EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY

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İZMİR

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ABSTRACT

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY

The Bomonti Brewery, established in the early 1900s in the Liman Arkası District, is an industrial site that has changed over time. It consists of several buildings around a central courtyard, reflecting the area's industrial history. This complex is a significant industrial heritage site that contributes to the distinct character of the Alsancak Liman Arkası District. However, shifts in urban planning, technology, and the privatization of Tekel have led to the cessation of industrial activities at the site. The property has been sold and is undergoing urban redevelopment. This study aims to analyze the conservation values and problems of the Bomonti Brewery and to assess the conservation and planning decisions made for it. The evaluation also includes the Liman Arkası District, of which the complex is a part.

To achieve this goal, all historical archives related to the complex and subsequent decisions and relevant literature have been reviewed. Site surveys conducted at various times have assessed the current condition of the complex, including its built-up and open spaces.

This study has revealed that the industrial complex holds significant documentary, historical, socio-cultural, architectural, economic, scientific, memory, and integrity values. However, its economic value has been prioritized due to its location, leading to planning decisions focused on profitability rather than comprehensive conservation. Out of the 46 buildings in the complex, only nine have been preserved, with the rest demolished. This has compromised the complex's integrity and changed the skyline of the Alsancak Liman Arkası District with the construction of new high-rise buildings.

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ÖZET

BOMONTİ BİRA FABRİKASI'NIN MİRAS ÖZELLİKLERİNİN VE KORUMA SORUNLARININ DEĞERLENDİRİLMESİ

Bomonti Bira Fabrikası, Alsancak Liman Arkası Bölgesi'nde 20.yy'ın ilk çeyreğinde inşa edilmiş bir endüstri kompleksidir. Ana üretim binalarını çevreleyen avlu ile birlikte yıllar içinde ek işlevler kazanmış farklı yapıları içeren bu kompleks, Alsancak Liman Arkası Bölgesinin özgün karakterini belirleyen önemli endüstri miras alanlarındandır. Ancak seneler içerisinde değişen kentleşme pratiği, teknoloji ve Tekel'in özelleştirilmesi sonucunda endüstri kompleksinin faaliyetine son verilmiş; yerleşke arazisi satılarak alan dönüşüm süreci içine girmiştir. Bu çalışmanın amacı; Bomonti Bira Fabrikası Yerleşkesinin koruma değerlerini ve sorunlarını analiz ederek yerleşkeye yönelik alınan koruma ve planlama kararlarının değerlendirilmesidir. Yerleşkenin parçası olduğu Alsancak Liman Arkası Bölgesi de bu değerlendirmenin parçasıdır.

Bu amaç doğrultusunda yerleşkenin tarihine ve sonrasında alınan kararlara ışık tutacak bütün arşivler taranmış ve ilgili literatür değerlendirilmiştir. Farklı tarihlerde yapılan alan çalışmaları ile yerleşkenin ve onu oluşturan yapı ve açık alanların günümüz durumu tespit edilmiştir.

Bu çalışma ve tespitler, endüstri kompleksinin belgesel, tarihi, sosyo-kültürel, mimari, ekonomik, bilimsel, bellek ve bütünsellik değerlerine sahip olduğunu göstermiştir. Ancak konumu itibariyle yerleşkenin sahip olduğu ekonomik değerin öne çıktığı, buna bağlı olarak rant gözeten planlama kararları alındığı ve yerleşkenin bütüncül olarak korunamadığı belirlenmiştir. Endüstri kompleksini oluşturan 46 adet yapıdan yalnızca dokuzu korunmuş, geri kalan tüm yapılar yıkılmıştır. Endüstri kompleksinin bütünlüğü bozularak ve yerleşke içinde yüksek katlı yeni yapılara onay verilerek Alsancak Liman Arkası Bölgesi'nin silüeti değişikliğe uğratılmıştır.

To my dear family…

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LIST OF ABBREVIATIONS

BCR: Base Construction Ratio

CBA: Council for British Archaeology

Directorate of State Archives: Presidency of the Republic of Turkey State Archives Directorate

DOCOMOMO: Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement

E-FAITH: European Federation of Associations of Industrial and Technical Heritage

FAR: Floor Area Ratio

FICCIM: First International Congress on the Conservation of Industrial Monuments

ICOMOS: International Council on Monuments and Sites

KUDEB: Conservation Implementation and Inspection Offices

Land Register and Cadastral Archives: İzmir General Directorate of Land Registry and Cadastre Archives

NGO: Non-Governmental Organization

Regional Conservation Board: The Directorate of the 1st Cultural Heritage Conservation Regional Board in İzmir

SICCIM: Second International Conference on the Conservation of Industrial Monuments

TICCIH: The International Committee for the Conservation of Industrial Heritage

UNESCO: United Nations Educational, Scientific and Cultural Organization

CHAPTER 1

INTRODUCTON

The developments that commenced in the 18th century in England, recognized as the “Industrial Revolution” unquestionably exerted a profound influence on the entire world. The process of industrialization witnessed globally over the past two centuries constitutes a significant and critical stage in human history, with its legacy holding paramount importance for the contemporary world (ICOMOS-TICCIH 2011). Industrial regions, serving as sources of information about societies living in different periods and their economic, cultural, and political lives, as well as their production technologies, bear documentary and historical value (TICCIH 2003). They are often the result of responses to the functions of production, storage, and transportation.

The transition from conventional to industrial production occurred as a consequence of the impact of the Industrial Revolution, leading to the establishment of large-scale industrial facilities. The Industrial Revolution, observed worldwide, undoubtedly influenced the Ottoman Empire as well, prompting the initiation of extensive industrial facilities across the country, particularly in Istanbul (Köksal 2005).

During the Ottoman period, İzmir was already undergoing industrialization, facilitated by the transportation of foreign goods alongside agricultural products from Western Anatolia via ships (Çıkış 1999). The establishment of industrial facilities in the port city of İzmir gained momentum due to the impact of the Industrial Revolution. The area behind the Alsancak Port, an extension of Punta, became the focal point for industrial structures in the 19th century. The region, with vast empty lands in the late 18th century, provided opportunities for the construction of new buildings, while the Meles River to the south served as a crucial source of clean water for the emerging area.

The construction of the İzmir-Aydin railway and the terminal station in Punta in 1857 can be considered key factors leading to the placement of industrial facilities in this region. The boundaries of the Alsancak Liman Arkası District were defined with the construction of the İzmir-Kasaba railway in 1863 (Çıkış 1999). Consequently Liman Arkası District, known historically as Punta and later as Darağacı, is the first industrial region of İzmir (Çınar 1978; Beyru 2011) (Figure 1). Two railway lines and the Meles River physically delimited the region.

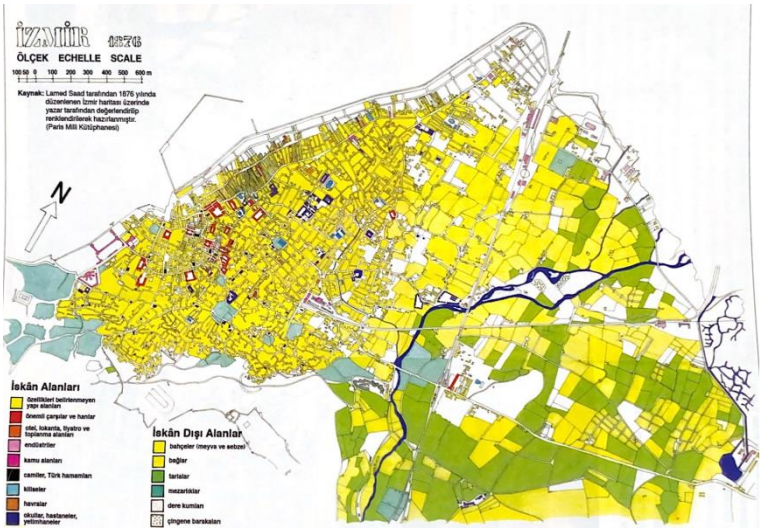


Figure 1. İzmir 1876
(Source: Beyru 2011)

İzmir was the first location within Ottoman territories where beer intended for the market was produced, albeit at the workshop level. Large-scale production, on the other hand, took place in İzmir again after İstanbul (Serçe and Erdoğan 2022). The Bomonti Brewery was constructed in 1912 by the Bomonti-Nektar United Breweries company in the Alsancak Liman Arkası District and south of the Meles River. During its initial establishment, beer gardens served as social spaces where people gathered (Serçe and Erdoğan 2022). In 1940, the factory came under the management of Tekel, and beer production was stopped, shifting to the production of wine, raki, and spirits (DPT 1966). In response to the changing products and production methods, the factory evolved into an industrial complex with additional structures over the years.

Continuing production until 2004, the factory was sold as a result of the privatization of Tekel, leading to the cessation of production activities (Tanaç Zeren and Yılmaz Karaman 2015). As a result of changing urban planning and technologies over the years, industrial complexes that have ceased operations, been abandoned, or closed have transformed into wasteland areas within urban environments. One such wasteland is the Bomonti Brewery. Due to planning decisions in the Alsancak Liman Arkası District that prioritize rent-seeking and the lack of holistic conservation approach considering industrial complexes as a whole only nine registered buildings have been preserved, while all others have been demolished. Consequently, the integrity of the industrial complex

has been compromised, and the silhouette of the Alsancak Liman Arkası District undergoes changes with each passing day.

1.1. Problem Definition

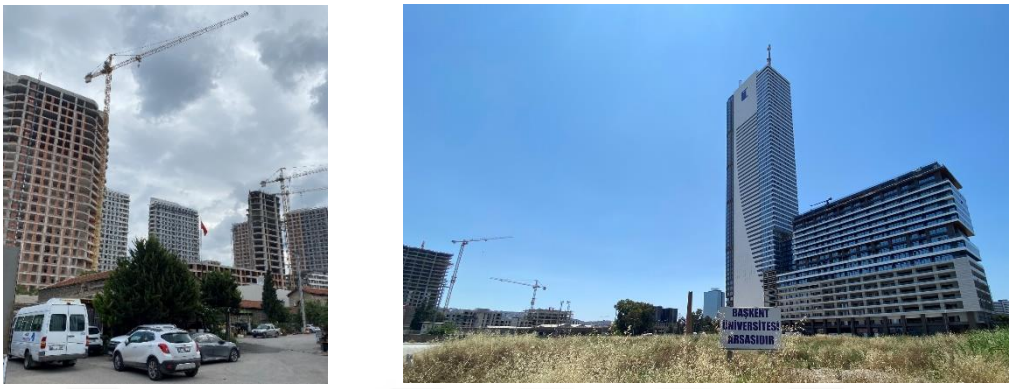
The Alsancak Liman Arkası District predominantly comprises industrial facilities with diverse architectural styles from the Ottoman and Republican periods (Şimşek 2006; Koyuncu Peker 2019). Notably, the region holds historical significance due to preserved railway lines, stations, additional buildings, production and storage facilities, as well as residential units. Various industrial complexes within the area, including the subject of this thesis, the Bomonti Brewery, as well as the Gaswork, Şark Industries, Electric Plant, Sümerbank Complex, Flour Plants, Tariş Alcohol Factory, Tile Factory, Silos, Tekel Tobacco Factory, Tekel Tobacco Warehouses, Gomel Oil Factory, TCDD Alsancak Campus, and Halkapınar Cer Workshop, collectively constitute the industrial heritage of the Liman Arkası District (Gökçen et al. 2021). Small-scale production units and residential structures associated with these industrial complexes have also been recognized as cultural heritage and documented (Koyuncu Peker 2019).

However, over the years, changes in urban planning and technologies have led to the cessation of operations, abandonment, or closure of many of these industrial complexes. The closed industrial complexes have gradually transformed into wasteland areas within the urban environment due to disuse and neglect (Çıkış 2009).

Liman Arkası region holds significant value due to its inclusion of industrial, cultural, and natural heritage, along with its historical structures and strategic position within the city. However, it has been subjected to various transformation scenarios for an extended period (Esen 2019). For instance, the non-registered Tariş complex has experienced extensive demolitions across a vast area. Presently, high-rise luxury residences are being constructed in this area (Figure 2). A 59-story mixed-use project is underway on the land where the Bomonti Brewery is located to the south of the region, and to the west of this plot, a 40-story residential project is being developed[1]. Additionally, another high-rise mixed-use project is planned on the plot south of the Halkapınar Cer Workshop[2]. Alongside these new high-rise projects, there is consideration

[1] https://www.turkerler.com/proje/mahall-bomonti-izmir/75 https://folkart.com.tr/folkart-vega
[2] https://www.megapolizmir.com/

for an urban renewal project for the Ege Neighbourhood, which includes traditional residential units and is situated to the southwest of the Alsancak Liman Arkası District (İBB 2023).[3]



a) b)

Figure 2. a) Construction works on the Old Tariş land, b) Construction works around Bomonti Brewery
(Source: Author 2023)

Since the establishment years of the Republic of Türkiye, the Alsancak region has been the subject of previous planning efforts. Various design ideas have emerged for the Liman Arkası District, and municipality have been prepared master plans at different scales since 1973 (Şimşek 2006; Çıkış 2009; Acar 2011; Koyuncu Peker 2019; Esen 2019). However, these master plans have been either canceled or faced legal issues due to objections raised (Acar 2011; Koyuncu Peker 2019; Esen 2019). The silhouette of the Alsancak Liman Arkası District has been changing over time due to decisions made in urban planning, construction activities, and the absence of a comprehensive conservation approach (Figure 2). Moreover, surrounding neighborhoods such as Salhane, Turan, and Bayraklı have undergone urban renewal processes, leading to a significant transformation in the urban silhouette (Acar 2011) (Figure 3).

[3] https://kentseldonusum.izmir.bel.tr/tr/Projeler/2/21

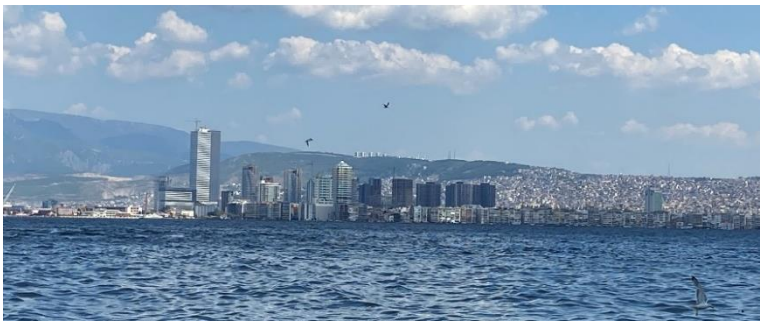


Figure 3. View from Karşıyaka to Alsancak
(Source: Author 2023)

Despite the industrial zone's potential for continued development without compromising its architectural and historical significance, its importance has not been fully recognized. As a result, industrial heritage in the area is at risk of being lost. The Alsancak Liman Arkası District, being the city's first industrial zone and hosting some of the oldest examples after Istanbul, should be preserved as soon as possible to maintain the uniqueness of the city and ensure the survival of its structures (Koyuncu Peker 2019).

Figure 4. View from Karşıyaka to Turan, Salhane, Bayraklı regions
(Source: Esen 2019)

Bomonti Brewery is one of the significant industrial heritages involved in the transformation processes of the Liman Arkası District. The industrial complex, which continued production until 2004, was sold as a result of the privatization of Tekel, leading to the cessation of production activities (Tanaç Zeren and Yılmaz Karaman 2015). Although the industrial complex was initially registered by the relevant regional conservation board as the Winehouse Building with decision number 862 on April 12, 1985, more comprehensive assessments were conducted in 2008. Subsequently, on February 7, 2008, with decision number 2957, nine historic buildings, original floor covering materials, and tree groups (palm and pine) were officially registered (RC 2008).

Following the privatization process of Tekel, the Privatization High Council has nearly monopolized authority in the planning and project development process (ÖYK 2021). Despite objections raised against the zoning decisions taken over the years for the area, the process culminated in the approval of a plan in 2021, granting construction permission for up to 59 stories within the area through a Presidential decree[4]. Due to the construction of a high-rise project within the complex, 37 structures were demolished (RC 2014). Some tree groups and the decauville line were dismantled due to ongoing construction activities. The newly added masses in place of the demolished structures do not exhibit similarity with the previous ones in terms of mass, form, proportion, and function. The integrity of the industrial complex has been compromised, overshadowed by the new structures. The problems related to the conservation of the complex result from planning decisions influenced by property interests and profit motives, often neglecting a holistic conservation approach. There is no non-governmental organizations dedicated to the preservation of the facilities in the Liman Arkası District, which has been an industrial center for two centuries in İzmir.

Bomonti Brewery, although it has continued to develop without losing its architectural and historical significance, has not been fully recognized for its importance. Consequently, the integrity of industrial heritage is at risk of being lost. In the problematic context of the Bomonti Brewery Campus, the aim is to analyze the conservation values and problems, and evaluate the conservation and planning decisions taken for the campus.

1.2. Aim of the Thesis

Liman Arkası District, known historically as Punta and later as Darağacı, is the first industrial region of İzmir (Çınar 1978; Beyru 2011). The industrial heritage in this region has an important value in reflecting the industrialization process of the city. Containing a variety of structures such as factories, warehouses, workshops, shops and houses, some of which are still in use, the area offers a mixture of historical and contemporary elements. The region, which is a bridge between the city and the sea due to its location, is important because it has a strategic feature (Koyunu Peker 2019). In addition, the Alsancak Liman Arkası District acts as a connection between the old and new city centers, creating an important interface in the urban landscape of İzmir.

[4] https://www.resmigazete.gov.tr/eskiler/2021/07/20210710.pdf Acces date: 18.06.2023

The region has constantly been the target of urban renewal projects over the years; However, due to administrative and ownership problems, the projects could not be completed and implemented (Şimşek 2006; Çıkış 2009; Acar 2011; Koyuncu Peker 2019; Esen 2019). Beyond legal issues, the main problem of the region is related to its physical environment. Projects involving the reuse of some buildings have been implemented along with the addition of new structures. However, these interventions are not sufficient to protect the entire area because applications often focus on individual buildings. In addition, it is seen that the awareness of conservation and preservation does not come to the fore in many applications. Therefore, the lack of a holistic approach, lack of awareness of the importance of the region, and reuse practices that are not addressed in the context of conservation are significant problems for the Liman Arkası District. There is no non-governmental organization that has come together with conservation awareness for either the industrial complexes of the Liman Arkası District or the Bomonti Brewery. The studies carried out generally remained at the theoretical level.

Bomonti Brewery, an industrial structure built in the first quarter of the 20th century in the Alsancak Liman Arkası District, was closed to use and abandoned in 2004 (Tanaç Zeren and Yılmaz Karaman 2015). Re-functionalization is necessary to preserve this industrial complex. However, due to the lack of a comprehensive approach in the planning and conservation decisions made, many structures that contribute to the integrity of the complex have been demolished. The integrity of the industrial complex has thus been disrupted, and the silhouette of the Alsancak Liman Arkası District is changing day by day. In this context, the aims of the thesis are:

- To emphasize the importance of the region, which contains the earliest industrial facilities built in the second half of the 19th century of the Ottoman Period, after those in Istanbul.
- To analyze the conservation values and problems of the Bomonti Brewery Campus.
- To evaluate the planning and conservation decisions made for the Bomonti Brewery Campus.

1.3. Theoretical Framework

In the second half of the eighteenth century, the initial signs of what would later be termed the “Industrial Revolution” began to manifest, primarily in Great Britain and subsequently across Western Europe. This era witnessed the introduction of new technologies, innovative methods for organizing labor, and novel approaches to harnessing the power of water or steam for manufacturing. These advancements were reflected in the construction of new types of buildings, now known as mills or factories, and, significantly, in the development of new models of settlement. In these emerging industrial communities, a new industrial culture took root, introducing novel patterns and conditions of work. This marked a departure from the thousand-year traditions of seasonality and uncertainty that had characterized pre-industrial agricultural economies. The industrial heritage comprises a complex blend of places and people, processes and practices, continuing to resist easy explanation of its origins and surprising in the profound effects of its subsequent development and decay (Cosson 2016).

Nevertheless, these buildings have maintained their importance since they have been indicating the development of the city with regard to technology and industry. The importance of heritage was emphasized at the 2003 TICCIH Congress in Russia, highlighting the fundamental significance of buildings and structures constructed for industrial activities, the processes and tools used within them, the towns and landscapes they are situated in, along with all their other tangible and intangible manifestations (TICCIH 2003).

The first initiatives for the preservation of industrial buildings emerged in Britain, where the Industrial Revolution first began. Initially, the process of identifying and documenting these buildings was referred to as "industrial archaeology," and the term "industrial monument" was used for the buildings. However, when the conservation of industrial structures began to be discussed on international platforms, the concept of "industrial heritage" came to the forefront (Saner 2012).

The term "industrial archaeology" was first used in Michael Rix's article with the same title, published in the "Amateur Historian" journal in 1955 (Trinder 1981). Rix defined industrial archaeology as a field encompassing the remnants of factories, machinery, steam engines, locomotives, canals, and railways left behind by the Industrial Revolution. He emphasized that industrial archaeology represents a significant area of research, indicating that these structures represent a valuable exploration field. Rix

confined industrial archaeology to the examination of the remains of the Industrial Revolution and its existing structures in the contemporary era. Additionally, he emphasized the importance of documenting and preserving these physical remnants and structures because they provide information about the industrialization period (Nevell 2006).

Similarly, Cossons defined industrial archaeology as the "examination and analysis of the physical remnants of the industrial revolution period." He linked the emergence of the concept to an increased awareness of damage in 18th and 19th-century Britain and growing interest in new economic activities associated with industrial expansion. The tangible remnants of industrialization, such as "machines and engines, factories, mills and warehouses, canals and railways," were seen as symbols of the creativity and functional achievements of the Industrial Revolution (Cossons 1975).

In the early 1960s, specific categories were established within the field of industrial archaeology, such as “Coal and Metals, Power, Textiles, Pottery and Glass, Brewing and Distilling, Transport, Building Materials, Agricultural Industry". In subsequent years, additional categories like " Housing for Industrial Workers, Public Services, Industry of Recreation " were also included (Pannell 1974). It has been noted that in the following years, the interest in industrial heritage began with the examination of diminishing canals and quarries (Buchanan 2005). The interest in industrial archaeology was further heightened through the efforts of the Newcomen Society, dedicated to researching engineering technology and history, established in Birmingham in 1919 at the Science Museum. The society aimed to support the history of engineering and technology, and it began examining both Industrial Revolution technologies and pre-industrial period technologies (Cossons 1975).

The interest in industrial archaeology predates its theoretical framework. Early efforts in this field focused on collecting and exhibiting steam engines and railway locomotives from the early 1800s in museums across Britain, including cities like London, Edinburgh, and York (Cossons 1975). This is an indication of an interest in industrial buildings and machinery independent of the proposed concepts. Additionally, in the 1940s, the writer L.T.C. Rolt initiated one of the first individual preservation approaches for industrial structures, attempting to protect canals and railways in the United Kingdom with the help of volunteers (Trinder 1981).

While the formal shaping of the concept of industrial archaeology is generally associated with the 1950s in Britain, some claim that its roots extend back to Isaac Fletcher's study documenting the West Cumberland Coal Trade in 1878 (Cotter 2009).

The awareness of old industrial structures and, especially, the adoption of this new concept by archaeologists led to the development of industrial archaeology taking on a new dimension in Britain in the late 1950s. In 1959, for the first time globally, the Council for British Archaeology (CBA) established a "research committee for industrial archaeology" (Nevell 2006). In the early 1960s, "industrial monuments" were documented within the National Record of Industrial Monuments (NRIM), which served as the Council's documentation system. As a result, the groundwork for a national inventory was established (Falconer 2005)

Another significant effort in the preservation of industrial heritage is the example of preserving Ironbridge, considered a symbol of the Industrial Revolution. Ironbridge Gorge encompasses significant features reflecting the 18th-century industrial and architectural development, including mines, a railway, the Coalbrookdale furnace, and the world's first iron bridge. The first international congress on industrial archaeology took place in 1973 at Ironbridge. The establishment of the Industrial Archaeology journal in 1964, annual conferences starting at the University of Bath in 1966, and subsequently, the founding of the Association for Industrial Archaeology in 1974, are significant milestones that illustrate the national development of industrial archaeology (Cossons 1975).

In terms of institutionalisation, Britain has made positive progress in the study of industrial archaeology and has pioneered the establishment of new organisations. FICCIM (First International Conference on the Conservation of Industrial Monuments) was organized at the suggestion of Neil Cossons, director of the Ironbridge Gorge Museum. Then, the third congress followed the second congress held in Germany in 1975 in order to discuss the issue on an international platform; It was held in Sweden in 1978 under the name TICCIH (International Committee for the Protection of the Industrial Heritage) (Köksal 2005). As a result, the International Committee for the Protection of Industrial Heritage was established as the first international organization focusing on the field of industrial heritage. This organization differs in that it uses the concept of "industrial heritage" instead of "industrial monuments" as a concept (Saner, 2012)

The goals of the organization are defined as promoting international collaboration in the advancement of industrial heritage conservation, preservation, research,

documentation, investigation, study, interpretation, and education. In 2000, an agreement was signed between TICCIH and ICOMOS (International Council on Monuments and Sites), designating TICCIH as the specialist committee of ICOMOS for the study and preservation of industrial heritage.[5]

In 2003, TICCIH prepared the Nizhny Tagil Charter for industrial heritage, in line with the principles set out in the Venice Charter (1964). This regulation is the first basic text for the conservation of industrial heritage. The regulation, which aims to determine international standards and methodologies by defining basic concepts such as industrial heritage and industrial archaeology, consists of seven basic principles. The titles of these seven principles are as follows:

1. Definition of industrial heritage
2. Values of industrial heritage
3. The importance of identification, recording and research
4. Legal protection
5. Maintenance and conservation
6. Education and training
7. Presentation and interpretation

In the first part of the text, industrial heritage and industrial archeology are defined as follows:

> Industrial heritage consists of the remains of industrial culture which are of historical, technological, social, architectural or scientific value. These remains consist of buildings and machinery, workshops, mills and factories, mines and sites for processing and refining, warehouses and stores, places where energy is generated, transmitted and used, transport and all its infrastructure, as well as places used for social activities related to industry such as housing, religious worship or education.
> Industrial archaeology is an interdisciplinary method of studying all the evidence, material and immaterial, of documents, artefacts, stratigraphy and structures, human settlements and natural and urban landscapes, created for or by industrial processes. It makes use of those methods of investigation that are most suitable to increase understanding of the industrial past and present. (TICCIH 2003)

The industrial heritage is ascribed with distinct values, including universal, social, technological, and scientific significance, along with intrinsic aesthetic value in second chapter. Additionally, rarity and early or pioneering examples have been also special value.

In the third section, principles necessary for the identification, documentation, and protection of industrial zones are defined. Documentation should pertain to the time before any interventions on the site, and it is emphasized that information about the areas should be made publicly accessible in free mediums before any application is made.

[5] https://ticcih.org/about/about-ticcih/

Finally, the necessity of compatible criteria for creating international inventories and databases is discussed (TICCIH 2003).

In the fourth section, under the heading of legal protection, the integration of programs for the preservation of industrial heritage with economic development policies and regional and national planning is highlighted. Adaptation and reuse are considered appropriate for the survival of industrial heritage. The importance of encouraging public participation in the identification of sites and the preservation of industrial heritage, with associations and communities formed by volunteers playing a significant role in spreading research, is emphasized (TICCIH 2003).

In the fifth section, it is emphasized that interventions in industrial sites should be carried out without compromising integrity, and the importance of on-site preservation is highlighted. Finally, in the seventh section, the regional and international routes of industrial heritage are discussed, which can emphasize the continuous transfer of industrial technology and the large-scale human movement caused by this transfer. (TICCIH 2003).

The Dublin Principles, developed in collaboration with ICOMOS (International Council on Monuments and Sites) and TICCIH (The International Committee for the Conservation of the Industrial Heritage), were adopted in 2011 concerning the preservation of industrial heritage sites, structures, areas, and landscapes. Unlike the Nizhny Tagil Charter, the Dublin Principles address the Modern Era Industrial Revolution separately. Additionally, in contrast to the Nizhny Charter, the term "industrial landscape" is included in the context of industrial heritage areas. The Dublin Principles have developed fundamental principles under four headings concerning industrial structures, sites, areas, and landscapes. These four headings are as follows:

I. Document and understand industrial heritage structures, sites, areas and landscapes and their values
II. Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes
III. Conserve and maintain the industrial heritage structures, sites, areas and landscapes
IV. Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research

The concept of industrial heritage has been developed and expressed as follows:

> The industrial heritage consists of sites, structures, complexes, areas and landscapes as well as the related machinery, objects or documents that provide evidence of past or ongoing industrial processes of production, the extraction of raw materials, their transformation into goods, and the related energy and transport infrastructures. Industrial heritage reflects the profound connection between the cultural and natural environment, as industrial processes – whether ancient or modern

– depend on natural sources of raw materials, energy and transportation networks to produce and distribute products to broader markets. It includes both material assets – immovable and movable –, and intangible dimensions such as technical know-how, the organisation of work and workers, and the complex social and cultural legacy that shaped the life of communities and brought major organizational changes to entire societies and the world in general (ICOMOS-TICCIH 2011).

The industrial heritage is not limited to buildings alone; it also includes areas where production is organized, transformed, or distributed. In this context, the definition of industrial landscape encompasses an area larger than a single factory but smaller than a region. The World Heritage Committee identifies three types of cultural landscapes as "designed, evolved, and associated" and Stuart has adapted these categories to industrial landscapes. Firstly, designed industrial landscapes encompass industrial areas that include residential and commercial spaces. These areas are consciously planned, covering necessary service areas that support the production process but are independent of it. An example of a designed industrial landscape are Lowell in Massachusetts and Saltaire in United Kingdom (Stuart 2012) (Figure 5) (Figure 6).

Figure 5. Lowell
(Source: https://www.lowellma.gov/)

Figure 6. Saltaire
(Source: https://www.britannica.com/place/Saltaire
https://theartssociety.org/arts-news-features/7-great-reasons-visit-salts-mill)

Evolved landscapes are the result of social, economic, administrative, or religious activities. They can be further categorized as relic or continuing landscapes. Relic

industrial landscapes are places where activities have ceased, while continuing industrial landscapes are still active and demonstrate changes over time. Ironbridge Gorge is a classic example of a relic industrial landscape, while the Ruhrgebiet is considered a continuing industrial landscape (Stuart 2012) (Figure7) (Figure 8).

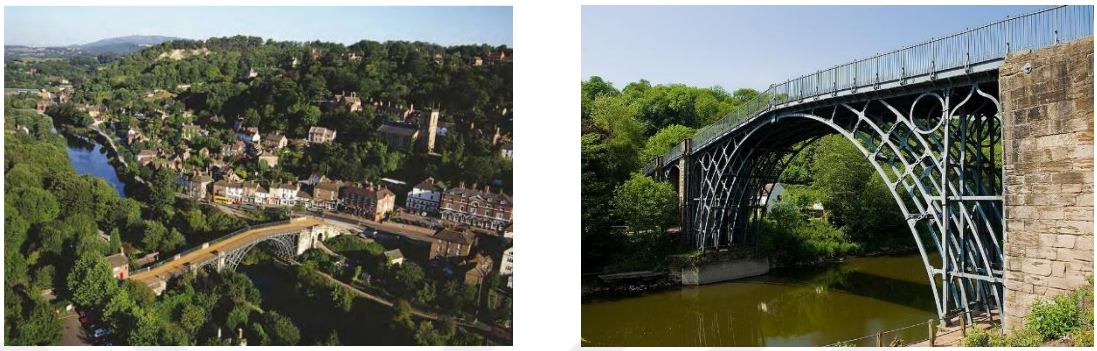


Figure 7. Iron Bridge Gorge
(Source: Ironbridge Gorge World Heritage Site (IGWHS) Management Plan, https://whc.unesco.org/en/list/371/)

Figure 8. Ruhr Area and Zollverein Coal Mine Industrial Complex
(Source: https://www.arkitera.com/haber/komur-ve-celikten-kultur-endustrisine-bir-donusum-hikayesi-ruhr-bolgesi/ https://www.archdaily.com)

Associated industrial landscapes identify industrial areas with distinct and characteristic features. An example of this type of landscape is Mount Alexander in Australia, which serves as an illustration of this landscape category due to the major gold rush in the 1850s (Stuart 2012).

Industrial landscapes do not have randomly occurring features, shapes, and textures. They reflect specific processes associated with particular production methods, distribution systems, various social arrangements, and more (Riesto 2018). Industrial activities shape the landscape, starting from their immediate surroundings. Therefore, industrial landscapes are as significant as the structures themselves and should be

considered together. However, traces of production on the landscape are often more easily erased. In this context, it is important to "reread and reimagine" industrial landscapes (Riesto 2018). In conclusion, the conscious preservation and exhibition of traces left on landscapes after industrial activities should be an integral part of conservation efforts

TICCIH, after the Dublin Principles in 2012, issued a new declaration called the "Taipei Declaration for Asian Industrial Heritage" concerning industrial heritage in Asia. In this declaration, it is emphasized that industrial development and structures in Asia are distinct from those in other regions, indicating the need for specific conservation strategies (TICCIH 2012).

Apart from TICCIH and ICOMOS, there are other organizations involved in the conservation efforts of industrial heritage. One such organization is ERIH (European Route of Industrial Heritage). ERIH aims to showcase industrial heritage by creating a network and various routes between various points in Europe where structures and remnants exemplifying industrial heritage are located. This project aims to promote the widespread understanding of industrial heritage (Saner 2012). The foundations of ERIH were laid with a regional route designed for the Ruhr Area in Germany (Falconer 2005). Nine industrial complexes from Turkey are included in the thematic route of ERIH. From Istanbul, the list comprises the Istanbul Aviation Museum, Istanbul Railway Museum, Rahmi Koç Industrial Museum, and SantralIstanbul Museum of Energy. From Bursa, there are the Merinos Energy Museum, Merinos Textile Industry Museum, and Tofaş Bursa Museum of Anatolian Cars complexes. Additionally, the Seka Paper Mill in İzmit and the Çamlık Open Air Steam Locomotive Museum in İzmir are also part of this list.

The Council of Europe, as a regional institution, operates within a limited area on the European continent. The "Recommendation on the Protection and Conservation of the Industrial, Technical and Civil Engineering Heritage in Europe" is a fundamental text related to industrial heritage within the Council of Europe (Madran Özgönül 1999; Saner 2012) Additionally, the Council's first event that addressed industrial heritage separately from architectural heritage, titled "Industrial Heritage, What Policies?" was a conference held in Lyon in 1985 (Saner 2012).

E-FAITH (European Federation of Associations of Industrial and Technical Heritage) is a local and international organization for the European continent with roots extending to the TICCIH organization (Saner 2012). E-FAITH encourages and supports

the significant role of volunteers and volunteer associations in researching, preserving, interpreting, and opening up industrial heritage sites and collections to the public. [6]

DOCOMOMO (Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement), as an international organization, primarily focuses on the documentation and conservation of buildings, sites, and neighborhoods associated with the Modern Movement. While industrial heritage is not its main focus, due to the specific time period it concentrates on, there can be intersections with the field of industrial heritage (Saner 2012). For example, Zeche Zollverein in the city of Essen is one such case. This former coal mining facility was included in UNESCO's World Heritage List, and in the first of the two justifications for the registration, the industrial structures at Zollverein were cited as "important examples where the design concepts of the Modern Movement were implemented" (UNESCO-WHC; Saner 2012).

Industrial heritage is a recent and complex addition to heritage considerations. It's crucial to explain its significance not only to the general public but also to heritage organizations and professionals. Understanding the terms "value" and "importance" is essential, recognizing that traditional preservation methods in the broader historical context may not fully address the specific needs of industrial heritage. The challenges of conserving industrial remains are distinct and demand innovative approaches, just as industrialization itself was a unique economic and social development. Existing laws may not be well-suited for protecting industrial heritage. All these factors influence how we assess its value, particularly in an environment where awareness and acceptance may be limited. Consideration must be given to various contexts – social, economic, environmental, and political – as well as the preferences and skills of stakeholders, including the public, practitioners, developers, and heritage professionals (Cosson 2016).

1.4. Method

In the Liman Arkası District, where the skyline is gradually changing due to urban transformation activities, the significantly compromised Bomonti Brewery has been selected as a case study. This choice aims to conduct necessary documentation studies, analyze the conservation values and problems of the Bomonti Brewery Complex, and evaluate the conservation and planning decisions made for the campus. Additionally, the

[6] https://www.industrialheritage.eu/about/what-is-E-FAITH

Alsancak Liman Arkası District, of which the complex is a part, is integral to this assessment.

The thesis incorporates various research methods to comprehensively address the industrial heritage of the Bomonti Brewery in the context of its chapters. This includes a literature review of previous academic works such as books, articles, theses, and relevant websites; research on international standards and guidelines; archival research on the historical and architectural characteristics of Bomonti Brewery and site surveys conducted at different times in the Alsancak Liman Arkası District and the İzmir Bomonti Brewery.

The method of the thesis is structured around the seven fundamental principles outlined in the Nizhny Tagil Charter. The first fundamental principle, "definition of industrial heritage" is established in the first chapter through the articulation of the problem statement regarding the Bomonti Brewery as an industrial heritage. The second principle, "values of industrial heritage," is examined in the fourth chapter. Under the third principle, "the importance of identification, recording, and research" detailed research and documentation studies on the urban and building scale of the Bomonti Brewery are conducted, resulting in the creation of inventory sheets in the third chapter.

The fourth principle, within the context of "legal protection", involves establishing the planning history of the case study area and examining regional conservation board decisions and municipalities planning reports in the second chapter. For the fifth principle, "maintenance and conservation" site surveys are conducted, observations are made regarding existing conservation efforts, and information is compiled from regional conservation board and archival research for evaluation in the fourth chapter.

Under the sixth principle, "education and training" the objective is to situate the Bomonti Brewery within the literature concerning conservation education and expertise in the chosen thesis topic. Finally, the seventh principle, "presentation and interpretation," encompasses the comprehensive evaluation of conservation efforts and interventions at the Bomonti Brewery Campus, with findings and conclusions presented in the fifth chapter.

1.5. Sources of the Study

The research employs various methods to gather its sources. The sources of the study consist of literature review, archive research, and site survey.

1.5.1. Literature Review

In the thesis examining the transformation of the Bomonti Brewry as an industrial heritage from a conservation perspective, the initial step involves a review of the theses conducted on industrial heritage in Turkey. Within this scope, a search on the Council of Higher Education (YÖK) National Thesis Center website revealed 67 theses with the keyword "industrial heritage" (YÖK 2023). 63 of these theses were completed as master's studies, while four were completed as doctoral dissertations. Forty-seven theses were conducted in the field of architecture, nine in interior design and decoration, seven in urban and regional planning, one in museology, one in construction engineering, one in landscape architecture, and finally, one in political science.

In twenty-five theses, industrial structures in İstanbul are addressed, followed by eight theses on Bursa, seven on Ankara, five on İzmir and Adana, four on İzmit and Mersin, and three on Eskişehir. After a survey of the theses on industrial heritage, a literature review was conducted on the Bomonti Brewery. It was noted that the brewery is situated in the Liman Arkası District of İzmir, which is a historic industrial hub. Consequently, a literature review was conducted on both the Bomoti Brewery and the Liman Arkası District (YÖK 2023).

Within the Alsancak Liman Arkası District, seven theses were identified (Table 1). Notably, four theses extensively examined the urban scale of the Liman Arkası District and were utilized as primary sources in the second section of the thesis to understand the characteristics of the Alsancak Liman Arkası District.

Table 1. List of the thesis on Alsancak Liman Arkası District

	2023
1.	GÜN,S.B. 2023. “Endüstri Mirası Yapılarının Yeniden Işlevlendirilmesi: İzmir Elektrik Fabrikası Yapısı”. Yüksek Lisans Tezi, İzmir Demokrasi Üniversitesi.

(cont. on next page)

Table 1. (cont.)

2019

2. KOYUNCU PEKER, Nilay. 2019. “Conservation Principles for Industrial Heritage İzmir-Alsancak Liman Arkasi District”. Master Thesis, METU.
3. ESEN, Gizem. 2019. "Deindustrialization And Neoliberal Urbanization: Hinterland Of İzmir Port, Alsancak". Master Thesis, İzmir Institute Of Technology.

2012

4. EKİZOĞLU, Gülin. 2012. “Demiryolu Yerleşkelerinin Endüstriyel Miras Olarak Korunma Sorunları: İzmir-Aydın Hattı Üzerindeki Demiryolu Yerleşkeleri Örneği”. Yüksek Lisans Tezi, Dokuz Eylül Üniversitesi.

2011

5. UĞURSAL, Seçil. 2011. “Tarihi Yapıların Yeniden Işlevlendirilmesi: İzmir Sümerbank Basma Sanayi Yerleşkesi Örneği”. Yüksek Lisans Tezi, Dokuz Eylül Üniversitesi.
6. ACAR, Yiğit. 2011. “Urban Transformation Within The Interface Of Design And Administration: The Case Of İzmir Harbor District”. Master Thesis, METU.

2006

7. ŞİMŞEK, Eylem. 2006. “Endüstri yapılarının kültürel miras olarak irdelenmesi ve değerlendirilmesi: İzmir Liman Arkası örneği”. Yüksek Lisans Tezi, Dokuz Eylül Üniversitesi.

Chronologically, in the thesis prepared by Eylem Şimşek in 2006, a documentation study focusing on the industrial complexes in the Liman Arkası District was conducted first, and conservation problems were identified (Şimşek 2006). The Bomonti Brewery was not included in the scope of the thesis. Urban and building scale conservation problems were identified, and conservation recommendations were developed specifically for the Gasworks. Information about the industrialization process in İzmir and the development of the Liman Arkası District, are used as a source to establish the planning history of the region.

In the study completed by Yiğit Acar in 2011, the transformation process of the İzmir Liman Arkası District was examined from the perspective of design and administration (Acar 2011). In addition to the Liman Arkası District, the planning activities of the Bayraklı, Turan, and Salhane regions are also included in the scope of the

study. This thesis is used as one of the main sources to establish the characteristics and planning history of the Liman Arkası District in the second chapter.

In the thesis completed by Nilay Koyuncu Peker in 2019, detailed analyses were conducted at the urban and buildins scales to ensure the conservation of the Liman Arkası District with all its characteristics, based on these two studies. A documentation study was carried out as well (Koyuncu Peker 2019). In contrast to Şimşek's thesis, urban scale analyses were conducted in this study, focusing on all industrial structures in the area (Koyuncu Peker 2019; Şimşek 2006). Conservation principles were developed for the Liman Arkası District and industrial complexes in accordance with the Dublin Principles. The Bomonti Brewery is not included in the scope of the thesis. However, this study was utilized in evaluating the urban scale problems and potentials of the Liman Arkası Region.

In the study completed by Gizem Esen in 2019, the speculative urbanization process of the Alsancak Liman Arkası Region in the last twenty years was examined within the framework of neoliberal urban policies (Esen 2019). The transformation process of the Liman Arkası Region, the change in planning decisions in the area over the years, and the new projects built in the area are discussed. The planning decisions taken in the Liman Arkası Region were researched for parcels including the Gasworks, Electric Plant, Tuzakoğlu Flour Plant, Bomonti Brewery, Tekel Tobacco Factory, Sümerbank Complex, Şark Industries Factory, Tariş Alcohol Factory, and finally, the Ege Neigborhood, in terms of their planning histories (Esen 2019). In contrast to the thesis shedding light on the transformation of the Bomonti Brewery site in the last decade, this thesis examines the 1/1000 scale implementation development plans approved in 1983, 2005, 2007, and 2021, filling this gap in the literature.

In the remaining three theses, detailed research was conducted on the Electric Plant, İzmir-Aydın Railway settlement, and the Sümerbank Complex industrial complexes in the region. Recommendations for reuse and conservation for these complexes as industrial heritage were developed (Gün 2023; Ekizoğlu 2012; Uğursal 2011).

The industrialization process of the Liman Arkası Region was extensively researched through literature review. Information about the historical and urban development of the Liman Arkası District as an industrial area was gathered from the archives of the National Library, books about İzmir, theses, articles, and official websites. Particularly detailed information from these theses and the İzmir Industrial Heritage

Inventory published by İZKA in 2021 was obtained to understand the character of the Liman Arkası District and its industrial complexes (İZKA 2021).

After understanding the characteristics of the Liman Arkası Region, a literature review on the Bomonti Brewery led to the discovery of two important articles. First, an article titled "İzmir de İçki Üretimi ve Tekel İçki Fabrikası Yerleşkesinin Gelişim Süreci" by Prof. Dr. Mine Tanaç Zeren and Prof. Dr. Özgül Yılmaz Karaman, published in the TAÇ Journal in 2015, provided access to an aerial photograph of the complex from 2013 (Tanaç Zeren and Yılmaz Karaman 2015). Furthermore, information about the buildings in the complex obtained from the article on periodization was compared with historical information and archival documents. The thesis author conducted an analysis on the "construction phases of buildings."

The second article, titled “Bomonti’den Tekel’e İzmir’de İçki Üretim Yapılarının Mekansal ve Yapısal Özellikleri” (From Bomonti to Tekel: Spatial and Structural Features of Alcohol Production Plants in İzmir) was published by the same authors in the Yapı Journal in 2017 (Tanaç Zeren and Yılmaz Karaman 2017). This article provided access to photographs from 2013 of the buildings that make up the industrial complex, as well as information on their structural and spatial features. Based on the information obtained from these two articles, the thesis on the Bomonti Brewery aims to fill a gap in the literature by examining the conservation decisions for the area and evaluating them within the scope of conservation.

