
	Use	Construction	Tourism+Cultural Area
	Ownership	Private Ownership	Individual/Nationalization
	Building Cond.	Very Good Condition	
	Harmony	Harmonious	
	Listing Status	Listed Civil Architectural Building	
	Action Type	-	Preservation, Refunctioning
2	**Block No**	**1000**	
	Lot No	**11**	
	Building No	**2**	
		Existing Situation	**Proposal**
	Construction Mtrl	Brick	
	Storey Height	1	
	Use	Construction	
	Ownership	Private Ownership	
	Building Cond.	Bad Condition	
	Harmony	Inharmonious	
	Listing Status	Not Listed	
	Action Type	-	
3	**Block No**	**1000**	
	Lot No	**16**	
	Building No	**3**	
		Existing Situation	**Proposal**
	Construction Mtrl	Concrete	
	Storey Height	5	3
	Use	Residential+Warehouset	Tourism+Cultural Area
	Ownership	Shared Private Ownership	S.Individual/Nationalization
	Building Cond.	Good Condition	
	Harmony	Inharmonious	
	Listing Status	Not Listed	
	Action Type	-	New Building

Table45b. Example of the Evaluation Lists

25	**Block No**	**1007**	
	Lot No	**30**	
	Building No	**25**	
		Existing Situation	**Proposal**
	Construction Mtrl	Timber	
	Storey Height	3	3
	Use	Residential	Residential
	Ownership	Shared Private Ownership	
	Building Cond.	Very Bad Condition	
	Harmony	Harmonious	
	Listing Status	Listed Civil Architectural Building-1987	
	Action Type	-	Liberation-Restoration
26	**Block No**	**1007**	
	Lot No	**31**	
	Building No	**26**	
		Existing Situation	**Proposal**
	Construction Mtrl	Timber	
	Storey Height	2	2
	Use	Residential	Residential
	Ownership	Private Ownership	
	Building Cond.	Very Bad Condition	
	Harmony	Harmonious	
	Listing Status	Listed Civil Architectural Building-1987	
	Action Type	-	Liberation-Restoration
27	**Block No**	**1007**	
	Lot No	**32**	
	Building No	**27**	
		Existing Situation	**Proposal**
	Construction Mtrl	Brick	
	Storey Height	3	2
	Use	Residential	Residential
	Ownership	Private Ownership	
	Building Cond.	Bad Condition	
	Harmony	Inharmonious	
	Listing Status	Not Listed	
	Action Type	-	New Construction
28	**Block No**	**1007**	
	Lot No	**33**	
	Building No	**28**	
		Existing Situation	**Proposal**
	Construction Mtrl	Brick	
	Storey Height	1	
	Use	Residential	
	Ownership	Private Ownership	
	Building Cond.	Average Condition	
	Harmony	Inharmonious	
	Listing Status	Not Listed	
	Action Type	-	2. Building has not been proposed

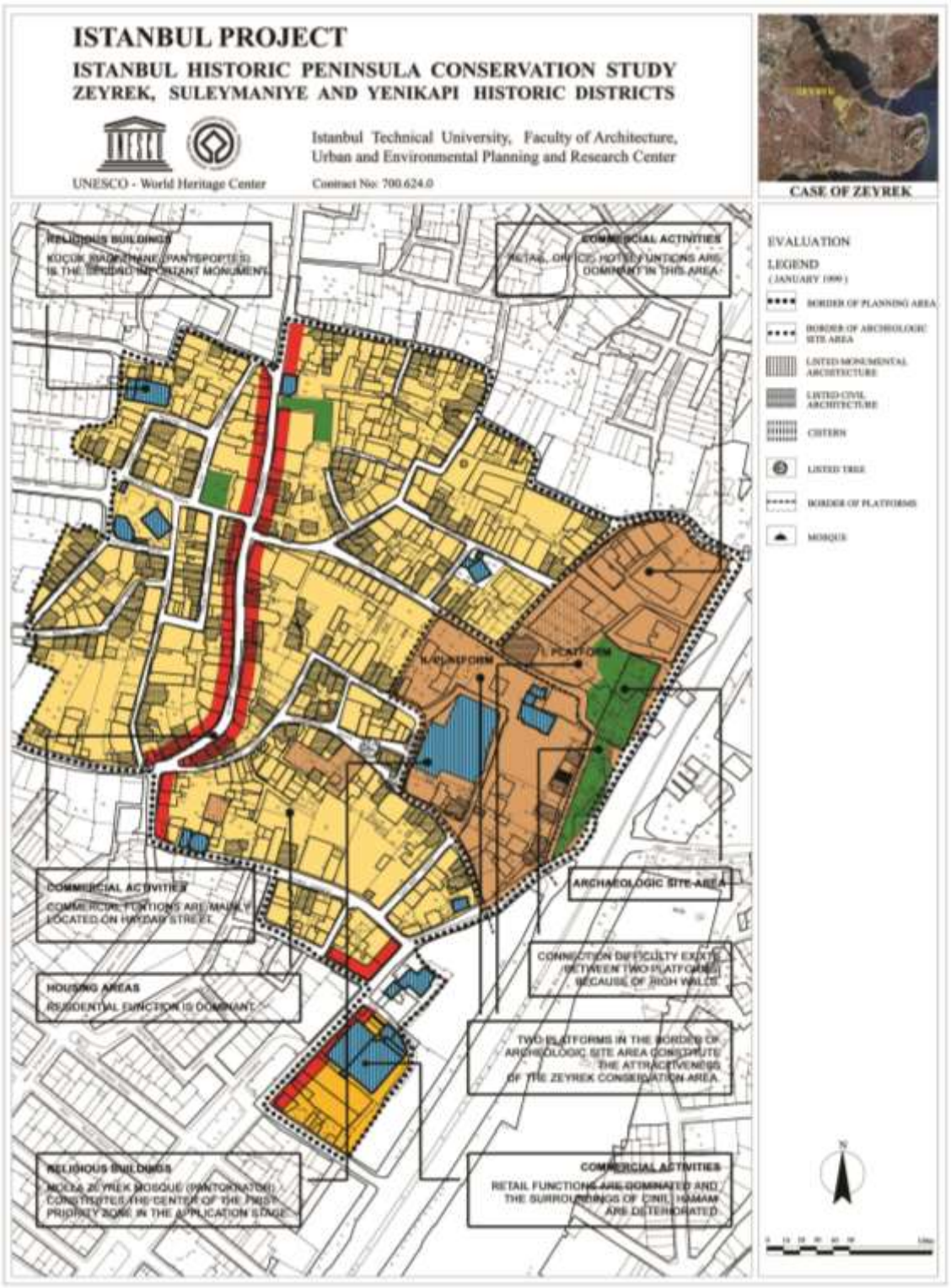


Figure 67. General Evaluation of the Survey Studies

EVALUATION OF THE PLANNING DECISIONS OF UPPER-LEVEL PLANS

The basic objective of 1/50,000 scaled and dated 15.11.1995, Metropolitan Area of Istanbul, Sub-Regional Master Plan is defined as "a global metropolitan city esteemed in global competition, conserving historical, cultural and natural values, having well-defined national development strategies, achieving optimum balance between industry and commerce according to regional development policies, getting a pioneer role to value its strategic opportunities in the areas of scientific, political, cultural and its historical identity" (Istanbul Metropolitan Municipality, 1995).

Identified policies regarding the Historic Peninsula in the 1/50,000 scaled Metropolitan Area Sub-Regional Master Plan are the determination of a prestigious historical urban fabric to be planned for housing, urban services and tourism functions; the regulations to increase standard and quality of urban social and technical infrastructure; and the policies to direct new development pressures on the Historic Peninsula through other poles in the west and east. In the General Regulations of Construction Conditions of the Historic Peninsula Transition Period, +40 metre altitude is assumed as a restriction in new construction demands. Functional changes and new function proposals have to be evaluated carefully and restrictedly. Warehousing, wholesaling, manufacturing and workshops-dealing land uses have to be abandoned from this area step by step and new demands on this matter have to be prevented. Housing, touristic accommodations, culture, retail and recreational functions are recommended inside the 1st degree archaeological conservation area and historical and urban conservation area.

In accordance with the 1995 dated 1/50,000 Master Plan, the 1/5000 scaled Conservation Master Plan of the Historic Peninsula was in its preparation stage in the Planning Directory of the Metropolitan Istanbul Municipality. In the early stages of preparation of the 1/5000 scaled Conservation Master Plan, the basic principles were defined as follows: Protecting the Historic Peninsula from dilapidation; determining the borders and properties of functions proposed inside the Historic Peninsula, with effective re-functioning of historical, cultural and aesthetic inheritance; establishing integrity with its regional socio-economic identity, vacating all functions which are not harmonious with the identity of the Historic Peninsula; eliminating buildings which have a negative impact on the visual integrity of the Historic Peninsula; creating construction restrictions on density, elevation etc. in the Historic Peninsula; locating all necessary urban facilities and services to the Historic Peninsula; conserving the Historic Peninsula by reorganizing the existing historical street and settlement patterns in response to contemporary urban needs. Zeyrek is defined as a low-density residential area and an integrated function of housing + culture + tourism.

The latest 1/5000 scaled Conservation Master Plan of the Historic Peninsula was approved in June 2005. In this plan, the Zeyrek District is part of the 1st Degree Conservation Zone and is mainly constituted of moderate (400-500 person/ha) and dense (600-700 person/ha) residential areas. These densities are higher than the anticipated densities in the early stages of the plan. Another difference is the residential function which is not integrated with culture and tourism functions in the latest plan.

The 1/1000 scale Zeyrek Conservation Development Plan, which is the foundation of this volume, was prepared before the latest 1/5000 scaled Conservation Master Plan of the Historic Peninsula. Therefore, the evaluations of accordance with upper level plans do not include the latest Master Plan decisions. The appropriateness of the 1/1000 scale, Zeyrek Conservation Development Plan was taken into account with former upper-level plans. The latest plan has slightly different development strategies with densities, functions and decentralization decisions from the former plan.

PLANNING DECISIONS RELATED TO 1/1000 SCALE URBAN CONSERVATION DEVELOPMENT PLAN

Planning decisions related to transportation, land use and conservation of listed property were proposed in the Urban Conservation Development Plan of Zeyrek. In accordance with these decisions, 1/1000 scale, Zeyrek Conservation Development Plan was prepared (see Figures 67, 68 and 69). The development plan was re-drawn to facilitate understanding urban design technique (see Figure 76). The 1/500 scale Urban Design Project was developed in the periphery of the Molla Zeyrek Mosque. This area forms the heart of the district, with city blocks on the streets that open onto the Molla Zeyrek Mosque.

Planning decisions in harmony with existing traditional urban patterns and integrated with decisions of upper-level plans are the main objectives of the 1/1000-scaled Zeyrek Conservation Development Plan.

Planning Decisions of Population and Density

The planning area of Zeyrek is comprised of different land uses of residential, cultural and touristic areas in the proposed 1/1000 scale Conservation Development Plan and residential densities of the area are partly 0-200 person/ha low-density and partly 201-400 person/ha medium density.

In the 1/1000 scale Fatih District Development Plan (approval 7/2/1994) building heights were restricted to 9.50 and 12.50 metres by the regulation decision of the Istanbul (No. 1) Commission for the Conservation of Cultural and Natural Entities. As well as building heights, gross density of the area was determined in the value of 552 person/ha (803 person/ha in net density). The actual density of the area was 494 person/ha in the plan.

Gross density of the existing situation is approximately 520 per/ha in the planning area with 11.33 hectares land and 6,000 people in the 1/1000 scale Zeyrek Conservation Development Plan.

Maximum 3-storey buildings were proposed in the proposed Zeyrek Conservation Development Plan. Gross density was estimated as 363 person/ha in the planning area (total 11.33 hectare) with a total of 4,120 inhabitants (915 households). The total household number is 270, the population is 1,215 people and the gross density is 240 per/ha inside the proposed 1/500 scale Urban Design Project area.

Decisions Related to Transportation

In the 1/50,000 scale Metropolitan Area of Istanbul, Sub-Regional Master Plan (15/11/1995 approval dated), the proposals of transportation and land uses for the Historic Peninsula were envisaged in a manner that would not create traffic like the dense central or industrial areas and not lead to disharmonious building developments within the historical fabric of urban sites. Moreover, the transportation system of urban sites was projected to support pedestrian paths and a harmonious traffic pattern within its environment. Places having intense historical value should especially be supported with pedestrian zones.

Main traffic, pedestrian and service regulations on the road pattern were provided to achieve harmony with existing and proposed functions as much as the possibilities of traditional urban fabric and the directions of upper-level plans. Efforts were undertaken in the planning area to ensure that main vehicular arteries, pedestrian and service roads provided are in accordance with the scale provided within the traditional urban fabric.

It was proposed that Fil Hill and Itfaiye Avenue – both arteries that intersect with Atatürk Boulevard – function as links for vehicular traffic. The first link, Fil Hill, is at the north and acts as the exit link for one-way traffic. The plan calls for the second and further south link in the area, Itfaiye Avenue, to act as the entrance corridor to the area for traffic moving out of Atatürk Boulevard.

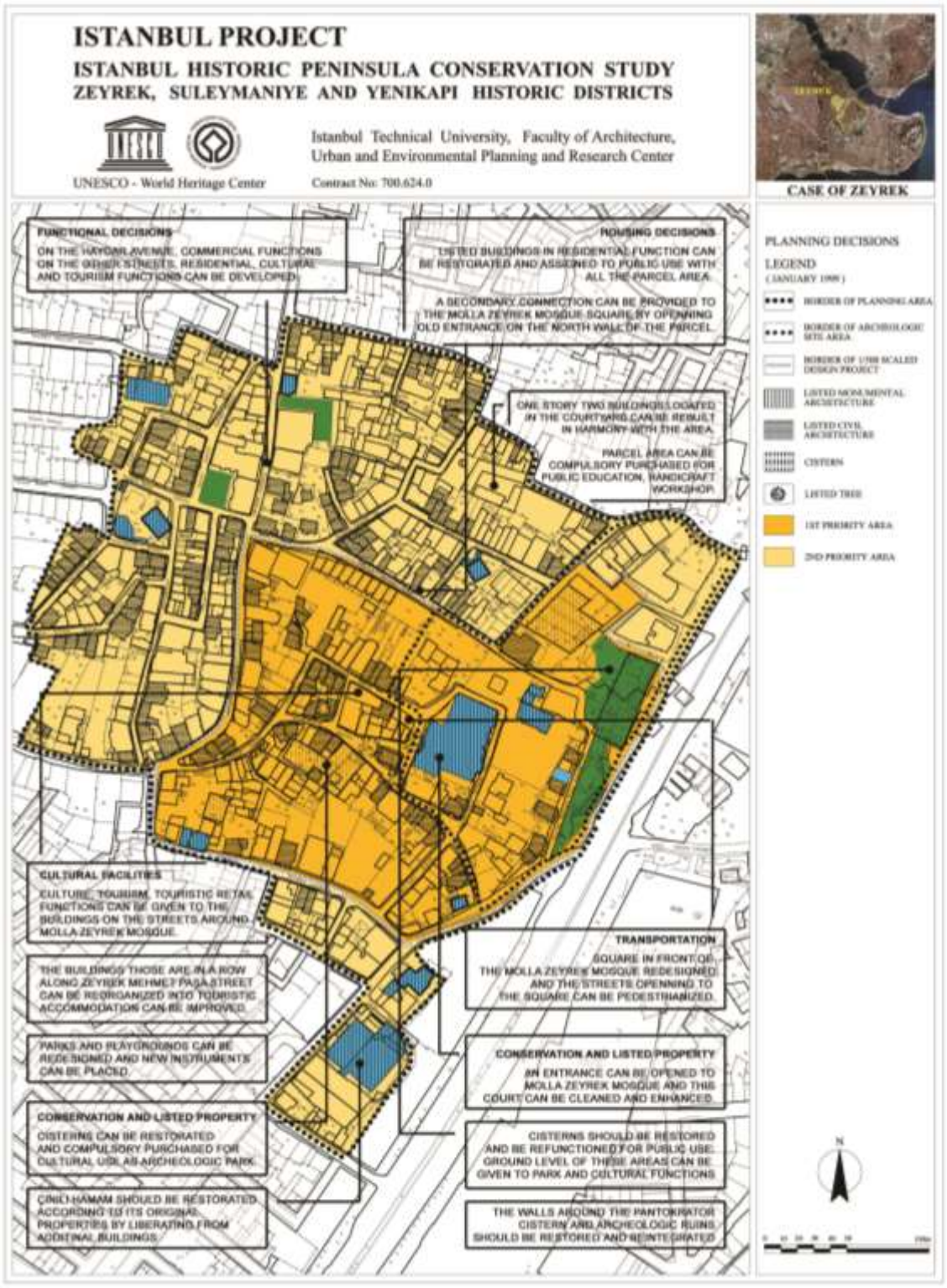


Figure 68. Introduction of the Planning Decisions

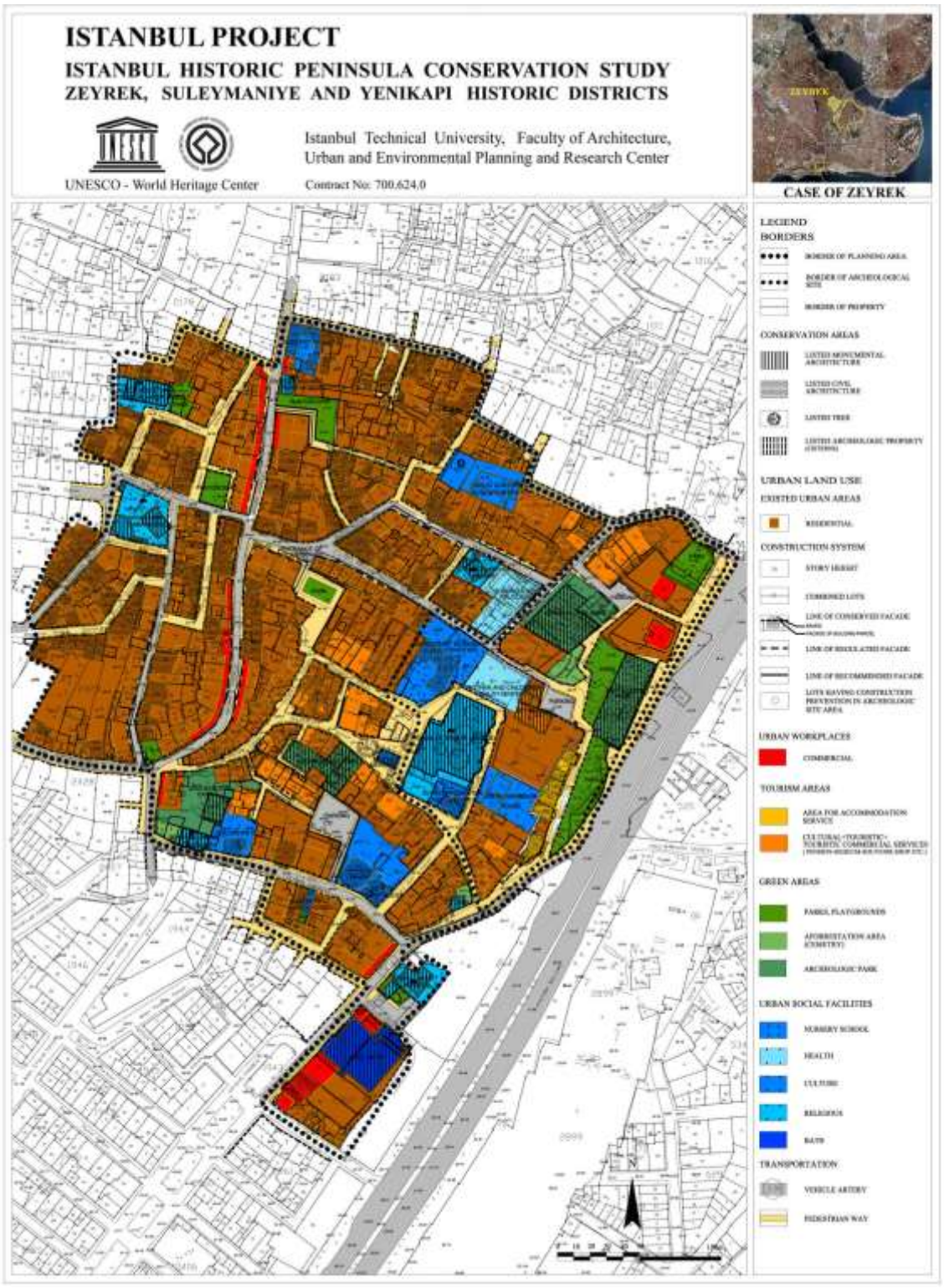


Figure 69. 1/1000 Scale Zeyrek Conservation Development Plan

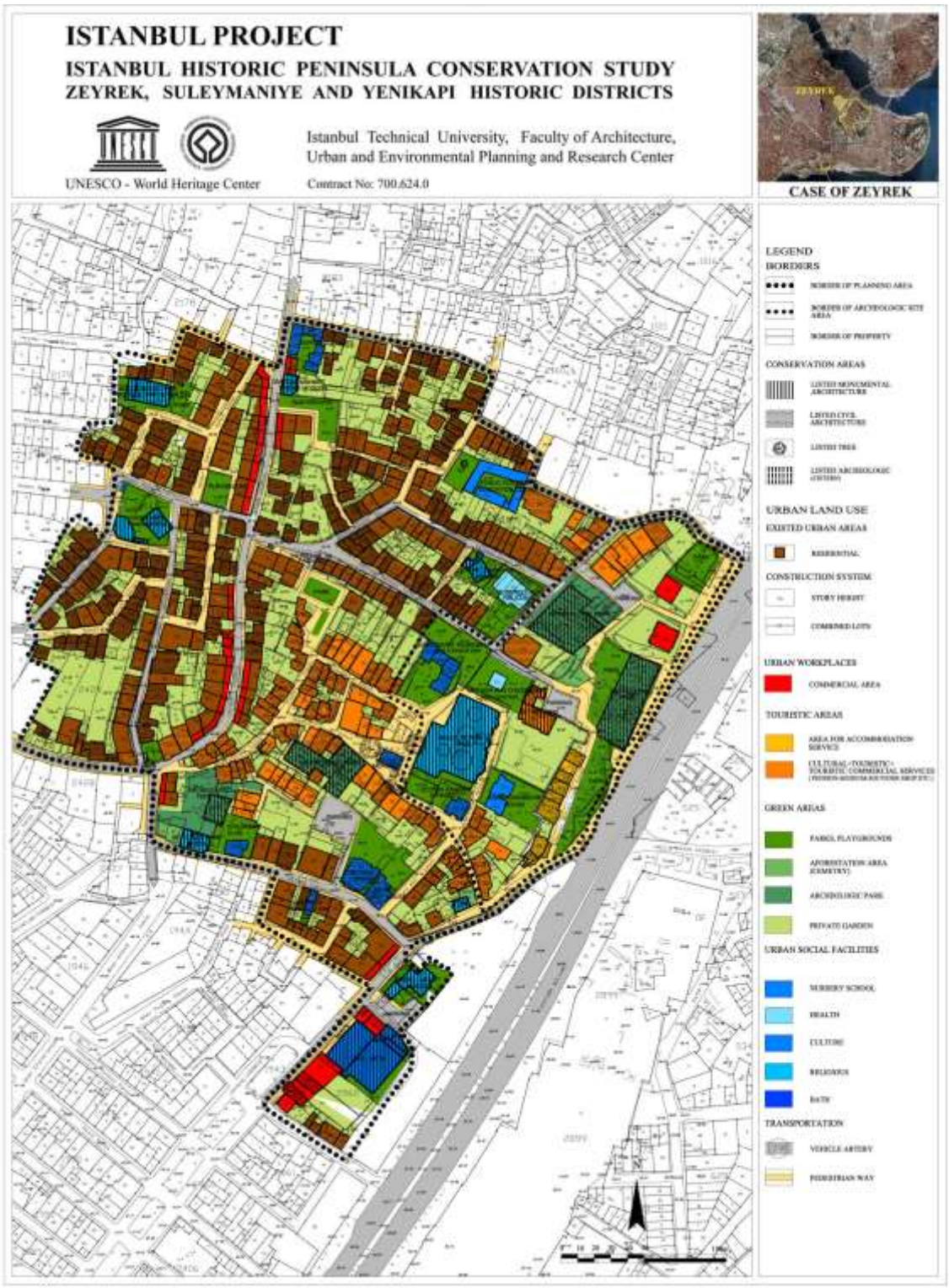


Figure 70. 1/1000 Scale Zeyrek Conservation Development Plan

- Haydar Avenue is the most important artery in the area in terms of commercial traffic. This avenue is planned to provide two-way traffic.
- Most of the streets within the Zeyrek conservation area are quite narrow and require many to function only as one-way traffic lanes.
- The other streets in the district have been designated as pedestrian routes and are closed to vehicle traffic. When required and during specified hours of the day these streets will act as service vehicle lanes.
- Vehicle parking lots have been established at required and convenient locations. Due to the unique features of the area car park regulations cannot be implemented in the district.

Decisions Related Land Use and Building Functions

In terms of the land analysis of the 1/1000 scale Zeyrek Conservation Development Plan, the efforts have been directed towards the elimination of those land uses not in accordance with the traditional urban fabric of the area and the replacement of these land uses with more harmonious functions as was envisaged in the upper-level plans.