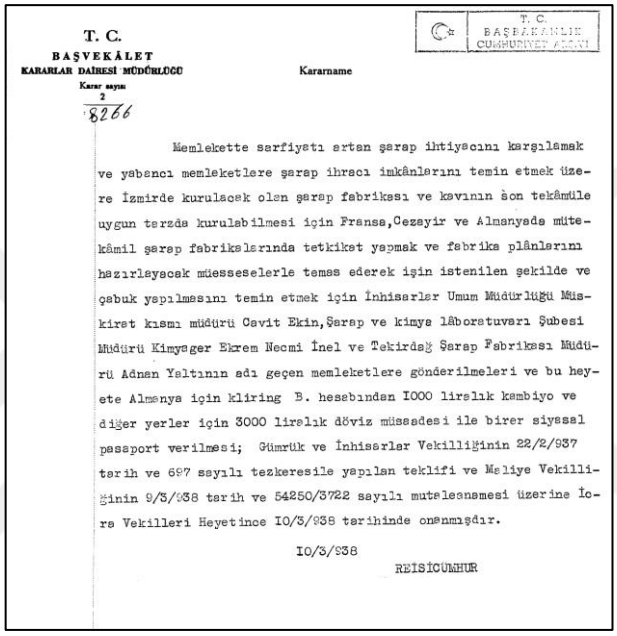
To evaluate conservation decisions, it is necessary to understand the basic concepts related to industrial heritage. Therefore, a literature review on relevant topics should be conducted through publications, previous studies, official websites, and international standards to acquire theoretical knowledge. The first chapter's literature review covers the background of industrial heritage, industrial archaeology, industrial landscapes, and the institutions involved in these areas. Additionally, international standards have been used as primary sources to evaluate conservation principles.

1.5.2. Archive Research

After the literature review on the Bomonti Brewery and the Liman Arkası Region, detailed research on the history of the factory was conducted at the T.C. Cumhurbaşkanlığı Devlet Arşivleri Başkanlığı (Presidency of the Republic of Turkey,

State Archives Directorate), Milli Kütüphane (National Library), and Türk Tarih Kurumu Kütüphanesi (the Library of the Turkish Historical Society).

Firstly, in the document scanning system of the state archives, archive records related to the industrial complex known as the Bomonti Brewery and later as the İzmir Wine Factory were accessed using the keywords "İzmir Bomonti, Aydın Brewery, İzmir wine." Sources were compiled for the history of the factory (BCA 30-18-1-2, 82 - 16 – 7) (Figure 9) (Appendix A).



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Kararname

Memlekette sarfiyatı artan şarap ihtiyacını karşılamak ve yabancı memleketlere şarap ihracı imkânlarını temin etmek üzere İzmirde kurulacak olan şarap fabrikası ve kavının son tekâmüle uygun tarzda kurulabilmesi için Fransa,Cezayir ve Almanyada mütekâmil şarap fabrikalarında tetkikat yapmak ve fabrika plânlarını hazırlayacak müesseselerle temas ederek için istenilen şekilde ve çabuk yapılmasını temin etmek için İnhisarlar Umum Müdürlüğü Müskirat kısmı müdürü Cavit Ekin,Şarap ve kimya lâboratuvarı Şubesi Müdürü Kimyager Ekrem Necmi İnel ve Tekirdağ Şarap Fabrikası Müdürü Adnan Yaltının adı geçen memleketlere gönderilmeleri ve bu heyete Almanya için kliring B. hesabından 1000 liralık kambiyo ve diğer yerler için 3000 liralık döviz müsaadesi ile birer siyasal pasaport verilmesi; Gümrük ve İnhisarlar Vekilliğinin 22/2/937 tarih ve 697 sayılı tezkeresile yapılan teklifi ve Maliye Vekilliğinin 9/3/938 tarih ve 54250/3722 sayılı mutalaanamesi üzerine İcra Vekilleri Heyetince 10/3/938 tarihinde onanmıştır.

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REİSİCUMHUR

Figure 9. Record of the budget for investigations regarding the establishment of a wine factory in İzmir
(Source: Directorate of State Archives)

From the book “İzmir’de Bira, Birahaneler ve Bira Bahçeleri” (Beer, Beerhouses, and Beer Gardens in İzmir) published in 2022 with authors Erkan Serçe and Akın Erdoğan, important historical information and photographs about the Bomonti Brewery, also known as the Aydın Brewery, were obtained. This book was used as a primary source to establish the history of the brewery (Serçe and Erdoğan 2022).

Sources related to beer, brewing, and the Bomonti Brewery have been accessed from the archives of the National Library and the Library of the Turkish Historical Society. In the book “Osmanlı’dan Günümüze Tekel” (From Ottoman Empire to Present: Tekel) completed by Fatma and Suut Doğruel in 2000, an interview with Özlü Urkan, who served as the director of the factory from 1994 to 2004, was accessed under the title "İzmir İçki Fabrikası." Additionally, important historical information about the factory

was obtained, and this book was used as a second primary source to establish the history of the factory (Doğruel and Doğruel 2000).

Other sources used to establish the history of the industrial complex include the book “Osmanlı Sanayi İstatistikleri” (Ottoman Industry Statistics) published by Gündüz Ökçün in 1984, the article “Biracılığın Mazisine Bir Bakış” (A Look at the History of Brewing) written by Kamil Yazıcıoğlu in the journal " İstihbarat Bülteni" in 1938, the article " İzmir Şarap Fabrikası” (İzmir Wine Factory) written by Selim Cavid in 1940, and the book “Türk Malt ve Bira Sanayi” (Turkish Malt and Beer Industry) written by Turgut Yazıcıoğlu in 1965 (K. Yazıcıoğlu 1938; Cavid 1940; T. Yazıcıoğlu 1965).

In the research conducted in the archives of the National Library for the industrial complex known as the Bomonti Brewery or later as the Tekel İzmir Wine Factory, access was gained to the city plan of İzmir for the year 2011, newspaper articles and photographs from past years. Aerial photographs of the study area for the past twenty years were accessed through Google Earth. Visuals of the buildings demolished (Building 24 and Building 26) in the Bomonti Brewery industrial complex were accessed through the İzmir 3D City Guide.

Figure 10. Liman Arkası District in 2011
(Source: National Library Of Turkey Archive)

As a result of the literature review conducted on the Liman Arkası District and the Bomonti Brewery, access to the archives of institutions related to the study area has been obtained. The archives of The Directorate of the 1st Cultural Heritage Conservation Regional Board in İzmir, Konak and İzmir Metropolitan Municipalities, İzmir General Directorate of Land Registry and Cadastre Archives, and Sümer Holding provided the

primary sources of research findings. Discussions were held with relevant architects and urban planners in the municipalities and the regional conservation board regarding planning decisions in the area (İBB 2023; Regional Conservation Board 2023; İzmir General Directorate of Land Registry and Cadastre 2023).

Initially, research was conducted on the Bomonti Brewery at the regional conservation board. The decisions and files of the area with the cadastral number 1 in block 8505, especially those from the last twenty years, were examined. The site plans for 1953, 1986, and 2004 were examined, and the "construction phases of buildings" analysis was conducted by comparing information obtained from archive and literature searches. Measured survey and restitution reports from 2013, as well as intervention decisions and restoration projects, were also reviewed. Based on the regional conservation board decisions taken in the last twenty years specific to the area, a planning history was established (Regional Conservation Board 2023).

From the archives of Konak and İzmir Metropolitan Municipalities, master plans and plan notes from different years for the Liman Arkası District and the Bomonti Brewery were obtained in file format, and the implementation development plan from 2001 was obtained in dwg format (İBB 2023; Konak Municipality 2023). The 2001 site plan served as the basis for the analysis. The reason for this decision was to document the previous state of the industrial complex before its integrity was compromised and to conduct the analysis. The transformation that occurred in the area was revealed through plans from different years and the decisions related to these plans.

In the archives of the İzmir General Directorate of Land Registry and Cadastre, important documents were accessed to understand how the boundaries of the study area changed over the years. The oldest document found was from 1930, which was a document stating "Aydın Brewery" (İzmir General Directorate of Land Registry and Cadastre 2023) (Figure 11).

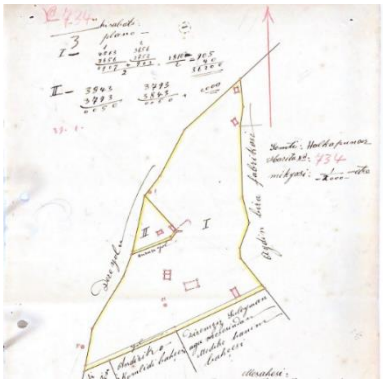


Figure 11. 06.07.1930 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)

Access has been obtained to the cadastral documents of the old block 1443, where the Bomonti Brewery was located in 1940 (İzmir General Directorate of Land Registry and Cadastre 2023) (Figure 12). As a result of these investigations, information has been obtained about the transformation of the block, its boundaries, and the years in which the buildings that make up the complex were added to the plot before the integrity of the industrial complex was compromised. Analyses have been prepared regarding the physical transformation of the site lot based on information obtained from archives and literature.

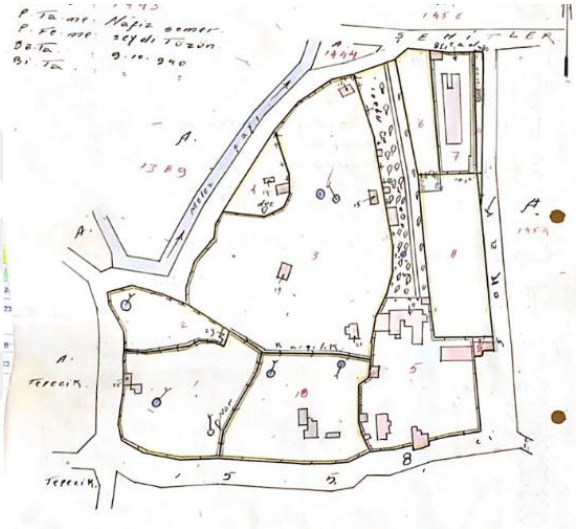


Figure 12. 09.10.1940 Land registry
(Source: İzmir General Directorate of Land Registry and Cadastre)

From the archives of Sümer Holding, plans and projects for three buildings that were demolished in the complex have been accessed (Sümer Holding 2023) (Appendix C). Two site plans from 1983 have been accessed (Appendix C1, C2, C3) (Figure 13). Inventory sheets for the three demolished buildings have been prepared based on the information obtained.

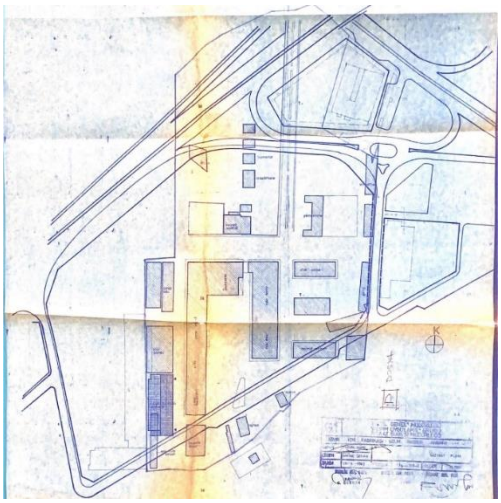


Figure 13. 25.04.1983 Site Plan
(Source: Sümer Holding)

1.5.3. Site Survey

While continuing the literature review and archival research, site surveys were conducted at the Bomonti Brewery in 2022 and 2023 at different times. Due to the brewery being on private property, access to the buildings was limited, so only exterior observations were made. It was noted that the Mahall Bomonti İzmir project is currently under construction on the site of the Bomonti Brewery, and transformation projects such as Folkart Vega, Alsancak, Evora İzmir, and Megapol İzmir in the Liman Arkası District were also observed (Figure 14, 15, 16)[7].

a)

b)

c)

Figure 14. a,b) Mahall Bomonti İzmir and Folkart Vega in 2022, c) Mahall Bomonti İzmir in 2023
(Source: Author 2022, 2023)

[7] https://www.allsancak.com/ https://www.evoraizmir.com/konsept https://folkart.com.tr/folkart-vega https://www.megapolizmir.com/

a)

b)

Figure 15. a) Allsancak İzmir, July 2023 b) Evora İzmir, July 2023
(Source: Emlak Konut
a)https://www.emlakkonut.com.tr/_Assets/Upload/ProjectMiddle/dji0803jpg0208202319jpg
b)https://www.emlakkonut.com.tr/_Assets/Upload/ProjectMiddle/dji0749jpg02082023102452.jpg)

Figure 16. Megapol İzmir
(Source: https://www.megapolizmir.com/)

Following the site surveys, literature review, and archival research, inventory sheets were prepared for twelve buildings located in the complex. Inventory sheets for the nine existing registered buildings and three demolished buildings at the Bomonti Brewery were created based on site survey, archival research, and information obtained from the literature (Figure 17).

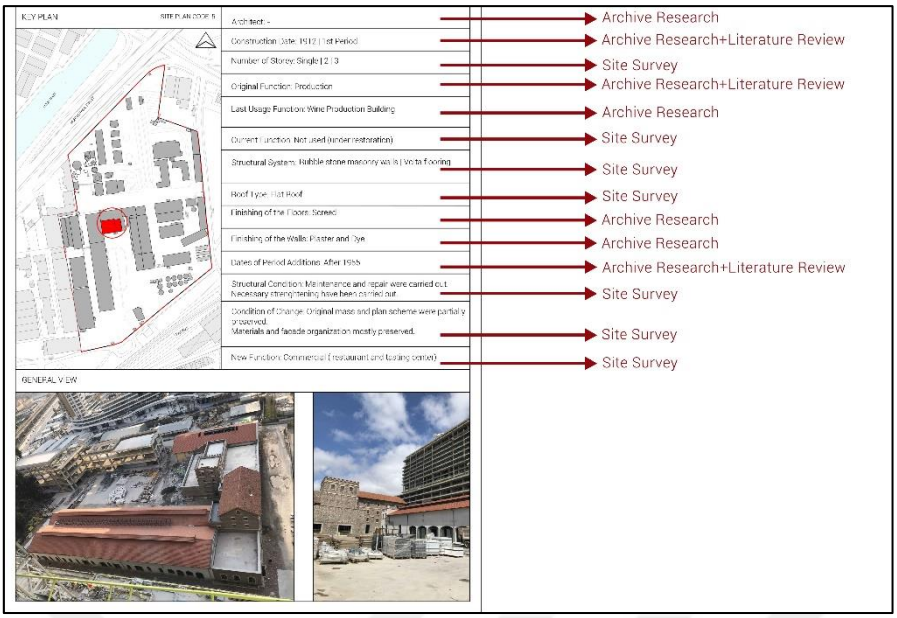


Figure 17. Sources of the information categories

The findings obtained from the literature review, archival research, and site survey were used to assess the values, problems, and potentials of the Bomonti Brewery complex, an industrial heritage site, in the fourth chapter. The cultural heritage values related to the study area were determined based on previous publications and international standards. Problems and potentials were evaluated in conjunction with site survey observations and information obtained from the literature review (Figure 18).

The studies and analyses indicated that the Bomonti Brewery industrial complex has documentary, historical, socio-cultural, architectural, economic, scientific, and memory values. However, it was concluded that due to its location, the economic value takes precedence, leading to planning decisions driven by profit motives and the inability to protect the complex in its entirety. Out of the forty-six structures that constitute the industrial complex, only nine have been preserved, while all others have been demolished. Site surveys, literature reviews, and archival findings revealed that the integrity of the industrial complex has been altered, and the approval of high-rise new buildings within the site has caused changes in the silhouette of the Alsancak Liman Arkası District.

Figure 18. Method of the Study

1.6. Content

İzmir Bomonti Brewery industrial complex's values and conservation problems are the subject of this study, which aims to evaluate the planning and conservation decisions made for the Bomonti Brewery Campus.

The first chapter is the introduction, which includes the problem definition, objectives, theoretical framework, method and sources of the study. Within the theoretical framework, the background of the concepts related to this thesis is discussed. Concepts such as industrial heritage, industrial landscape, and industrial archaeology are examined in detail, providing comprehensive definitions. Additionally, information is provided about the historical and international context of these concepts. Furthermore, to understand the principle of preserving industrial heritage, international guides such as TICCIH's practices, the "Nizhny Tagil Charter," and the "Dublin Principles" are examined.

The second chapter focuses on the character of the Alsancak Liman Arkası District. Based on information obtained from literature and archival research, this section provides insights into the urban development of the Alsancak Liman Arkası District, the industrial complexes within the region, and the legal status of the area.

In the third chapter, the industrial heritage features of Bomonti Brewery are examined in detail. The history of Bomonti Brewery changes in the boundaries of the complex’s plot in the historical process, the ownership status of the industrial complex, the periods during which the structures constituting the complex were built, architectural features, and conservation problems are thoroughly examined. As a result of these studies, the original uses of the buildings comprising the complex, their current use and condition, and finally, an analysis of open spaces are conducted.

In the fourth chapter, the values, problems, and potentials of the Bomonti Brewery industrial complex are evaluated at both the urban and building scales. In the fifth chapter, an assessment of the planning and conservation decisions specific to the complex has been conducted. Finally, in the sixth chapter, it was concluded that the interventions at the urban and building scales in the Bomonti Beer Factory Complex revealed that the complex was not adequately preserved as an industrial heritage.

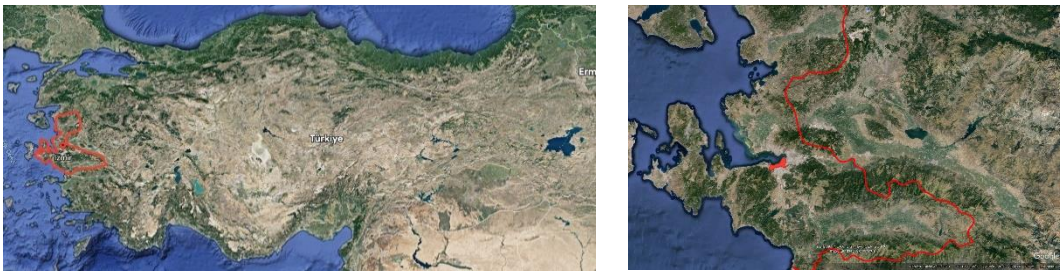
CHAPTER 2

CHARACTERISTICS OF ALSANCAK LİMAN ARKASI DISTRICT

In this chapter, after providing information about the location and current condition of the Alsancak Liman Arkası District, details are given about its character, industrial complexes in the region, and the planning history of the area.

2.1. Location and Current Condition

Alsancak Liman Arkası District is situated at the intersection of Umurbey, Ege, and Halkapınar neighborhoods in the Konak district of İzmir province (Figure 19). Alsancak Liman Arkası district is triangular, particularly at the intersection of the railway and the Meles River (Figure 20). The Alsancak railway complex played a pivotal role in the development of this area, primarily as an industrial district. The area came to be known as the "Liman Arkası" (which translates to "rear port" in Turkish) after the construction of the Alsancak port.



a) b)

Figure 19. a)Location of İzmir, b) Border of Konak District and İzmir
(Source: Google Earth, retrieved July, 2023)

Alsancak Liman Arkası District encompasses the Ege and Umurbey districts and a small part of the Halkapınar district (Figure 21). Umurbey neighborhood covers the entire site, while Halkapınar includes a section at the eastern corner, incorporating parts of the highway, river, and green areas. Additionally, the Ege neighborhood consists primarily of residential units. It's worth noting that urban transformation initiatives have

commenced in the Ege neighborhood, and a concurrent urban design project is underway in the Umurbey neighborhood.

a) b)

Figure 20. a) Border of Konak District, b) Border of the Study Area
(Source: Google Earth, retrieved July, 2023)

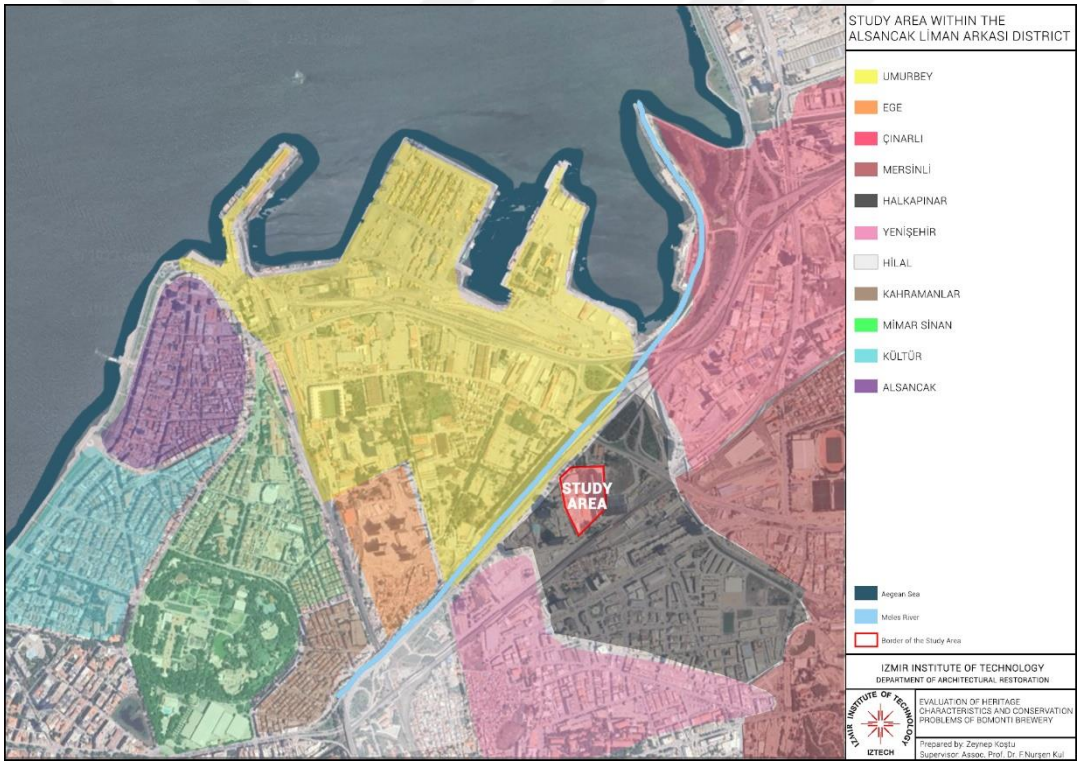


Figure 21. Study Area within the Alsancak Liman Arkası District
(Source: Prepared by author using the aerial photo obtained from Google Earth, retrievied July, 2023)

Bomonti Brewery is situated in İzmir province, Konak district, Halkapınar neighbourhood. Situated to the south of the Liman Arkası region, which is the historical industrial center of İzmir, the brewery is also positioned south of the Meles Stream and Mürselpaşa Boulevard. There is IMM Profession Factory (Tuzakoğlu Flour Factory, also known as the former State Security Court) in the north, 1558th Street in the south,

Fahrettin Altay-Evka 3 subway line and TCDD Halkapınar Cer Workshop in the east and a forty-floor residence project construction in the west.

The plot boasts a nearly flat topographic structure. The area's map location is 38°43' north, 27°16' east global positioning system coordinates.

Access to the study area is facilitated through various routes. For instance, the primary access from Bornova, Konak, Buca, Gaziemir, Göztepe, and Balçova districts is available via the D300 highway. However, for those coming from Çiğli and Karşıyaka, which are situated on the opposite side of the Ege Gulf, the D550 highway is the preferred route. Additionally, the E87 road offers an alternative route to access the D300 connection. This provides another option for reaching the study area from different locations (Figure 22).

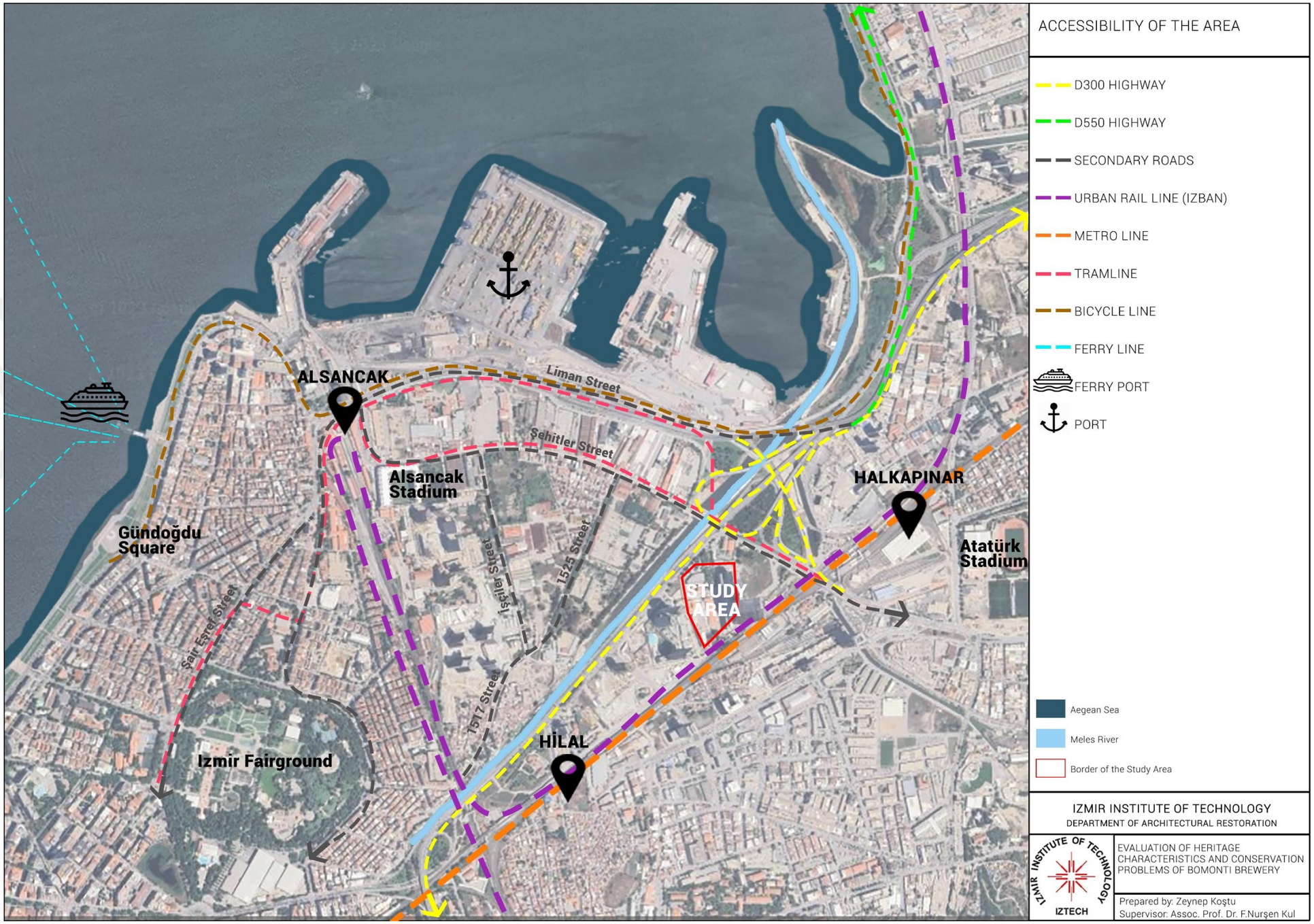


Figure 22. Accesibility of the Study Area
(Source: Prepared by author using the aerial photo obtained from Google Earth and adaptive from Koyuncu Peker 2019)

2.2. The Urban Development of Alsancak Liman Arkası District as an Industrial Zone

The development of the Alsancak industrial district in the 19th century was initiated by the efforts of the Levantine population of the city. The location of the Alsancak train station and the port expansion as an extension of the railroad line was chosen due to the high land prices in the inner city. The Punta district, which is now known as Alsancak, was initially an undeveloped area in the early 19th century (Figure 23) (Beyru 2011).

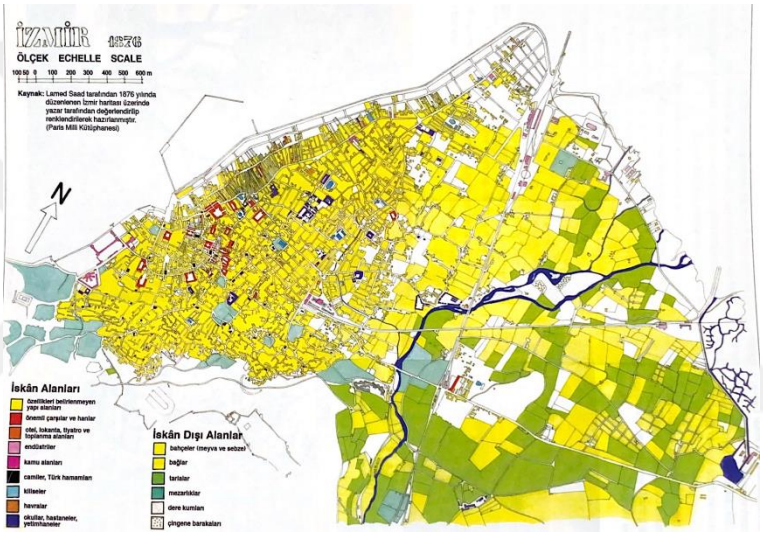


Figure 23. İzmir 1876, Lamed Saad Map
(Source: Beyru 2011)

Despite objections from local traders in İzmir, who were concerned that this development might divert commercial activities away from the existing city center, the construction of the train station and port proceeded in the emerging industrial area of Punta. This development had a significant impact on the city's expansion to the north and ultimately led to the creation of the Alsancak industrial district as we know it today (Bilsel 2000).

In the second half of the 19th century, the city experienced northward expansion through the development of a new industrial district, port, and railway station in the Punta region. Once again, these new developments were driven by the demands of Western entrepreneurs. In less than half a century, the city expanded its covered area to twice its size at the beginning of the 19th century. However, the city's ongoing development faced

a significant setback in 1922 when a fire destroyed nearly half of the city, including the Frank Street and Greek quarters (Acar 2011) (Figure 24).

Figure 24. A view of places burned in the fire of 1922
(Source: Atay 1998)

The new established Turkish government saw the need to revive the economy and repair the social fabric in İzmir, which had a small population of 153,000 in 1927. They also aimed to reshape the city to reflect the new Turkish Republic's ideals by erasing its multi-ethnic history and creating a modern urban center. The 1924 plan for İzmir marked the start of innovative urban planning in the newly established Turkish Republic, which had led to the Lörcher Plan for the capital, Ankara (Hastaoglou-Martinidis 2011). The reconstruction of İzmir attracted the interest of international financial and contracting companies – American, English, Italian and German (Serçe, Yılmaz, Yetkin 2003). Yet it seems that Mustafa Kemal Atatürk's close relationship with Maréchal Lyautey, French military governor of Morocco at the time, was decisive for the choice of the planner. Apparently, the Turkish government asked for Lyautey's advice on the reconstruction and he recommended Henri Prost, who was working on the plans for North African towns in collaboration with the former (Bilsel 1996). Prost recommended René Danger, who concluded a contract with the municipality for a "plan d'urbanisme" in 1924. So, first planning attitude in İzmir concerning Alsancak industrial district was Danger-Prost Plan prepared between the years 1924 and 1925 by Rene Danger and Raymond Danger with the consultant of Henri Prost (Bilsel 2009) (Figure 25).

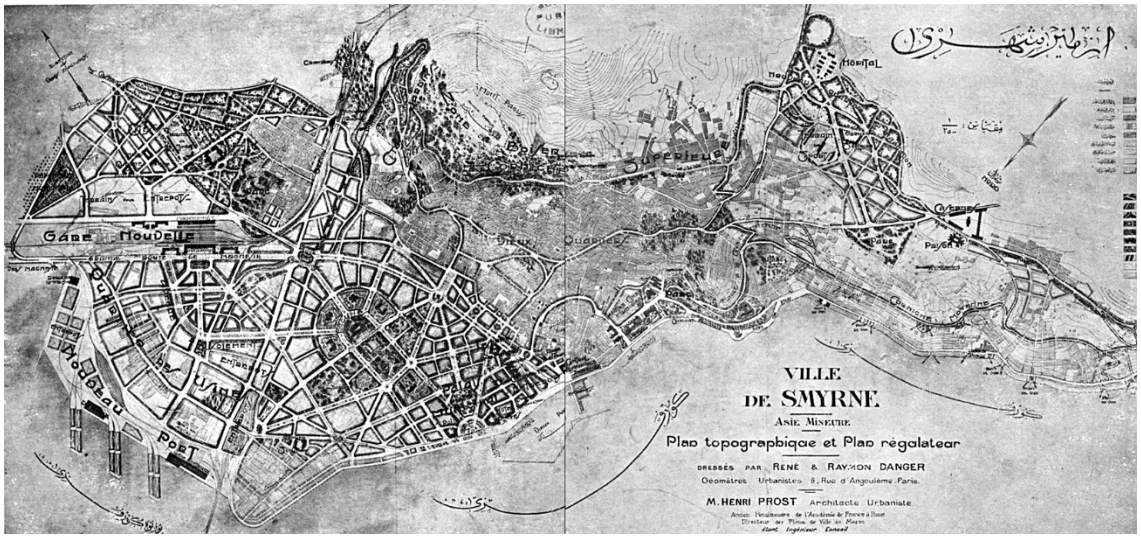


Figure 25. Danger-Prost Plan
(Source: L'Architecture 40, no. 4 (1927): 124; Hastaoglou-Martinidis 2011)

The primary aim of this planning effort was to facilitate the reconstruction of the areas that had been devastated by the 1922 fire in İzmir (Figure 26). The planning study encompassed the comprehensive development of the entire city. The modern city was composed of three parts: the lower part, which had been damaged by the fire, was to be entirely rebuilt as the central district with businesses, administration and university buildings, and which was separated by a boulevard from the undamaged upper Turkish quarter on the slopes of Mount Pagos near the Citadel (*Kadifekale*) ; the second part, bordered by another boulevard designed along the former Aydın railways, comprised an extensive 'rear-port' area (Liman Arkası District) for industries and wholesale installations between the new harbour on the delta of the Melis river and the new central train station; in the third part, residential extensions following the garden city pattern were laid out in the western and south-eastern perimeter of the city to attract the new inhabitants (Can 2010; Hastaoglou-Martinidis 2011; Çırak 2015; Koyuncu Peker 2019). So both the stations of Aydın and Basmane and also the İzmir-Aydın railway line were removed. A new line was proposed on the shoreline to connect Darağacı to İzmir- Kasaba line, with the addition of a new station for it in Halkapınar (Atay 1998).

Figure 26. İzmir's burnt-up area map with H. Prost's markings of the surviving buildings
(Source: Hastaoglou-Martinidis 2011)

The port mentioned for that period was built in the proposed area. Moreover, the area was transformed into an industrial zone as anticipated, though without the green space originally suggested. During those years, there were already factories, mills, warehouses, and residential units in the area, but the number of industrial facilities increased over time. One of the most significant alterations in the Danger-Prost plan was the removal of the İzmir-Aydin railway, yet both railways remain in operation today. Therefore, it can be said that the Danger-Prost Plan was partially implemented in the study area, not in terms of land subdivision, but with regard to design concepts (Koyuncu Peker 2019).

After the plan received approval, the implementation of the scheme commenced swiftly between 1925 and 1928. However, the land acquisition process came to a halt as a result of the adverse impacts of the 1929 economic crisis, rendering the plan unviable (Bilsel 2009).

The planning approach following the Danger-Prost Plan marked a notable shift. With the enactment of the 1930 Municipalities Law, local municipalities were tasked with the responsibility of formulating their own urban plans. During the period from 1930 to 1950, under the leadership of Behçet Uz, who served as the mayor of İzmir Municipality, a dedicated planning department was established within the municipal structure. Additionally, during this timeframe, several significant urban projects were conceived, including the development of a substantial international fairgrounds designed in the form of a vast urban park (Bilsel 2009). The planning of the İzmir International Fair can be viewed as the initiation of a series of projects aimed at creating high-quality public spaces

in İzmir. The approach taken by the local authorities to develop these public spaces can be seen as a longstanding tradition in this regard (Acar 2011).

The concept of the İzmir International Fair was first introduced in 1933 when Suad Yurdkoru, inspired by his visit to Moscow and the Gorki Park there, proposed the idea of creating a large urban park upon his return to İzmir. This idea was well-received by Behçet Uz and the municipality. Subsequently, after a series of study trips and a planning period, the project commenced. Initially, starting from 1927, the İzmir Fair was held as a local trade fair. However, from 1934 onwards, it evolved into an international event, necessitating a larger space. Behçet Uz secured the required funding from the central government, which enabled the project's initiation. The park was opened to the public in 1936 (Bilsel 2009).

The planning of the İzmir International Fair was not the sole modern planning endeavor undertaken by the municipality during the leadership of Behçet Uz. In 1939, another planning study for the city's future development was commissioned, and this time, the renowned architect Le Corbusier was tasked with the project. Le Corbusier visited İzmir in 1948 and subsequently presented his proposal to the municipality in 1949 (Figure 27). His plan was developed in accordance with the principles of CIAM (Congrès Internationaux d'Architecture Moderne), as approved by the central committee of CIAM in 1947 (Bilsel 1999) (Figure 10). Regarding the study area, the plan suggests replacing the current Alsancak port with a new port and establishing a green industrial estate to the northeast of the port, situated between Alsancak and Bayraklı (Koyuncu Peker 2019).

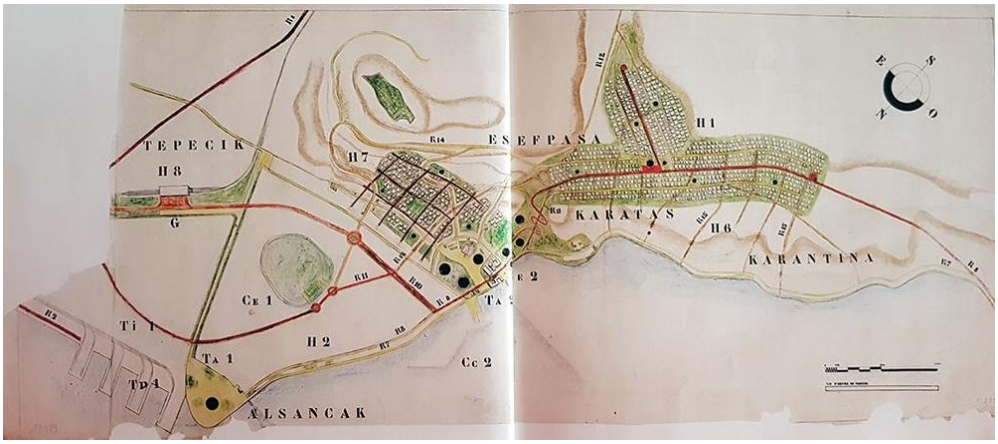


Figure 27. Le Corbusier’s Plan for İzmir
(Source: Fondation Le Corbusier, Paris;
ecemekren.wordpress.com/2021/05/21/arch484-1922-izmir-great-fire-of-symrna-and-republican-planning/)

A new railway line through the shore was foreseen to provide the relation of the industrial site, the port and the main railway stations. However, this plan was not implemented at all and an international planning competition for the planning of the whole city was opened in 1951 (Bilsel 1999; Acar 2011 Koyuncu Peker 2019). After many planning proposals and lastly disapproval of Le Corbusier's Master Plan, the municipality decided to open a competition as International City Planning Competition in 1951. In the program of competition, it is admitted that the population will be increased from 230.000 to 400.000 within 50 years. The contestants are required to take consider of the designation of Alsancak district as mercantile port by the Ministry of Public Works and to show the relations between industrial district, port and the station of goods train (Bilsel 2009).

The competition jury, led by Patrick Abercrombie, ultimately selected the proposal submitted by Ahmet Kemal Arû, Emin Canpolat, and Gündüz Özdeş for implementation (Figure 28).

Figure 28. Master Plan of İzmir by Kemal Ahmet Aru, Emin Canpolat and Gündüz Özdeş, 1953
(Source: Uysal 2019)

This plan was crafted in accordance with the zoning principles of functionalist planning. It included provisions for the placement of current commercial districts and the development corridors within the city, one of which focused on Karşıyaka. It's important to note that the central government's policy regarding the development of the Alsancak port played a significant role in determining the location of the industrial district as outlined in the plan. Consequently, key decisions concerning the development of both the

port and the Alsancak industrial district were influenced by the 1951 Plan (Bilsel 2009) (Figure 29).

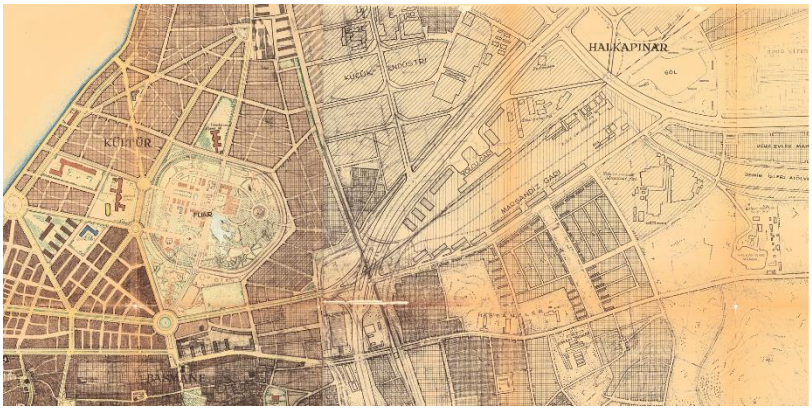


Figure 29. Master Plan of İzmir by Kemal Ahmet Aru, Emin Canpolat and Gündüz Özdeş, 1953
(Source: İzmir Metropolitan Municipality Archives)

Due to the rapid population growth, the 1951 Plan became impractical for implementation. Nevertheless, one of its significant contributions was shaping the city's structure and the allocation of central and industrial functions. Another crucial contribution of the plan to İzmir was the proposal for a large public urban square at the heart of the city, known as Konak Square.

The planning of Konak Square was part of the efforts to create public spaces within the city. A design competition was organized in 1956 to plan the public square and administrative center. However, the number of projects submitted and the quality of these projects were deemed insufficient and not successful enough for implementation. Even though the first prize-winning project was designed by Doğan Tekeli, Tekin Aydın, and Sami Sisa, it was never executed. Instead, the square underwent development through incremental planning and design interventions in the subsequent years (Eyüce 1999).

The rapid population growth made the 1951 Plan unfeasible, highlighting the urgent need for a new plan to manage the city's development. It's worth mentioning that the planning methodology in the country was also evolving during the 1950s. Rather than relying on earlier master-plan-based approaches, a shift toward comprehensive planning was adopted for metropolitan areas. In response to this changing approach, the İzmir Metropolitan Planning Bureau was established in 1965 as part of the municipal organization, operating under the Department of Housing and Development. Its primary

mission was to formulate a plan encompassing the entire metropolitan area of İzmir (Arkon and Gülerman 1995).

The first comprehensive plan, encompassing both a wider coverage area and a new planning methodology, was adopted in 1973. This plan envisioned a linear development pattern for the city, while discouraging westward expansion through a series of local proposals. In the case of the harbor district, the plan anticipated further growth of the Alsancak port but suggested a relocation of industrial functions to areas outside the city (Arkon and Gülerman 1995).

Between 1978 and 1989, the plan underwent revisions. The updated plan introduced a series of preservation areas aimed at safeguarding urban and agricultural green spaces. The decision to replace industrial functions in Alsancak with those of a central business district (CBD) was made in the 1978 Revision Plan, which continued in the 1989 revision. However, concrete planning efforts to establish this new CBD, including the preparation of a 1/5000 scale plan, were not initiated until 2001 (Acar 2011).

A critical milestone development in planning the Liman Arkası district was the International urban design competition for the İzmir harbor district, initiated by the Metropolitan Municipality in 2001. This competition covered the area from Alsancak to Turan. Its purpose was to generate innovative urban design concepts to complement the ongoing master plan studies, establish a new city center in the previously neglected port area, and craft a contemporary image for the city (Acar 2011).

As part of this competition, the municipality supplied a comprehensive set of data, including the master plan for the greater city of İzmir, approved development plans, land use sheets, registered and unregistered lots and buildings, preservation requirements for buildings, transportation networks, ownership status, coastal layout, infrastructure maps, sea and land levels, and site photographs. These technical details were made available to the participants, but the social aspects of the site were largely overlooked. Furthermore, the competition specifications indicated that the port would primarily cater to passenger ships, and the shipping port would be relocated. The transformation was to be approached with this scenario in mind. Given the characteristics of the site, Alsancak stood out as the central district with a significant number of registered buildings. Therefore, it was crucial to consider Alsancak as the most important part of the entire site when it came to preservation efforts (Koyuncu Peker 2019).

A total of 136 projects submitted by participants from 30 different countries were entered into the competition. Ultimately, the winning design was awarded to Jochen Brandi, a German architect.

After the urban design ideas competition, planning process started. In the planning process, a participatory approach was handled and there were lots of meetings with the Metropolitan Municipality, planning team and non-governmental organizations such as the Chamber of Architects, the Chamber of Commerce, the Chamber of City Planners, related local municipalities, the City and Regional Planning Department of Dokuz Eylül University and the property owners (Acar 2011).

After these meetings, 1/5000 Master Plan for the New City Center was approved in 2003, prepared by taking into account some urban design ideas from the competition. Basic principles of this plan were to integrate two sides around the gulf, to give acceleration of urban development, to change the city image, to enhance quality of urban life (İzmir New City Center Master Plan-Planning Report 2003).

The notes of the 1/5000 Scale İzmir New City Center Master Plan dated 2003 state that the area to be planned in the İzmir Port Region covers an area starting from the rear of the port and extending to the Turan neighborhood with varying thickness (İzmir New City Center Master Plan-Planning Report 2003).

This site consists of a number of smaller districts which can be grouped as Turan, Salhane and Alsancak Liman Arkası districts. In parallel with the subject of the thesis, the characteristics of the Alsancak Liman Arkası districts from these regions will be examined. Alsancak Liman Arkası District covers Alsancak Port to the north, Alsancak Train Station and the railroad to the west, Meles River and Mürsel Pasa Boulevard to the south-east. This District is the most complex part of the whole planning area in terms of functional variety, historical values and social structure (İzmir New City Center Master Plan-Planning Report 2003).

2.3. Industrial Complexes on Alsancak Liman Arkası District

The site covering the south and south-east of the port had been used as an industrial district since the second half of the 19th century. This site contains a series of industrial buildings with historical value most of which are listed by the Conservation Board. The development of the industry also changed the building types in the city. The buildings

related with railway and port had the features of the new construction techniques. Large spaces built with steel construction elements, polygonal and cut stone walls, cast columns and joist floors were the main characteristics. The general image for the industrial buildings of İzmir in the 19th century were the Neoclassical style with simple and rational features (Çıkış 1999) (Figure 30).

Figure 30. Historic view of Liman Arkası District
(Source: Prepared by author using İZKA 2021)

Figure 31. Current view of Liman Arkası District
(Source: Author 2022)

According to the İzmir Development Agency's industrial heritage inventory list, there are sixteen industrial complexes in the area, which include:Flour Plant I

- Tariş Alcohol Factory
- Tuzakoğlu Flour Plant
- Bomonti Brewery

- Gomel Oil Factory
- Flour Plant II
- General Directorate of Agricultural Products' Silos
- Şark Industries Factory
- Sümerbank Complex
- TEKEL Tobacco Factory
- TEKEL Tobacco Warehouses
- Tile Factory
- Gasworks
- Electric Plant
- Turkish State Railways Alsancak Campus
- Halkapınar Cer Workshop (Figure 32)

When these structures' current usage and registration status are examined, almost all of the buildings are registered and currently serve various purposes, such as cultural and art centers, museums, offices, social facilities, and parking lots, among other uses. (Table 2). There are also a number of historic warehouses which are in the category of listed buildings in the site. However many warehouses are not used, some had been repaired and adapted for re-use, such as night clubs.

The historical buildings in the Alsancak Liman Arkası District were assessed and registered as 'Cultural and Natural Assets' by the regional conservation board on January 8, 1998, according to Decision No. 7003 (Çıkış 2009; Koyuncu Peker 2019) (Table 2). In the decision, industrial complexes such as the Gasworks, Electric Plant, Şark Industries, and other industrial buildings on both sides of Şehitler Street, along with residential buildings forming an integrity with them and belonging to the same period, as well as certain trees and tree groups in the same region, were recognized examples of civil architecture that need to be preserved and included in the Cultural and Natural Heritage inventory (Çıkış 2009).

Since the Bomonti Brewery complex is examined in detail in Chapter 3, this section will include a narrative of industrial complexes other than the brewery.

Table 2. Registration Status and Current Usage

Industrial Complex	**Registration Status**	**Current Usage**
Flour Plant I	Registered	-
Tariş Alcohol Factory	Registered	Parking Area
Tuzakoğlu Flour Plant	Registered	IMM Profession Factory
Bomonti Brewery	Registered	Culture, Art and Shopping Center
Gomel Oil Factory	Not registered	-
Flour Plant II	Registered	Office
General Directorate of Agricultural Products' Silos	Not registered	Agricultural Products' Silos
Şark Industries Factory	Registered	-
Sümerbank Complex	Registered	Konak Nevvar&Salih İşgören Education Campus
TEKEL Tobacco Factory	Registered	İzmir Culture and Art Factory (Museum)
TEKEL Tobacco Warehouses	Registered	İzmir Architecture Center
Tile Factory	Registered	Sale Center
Gasworks	Registered	Historical Gasworks Culture Center
Electric Plant	Registered	-
Turkish State Railways Alsancak Campus	Registered	Turkish State Railways Alsancak Campus
Halkapınar Cer Workshop	Registered	-

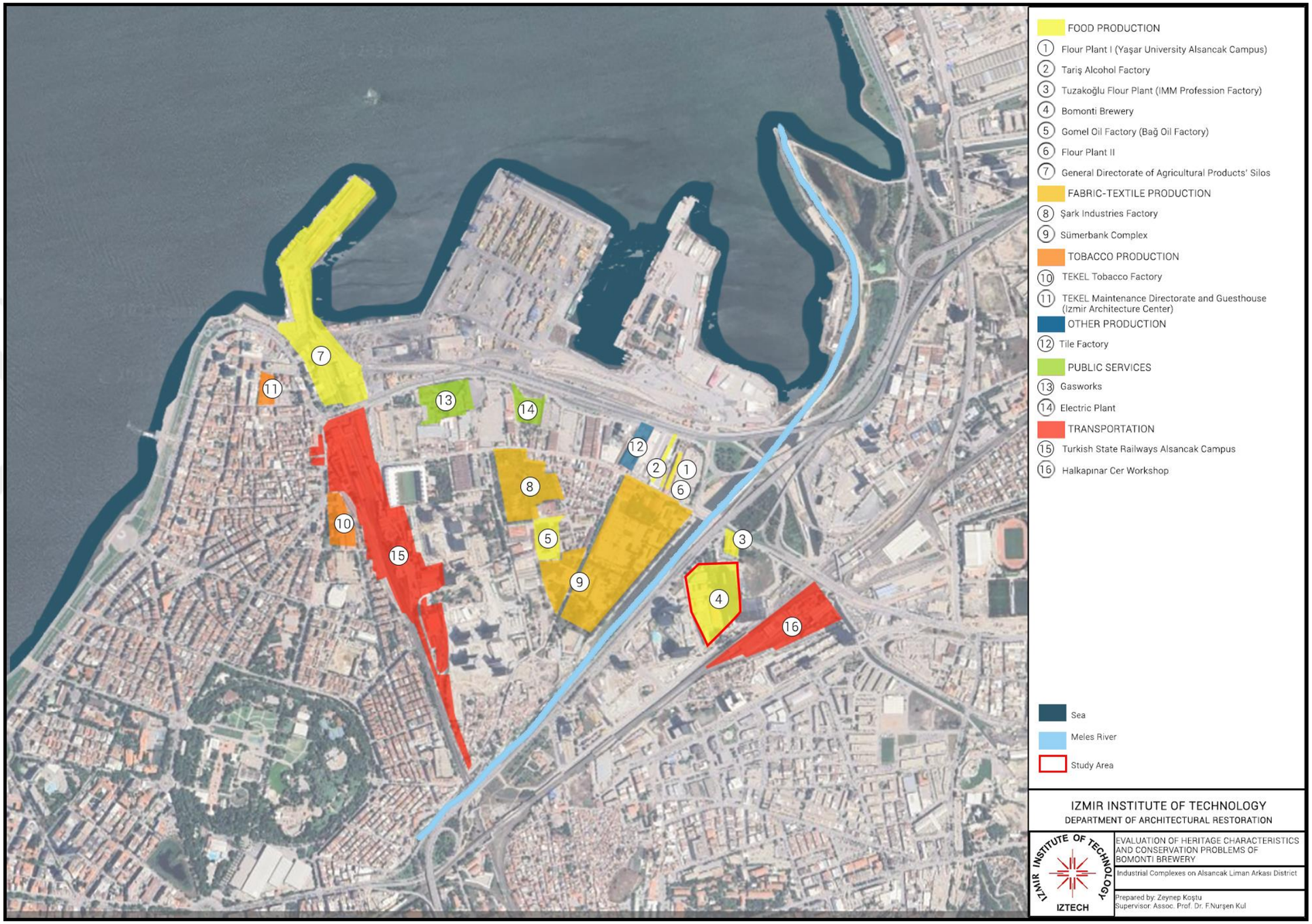


Figure 32. Industrial Complexes on Alsancak Liman Arkası District
(Source: Prepared by author using Google Earth , retrievied July 2023 and adaptive from İzmir Industrial Heritage Inventory, İZKA 2021)

2.3.1. Flour Plant I

The Old Flour Plant I is located on 1530 Street, north of Şehitler Avenue in the Umurbey Neighborhood of Konak. Today, it houses the Yaşar Museum and encompasses an area of 1.613 m². Originally constructed by a Greek merchant in 1895, it is believed to be one of the six flour mills in the Darağacı Region as identified in the 1913-1915 İzmir industrial census (Barbaros 1994).

In the 1920s, it was acquired by Rahmi Filibeli and underwent repairs. When these initial repairs proved ineffective, a complete renovation was undertaken. In 1941, Rahmi Filibeli commissioned the Robinson Company in the United Kingdom to develop a modernization project, leading to significant improvements in the factory's operations.

Figure 33. Flour Plant I
(Source: İZKA 2021)

While the structure underwent renovation in the 1980s, unfortunately, its chimney was demolished during this process. Subsequently, the building served as a Bonded Warehouse for Tütünbank for a brief period, and later, it was utilized by Gazete Ege. On January 8, 1998, it received official recognition as a Designated Landmark by the relevant conservation board.

In 1996, ownership of the building was transferred to the Yaşar Education and Culture Foundation, and its restoration project gained approval in 2002. Today, it continues to serve as the Yaşar Museum (Şimşek 2006).

2.3.2. Tariş Alcohol Factory

The Tariş Alcohol Factory is located at the corner of 1527 Street in the Umurbey Neighborhood within the Alsancak Liman Arkası District. Given the industrial character of this neighborhood, it is surrounded by warehousing and commercial areas. Spanning an impressive 2.878 m² of land, the Tariş Distillery is bordered by the Historic Flour Plant, known today as Yaşar University, to the east, and the Sümerbank Complex to the south.

Figure 34. Tariş Alcohol Factory
(Source: Şimşek 2006)

According to the 1920 industrial census of the region, İzmir boasted 33 distillers and wineries, with the Tariş Distillery being among them (Candemir 2000). The construction of the structure dates back to the turn of the 20th century. Although the land registry initially listed the plots as wine storage, the building underwent substantial alterations over the years as part of extensive repair efforts. Subsequently, it received official recognition as a Designated Landmark in the category of a warehouse, following its last registration in 1998. Today, the plot serves as a parking area, marking a shift in its utility over time (Şimşek 2006).

Over the years, the alcohol factory underwent several repairs and alterations. Notably, all window openings were bricked up, erasing any traces that might have hinted at its production history within the interior. Additionally, the roof was replaced or renewed as part of these renovations. Regrettably, the application of stucco plaster to the exterior surfaces contributed to the destruction of its distinctive historical characteristics from that era (Şimşek 2006).

2.3.3. Tuzakoğlu Flour Plant

The Tuzakoğlu Flour Mill, located on Şehitler Avenue in Konak's Halkapınar Neighborhood, is known today as a Profession Factory operated by the İzmir Metropolitan Municipality[8]. The mill's entrance is situated on the Şehitler Avenue side of the structure, covering an area of 4.370 m².

While the exact date of its foundation is not known, it is believed to have been built around the turn of the 20th century (Figure). This plant is believed to be the first steam-powered flour mill in the region, and its location was primarily chosen due to its proximity to a water source. By 1914, it had become one of the leading industrial operations of its time. The plant was originally named after Yuan Tuzakoğlu, an entrepreneur from the pre-Republican Era (Kayın 2013). In front of the flour plant, there stands the Ninth September Memorial Monument, commemorating the liberation of İzmir on September 9, 1922. This monument was erected in honor of the Turkish cavalry, who were the first to enter the city and bravely fought against the enemy.

Figure 35. Tuzakoğlu Flour Plant
(Source: https://adv.sozcu.com.tr/kesfet/mahall-bomonti-izmir/izmirdeki-o-bolgenin-kaderi-degisiyor/)

The plant comprises two structures with similar characteristics, connected by a bridge at the top. The entire structure is covered with a transparent roof. While the front elevation of the buildings appears separate, the four-story stone masonry structure has a continuous wall connection at the back.

[8] https://www.ibbmeslekfabrikasi.com/tr/Anasayfa

The first restoration work took place in 2007 and continued into 2008 following approval by the related conservation board of the projects prepared by IZSU in 2006. The restoration aimed to preserve the authentic architecture of the structure, and the facades were cleaned to remove all later alterations and anomalous additions (Şimşek 2006).

The plant was acquired by the local government during the early Republican Era and was subsequently used by TEDAŞ and the State Security Court. After years of disuse and neglect, the plant was finally repurposed and recently transformed into a Profession Factory. Today, the İzmir Metropolitan Municipality's Social Projects Department, Vocational Training Directorate, conducts practical workshops and vocational courses at this facility (Topal 2014).

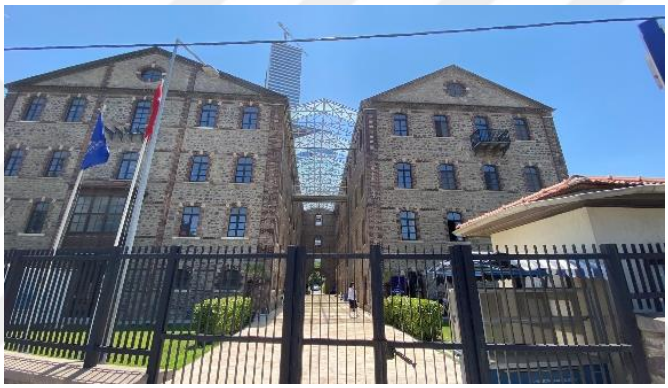


Figure 36. Tuzakoğlu Flour Plant
(Source: Author, 2023)

2.3.4. Gomel Oil Factory

The Old Gomel Oil Mill, presently operating as Bağ Yağları, is located on 1520 Street in Konak, Umurbey Neighborhood. The mill is situated on a 13.959m² plot. Established by Bohor Avram Gomel, a Turkish citizen of Jewish descent from Manisa in 1928, it continues to operate as Bağ Yağları today, recognized as one of Turkey's most significant vegetable oil producers. While it hasn't been officially designated as a landmark, the Mill holds the potential to be considered an industrial heritage site. In 2016, the company constructed a state-of-the-art facility in the Aliağa Organized Industrial Zone. The company produces and exports various products, including cotton oil, cottonseed meal, soybean meal, and sunflower seed meal (Gökçen et al. 2021).

Figure 37. Gomel Oil Factory
(Source: www.erolsasmaz.com/?oku=2028)

2.3.5. Flour Plant II

Flour Plant II is situated at the intersection of 1522 Street and Şehitler Avenue in Konak, Umurbey Neighborhood. It occupies a 1,062 m² plot of land. This building, originally constructed in 1954 as an extension to the old flour mill, is currently registered in the name of Rahmi Filibeli. However, due to changes in ownership over the years, the two structures have since functioned as independent units. Over time, the building has served various purposes, including use as a warehouse, furniture shop, office, and repair workshop.

On January 8, 1998, it received official registration by the current conservation board. In 2004, it was acquired by the company "Gönen Motorlu Araçlar Sanayi and Ticaret Ltd." and subsequently underwent restoration. Today, it operates as office space.

The plant exhibits architectural characteristics typical of the era when it was originally built. The eastern section of the building consists of four stories, while the western section comprises three stories. Both structures feature a robust reinforced concrete frame system, and these two parts are interconnected by means of a steel construction tube (Şimşek 2006).

Figure 38. Flour Plant II
(Source: İZKA 2021)

2.3.6. General Directorate of Agricultural Products' Silos

The General Directorate of Agricultural Products' Silos is located on Liman Avenue in Konak, Umurbey Neighborhood, situated on approximately 5.000 m² of land. This reinforced concrete structure was originally built for agricultural storage and is part of an evolutionary development process. It consists of cylindrical-shaped tower structures and is strategically positioned in the railroad-port-industry hub of the city. Facing the Alsancak Railway Terminal, this complex was constructed in 1958 as Turkey's second-generation reinforced concrete grain silos (Gökçen et al. 2021).

The complex comprises eight star-shaped silos, each with a capacity of 125 tons, and 36 cylindrical-shaped silos, each with a capacity of 500 tons. At the top of the structure, there is an area that houses silo-filling conveyors. On the north side of the structure, there is an eleven-story vertical unit designed for technical operations such as loading, unloading, and classification. The facility is still in use today, serving as TMO silos, consistent with its original purpose. Nevertheless, there are suggestions that this area should be vacated in accordance with the projects developed for the Liman Arkası District (Taddonio et al. 2016).

Figure 39. General Directorate of Agricultural Products' Silos
(Source: Author 2023)

2.3.7. Şark Industries Factory

Şark Industries Factory is situated in the hinterland of the Port Zone on Şehitler Avenue in Umurbey Neighborhood. This area is populated by warehouses and residential houses, and the Şark Sanayi Compound covers 42.516 m².

Founded in 1892 as a flour mill named "Couzinery-Pittaco," the Şark Industries compound switched to yarn production in 1893 under Couzinery's ownership. For two years, the plant produced only yarn. In 1895, the plant was transformed into a textile manufacturing business by partners Ellie Guiffray and Charles Verbeke. A Brussels-based company called "Compagnie Industrielle du Levant" produced woven textiles and hosiery. The Verbeke Family, owners of one of the oldest business establishments in the Aegean Region, moved the company's headquarters to İzmir in 1924 and changed the company's name to "Şark Sanayi Kumpanyası." Although Şark Industries made significant contributions to the Turkish economy in the 1950s, the international liberalization policies of the 1960s and the company's inability to compete in an overcrowded domestic market greatly undermined its prospects. Despite modernizing its yarn production facilities and maintaining good trade relations with Germany, the company couldn't adapt to new technologies. It decided to liquidate the business in 1976 by selling the equipment in the factory. The compound was sold to the Koru family in the same year, but its operations were halted (Şimşek 2006).

Figure 40. Şark Industries Factory
(Source: İZKA 2021)

The facility remained idle until 1994, when the owners considered new prospects. Most structures in the compound had already been torn down, and potential options included a hotel, residential compound, shopping mall, or entertainment park, but none of these ideas materialized. A fire later ravaged the plant, leaving almost nothing behind but the land. Only the Water Tower and the Landscape of the original Plant have survived. The palm trees, mulberries, and eucalyptus trees left on the land were registered as a Designated Landmark by the related conservation board under a resolution passed in 1998 (Şimşek 2006; Esen 2009; Sipahioğlu 2012).

Şark Industries stretches over a vast terrain and incorporates authentic production components that bear the hallmark of the Ottoman Era and the Early Republican Period. The compound is surrounded by stone walls along its Şehitler Avenue border and row housing and stone walls on the Işçiler Avenue front. While plants from relatively modern times and the businesses they serve line up along the eastern border, the west side is laden with office buildings and shops that face the street. Except for the Engine House and Water Tower left on the terrain, all other structures were razed to the ground, as evidenced by the marks left on the ground. Most of the equipment, which belonged to the compound that was shut down and transferred a long time ago, was dismantled and sold, while other items simply rotted and were scrapped. (Şimşek 2006).

Figure 41. Şark Industries
(Source: Ömer Durmaz Archives; İZKA 2021)

2.3.8. Sümerbank Complex

The Sümerbank Complex is situated in the Umurbey neighborhood of Konak District, in the İzmir Liman Arkası Region. The site is bounded by Şehitler Street to the north, 1525 Street to the west, and Melez Creek to the east. It occupies a total area of 133.673m² serving as an industrial complex (Gökçen et al. 2021).

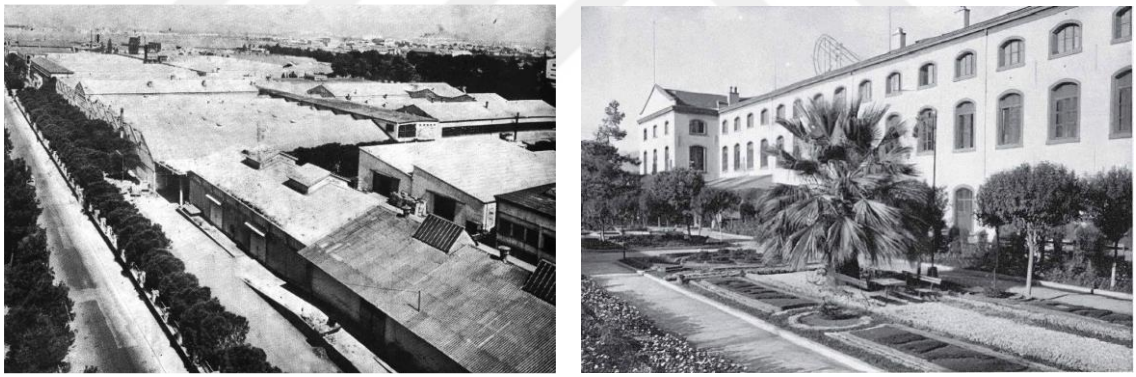
Among the fundamental reasons for the establishment of İzmir Sümerbank were the decreasing number of workers due to the war in the Nazilli and Konya Sümerbank facilities and the need to utilize vacant workstations. Over 100 unused workstations were initially intended to be relocated to a production building in Halkapınar, but the plan was abandoned in favor of addressing the labor shortage. In 1946, an assembly structure was initiated, with 140 workstations ordered from a British company, and in 1947, the production of raw fabric for the Nazilli Sümerbank Printing Industry commenced (Şimşek 2006).

The factory, officially opened in 1953, evolved into an integrated industrial facility capable of carrying out all production processes, from cotton processing to the final product, by the year 1964. It adopted the name "İzmir Sümerbank Printing Industry Plant" (Uğursal 2011).

Sümerbank, one of Turkey's national enterprises, was included in the privatization program by the Cabinet's decision in 1987, within the scope of the "Law on Privatization of State Economic Enterprises" numbered 3291. During privatization, it took the name Sümer Holding AŞ and continued its activities in banking and industry for some time.

The İzmir Sümerbank Printing Industry Complex also operated within the Sümer Holding until the year 2000. It was closed to provide educational services by the decision of the Privatization High Council numbered 2000/83 dated October 14, 2000, and transferred to the İzmir Provincial Special Administration on August 19, 2003. The closure led to numerous legal disputes due to the potential benefits from the extensive land and its advantageous location (Gökçen et al. 2021).

To preserve the physical remnants of the Early Republican Era, various trees in the factory's landscape, including mulberry, pine, palm, and eucalyptus, were registered on January 8, 1998. The printing facility building, social facilities, steam plant, and water reservoir on the industrial complex were registered as a "Cultural Heritage Worth Preserving" under the laws numbered 2863 and 3386 on March 29, 2001. The same decision emphasized the necessity of preserving the production equipment reflecting the İzmir Sümerbank Printing Industry manufacturing process for the purpose of transforming it into an industrial museum (Gökçen et al. 2021). Over time, the derelict complex have been demolished partially, and a new urban planning has been conducted on the site.



a) b)

Figure 42. a) Sümerbank Complex, b) TEKEL Tobacco Factory
(Source: İZKA 2021)

2.3.9. Tekel Tobacco Factory

The Tekel Cigarette Factory, located in the Alsancak neighborhood of Liman Arkası District, is situated at the intersection of Ziya Gökalp Boulevard and 1434 Street and occupies an area of 15.500 m² (Gökçen et al. 2021).

Established in 1881 as a part of the "Regie des Tabacs," which was created as an enterprise of the "Düyun-u Umumiye Administration" to cover the Ottoman Empire's

foreign debts, the Tekel Cigarette Factory was one of the three facilities founded in 1884. It was constructed near the present-day Alsancak Railway Station (Kayın 2013). The factory was actively used until 1925. It played a significant role in the region as a production facility, and its production capacity increased in the 1940s (Yurtoğlu 2018).

Inside the factory, there were sections for grinding, nailing, cigarette manufacturing, tobacco packaging machines, repair, and cardboard box workshops. Before 1928, a total of 450 workers, including 300 women and 150 men, were employed. The factory building featured cast iron columns and beams, arched windows, and decorative elements on the facades. The factory comprises structures that were registered by the Preservation Board with different decisions in 1979, 1985, and 2007. After the privatization of Tekel Enterprises in 2001, the factory was closed in 2004.

2.3.10. Tekel Tobacco Warehouses

Tekel Tobacco Warehouses is situated in the Konak district, specifically in the Alsancak District, at 1474 Street, and it occupies a plot area of 1.192m² (Gökçen et al. 2021).

According to registration inventories dating back to 2003, the construction of this building is attributed to the year 1905, and it features an inscription indicating its construction year. Positioned in close proximity to the Alsancak Port, this structure stands as a testament to the industrialization endeavors of the 19th century. Notably, it is considered one of the early examples of that era, particularly in terms of its storage function. In 1940, the building was owned by Spierer Tütün İhracat Sanayi Company, subsequently leased and used by the Tekel Administration for an extended period, and eventually, it became the property of the Tekel General Directorate in 1993 (Topal 2014).

The building is constructed as a two-storey masonry structure. Examining its original architectural features, this two-storey building with three entrances, located on 1474, 1472, and 1460 Streets, has its outer walls constructed in a masonry system. The windows and doors on both floors are framed with stone lintels, and iron shutters are used in the ground floor openings. The finish of the building is achieved with a geometric pattern formed by four semi-circular brick pieces. Above the entrance door, there is a balcony with iron railings and four iron supports.

The internal structural system of the building is provided by reinforced concrete columns and two steel post-and-beam systems attached to them. Access from the ground floor to the mezzanine is facilitated by an original wooden single-flight staircase. The upper floor, which is used as a guesthouse, features room arrangements suited to its function. Connecting the floors is an Art Nouveau-style reinforced concrete staircase with original wooden balusters on the upper floor (Gökçen et al. 2021).

The building has been registered and protected by the relevant preservation board with different decisions in 2003, 2007, and 2012. The official land registry records describe the building as a "warehouse" denoting a structure with walls on three sides and a covered porch. In an exciting turn of events, the İzmir Chamber of Architects acquired the building on August 11, 2010, and undertook its restoration. Since then, it has been serving as an Architecture Center.

Figure 43. Tekel Tobacco Warehouses
(Source: İZKA 2021)

2.3.11. Tile Factory

The Old Tile Factory is located in the Umurbey neighborhood of Konak District, to the north of Şehitler Avenue, and to the east of 1524 Street. It occupies a parcel of approximately 9.416 m².

The construction date of the factory is believed to be the late 19th century or early 20th century. The property is owned by İzmir Kiremit Factory Co. It is assumed to have been one of the 31 factories listed in the 1918 industrial census. Over time, parts of the

building have been demolished. In the 1990s, it was used as an automobile repair workshop. On January 8, 1998, it was officially registered by the relevant preservation board. Renovation work was carried out in 2005. Following the renovation, it was initially used as a furniture sales store; however, it currently primarily operates as a retailer for construction materials (Şimşek 2006).

The building, constructed in the architecture of traditional production facilities, is single-storey and rectangular in plan. Only a portion of the southern and western facades has managed to retain their originality. The construction of the building is in masonry stone system.

Figure 44. Tile Factory
(Source: İZKA 2021)

2.3.12. Gasworks

The Old Gas Factory is situated on a 23,250 m² parcel on Liman Street in the Umurbey neighborhood, Konak District. This Gasworks, which has become one of İzmir's symbolic structures, represents one of the few instances of 19th-century industrial architecture that was re-purposed and introduced to the city in 2009 after a long period of inactivity.

To prevent coal dust accumulation at the factory, a location was chosen in the Alsancak Darağacı Area, known for its strong winds. Due to international correspondence and certain political considerations, construction of the factory commenced in 1862, and it officially opened for business in 1867. During the factory's construction phase, which was overseen by the Lanloux and Sons company, equipment was sourced from both

England and Germany. Initially, the urban gas transmission network was extended to neighborhoods where foreigners resided, and subsequently to Karşıyaka, Bornova, and areas with Turkish inhabitants. The streets were first illuminated on June 25, 1864, and in 1902, the entire city was equipped with a gas lighting system. By 1904, the use of coal gas was limited to kitchens as electricity became the primary source of lighting. Between 1907 and 1913, significant renovations were carried out, including the installation of suction and discharge pumps for gas coolers (Beyru 2011).

Despite the country's wartime conditions and the escalating demand for electricity, the factory persevered through the Republican Era. In a significant transition of ownership on September 15, 1935, the factory's privileges from foreign states were relinquished, and it was transferred to the Municipality. Afterward, it underwent renovations and was reactivated (Kayın 2013).

Substantial repair and maintenance efforts were undertaken in 1940, and the factory continued its operations, albeit with various functional adaptations, until 1994. However, upon reaching the end of its economic lifecycle, the facility ceased operations on October 24, 1994, following a resolution by the İzmir Metropolitan Municipality Council. In 1995, select equipment from the factory found a new home at the Rahmi Koç Industrial Museum in Istanbul for public display. Towards the late 1990s, municipal buses began to occupy the space for repairs and waiting areas.

Upon securing the requisite permissions from the relavent conservation board, restoration work commenced on the Historical Gasworks, and it was unveiled to the public in 2008. After many years, this industrial landmark, which played a significant role in İzmir's industrial advancement, was reintegrated into city life, serving as a venue for various cultural and artistic events.

Figure 45. Gasworks
(Source: www.izmir.bel.tr/tr/Projeler/tarihi-havagazi-fabrikasi-kultur-merkezi/1382/4)

2.3.13. Electric Plant

The Electric Plant, situated in the Umurbey District of the rear port of Alsancak, is bordered by TEİAŞ to the west, Liman Street to the north, warehouse buildings, and a truck parking area to the east, and 1505 Street to the south. It is surrounded by several warehouses and workplace buildings. The factory encompasses an area of 10,720.00 m².

In 1925, an agreement was reached following the inadequacy of the Gasworks, which had been established in 1924, to meet the electricity demand of the city. As a result, electricity production commenced in İzmir by the Belgian company Traction-Electricite, and privileges were granted for tram operation. The factory officially began operations on October 18, 1928, utilizing a combination of sea water, lignite, and coal to generate electrical energy (Şimşek 2006).

This Electric Plant provided a more robust and efficient production compared to the Coal Gas Factory, meeting not only the city's electricity and lighting requirements but also contributing to the transportation needs with the tram line. However, with the rapid pace of industrialization, the Electric Plant eventually became inadequate to satisfy the growing electricity demand of the city. Subsequently, in accordance with a law published in the Official Gazette on July 27, 1943, the Electricity Plant was expropriationed, and in 1944, its assets and civil rights were transferred to the İzmir Metropolitan Municipality (Esen 2019).

a)

b)

Figure 46. a,b) Electric Plant
(Source: a)Şekerci and Örmecioğlu 2020, b) İZKA 2021)

Following the establishment of the Turkish Electricity Corporation (TEK) in 1958, the factory was transferred to TEK on July 1, 1971. On August 30, 1989, it was

taken out of production due to reaching the end of its economic lifespan. In 1995, the parcel of land where the factory had been situated was officially registered in the name of TEDAŞ, and TEDAŞ proceeded to sell the power plant room for scrap. Unfortunately, during the disassembly process, the structure sustained damage in a fire caused by incorrect disassembly procedures (Topal 2019).

During the subsequent phases, a "Special Application Area" plan was proposed in the zoning plans for the location of the Electric Plant. Ownership of this area had been transferred to the Privatization Administration, with the intent of facilitating tourism and commercial facilities. In 1998, a decision by the relevant conservation board led to the factory's registration as a "Cultural Heritage to be protected" building. On April 16, 2019, the Privatization Administration conducted a tender, and as a result, the factory was acquired by İzmir Metropolitan Municipality (Topal 2019).

With the growing awareness of the preservation of industrial structures by non-governmental organizations following privatization initiatives, the name "What Does the İzmir Electric Plant Want to Be?" national student idea competition was arranged by the İzmir Chamber of Architects in 2019[9].

2.3.14. Turkish State Railways Alsancak Campus

The Alsancak Railway Campus, which marks the beginning of the İzmir-Aydın railway line, is situated in the Umurbey neighborhood in the rear port area of Alsancak Region. To its west lies Atatürk Street, to the north is Liman Street, and to the east is Şehitler Street. Covering an area of approximately 12 hectares, the campus boasts entrances from three streets and houses key facilities, including the Alsancak Train Station, workshops, and TCDD buildings.

The campus's construction commenced on October 30, 1858, with British involvement, following the Ottoman Government's approval of requested privileges on September 23, 1856. Its location in Punta was strategic due to its proximity to the port, isolation from the city center's traffic, and a substantial non-Muslim population. Designed with structures reminiscent of a small English town, the campus officially opened on December 28, 1860. Over time, the campus became a focal point for the city's

[9] https://www.izmimod.org.tr/oduller/izmir-elektrik-fabrikasi-ne-olmak-ister-ulusal-ogrenci-mimari-fikir-projesi-yarismasi-odulleri

development, attracting residential areas, commercial activity, and even factories and storage units, particularly in this region. The purchase of the Railway Campus was authorized during the İzmir Economic Congress on June 1, 1935 (Gökçen et al. 2021).

Despite its historical architectural charm, the campus exhibits an elaborate and multifaceted layout, housing various structures and serving diverse transportation purposes. Notably, the campus is home to İzmir's first clock tower, situated in the passenger waiting area where the Buca suburban line connects to Alsancak. This building is located in the southeast section of the campus.

The buildings within the campus are notably clustered into three distinct regions. In the first region, eight buildings can be found, which include the station building, TCDD 3rd Operation Directorate, a hospital, restroom facilities, the telegraph office, a dormitory, lodgings, and a residential building.

In the second region, you will discover ten buildings, encompassing lodgings, a dining hall, a water tank, a steam warehouse, an archive, a material warehouse, two additional warehouses, the Revising Directorate, and the Printing House Directorate.

In the third region, one can find the ESHOT Customer Department Technical Section Headquarters, TCDD lodgings, the TCDD Enterprise Health Service Polyclinic, and an additional residence.

Notably, there are five distinctive buildings throughout the campus:

- To the west of the campus, hangar structures are located.
- In the northern section, technical maintenance buildings and storage areas can be found.
- In the southern part of the campus, there are passenger waiting and administration buildings..
- Executive residences are situated near the square close to administrative buildings.
- Worker residences are conveniently located near the technical maintenance workshops (Ekizoğlu 2012).

Figure 47. Turkish State Railways Alsancak Campus
(Source: Author, 2023)

2.3.15. Halkapınar Cer Workshop

The Cer Workshops, located on 1201/8th Street in the Alsancak-Halkapınar District of Konak, have an approximate plot area of 50.393m². Established in 1865 following the grant of the concession for the İzmir-Aydın railway line to the British in 1856, this complex was created to maintain and repair locomotives operating on the line. The site is comprised of structures from the Late Ottoman Period and the Republic Era, including a housing building, locomotive maintenance workshop, water tanks, and an adjacent warehouse, an old administrative building, a material warehouse, a heavy maintenance workshop, an electric power plant, a wheel turning workshop, a motorized train storage building, as well as a semi-open area with a roof structure known as a "sundurma" that services the main building. There are also rail systems known as transporters used to carry locomotives into the heavy maintenance workshops, iron apparatuses used to supply coal to locomotives called bunkers, as well as sections and open areas with shovels and cranes. The housing building, locomotive maintenance workshop, water tanks, and the old administrative building date back to the year 1865, while the other workshops are dated to the 1950s during the Republic Era. The site was registered on December 20, 2012 (Gökçen et al. 2021).

Figure 48. Halkapınar Cer Workshop
(Source: İZKA 2021)

2.4. Stakeholders of Alsancak Liman Arkası District

The planning and conservation decisions related to the Bomonti Brewery and the associated Liman Arkası District, constituting the subject of the study, have been formulated based on archival research and information obtained from the archives of the İzmir Metropolitan Municipality, Konak Municipality, and Regional Conservation Board. The primary focus of the investigation initially revolves around the legal actors involved in the conservation of the Liman Arkası District.

The area, in general, is subject to building bylaws set by the İzmir Metropolitan Municipality. The İzmir Metropolitan Municipality outlines the requirements in the 1/5000 Master Plan, and the plan is further detailed at a 1/1000 scale by the district municipality of Konak. The municipality is responsible for creating these plans and overseeing their implementation. However, the municipalities are not the sole authorities in Liman Arkası District.

The Ministry of Environment, Urbanization and Climate Change has also been involved in this area. The ministry designated two separate sites, the stadium and the former Tariş lands, as "risky areas" under the Act of Urban Transformation in Danger of Disasters (Act no: 6306).

The reason for this is the bearing capacity and settlement problems due to the geological characteristics of the soils within the boundaries in question. As a result, these areas fell under the jurisdiction of the ministry (Koyuncu Peker 2019).

A new stadium project was designed to replace the previous one. However, the situation differs for the former Tariş land. Instead of the municipalities, the Ministry prepared both 1/5000 and 1/1000 master plans for the demolished area. The plan reports indicate that the ministry sought the opinions of relevant institutions, including the İzmir Metropolitan Municipality, Konak Municipality, İzmir Provincial Office of Mufti (İzmir Müftülüğü), Regional Conservation Board and İzmir Provincial Directorates of Environment, Urbanization and Climate Change (İzmir Valiliği Çevre, Şehircilik ve İklim Değişikliği İl Müdürlüğü), National Education; Health; Disaster and Emergency (İzmir İl Afet ve Acil Durum Müdürlüğü); Agriculture and Forestry (İzmir İl Tarım ve Orman Müdürlüğü). These lands are currently owned by EKGYO[10] (Emlak Konut Real Estate Invenstment Company) (Koyuncu Peker 2019).

Another area undergoing a transformation process is the Ege district. In 2011, this district was officially designated as an Urban Transformation and Development Area. The transformation project has been ongoing under the oversight of the İzmir Metropolitan Municipality's Department of Urban Transformation (İzmir Büyükşehir Belediyesi Kentsel Dönüşüm Dairesi Başkanlığı). Specifically, landowners within the district have the opportunity to participate in the project, as they hold the right to access.

Furthermore, it's worth noting that the site primarily comprises historic structures. Therefore, the regional conservation board, operating under the Ministry of Culture and Tourism, holds responsibility for registered plots and those associated with registered ones. Any developments within these plots are subject to approval by the regional conservation board.

In legal terms, the board assesses cultural heritage and related matters in accordance with the Conservation Act on Cultural and Natural Assets (no: 2863). When necessary, the board may make recommendations to the General Directorate of Cultural Heritage and Museums, as well as the Ministry of Culture and Tourism.

The regional conservation board serves as a decision-making body, but it is important to acknowledge that landowners of registered structures also bear responsibility for their maintenance and repair. They hold primary rights in this regard, and it's essential

[10] Emlak Konut Real Estate Investment Company: Founded in 1953 as a construction firm, Emlak Konut transformed into a Real Estate Investment Company in 2002. Since 2003, it has conducted tenders for a total of 285 projects of various sizes. Emlak Konut went public for the first time in 2010 and again in 2013.

to refer to them as stakeholders of the site. The area comprises a mix of public and private ownerships.

Starting with the larger plots within the study area, the İzmir Metropolitan Municipality is responsible for the Gasworks, as it owns the industrial plant. Since April 16, 2019, the electric plant has been owned by a company under the İzmir Metropolitan Municipality. Another publicly owned property in the study area is the Sümerbank Complex, which is owned by the İzmir Provincial Private Administration (İzmir İl Özel İdaresi). Some sections of the complex are allocated to the Provincial Directorate of National Education (İzmir İl Milli Eğitim Müdürlüğü) and the Directorate of Security in İzmir (İzmir Emniyet Müdürlüğü).

Several large plots of industrial plants in the area are privately owned. For example, the Şark Industries Complex is owned by the Şark Industries Company, while the Bağ Oil Factory, a historically significant but unregistered industrial plant covering a substantial land area, is owned by Bağ Oil Industry and Trade Inc.

Furthermore, the Yaşar Educational and Cultural Foundation is responsible for Flour Plant I, while Flour Plant II is retained by another company named MSC Shipping Agency Corporation. Tariş is also a stakeholder, holding the historic alcohol factory, warehouses, and other management buildings.

The land of the Bomonti Beer Frewery is currently owned by Türkerler Holding, a private company. On the other hand, the Tekel Tobacco Factory is presently under the jurisdiction of the Ministry of Culture and Tourism as the İzmir Culture and Arts Factory. In addition to these structures, the Turkish State Railways, State Treasury, and the University of Dokuz Eylül are among the stakeholders, alongside individual ownerships.

In summary, Liman Arkası is governed by the İzmir Metropolitan Municipality and Konak Municipality through 1/5000 and 1/1000 master plans. However, some areas fall under the jurisdiction of the Ministry of Environment and Urban Planning for master plan development. The regional conservation board plays a vital role as a decision-maker in project design and implementation for registered plots and can intervene in planning when it impacts these plots. As a result, the site is subject to building regulations from İzmir and the Conservation Act on Cultural and Natural Assets (no: 2863) due to its mix of cultural heritages and new buildings.

Landowners are stakeholders, holding legal rights, and the İzmir Metropolitan Municipality is also involved in the area through its properties. Other property owners include the İzmir Provincial Private Administration, Turkish State Railways, State

Treasury, EKGYO, Şark Industries Company, Bağ Oil Industry and Trade Inc., Yaşar Educational and Cultural Foundation, MSC Shipping Agency Corporation, and Tariş. Additionally, individual property owners, including residential units and other buildings, should be considered as right holders (Table 3).

Table 3. Stakeholders of Industrial Complexes on Liman Arkası District

Industrial Complex	**Registration Status**	**Owner**
Flour Plant I	Registered	Yaşar Educational and Cultural Foundation
Tariş Alcohol Factory	Registered	Tariş
Tuzakoğlu Flour Plant	Registered	İzmir Metropolitan Municipality
Bomonti Brewery	Registered	Culture, Art and Shopping Center
Gomel Oil Factory	Not registered	Bağ Oil Industry and Trade Inc.
Flour Plant II	Registered	MSC Shipping Agency Corporation
General Directorate of Agricultural Products' Silos	Not registered	Agricultural Products' Silos
Şark Industries Factory	Registered	Şark Industries Company
Sümerbank Complex	Registered	Konak Nevvar&Salih İşgören Education Campus
TEKEL Tobacco Factory	Registered	Culture and Tourism Ministry
TEKEL Tobacco Warehouses	Registered	İzmir Chamber of Architects
Tile Factory	Registered	
Gasworks	Registered	İzmir Metropolitan Municipality
Electric Plant	Registered	İzmir Metropolitan Municipality
Turkish State Railways Alsancak Campus	Registered	Turkish State Railways
Halkapınar Cer Workshop	Registered	-

Table 3. (cont.)

2.5. Conservation History of Bomonti Brewery

The Bomonti Brewery, located in the Alsancak Liman Arkası District, has been planned within an urban area with a central business district designation throughout its historical development. The planning history of the area has been compiled by examining the 1/1000 scale implementation development plans dated 1983, 2005, 2007, and 2011, obtained from the archives of the Konak Municipality (Table 4).

First and foremost, the initial conservation board decision specific to the area is the registration of the Winehouse Building. On 12.04.1985, decision number 862 was issued, designating it as a conservation group 2.

Following the inclusion of TEKEL in the privatization scope and program through the decision dated 05.02.2001 and numbered 2001/6 of the Privatization High Council, the authority for urban plans related to these properties was transferred to the Directorate of Privatization Administration. Simultaneously, the approval authority was vested in the Privatization High Council, in accordance with Article 9 of Urban Planning Law No. 3194. The area located within the boundaries of Halkapınar Neighborhood, Konak district of İzmir province, owned by the TEKEL, with cadastral records of 1443 block 37 plot and 1454 block 23 plot, was subject to the privatization scope and program. The plots comprising the planning area encompass a total area of 71.427 m².

The Privatization High Council first prepared a 1/5000 scaled master plan and a 1/1000 scaled implementation development plan in the study area in 2007. These plan decisions were communicated to the regional conservation board and relevant municipalities.

After regional conservation board’s on-site inspections, the decision taken on 07.02.2008 under number 2957 confirmed that the 'Winehouse Building' registration, initiated on 12.04.1985 under decision number 862, included 1443 blok 37 plot. It also determined the buildings to be in the 2nd conservation group. Furthermore, the decision emphasized the need to protect the tree groups (palm and pine) and the original ground covering within the plot. It required the submission of Master Plan and Implementation Development Plan and called for measured survey drawings and restoration projects for the registered buildings.

In the following years, changes to the 1/5000 Master Plan and amendments to the 1/1000 scale implementation development plan were deemed appropriate with the regional conservation board decisions numbered 4242 dated July 15, 2009, and numbered

5333 dated September 24, 2010. The 1/5000 scaled İzmir New City Centre Master Development Plan was approved by the İzmir Metropolitan Municipality Council on 21th January 2011 with the decision number of 01/916. The last modification of the 1/5000 and 1/1000 scaled development plans was approved by the regional conservation board with decision number 945 dated December 20, 2012.

According to the 1/5000 New City Center Master Development Plan notes, the central business district was approved for the parcels across the Meles River. The central business function was also planned for the study area. The master plan decides in the construction conditions that the building height is unlimited, the FAR value is 3.50 and the BCR value is 0.40. In the site lot, the preservation of the original ground covering material is required along with the tree groups (palm and pine). Additionally, in these plots, all types of undertakings require approval from the regional conservation board in accordance with Law No. 2863 on the Protection of Cultural and Natural Assets.

The Chamber of City Planners initiated an annulment action regarding the project's plans to the 6th Council of State (Danıştay 6. Daire) on April 28, 2013. In 2014, an expert report on this case was prepared. According to the expert report, the Chamber of City Planners argues that the development plans prepared by the Privatization High Council are contrary to the principles of urbanization discipline. This is due to the increase in human and vehicle population density, decrease in open public spaces, lack of social and cultural facilities, and inefficiency of infrastructure (Esen 2019).

The 6th Council of State decided to suspend the project's execution until the expert report was prepared on November 6, 2013. The Directorate of Privatization Administration objected to this decision on March 4, 2014, and their objection was rejected on April 10, 2014. Additionally, on 22.11.2013, the land of the industrial complex, which was owned by the TTA Company, was sold to a private company. With this sale, the construction of a new project on the land has come into consideration. The private contractor company implementing the project requested to be involved in the case on April 4, 2014, and the court accepted their request. The private company submitted a petition to the Presidency of the 6th Council of State on September 15, 2014. The prominent point is that for the area included in the privatization program, the local government does not have authority according to the Physical Development Planning Law (No. 3194) (Esen 2019).

Consequently, the expert report in 2014 determined that the larger-scale plans made by related institutions (the 1/100,000 scale, the 1/25,000 scale, the 1/5,000 scale)

and the 1/5000 scale and the 1/1000 scale plans prepared by the Directorate of Privatization Administration did not differ significantly in terms of construction conditions and the proposed uses.