Zeyrek, Fener, Balat, Ayvansaray having dense historical monuments and civil architecture examples, cultural and touristic functions as well as housing were appropriated for vacant buildings and manufacturing functions. The aim of this action was to provide a population increase for day and night use of the area, as well as conservation efforts. In this plan, Zeyrek was projected for housing + cultural + touristic areas. Housing, guest houses, pensions, apart hotels, restaurants, cafés, tourism agents, exhibition halls, museums, libraries, flower shops, nursery schools, touristic gift shops, art galleries, handicraft studios, rest or retirement houses etc. were envisaged for the housing + cultural + touristic area to be in harmony with the traditional structure of the historical urban site. Moreover an archaeological park and an exhibition and cultural open-air park were proposed for the archaeological site in the same plan. Open-air parks and onlooking points were aimed to be developed in these kinds of areas to exhibit monumental assets and examples of civil architecture after the expropriation process.

Backyards of blocks have been proposed to re-function for green areas or parks after expropriation of these partial lots if the proper entrances to private properties were supplied. The 1/1000 scale Zeyrek Conservation Development Plan and the 1/500 scale Urban Design Project have been designed under the conditions of the decisions of upper-level plans which are mentioned in the above paragraphs and the existing directions generated by the historical structure of Zeyrek.

Commercial Activities

- In an area like Zeyrek, which has been at least partially successful in retaining its traditional urban fabric, the plan calls for impeding the roadside commercial developments from spreading throughout the area and limiting these commercial activities to Haydar and Itfaiye Avenues.

Cultural and Tourism Facilities

- The Zeyrek District includes many very important historical monuments and structures including the Molla Zeyrek Mosque (Pantokrator), the Çinili (Ceramic Tile) Bath, the Küçük Ibadethane (Pantepoples) and the Pantokrator Cisterns. The Zeyrek Preservation District Plan evaluates the potentials of the architectural heritage resulting from the rich archaeological and historical past of the district by developing the area into a centre of cultural and tourism interest.
- It is proposed that the existing functions that are in discord with the traditional fabric of the area be eliminated and more harmonious functions be instated.

- It is proposed that the buildings that are in a row along Zeyrek Mehmet Paşa Street be reorganised into tourist accommodation facilities.
- The plan calls for the Molla Zeyrek Mosque Square to act as the heart of the conservation area. The structures on the streets that open onto this square should have cultural, tourism and tourism-related commercial functions (bed and breakfast pensions, souvenir and gift shops, antique shops, etc.). They could also function as museums. This kind of usage would restore the attractiveness of the area and bring new dynamics to the district.
- Existing commercial activities situated along to Haydar and Itfaiye Avenues would be restricted.

Archaeological Park

- Two underground cisterns are located on Ibadethane Street at city block number 2426. It has been proposed that this area be transformed into an Archaeological Park in a manner that conforms to the decisions taken by Istanbul (No. 1) Board for Protection of Cultural and Natural Assets.
- Similar to these two areas are the two cisterns located at city block number 1000. It is proposed that these two cisterns also be used as an archaeological park and for culturally related purposes.

Health Facilities

- Because plans call for the roads around the site and the area approximate to the Municipal Office of Public Health (built on land donated to the city) to be designated for pedestrian traffic only, it is proposed that the area be used for facilities such as Mother and Children's Care Centres that could be easily reached by foot.

Socio-Cultural Facilities

- It has been deemed appropriate to provide a social and cultural infrastructure in accordance with the urban fabric characteristics that need to be conserved in the planning area.
- The sections on which ruins of listed cultural heritage remain should be nationalised and reserved for facilities that can be used by the public.
- It is proposed that a Children's Club be built on the section on city block 2426 owned by the Zeyrek Library and Guest House and by the Our Children, Our Future Foundation. The area around the Molla Zeyrek Mosque should be used for a handicraft workshop and exhibit area and for the Zeyrek Promotion Association. The Kazım Karabekir house and the adjacent lot should be used as a museum.
- Plans call for a Public Continuing Education Centre to be built on city block number 1008 and for a nursery school to be built on city block number 1007.
- It is proposed that the ground floor of buildings that are being used for commercial purposes (other than illegal sweatshops and other activities that have a negative effect on the surroundings due to odour or appearance) should be allowed to continue with these activities.
- It is thought that those structures designated to remain as buildings in the Zeyrek Conservation Development Plan, which are located in the centre of Zeyrek's historic city, have a central location, or are in near proximity of important tourism attractions receive encouragement and support to function as bed and breakfast pensions.

Decisions Related to Conservation of Listed Property

Prior to development of the Zeyrek Conservation Development Plan, those interventions to be utilised in the implementation of a project directed at all of the structures in the district, including the listed elements belonging to our shared cultural heritage, were delineated. The interventions were gathered together under two main headings: Interventions made were to be functional in nature and would conform to the structural characteristics of the building. All listed buildings within the planning area were evaluated individually. The sections on which listed buildings stand generally consist of buildings in either poor or average condition. For this reason the plan suggests different types of interventions such as (see Figure 70):

- Buildings that are preserved as they are: preservation
- Buildings that are cleaned: cleaning
- Buildings that are repaired slightly, with maintenance performed: maintenance
- Façades that are changed: facade renovation
- Buildings that revive the original concept or legibility: restoration
- Buildings that are made structurally sounder: consolidation
- Later additions that are removed: liberation
- Lost original parts of building that are restored: reintegration
- Building rebuilt to its original state: reconstruction
- Proposal of new construction in harmony with environs: new building

The primary aim is that all of these interventions be carried out so as to preserve the basic character of the district and to provide this character with continuity.

- It is proposed that the listed privately owned buildings in near proximity of the Molla Zeyrek Mosque either continue to function as residences or be transformed into performing cultural and/or tourism functions.
- Because most of the listed cultural heritage buildings in other areas of the district function as homes, it is not recommend that their function be altered. It is recommended that those listed buildings whose ground floors were changed into non-residential functions be restored to their original states.
- Underground and partially aboveground cisterns should be physically restored and their original functions should be reinstated. Preserving the unique character and providing its continuity for future generations were the general objectives in all kinds of interventions.

Decisions Related to Other Buildings

In addition to the listed buildings, all other structures within the planning area and all of the other buildings were thoroughly investigated. Each section has been evaluated as a whole and decisions were derived that took into consideration the unique functions and construction types of that section. It is recommended that building heights on lots next to listed buildings not exceed the eave heights of the listed buildings. Early decisions regarding this district had limited buildings to three storeys.

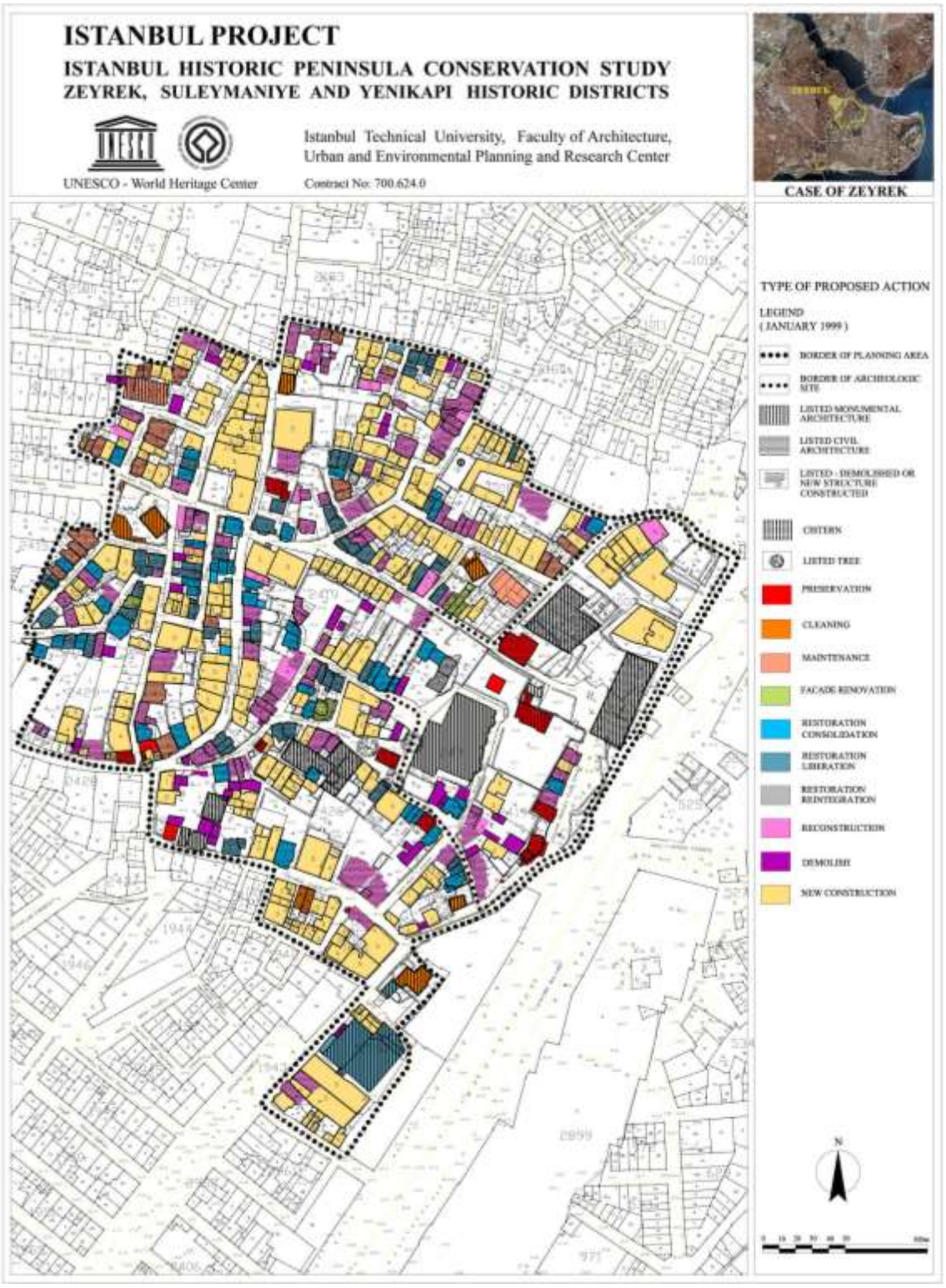


Figure 71. Types of Proposed Action for the Existing Buildings

Figure 72. Zeyrekhane

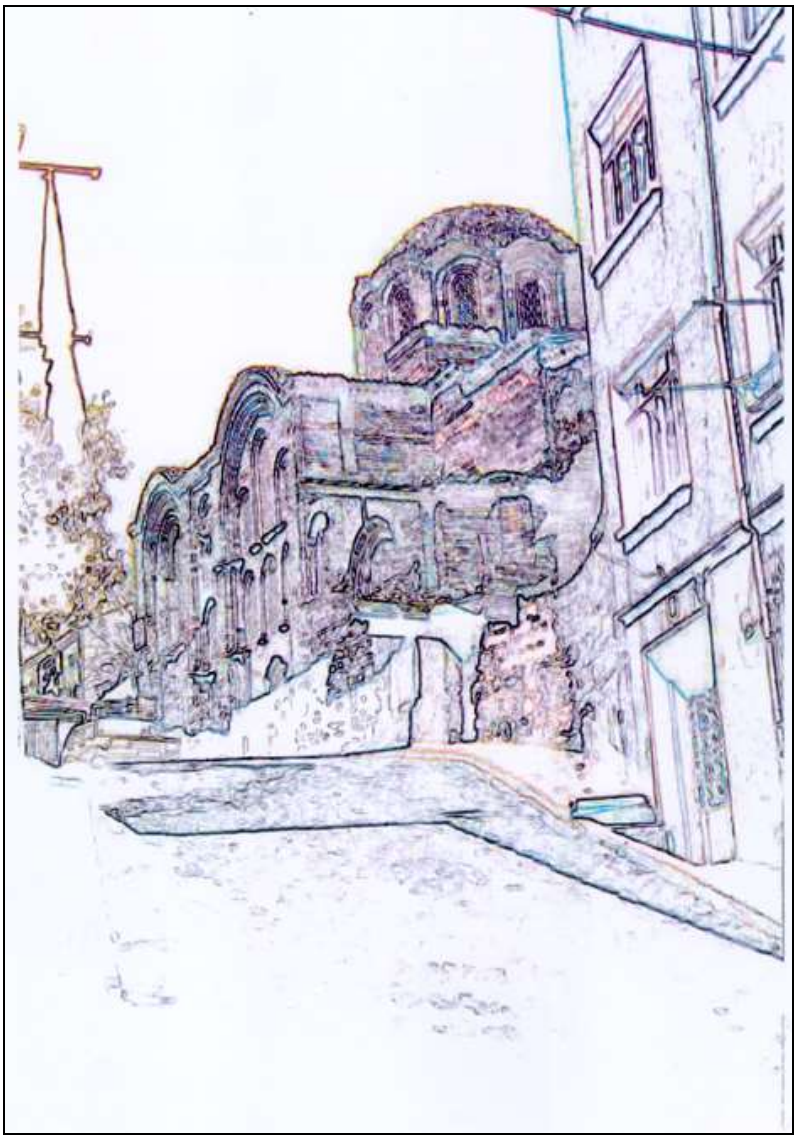


Figure 73. Mektepli Street, Küçük Ibadethane Mosque

Figure 74.Zeyrekhane and Environs

PLANNING DECISIONS RELATED TO 1/500 SCALE URBAN DESIGN PROJECT

The 1/500 scale Zeyrek Urban Design Project was developed for the city blocks on the streets that open onto the Molla Zeyrek Mosque, an area that is part of the overall 1/1000 scale design of the Zeyrek Conservation Development Plan (see Figure 74). The area that falls within the scope of the 1/500 scale plan is delimited by Atatürk Boulevard, Itfaiye Avenue, Zeyrek Avenue, Haydar Avenue and Zeyrek Mehmet Paşa Street. Planning decisions related to the 1/500 scale urban design project are explained below:

- In accordance with the general land and building use, stipulated by the 1/1000 scale Zeyrek Conservation Development, it is suggested that two platforms (Platforms I and II) be built around the periphery of the Molla Zeyrek Mosque, the area that forms the heart of the district, to provide better viewing opportunities of that area and of the district as a whole.
- Platform I is designed to facilitate pedestrian access to the area and includes the area over Atatürk Boulevard. It will be reached by an elevator made of transparent materials that will allow it to conform to the setting.
- The exit of this platform will open onto a park. The park will contain seating/resting arrangements shaded by similar transparent materials.
- It is suggested that the partially designed archaeological park below Platform 1 be reorganized.
- The area around the ruins is taken as the base periphery. Taking advantage of the difference in elevation, a three-stage seating arrangement has been designed. In this way, the area of this platform with its scattered seating arrangements, the archaeological park thereby becomes better unified around designated points.
- At various points on the platform, seating arrangements will be placed under appropriate trees, both large and small, found in the area.
- The staircases at the Atatürk Boulevard and Zeyrek Mehmet Paşa Street intersections will be redesigned as double passageway stairs, thus making them more orderly.
- The park in the area containing the ruins of varying grades of walls has too many unnecessary buildings in it. It is suggested that the area be reorganized so as to promote harmony with the walls themselves. The walls around the Pantokrator Cistern should be restored and its missing stones replaced. Both of these significant historical structures should be restored. This will have a significant positive effect on the perception of the area and will create a unity that will lead to change and development.
- It is suggested that the traditional type of cobblestones used for streets be used to line the pedestrian pathways. Cobblestones of varying colours may be used in order to strengthen the sense of direction and focus points of the streets.
- The focus lines in the Molla Zeyrek Mosque Square are located tangent to the corners of the façade walls leading to the entrance and exit of the Mosque and are directed by the ground stones to which they are parallel.
- Three street lampposts have been installed in a row in order to strengthen the sense of direction towards the Mosque from city block number 2424 on Ibadethane Street. During the day these posts will act as direction pointers and at night will function as lighting devices. It is proposed that the materials used for the posts will entirely reflect the light and be unbreakable. The three columns will symbolise the three main historical periods of the district (Byzantine, Ottoman and Turkish Republic). Six seating arrangements will be located parallel to and at the same level as the first post at the corner of city block number 2424.

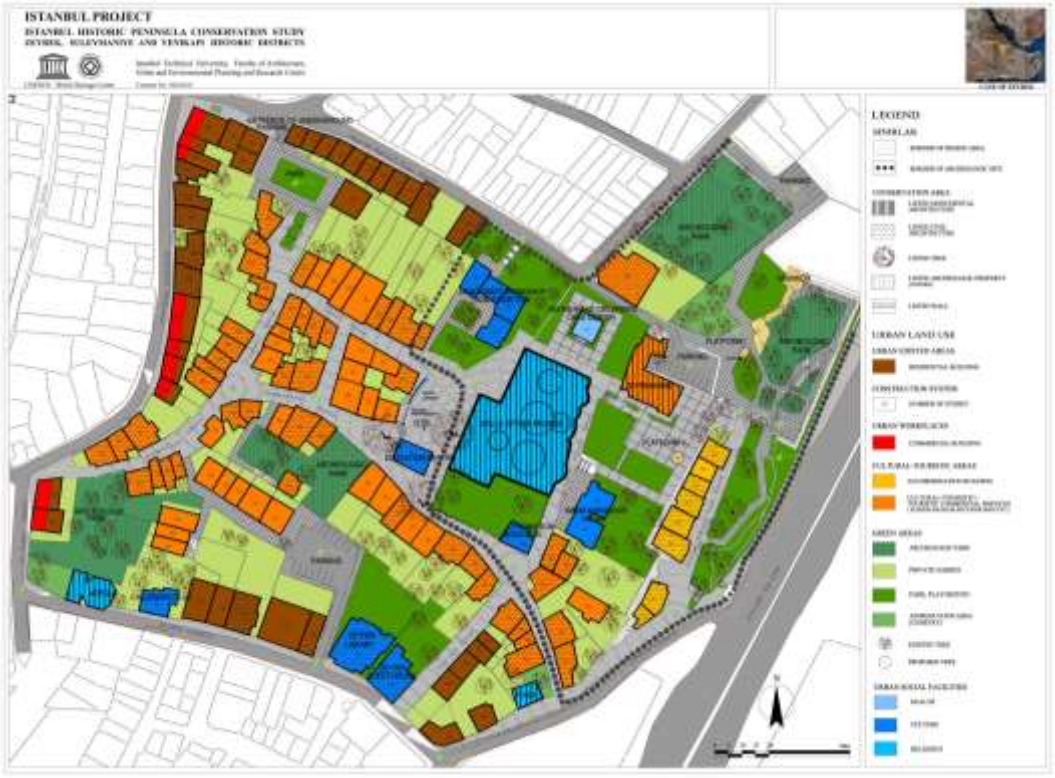


Figure 75. Zeyrek Conservation Development Plan, 1/500 Scale Design Project

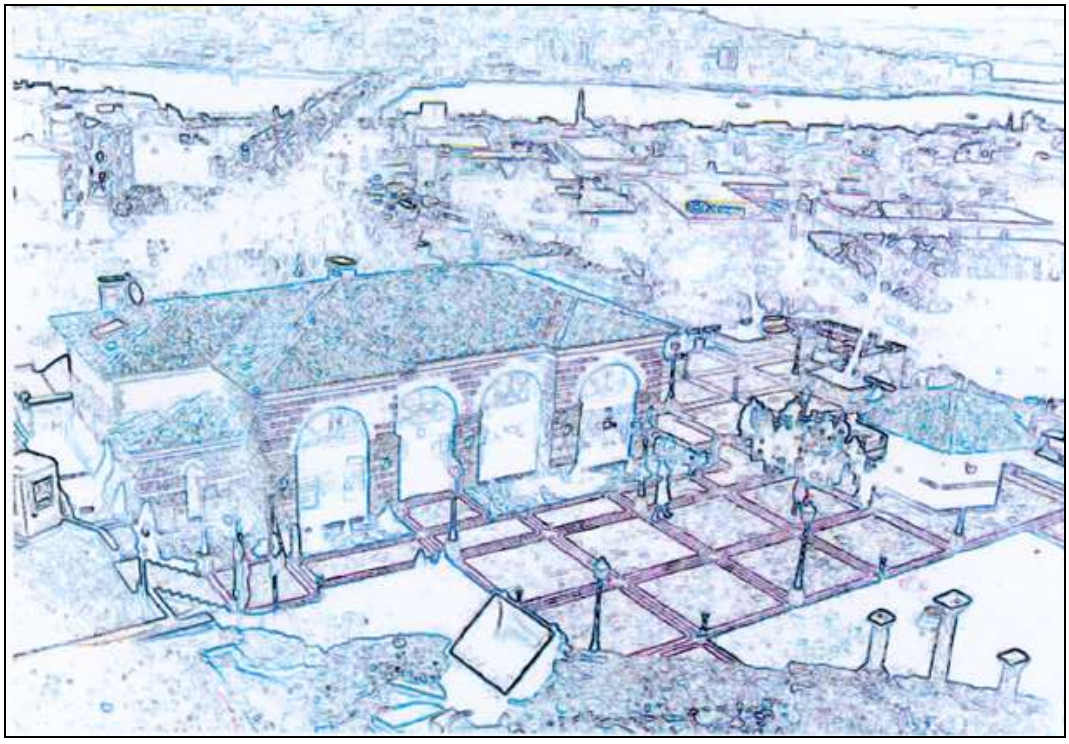


Figure 76. Nearby Environs of Second Platform

It is suggested that a water curtain be constructed in the same area. This curtain will aid in concealing from the square the negative appearance of a blank wall of a listed structure built with 4 storeys but currently of three storeys according to the Pervitich Map. The water curtain should not exceed one storey.

- Because the current state of Platform II was recently organized under the supervision of the Fatih Municipality, no recommendations have been made for its reorganisation.

Figure 77. Listed Structures in Zeyrek

Figure 78. Molla Zeyrek Mosque and Zeyrekhane

Figure 79. Zeyrek Mehmet Paşa Street from Atatürk Boulevard

Figure 80. Zeyrek Mehmet Paşa Street from Atatürk Boulevard

Figure 81.Pantoktrator Cistern from Atatürk Boulevard

Figure 82. Zeyrek Mehmet Paşa Street from Atatürk Boulevard

Figure 83. A Traditional Street in Zeyrek

Figure 84. A Traditional Street in Zeyrek

Figure 85. A Traditional Street in Zeyrek

THREE-DIMENSIONAL EVALUATION OF the ZEYREK 1/500 SCALE URBAN DESIGN PROJECT BY MEANS OF COMPUTER-BASED SYSTEMS

Through the conservation of the townscape in Zeyrek, a three-dimensional evaluation of the 1/500-scaled urban design project was developed. This part was mainly based on the master thesis "Three-Dimensional Evaluation in Urban Conservation Applications Based on Computer Aided Design" (Koramaz, 2002). The three-dimensional evaluation has been carried out:

- The first stage was three-dimensional modelling of the townscape. This model formed the base of the next stages.
- The second stage was surveying and evaluating the townscape in a three-dimensional model.
- The proposal was developed in the last stage for the conservation of townscape of the Zeyrek Urban Historic Quarter. At this stage, application decisions for urban conservation followed the evaluation of the townscape.

In all stages, a CAD system AutoCAD 2000 was used to constitute the three-dimensional urban model. Presentation of the model and analysis were prepared on PhotoShop.

Three-Dimensional Model of Zeyrek Urban Historic Quarter

In the visual documentation study two main references were used. The first document set was architectural and urban conservation projects prepared for this district. From these documents façade plans and other visual materials were chosen. The other document set was photographs that were taken in the process of the fieldwork. These photographs were vitally important to define the present situation of cultural monuments.

For evaluating the townscape on the façade details, façade plans of a chosen street, Fazilet Street, were modelled. This model was constituted on a CAD system.

Computer-aided three-dimensional model gives many facilities and opportunities to be used preserve townscape. This model represents observation from many viewpoints with various ranges of scales. This model constitutes the base of the survey and application studies in the urban conservation of Zeyrek. This model has the elements of buildings, blocks that are formed with these buildings, tomb and religious buildings as monumental buildings and finally the streets.

Survey of Zeyrek Urban Historic Quarter

Within the survey of the Zeyrek Urban Historic Quarter, three-dimensional analyses of building uses, building condition, building construction material, ownership, building occupancy and listed buildings have been developed.