On 19.01.2014, under decision number 1730 of regional conservation board, all buildings on the site, except for nine registered ones, were approved for demolition. Additionally, approval was given for geological drilling for the new project (RC 2014). This decision significantly impacted the integrity of the industrial complex. During the site survey preparation of the thesis, data were collected from historical aerial photographs and existing project documents, revealing a total of forty-six buildings constituting the complex in 2012. Moreover it is understood from the photos obtained from Google Earth that construction activities continued on the land before the plan was approved (Figure 49).

a) b)

Figure 49. a) General view of complex before the construction activities, 2012,
b) General view of complex after the construction activites, 2014
(Source: Prepared by author using the aerial photo obtained from Google Earth images from 2012 and 2014)

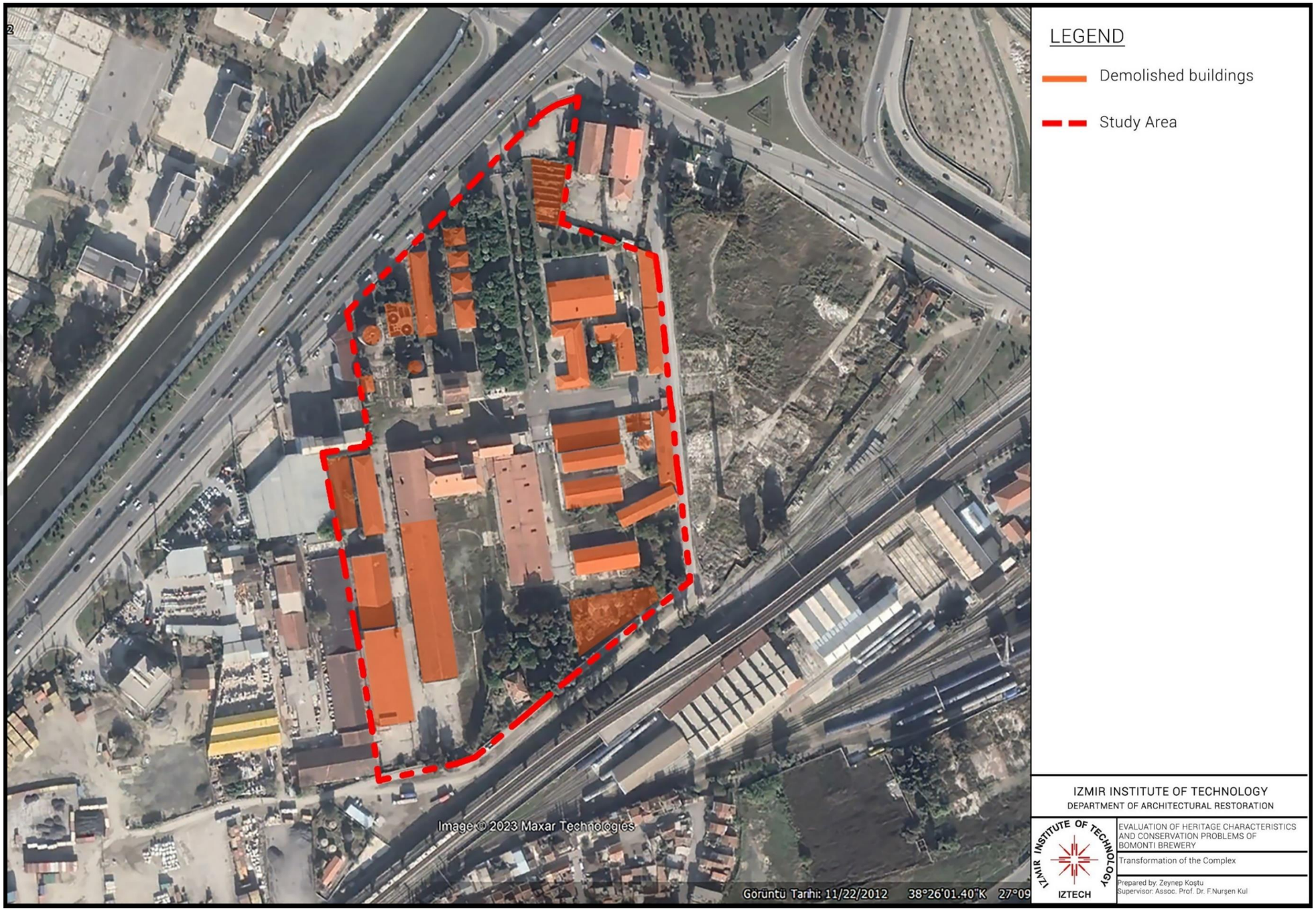


Figure 50. General view of complex before the construction activites, 2012
(Source: Prepared by author using the aerial photo obtained from Google Earth images from 2012)

In the decision dated 25.02.2015, numbered 2794, it was stated that due to a court-ordered stay of execution concerning the existing plan of the area with registered buildings, it would not be appropriate to evaluate restoration projects with different functions from the original at this stage. Additionally, it was emphasized that any form of simple repairs falling within the scope of preventing damage to registered buildings should be carried out urgently.

Restoration projects for the registered buildings were approved by the regional conservation board with decisions dated 02.09.2015, numbered 3557, and 07.10.2015, numbered 3653.

Afterwards, the Council of State decided to reject the case regarding the amendment of the 1/5000 scale Master Plan. However, the 1/1000 scale Implementation Development Plan was canceled on October 11, 2016, with decision 2019/1888

With decision number 2018/19 on January 22, 2018, the 1/1000 scale Implementation Development Plan was approved by the Privatization High Council (Figure 51).

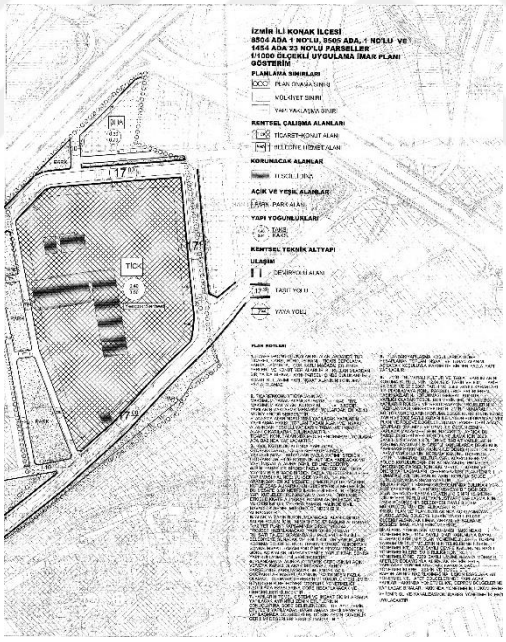


Figure 51. 1/1000 Scale Implementation Development Plan, 22.01.2018 (Source: Konak Municipality Archives https://www.konak.bel.tr/imar-planlari?year=&subject=&area=81&decno=)

According to the plan the housing and trade function was planned for the study area. The master plan decides in the construction conditions that the building height is unrestricted, the FAR value is 3.50 and the BCR value is 0.40.

However, in lawsuits has reopened concerning the aforementioned plans, a definitive decision for the complete cancellation of the 1/1000 scale implementation development plan has been made. Consequently, the plots are left without a valid plan.

However, as a result of all these speculative planning decisions, the 1/1000 scale implementation development plan, which were approved by Presidential Decree No. 4265 dated 09.07.2021, have been accepted within the designated area. The housing and trade function was planned for the study area. The master plan decides in the construction conditions that the building height is max. 59 floors, the FAR value is 3.50 and the BCR value is 0.40 (Figure 52).

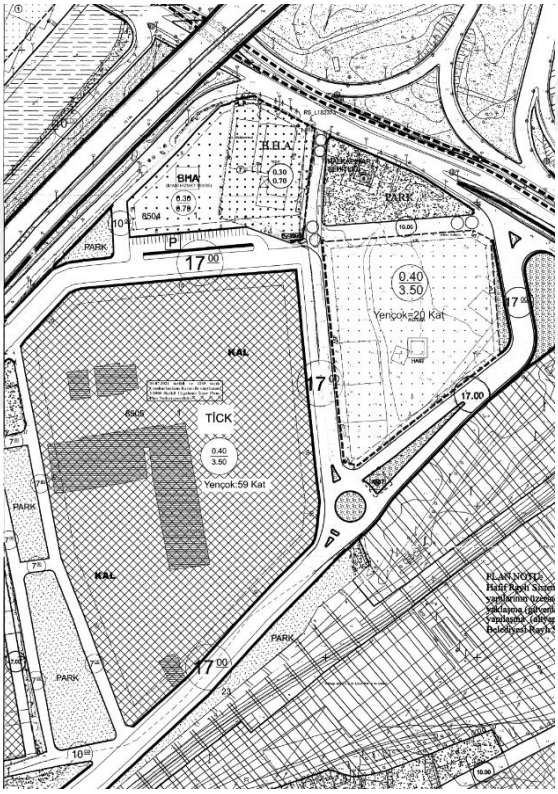


Figure 52. 1/1000 Scale Implementation Development Plan for the Area, 09.07.2021
(Source: Konak Municipality Archives)

Table 4. Bomonti Brewery Planning History

YEAR	PLANNING NOTE	H max	BCR | FAR (base construction ratio ratio / floor area ratio)	PLANNING DESCRIPTION	SURROUNDING PLOTS
1983	Government Facility Area	Unspecified	BCR: Unspecified FAR: 0.70	Boundary of natural values and other archaeological and artistic value structures and areas foreseen for preservation without being registered as monuments	**East Plot:** TCDD Warehouses | Planning note: M | Hmax: 21.80 | BCR: 0.50 FAR: 2.00 | 1st and 2nd degree metropolitan activity centers **West Plot:** Planned garage | Planning note: M | Hmax: 21.80 | BCR: 0.50 FAR: 3.00 | 1st and 2nd degree metropolitan activity centers **North Plot:** Sümerbank Complex | Planning note: unspecified | Hmax: unspecified | BCR: - FAR: - | Boundary of the area foreseen for conservation (Ege neighborhood: residential area) **South Plot:** Halkapınar Cer Workshop and railway | Planning Note: M | Hmax: 21.80 | BCR: 0.50 FAR: 2.00 | 1st and 2nd degree metropolitan activity centers
2005	CBD (Central Business District)	Unspecified	BCR: 0.30 FAR: 3.50	Urban and Regional Business Areas	**East Plot:** Hospital | Planning note: H | Hmax: unrestricted | BCR: - FAR: - | Healthcare facility area. The total building construction area cannot exceed 22,000 m² **West Plot:** Industrial facilities | Planning note: CBD | Hmax: - | BCR: 0.30 FAR: 3.50 | Urban and Regional Business Areas **North Plot:** Sümerbank Complex | Planning note: Special project areas | Hmax: 12.80 | BCR: - FAR: - | Cultural facilities, Primary and secondary education facilities (Ege neighborhood: tourism residential area) **South Plot:** Halkapınar Cer Workshop and railway | Planning note: CBD | Hmax:- | BCR: 0.30 FAR: 3.50 | Urban and Regional Business Areas
2007	CBD (Central Business District)	Unspecified	BCR: 0.40 FAR: 3.50	Urban and Regional Business Areas	**East Plot:** Hospital | Planning note: H | Hmax: unrestricted | BCR: - FAR: - | Healthcare facility area. The total building construction area cannot exceed 22,000 m² **West Plot:** Industrial facilities | Planning note: CBD | Hmax: - | BCR: 0.40 FAR: 3.50 | Urban and Regional Business Areas and Healthcare facility area **North Plot:** Sümerbank Complex | Planning note: Special project areas | Hmax: 12.80 | BCR: - FAR: - | Cultural facilities, Primary and secondary education facilities (Ege neighborhood: special planning area) **South Plot:** Halkapınar Cer Workshop and railway | Planning note: CBD | Hmax:- | BCR: 0.40 FAR: 3.50 | Urban and Regional Business Areas
2021	Trade and Housing	Max 59 floors	BCR: 0.40 FAR: 3.50	Commercial and Residential Area (Geological rules and regulations established for Quaternary alluvium will be adhered to.)	**East Plot:** Hospital | Planning note: H | Hmax: Max 20 floors | BCR: 0.40 FAR: 3.50 | Healthcare facility area. **West Plot:** Industrial facilities | Planning note: Commercial and Residential | Hmax: - | BCR: 0.40 FAR: 3.50 | Urban and Regional Business Areas and Healthcare facility area **North Plot:** Sümerbank Complex | Planning note: Special project areas, Official government area | Hmax: 12.80 & Max 60m | BCR: 0.50-0.60 FAR: 1.50-2.50 | Cultural facilities (Ege neighborhood: Urban transformation and development area) **South Plot:** Halkapınar Cer Workshop and railway | Planning note: CBD | Hmax:- | BCR: 0.40 FAR: 3.50 | Urban and Regional Business Areas

(Source: Prepared by author using the Konak Municipality archives)

CHAPTER 3

İZMİR BOMONTI BREWERY

Bomonti Brewery, also known by various names such as Bomonti-Nektar Brewery, Aydın Brewery, Halkapınar Wine and Spirit Factory, Winery, Tekel İzmir Wine Raki and Spirit Factory, is situated in Halkapınar neighbourhood of Konak, İzmir. Initially conceived as a brewery when the industrial buildings were established, its production style underwent significant changes over time, leading to the incorporation of wine, raki, and spirit production facilities. As a result, the brewery transformed into a comprehensive industrial complex. The historical process of this transformation will be explored in chronological order in the fallowing.

3.1. History of Bomonti Brewery

The Bomonti Brewery, established by the Bomonti brothers on Fırın Street, Feriköy, Istanbul, in 1890 and headquartered in Geneva, holds the distinction of being the first brewery in the Ottoman Empire to adopt modern beer production techniques. While some sources claim that the Bomonti Brewery started as a small workshop in Feriköy and later moved to its current location in 1902, this argument is invalidated by the presence of the factory in its current spot on the Hueber map of 1895 (Tanyeli and İkiz 2009).

Initially, the brewery produced beer using the top fermentation method as a small beer workshop. However, in 1908, with the addition of cooling facilities, it transitioned to making bottom-fermentation beer (DPT 1966). Over time, the brewery became so renowned that the district it was situated in was eventually named “Bomonti” The factory had a significant market presence with no notable competition for long period.

Nevertheless, the Nektar company, which realised recognized the increasing demand for beer in Istanbul and Anatolia, prompting them to establish the Nektar Brewery in Büyükdere as a rival to Bomonti. Although Nektar Beer gained immense popularity, fierce competition caused beer prices to plummet, barely covering the cost of production. As both companies suffered considerable losses due to this rivalry, they

decided to merge in 1912 and continued their operations under the name “Bomonti-Nektar United Breweries” (Erdinçli 2012) (Figure 36).

Figure 53. Letter with the title “Bomonti-Nektar United Breweries”. In the bottom left corner: İzmir Bomonti Brewery
(Sandalcı 2009)

The Bomonti Brewery was listed as one of the prominent facilities in the 1912-1913 industry statistics. According to these records, the factory boasted six steam engines, totaling 915 horsepower. Moreover, it employed 118 workers and produced 99,262 hectoliters of beer, valued at 15,718,700 kuruş in 1913 (Ökçün 1984). For a time, the production of beer within municipal borders came under the monopoly of Bomonti through an agreement with the Istanbul Municipality (Eren 2005).

Bomonti beer was not only popular and widely consumed in Istanbul but also in various parts of Anatolia. Historical records indicate that before 1912, Bomonti had already dispatched substantial quantities of beer to İzmir. Additionally, there were newspaper reports from that period mentioning a beerhouse named Bomonti in Buca (Serçe and Erdoğan 2022).

C. H. Heathcote-Smith, the UK's vice-consul in İzmir, reported that a merchant from Istanbul took the initiative to establish a brewery in İzmir and purchased a large plot of land for this purpose. With the merger of Bomonti-Nektar, the company's financial strength increased significantly. Consequently, Bomonti-Nektar decided to set up a brewery in İzmir due to the challenges involved in transporting and preserving beer in Western Anatolia (İlter 1981). Consequently, the factory was renamed "Aydin Brewery". The location chosen by Bomonti-Nektar United Breweries for this new facility was Halkapınar-Darağaç, known for its proximity to a clean and fresh water source (Figure 54).

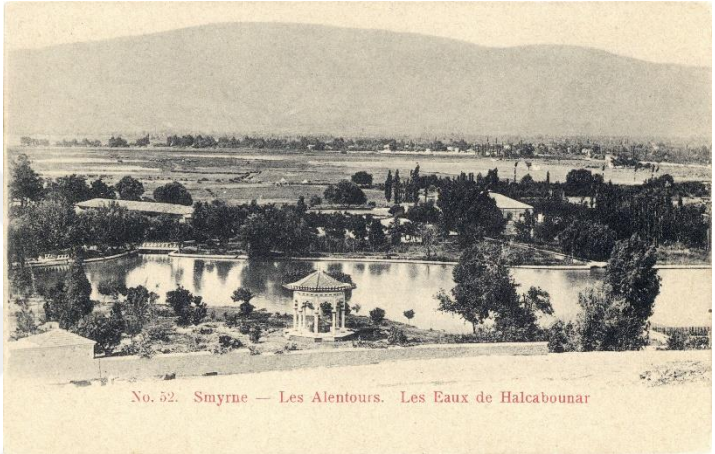
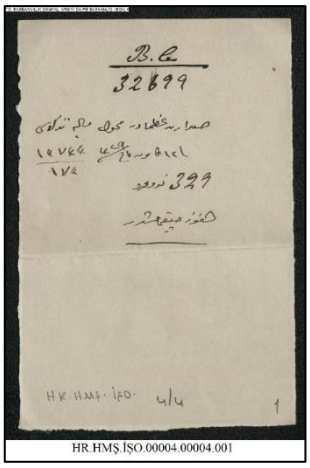


Figure 54. Halkapınar in 19th century
(Source: Salt Archives)

Moreover, Bomonti-Nektar found a partner for the İzmir brewery, namely Alexandros Sinyozoğlu, who was also mentioned in historical archives (BOA, HR.HMŞ.İŞO., 4/4) (Figure 55). Sinyozoğlu served as one of the shareholders and the owner of the factory. Construction commenced in June 1911 on Sinyozoğlu's two-hundred-hectare garden, and a two-hundred horsepower boiler was acquired for use in the factory. In July 1911, the Nafıa Nezareti, which is today's equivalent of the Ministry of Public Works, issued the necessary building license to establish the brewery (Serçe and Erdoğan 2022).



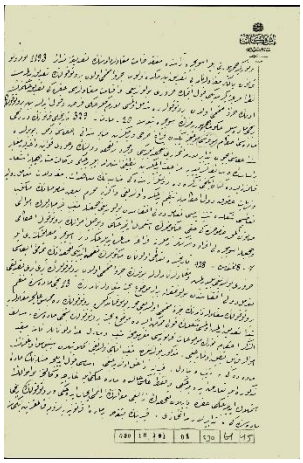


Figure 55. Documents mentioning the name of Alexandr Sinyozoğlu, shareholder of İzmir Bomonti Brewery
(Source: Directorate of State Archives)

The Aydın Brewery and its beer garden commenced operations on August 25, 1912, with the opening ceremony receiving coverage in the newspapers of that era. (Serçe and Erdoğan 2022) (Figure 56).

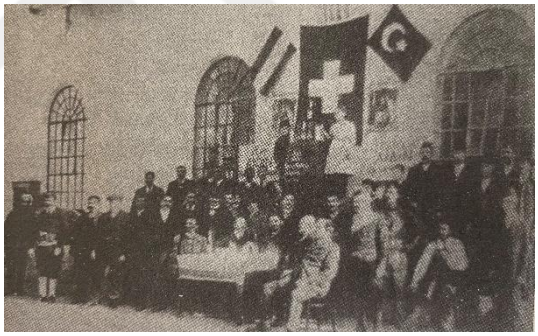


Figure 56. The opening ceremony of the Bomonti Brewery
(Source: M.Yavuz Çorapçıoğlu Archives; Beyru 2011 p. 148; Serçe and Erdoğan 2022 p.54-55)

With the establishment of Aydın Brewery, a significant portion of İzmir's beer demand was effectively met. According to a newspaper advertisement in 1914, Aydın Brewery, offering its beer in both kegs and bottles, consistently maintained a stock of one million liters of beer (Rıfat 1997) (Figure 57).

Figure 57. Aydın Brewery advertisement
(Source: Rıfat 1997)

Initially, when the brewery was founded, it sourced its malt, one of the essential ingredients for beer production, from Istanbul Bomonti Brewery. However, at a later stage, a malting plant was dismantled from Bomonti in Istanbul and transferred to İzmir, transforming Aydın Brewery into a fully-fledged brewery (Zat 1994).

Despite its attempts to export beer to Syria, the İzmir Factory faced tough competition from foreign beers due to significantly higher transportation costs. Consequently, the brewery's focus remained primarily on local consumption (Ökçün 1984).

The "beer garden" adjacent to Aydın Brewery covered an area of approximately 1-1.5 hectares adorned with lush grass and trees. It featured an arbour where tables and chairs were set up, creating a delightful atmosphere for visitors. Moreover, Aydın Beer Garden offered beer accompanied by bread and cheese, making it an enticing spot for relaxation and enjoyment. Its picturesque and pleasant location also attracted groups who would bring their own food for picnics (Bali 2014).

Apart from Aydın Beer Garden, the only other beer garden that can be mentioned in İzmir is the Athanasoula or English Brewery in Güzelyalı. This brewery was managed by the Athanasoula brothers, well-known merchants in İzmir during the years 1912-1920. A postcard from the early 20th century provides a glimpse into the atmosphere of this beer garden (Bali 2014).

During the First World War, İzmir had two breweries: Aydın Brewery and Madame Prokopp's factory. However, Madame Prokopp's factory remained relatively

primitive, still utilizing classical beer production methods (Sandalcı 1997). Due to the enlistment of the factory manager, Prokopp, the factory was close its doors in 1915. Aydın Brewery also faced challenges during this time, with shortages of barley and fuel leading to reduced production and a decrease in the number of workers (Ökçün 1984). Consequently, both breweries saw a decline in popularity, with only a few patrons frequenting them, apart from the wealthy elite (Figure 58).

Figure 58. Aydın Brewery's beer bottles
(Source: https://www.bayrakmuzayede.com/osmanli-donemi-cok-nadir-aidin-smyrne-bomonti-bira-sisesi.html)

Between 1919 and 1922, İzmir was occupied by Greek forces. According to the annual from 1920, Aydın Brewery was located on Darağaç Sokak. The annual listed only four beer houses along Kordon, managed by Konstantinos and Vekerlin (Berber 1998). Additionally, just before the liberation of İzmir from Greek occupation, there were more than ten pubs and over twenty cafes, as reported in another source. These numbers might not even include the pubs, beer houses, and cafes situated in the streets behind Kordon (Serçe and Erdoğan 2022). However, the Great Fire of 1922, devastated numerous beerhouses, cafes, and other establishments.

Eventually, the Men-i Müskirat Law, also known as the prohibition of drinks law, which was implemented after İzmir came under Turkish rule, dealt a severe blow to the breweries in the city. The Prohibition Law of 14 September 1920, enacted by the Grand National Assembly, prohibited the production, transportation, and consumption of alcoholic beverages. As a result, the authorities confiscated the necessary tools and equipment for production and closed down the places that manufactured and sold liquor.

The law also mandated that the remaining drinks be sold abroad within two months or destroyed if no buyers were found (Karahanoğulları 2007).

Undoubtedly, when the Turkish Grand National Assembly took control of İzmir on September 9, 1922, the city had to comply with the new law. As a result, establishments like beerhouses and taverns, which had survived the 1922 fire, had to stop selling alcohol, impacting Aydın Brewery significantly. Consequently, production at Bomonti Brewery came to a halt, and all alcoholic beverages were seized. An advertisement for the sale of confiscated beers indicates that around 330 thousand kilos of beer were confiscated in Bomonti. Furthermore, advertisements state that 17,400 kilos of bottled beer from taverns and beerhouses in İzmir and Karşıyaka were also confiscated. In total, 250,400 kilos of beer were put up for auction, provided that they were taken outside the national borders. However, the first auction in December 1922 did not succeed, leading to a second auction held in April 1923 (Serçe and Erdoğan 2022).

On April 9, 1924, a new regulation was introduced, which, although did not abolish the prohibition entirely, significantly relaxed its restrictions. The regulation still prohibited the production and sale of liquor, public drinking, and getting drunk. However, it allowed the consumption of beer, liquor, and similar low-alcohol beverages in restaurants and similar establishments licensed by the state. The law also permitted the licensed production of alcoholic beverages (Serçe and Erdoğan 2022).

In response to the new regulations, Aydın Brewery resumed beer production in 1924, and its beer garden also reopened. An advertisement in the Anadolu newspaper from the same year promoted Aydın beer, urging people to request it everywhere. It was touted as a healthy drink suitable for both healthy individuals and those with anemia. The advertisement also highlighted Aydın beer as a choice for health-conscious individuals, emphasizing its use of high-quality ingredients and materials.

Figure 59. Bomonti Beer Garden
(Source: Ömer Durmaz Archives; Serçe and Erdoğan 2022 p.86)

The beer garden advertisements described Aydın Brewery's garden in Halkapınar as the most refreshing and tranquil spot in the city, inviting the people of İzmir to visit Aydın Garden (Figure 59). It further claimed that Aydın Bahçesi surpassed any picnic or promenade place, offering top-quality beer at the price of 15 cents for a large glass (Serçe and Erdoğan 2022).

The people of İzmir had few alternatives to Aydın beer. Although other beers were available in the market, they failed to generate sufficient demand from the public. Aydın beer was already being sold at a much more affordable price compared to the other beers attempting to establish themselves (Serçe and Erdoğan 2022).

In 1922, Aleksandros Sinyozoğlu, the owner of Aydın Brewery, left İzmir in accordance with the population exchange, and the ownership of the factory transferred to state (BCA 30-18-1-1, 30 – 61 – 15) (Figure 60). Although Bomonti objected to this decision, the state confiscated the factory in 1925. However, the following year, the factory was put up for auction with a three-year lease and a base price of ten thousand lira, and it was eventually leased again by Bomonti (Serçe and Erdoğan 2022).

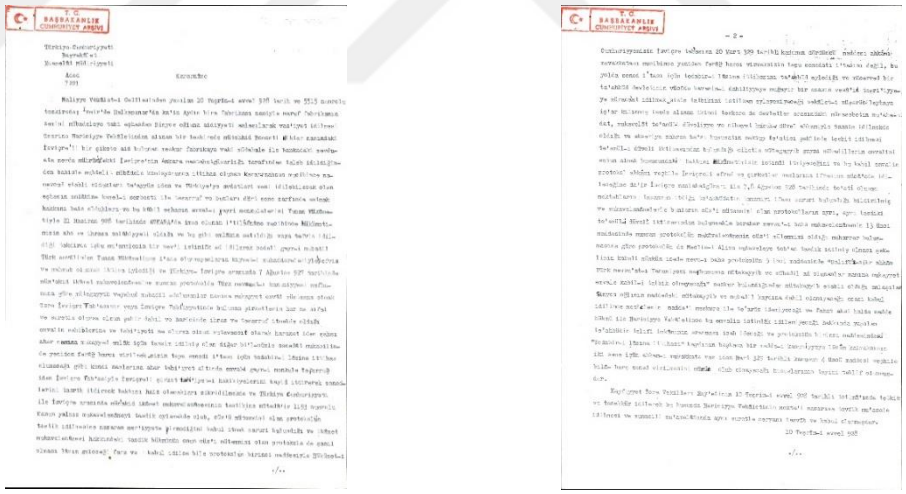


Figure 60. Records related to the dispute arising from the ownership of the land of the Bomonti Brewery which is subject to population exchange and belongs to Aleksandros Sinyozoğlu
(Source: Directorate of State Archives)

After Aydın Brewery returned under the control of the Bomonti Company, the law that prohibits alcohol production was entirely abolished in 1926. The state's monopoly on alcoholic drinks during the Republican period was established through a law adopted on March 22, 1926 (Demirbilek 2012). Around the same time, Tekel, a state-

owned enterprise, was established, and the privilege of producing alcoholic beverages was granted to a Polish company. This company operated through private manufacturers and was allowed to produce beer with the permission of the Bomonti-Nektar Company. However, the Polish company dissolved after a year, and Tekel took over the operations. As part of this transition, Tekel mandated that Bomonti-Nektar United Breweries become a Turkish-incorporated company . Additionally, Tekel granted this company permission to produce beer for another ten years, starting from December 1, 1928 (T. Yazıcıoğlu 1965; Eren 2005).

However, in 1928, the company ceased producing malt in İzmir and reverted to sourcing its malt needs from Istanbul. Aydın Brewery suspended its production activities in 1931-1932 and transformed into a filling facility (K. Yazıcıoğlu 1938). Towards the end of the decade, in 1938, Tekel took over all these breweries (BCA 30-10-0-0, 182 – 254 – 17) (Appendix A4).

During the interview with the factory manager Özlü Urkan, it was claimed that the factory was used as a Tariş warehouse between 1920 and 1938 (Doğruel and Doğruel 2000). Despite claims that Aydın Brewery had served as a Tariş Warehouse between 1920 and 1938, news headlines and archive records invalidate this assertion (Figure 61).

Figure 61. Envelopes with the title “Aydın Brewery.” In chronological order from left to right: 1921, 1924, 1929.
(Source: Sandalcı 2009)

Furthermore, beer could not regain the popularity it had achieved during the last period of the Ottoman Empire. Additionally, in 1934, Ankara beer, promoted as “domestic,” emerged from the Atatürk Forest Farm and began to dominate the shrinking beer market. The introduction of the Ankara beer pavilion at the İzmir Fair in 1936 further contributed to its acceptance in İzmir (Serçe and Erdoğan 2022).

With the end of the private corporation's privilege, Aydın Brewery was closed in 1938, and the factory remained inactive for two years. Although the beer garden reopened, it closed shortly thereafter due to the impact of the Second World War (Figure 62).

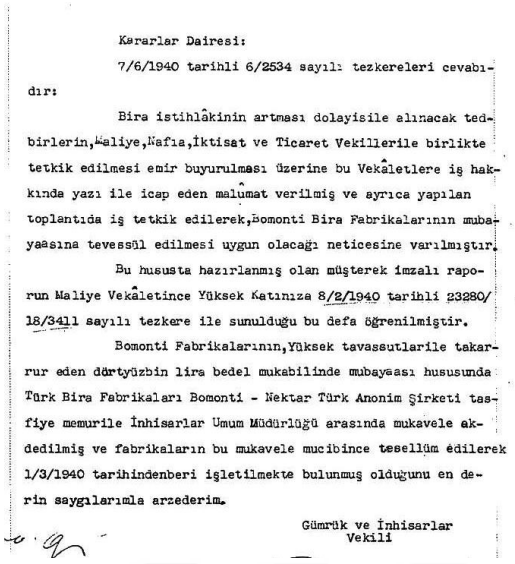
Izmir Halkına Müjde

Eski Aydın Bira Fabrikası Açıldı

FIYATLAR: Rekabet kabul etmiyecek derecede ucuzdur.
Reklâm değil hakikat... Tecrübe ispat eder...
1 — 3 (859)

Figure 62. The news of the reopening of Aydın Brewery, 29th April 1939
(Source: https://www.gastearsivi.com/gazete/yeni_asir/1939-04-29/8)

The increase in beer consumption prompted discussions about acquiring the factories of Bomonti-Nektar Türk Intercorporate Company in 1939 (BCA 30-10-0-0, 182 – 254 -17) (Figure 63) . Ultimately, on February 27, 1940, Tekel acquired the factory (DPT 1966; Eren 2005). Tekel transitioned the production focus to wine, raki, and suma, and the beer-related production materials were dismantled. There are differing views on whether the brewery machines were disassembled and taken either to the Istanbul Bomonti Brewery, which Tekel had also acquired, or to Ankara Brewery (Doğruel and Doğruel 2000; Serçe and Erdoğan 2022). While the fate of the dismantled old machines and the brewery remains unclear, beer bottling at the İzmir Factory continued until 1972 (K. Yazıcıoğlu 1938; DPT 1966; Doğruel and Doğruel 2000). As a result, over time, beer found its place on the menus of taverns and alcoholic establishments, but not in pubs or beer gardens (Serçe and Erdoğan 2022).



Kararlar Dairesi:

7/6/1940 tarihli 6/2534 sayılı tezkereleri cevabıdır:

Bira istihlâkinin artması dolayisile alınacak tedbirlerin, Maliye, Nafıa, İktisat ve Ticaret Vekillerile birlikte tetkik edilmesi emir buyurulması üzerine bu Vekâletlere iş hakkında yazı ile icap eden malûmat verilmiş ve ayrıca yapılan toplantıda iş tetkik edilerek, Bomonti Bira Fabrikalarının mubayaasına tevessül edilmesi uygun olacağı neticesine varılmıştır.

Bu hususta hazırlanmış olan müşterek imzalı raporun Maliye Vekâletince Yüksek Katınıza 8/2/1940 tarihli 23280/18/3411 sayılı tezkere ile sunulduğu bu defa öğrenilmiştir.

Bomonti Fabrikalarının, Yüksek tavassutlarile takarrur eden dörtyüzbin lira bedel mukabilinde mubayaası hususunda Türk Bira Fabrikaları Bomonti - Nektar Türk Anonim Şirketi tasfiye memurile İnhisarlar Umum Müdürlüğü arasında mukavele akdedilmiş ve fabrikaların bu mukavele mucibince teslim edilerek 1/3/1940 tarihindenberi işletilmekte bulunmuş olduğunu en derin saygılarımla arzederim.

Gümrük ve İnhisarlar Vekili

Figure 63. A document confirming the purchase of Bomonti-Nektar Turkish Company's factories due to the increase in beer consumption
(Source: Directorate of State Archives)

3.1.1. Trial Wine Workshop and Vineyard Attempts in İzmir

After beer production ceased at Aydın Brewery, wine production took its place. In line with the period's policy to encourage the consumption of low-alcohol beverages, wine-tasting centers or houses were established as part of the efforts to increase wine production. Initially, these workshops were set up in Tekirdağ and later in İzmir, where they eventually evolved into full-fledged factories due to successful production. The Tekirdağ Wine Factory played a pioneering role as the first place to experiment with industrial winemaking (Kuntay 1949; Doğruel and Doğruel 2000).

Following the success in Tekirdağ, the İzmir Wine Factory was established. Different sources have various start dates for wine production at this factory, ranging between 1935 to 1938. Some sources mentioned that the factory started as a trial workshop in 1935, with an annual production capacity of ten tons, and later expanded to handle 2500 tons (Cavid 1940; Kuntay 1949). Additionally, the manager of the Tekirdağ Wine Factory during those years mentioned in an interview with journalists in 1937 that a factory would soon be opened in İzmir. This interview indicates that the İzmir Wine Factory had not yet opened in 1935 (Doğruel and Doğruel 2000) (Figure 64).

Güzel Trakyada bir dolaşma

Tekirdağ şarab fabrikası yeni şarab çeşitleri bulmaya çalışıyor

Fabrika senede 1,500,000 litre kapak; 400 bin litre şarab imal etmektedir, şampanya da yapılıyor

İptidaî maddelerin muamele vergisi

Fiatlar üzerine tesir edecek tarifeler ne olacak?

Figure 64. The news indicating the recent opening of a wine factory in İzmir, July 19, 1937
(https://www.gastearsivi.com/gazete/aksam/1937-07-19/5)

According to documents from the archive, initiatives were launched in 1938 to establish a wine factory in İzmir. A team was formed to conduct inspections at wine factories in France, Algeria, and Germany and to meet with offices that would prepare plans for the upcoming factory (BCA 30-18-1-2, 82 – 16 – 7) (Figure 65).

T. C.
BAŞVEKÂLET
KANUNLAR KARARLAR MÜDÜRLÜĞÜ

Kararname

Memleketin muvafiqiyetli sıtem şarap ihtiyacını karşılamak ve yabancı memleketlere şarap ihracı imkânlarını temin etmek üzere İzmirde kurulacak olan şarap fabrikası ve kovanın ken tekâmülle uygun tarzda kurulabilmesi için Fransa,Cezayir ve Almanyada müteahhit şarap fabrikalarında tetkikat yapmak ve fabrika plânlarını hazırlayacak müesseselerle temas edecek için İktisadiyat Umum Müdürlüğü Müşaviri kısmı müdürü Cevdet Ekin,Şarap ve Alkole İdaresiyesi Şubesi Müdürü Kizgeçer Süren Necati İnal ve Tekirdağ Şarap Fabrikası Müdürü Ahmet Vahtinan adı geçen memleketlere gönderilmeleri ve bu heyete Almanya için bir kişiye 5. hesabından 1000 liralık kredi ve diğer yerler için 3000 liralık döviz ödenekleri ile birer siyasal pasaport verilmesi; Ticaret ve İktisadiyat Vekâletinin 28/8/937 tarih ve 897 sayılı teskeresile yapılan teklifi ve Maliye Vekâlâtinin 6/9/938 tarih ve 24850/3762 sayılı mutalaasası üzerine İcra Vekilleri Heyetince 10/9/938 tarihinde onanmıştır.

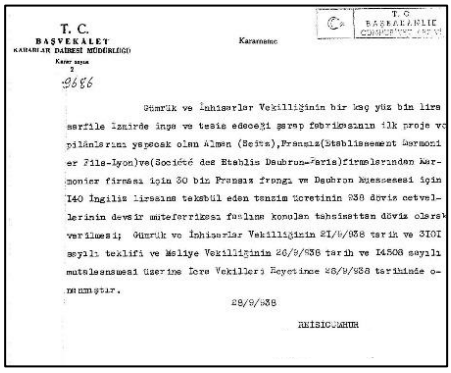
10/9/938

BAŞVEKİL İSMİNİ İMZASI

Figure 65. Record of the budget for investigations regarding the establishment of a wine factory in İzmir
(Source: Directorate of State Archives)

Foreign currency information was provided to the German and French companies responsible for creating the initial projects and plans for the wine factory in İzmir, dating back to 28.09.1938 (Figure 66). According to this document, the projects and plans for the wine factory were to be developed and confirmed by the Customs and Monopoly Directorate in İzmir. The selected companies were the German company “Seitz,” the

French company “Etablissement Marmonier Fils-Lyon,” and the company “Marmonier” (BCA 30-18-1-2, 84 – 87 – 5) (Figure 66).



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BAŞBAKANLIK
CUMHURİYET ARŞİVİ

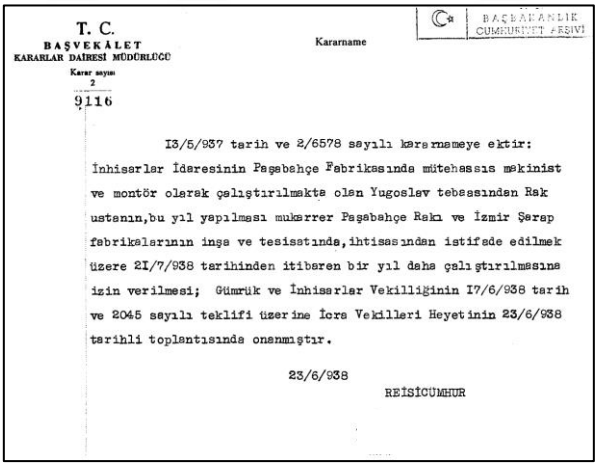
Gümrük ve İnhisarlar Vekilliğinin bir kaç yüz bin lira sarfile İzmirde inşa ve tesis edeceği şarap fabrikasının ilk proje ve pilânlarını yapacak olan Almen (Sestre),Fransız(Etablissement Marmonier Fils-Lyon)ve(Société des Etablis Daubron-Paris)firmalarından Marmonier firması için 30 biz Fransız frangı ve Daubron Müessesesi için 140 İngiliz lirasına tekabül eden tanzim ücretinin 938 döviz cetvellerinin devsir müteferrikası fasılına konulan tahsisattan döviz olarak verilmesi; Gümrük ve İnhisarlar Vekilliğinin 21/6/938 tarih ve 3101 sayılı teklifi ve Maliye Vekilliğinin 26/9/938 tarih ve 14508 sayılı mutalâasınasi üzerine İcra Vekilleri Heyetince 28/9/938 tarihinde onanmıştır.

28/9/938

REİSİCUMHUR

Figure 66. The record of the budget
(Source: Directorate of State Archives)

Consequently, the plans and projects for the factory were prepared. According to another document dated 23.06.1938 in the same year, it was decided to collaborate with a Yugoslav Rak master for one year to gain expertise in the construction of both Paşabahçe Rakı and İzmir Wine factories, which were assigned for construction within that year (BCA 30-18-1-2, 83 – 58 – 15) (Figure 67).



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BAŞBAKANLIK
CUMHURİYET ARŞİVİ

13/5/937 tarih ve 2/6578 sayılı kararnameye ektir:
İnhisarlar İdaresinin Paşabahçe Fabrikasında mütehassıs makinist ve montör olarak çalıştırılmakta olan Yugoslav tebaasından Rak ustanın,bu yıl yapılması mukarrer Paşabahçe Rakı ve İzmir Şarap fabrikalarının inşa ve tesisatında,ihtisasından istifade edilmek üzere 21/7/938 tarihinden itibaren bir yıl daha çalıştırılmasına izin verilmesi; Gümrük ve İnhisarlar Vekilliğinin 17/6/938 tarih ve 2045 sayılı teklifi üzerine İcra Vekilleri Heyetinin 23/6/938 tarihli toplantısında onanmıştır.

23/6/938

REİSİCUMHUR

Figure 67. A record regarding the workman on construction site
(Source: Directorate of State Archives)

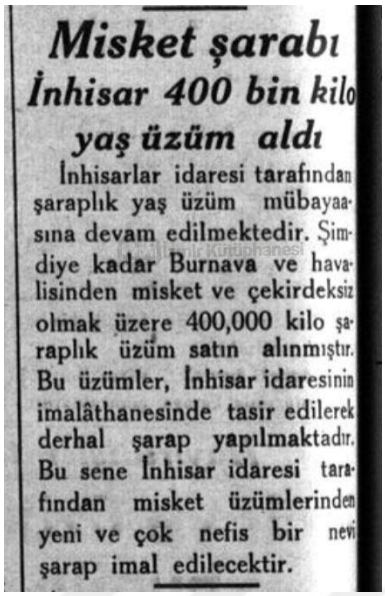
In the 1940s, the wine produced at the factory was transported to Istanbul for bottling because there was a shortage of bottles and corks in and around İzmir (Cavid 1940). Aydın Brewery’s industrial complex in Halkapınar was strategically located near a clean and fresh water source and the Aydın Railway Line. During the early years of the

factory's establishment, a tramway was built between the railway and the brewery, greatly facilitating transportation and maintaining a strong connection between the railway and the factory for decades. Traces of the tramway line were still visible in the factory as late as 2013 (Tanaç Zeren and Yılmaz Karaman 2015).

Thanks to this rail system, a unique application for beer bottling was developed. The beers were transported to the facility by wagons using the railway line before Tekel took over the factory. After the facility became a Tekel factory, beers continued to arrive from Ankara Brewery in wagons and were bottled on-site. The beers were supplied to the train from Ankara in large aluminum tanks of 5,000 or 10,000 liters, while barrels on trucks brought beers from Istanbul. However, the extensive production of Efes and Tuborg beers in the 1970s ultimately led to the end of bottling at the factory (Doğruel and Doğruel 2000).

Parallel to the wine production activities, towards the end of the 1930s, the factory management purchased a three hundred decare land in the Bayraklı region of İzmir to establish a trial vineyard. However, this trial vineyard endeavor yielded unexpected results in the following years. As urbanization rapidly expanded, the area of the trial vineyard, which was initially situated far from the city center, became filled with buildings, leaving the vineyard land vacant. Subsequent archaeological research in the area revealed that Bayraklı was the first ancient settlement of İzmir, and archaeological excavations were carried out in "Tepekule," considered to be the original establishment site of İzmir. Archives recorded that only a portion of the vineyard area could produce wine grapes due to the excavations in 2000. Furthermore, the trial vineyard distributed vine sticks to other vineyards for many years to spread French wine grape varieties in the region, including Alicante Bouche, Carignane, and Cabernet Sauvignon (Doğruel and Doğruel 2000).

Similarly, newspaper reports from this period mentioned that the Monopoly Administration bought four hundred thousand kilos of wine grapes, primarily muscat and seedless varieties, from Bornova and its residents in the 1930s (Figure 68).



Misket şarabı

İnhisar 400 bin kilo yaş üzüm aldı

İnhisarlar idaresi tarafından şaraplık yaş üzüm mübayaasına devam edilmektedir. Şimdiye kadar Burnava ve havalisinden misket ve çekirdeksiz olmak üzere 400,000 kilo şaraplık üzüm satın alınmıştır. Bu üzümler, İnhisar idaresinin imalâthanesinde tasir edilerek derhal şarap yapılmaktadır. Bu sene İnhisar idaresi tarafından misket üzümlerinden yeni ve çok nefis bir nevi şarap imal edilecektir.

Figure 68. Advertisement of muscat grape
(Source: https://twitter.com/djtlizmrktphnsi/status/1483346462683672577)

The book "Tekel from the Ottomans to the Present" contains remarkable information about the oral history of the industrial facility. The writers conducted an interview with Özlü Urkan, who served as the factory manager during the 1990s. Özlü Urkan stated that he began working at İzmir Tekel Wine and Raki Factory in 1967 and became the manager in 1994, providing valuable historical insights covering a twenty-seven-year period. Although not all the information conveyed by the manager is one hundred percent accurate regarding the chronological flow of the factory, the interview data was carefully evaluated by comparing it with archival material and historical research. This oral source serves as an essential reference for the industrial heritage. According to Özlü Urkan's interview in the book:

> (…) we heard from one of the famous writers of this place – I can't remember his name right now – from the journalist masters, this place both produces and consumes beer, has gardens, and Meles River was the border of the factory next to us. With the expropriation, the factory has taken inside. In the past, those gardens were by the river. I remember this creek in the 1950s when I was a child, it was a brightly flowing stream, lambs used to wander around, and it was a very green and beautiful recreation place. There were also these in the factory at the bottom of the factory, at the bottom of the stream. Afterwards, I think in the 1920s, what I remember from the old information given to me; This brewery was closed and used as a warehouse found by Tariş until 1938, as a grape and fig warehouse, but I don't know when Tariş was established or bought. This Tariş used until 1938, then it bought Tekel and produced wine in the first year, in 1939, and started raki production in 1944. Raki production starts with tiny, 2-3 barrels, then attacks in the 70s and reaches its current state. In the meantime, it also started to produce suma, an ingredient of raki; in 1943, alcohol production from raisins began, and the factory switched to raki production a year later in 1944. In today's situation, the first item enters, and the bottled product emerges. I entered this job in 1967 and became a manager in 1994…

While the factory used to source grapes from Manisa and İzmir in the past, the availability of varieties grown in these regions dwindled in the late 90s. This decline was due to the conversion of vineyards in places like Seferihisar, Buca, and Bornova into summer resorts or regular settlements. According to Özlü Urkan's interviews, by the end of the 1990s, there were very few "Misket" varieties remaining, primarily in Buca, and dried grapes had replaced wine grapes to a significant extent (Doğruel and Doğruel 2000).

In both Ankara and İzmir, since most wineries are situated within the cities, wine is transported from vineyard regions by truck or train. For instance, the Bornova Misket, a white wine grape variety, is especially grown in the Aegean region, particularly around Bornova. It produces high-quality liquors and dry wines due to its high sugar content, suitable acidity, and highly fragrant nature. The 1966 commission report highlighted the need to encourage viticulturists to reproduce this grape, which was cultivated in small quantities (DPT 1966).

Recently, on April 7, 2021, the Municipality of Bornova received a geographical indication registration for Bornova Muscat Grape[11]. In 2022, an acre of land in the Kayadibi District was planted with this grape to preserve the Bornova Muscat Currant. The Municipality of Bornova aims to reintroduce and distribute the Bornova Muscat Grape for free, in an effort to revive its cultivation[12].

3.1.2. Establishment of İzmir Wine, Raki and Spirit Factory

The Tekel administration purchased the factory and commenced its operation on February 27, 1940. From that date onward, the factory's capacity continually expanded, and various additions were made. Eventually, raki and suma facilities were established, and raki production began in 1941 (DPT 1966) (Figure 69) (Figure 70). The industrial complex experienced development through the addition and integration of new building structures until approximately 1990.

According to the 1966 report of the State Planning Organization 2nd Five-Year Development Plan of the Drink Industry Specialization Commission, the current capacity of the İzmir Wine Factory was as follows: Suma – 1,320,000 liters, raki – 2,770,000 liters, and wine – 3,130,000 liters. Similarly, according to the State Planning Organization 1976

[11] https://izmir.ktb.gov.tr/TR-294195/bornova-misket-uzumu.html
[12] https://www.bornova.bel.tr/bornovaya-yeni-misket-uzumu-bagi/

Report, seven factories in Turkey produced spirit drinks in 1975. These were: Paşabahçe Spirits and Distillery Factory, İzmir Wine and Drink Factory, Gaziantep Distillery, Diyarbakır Distillery, Mecidiyeköy Liquor Factory, Çanakkale Wine and Cognac Factory, and Tekirdağ Wine and Distillery Factory.

Figure 69. İzmir Wine Factory in 1946
(Source: https://www.agahmuzayede.com/urun/4455783/1946-izmir-sarap-fabrikasi-2-adet-fotograf)

In this report titled "Drink Industry," the installed capacity figures of İzmir Wine and Spirit Factory indicate that the wine capacity is 4,490,000 liters, and the raki capacity is 8,500,000 liters (DPT 1976). Additionally, the report states that 686 workers were employed, with 295 workers in the fabrication group, 156 workers in the auxiliary service field, and 235 workers in the general service division. This report also reveals the existence of various types of Turkish Raki, such as Yeni Raki, Club Raki, Altinbas Raki, and Tek Raki. In the 1966 report, only Tek, Club, and Yeni Rakı were listed as the varieties produced. Thus, it is inferred that Altınbaş Rakı was introduced between 1966-1976. There was also an attempt to produce a mastic-flavored raki called "Tek Rakısı," but production of this raki ceased before 1978.

Figure 70. İzmir Wine Factory in 1946
(Source: https://www.agahmuzayede.com/urun/4455783/1946-izmir-sarap-fabrikasi-2-adet-fotograf)

In the 2000s, the production capacities of the factory saw further increases. Raki production capacity reached 10.5 million liters, and the production capacity of Suma increased to 2.2 million liters. Wine production capacity also rose to 4 million liters during the same period (TEKEL 1996; Doğruel and Doğruel 2000).

İzmir Tekel Wine and Raki Factory's manager, Özlü Urkan, highlighted the crucial technological development the industrial complex underwent in the 1970s. For instance, before the 70s, raki bottles were filled manually, four bottles at a time during the filling phase, but over time, automatic machines replaced this manual process. The filling process for Raki became fully automated in 1980. Similarly, by the end of the 90s, only automatic filling was used in wine production. These technological advancements also led to changes in the labels and caps of wine bottles, with the introduction of nylon packaging (Doğruel and Doğruel 2000).

Due to the evolving nature of industrial complexes, changes in equipment, machinery, and materials are inevitable to adapt to the new forms of production over time. For instance, stainless steel tanks have replaced barrels in the materials used, and packaging materials for labels have been updated. The Yeni Rakı labels, for example, went through different color trials from 1967 to the 90s, and finally settled on their current appearance at the beginning of the 2000s (Doğruel and Doğruel 2000).

According to the State Planning Organization's 2000 report, the installed capacity figures of the İzmir Drinks Factory in 1998 were as follows: 4,000,000 liters of wine, 10,220,000 liters of raki, and 2,280,000 liters of suma. The report also indicated that in 1998, 128 workers were involved in wine production, while 336 workers were employed in raki and suma production (DPT 2000).

Over the years, there have been minor changes in the wine and raki varieties produced in the distillery. In 1967, the wine varieties produced by Tekel İzmir Wine and Raki Factory were İzmir red, İzmir white, and Misbağ. However, by the 1980s, production of Misbağ wine was significantly reduced and eventually abandoned, leading to no further bottling (Doğruel and Doğruel 2000).

In the 1980s, the industrial complex also ventured into vodka production. However, in the late 1980s, due to an incident involving methyl alcohol in vodka, Tekel recalled all vodkas, and the demand for vodka decreased significantly. As a result, the production of gin replaced vodka in the factory (Doğruel and Doğruel 2000).

An İzmir Wine, Raki and Spirit Factory continued its production with raki and wine varieties until 2004 (Tanaç Zeren and Yılmaz Karaman) (Figure 71).

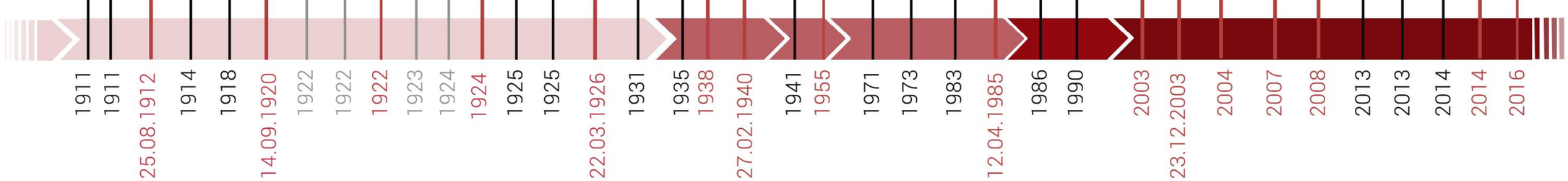


Figure 71. Timeline of İzmir Wine, Raki and Spirit Factory

3.1.3. The Owners of the Building in Historical Process

In 2003, Tekel decided to be privatized with the decision of the Privatization High Council. As a result of the privatization process, TEKEL transformed into the MEY Alcoholic Drinks company and continued to operate in the market (DPT 2007). During the privatization process, the usage rights of the factory were transferred to the Mey Corporation for five years. However, at the end of this period, the company's land use rights were withdrawn, and the industrial complex land was sold to Türkerler Holding, a private company, in 2013. In the decision of the regional conservation board, dated February 7, 2008, and numbered 2957, evaluations were made regarding the immovable properties located in the privatisation area of the Tekel property in the privatisation block 1443, plot 37 and block 1454, plot 23.

There is information that it was registered as the "Winehouse Building" with the decision of the High Council of Immovable Cultural and Natural Assets, on April 12, 1985, and numbered 862. There is a map that shows the characteristics of the industrial buildings of the period, in which block number 1443, parcel of 37 is included in the registration decision and is registered as an immovable cultural property to be protected by this decision. The conservation group of these structures marked 1,2,3,4; It was determined to be the 2nd group following the principle decision of the High Council for the Protection of Cultural and Natural Assets, dated 07.11.1990 and numbered 660. Furthermore, it was decided to protect the tree groups (palm and pine) and original floor covering materials of the mentioned structures in the plot and to submit the Master and Implementation Development Plans to be prepared within this framework and to indicate in the plan conditions that the survey and restoration projects of the buildings whose conservation group was determined should be equipped with this decision (Appendix B.1, B.2).

The restoration works of the industrial heritage, which had been idle since that date, began in 2014 as part of the Mahall Bomonti İzmir Project. Türkerler Holding is the leading contractor company and owner of the site. Artı 3 Architecture prepared the measured drawings, and restoration projects between 2013 and 2014. As part of the Dokuz Eylül University Faculty of Architecture's project in 2013-2014, the complex underwent restitution works. Grid Yapı took on the role of the contractor company for the restoration works and commenced restoration activities in 2017, starting with the

steam production facility located north of the plot. As of now, the project is still under construction at the industrial heritage site.

All these data not only reveal the changes and developments in the production style of the factory but also indirectly shed light on the transformations in the industrial heritage site. By examining how the built-up areas responded to the increasing capacity of the production areas, valuable insights can be gathered from the traces of the buildings, historical site plans, and aerial photographs. The significance of all the information obtained from both oral and written sources should be duly acknowledged and addressed in conservation studies.

3.2. Physical Transformation of the Site Lot

Based on the information obtained from the İzmir Land Registry and Cadastre Directorate archives, the study area is currently located in 8505 block 1 plot in the land registry, whereas in previous years, it was designated as 37 plot belonging to 1443 block. When 1443 block was examined, the oldest document found dated back to July 6, 1930, which included the name "Aydın Brewery" (Appendix B.3). A document from October 9, 1940, clearly defines the boundaries of the working area located in plot number 5 and the tree-lined road axis that separates the land in an east-west direction. This document provides an indication that the beer gardens were predominantly in the northern part of the complex. Additionally, a street is shown to be situated between the Meles River and the area (Appendix B.4).

Between the years 1950 and 1968, it is observed that the land expanded to the northwest as a result of land mergers and separations. During this period, the plot number was changed from 5 to 26. In the land registry of 1968, it was determined that the site lot boundary closely resembled the current parcel boundary, and the plot number was changed to 33 from 26 (Appendix B.5, B.6, B.7).

In 1978, with the construction of Mürselpaşa Street, the study area with 1443 block 33 plot was subdivided into parcels 37, 38, and 39. Plot number 37 remained within the study area, while parcels 38 and 39 were situated within the road. Consequently, as a document confirming the road expropriation in 1978 obtained from historical research, it is evident that the site lot boundary of the industrial complex assumed its final form in

1978. Additionally, it proves that the road boundary between the Meles River and the area was established in 1978 (Appendix B.8).

Finally, on August 1, 2022, a change in land use was made, transitioning from a Wine Factory to a Wine Factory and its Land (Appendix B.9) (Figure 72).

Figure 72. Physical Transformation of Site Lot
(Source: Prepared by author using the aerial photo obtained from Google Earth , retrievied July, 2023)

3.3. Construction Phases of the Buildings

In the İzmir Tekel Wine Raki and Spirit Factory, an exemplary site of industrial heritages, the buildings have evolved over the years and reached their final appearance in 2004. The complex was composed of forty-six buildings in 2004. The construction phases of these 46 buildings are examined based on a review of the literature, archival research, site plans, and information obtained from oral sources (Figure 76).

During the First Period between 1912 and 1938, the Aydın Brewery was established. Throughout this time, the factory was dedicated to beer production and beer bottling activities. Additionally, the construction of a railway line that connects the İzmir-Kasaba railway and the factory, also decauville line was completed during this period (Figure 73).

Figure 73. 1st Period Buildings, Decauville and Railway line
(Source: Prepared by author using the aerial photo obtained from Google Earth , retrievied July, 2023)

During the Second Period, from 1938 to 1941, the Aydın Brewery came under the ownership of Tekel. Tekel introduced wine production facilities in addition to the existing beer production. In the land registry of 1940, precise information was meticulously recorded about the boundaries of the site lot where the factory is situated. This provided crucial insights into the layout and extent of the factory premises during that time. In the

present day, the tree-lined road that divides the terrain in an east-west axis can be clearly observed on the site plan (Appendix B.4). Buildings numbered 6 and 46 were constructed during this period as wine production facilities (Figure 76).

The third period covers the years between 1944 and 1953. During this period, the complex, which had begun raki (a traditional Turkish alcoholic drink) production under the Tekel administration, saw the integration of rakı production facilities and the associated supporting units. The primary sources for this period include the site plan from the year 1953 obtained from the Konak Municipality archives and the land registry record from the year 1950 obtained from the İzmir Land Registry and Cadastre Directorate archives (Appendix B.5). During this period, the factory came under Tekel's administration. was located on 1204th Street was located between the Meles River and the factory site lot. According to the current site plan, it can be inferred that dwellings now occupy the locations of structures 30, 31, 32, and 33. The rakı production facilities 1 and 2A were integrated to the east of the industrial railway line. The courtyard where the railway line was located is marked as the campaign square on the site plan. Information obtained from the archives indicates that the grapes to be used in production were purchased directly from farmers by the factory management during campaign periods[13] (Figure 74). The courtyard and the wine and rakı production units surrounding it shed light on the production history of the factory and the changes in the production process.

Figure 74. Courtyard photograph from Campaign Periods
(Source: Türk Teksen Newspaper Report, September 1, 1969; National Library Of Turkey Archive)

[13] This information was obtained by the author through the examination of the archives of the National Library, specifically from the news article in *Türk Teksen* Newspaper dated September 1, 1969.

With the commencement of rakı production in the complex, the following buildings were constructed to the east of the rakı production facility: the carpentry structure numbered 12 and the finished product warehouse numbered 13. Additionally, residential buildings, a clinic, and storages, numbered 14, 15, 16, 17, 18, 22, and 23, were built along the eastern border of the site. The manager's dwelling, numbered 9, was constructed at the southern boundary of the site. The *"küv dairesi",* numbered 43, and the barracks, numbered 42, were built to the west of the wine production facility. To the north of the wine production facility, there were barracks, a dining hall, a firehouse, a house, and a stable. During this period, the green area within the complex was marked as a mulberry orchard on the site plan. Furthermore, the presence of an old must factory in the plot to the east of the factory was confirmed through the 1953 master plan and an oral history interview with Cafer Bey, who worked at the İzmir Tekel Wine, Rakı, and Spirit Factory between 1998 and 2004. This information is of significant importance for understanding the industrial history of this region.

The fourth period spans the years between 1953 and 1983. During this period, a grape basket warehouse was constructed to the south of the *"küv dairesi"*numbered 43, and an aniseed warehouse building numbered 10 was built to the east of the rakı production unit. With the growth of rakı production managed under Tekel, a new rakı distillation building, numbered 11, was constructed within the complex during this period (Figure 58)[14]. During this period, building number 25 was constructed as a guesthouse, while building number 7 served as a steam production facility (Tanaç Zeren and Yılmaz Karaman 2015). In 1978, during the construction of Mürsel Paşa Street, a portion of the complex's land to the north was expropriated for road purposes (Appendix B.8). As a result, warehouse and dwelings were demolished (Appendix C.1, C.2, C.3)

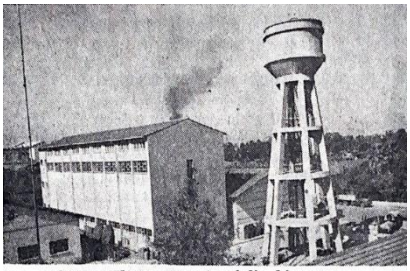


Figure 75. New rakı distillation building, Building 11
(Tekel'in Sesi Newspaper Report, November 1, 1973; National Library Of Turkey Archive)

[14] This information was retrieved from an article published in *Tekel'in Sesi* Newspaper on November 1, 1973, from the National Library Archives.

The fifth period covers the years between 1983 and 1986. The primary source for this period is the Sümer Holding archives. After the privatization of Tekel, the archive records were transferred to the ownership of Sümer Holding. A site plan from 1983 and original project drawings were accessed. During this period, building number 24, which served as a recreational facility, and building number 44, a grape and aniseed warehouse, were added to the complex. Additionally, dwellings numbered 30, 31, 32, and 33 were constructed to the west of the 17-meter road that started from the entrance on Mürsel Paşa Street and divided the complex from east to west. Building number 34, a *fıçıhane* building, was built to the west of these dwellings. Some parts of the firehouse and carpentry were still visible on the 1986 site plan. Buildings numbered 39, 40, 41, and 45, which were warehouses and suma tanks, were also added to the complex during this period. It is believed that entrance and outbuildings numbered 28 and 29 were integrated into the complex during this period due to the construction of Mürsel Paşa street (Appendix C.1, C.2, C.3).

The sixth period spans the years between 1986 and 2013. The primary sources for this period include aerial photographs, site plans from 1986 and 2004. During this period, a new steam production facility, numbered 8, was constructed to the west of the existing steam production facility, numbered 7. Treatment facility numbered 35 and 36, as well as a fuel tank, were built to the north of the steam production centers, in the northern part of the complex. Buildings numbered 37 and 38, which serve as generators and offices, were integrated to the west of the treatment facility.

Buildings numbered 19 and 20 were constructed to the south of the 25-meter main access axis that divides the complex from north to south, starting from the 1558th Street entrance. According to information obtained from the original project drawings, the guesthouse structure, numbered 26, was built just north of this axis, to the east of the dining hall structure numbered 25 (Figure 76).

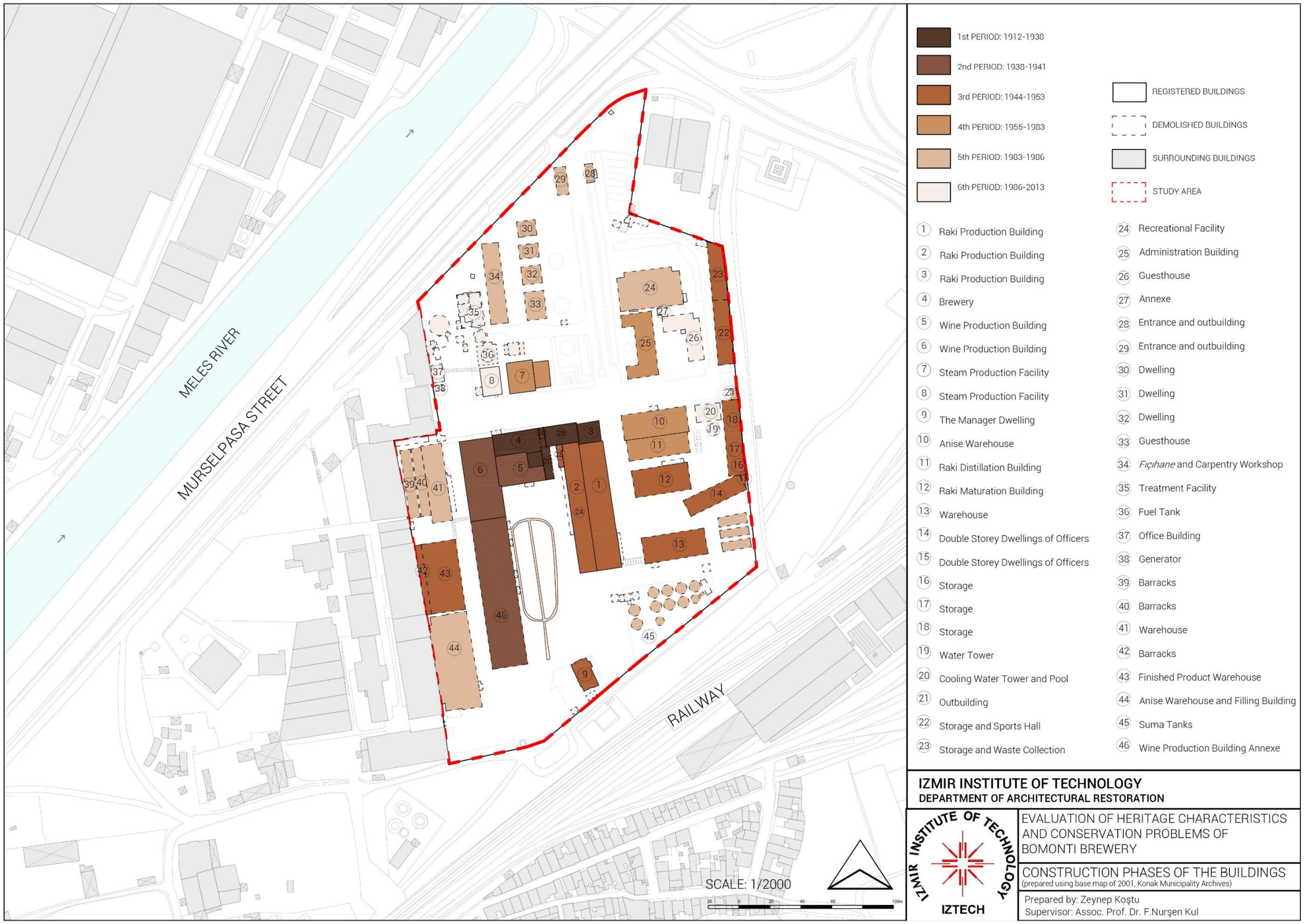


Figure 76. Construction Phases of the Building
(Source: Prepared by author using base map of 2001, Konak Municipality Archives)

3.4. Architectural Characteristics of the Buildings

During the process of preparing the cadastral project for properties registered under parcel numbers 1 of 8505 block and 1 of 8504 block , in the neighborhood of Halkapınar, Konak district, İzmir province, it is evident that there were 46 buildings in 2013. The unregistered properties were demolished in accordance with the decision of regional conservation board dated 09.01.2014 and numbered 1730. Upon a general examination of the area, it is observed that it is organized along two main transportation axes. The first axis extends in an east-west direction, following the entrance from 1558 Street, dividing the area into north and south. The second axis follows the northern entrance of the area, dividing the north part into two. The axis dividing the area into north and south parts is approximately 25 meters wide, while the other axis is 17 meters wide. It includes tree groups and stone-covering roads. The buildings in the complex have been numbered on a photograph taken in 2013 (Figure 77).

Nine buildings are registered in the complex. On the property, there are seven registered buildings with different floor heights, including the wine and raki production buildings, old brewery building in a complex form. There is one manager dwelling located on the southern boundary of the parcel. To the north of the road that divides the factory complex into north and south, there are two steam production facilities (Figure 78).

Before the restoration works of the buildings, plan characteristics and use of spaces, facade characteristics, structural system, structural failures and material deteriorations were compiled based on information obtained from regional conservation board, Sümer Holding Archives, and literature review. Inventory sheets were prepared for twelve structures based on the findings.

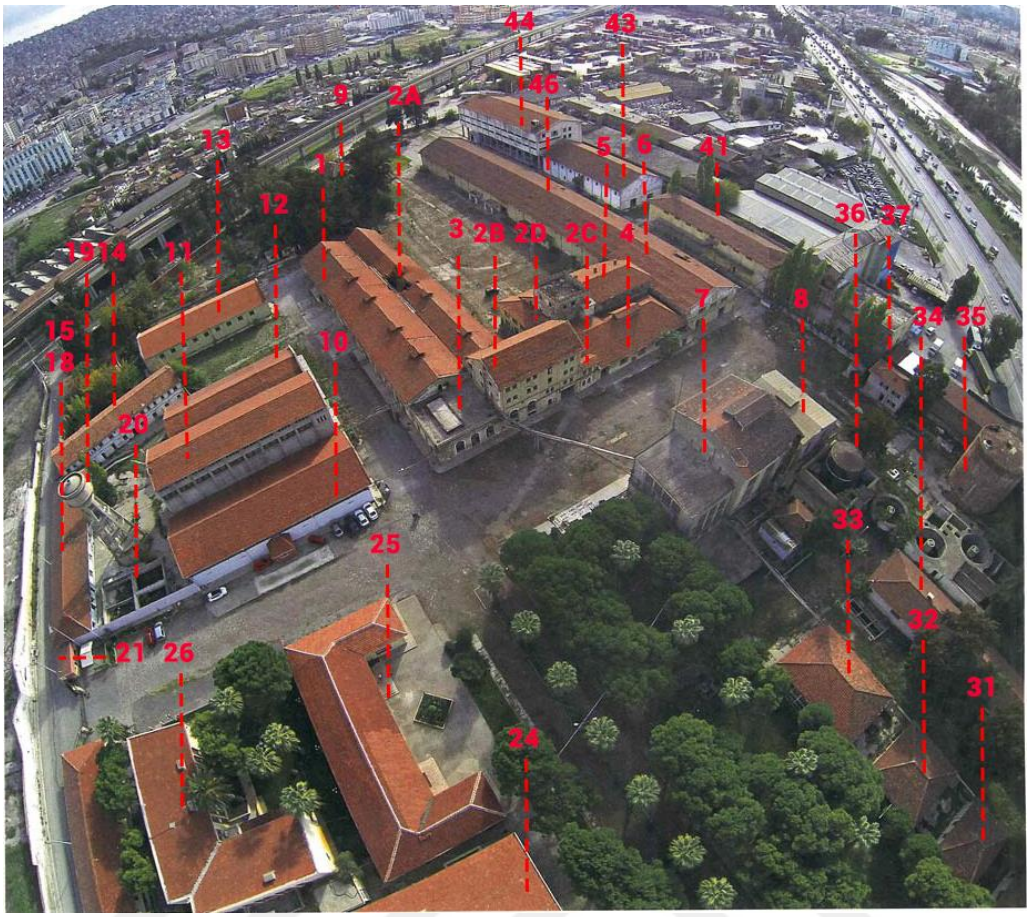


Figure 77. General view of the complex, 2013
(Source: Prepared by author using Türkerler Holding Archives 2013, Tanaç Zeren and Yılmaz Karaman 2015)

Table 5. Buildings of the Industrial Complexes and Their Function

Building No	Building Name	Function
1	Raki Production Building	Production
2 (2A, 2B, 2C, 2D, 2E)	Raki Production Building	Production
3	Raki Production Building	Production
4	Brewery	Production
5	Wine Production Building	Production
6	Wine Production Building	Production
7	Steam Production Facility	Service
8	Steam Production Facility	Service
9	The Manager Dwelling	Residential
10	Anise Warehouse	Storages
11	Raki Distillation Building	Production
12	Raki Maturation Building	Production
13	Warehouse	Storages

(cont. on next page)

Table 5 (cont.)

Building No	Building Name	Function
14	Double Storey Dwellings of Officers	Residential
15	Double Storey Dwellings of Officers	Residential
16	Storage	Storages
17	Storage	Storages
18	Storage	Storages
19	Water Tower	Service
20	Cooling Water Tower and Pool	Service
21	Outbuilding	Social
22	Storage and Sports Hall	Storages
23	Storage and Waste Collection	Storages
24	Recreational Facility	Social
25	Administration Building	Administration
26	Guesthouse	Social
27	Annexe	Social
28	Entrance and Outbuilding	Social
29	Entrance and Outbuilding	Social
30	Dwelling	Residential
31	Dwelling	Residential
32	Dwelling	Residential
33	Guesthouse	Social
34	*Fıçıhane* and Carpentry Workshop	Service
35	Treatment Facility	Service
36	Fuel Tank	Service
37	Office Building	Service
38	Generator	Service
39	Barracks	Storages
40	Barracks	Storages
41	Warehouse	Storages
42	Barracks	Storages
43	Finished Product Warehouse	Storages
44	Anise Warehouse and Filling Buiding	Storages
45	Suma Tanks	Storages
46	Wine Production Building Annexe	Production

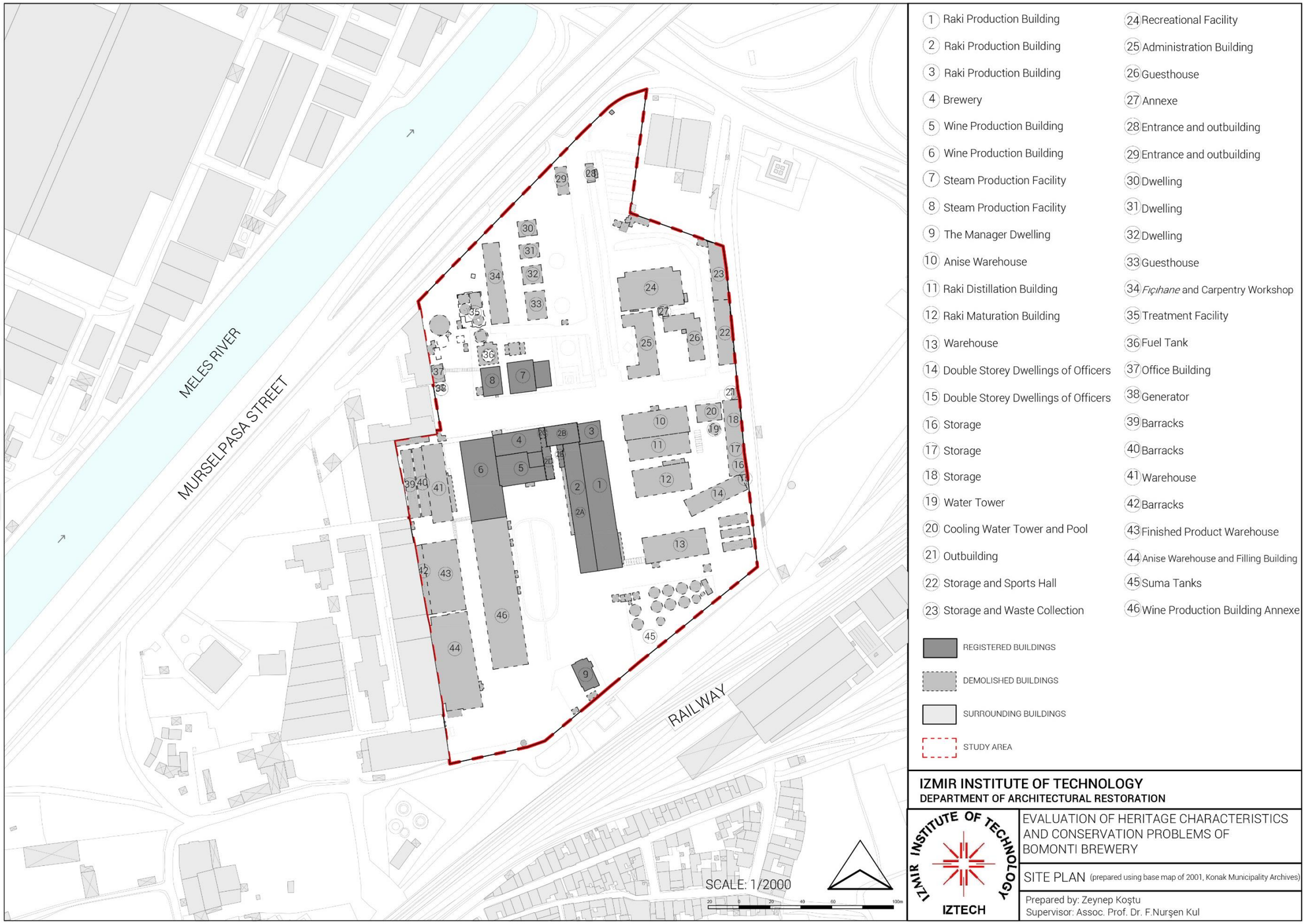


Figure 78. Site Plan of the Complex
(Source: Prepared by author using base map of 2001, Konak Municipality Archives)

3.4.1. Building No. 1

The building 1 on the site plan is situated on the main transportation artery that divides the area into north and south, belonging to the Tekel Wine and Rakı Factory complex (Figure 78). It is adjacent building 3 on the north building 2 on the west. This building was used as a Raki maturation facility and warehouse.

The building has an approximate footprint of 1290m², covering an area of 15.62m x 85.60m. It is s single-storey building (Figure 79).

Figure 79. Building 1
(Source: Tanaç Zeren and Yılmaz Karaman 2015)

The building has two facades. With the exception of two spaces, all entrances to the various spaces are on the east facade. Both facades feature repeating semi-circular arched windows with iron frames and wide metal doors. The original facade had thirteen windows, but two were later closed during the restoration process. The windows and doors in the section with four different spaces have half-sill details. The keystone and sill termination points are distinct. The sill thickness is approximately 30 cm. No other areas of the windows and doors have sill applications.

The most commonly used window size on the east facade is 1.45m x 2.95m, although these dimensions differ on the south facade. The windows are horizontally divided into six sections and vertically into five. The arched part of the windows features a circular fixed window.

On the facade, there are six rectangular doors, with dimensions typically ranging from 3.05m to 3.26m in width and 3.05m in height. Except for two metal doors, all doors are made of wood.

The south facade is symmetrically positioned and features three windows. The facade is finished with a triangular gable wall.

The original structural system of building 1 consists of stone masonry system walls and timber truss roof. In the rubble stone masonry walls, two rows of solid brick masonry are repeated at regular intervals horizontally (Figure 80).

Figure 80. During the restoration works, enforcement studies are carried out on the wall systems of Building 1 and 2
(Source: Grid İnşaat)

The trusses of the suspended roof are placed in a north-south direction (Figure 81). The system is supported by three vertical columns in the direction of the truss. The suspended roof is visible in all spaces. The roof covering material is marseille tiles (Figure 82).

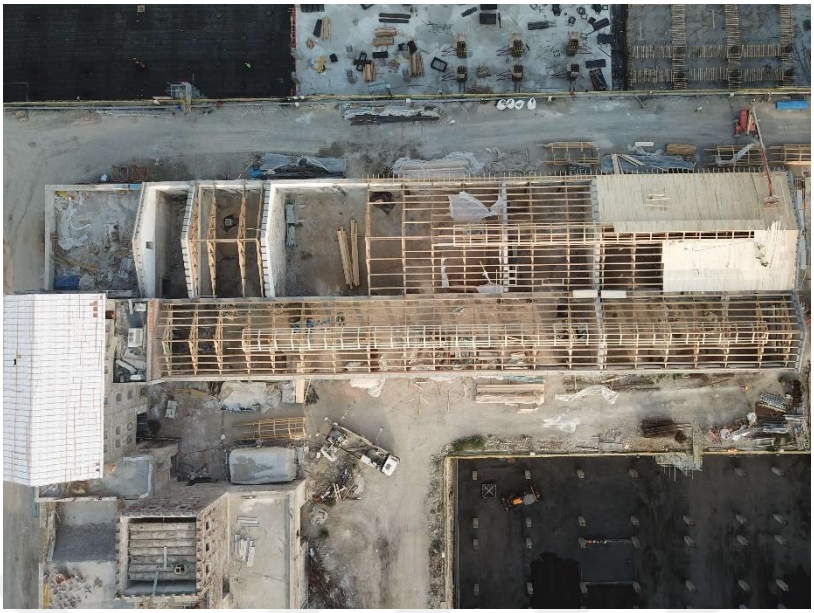


Figure 81. Roof system of Building 1 and 2
(Source: Grid İnşaat)

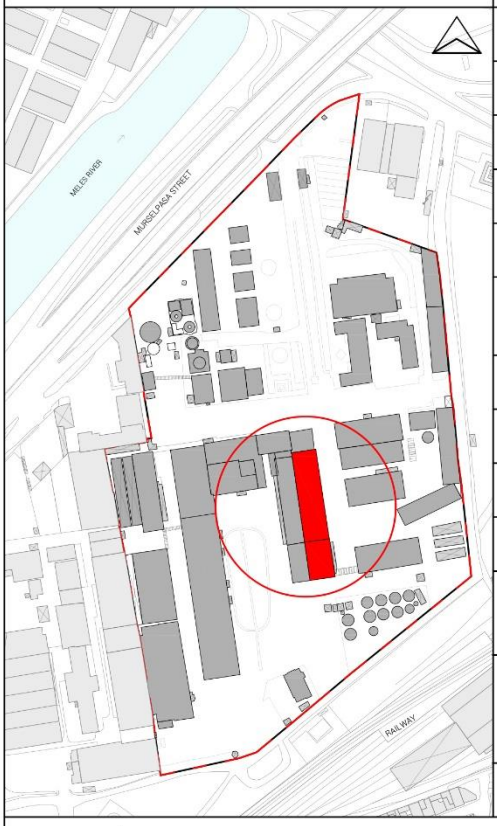
The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades plastered and painted as part of the restoration works. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period.

IZMIR INSTITUTE OF TECHNOLOGY

DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 1: Raki Production Building	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 1



Architect: -
Construction Date: 1944 | 3rd Period
Number of Storey: Single storey
Original Function: Production
Last Usage Function: Raki Maturation Facility
Current Function: Not used (under restoration)
Structural System: Rubble Stone Masonry Walls
Roof Type: Gable Roof with Lantern
Finishing of the Floors: Screed
Finishing of the Walls: Plaster and Dye
Dates of Period Additions: After 1955
Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.
Condition of Change: Original mass and plan scheme mostly preserved. Materials and facade organization preserved
New Function: Commercial

GENERAL VİEW

Figure 82. Inventory of Building 1

3.4.2. Building No. 2

The building coded as number 2 on the site plan has been divided into five parts (A, B, C, D, E) in the plan. It is located on the road that connects the inner courtyard with a main transportation road that divides the Tekel Wine and Rakı Factory campus in an east-west direction, creating the northern entrance to the courtyard. A portion of the building (identified as D, E) is located to the west of the road, while another portion (identified as A, B, C) is situated to the east. Part of the building continues as a bridge over the road.

Building 2A houses offices and a raki maturation facility, while Structure 2B is used for raki maturation. Buildings 2C, 2D, and 2E are dedicated to wine production facilities (RC 2023). The ceiling is covered with a timber truss roof in some sections and a volta flooring in other sections.

The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades plastered and painted as part of the restoration works. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period.

The building 2A is single-story. Within the structure, eleven spaces are created by constructing a reinforced concrete column-beam system and partition walls within a large volume.

Two main spaces within the building house the Rakı maturation facility, while the other spaces serve as technical areas to support this main function.

The structure 2A has two facades. The length of the west facade is approximately 84 m, and the facade height in the southern part is 5m.

The main structural system of Building 2A consists of stone and solid brick masonry walls and a wooden truss system for the roof. In the rubble stone walls, two rows of solid brick masonry are applied at specific intervals horizontally. The trusses of the roof are placed in a north-south direction. It has a gable roof type and is covered with Marseille tiles. There are one roof skylight (Figure 83).

Figure 83. a) View of the production buildings from the courtyard before restoration work, b) Building 2A current condition
(Source: http://www.mahallbomontiizmir.com/p-3-tarihce.html ; Author, 2022)

The structure 2B is a four-story mass. On the ground floor, a path passes through a portion of the building. Volta flooring are also present.

The structure 2B has four facades with a facade height of approximately 13m. The north facade is divided into two horizontally by a horizontal stringcourse and into four vertically by brickwork vertical stringcourses (Figure 84).

Figure 84. 2B and 2C Buildings
(Source: Tanaç Zeren and Yılmaz Karaman 2017)

The west facade is closed up to the middle level of the second floor, adjacent to another structure. On the third floor, there are two arched windows, and the facade is finished with a triangular pediment wall.

The south facade is closed up to approximately the middle level of the first floor, adjacent to structure number 3. The facade is finished with a triangular gable wall.

The main structural system of mass 2B consists of rubble stone walls and a volta flooring. The roof is a gable roof with a wooden truss system, sloping in the north-south direction (RC 2023).

The 2C structure is two stories and features a mixed structural system. Prior to the restoration works, it had a gable roof, whereas today, a terrace roof system is observed.

Since the 2D and 2E Buildings were considered unqualified period additions during the restoration activities and were demolished.

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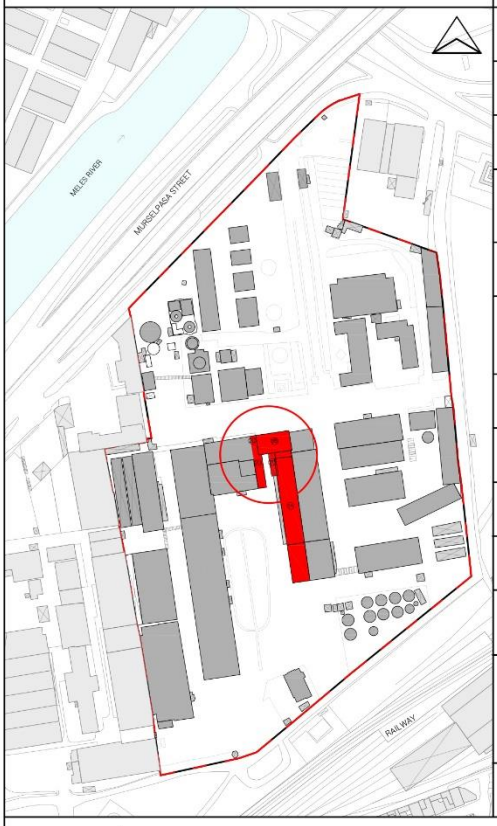
EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 2: Raki and Wine Production Building	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 2



Architect: -

Construction Date: 1944 | 3rd Period

Number of Storey: 2A Single | 2B:4 | 2C:Single | 2D-2E: 2

Original Function: Production

Last Usage Function: 2A-2B: Raki Maturation Building
2A: Office | 2C-2D-2E: Wine Production Building

Current Function: Not used (under restoration)

Structural System:
2A: Rubble stone masonry and solid brick walls | Volta flooring
2B: Rubble stone masonry walls | Volta flooring
2C-2D: Mixed System
2E: Reinforced concrete frame system

Roof Type: Gable Roof with Lantern

Finishing of the Floors: Mosaic tile, poured mosaic, screed, PVC, timber

Finishing of the Walls: Plaster and Dye, Ceramic, Mosaic tile

Dates of Period Additions: After 1955

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: Original mass and plan scheme were mostly preserved.
Materials and facade organization preserved.
The roof slope will be renovated.

New Function: Commercial

GENERAL VİEW

Figure 85. Inventory of Building 2

3.4.3. Building No. 3

The building 3 on the site plan is located on the main transportation artery that follows the entrance from 1558 Street and divides the area in an east-west direction, belonging to the Tekel Wine and Rakı Factory. It is adjacent to building 4 on the west, building 1 on the south, and the main transportation roads of the factory complex on the north and east. The building has an approximate footprint of 217 m² and it is a single-storey structure with a facade height of approximately 5.95m. In recent times, it has been used as a compressor building.

The original main entrance is on the north facade. The building is utilized as two separate sections. The original ceiling is constructed with volta flooring.

The building has two facades, facing east and west. The most prominent elements defining both facades are the semi-circular arched, iron-framed windows (Figure 86). Within the arched portion of these windows, circular fixed windows are situated. The windows feature sills, and the keystone is distinct. In the northeast corner, the facades terminate with a corner keystone. The entrance door is located on the north facade, where the original entrance was. The facade is not plastered. The wall system is seen today (Figure 87).

Figure 86. An old photo of 2, 3 and 4 numbered buildings.
(Source:
https://www.facebook.com/mahallbomontiizmir/photos/pb.100063820453269.-2207520000/2964382380495243/?type=3&locale=tr_TR)

Figure 87. Building 3
(Source: Author 2022)

Masonry rubble stone walls and volta flooring constitute the primary load-bearing system. In the rubble stone walls, two successive rows of solid brick masonry are applied horizontally at specific intervals (Figure 88).

Figure 88. Roof system of Building 3 undergoes enforcement during the restoration process
(Source: Grid İnşaat)

The exterior wall features window and door openings with solid brick masonry arches, while door openings in the interior are traversed with metal profiles. Window and door sills on the exterior walls are also constructed with brick masonry.

The volta flooring consists of iron profiles and solid bricks. The I-profile beams of the volta flooring extend in the north-south direction, with beam axis intervals of approximately 80 cm. The volta flooring beams are supported in the opposite direction by two metal beams. Each metal beam is supported by metal profile columns at single

points. The structure features a flat terrace roof surrounded by a 40 cm high parapet wall (Tanaç Zeren and Yılmaz Karaman 2015).

The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades didn’t plaster and paint as part of the restoration works yet. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period (Figure 89).

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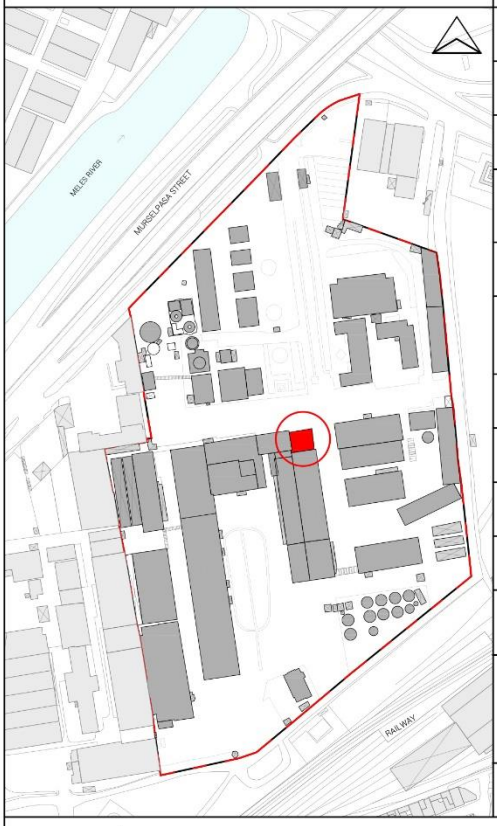
DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 3: Brewery	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 3



Architect: -

Construction Date: 1912 | 1st Period

Number of Storey: Single

Original Function: Production

Last Usage Function: Compressor Building

Current Function: Not used (under restoration)

Structural System: Rubble stone masonry walls | Volta flooring

Roof Type: Flat Roof

Finishing of the Floors: Mosaic tile

Finishing of the Walls: Plaster and Dye, Ceramic

Dates of Period Additions: After 1955

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: Original mass and plan scheme were mostly preserved.
Materials and facade organization preserved.

New Function: Commercial

GENERAL VİEW

Figure 89. Inventory of Building 3

3.4.4. Building No. 4

Building 4 on the site plan is situated along the main transportation road that runs through the Tekel Wine and Rakı Factory complex from east to west. It is adjacent to Building number 5 on the south, Building 6 on the west, and Building 2 on the east. The structure includes both single-story and two-story sections and has recently been utilized for wine production. The building comprises totaling approximately 400m² in floor area.

The ceilings in the spaces have volta flooring and bağdadi plaster applications (Artı 3 Mimarlık Survey Report 2013). The building has a single facade, facing north. Before the restoration works, the building had single and two-story sections. After the restoration activities, the building was reconfigured as a single-story structure.

The roof originally had a gable roof with a roof lantern before the restoration works. However, the roof type was changed to a flat roof as a result of the restoration activities. Additionally, the building's primary load-bearing system consists of rubble stone masonry walls and volta flooring.

The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades didn’t plaster and paint as part of the restoration works yet. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period (Figure 90).