Figure 86. Location of Left Façade on Fazilet Street

Figure 87. Left Façade of Fazilet Street

Figure 88. Model for Left Façade of Fazilet Street

Figure 89. Location of Right Façade on Fazilet Street

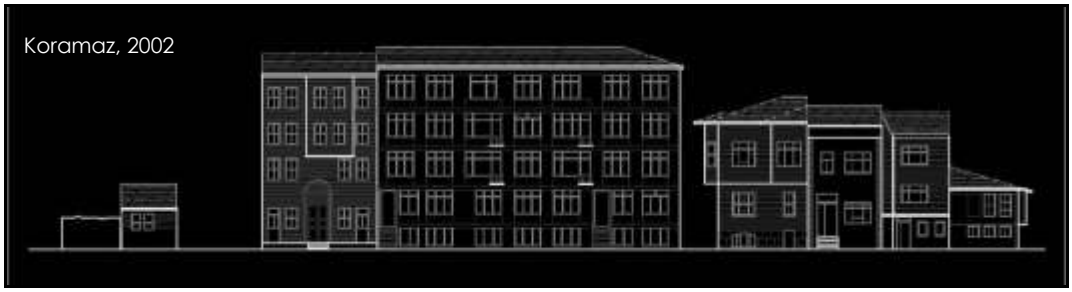


Figure 90. Right Façade of Fazilet Street

Figure 91. 3d Model for Right Façade of Fazilet Street

Figure 92. 3d Model of the Zeyrek Urban Historic Quarter (from the southeast)

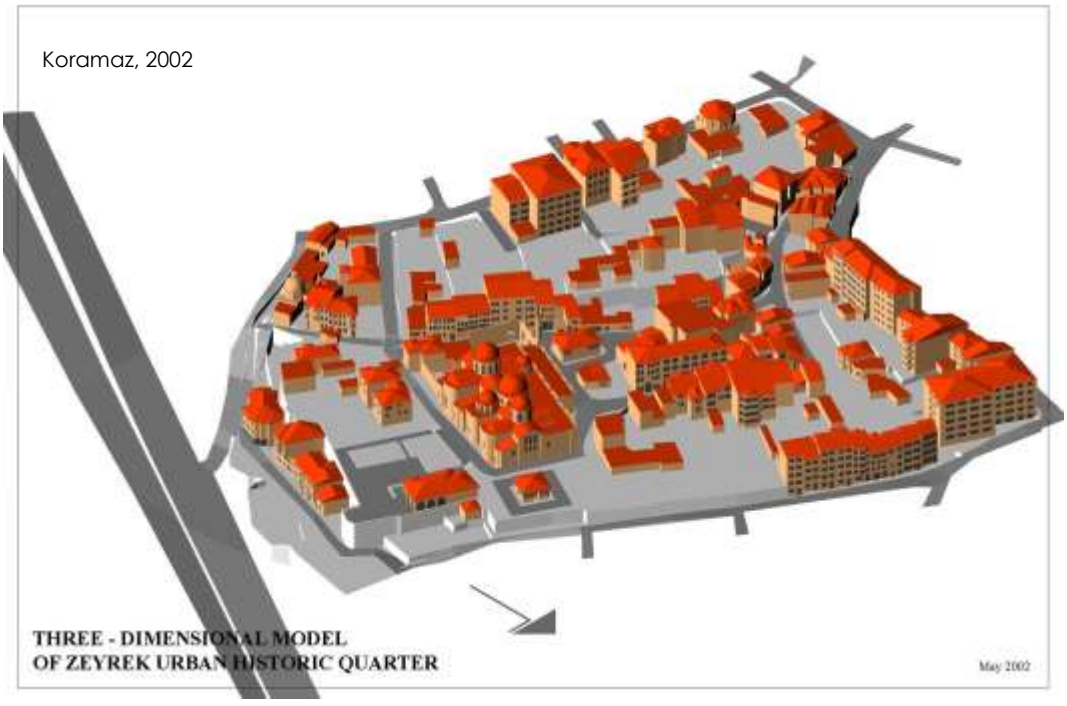


Figure 93. 3d Model of the Zeyrek Urban Historic Quarter (from the northwest)

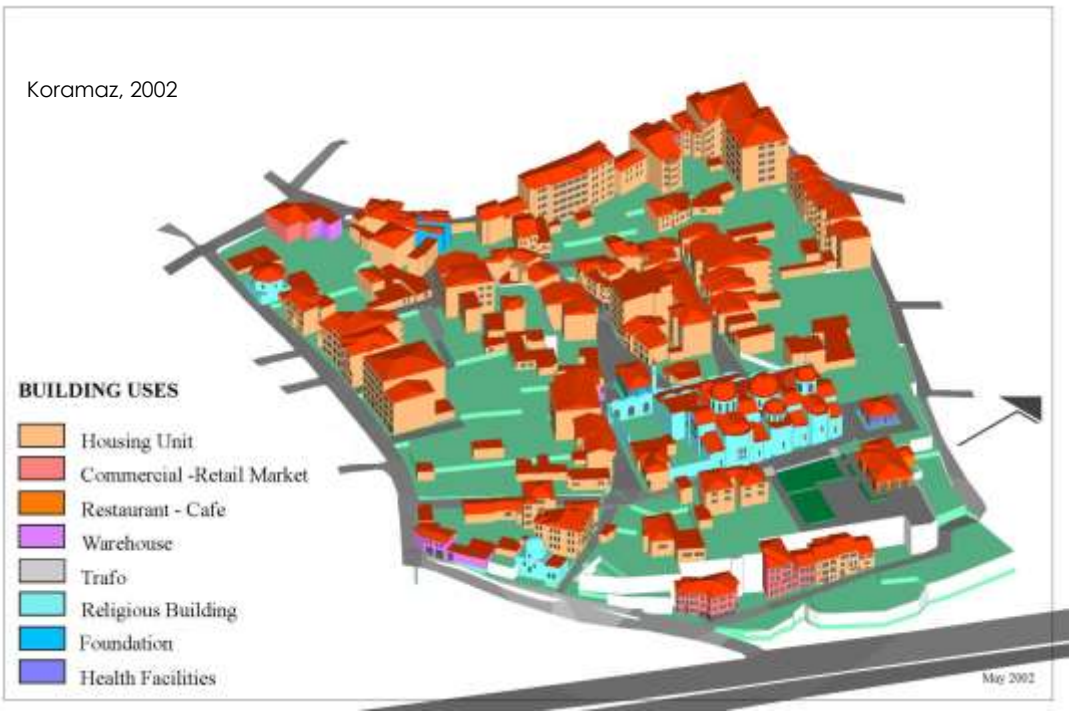


Figure 94. Building Uses in the Zeyrek Urban Historic Quarter (from the southeast)

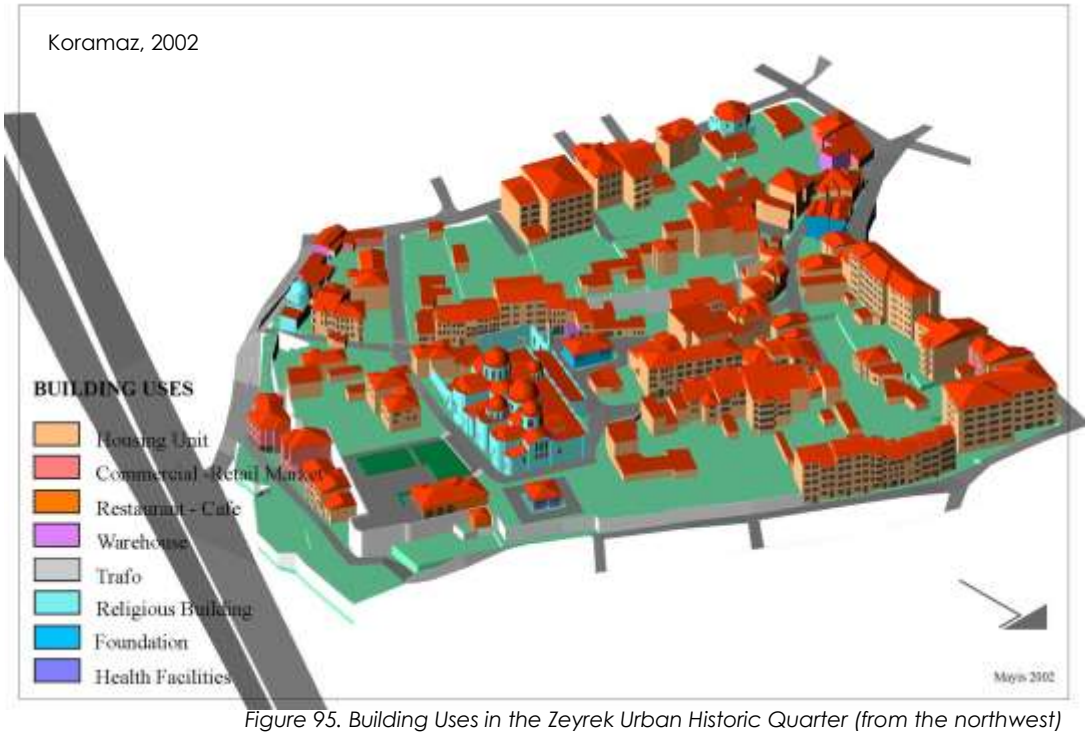


Figure 95. Building Uses in the Zeyrek Urban Historic Quarter (from the northwest)

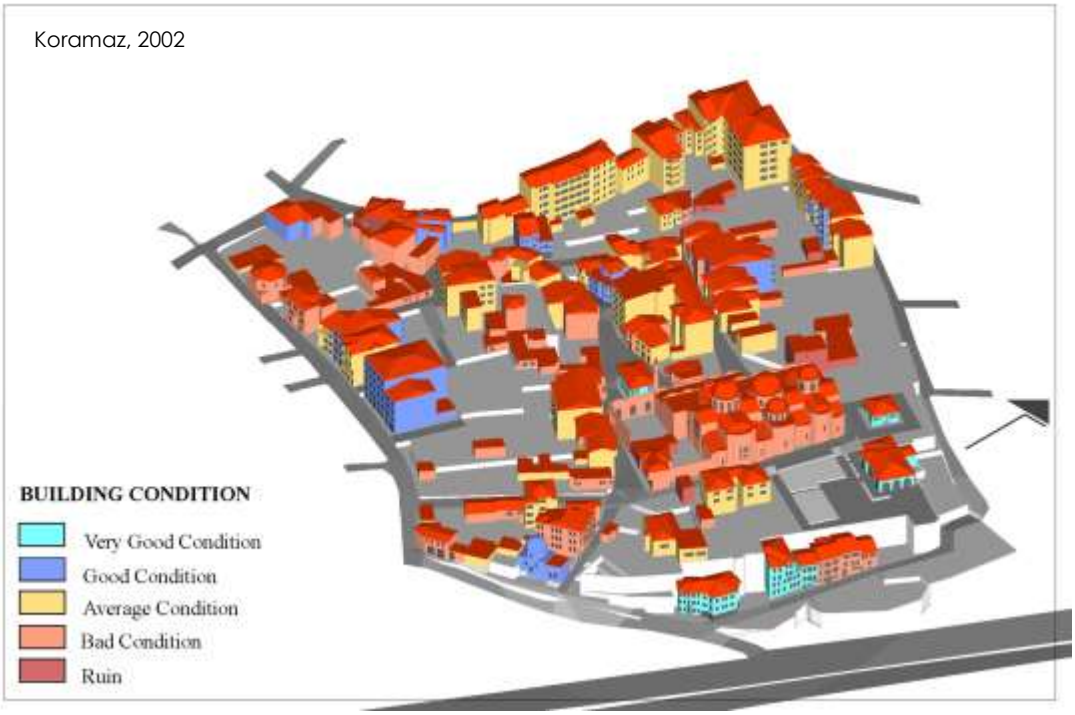


Figure 96. Building Condition of the Zeyrek Urban Historic Quarter

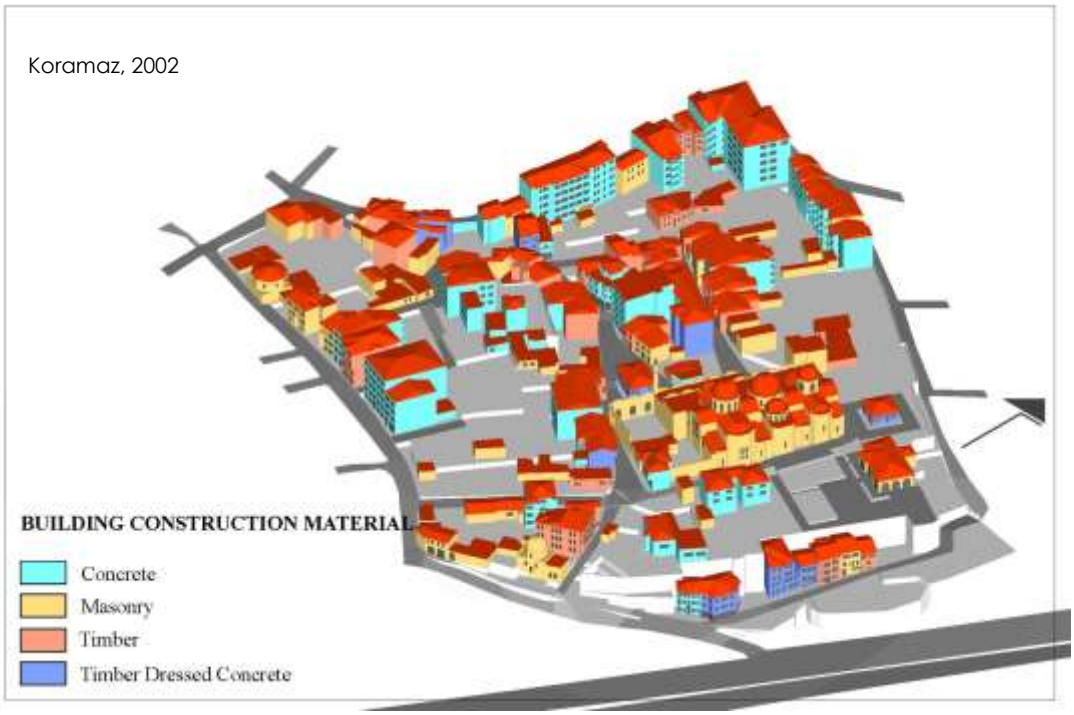


Figure 97. Building Construction Material of the Zeyrek Urban Historic Quarter

Figure 98. Building Ownership in the Zeyrek Urban Historic Quarter

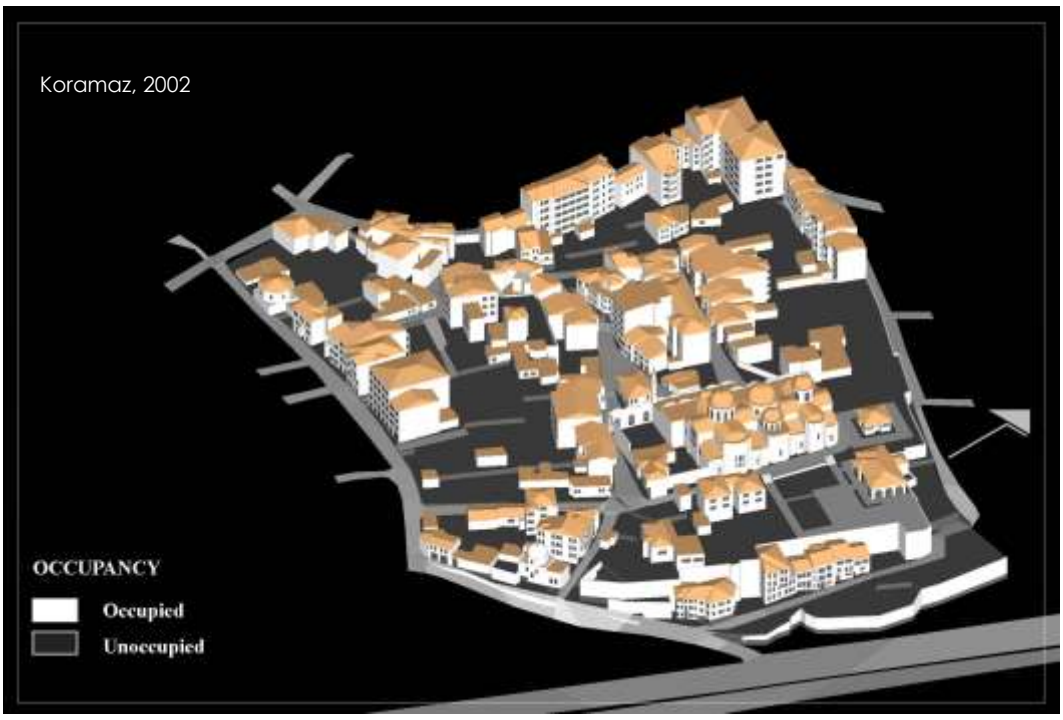


Figure 99. Occupancy in the Zeyrek Urban Historic Quarter

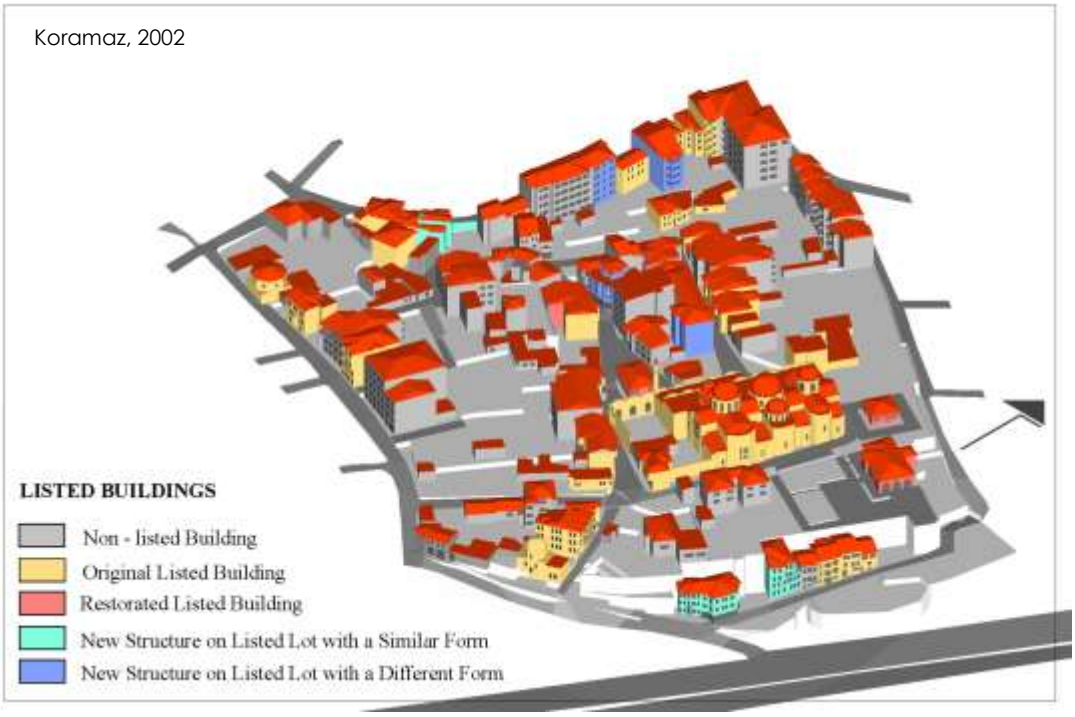


Figure 100. Listed Buildings of the Zeyrek Urban Historic Quarter

Townscape Analysis in Zeyrek Urban Historic Quarter

Evaluation of three-dimensional effects throughout the analysis process is important while defining the urban historic quarter on conservation applications. Organic growth of urban space should be considered with evidence from the past on the cultural heritage of these applications. Designing three-dimensional components of this cultural heritage is required for the creation of cities that can continue to live up to their own potential.

In the Townscape Analysis of Structural Condition, relations of each component's geometric form and relations between each component's structural conditions were identified. Building proportions and building height were also evaluated on a three-dimensional urban model. Townscape analysis of structural conditions indicated the buildings as:

- Buildings with their original structural form
- Buildings with additions on their structural form
- Inharmonious buildings with structural form

In the Townscape Analysis of Visual Quality, façade characteristics of the Zeyrek Urban Historic Quarter were evaluated as three-dimensional model data. Visual relations in urban space have been considered with visual unity, appropriateness and contrast. Rhythm and proportion relations have been structured on voids of the façade. In this analysis the characters listed below were evaluated:

- Comparison of buildings with their façade characteristics whether original façade or not,
- Preservation of original material, colour, texture and details.
- Defining the voids of the façade,
- Proportion and rhythm of the voids on the façade.

Townscape analysis of accessibility makes circulation parametres such as privacy and permeability levels, street patterns, building entrances and front façades be legible on a

three-dimensional urban model. The relations of the ownership pattern that surround the uses of components are identified in this analysis. Analysis of harmony with identity defined the characteristics of components in the urban pattern and appropriateness with the urban historic quarter. In this analysis buildings were indicated by their appropriateness with traditional architectural characteristics. These are monumental buildings, building in harmony, and building dis-harmony.

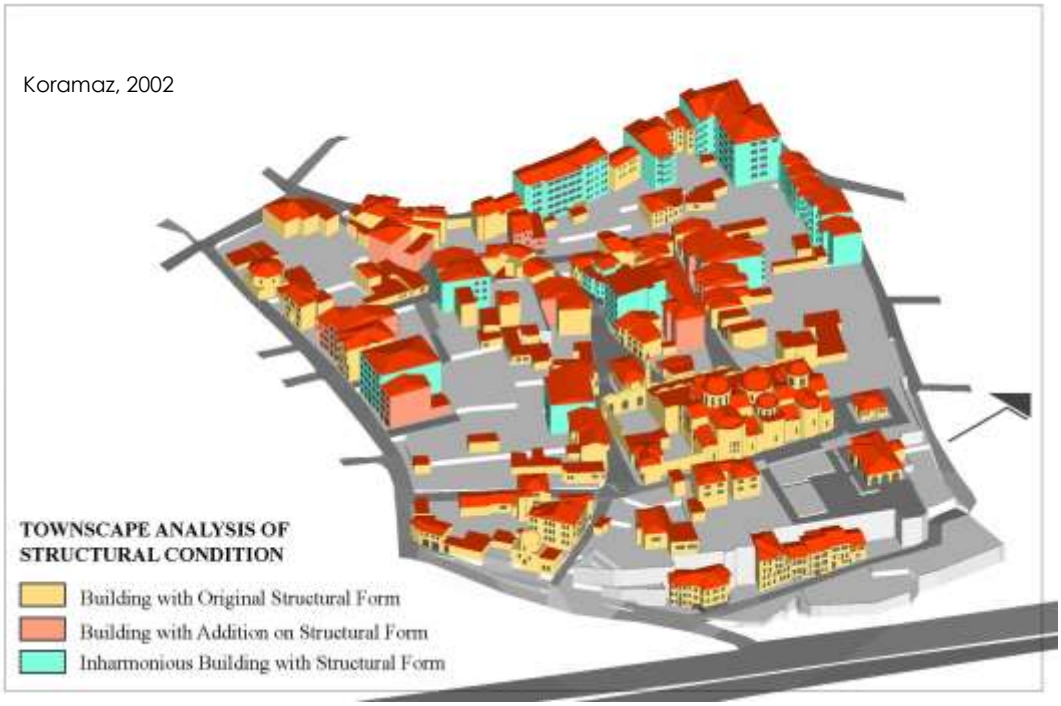


Figure 101. Townscape Analysis of Structural Form (from the southeast)

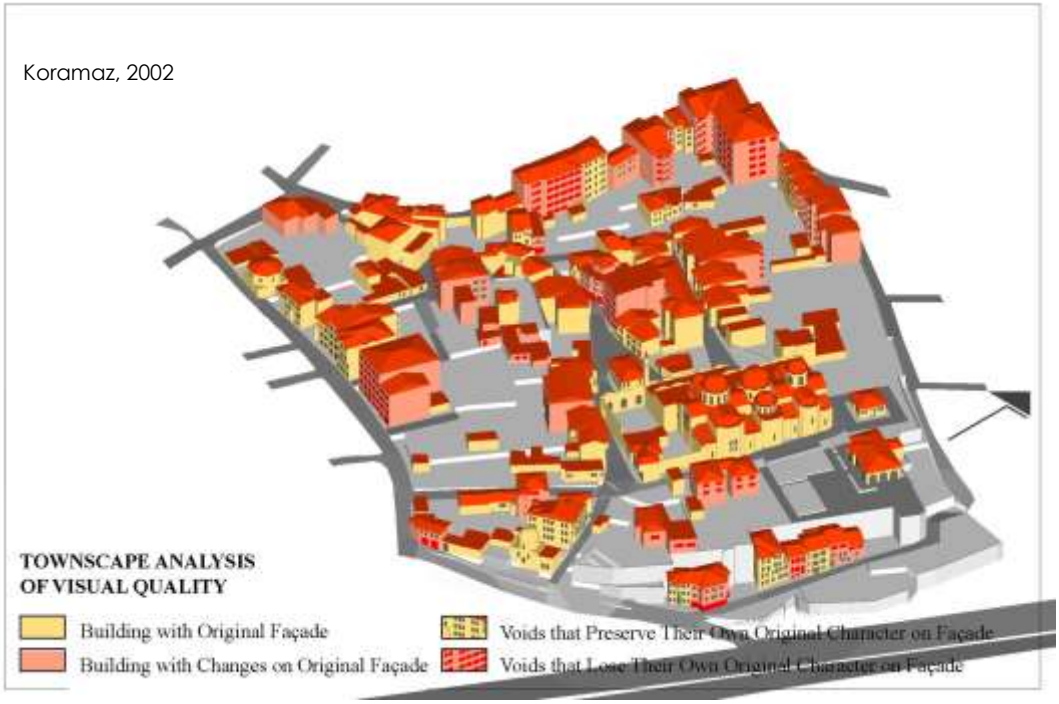


Figure 102. Townscape Analysis of Visual Quality (from the southeast)