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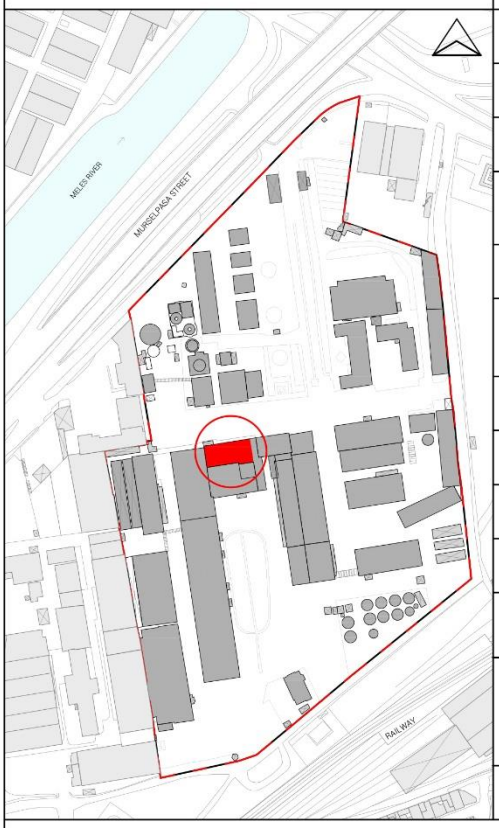
EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 4: Wine Production Building	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 4



Architect: -

Construction Date: 1944 | 3rd Period

Number of Storey: Single | 2

Original Function: Production

Last Usage Function: Wine Production Building

Current Function: Not used (under restoration)

Structural System: Rubble stone masonry walls | Volta flooring

Roof Type: Flat Roof

Finishing of the Floors: Screed, timber

Finishing of the Walls: Plaster and Dye

Dates of Period Additions: After 1955

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: Original mass and plan scheme were partially preserved.
Materials and facade organization preserved.
The roof will be renewed.

New Function: Commercial

GENERAL VİEW

Figure 90. Inventory of Building 4

3.4.5. Building No. 5

Building 5 on the site plan is situated within the Tekel Wine and Rakı Factory complex, in the courtyard where the dekovil line is located. It shares boundaries with building 4 to the north, building 6 to the west, and building 2 to the east. The building has recently been used for wine production.

The ground floor has a rectangular layout, with its sole entrance on the south facade. The ceilings in these spaces are constructed with volta flooring, with the steel frame system supporting the vaulted flooring visible. The roof originally had a gable roof with a roof lantern before the restoration works. However, the roof type was changed to a flat roof as a result of the restoration activities (Figure 91).

One of the spaces is linked to Building No. 6, featuring a central hall with rows of tanks to the north and south. These tanks are four meters high, equipped with metal lids measuring 50 x 70 cm, positioned 1.50 meters above the floor (Artı 3 Mimarlık Survey Report 2013). The only preserved equipment in the industrial complex is the wine storage tanks located in Buildings No. 5 and No. 6 (Artı 3 Mimarlık Survey Report 2013).

The ground floor includes a space housing the tanks, and the first floor contains another space with tanks. In this space, there are eight tanks of equal size to the north and south (Artı 3 Mimarlık Survey Report 2013)

The primary facade of the building is the south facade, characterized by minimal openings due to its function in beer and wine production, necessitating limited light. The facade ends in a castle tower design and is not plastered and painted. As of today, the facades have not undergone plastering and painting; instead, restoration activities are actively ongoing

The building's primary load-bearing system consists of rubble stone masonry walls and volta flooring (Figure 91). The rubble stone masonry walls feature two successive rows of solid brick masonry applied horizontally at specific intervals. All window openings, except for two small windows on the south facade, are traversed by brick masonry flat arches.

Figure 91. Roof system of Building 5 during the restoration process
(Source: Grid İnşaat)

The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades didn’t plaster and paint as part of the restoration works yet. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period (Figure 92).

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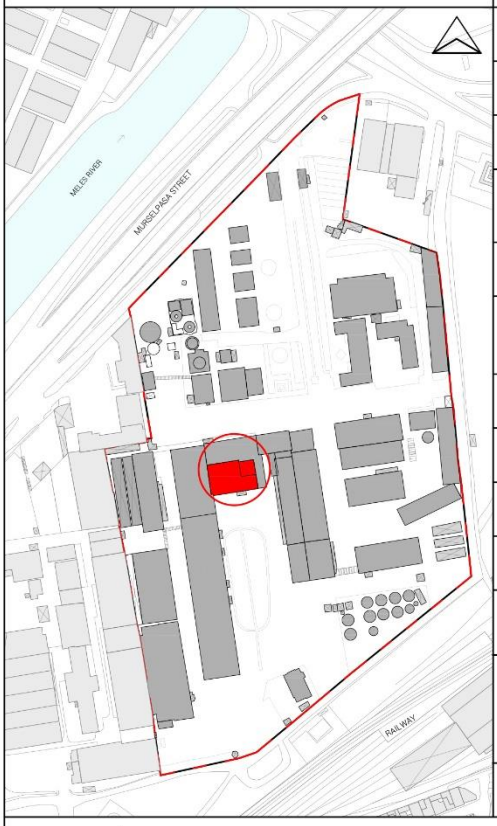
DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 5: Brewery	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 5



Architect: -

Construction Date: 1912 | 1st Period

Number of Storey: Single | 2 | 3

Original Function: Production

Last Usage Function: Wine Production Building

Current Function: Not used (under restoration)

Structural System: Rubble stone masonry walls | Volta flooring

Roof Type: Flat Roof

Finishing of the Floors: Screed

Finishing of the Walls: Plaster and Dye

Dates of Period Additions: After 1955

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: Original mass and plan scheme were partially preserved.
Materials and facade organization mostly preserved.

New Function: Commercial (restaurant and tasting center)

GENERAL VİEW

Figure 92. Inventory of Building 5

3.4.6. Building No. 6

Building 6, a single-story warehouse within the Tekel Wine and Rakı Factory complex, is situated on the east side of a north-south-oriented road. This building, most recently utilized for wine production, comprises a single, large open space. The building 6 is the last registered structure opening onto courtyard (Figure 93).

Figure 93. General view of courtyard before the restoration activites.
(Source: Tanaç Zeren and Yılmaz Karaman 2015)

Within this space are three rows of tanks, each reaching a height of approximately 5 meters. Two metal staircases and bridges provide access to the tops of the tanks, allowing for movement above them (Artı 3 Mimarlık Survey Report 2013). The building's primary structural elements include stone and solid brick walls supporting a wooden truss roof.

Entry into the space is granted through door openings on both the north and south facades. Rows of wine storage tanks, each standing at around 5 meters, are arranged in three rows. These tanks are the only preserved equipment within the industrial complex (Artı 3 Mimarlık Survey Report 2013). There is no adjacent structure on the west side, while Buildings No. 4 and 5 are located to the east.

Near the north facade, two metal staircases offer access to the tanks and their lids. These staircases are positioned near the northwest and northeast corners. Bridges, constructed from metal elements and anchored to the walls through metal supports, allow

continuous movement above the tanks at a height of 5 meters (Artı 3 Mimarlık Survey Report 2013).

The building's primary structural system is comprised of rubble stone masonry walls. The roof, designed as a gable roof with a lantern, is covered with Marseille tiles (Figure 94).

The structure is currently undergoing restoration activities. The restoration process has systematically addressed material deterioration and structural damages. Notably, facades didn’t plaster and paint as part of the restoration works yet. However, it's crucial to acknowledge a conservation concern: the prolonged duration of the restoration process, spanning nine years in an area where construction activities have been continuous, poses a vulnerability to external influences during this extended period (Figure 94).

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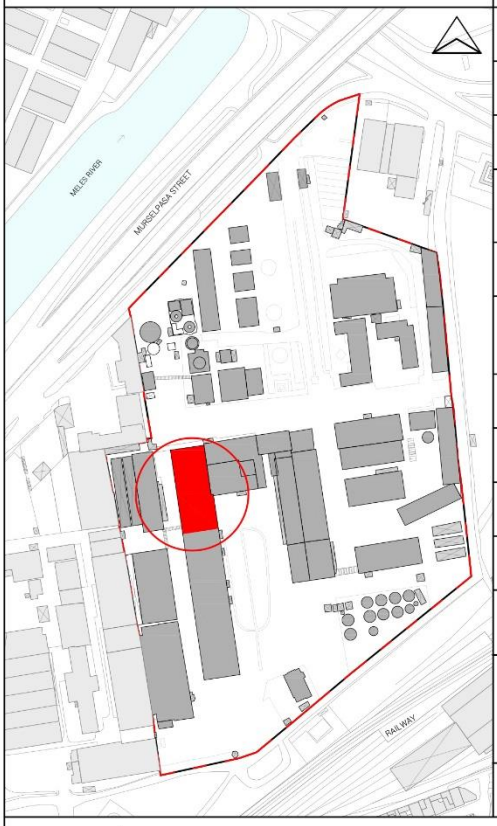
DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 6: Wine Production Building	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 6



Architect: -

Construction Date: 1935 | 2nd Period

Number of Storey: Single

Original Function: Production

Last Usage Function: Wine Production Building

Current Function: Not used (under restoration)

Structural System: Rubble stone and solid brick masonry walls

Roof Type: Gable Roof with Lantern

Finishing of the Floors: Concrete

Finishing of the Walls: Plaster and Dye

Dates of Period Additions: After 1955

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: Original mass and plan scheme were mostly preserved.
Materials and facade organization preserved.

New Function: Commercial (exhibition area)

GENERAL VİEW

Figure 94. Inventory of Building 6

3.4.7. Building No. 7

Building 7, previously used as Steam Production Facility in the Tekel Wine and Rakı Factory complex, is situated to the west of Building 8. On its east side, a wooded area links the factory's north entrance to the primary complex access road, a region intended for preservation per the regional conservation board's decision. The building encompasses a total floor area of 536 m² and is composed of two adjacent structures (Figure 95).

The eastern structure's load-bearing system employs a reinforced concrete frame system, extending in an east-west direction. The roof of this structure has a single slope from west to east with marseille tiles covering it. The primary load-bearing system of the western building also consists of a reinforced concrete frame. The external walls of the building are constructed using solid brick masonry. The building has a gable roof with a lantern that slopes north-south.

The eastern structure is a single-story building. The eastern structure has two entrances, one on the north and one on the south facade. The prominent features of the spaces are characterized by the reinforced concrete frame structural system and the floor-to-ceiling windows present on all walls.

The two buildings have distinct window arrangements on both the ground floor and the first floor. They are adorned with a floor-level cornice on all sides, and the first floor is set 10 cm inward from the building's edges.

Starting with the building in the west, its south facade on the ground floor includes a two-winged metal door at the center, flanked by one window to the left and two windows to the right. Moving to the first floor, there are three vertical windows enclosed within a plastered frame. Horizontal lintels measuring 35 cm separate each window section.

The west facade on the right side comprises a two-winged metal door, while on the left, there are four similarly sized metal windows. There are 12 windows arranged in four rows horizontally and three rows vertically. Four horizontal windows are situated within the frame. The facade terminates with a gable wall.

On the south facade of the building located in the east, the ground floor has a two-winged metal door at the center, flanked by two symmetrical windows on each side of the door. On the first floor, there are six window openings, six window frames within each opening. Solid surfaces of 30-35 cm width separate the windows. Moving to the west

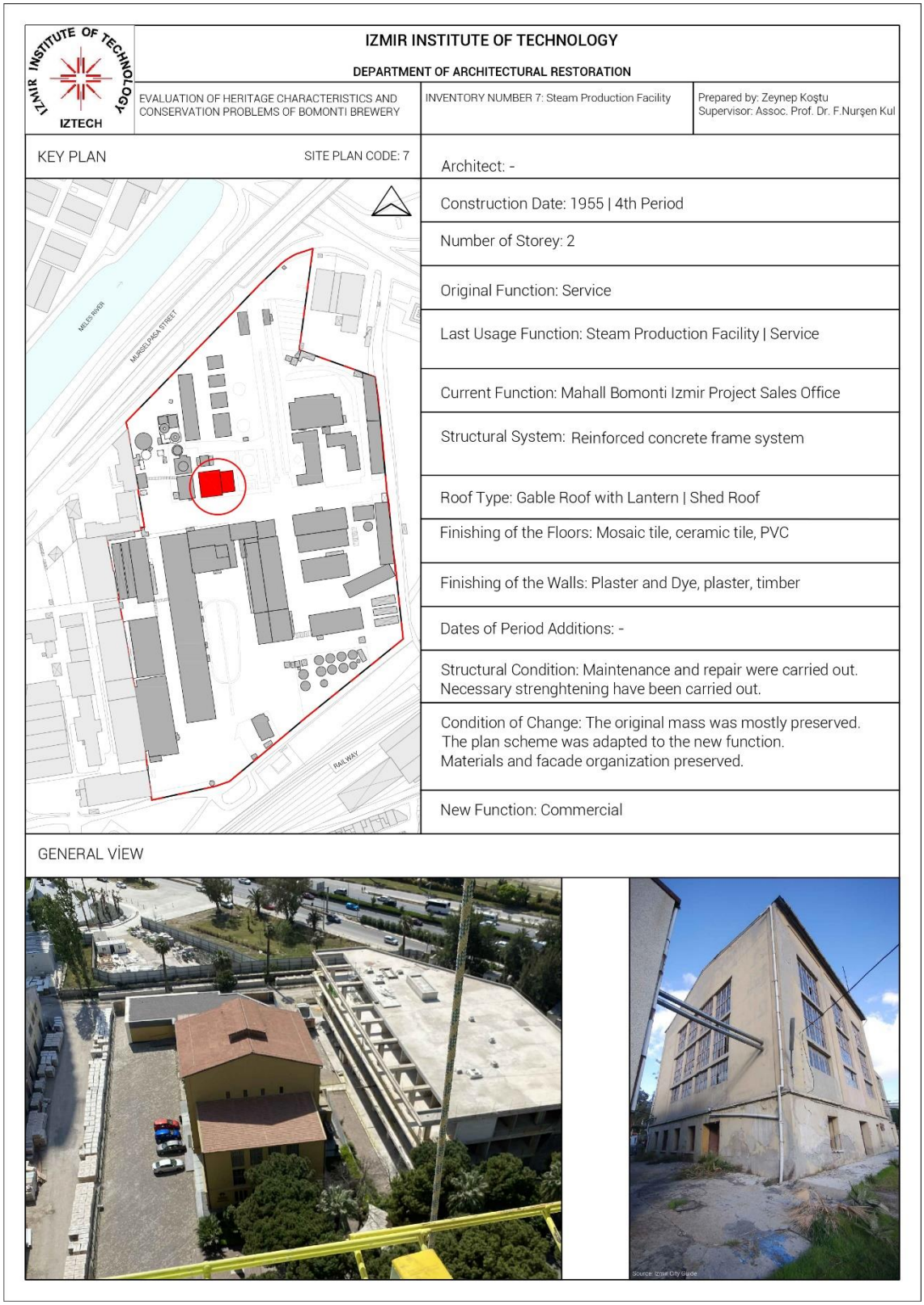
facade, there are four wooden windows on the ground floor. On the first floor, within a frame, there are eight window openings and similar to the south facade, they have 30-35 cm solid surfaces between the windows.

The eastern building is supported by a reinforced concrete frame system, and its external walls are made of solid brick masonry. The roof slopes from west to east. Similarly, the primary load-bearing system of the western building is a reinforced concrete frame system. The external walls of the building are constructed with solid brick masonry. The roof slopes in the north-south direction and is classified as a gable roof with lantern.

The restoration work has been completed today. Material deterioration and structural failures have been addressed and resolved. The building is currently being used as the sales office for an ongoing high-rise project (Figure 96).

a) b)

Figure 95. a) Building 7 before the restoration activities, b) Building 7 after the restoration activities
(Source: a) İzmir Kent Rehberi, 2007; b) Grid İnşaat)



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DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY

INVENTORY NUMBER 7: Steam Production Facility

Prepared by: Zeynep Koştu
Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN

SITE PLAN CODE: 7

Architect: -

Construction Date: 1955 | 4th Period

Number of Storey: 2

Original Function: Service

Last Usage Function: Steam Production Facility | Service

Current Function: Mahall Bomonti Izmir Project Sales Office

Structural System: Reinforced concrete frame system

Roof Type: Gable Roof with Lantern | Shed Roof

Finishing of the Floors: Mosaic tile, ceramic tile, PVC

Finishing of the Walls: Plaster and Dye, plaster, timber

Dates of Period Additions: -

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: The original mass was mostly preserved. The plan scheme was adapted to the new function. Materials and facade organization preserved.

New Function: Commercial

GENERAL VİEW

Source: Izmir City Guide

Figure 96. Inventory of Building 7

3.4.8. Building No. 8

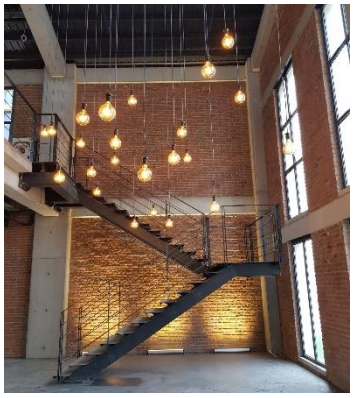
Building number 8, previously serving as the steam production facility in the Tekel Wine and Rakı Factory, is accessible via 1558 Street and is situated along the primary east-west transportation artery. The building occupies an approximate floor area of 225m² (Figure 95.

The building features a distinct facade design with tall and narrow vertical window openings, a design repeated across all facades with some variations.

The south facade includes three windows, each approximately 3.65m wide and extending 25cm beyond the width of the door or window. The west facade mirrors the three-window arrangement found on the south facade. All window openings have cement-surfaced sills on top of brickwork, and the windows are constructed from metal. The north facade replicates the window arrangement seen on the south and west facades, with pairs of windows. The window arrangement on the east facade is symmetrical to that on the west facade. All windows are made of metal.

The primary structural system of the building utilizes a reinforced concrete frame system, running in an east-west direction. The roof is a gable roof with a lantern, covered with marseille tiles. (Figure 96).

a)



b)

Figure 97. a) Building 8 before the restoration activities, b) Building 8 after the restoration activities
(Source: a) İzmir Kent Rehberi, b) Grid İnşaat https://gridinsaat.com/portfolio/mahall-bomonti-sanat-galerisi/)

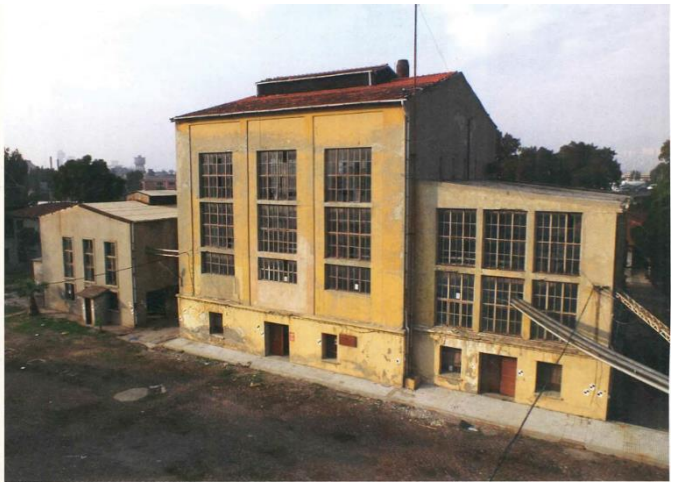


Figure 98. Building 7 and 8
(Source: Tanaç Zeren and Yılmaz Karaman 2015)

The restoration work has been completed today. Material deterioration and structural failures have been addressed and resolved (Figure 99). The space is now open for use as an art gallery. However, public access is restricted.

a)

b)

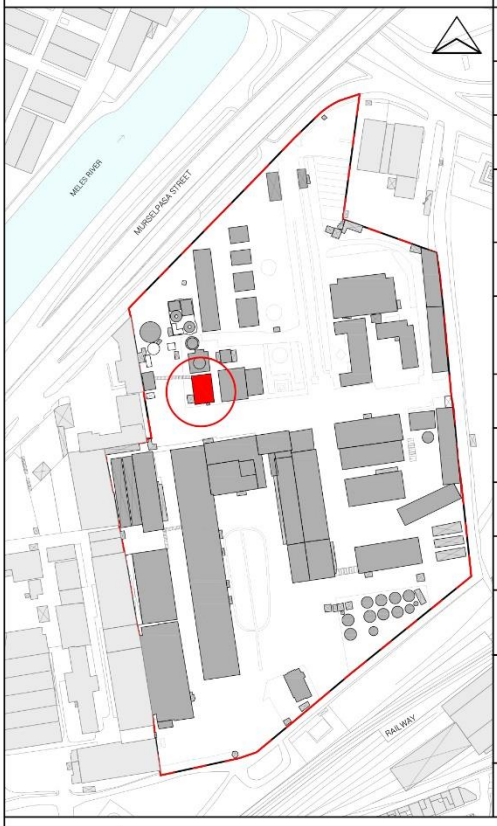
Figure 99. a, b) The opening ceremony of Building 8
(Source: https://gridinsaat.com/portfolio/mahall-bomonti-sanat-galerisi/)

IZMIR INSTITUTE OF TECHNOLOGY

DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 8: Steam Production Facility	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 8



Architect: -

Construction Date: 1986 | 6th Period

Number of Storey: Single and a Mezzanine

Original Function: Service

Last Usage Function: Steam Production Facility | Service

Current Function: Art Gallery

Structural System: Reinforced concrete frame system

Roof Type: Gable Roof with Lantern | Shed Roof

Finishing of the Floors: Poured mosaic, mosaic tile

Finishing of the Walls: Plaster and Dye

Dates of Period Additions: -

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: The original mass was mostly preserved. The plan scheme was adapted to the new function. Materials and facade organization preserved.

New Function: Commercial

GENERAL VİEW

Figure 100. Inventory of Building 8

3.4.9. Building No. 9

Building number 9 is situated to the south of the production hall and the decauville line within the Tekel Wine and Rakı Factory complex. It's positioned along the southern perimeter, somewhat isolated from other structures. This two-story rectangular residential building has a symmetrical floor plan and comprises a main mass and a later-added secondary mass to the south. The building boasts a veranda, balcony, featuring wooden carpentry, wooden shutters (Figure 85).

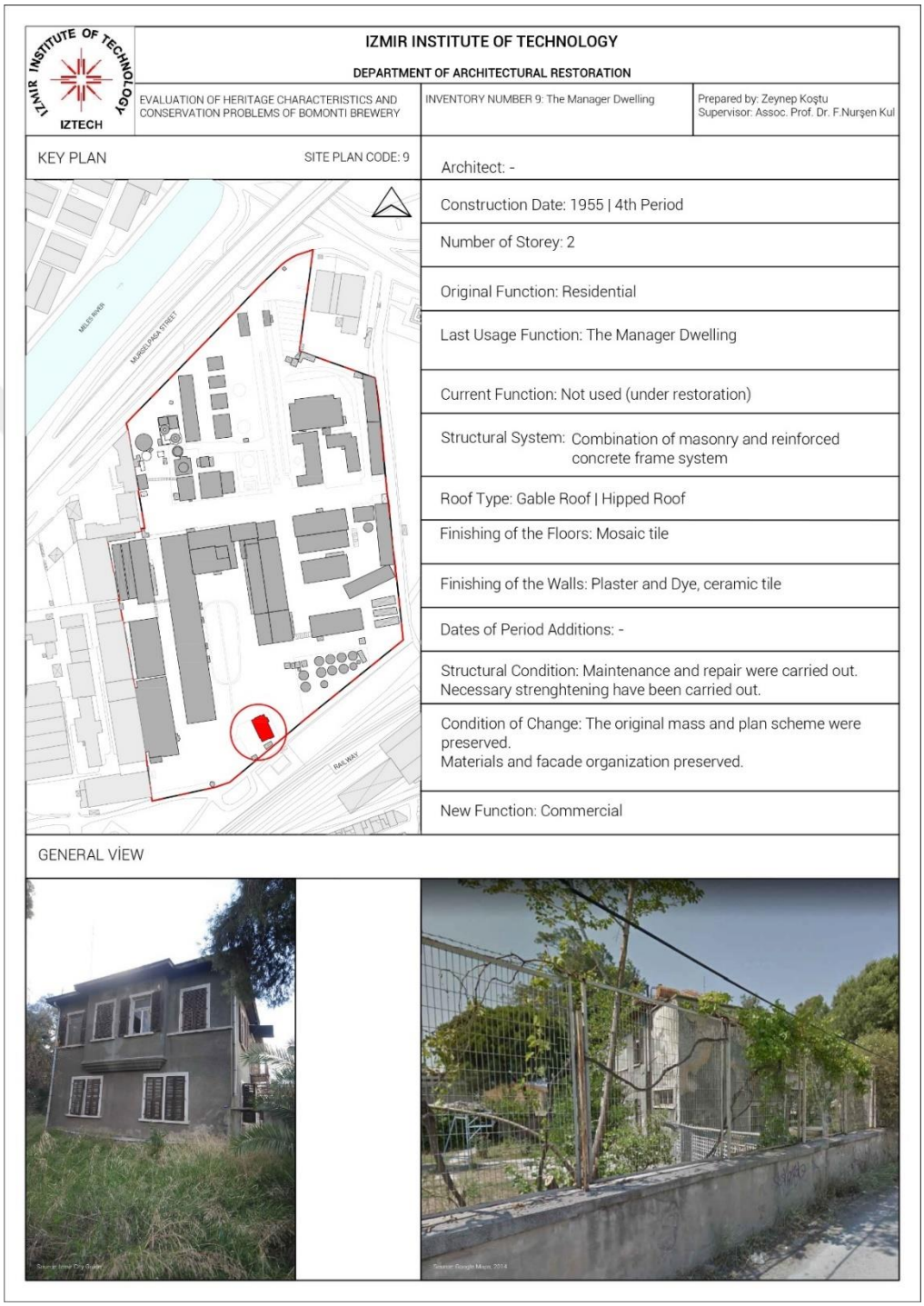
Building number 9 has four facades, with the short sides facing north and south. The entrance facade is the south facade, while the north facade represents the original building facade, featuring wooden windows with shutters. At the first-floor level on the north facade, there's a closed bay window positioned at the center.

The original entrance facade is the east facade. On both the ground and first floors, wooden windows can be found, with a balcony above the entrance. Two supporting columns are positioned on the right side of the facade, providing support to the balcony floor (Figure 101).

The building has a mixed structural system, featuring masonry techniques in the original construction, including load-bearing stone walls and partition walls constructed with solid bricks (Artı 3 Mimarlık Survey Report 2013). These walls are plastered. In the first-floor addition, partition walls were built using bagdadi and solid brick masonry techniques, while the structural system for the addition incorporates reinforced concrete (Artı 3 Mimarlık Survey Report 2013).

Figure 101. Building 9
(Source: İzmir Kent Rehberi; Tanaç Zeren and Yılmaz Karaman 2015)

The structure is currently undergoing restoration activities. Material deterioration and structural failures have been addressed and resolved. After the restoration activities, it is planned to propose a commercial function for the reuse of the building (Figure 102).



IZMIR INSTITUTE OF TECHNOLOGY

DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY

INVENTORY NUMBER 9: The Manager Dwelling

Prepared by: Zeynep Koştu
Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN

SITE PLAN CODE: 9

Architect: -

Construction Date: 1955 | 4th Period

Number of Storey: 2

Original Function: Residential

Last Usage Function: The Manager Dwelling

Current Function: Not used (under restoration)

Structural System: Combination of masonry and reinforced concrete frame system

Roof Type: Gable Roof | Hipped Roof

Finishing of the Floors: Mosaic tile

Finishing of the Walls: Plaster and Dye, ceramic tile

Dates of Period Additions: -

Structural Condition: Maintenance and repair were carried out. Necessary strenghtening have been carried out.

Condition of Change: The original mass and plan scheme were preserved.
Materials and facade organization preserved.

New Function: Commercial

GENERAL VİEW

Figure 102. Inventory of Building 9

3.4.10. Building No. 24

Building number 24, which served as a recreational facility and workers' dining hall and was added to the complex in 1983, was located east of the tree-lined road connecting the north entrance of the İzmir Tekel Wine and Rakı Factory complex to the main campus access artery. It had an approximate footprint of 988m². However, in 2014, the building, not classified as a registered building, was demolished due to the construction of a new project within the plot (Figure 104).

According to archival research and architectural plans, the building had two stories and a rectangular floor plan (Appendix C4, C5, C6, C7, C8, C9). The primary entrances were on the north facade, with the ground floor housing worker changing rooms, showers, and wet spaces. The southern part of the ground floor contained kitchen and storage units, with the south facade serving as the service entrance. Access to the upper floor was provided via a staircase located between the two symmetrical main entrance doors in the hall.

The first floor consisted of a cafeteria for staff, a cafeteria for workers, and supporting service areas. It also featured a balcony opening to the north facade. The ground level had artificial marble flooring, with plastered and painted walls.

On the north facade, which served as the entrance facade, all windows in the entrance hall extended from the floor to the level of the beams. Band windows were placed from below the beams for the spaces on the right and left of this hall, particularly for the wet areas.

The south facade included a service entrance approximately 120cm above the ground. On the ground floor, two sets of five-part sequential windows were symmetrically placed. Similarly, on the upper floor, the windows were also arranged symmetrically. One side of the facade had five square windows continuing with five-part band windows, while the other side mirrored this arrangement.

The east and west facades were symmetrical, except for the ground floor band window arrangement. The first floor of the east facade had eight identical square windows. On the ground floor, band windows were placed in sets of four at the same level as these windows (Figure 103).

The primary structural system of the building was a reinforced concrete frame system.

It is one of the twenty-seven buildings demolished by the decision of the regional conservation board with the decision number 1730 dated January 19, 2014. It disrupts the integrity of the industrial complex. Currently, a high-rise mixed-use living project is being constructed in its place.

a) b)

Figure 103. a) Building 24 North Facade, b) Building 24 South Facade
(Source: İzmir Kent Rehberi)

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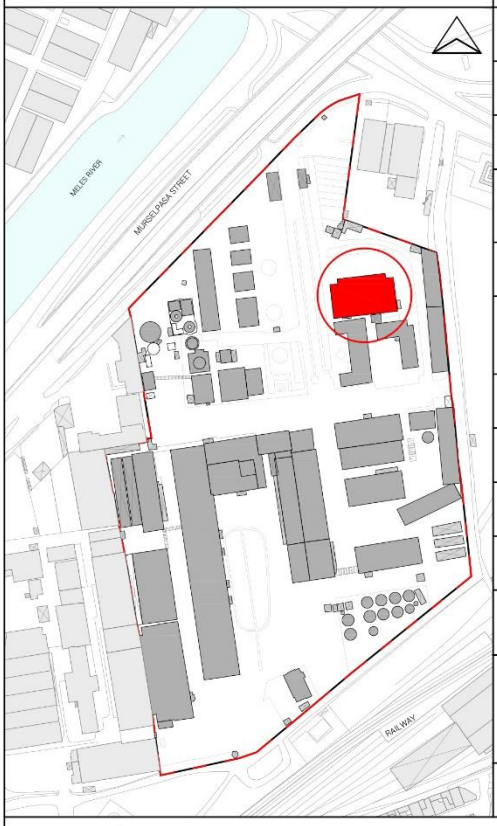
DEPARTMENT OF ARCHITECTURAL RESTORATION

EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 10: Recreational Facility and Workers' Dining Hall	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 24



Architect: Füsun Göre

Construction Date: 1983 | 5th Period

Number of Storey: 2

Original Function: Social

Last Usage Function: Recreational Facility and Workers' Dining Hall

Current Function: Demolished

Structural System: Reinforced concrete frame system

Roof Type: Gable Roof

Finishing of the Floors: Artificial marble

Finishing of the Walls: Plaster and Dye

Dates of Period Additions: -

Structural Condition: Demolished

Condition of Change: Demolished due to a new construction project. Original mass, plan scheme, materials and facade organization were lost.

New Function: -

GENERAL VİEW

Figure 104. Inventory of Building 24

3.4.11. Building No. 26

Building number 26, originally added to the complex as a guesthouse in 1986, was positioned along the primary transportation artery connected to the entrance from 1558 Street, dividing the area in an north-south direction. The building had an approximate footprint of 430m² but was demolished in 2014 due to new construction within the plot, as it wasn't registered as a protected building. This demolition also affected the adjacent tree groups.

As archival research and architectural plans, the building was two stories in height and featured an L-shaped floor plan (Appendix C 20, 21, 22, 23, 24). The main entrance was located on the west facade. The ground floor included technical units like a dining hall, common areas, kitchen, laundry room, and five rooms, with a service entrance also on the west facade. A corridor from the entrance provided access to the kitchen, laundry room, ironing room, and toilets. Directly across from the main entrance, there was a staircase.

The first floor of the building comprised seven rooms, a meeting and resting room, common areas, offices, and a laundry room, with each room having its own balcony. The balconies extended continuously along the facade. On the ground level, the flooring was covered with marble, and the walls were generally plastered and painted, with some areas featuring ceramic tiles.

The facade had a distinct character, featuring long and narrow rectangular frames that housed windows continuing on the first and second floors. The west facade served as the main entrance facade, displaying three-part vertical band windows on the ground floor and three-part vertical band windows on the first floor, all set within long and narrow frames. In total, there were eight frames. With the exception of two frames located above the entrance hall, all other frames extended uninterrupted along the facade. The entrance hall projected over the facade onto a terrace, accessible via four-stepped stairs from the ground. The left side of the west facade was blind, ending with the gable wall of a sloping roof in one direction. A photograph date from 2010 showed the facade as plastered and painted (Figure 105).

On the east facade, which housed the service entrance, seven frames were present, with windows positioned similarly to those on the entrance facade. The building's primary structural system was a reinforced concrete frame system (Figure 106).

It is one of the twenty-seven buildings demolished by the decision of the regional conservation board with the decision number 1730 dated January 19, 2014. It disrupts the integrity of the industrial complex. Currently, a high-rise mixed-use living project is being constructed in its place.

Figure 105. Building 26
(Source: İzmir Kent Rehberi)

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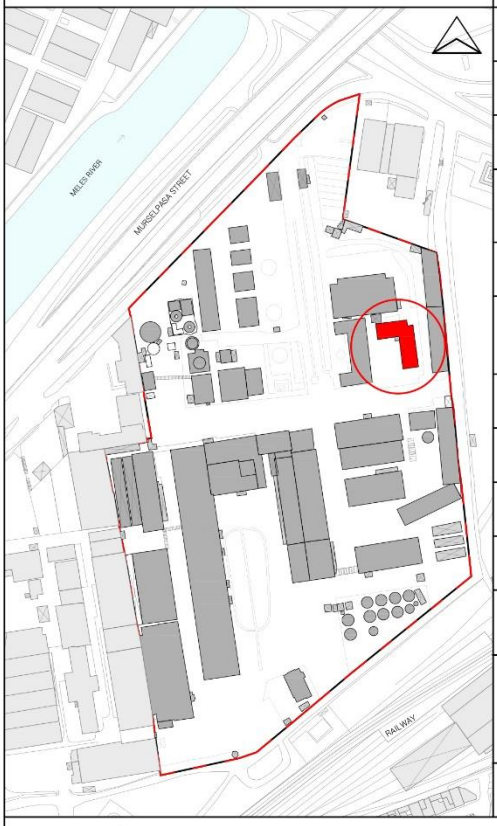
EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 11: Guesthouse	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 26



Architect: Yusuf Yıldırım

Construction Date: 1986 | 6th Period

Number of Storey: 2

Original Function: Social

Last Usage Function: Guesthouse

Current Function: Demolished

Structural System: Reinforced concrete frame system

Roof Type: Shed Roof

Finishing of the Floors: Marble

Finishing of the Walls: Plaster and Dye, Ceramic tile

Dates of Period Additions: -

Structural Condition: Demolished

Condition of Change: Demolished due to a new construction project. Original mass, plan scheme, materials and facade organization were lost.

New Function: -

GENERAL VİEW

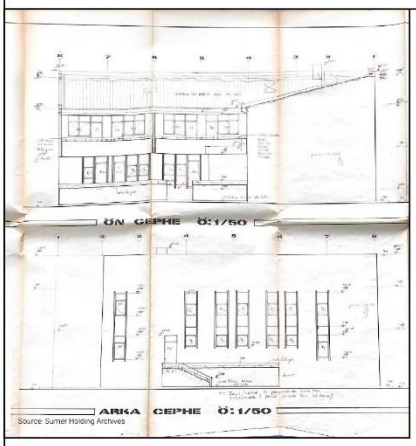


Figure 106. Inventory of Building 26

3.4.12. Building No. 44

Building number 44, added to the industrial complex in 1983 as a grape and anise warehouse, occupied the space where the old grape storage facility was situated, west of building number 6. Covering an approximate area of 1580m², it served its purpose until 2014 when it was demolished as per new implementation development plan decisions and regional conservation board rulings, converting the area into a parking lot.

This rectangular building comprised a mezzanine and four floors. The ground floor was dedicated to the bottling unit and a goods receiving office. Symmetrically placed staircases at both ends allowed access to the upper floors. The mezzanine floor housed offices, with wet spaces located adjacent to the staircases. The first and second floors formed a single large space for grape storage, while the third floor served as an anise storage area. Cooling rooms were strategically positioned near the staircase and these spacious storage areas (Appendix C. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19).

The ground level featured flooring made of artificial marble and mosaic, with plastered walls. Given its function as a warehouse, the north and south facades were devoid of openings. The west facade had windows near the stair sections, with the rest of the facade remaining closed. The east facade, serving as the entrance, contained windows and door openings below the beam level on the ground floor, particularly in the areas with office spaces.

The primary structural system of the building was a reinforced concrete frame system (Figure 107).

It is one of the twenty-seven buildings demolished by the decision of the regional conservation board with the decision number 1730 dated January 19, 2014. It disrupts the integrity of the industrial complex. Currently, a high-rise mixed-use living project is being constructed in its place.

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EVALUATION OF HERITAGE CHARACTERISTICS AND CONSERVATION PROBLEMS OF BOMONTI BREWERY	INVENTORY NUMBER 12: Grape&Anise Warehouse	Prepared by: Zeynep Koştu Supervisor: Assoc. Prof. Dr. F.Nurşen Kul

KEY PLAN — SITE PLAN CODE: 44

Architect: Tayfun Alatlı

Construction Date: 1983 | 5th Period

Number of Storey: 4 and a mezzanine floor

Original Function: Storage

Last Usage Function: Grape&Anise Warehouse

Current Function: Demolished

Structural System: Reinforced concrete frame system

Roof Type: Gable Roof

Finishing of the Floors: Artificial marble, mosaic tile

Finishing of the Walls: Plaster

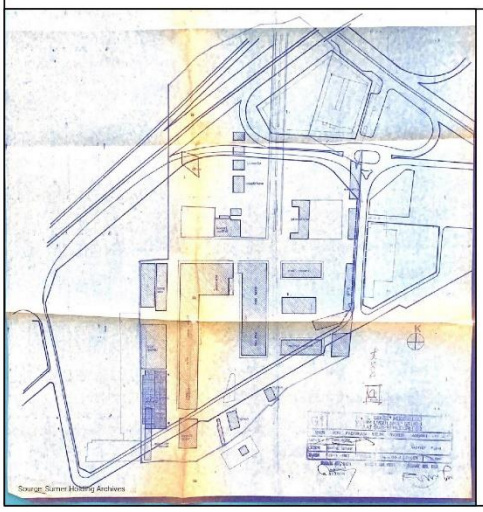
Dates of Period Additions: -

Structural Condition: Demolished

Condition of Change: Demolished due to a new implementation plan.
Original mass, plan scheme, materials and facade organization were lost.

New Function: -

GENERAL VİEW



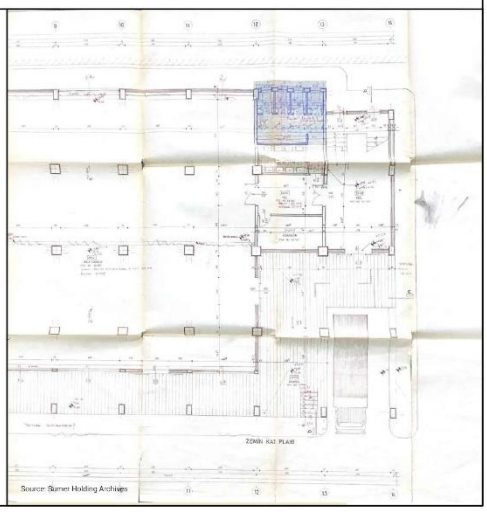


Figure 107. Inventory of Building 44

3.5. Original Use of the Buildings

The information on the original uses of the buildings was obtained from the original project drawings, site plans, and a literature review on the brewery. This analysis covers the period before the restoration activities.

In the analysis, the original uses of the edifices are categorized into six main groups: production, administration, residential, social, service buildings, and storages. According to the analysis, there are nine production buildings, one administrative building, six residential buildings, ten social buildings, nine service buildings, and eleven storage buildings in the study area.

The production buildings, including the raki distillation and maturation building, filling and stock building, wine and spirit production building, and rakı production building, are located around the courtyard and run parallel to the railway due to the relationship between the production process and the railway (Figure 108, 109, 110, 111, 113).

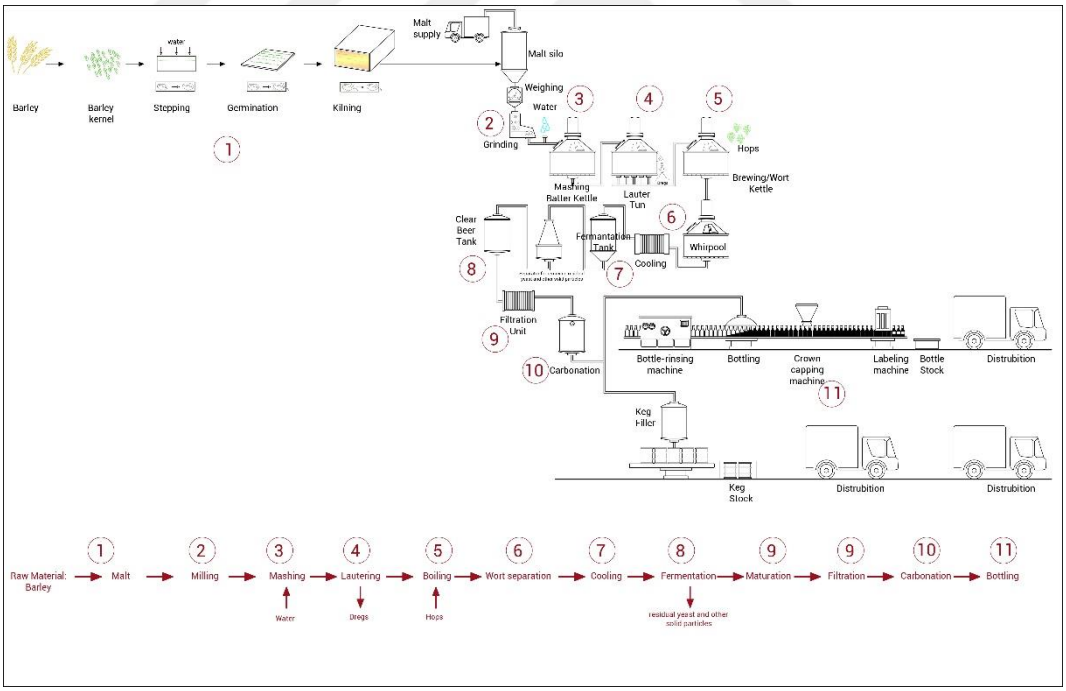


Figure 108. Beer Production Process
(Source: Prepared by author using the data obtained from https://www.britannica.com/topic/beer/Types-of-beer and http://www.beerinfinity.com/a-visit-to-the-trappist-brewery-la-trappe-in-the-netherlands)

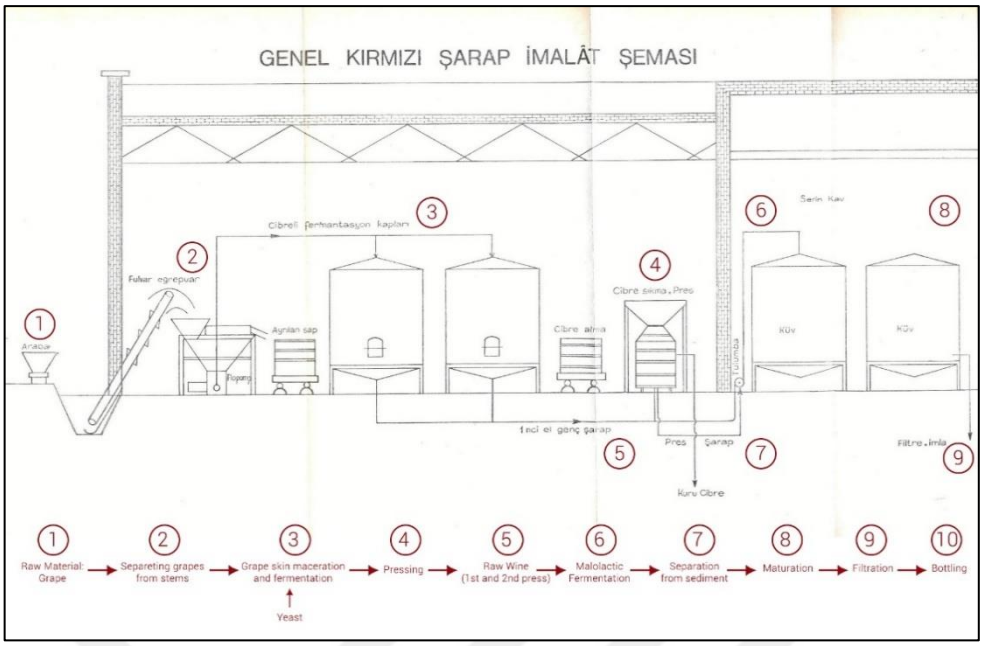


Figure 109. Red Wine Production Process
(Source: Prepared by author using the data obtained from DPT 1966, Anlı 2022)

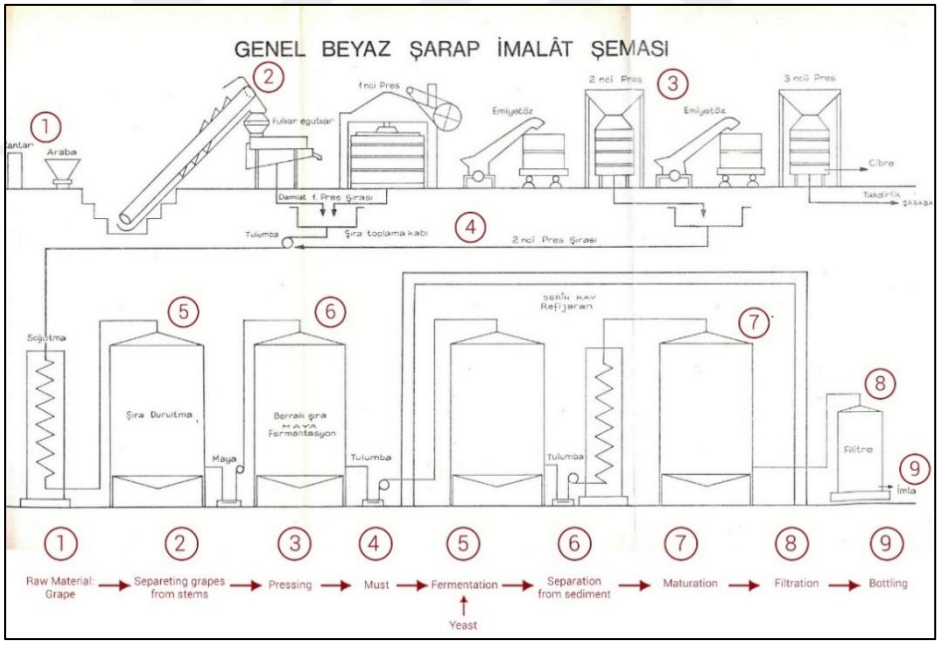


Figure 110. White Wine Production Process
(Source: Prepared by author using the data obtained from DPT 1966, Anlı 2022)

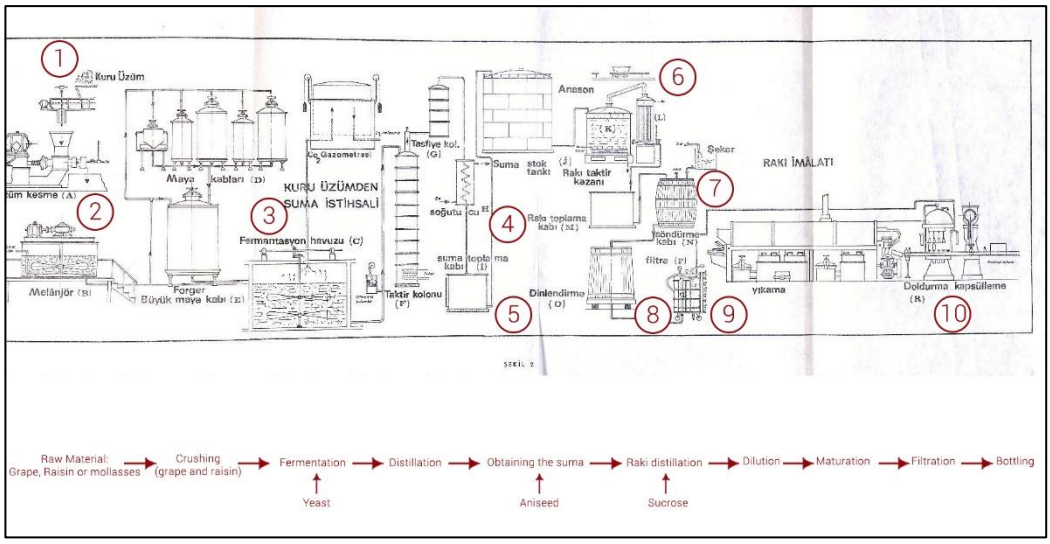


Figure 111. Raki Production Process
(Source: Prepared by author using the data obtained from DPT 1976, Anlı and Bayram 2010)

The service buildings, such as the steam production facilities, treatment facilities, and *fıçıhane* and carpentry workshop, are located on the north side of the production buildings. However, the cooling water tower and pool is situated on the east side of the rakı distillation building.