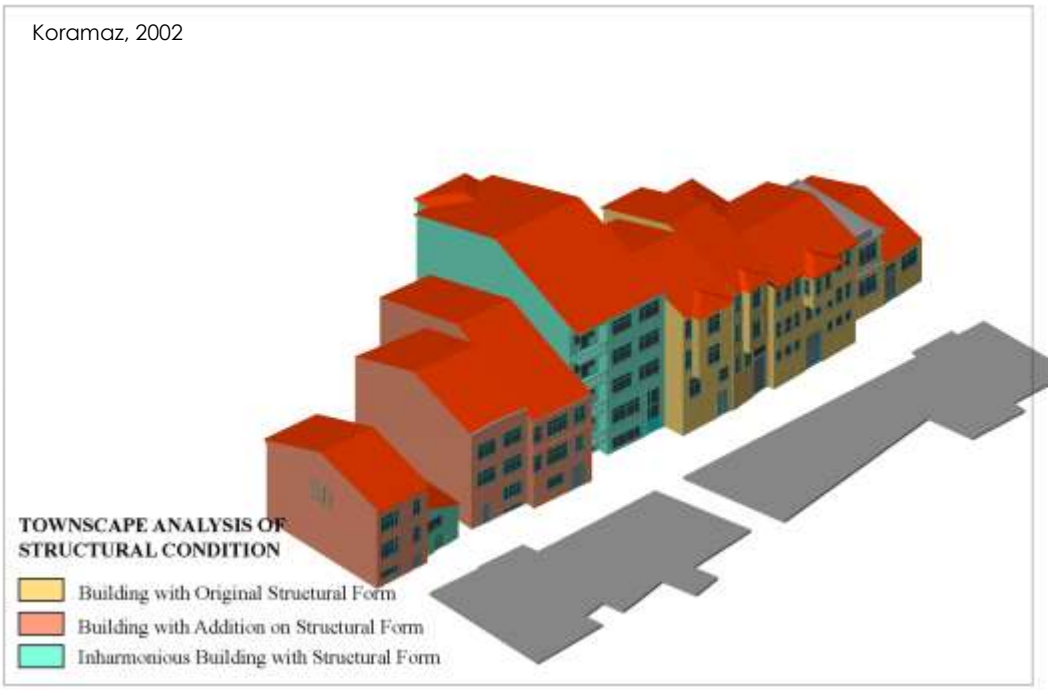


Figure 103 .Townscape Analysis of Structural Form on Left Façade of Fazilet Street

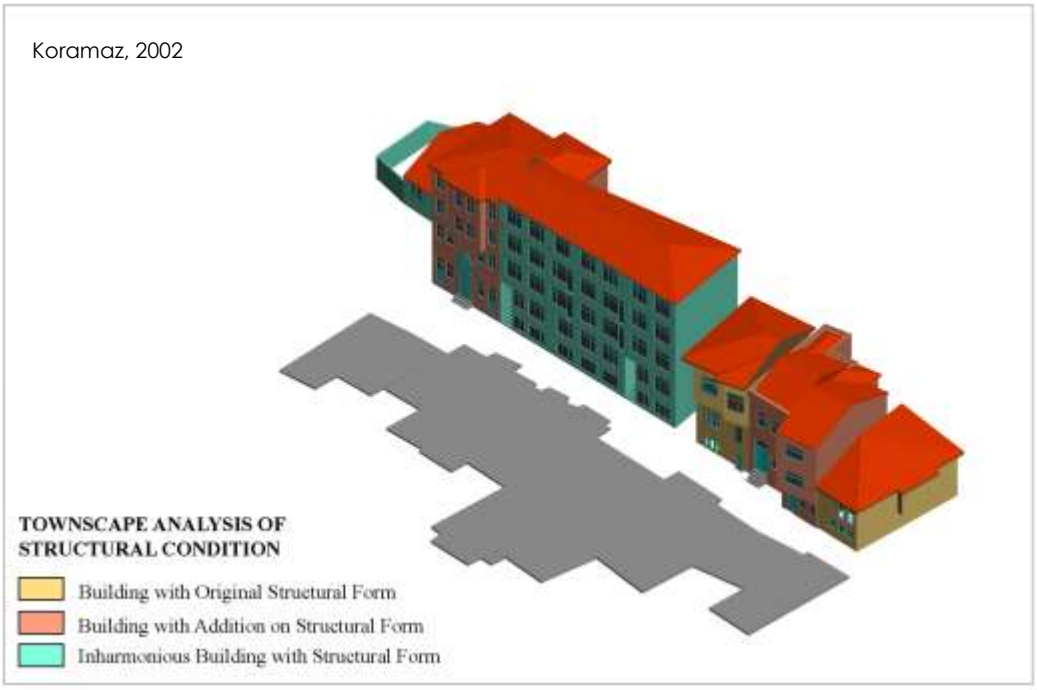


Figure 104. Townscape Analysis of Structural Form on Right Façade of Fazilet Street

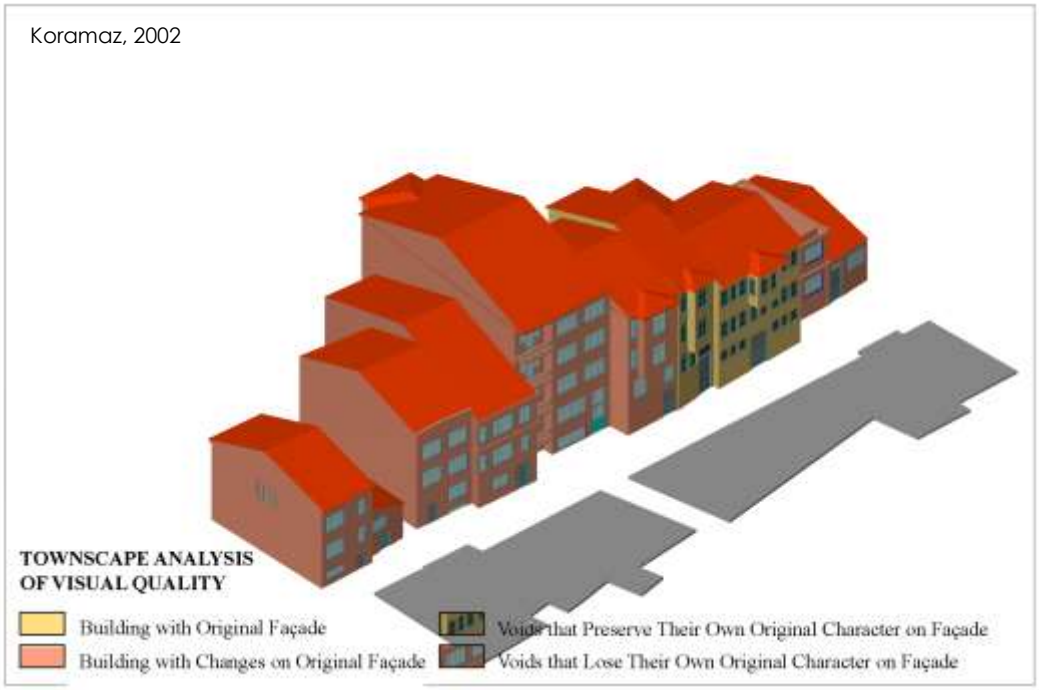


Figure 105. Townscape Analysis of Visual Quality on Left Façade of Fazilet Street

Figure 106. Townscape Analysis of Visual Quality on Right Façade of Fazilet Street

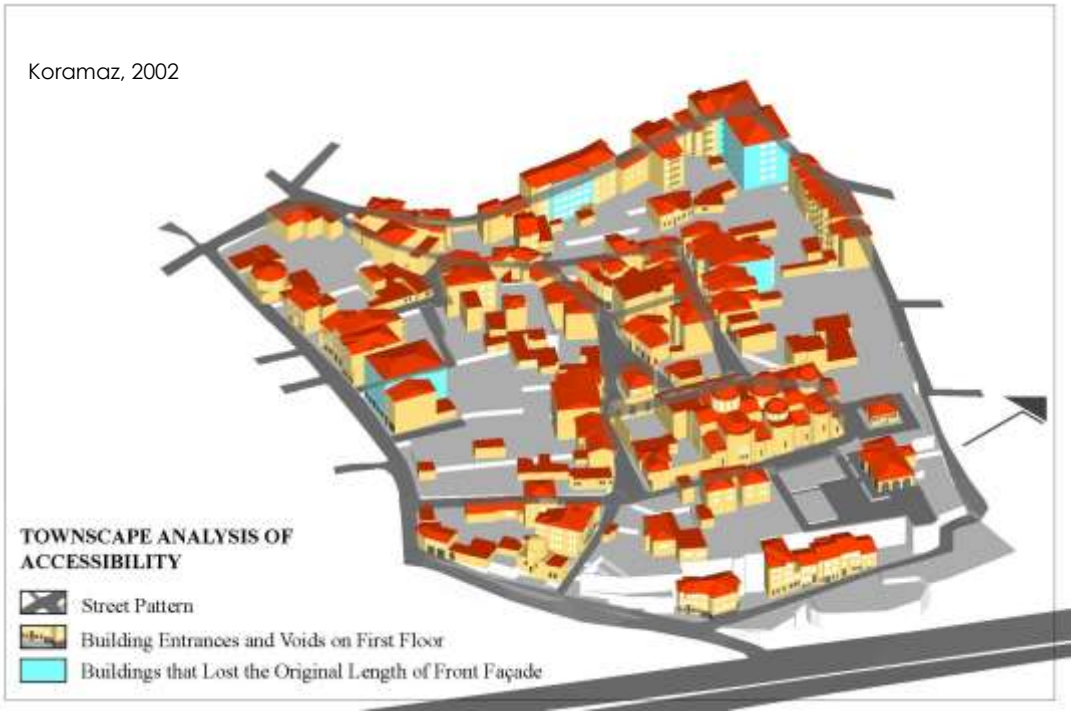


Figure 107. Townscape Analysis of Accessibility (from the southeast)

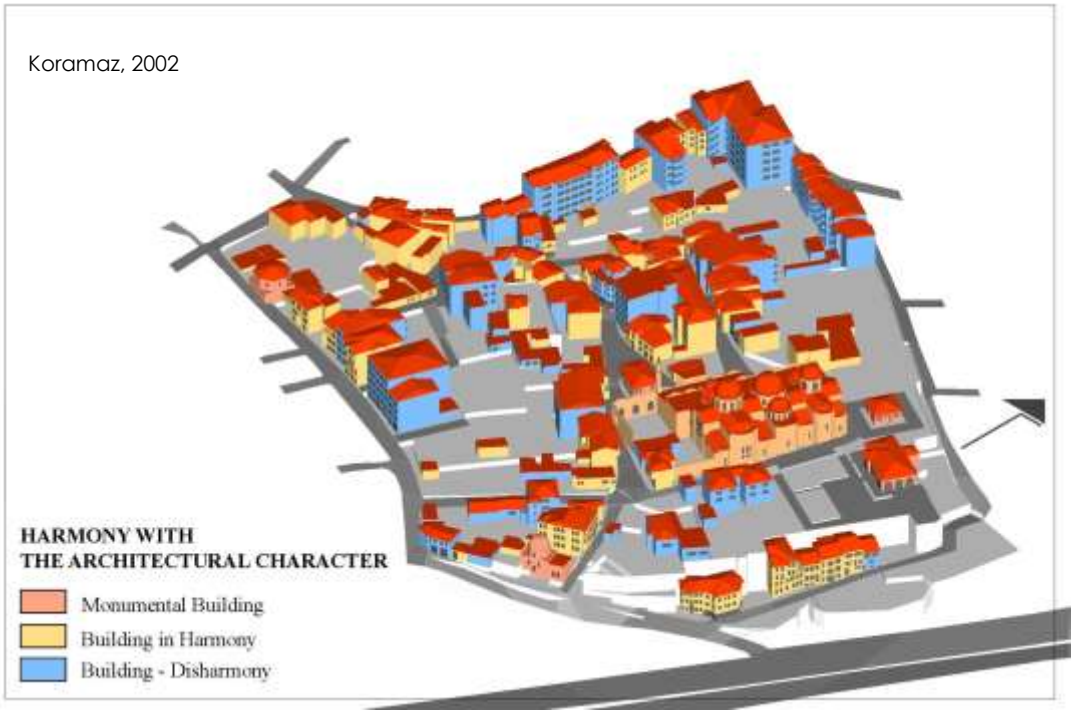


Figure 108. Townscape Analysis of Harmony (from the southeast)

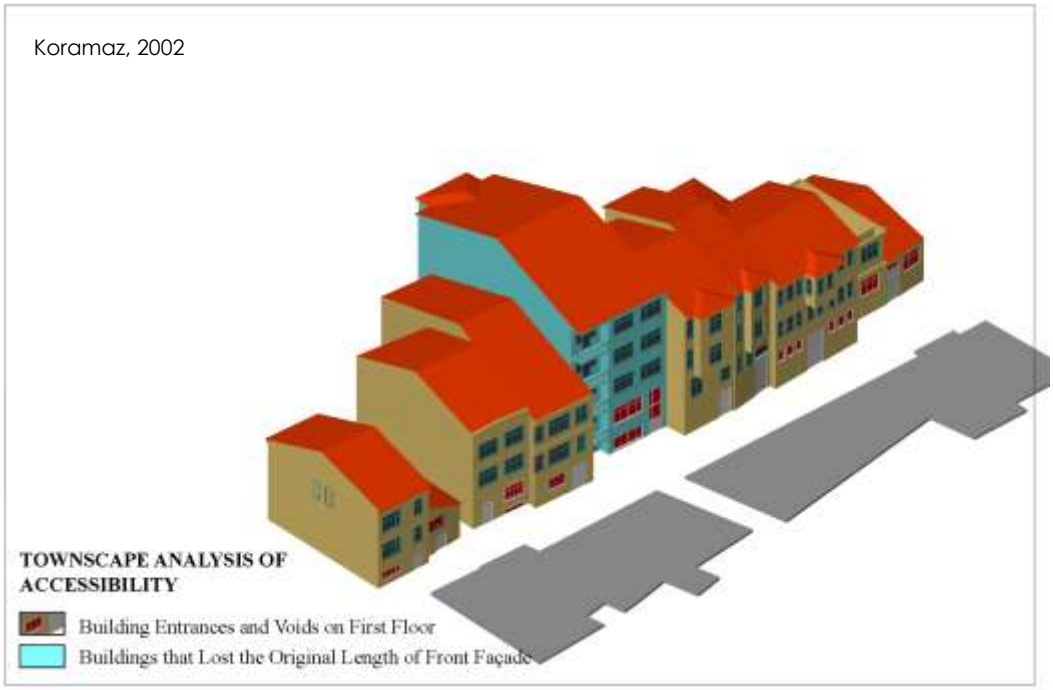


Figure 109. Townscape Analysis of Accessibility on Left Façade of Fazilet Street

Figure 110. Townscape Analysis of Accessibility on Right Façade of Fazilet Street

Figure 111. Townscape Analysis of Harmony on Left Façade of Fazilet Street

Figure 112. Townscape Analysis of Harmony on Right Façade of Fazilet Street

Proposal for Townscape in Zeyrek Urban Historic Quarter

The proposal for the townscape in the Zeyrek Urban Historic Quarter was prepared on three-dimensional model as the survey and analysis of the townscape.