The administrative building, which was transformed from the old dining hall, is positioned north of the axis that divides the complex north-south and production buildings, making it easier to control the workers and production processes.

The residential buildings, including the double-storey dwellings of officers, are generally located on the east boundary of the plot. The manager's dwelling was situated on the south boundary of the plot, while other dwellings were on the north side of the steam production facilities. The old dwellings at the entrance are lined up on the west of the tree-lined road that has existed from the past to the present, and this road divides the plot on the east-west axis.

Social buildings are located to the east of this axis. Initially, the adminastration building was used as a dining hall. In the subsequent periods, the recreational facility building was added to the north first, followed by the guesthouse building to the east. With the transfer of the factory under the management of Tekel and its expansion until 1990, the complex has entrances and control points at the Mürselpaşa Street and the 1558th Street entrances.

Warehouse buildings are located around the production facilities to the east and west. However, according to the information obtained from oral sources, it was revealed that the buildings that were originally used for raki maturation and raki distillation were later repurposed as warehouses. In fact, it was also discovered that the two-storey workers' dwellings on the eastern border of the plot served for storage over time (Figure 112).

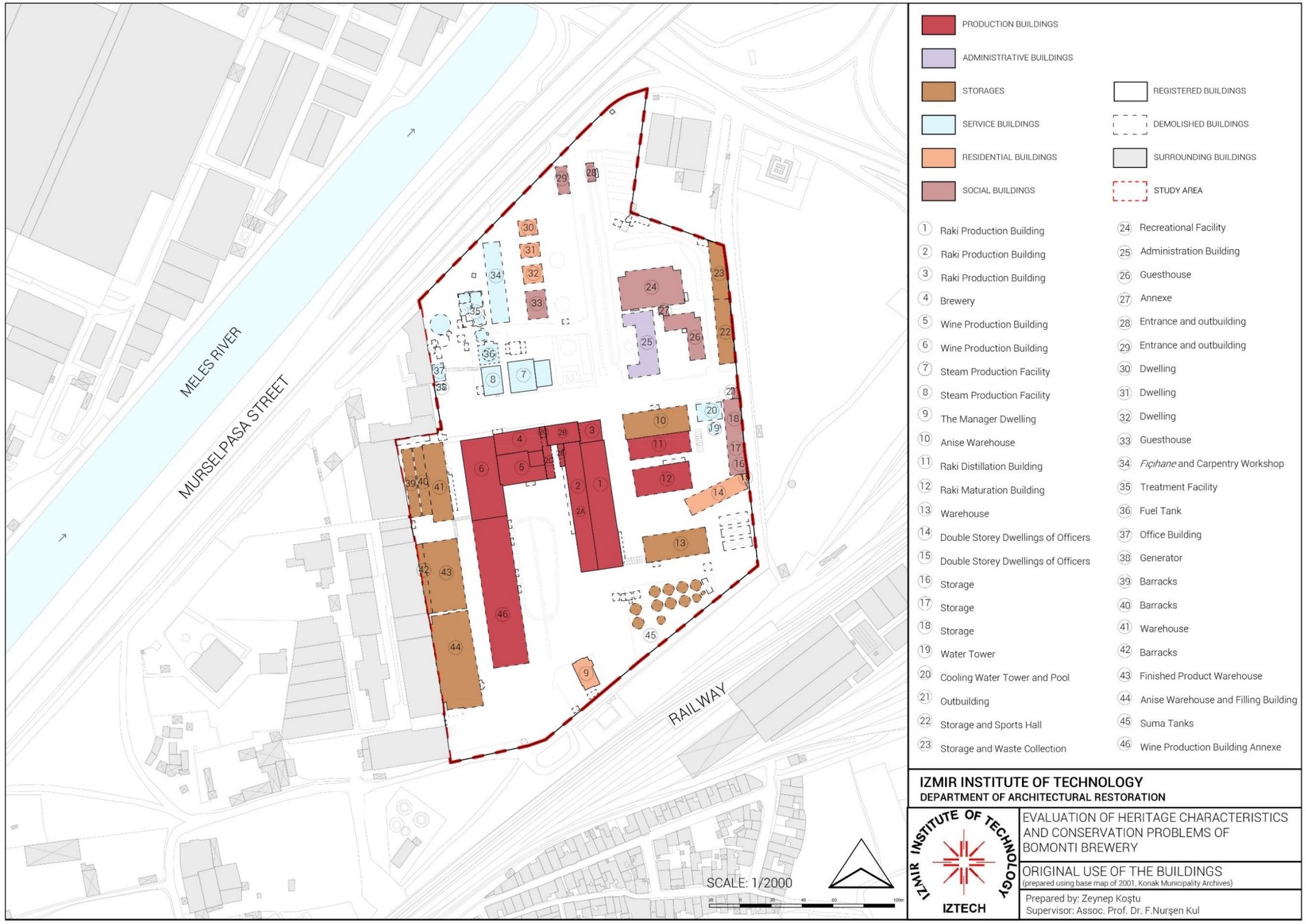


Figure 112. Original Use of the Buildings
(Source: Prepared by author using base map of 2001, Konak Municipality Archives)

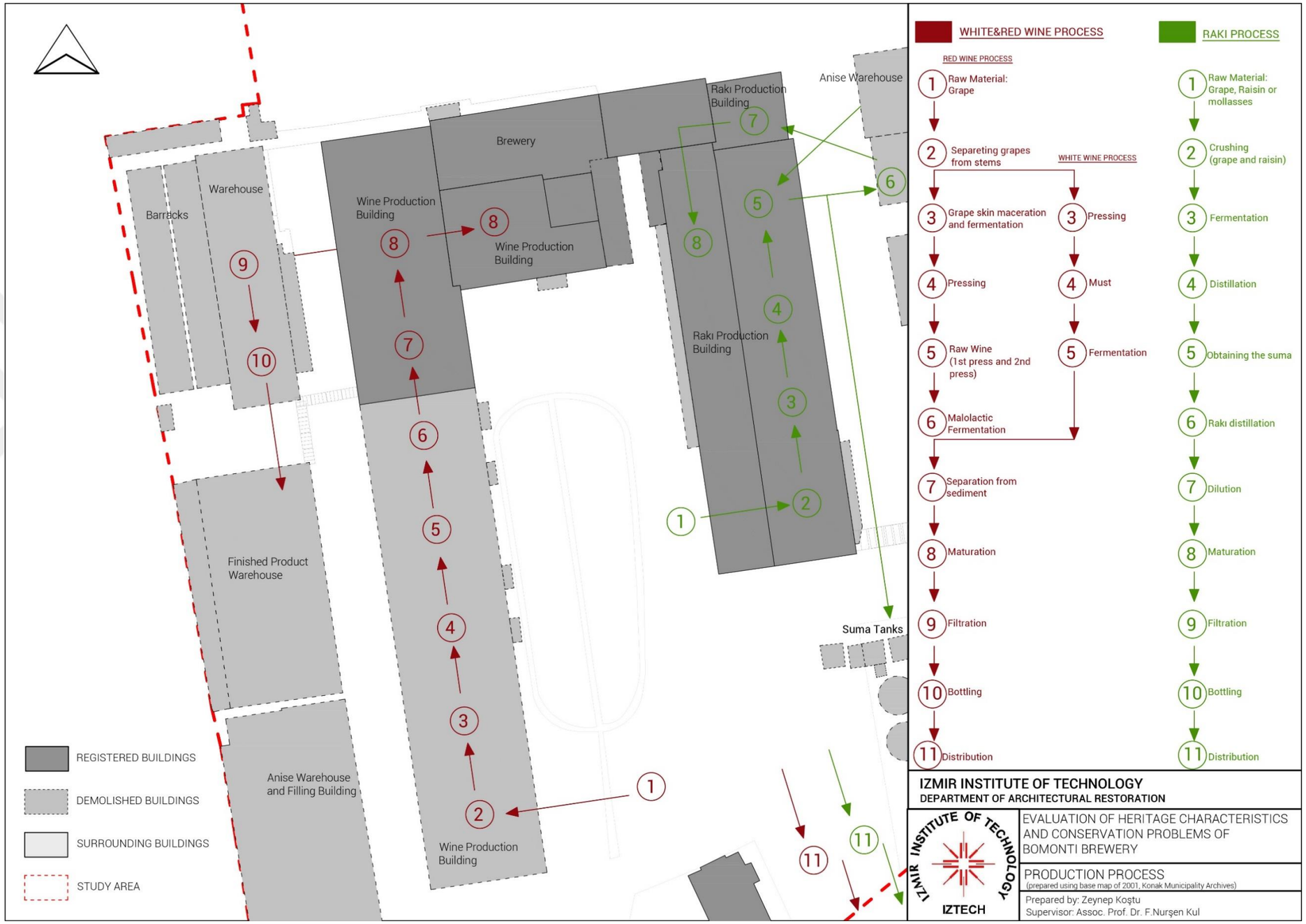


Figure 113. Production Process
(Source: Prepared by author using the data obtained from DPT 1966, Anlı 2022, Anlı and Bayram 2010)

3.6. Current Use and Condition of the Buildings

Only nine out of the forty-six buildings of the Bomonti Industrial complex have survived today. On the other hand, only four of these nine surviving buildings are registered. thirty-seven buildings of the complex has been demolished, causing the industrial complex to lose its integrity and preventing it from retaining its original form up to the present time.

Within the scope of restoration activities, structural reinforcement was carried out on the steam production facilities, raki, and wine-making facilities. Specifically, steam production facility (building 7), underwent restoration and was proposed to be used as the ales office for the ongoing mixed living project. Meanwhile, steam production facility (building 8) was transformed into an art gallery and is now open to the public (Figure 114). Restoration works are still in progress for the other seven buildings.

a)

b)

Figure 114. Art Gallery that former steam production building, Building 8
(Source: Grid İnşaat https://gridinsaat.com/portfolio/mahall-bomonti-sanat-galerisi/)

The old factory building (building no:1,2,3,4,5,6), which houses the production units, has been carefully preserved, with particular attention given to retaining its industrial characteristics from the relevant period, as identified in the restitution studies. A restitutive approach has been adopted to ensure historical accuracy during the restoration process. Currently, the restoration activity is ongoing, and there are plans to establish a beer museum concept that pays homage to the history of the Bomonti Brewery. To achieve this, several beer production machines have been procured and installed inside the premises to enrich the museum experience (Figure 115).

On the other hand, maintenance and repair work has been conducted on the manager's dwelling. Currently, it remains closed for use within the construction area and is awaiting refunctioning (Figure 116).

Figure 115. New beer tanks
(Source: Grid İnşaat https://www.instagram.com/p/Boe12hlBckF/?hl=tr)

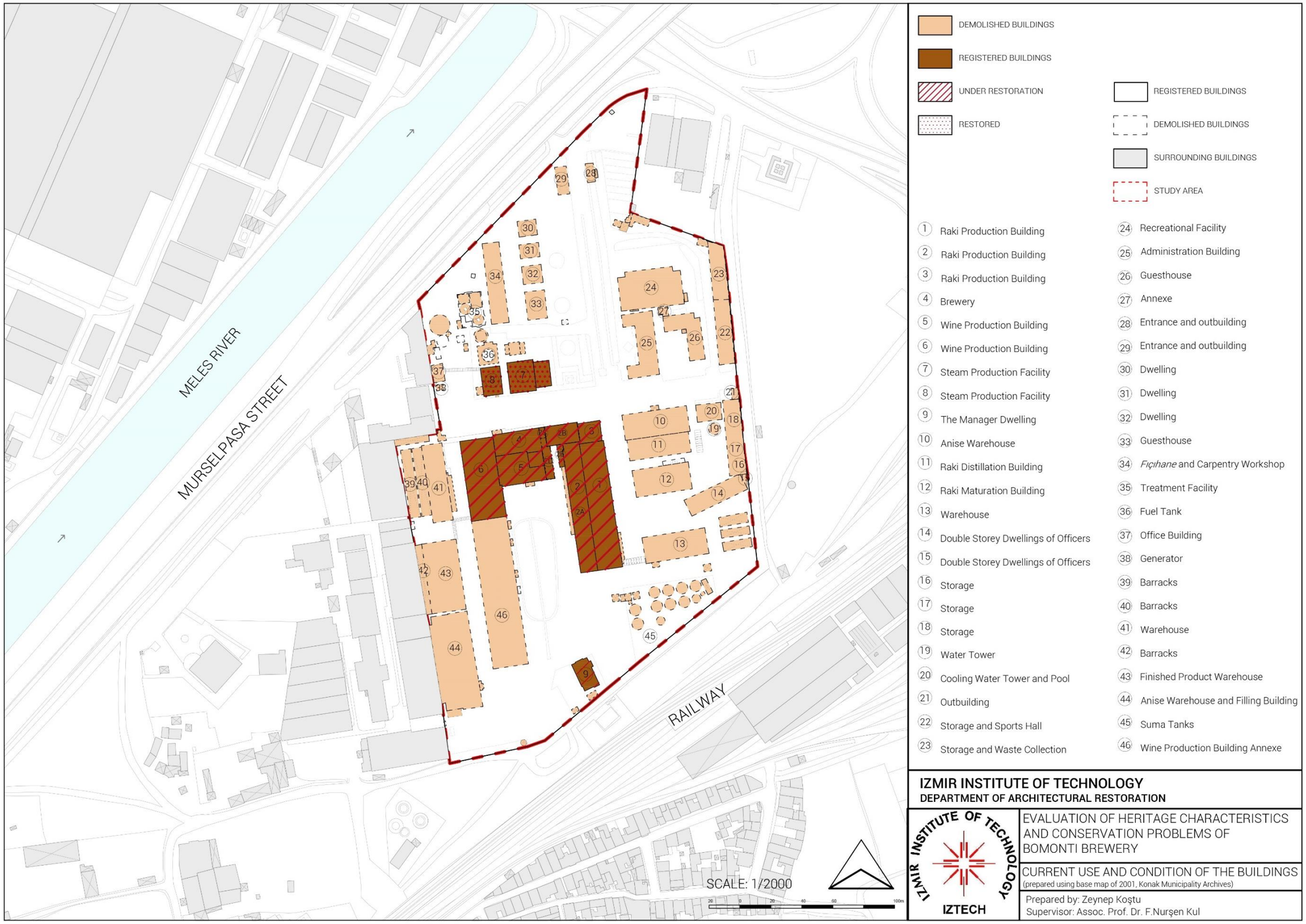


Figure 116. Current Use and Condition of the Buildings
(Source: Prepared by author using base map of 2001, Konak Municipality Archives)

3.7. Types of Open Areas

The study area encompasses 71.427 m² of land, with 48.625 m² comprising open areas. In other words, 68 % of the brewery's land consists of open spaces. Most of these open areas are comprised of circulation zones, including vehicular and pedestrian roads, as well as green spaces. According to information obtained from regional conservation board, tree groups (palm and pine) and original flooring materials are registered. While the original landscape features, such as the beer garden and stone floor covering, have not been preserved, green spaces and tree communities still prevail throughout the study area. There are a total of 314 trees that need to be preserved according to regional conservation board decision. The most commonly seen tree species in the area are California palms, Mexican fan palms, and pine trees.

Additionally, only one courtyard is situated to the south of the brewery complex. Although a basketball court once existed north of the recreational facility, today it has been demolished (Figure 117).

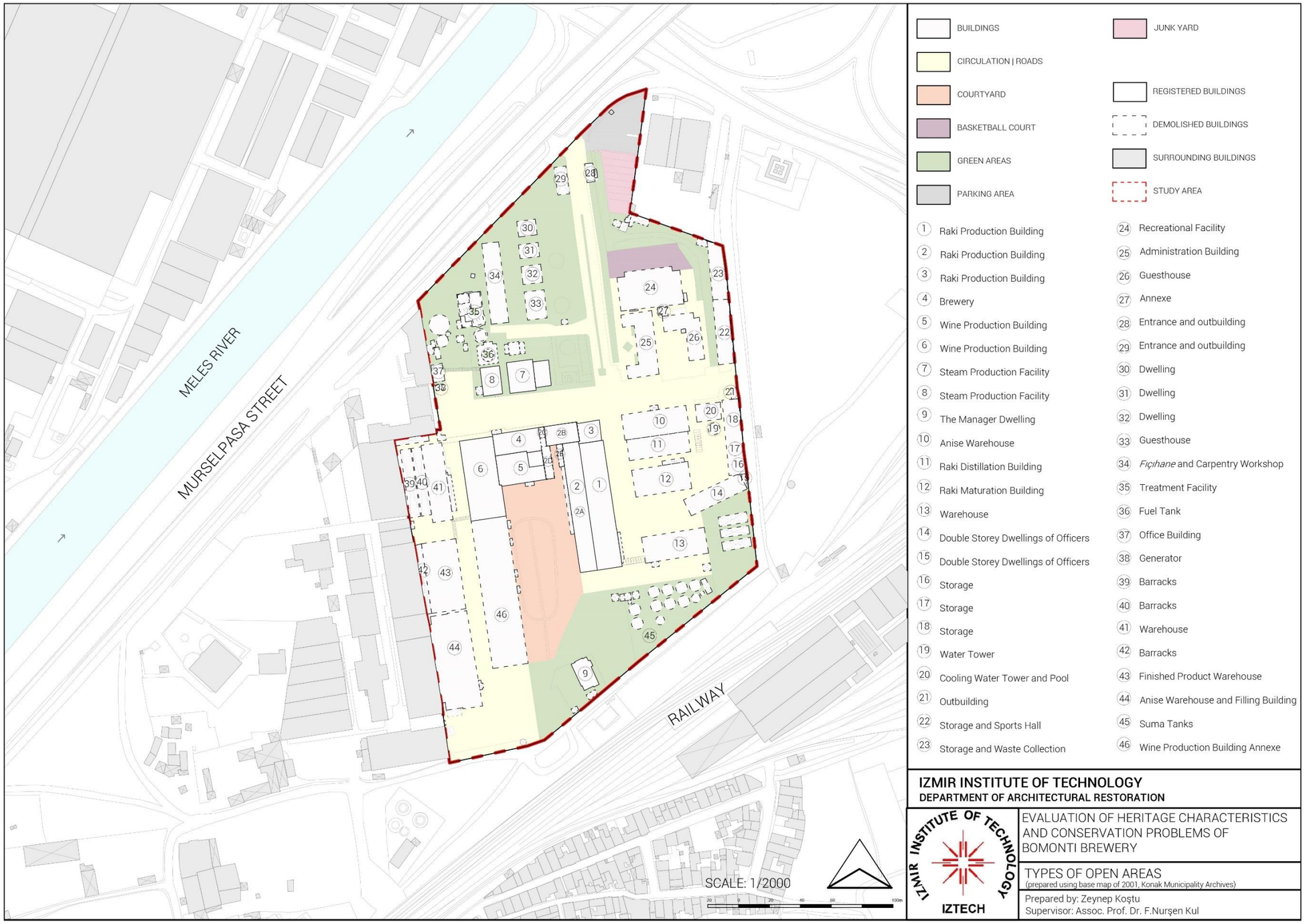


Figure 117. Types of Open Areas
(Source: Prepared by author using base map of 2001, Konak Municipality Archives)

CHAPTER 4

UNDERSTANDING VALUES, PROBLEMS AND POTENTIALS

In this chapter, the cultural heritage values of the Bomonti Brewery will be examined. After understanding the values of the complex, the problems and potentials are evaluated in detail at the urban and building scale, focusing on the industrial complex and the Liman Arkası District to which it belongs. These studies have brought to light the impact of conservation and planning decisions and contributed to understanding the character of industrial heritage.

4.1. Values

Heritage performs different, often manifold, roles in different circumstances, and this can be expressed in terms of value (Pendlebury 2009). The notion of multiple values in heritage is not a new concept; it was acknowledged in the Venice Charter (1964) and even in the Athens Charter (1931). This idea had been elucidated by the early twentieth-century art historian Alois Riegl in his framework of heritage values (Lipe 1984).

In examining the meaning or values assigned to cultural built heritage in contemporary society, “value” may be defined as the importance, worth, or usefulness of something. To value something is to consider something to be important or beneficial in the present age (Graham, Ashworth and Tunbridge 2002). Cultural heritage is valued for numerous reasons that extend beyond the primary heritage values attributed to a place that identify why it matters. The Framework Convention on the Value of Cultural Heritage for Society (Council of Europe 2005) acknowledges that cultural heritage is valuable for its own sake but also for the contribution it can make to other policies. Cultural heritage is recognised for its value as a resource for human development, as part of sustainable development (World Commission on Culture and Development 1996). Cultural heritage is indeed recognized as the source of a wide range of significant benefits, with built heritage serving numerous crucial socio-economic functions in contemporary society (Clark 2006; Mason 2002; Nijkamp & Riganti 2008). The perception and

valuation of heritage have evolved over the last 150 years, shifting from an emphasis on historical and architectural attributes of buildings and artifacts to encompass broader economic and social values. This transformation is illustrated by the typologies of heritage values in Figure 1 (Judson 2012).

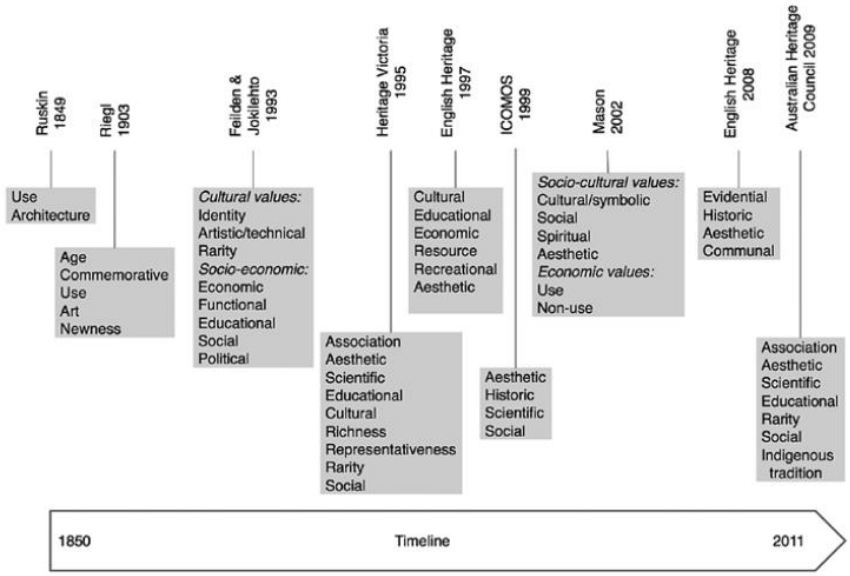


Figure 118. Progress of heritage values
(Source: Judson 2012)

Since the lack of awareness, documentation, recognition or protection but also because of changing economic trends, negative perceptions, environmental issues or its sheer size and complexity, the industrial heritage is highly vulnerable and often at risk, often lost. However, by prolonging the life cycle of existing structures and preserving their embodied energy, the conservation of built industrial heritage can make a substantial contribution to attaining sustainable development goals at the local, national, and international levels. This effort not only addresses the physical and environmental facets of development but also encompasses the social dimension, emphasizing the need for recognition and acknowledgment as such (TICCIH 2011). For these reasons, industrial structures should also be considered within the scope of cultural heritage.

Industrial heritage consists of remains of the industrial culture which are of historical, technological, social, architectural and scientific value (TICCIH 2003). The significance and value of industrial heritage is intrinsic to the structures or sites themselves, their material fabric, components, machinery and setting, expressed in the

industrial landscape, in written documentation, and also in the intangible records contained in memories, arts and customs (TICCIH 2011).

Bomonti Brewery can be assessed as part of the industrial heritage, given that it represents the development of beer, wine, raki, and spirit manufacturing technology as an industry in the 20th century in İzmir. The industrial complex houses the spaces and elements required for traditional beer, wine, and raki production in a historical context, possessing historical, architectural, cultural, social, economic, educational, and documentary value stemming from its construction techniques, architectural characteristics, and architectural elements. The values of nine buildings situated within the industrial complex were assessed based on information acquired through a literature review, archival research and site survey.

4.1.1. Documentary Value

When structures and the urban, rural, and archaeological sites are regarded as embodiments of life in their respective spaces, they transform into valuable sources that vividly depict the histories of the communities that inhabited them across different eras. These sites reveal insights into the social, cultural, economic, and political dimensions of these communities' lives. In this context, these structures and sites hold significant educational and documentary value (Madran and Özgönül 2011).

The Bomonti Brewery, which serves as a record of İzmir's industrial history and manufacturing culture, possesses educational and documentary value. The building offers valuable insights into the traditional production of beer, wine, and raki, as well as the equipment, materials, and architectural elements employed in these processes.

4.1.2. Historical Value

As a product of human activity, a work of art gains historical value as a human product created and existing in a certain time and place (Brandi 2005). Historical values are rooted from the relation of a cultural heritage with the past of history. Historical value can accrue in several ways: from the heritage material’s age, from its association with people or events, from its rarity and/or uniqueness, from its technological qualities, or from its archival/documentary potential (Mason 2002). Industrial heritage is the witness

of industrial development and daily life of human being and contains the information on human production activities for a certain period of time (Yanfang and Yinling 2012).

Bomonti Brewery, which is one of the industrial building types designed for alcoholic drinks manufacture in 20th century in İzmir and representing the past industry of İzmir, has historical value. Moreover, it has historical value in terms of its contribution to development of historical industrial center of İzmir and the historical Alsancak Liman Arkası district identity.

When the brewery started producing wine, campaign periods were held in this courtyard, as reported in Türk Teksen newspapers. During these campaigns, grapes were directly purchased from producers by the factory management. The courtyard of the factory is historically significant as it has witnessed various production processes since its establishment.

Last but not least, Bomonti Brewery is the first brewery with modern equipment established in İzmir by the Bomonti-Nektar United Breweries. The Bomonti Brewery has played a crucial economic role in satisfying the beer demands of the Aegean region and İzmir.

4.1.3. Socio-cultural Value

Buildings provide information on various aspects of a past period, from lifestyle to the use of materials, crafts and techniques used in their construction (Orbaşlı 2008). The industrial heritage is of social value as part of the record of the lives of ordinary men and women, and as such it provides an important sense of identity (TICCIH 2003).

Bomonti Brewery is evidence of the beer, wine and raki manufacture in the past in İzmir. The brewery associated with the Bomonti company, which pioneered the establishment of the first breweries in Turkey, has played a vital role in shaping the beer culture within the country. Based on historical research, it is revealed that Meles River and Halkapınar served as recreational areas for the public in the past. The Bomonti Brewery, situated near the Meles River, notably featured beer gardens that were open to the general public, gaining popularity particularly among the Levantines. The beer gardens located at the İzmir Bomonti Brewery are considered the pioneer of the beer garden culture in İzmir.

The Bomonti Brewery, being an industrial heritage site, represents traditional production activities that were integral to the daily life of the society. Liman Arkası District hosts sixteen industrial buildings and has the distinction of being the historical industrial zone of İzmir from the 19th century to the present. So, the site of Bomonti Brewery has socio-cultural value in the memory and identity of the city.

4.1.4. Architectural Value

The examplary qualities of design and proportion and the contribution that the architecture of a building has made to the quality of the everyday experience is architectural value (Orbaşlı 2008).

Bomonti Brewery has architectural value in terms of its plan characteristics, spatial organization, facade characteristics, construction technique and architectural elements that are peculiar to the alcoholic drink factory building type. Raki and wine production facilities are situated around the central courtyard. Grapes, the primary raw material for raki and wine production, are transported to facilities located opposite each other in the courtyard. These grapes are then processed to produce raki and wine. In buildings 1, 2, and 6, which are dedicated to raki and wine production, roof lanterns are used for ventilation and lighting in these areas. The cross-section of the rubble stone walls expands in the sections containing the cooling units. Traditional voltaic flooring systems were observed in buildings 2, 3, 4, and 5. In structure number 5, this flooring system culminates in the form of a castle bastion.

Original features related to wine and raki production can be found within the complex. For example, in Building 2, there are nine circular concrete bases and installation channels on the floor of the raki maturation section. The equipment that serves as a testament to the production system within the industrial facility and requires protection are the wine maturation tanks exclusively observed in Buildings 5 and 6.

Building 5 contains wine maturation tanks with a height of four meters on both the ground and first floors. Meanwhile, Building 6 houses tanks that are 5 meters high, arranged in three rows on the ground floor. To allow uninterrupted access to the tank rows from above, metal bridges were constructed at a 5m height.

Within the industrial complex, there are steam production facilities in Building 7 and 8, meeting the need for hot water vapor in raki production. While analyzing the layers

of the Bomonti Brewery industrial complex that have evolved over its historical development, various important aspects come to light. These include the history of alcoholic drink production, the social dynamics of the era, architectural configurations spanning different periods, the structural systems, and the materials used in its construction. All of these elements are valuable in representing the necessary spaces, architectural components, and equipment that illustrate the beer, wine and raki production process.

4.1.5. Economic Value

The economic value of industrial heritage is primarily based on the idea that the decline, weakening, and disappearance of the previous economic value are succeeded by new economic value generated through its integration with emerging forms of industries (Yanfang and Yinling 2012).

Economic values, closely intertwined with sociocultural values, can be classified into two categories: use value (market value) and nonuse value (nonmarket value). Use values represent market values, making them relatively easy to assign a price. In the context of material heritage, use values refer to the tangible goods and services it generates, which can be traded and priced in established markets (Mason 2002).

The site of the Bomonti Brewery composed of 71.427 m² of land. Even without the value of the buildings, the value of the lands is very high due to being near the city center, being easily accessed from the various districts of İzmir by using main arterial roads such as D300 and D550 highways. Apart from its proximity to the Halkapınar transfer station, the Bomonti Brewery is strategically situated in a highly advantageous part of the city, being only 2 km away from Alsancak. Over time, the land values surrounding the Bomonti Brewery have witnessed a substantial increase, leading to the development of projects featuring luxury residences. This transformation is notably reflected in the evolving skyline of Alsancak and the İzmir Gulf area in recent years.

Furthermore, repurposing the brewery and the currently unused surrounding buildings and areas will enhance the use value of the brewery. Potential developments in tourism resulting from a well-managed approach will also contribute to the increase in these values.

Nonuse values, often referred to as nonmarket values, are challenging to assess in monetary terms and are not subject to trading in markets. Nonuse values can be categorized into three distinct types: existence value, option value, and bequest value (Mason 2002). Existence value pertains to the appreciation of heritage solely for its existence, even if it remains unused and unexperienced by the public. In this context, the brewery holds existence value because its main structures still stand, even if they are not currently in use.

4.1.6. Scientific Value

The Bomonti Brewery complex possesses scientific value due to its industrial equipment and reflecting the construction techniques of different periods. The Bomonti Brewery, established in 1912, has expanded over the years to adapt to changes in production techniques and product offerings. It consists of buildings numbered 1 to 6 surrounding a central courtyard. In its early days, a railway was built into the courtyard, which can still be seen today. This railway was used to transport bulk beer from outside the city for bottling. The decauville line in the courtyard is a well-preserved symbol of the beer production process. Moreover the wine resting tanks in buildings 5 and 6 serve as a tangible trace of wine production.

4.1.7. Memory Value

The Liman Arkası District in İzmir has undergone a transformation into an industrial zone, housing numerous industrial complexes since the 19th century. Among these, the Bomonti Brewery stands as a significant testament to the industrial history of the region. Functioning not only as an industrial complex engaged in the production of beer, wine, and rakı from the past to the present, it has also etched itself into collective memory as a space where people historically utilized beer gardens for socializing. With these aspects, the complex holds considerable memory value.

4.1.8. Integrity Value

Unlike the traditional methods followed in the conservation of other cultural assets, the integrity value of industrial heritage, when considered in terms of its aesthetic and authentic values, reveals the fundamental conservation value arising from the conditions of its existence and continuity. In this respect, the integrity value in the conservation of industrial heritage, encompassing all other conservation values, is the most important key position (Kaya 2012).

The Bomonti Brewery forms integrity with six main production buildings, 40 additional buildings, a decauville line for beer production, original stone covering, and pine and palm trees surrounding a central courtyard. The 46 buildings serve different functions and constitute integral parts of the Tekel İzmir Wine, Raki, and Spirits Factory complex, forming components of its production system. Moreover, it possesses the characteristic integrity of an industrial complex with its built and open spaces.

4.2. Problems

The primary concern regarding the conservation of industrial heritage revolves around the legal framework. It's important to briefly discuss certain aspects of the conservation laws in Turkey, as they impact the study area and similar sites. One significant issue is that the existing legislation doesn't adequately address the concept of industrial heritage. These shortcomings in the law have posed general challenges for heritage preservation.

The current definition of "cultural assets" in Article 3 of Law No. 2863 on the Conservation of Cultural and Natural Assets can be interpreted to include industrial structures and facilities. While structures such as "bridges," "aqueducts," "shipyards," "wharves," and "minting houses" are defined as cultural assets under Article 6 of the law, many types of structures and facilities identified as industrial heritage in literature have not been included in the definition of cultural assets. Under Article 6 of Law No. 2863, in the registration processes for the indispensable immovable cultural assets that need to be preserved by the Conservation Boards, the registration forms used for inventorying cultural assets only specify the type of use of the structure under the headings of "original use," "current use," and "proposed use." However, there is no general classification to

define the group of structures, such as "administrative," "religious," "commercial," or "industrial," and the corresponding functional group (Kaya 2012). After losing their functions, industrial complexes have remained untouched for a long time and, in a sense, have been abandoned to decay. Therefore, out of the 256 industrial structures from the 19th century, only 43 have survived to this day (Kurtuluş and Arıkanlı 2009).

Furthermore, the implementation processes for cultural heritage have often been protracted, dissuading property owners and potential investors from participating. Property owners often perceive registration as imposing legal hurdles and financial responsibilities for the conservation and upkeep of historical structures. These overarching legal challenges frequently deter stakeholders from engaging in conservation efforts.

Examining the case of the Bomonti Brewery, out of forty-six structures within the industrial complex, only nine have undergone the registration process. The owners and the relevant regional conservation board did not deem it significant for the remaining structures to be a part of the overall integrity of the complex. Influenced by profit-driven planning decisions in the city center, these structures have been demolished, making way for new high-rise, high-return mixed-use living projects.

4.2.1. Problems in Urban Scale

When examining the problems related to the industrial complex, it cannot be considered separately from the context in which it is located at the urban scale. The Liman Arkası District, historically, is the industrial center of Izmir, which has housed many different industrial complexes. In this context, urban-scale problems are grouped under six main headings.

4.2.1.1. Disconnection Between Neighboring Districts and the Study Area

When examining the urban-scale problemss, it becomes evident that there is a lack of functional, social, and physical connections between settlements. Liman Arkası District, with its diverse functions and numerous derelict structures, presents a distinct

appearance compared to neighboring districts. Barriers have emerged that sever social connections with other areas.

The most prominent problmes that stands out is the physical disconnection in the western and southern parts of the Liman Arkası Region, leading to segregation. Elements causing this disconnection include the İzmir-Aydın railway line to the west, the Meles River to the south, and the D300 highway. These barriers serve as boundaries on the western and eastern edges of the area (Figure 119).

Figure 119. Liman Arkası District
(Source: Prepared by author using the aerial photo obtained from Google Earth , retrievied July, 2023)

The primary physical connections to other neighborhoods are provided through Liman and Şehitler Streets, which serve as main access points within the area before branching off into other streets. Halkapınar neighborhood is socially and physically disconnected from the area.

The Ege Neighborhood experiences increased isolation from the city due to social disparities and its poor physical condition. Presently, construction activities for new high-rise buildings continue on the former Tariş lands located in the northern parcels of the Ege Neighborhood. This results in a significant contrast between the appearance of this area and that of the Ege Neighborhood, leading to a growing physical and social disconnection.

4.2.1.2. New High-Rise Buildings

There has been a longstanding demand to establish a new city center in İzmir, which directly impacts the Liman Arkası Region. However, this demand poses a challenge in terms of new development and settlement pressure within the Liman Arkası Region. The existing infrastructure proves insufficient to support this level of development.

Moreover, despite being planned together with the neighborhoods surrounding the gulf, the Liman Arkası Region stands as the historical industrial center of İzmir, with distinct features deeply rooted in its historical past.

In neighboring areas such as Çınarlı and Halkapınar, the construction of high-rise buildings has been observed. Examples include the Ege Perla, Mistral, and Novus&Ventus towers (Figure 120). Changes in planning decisions due to pressure for a new city center, coupled with construction activities, intensify the pressure for new structures through urban renewal specifically within the region.

Figure 120. a) Mistral Tower and Ege Perla, b) Novus&Ventus Towers
(Source:
a)https://twitter.com/mistralizmir/status/1488512956396711937/photo/1
b) https://www.emlakjet.com/projeler/proje/novus-ventus/)

Additionally, there has been an increase in the construction of high-rise luxury residential projects in close proximity to the working area on a smaller scale. One of these projects, Folkart Vega, is situated on the western parcel of the Mahall Bomonti project (Figure 121). The New City Center Master Plan approves the central business area for parcels across the Meles River. The plan specifies unlimited building height, a FAR value of 3.50, and a BCR value of 0.40 in construction conditions. This master plan has enabled a private construction company named Folkart to construct a high-rise tower called

Folkart Vega with mixed-use functionality on a large and single-owned parcel. The company has acquired small and private ownership parcels in this area (Esen 2019). The Folkart Vega project is designed to comprise 53 commercial units and 843 residences along with numerous cultural facilities. The project is being built on a 21.000 m² area divided into four blocks. Construction began in 2018 and is currently ongoing[15].

Figure 121. Folkart Vega (Mahall Bomonti Project and Bomonti Brewery in the background)
(Source: https://www.zingat.com/folkart-vega-12571p)

When examining the urban scale surrounding the Bomonti Brewery, another high-rise project in close proximity is Megapol İzmir, located south of the Halkapınar Cer Workshops, within the vicinity (Figure 122). The project's land area spans 27.187 m², and the central business area is planned for this region. The 1/1000 scale implementation zoning plan sets the building height without limit, with a FAR value of 3.50 and a BCR value of 0.40 in construction conditions. The Megapol İzmir project is currently under construction[16].

Figure 122. Megapol İzmir
(Source: https://www.epigmimarlik.com.tr/projeler/1003/karma/1051/megapol-izmir.aspx)

[15] https://folkart.com.tr/folkart-vega
[16] https://www.megapolizmir.com/

The unregistered Tariş complex has undergone extensive demolitions across a wide area. Currently, high-rise luxury residences are being constructed in this area. These projects are known as the Allsancak İzmir and Evora İzmir Projects.

With Decree Law No. 644 and Presidential Decree No. 1, the Ministry of Environment and Urbanization was granted approval authority for plans of all scales. With this authority, the Ministry approved changes in the 1/5000 scale Master Plan and the 1/1000 scale Implementation Development Plan, enabling the project on the Tariş lands. Despite the Turkish Chamber of Architects filing a lawsuit against this plan approval on March 10, 2017, construction activities commenced (Esen 2019).

According to the plan notes, "tourism, trade, and housing uses" are proposed for the Tariş lands. The first tender for the Tariş lands was held in June 2017, and the project was approved by the Ministry of Environment and Urbanization in August 2018. The Evora İzmir project encompasses 1049 residences, 41 commercial areas, a 121-room hotel, and cultural spaces[17]. The total project area is 226m², and construction began in October 2018, currently in progress (Esen 2019).

The second tender for the Tariş lands was held in June 2017. A private construction company purchased the land and named the project Allsancak. Within the Allsancak project, 1070 residences, 35 commercial areas, a 130-room hotel, cultural centers, private schools, and a primary school are planned[18]. Construction is currently underway.

a)

b)

Figure 123. a) Evora İzmir, b) Allsancak
(Source: a) https://www.halkgyo.com.tr/tr/portfoy/devam-eden-projeler/evora-izmir-projesi.html b) https://www.allsancak.com/images/vaziyet-1.jpg)

[17] https://www.evoraizmir.com/konsept
[18] https://www.allsancak.com/

In addition to these new high-rise projects, a urban renewal project is planned for the Ege Neighborhood, which includes traditional residential units, located southwest of the Alsancak Liman Arkası District. Another revision was approved on December 01, 2015, concerning the Ege Neighborhood, which was designated as an Urban Renewal and Development Area in 2011. The boundaries of the special planning area were expanded to include the eastern part of the region, which was previously designated as a "municipal service area".

Project alternatives have been developed through a participatory process management, emphasizing public meetings and advisory boards. These alternatives aim to meet the demands and expectations of the residents, while considering the existing social, cultural, and economic conditions to design new living spaces. The proposals have been shared with the public, and negotiations for consensus have begun (Koyuncu Peker 2019). Following the establishment of a database through current situation assessments and the preparation of urban design and architectural preliminary projects, the distribution model for implementation has been determined and approved by the municipality for execution[19].

The area has been planned to preserve the historic church, leaving it as the only vacant land. Residential units are designed in accordance with the existing street layout, with private green spaces integrated into the middle of the blocks. Six-story buildings comprise various types of residential units ranging from 31 m² to 114 m², along with commercial units ranging from 15 m² to 74 m² on the ground floors. The square is designed to provide physical connectivity to the city center. Additionally, a cultural center serving as a music academy in line with the lifestyle of the Ege Neighborhood is also planned (Figure 124) (Koyuncu Peker 2019).

Figure 124. Ege Mahallesi Kentsel Dönüşüm Projesi
(Source: https://www.arkiv.com.tr/proje/ege-mahallesi-kentsel-donusum-projesi/3304?lang=en)

[19] https://www.izmir.bel.tr/YuklenenDosyalar/file/KENTSEL_DONUSUM/konut_proje/ege_29mb.pdf

4.2.1.3. Traffic and Pollution

The emergence of new construction zones exerts pressure on the traditional urban fabric, contributing to the formation of a changing urban landscape. Due to the high population density of the region, traffic congestion and pollution have become significant issues. Furthermore, noise pollution is experienced due to the location of the Liman Arkası Region in the city center. Inadequacies in the region's infrastructure result in congestions in vehicular traffic. Furthermore, traffic and pollution have adverse effects on historical buildings. Air pollution causes deterioration in building materials. Vibrations caused by traffic, while structurally minor, also have an impact.

4.2.1.4. Disconnection of the Area in Comparison to Other Cultural, Natural, and Archaeological Heritage Sites

İzmir hosts various cultural and natural assets, including archaeological sites such as Kadifekale, Agora, and Kemeraltı. However, the Liman Arkası Region is relatively less emphasized compared to other cultural heritages of the city. Moreover, there is a notable lack of connections to other historical and cultural sites. Industrial heritage and associated institutions are not adequately represented in the city, and the value of industrial heritage buildings in the region is underestimated. There is no NGOs dedicated to the preservation of either the industrial complexes in the Liman Arkası Region or the Bomonti Brewery industrial complex. This situation poses a significant challenge to the overall preservation of industrial complexes. For example the non-governmental organization named “Gazhane Çevre Gönüllüleri” (Gasworks Environmental Volunteers) diligently monitored all decisions taken by the conservation board for the complex, taking a leading role in necessary initiatives. Gazhane Çevre Gönüllüleri opposed unauthorized dismantling in the complex and actively campaigned for the transformation of the Hasanpaşa Gasworks complex into a publicly accessible space for the entire community, organizing various actions and events (Kurtuluş and Arıkanlı Özdemir 2009) (Figure 125).