The main headlines through the application decisions on developing proposals:

- After the evaluation of structural conditions, building forms were proposed as appropriate to the urban pattern.
- After the evaluation of visual quality, infill applications have been constituted to be in harmony with the traditional architectural characteristics.
- After the evaluation of circulation and accessibility, active and effective open public spaces have been arranged.
- Proposals for conservation applications and building uses on listed architecture were evaluated through the urban identity and local architectural characteristics.

While improving proposals for building forms, structural additions were firstly cleaned on listed architecture. Additions such as extensions on plan and storey heights had made the urban pattern be illegible. Infill applications on building forms have been proposed as structural conditions and storey heights of buildings on the original forms are taken.

Designing a proposed model of this study was constructed on the model of the current townscape. So additions and changes on the urban structure have been eliminated and proposed building forms were structured on the model.

This study shows that the usage of a computer system expresses flexibility and convenience in three-dimensional evaluation of urban conservation. Using this proposed model can be developed for components of a townscape related to an urban pattern.

As a result of the case study it is concluded that using a computer-based three-dimensional model provides more efficient and reliable utilization of resources like time, work, etc. than traditional two-dimensional methods, and enhances the creativity.

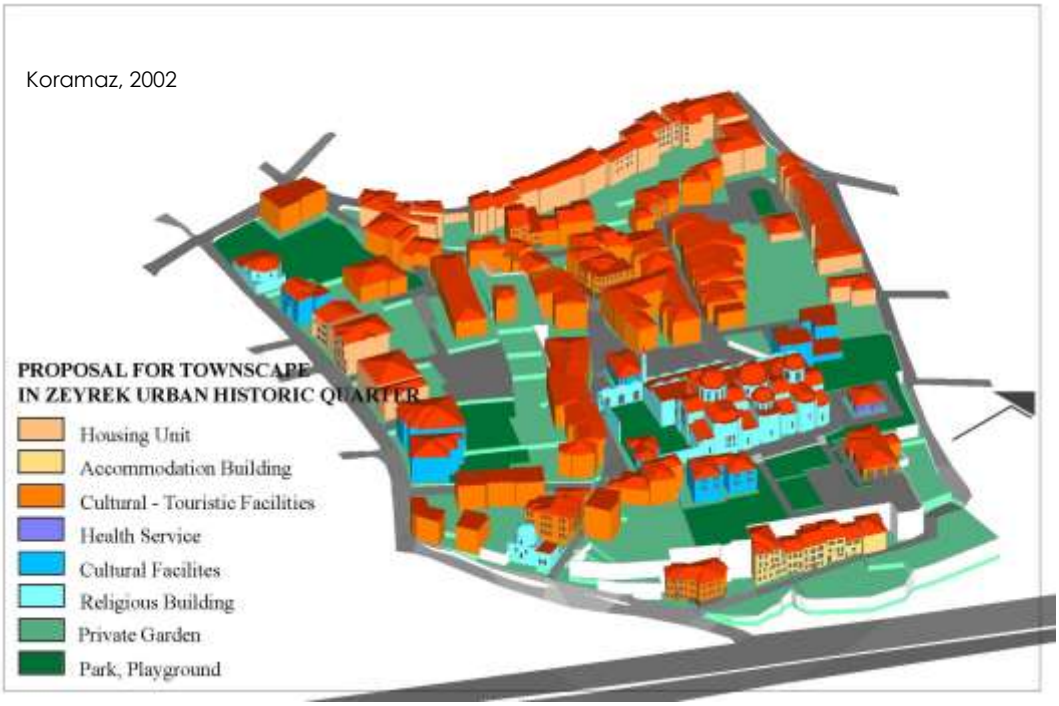


Figure 113. Proposal for Three-Dimensional Model of the Zeyrek Urban Historic Quarter (from the southeast)

Figure 114. Proposal for Three-Dimensional Model of the Zeyrek Urban Historic Quarter (from the northwest)

Figure 115. Left Façade of Fazilet Street

Figure 116. Proposal for Left Façade of Fazilet Street

Figure 117. Right Façade of Fazilet Street

Figure 118. Proposal for Right Façade of Fazilet Street

REGULATIONS OF THE ZEYREK CONSERVATION DEVELOPMENT PLAN URBAN AND ARCHAEOLOGICAL AREA OF THE PROVINCE OF ISTANBUL, FATIH MUNICIPALITY

General Regulations

1. After the Zeyrek Conservation Development Plan is ratified and goes into implementation, the previously approved development plans for the conservation area are no longer valid due to the changes in the plan and the plan notes.

2. Any requests for restoration, demolition and conservation decisions and for different construction activities will be assessed by the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities within the guidelines set by the regulations of the Superior Council for Conservation of Cultural and Natural Entities.

3. Any and all types of construction, demolition, excavation, changes in use of building and/or changes to the façade or exterior appearance of cultural heritage listed buildings within the planning area require the prior approval of the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities.

4. Design projects for any new construction planned on lots adjacent to cultural heritage listed buildings prepared according to the decrees of the plan must be submitted to and receive the approval of the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities.

5. Any new uses of parcels of land that are not adjacent to cultural heritage listed buildings within the planning area (construction, demolition, additions, changes, repair, etc.) are supervised by the Fatih Municipality within the guidelines determined by the Zeyrek Conservation Development Plan.

6. During the planning stages for publicly owned structures and/or areas open to the public, opinions of both the local municipality and the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities must be elicited.

7. The Municipality is charged with solving any cadastral or ownership problems with construction that arise in the planning area during the implementation of the plan. The solution to these problems must be within the guidelines related to construction type and must not violate the fundamentals of the plan. When required, the views of the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities may be elicited.

8. Municipal car park regulations will not be implemented within the conservation area.

9. Services and facilities related to accommodations (pensions, etc.), tourism trade activities, daily consumption, handicrafts, recreation, etc. may be conducted within the planning area if they are in agreement with the conditions of the plan. Other than these, no commercial activities, industrial warehousing, manufacturing workshops, etc. that comprise functions that disturb the health of the community or are negative in terms of being noisy, foul smelling, or unattractive in nature will be allowed to operate within the conservation area.

10. Within the planning area, the relative local government may expropriate the areas that are shown in the planning legend for culture, tourism and/or tourism trade activities if they are to be used for cultural purposes.

11. Within the planning area the relevant local government may expropriate the areas that are shown in the planning legend for public activities if they are to be used for cultural purposes.

12. Within the planning area the relevant local government may expropriate the cisterns if they are to be used in the proposed archaeological park for cultural purposes.

13. Within the planning area any and all tourism facilities must receive the tourism certificate from the Ministry of Culture and Tourism before they can commence operations.

14. Residences within the planning area may be used as house pensions.

Regulations Related to Conservation of Historic Property

1. Historical structures to be conserved are each indicated on the 1/1000 map of the Zeyrek Conservation Development Plan. These structures are to be preserved as they are with their gardens, yard walls, garden walls and wells and cisterns if any. These elements are to be maintained in line with their original condition when necessary under permission of the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities and under monitoring of the Municipality.

2. All excavation in the planning area will be performed by hand and without using any machines. Furthermore, excavations will be carried out under the monitoring of the Istanbul Directorate of Archaeology Museums and using the methods it specifies.

3. Tombs and graveyards in the planning area will be preserved as they are. Trees in such places will be maintained and graveyards devoid of trees will be planted with trees.

4. Street elements proposed for preservation on the 1/1000 Zeyrek Conservation Development Plan are to be preserved in their cadastral lines, gradients and materials.

5. All monumental listed trees on the 1/1000 plan are to be preserved. When it becomes necessary to cut any of them down, permission must be obtained from the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities.

6. For the repair, modification and restoration of any listed civil architectural buildings in the planning area (simple maintenance work notwithstanding), a 1/50 restoration project plan has to be prepared along with photographs of the inside and outside and, for restoration projects, an implementation permission has to be obtained from the Istanbul (No.1) Council for the Conservation of Cultural and Natural Entities. Auxiliaries attached to these structures (courts, etc.) are subject to the same conditions. The authority and responsibility to monitor any implementation lies with the Fatih Municipality. The conclusive report and photographs of the implementation are to be presented to Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities in line with the principal decisions related.

7. For construction on adjoined lots, a file is to be prepared containing drawings, position plan, surveys and photographs of the environs and is to be presented to the Istanbul (No. 1) Council for the Conservation of Cultural and Natural Entities. Authority and responsibility for monitoring lies with the Fatih Municipality.

8. Non-listed buildings within the planning area cannot be demolished without permission from the Fatih Municipality.

Regulations Related to New Construction

1. The ground level of structures will be taken as the average natural ground level of the area they are to be constructed on.

2. No floors can be added because of gradient. With permission from the Istanbul (No.1) Council for the Conservation of Cultural and Natural Entities only one basement floor can be constructed.

3. In new structures to be constructed on empty lots, no attic floors or half floors are allowed.

4. New structures to be built adjoining listed buildings cannot exceed the eave elevation of the listed structure.

5. The finished storey height of new structures should be at least 2.70 metres.

6. Land lots in the planning area can be joined or divided, with permission of the 1st Istanbul Culture and Nature Protection Committee.

7. New structures should have jerkin heads, the roof gradient should be 33% and the roofs should be tiled.

8. Eaves can extend a minimum of 80 cm and a maximum of 120 cm from the body of the structure.

9. Bay windows can be built parallel to the street or in a triangular shape.

10. Closed bay windows can extend a maximum of 1.00 m from the façade of the building. Bay windows overlooking the street cannot exceed more that two-thirds of the area of the façade.

11. All new structures should be compatible with 1st degree earthquake specification.

12. All steel and concrete power poles are to be removed and substituted with ground lines.

13. Shops in the planning area should be consistent with the façade of the building of which they are a part in dimensions, material and colour. Permission concerning this is to be obtained from the Fatih Municipality. In lots where these structures adjoin listed buildings permission is to be obtained from the Istanbul (No. 1) Board for the Protection of Cultural and Natural Assets.

14. Advertisement boards will be placed solely within the borders of the area of their validity. Permission is to be obtained from Fatih Municipality. In lots where these structures adjoin listed buildings permission is to be obtained from the Istanbul (No. 1) Board for the Protection of Cultural and Natural Assets

Regulations Related to the Implementation of Plan in Archaeological Site

1. Scientific research and studies of the archaeological site will be conducted in accordance with the guidelines provided by the principal decisions of the Supreme Council for the Conservation of Cultural and Natural Entities.

2. Excavations in the archaeological site area will be performed manually and without using any machinery. Such excavations are the responsibility of the Directorate of

Archaeology Museums and will be performed under the monitoring of as many archaeologists, art historians staff members, etc., as the aforementioned Directorate deems necessary.

3. Poles or piers to be set up by public authorities or by private establishment, for canalization and pipeline works can only be performed when necessary and with permission from the Istanbul (No. 1) Board for the Protection of Cultural and Natural Assets.

To conclude, Turkey has gone through a vast progress in the process of adaptation of conservation policies to the world agenda. There is a significant tendency in order to achieve harmony in the sense of legal and administrative dimensions, though; the problem is fairly in the lack of implementation process. In respect to the subjects examined above and the case study underlines, it is the exact time to bring these initiatives about to spread. Regarding this, Istanbul Project leads an outstanding example for conservation of cultural assets in Turkey of a world heritage project, a comprehensive documentary of cultural assets, and an integrated conservation and development approach. At the heart of the Zeyrek Conservation Study's strategy is the concept of a holistic approach to urban conservation and historic revitalization integrating a number of actions that address environmental, social and economic concerns regarding the need to balance the physical, social and economic elements and to assure implementation and financial strategy. It is hoped that the Zeyrek Conservation Study will be a successful example for the future conservation projects.

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