Figure 125. The action of the Gasworks Environmental Volunteers
(Source: https://www.gazeteduvar.com.tr/hasanpasa-gazhanesi-acilirken-gazhane-cevre-gonulluleri-ne-istiyor-haber-1519699)

Additionally, the "İzmir History Project," initiated by the İzmir Metropolitan Municipality, aims to strengthen the connection between the people of İzmir and their history. This project focuses on developing the İzmir History Project in a 247-hectare area comprising first, second, and third-degree archaeological and urban conservation areas south of Fevzi Paşa Boulevard and the Kadifekale urban transformation area[20] (Figure 126). However, the Liman Arkası Region is not included in this project, further distancing its connection to the historical areas located in the city center of İzmir.

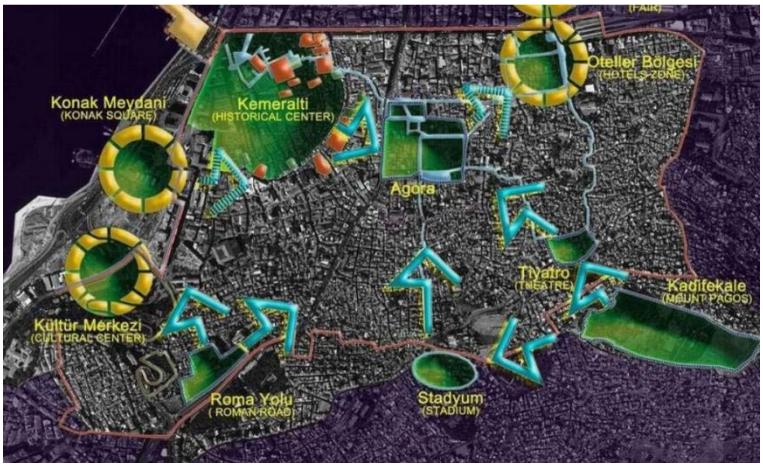


Figure 126. “İzmir History” Project Area
(Source: https://melesyarisma.izmir.bel.tr/CKYuklenen/2-8.pdf)

[20] https://melesyarisma.izmir.bel.tr/CKYuklenen/2-8.pdf

4.2.1.5. Idle Industrial Complexes

Idle industrial complexes are often significant areas associated with economic, environmental, and social problems. One of the crucial urban-scale problems in the Liman Arkası Region is the presence of idle industrial complexes. These abandoned complexes can pose potential hazards to public safety. Deserted buildings may provide an environment conducive to crime and misuse, while the presence of hazardous materials can increase the risk of fire. Among these industrial complexes, the Electricity Factory, Şark Sanayi, and Sümerbank Complex are under threat of disuse and decay. Alongside the effects of abandonment, losses are experienced in the industrial landscape and equipment. Following the abandonment of the Electricity Factory, an unauthorized demolition and dismantling operation in 1998 led to a fire that caused significant damage to the building. This incident impacted the integrity of the industrial heritage (Şekerci and Örmecioğlu 2019). Additionally, residential areas and storage spaces within the area are in poor conditions. These areas are generally neglected and deserted, negatively affecting the perception of the region and posing an obstacle to local development.

4.2.1.6. Wasteland Areas

Areas that have remained as derelict zones within urban areas can bring about various social, economic, and environmental problems. These areas are typically filled with neglected, unsafe, and abandoned structures, triggering a range of issues (Ergönül and Sadioğlu 2020). Ege Neighborhood, located in the southwest of the Liman Arkası Region, serves as an example of such zones of decline. These areas, designated as derelict zones, have become regions where social exclusion and poverty are exacerbated. Inadequate infrastructure, unemployment, and deficiencies in educational opportunities hinder the social and economic development of the inhabitants of these areas. Furthermore, neglected areas contribute to an increase in environmental pollution. Accumulation of waste, open-air storage, and insufficient garbage collection lead to environmental pollution and health problems. Lastly, abandoned buildings and areas lacking street lighting in these regions pose a security risk.

Figure 127. Problems in Urban Scale

4.2.2. Problems in Building Scale

The building scale problems of the Bomonti Brewery Campus are grouped under seven main subheadings (Figure 129).

4.2.2.1. Lack of Functionality

One of the primary problems confronting the brewery is the deficiency in functionality despite its expansive total area of 71.427 m². Currently, out of the nine structures on the site, only Buildings 7 and 8, which serve as a sales office and an art gallery, are in use. The remaining seven structures are unused. As mentioned in previous sections, limited access by the public is in place due to the land being sold to a private company. Therefore, access to the industrial structures on the site is maintained through external observation until the restoration process is complete.

4.2.2.2. Conducted Demolitions

As previously mentioned, demolition permits were obtained for thirty-seven structures excluding the nine buildings registered by the relevant regional council's Decision No. 1730 dated January 19, 2014. With this permit, the demolition of the thirty-seven structures was carried out without keeping an inventory record. The integrity of the industrial complex has been compromised by this decision.

4.2.2.4. Dismantlings

Industrial heritage sites constitute a comprehensive entity, encompassing both the building stock in the area and the equipment within these buildings. It would not be inaccurate to state that one of the main issues weakening the integrity of the complex is the dismantling of equipment and traces in Buildings 2, 5, and 6. During the restoration works in Buildings 5 and 6, some of the wine fermentation tanks intended for new functions as exhibition spaces were dismantled. Additionally, in Building 2, the bases of the rakı fermentation tanks were dismantled during the restoration process. Furthermore, certain groups of trees have been removed due to geological drilling and construction

activities in the area. Lastly, original stone floor coverings and the decauville line, which were visible in the courtyard before the restoration works, have also been dismantled due to construction activities (Figure 128).

Figure 128. The situation of the decauville line and tree groups in 2012 and 2016. (Source: Prepared by author using the aerial photo obtained from Google Earth images from 2012 and 2016)

4.2.2.3. The Lack of Inventory for Demolished Structures

The preparation of inventories for the structures with various functions that have been added to the complex in different periods over the years is crucial for documenting industrial heritage and transferring this knowledge to future generations. In archival research, inventory records for the thirty-seven demolished structures could not be accessed. The lack of inventory and documentation for the demolished buildings poses another challenge for the conservation of the industrial complex. Information about the buildings that no longer exist has been reconstructed from historical aerial photographs of Google Earth and images obtained from the İzmir City Guide. Additionally, the original project drawings for the three demolished buildings - The Recreational Facility (Building 24), Guesthouse (Building 26), Grape and Anise Warehouse (Building 44) - were obtained from the Sümer Holding archives and meticulously documented as part of this thesis (Appendix C).

4.2.2.5. Differantiation of New Buildings

Another significant problem within the industrial complex is that the newly constructed buildings often fail to reflect or respect the massing or conceptual design of the structures they replaced in the past. Many of the demolished buildings have been replaced by various blocks for the new Mahall Bomonti Project. However, these new proposals have often disrupted the overall integrity of the industrial complex and have undergone significant changes in terms of size and proportions compared to the previous buildings. For example, buildings numbered 10 through 26 were demolished and replaced by residential and commercial blocks ranging from 20 to 60 stories tall. Additionally, treatment facilities numbered 35 and 36 were demolished and replaced by a new commercial block. These new structures bear no resemblance, neither in massing nor in form, proportion, or function, to the former buildings that once constituted the integrity of the complex (Figure 129).

Figure 129. Mahall Bomonti İzmir Project 3D Renders
(Source: Epig Mimarlık)

4.2.2.6. Long-Standing Construction Works in the Site

As mentioned in previous sections, the Bomonti Brewery campus was sold to a private firm in 2013, and construction activities began in 2014. The Mahall Bomonti Project is a mixed-use development comprising three separate blocks that bring together cultural, artistic, commercial, and residential functions, alongside the restoration of nine registered buildings[21]. Construction activities have been ongoing for approximately nine years since 2014. Prolonged construction works can potentially impact the structural

[21] https://www.mahallbomontiizmir.com/

integrity of historical buildings due to factors such as vibrations and the weight applied to the structure. Although necessary reinforcements have been made during the restoration works, they have been continuously exposed to such effects. Furthermore, construction activities have had a negative impact on the surrounding landscape and aesthetic appearance of the historical structure, diminishing the cultural context of the industrial buildings. This has resulted in a decline in interest in the structure and a weakening of the community's attachment to its history and heritage. Similarly, prolonged construction works around historical buildings have led to a decrease in visitor and tourist interest, depriving the region of tourism revenue for an extended period and causing damage to the local economy.

4.2.2.7. New Parcel Boundary

In accordance with the 1/1000 scale implementation development plan adopted in 2021, new parcelization has been carried out in the area. As a result of this process, the boundary of the study area has changed, leading to certain protected tree groups and a portion of the road with a width of 17 meters lined with trees being left outside the new parcel boundary. This decision has created a noticeable interruption in the landscape of the industrial complex (Figure 129).

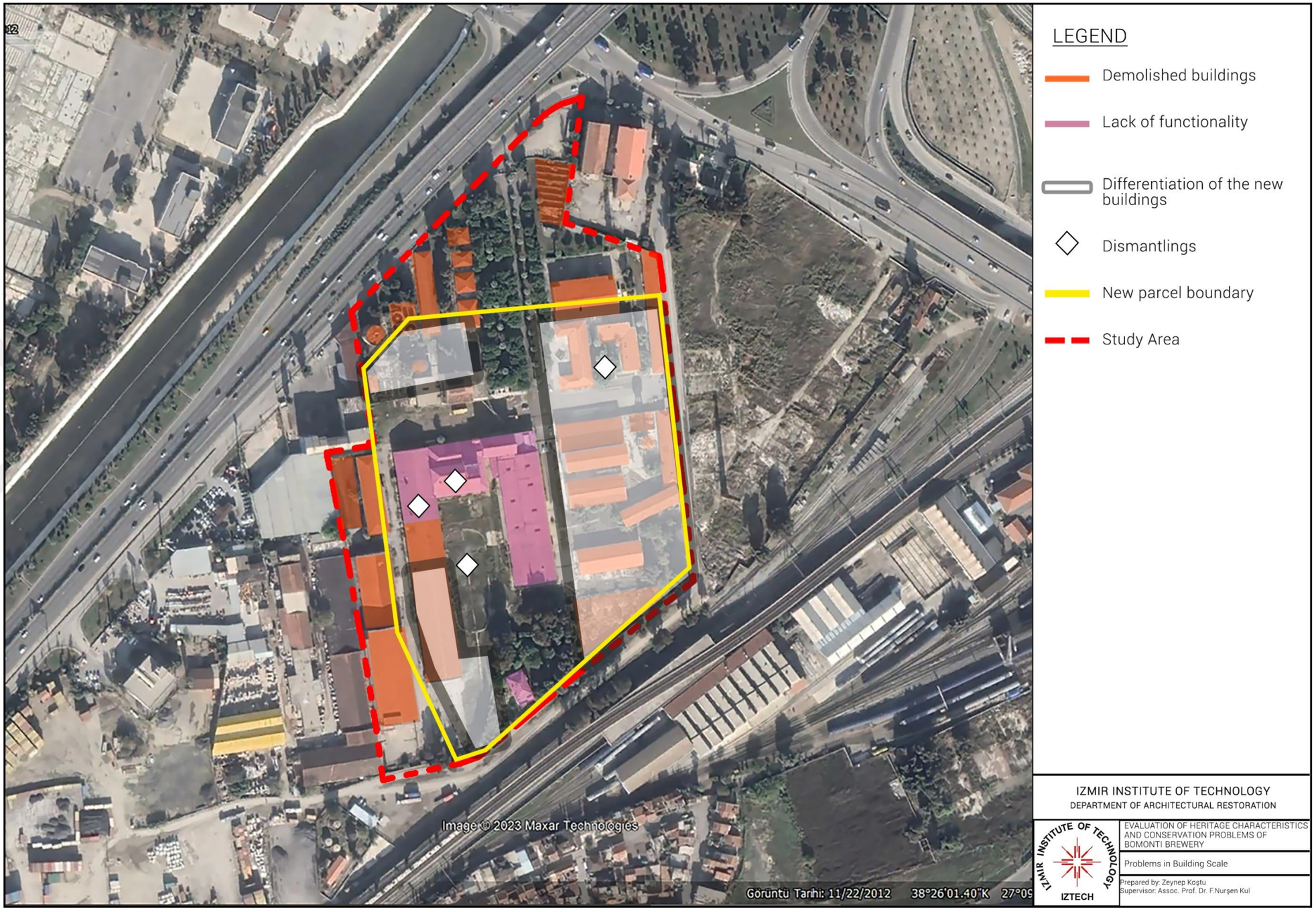


Figure 130. Problems in Building Scale

4.3. Potentials

The Liman Arkası District is advantageous to be a settlement developing as a city center (Koyuncu Peker 2019). The potentials of the Bomonti Brewery and the Liman Arkası District, of which it is part, have been examined at the urban and building scale.

4.3.1. Potentials in Urban Scale

İzmir, located in the Aegean Sea, is a preferred city by both tourists and residents. The Aegean Sea itself is already significant for tourism and transportation. The study area's location within the city is also highly favored. Liman Arkası, due to its location, is seen as having the potential to become a new city center with the capacity for development. The area is easily accessible, with various transportation options. In terms of accessibility, Alsancak port holds great potential for promoting transportation and commerce within the city, along with the railway lines and highways as additional opportunities for city development.

The city features numerous historical and archaeological sites with significant tourism and cultural potential. The Liman Arkası District could serve as an alternative route, promoting both tourism and industrial tourism in other parts of the city. The Konak district hosts many historical and archaeological sites within İzmir. The Liman Arkası district is conveniently situated near these Konak settlements, making it a potential addition to a tourist route. Even this route can be designed as an industry route focused on industrial heritages of Liman Arkası District. On the other hand, the northern part of the study area primarily consists of new buildings. Hence, the site holds the potential to serve as a "connecting zone" between the historic settlement in Konak and the expanding new city to the north.

The location could be an initial point with its natural potentials such as the gulf and Meles river. Waterfront or water related areas have always been attractive for urban transformation (Koyuncu Peker 2019). Additionally, Meles river has the potential to tell the significance as part of the historical memory for the city. In recent years, the Ege and Umurbey neighborhoods have encountered urban transformation projects. Furthermore, in the vicinity of the smaller-scale study area, there has been a surge in the construction of high-rise luxury residential projects

Vacant open spaces and demolished construction sites are suitable for urban planning. These areas have the potential for constructing new buildings with various functions. However, the new structures should be in harmony with historical buildings and avoid overshadowing them to enhance the site's development and visibility.

Conversely, the existing building stock in the study area, combined with the vacant open spaces, presents substantial potential. The heritage buildings from the past can be thoughtfully repurposed, finding new life as residential units, warehouses, factories, and industrial complexes, thus safeguarding both cultural and industrial heritage. This approach of repurposing existing structures proves to be more cost-effective and environmentally sustainable compared to erecting new buildings. Notably, the vast industrial buildings like the Sümerbank complex, Şark Industries Factory, and the Electric Plant can be repurposed, while the smaller residential, commercial, and storage units also hold promise for adaptive reuse. Therefore, the buildings of different eras and various functions within the area have the potential to help people "understand the historical development" of the Liman Arkası district.

4.3.2. Potentials in Building Scale

The site of the brewery complex consists of 71.427m² of lands and nine registered buildings. Therefore, such a large area with its unused buildings possesses potentials for new functions and uses. New functions can be loaded by conserving the values and with an comprehensive approach regarding the need of functions in urban scale. The spatial variability in the buildings in terms of dimensions, lighting, height provides potentials for various purposes including reusing. The reuse and refunctioning potential of the site is also a result of the buildings' condition of being functionless. Moreover, the buildings have potential due to having diversity in architectural and industrial elements. Hence, the buildings have also features composing potentials individually in addition to common potentials.

The brewery has been in physical relation with the railway in time, due to the functional relation as a result of the production process. Nevertheless, there is no physical and functional relation between the brewery and railway today. Although this situation is a problem for the brewery, the possible relation with the railway is a potential for the brewery regarding the significance of the railway.

Since its initial construction, the brewery has maintained a connection with the railway. This is attributable to the absence of a bottling unit in the factory during its early years, necessitating the transportation of beers to Istanbul. Furthermore, as previously mentioned, a rail system extending from the courtyard to the railway facilitated the transfer of bulk beers from Anatolia to the factory. However, with the cessation of production in contemporary times, the physical and functional relationship with the railway has dissipated. Consequently, the historical connection that has been lost presents significant potential for revival in the present day, with the re-adaptation of this historical link being crucial for revitalizing the relationship between the factory and the railway.

The beer gardens of the Bomonti Brewery, situated in a green area adjacent to the Meles River, served as a space where both Levantines and various segments of society actively participated in social life. The tradition of beer gardens disappeared with the cessation of beer production at the factory. However, revitalizing the beer garden tradition presents the potential for evaluating these spaces as areas where the public can socialize and host various events, despite the factory's discontinuation of beer production.

Building 7, the steam production facility whose restoration has been completed and is currently utilized as a sales office, along with Building 9 located at the southern boundary of the plot, holds the potential for future adaptive reuse in the advancing period.

CHAPTER 5

EVALUATION

During İzmir's historical industrialization process, many new factories were established in various fields in the İzmir Liman Arkası District. With the development of these factories, parallel to modernity, development began in the city. Furthermore, in terms of the social, cultural, and spatial identity of cities, the effects of industrial structures during their active periods are important. The locations of industrial structures during the periods they were built and actively produced added many values to the city in terms of the social and cultural interaction between the workers in these spaces and other citizens. These structures have also had an impact on the development and transformation of the surrounding living spaces, in the public domain, and even on the architectural features of the buildings of their periods.

The Bomonti Brewery, which started operations in 1912, is one of the significant industrial heritage areas in this region. However, due to changing urbanization practices and technology over the years, the fate of both the brewery and the Liman Arkası District's industrial structures has changed. Furthermore, the Bomonti Brewery complex entered into a transformation process after being sold as a result of the privatization of Tekel. Its documentary, historical, socio-cultural, architectural, economic, scientific, memory, and integrity values have been damaged over time due to the conservation and planning decisions. In this section, evaluations regarding conservation and planning decisions, values, and problems will be examined under two headings.

5.1. Evaluation of Conservation and Planning Decisions

The conservation and planning decisions that have influenced the transformation of the Bomonti Brewery complex are of great importance in the area's transformation. Evaluations regarding the conservation and planning decisions for the Bomonti Brewery complex have been examined at the urban and building scale.

5.1.1. Evaluation on Urban Scale

Various problems have been identified in the Liman Arkası District at different scales, stemming from inadequate social, functional, and physical connectivity among its settlement units at the urban level. The disconnection of Ege Neighborhood, situated within the region, exacerbates this isolation and complicates the region's integration. The high-rise developments on the former Tariş land in the Liman Arkası District starkly contrast with the Ege Neighborhood, further increasing social and physical disconnections within the area. The distinct characteristics of the neighboring districts fuel a conflict between old and new settlements, while the demand for a new city center puts pressure on both the Liman Arkası District and the study area.

Moreover, the port acts as a physical barrier, hindering the region's perceptibility and limiting its development. The region's central location brings about issues such as density, traffic, and pollution, all of which negatively impact its sustainable development and livability.

On the other hand, the Liman Arkası District, which hosts more recent cultural heritage sites within the city, does not receive as much attention and conservation awareness as older cultural assets and archaeological heritage sites in the city. The Bomonti Brewery complex is located in a region of the Liman Arkası area where there is intense pressure for a new city center. Therefore, changes have been made in the master plan notes over the years. The main reason for these changes is the increasing demand for new planning activities and profit-oriented approaches that are intensively experienced in the region.

5.1.1. Evaluation on Building Scale

After production activities ceased, the Bomonti Brewery complex remained inactive from 2003 to 2013. Changes occurred in the industrial heritage complex with the start of construction activities in 2014. Initially, as a result of planning activities, a new parcelization decision was made, and a part of the tree-lined road, which should have been protected with a width of 17 meters according to the regional conservation board decision, remained outside the parcel. This is one of the important decisions affecting the integrity of the complex. Following this decision, a 1/1000 scale implementation

development plan was prepared, allowing new construction without a height limit, accepting a 0.40 BCR value, and a 3.50 FAR value within the parcel. Although the Chamber of City Planners objected to the zoning decisions, it was the only organization to do so. However, ultimately, with the presidential decree numbered 4265 dated 09.07.2021, an implementation development plan allowing new construction of 59 floors, accepting a 0.40 BCR value, and a 3.50 FAR value within the parcel, was approved. It is understood from the photos obtained from Google Earth that construction activities continued on the land before the plan was approved. With the approved final implementation zoning plan, a 59-story tower block was built on the land, and the historic buildings remained in the shadow of this tower.

As a result of the approved planning decisions and construction activities, while there were 46 structures in their original state within the complex, today there are only three new building masses in addition to nine registered buildings. The ratio of open spaces to closed spaces has decreased from 2.13 in the original state to 1.31 today, almost halving. These implementation development plans and construction activities reveal a significant focus on profit in new construction.

During this process, the regional conservation board decisions generally have an approach that approves planning decisions. Although the sole decision-making body in the process has been the Privatization High Council, the regional conservation board has acted as a control mechanism in cases of incorrect implementation. The Chamber of City Planners objected to the decisions, and legal processes were experienced. There is no non-governmental organization (NGO) with a conservation awareness specifically for the Liman Arkası District or the Bomonti Brewery. Considering the example of Hasanpaşa Gasworks, it would not be wrong to think about the impact the influence of a NGO would have on the practices in the field during this process.

Table 6. Impact of Planning Decisions on Bomonti Brewery

	AUTHENTIC CONDITION	**EXISTING CONDITION**
Parcel Area	71.427 m²	41.250 m²
Planning Note	CBD (Central Business District)	Trade and Housing
BCR	0.40	0.40
FAR	3.50	3.50
Hmax	Unspecified	59 floors
Open Areas/Built-up Areas	2,13	1,31
Total Number of Buildings	46	12

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Table 6. (cont.)

	AUTHENTIC CONDITION	EXISTING CONDITION
Number of Registered Buildings	9	9

5.2. Evaluation of Values and Problems

The Bomonti Brewery possesses various values such as documentary, historical, socio-cultural, architectural, economic, memory, and integrity. However, the construction activities that began in 2014 in the complex, which remained idle between 2003 and 2013 after the cessation of production activities, have led to some changes in its cultural heritage values. Among the main reasons for these changes are the effects of construction and restoration activities as well as conservation and planning decisions made for the complex.

Due to its location, the complex has a high land value. Although the nine registered buildings and the remaining 37 buildings have economic value along with their reuse potential, the complex has approved high-rise new constructions within the site and the demolition of unregistered buildings due to its location and increasing pressure from the city center. Restoration activities have been ongoing for ten years in the registered buildings, which will result in cultural, artistic, and commercial functions.

The integrity and documentary values of the industrial complex have been significantly damaged during the construction and restoration activities. While the Bomonti Brewery industrial complex consisted of 46 buildings, only nine registered buildings have reached the present day as a result of the construction activities. While the structures that make up the complex were designed as a whole, the implementations have disrupted this integrity, leading to losses in the traces of the system from raw material input to the output of the final product. Additionally, the presence of open spaces has been overlooked, and new high-rise buildings have been constructed in areas where demolitions were carried out in accordance with the new implementation development plan notes. This situation has greatly disrupted the integrity of the original open and closed spaces.

Within the complex, some of the production elements and traces of production have been dismantled, while others have disrupted the structural integrity. These practices have led to losses in the architectural value of the structure. The Bomonti Brewery is an area

that has taken its place in the collective memory as a production complex in the Liman Arkası Distict. Although the tradition of beer gardens extending to the banks of the Meles River in the past has not reached the present day, it has a cultural heritage value. As a result of the practices, it is envisaged to continue the tradition of beer gardens, contributing positively to these values. A proposal for the reuse of an idle structure will increase its memory value.

Table 7. Impact of Planning Decisions and Implementations on the Cultural Significance of Bomonti Brewery Complex

VALUES of the COMPLEX	AUTHENTIC ATTRIBUTES	REMAINING and LOST ATTRIBUTES
Documentary Value	• The complex bears traces of beer, wine, and raki production, including technical and technological documents. • Over the years, the complex has been a witness to the industrialization process of changing technology. • The Decauville line in the courtyard is a testament to beer production.	• Some of the wine resting tanks have been removed from the complex. • The concrete base traces of the raki resting tanks have been removed. • Due to construction activities, the Decauville line and some groups of trees have been removed.
Historical Value	• Being the first brewery in Izmir sheds light on the city's and the Alsancak Liman Arkası Region's industrial history	• The nine registered buildings in the complex are still standing and continue to shed light on the industrial history of the past.
Socio-cultural Value	• The complex has spaces where people used beer gardens and socialized during the brewery period.	• In addition to the proposed new commercial, cultural, and artistic functions, the continuation of the beer garden tradition has been suggested.
Architectural Value	• The complex reflects the architectural features of 20th-century production buildings. • It carries the characteristic plan scheme, spatial features, and facade character of alcoholic beverage production factories. • It bears traces of the existing construction systems of the period.	• The building shell has been preserved. • The hipped roof of building 4 in the complex has been converted into a terrace roof to meet its current function. • The architectural plan of alcoholic beverage production factories has largely disappeared due to the constraints brought by the new function.

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Table 7. (cont.)

VALUES of the COMPLEX	AUTHENTIC ATTRIBUTES	REMAINING and LOST ATTRIBUTES
Economic Value	• The complex holds a high land value due to its location. • The nine registered structures carry economic value along with their potential for reuse.	• Due to its location and increasing urban center pressure, tall buildings have been allowed within the complex. • Restoration activities have been ongoing for ten years in the registered buildings.
Memory Value	• Since its establishment, the Bomonti Brewery has been a place ingrained in the collective memory of Izmir.	• The complex is still a place ingrained in collective memory.
Integrity Value	• The complex consists of 46 structures. • The structures that make up the complex form a whole. • There is a system from raw material input to final product output. • The presence of open spaces is notable. • The integrity of open and built-up areas is present.	• The complex consists of nine structures. • The integrity of the complex, formed by 37 structures, has been disrupted by their demolition. • The system from raw material input to final product output is no longer in place. • The presence of open spaces has decreased. • The integrity of open and built-up areas has been compromised due to planning and construction activities.

5.3. Proposals

Based on the values, problems, and potentials identified in the study, proposals have been developed for the Bomonti Brewery and the Liman Arkası District. The prominent approach in the proposals at both the urban and building scales is to prioritize a holistic conservation approach.

5.3.1. Urban Scale Proposals

Conservation efforts for the Liman Arkası District should be conducted with a holistic conservation approach. Therefore, a conservation strategy consisting of seven steps has been proposed based on the Nizhny Tagil and Dublin Principles.

As part of these seven steps, the first step involves identifying, recording, and documenting idle industrial structures. In the documentation process, conservation expert architects, restoration specialists, civil engineers, and regional conservation boards should collaborate. While expert teams are involved in documentation and project planning, the regional conservation board will take on a supervisory role. During the documentation and registration of industrial structures, tenders can be organized, and the work can be carried out by a team of experts in the field. Interdisciplinary work should be conducted during this process.

The second step proposes the formation of a NGO dedicated to the preservation of industrial heritage in the Liman Arkası Region. This organization, operating under the name "Liman Arkası Volunteers", could conduct activities to raise awareness among the local community about conservation. Additionally, the organization's overarching body, consisting of conservation experts, could closely monitor conservation efforts in the area.

The third step involves the preparation of a "Management and Conservation Plan" for the industrial heritage of the Liman Arkası District. In this process, the Konak Municipality, İzmir Metropolitan Municipality, the regional conservation board, stakeholders in the area, and the Liman Arkası Volunteers should collaborate in preparing the management and conservation plan. Ensuring the participation of stakeholders and the public in the legal process will contribute to the legal protection process by allowing them to exercise their right to object as necessary.

In the fourth step, "Implementation", conservation work will begin with urgent interventions for industrial structures that require immediate attention. After identifying structural damage and material deterioration, the appropriate conservation method will be selected by conservation experts.

For the fifth step, the necessary work for the "Interpretation and Presentation" of the Liman Arkası District should be carried out with the participation of a team of conservation experts, the Liman Arkası Volunteers, municipalities, and the regional conservation board. As part of the area presentation, an "industrial route" covering the industrial structures of Liman Arkası could be proposed.

The fifth step is "Maintenance and Regular Monitoring". In this step, regular maintenance is recommended for the area where conservation work has been completed, as it is located in a central location of the city and is constantly exposed to pollution. Municipalities' "KUDEB" have been selected as the organization responsible for maintaining the effects that will occur in the structure over time.

The sixth step, which is the development of conservation awareness and tradition, is an expected outcome at the end of the entire process. The NGO named "Liman Arkası Volunteers" can facilitate the meeting of expert teams and the public who have participated in the comprehensive conservation efforts of the Liman Arkası Region. They can contribute to this process by publishing reports and papers explaining the conservation process. Various events can be organized around the industrial structures in the area to strengthen the impact of these structures on the community after they are integrated into society. The impact of a civil society organization working as volunteers should be taken into consideration in this process.

The seventh and final step is "Future Investigations". Conservation efforts in the Liman Arkası District will serve as a significant source of inspiration for future work by inspiring other industrial heritage areas.

5.3.2. Building Scale Proposals

Preserving industrial structures with such a place in urban memory as memory spaces when they lose their functionality is important not only for the city but also for our country. Although they bear the traces of society's and the city's industrial history, the Bomonti Brewery lost its function as a result of Tekel's privatization, as it could not adapt to the production technology of the time. Being left unused and abandoned due to the current economic system, it has become one of the many idle urban spaces in cities, but with the adaptive re-use project of the Bomonti Brewery, it is expected to continue to be a part of urban life today. Reuse is one of the most effective methods of preserving buildings. This decision has been a turning point for industrial heritage site.

In the process of refunctioning industrial complexes, there is no presence of a civilian initiative in the example of the Bomonti Brewery. Therefore, the preservation of industrial heritage has encompassed a process only between decision-making bodies and implementing stakeholders. In the future, an initiative can be made to establish a civilian initiative. Hasanpaşa Gasworks Volunteers are an important NGO in our country that demonstrates the influence of the local people in the preservation of industrial heritage. Similarly, efforts can be made to establish an organization for the Liman Arkası District. Thus, by being owned by the local people, the structures that have become part of the city's collective memory can be preserved and transferred to future generations.

For the Bomonti Brewery, the project architects have proposed a functional project as a cultural, artistic, and trade center that supports active public participation and references the tradition of old beer gardens, which will be implemented in the future. A virtual reality tour that reveals the pre-construction status of the complex, which will increase the integrity value of the industrial complex damaged as a result of the implemented practices, will be very effective in the area. Thus, users can experience the change of the complex in the past and present, raising awareness in the preservation of industrial heritage.

The reconstruction of the Decauville line in the courtyard of the Bomonti Brewery, with a exhibition space built along the traces of the rails in the courtyard, can convey to the public the production process of the factory from beer to wine, and from wine to rakı, throughout its historical course. The wine resting tanks in buildings numbered 5 and 6 are among the most important traces of the industrial heritage related to production. The virtual reality tour experienced outdoors can continue with the production flow exhibition in the courtyard and end with the exhibition of the tanks indoors, contributing to the experience of production in the complex appealing to all five senses.

Due to the construction of a 59-story building within the complex, proposing its demolition would be an approach disconnected from economic conditions and reality. Therefore, despite the damage inflicted by the implemented practices, the cultural heritage values of the industrial complex will be enhanced through virtual reality tours, permanent exhibitions, and production workshops.

CHAPTER 6

CONCLUSION

The Bomonti Brewery complex is an industrial complex built in the first quarter of the 20th century in the Alsancak Liman Arkası District. This complex, which includes different structures that have gained additional functions over the years, along with a courtyard surrounded by main production buildings, is one of the important industrial heritage areas that define the unique character of the Alsancak Liman Arkası District. With the privatization of Tekel and the changing urbanization practices and technology over the years, the industrial complex ceased its activities, and the site was sold, entering into a process of transformation.

The study aims to analyze the conservation values and issues of the Bomonti Brewery complex and to evaluate the conservation and planning decisions made for the complex, including an assessment of the Alsancak Liman Arkası District, of which the complex is a part.

For this purpose, all archives shedding light on the history of the complex and the decisions taken thereafter have been scanned, and relevant literature has been reviewed. During the archive research, original project drawings for three buildings that have been demolished today were obtained from the Sümer Holding archives, in addition to site plans for 1983 and 1986. These buildings, numbered 24 "Recreational Facility and Workers' Dining Hall," 26 "guesthouse," and 44 "grape and anise warehouse," have been documented within the scope of the thesis. Urban plans in 1/5000 and 1/1000 scale for past years were accessed from the İzmir Metropolitan Municipality and Konak Municipality archives. Access was provided to land registry documents for the years 1930, 1940, 1950, 1951, 1968, and 1978 from the İzmir Land Registry and Cadastre Directorate archives. Decisions and files of the regional conservation board for the last twenty years were examined. During the archive research, discussions were held with the architect of the restoration project, and access to the projects was requested, but due to the architect's refusal to share the project of the area where the restoration activities are ongoing, the restoration and measured survey projects were examined in the archives of the regional conservation board. For these reasons, visual materials related to the projects could not be included in the thesis. Since the location on private property and ongoing

construction activities, access to the buildings at the Bomonti Brewery has been limited, leading the author to conduct their site surveys through external observations only. Site surveys were conducted at different times, using these observations to assess the current condition of the complex, its buildings, and open spaces.

This study and its findings have shown that the industrial complex has documentary, historical, socio-cultural, architectural, economic, scientific, memory and integrity values. However, due to its location, the economic value of the complex has been highlighted, leading to planning decisions driven by profit-seeking motives, and the complex has not been preserved comprehensively. Out of the 46 buildings that make up the industrial complex, only nine have been preserved, and all the remaining structures have been demolished. The integrity of the industrial complex has been compromised, and the silhouette of the Alsancak Liman Arkası District has been altered by allowing the construction of high-rise new buildings within the complex.

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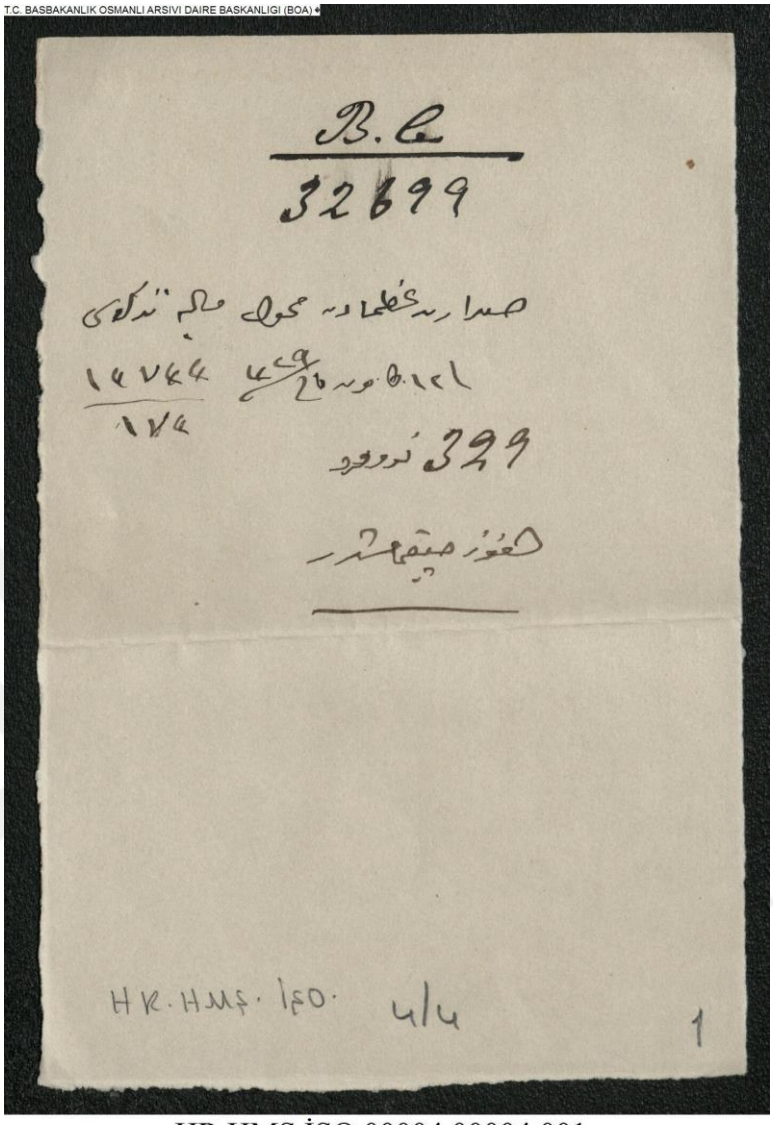
APPENDIX A

PRESIDENCY OF THE REPUBLIC OF TURKEY STATE ARCHIVES DIRECTORATE



HR.HMŞ.İŞO.00004.00004.001

Appendix A.1. Reasons for Sinyos son of Aleksandri, one of the shareholders of the Bomonti Brewery Company in İzmir, not paying the dividend tax and the procedure to be followed regarding this. (BOA) HR.HMŞ.İŞO., 4/4
(Source: Directorate of State Archives)

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Türkiye Cumhuriyyeti
Başvekâlet
Muamelât Müdiriyyeti

Aded
7221

Kararnâme

Maliyye Vekâlet-i Celîlesinden yazılan 10 Teşrîn-i evvel 928 tarih ve 5515 numrolu tezkirede; İzmir'de Halkapınar'da ka'in Aydın bira fabrikası namiyle maruf fabrikanın zemini mübadeleye tabi eşhasdan Sinyos oğluna aidiyyeti anlaşılarak vaz'iyet idilmesi üzerine Hariciyye Vekâletinden alınan bir tezkirede mütehhid Bomonti Niktar namındaki İsviçre'li bir şikete aid bulunan mezkur fabrikaya vaki müdahale ile bankadaki mevduata mevdu mührün fekki İsviçre'nin Ankara mastahatgüzarlığı tarafından taleb idildiğinden bahisle muhtelit mübâdele komisyonunca ittihaz olunan kararı mahsus mucibince na-mevcud etabli oldukları ta'ayyün iden ve Türkiye'ye avdetleri meni idilebilecek olan eşhasın emlâkine kamel-i serbesti ile tasarruf ve bunları dört sene zarfında satmak hakkını haiz oldukları ve bu kâbil eşhasın emval-i gayri menkulelerini Yunan Hükûmetiyle 21 Haziran 928 tarihinde ANKARA'da imza olunan i'tilâfnâme mucibince Hükûmetimizin ahz ve ihraza selâhiyyeti oldığı ve bu gibi emlâkin satıldığı veya tefviz idildiği takdirde işbu mu'amelenin bir nev'i istimlâk ad idilerek bedeli gayr-i mubadil Türk emvâlinden Yunan Hükûmetince i'ade olunmayanların kıymet-i mukaddereleriyle tefviz ve mahsub olunmak iktiza iylediği ve Türkiye- İsviçre arasında 7 Ağustos 927 tarihinde mün'akid ikâmet mukavelenâmesine munzam protokolda Türk mevzuat-ı kanuniyyesi mefhumuna göre mütegayyib veyahud mubadil adolunanlar namına mukayyet emvâl müstesna olmak üzre İsviçre Tab'asının veya İsviçre Tabi'iyyetinde bulunan şirketlerin her ne sıfat ve suretle olursa olsun şehir dahil ve haricinde ihraz ve tasarruf itmekde oldığı emvalin sahiblerine ve tabi'iyeti ne olursa olsun mutavassıt olarak hareket iden şahsı ahar namına mukayyed emlâk içün tanzim idilmiş olan diğer bi'l-cümle senedât mukabilinde yeniden ferâğ harcı virilmeksizin tapu senedi i'tası içün tedabir-i lâzime ittihaz olunacağı gibi kendi namlarına ahar tabi'iyet altında emval-i gayr-i menkule teferruğ iden İsviçre Tab'asiyle İsviçreli şirket tabi'iyet-i hakikiyelerini kayıd itdirerek senedlerini tasrih itdirmek hakkını haiz olacakları zikridilmekde ve Türkiye Cumhuriyyeti ile İsviçre arasında mün'akid ikâmet mukavelenâmesinin tastikine müteda'ir 1193 numrolu Kanun yalnız mukavelenâmeyi tasdik eylemekde olub, cüz'ü mütemmimi olan protokolün tastik idilmesine nazaran mer'iyyete girmediğini kabul itmek zaruri bulundığı ve ikâmet mukavelenâmesi hakkındaki tasdik hükmünün onun cüz'i mütemmimi olan protokola da şamil olması lâzım geleceği farz ve kabul idilse bile protokolün birinci maddesiyle Hükümet-i

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Appendix A.2. Records related to the dispute arising from the ownership of the land of the Bomonti Brwery located in Halkapınar, İzmir, which is subject to exchange and belongs to Sinyos son of Aleksandri. (BCA) 30-18-1-1, 30 - 61 - 15
(Source: Directorate of State Archives)

T. C.
GÜMRÜK
ve
İNHİSARLAR VEKÂLETİ
İnhisarlar Şubesi Md.

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Ankara
14 / 6 /193 940

Yüce Başvekilliğe

Sayı U. H. 11245
Eki:

Özü

F/A

Kararlar Dairesi:

7/6/1940 tarihli 6/2534 sayılı tezkereleri cevabıdır:

Bira istihlâkinin artması dolayisile alınacak tedbirlerin, Maliye, Nafıa, İktisat ve Ticaret Vekillerile birlikte tetkik edilmesi emir buyurulması üzerine bu Vekâletlere iş hakkında yazı ile icap eden malûmat verilmiş ve ayrıca yapılan toplantıda iş tetkik edilerek, Bomonti Bira Fabrikalarının mubayaasına tevessül edilmesi uygun olacağı neticesine varılmıştır.

Bu hususta hazırlanmış olan müşterek imzalı raporun Maliye Vekâletince Yüksek Katınıza 8/2/1940 tarihli 23280/18/3411 sayılı tezkere ile sunulduğu bu defa öğrenilmiştir.

Bomonti Fabrikalarının, Yüksek tavassutlarile takarrur eden dörtyüzbin lira bedel mukabilinde mubayaası hususunda Türk Bira Fabrikaları Bomonti - Nektar Türk Anonim Şirketi tasfiye memurile İnhisarlar Umum Müdürlüğü arasında mukavele akdedilmiş ve fabrikaların bu mukavele mucibince teselluum edilerek 1/3/1940 tarihindenberi işletilmekte bulunmuş olduğunu en derin saygılarımla arzederim.

Gümrük ve İnhisarlar
Vekili

Kararlar Md.
18. 6. 940

-10-

Karşılıklarda şube adının ve sayının yazılması.
Gümrük örnek 473 - 1933

182 254 17

Appendix A.3. Records related to the dispute arising from the ownership of the land of the Bomonti Brwery located in Halkapınar, İzmir, which is subject to exchange and belongs to Sinyos son of Aleksandri. (BCA) 30-18-1-1, 30 - 61 - 15
(Source: Directorate of State Archives)

T. C.
GÜMRÜK
ve
İNHİSARLAR VEKÂLETİ
İnhisarlar Şubesi Md.

Sayı U. H. 11245
Eki

F/A

T. C. BAŞBAKANLIK CUMHURİYET ARŞİVİ

Ankara
14 / 6 /193 940

Yüce Başvekilliğe

Özü

Kararlar Dairesi:

7/6/1940 tarihli 6/2534 sayılı tezkereleri cevabıdır:

Bira istihlâkinin artması dolayisile alınacak tedbirlerin, Maliye, Nafıa, İktisat ve Ticaret Vekillerile birlikte tetkik edilmesi emir buyurulması üzerine bu Vekâletlere iş hakkında yazı ile icap eden malûmat verilmiş ve ayrıca yapılan toplantıda iş tetkik edilerek, Bomonti Bira Fabrikalarının mubayaasına tevessül edilmesi uygun olacağı neticesine varılmıştır.

Bu hususta hazırlanmış olan müşterek imzalı raporun Maliye Vekâletince Yüksek Katınıza 8/2/1940 tarihli 23280/18/3411 sayılı tezkere ile sunulduğu bu defa öğrenilmiştir.

Bomonti Fabrikalarının, Yüksek tavassutlarile takarrur eden dörtyüzbin lira bedel mukabilinde mubayaası hususunda Türk Bira Fabrikaları Bomonti - Nektar Türk Anonim Şirketi tasfiye memurile İnhisarlar Umum Müdürlüğü arasında mukavele akdedilmiş ve fabrikaların bu mukavele mucibince teselluüm edilerek 1/3/1940 tarihindenberi işletilmekte bulunmuş olduğunu en derin saygılarımla arzederim.

Gümrük ve İnhisarlar
Vekili

Kararlar Md.
18. 6. 940

-10-

Karşılıklarda şube adının ve sayısının yazılması.
Gümrük örnek 473 — 1933

182|254|17

Appendix A.4. A document confirming the purchase of Bomonti-Nektar Turkish Company's factories due to the increase in beer consumption. (BCA) 30-10-0-0, 182 - 254 - 17
(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
KARARLAR DAİRESİ MÜDÜRLÜĞÜ
Karar sayısı
2
8266

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Kararname

Memlekette sarfiyatı artan şarap ihtiyacını karşılamak ve yabancı memleketlere şarap ihracı imkânlarını temin etmek üzere İzmirde kurulacak olan şarap fabrikası ve kavının son tekâmüle uygun tarzda kurulabilmesi için Fransa, Cezayir ve Almanyada mütekâmil şarap fabrikalarında tetkikat yapmak ve fabrika plânlarını hazırlayacak müesseselerle temas ederek işin istenilen şekilde ve çabuk yapılmasını temin etmek için İnhisarlar Umum Müdürlüğü Müskirat kısmı müdürü Cavit Ekin, Şarap ve kimya lâboratuvarı Şubesi Müdürü Kimyager Ekrem Necmi İnel ve Tekirdağ Şarap Fabrikası Müdürü Adnan Yaltının adı geçen memleketlere gönderilmeleri ve bu heyete Almanya için kliring B. hesabından 1000 liralık kambiyo ve diğer yerler için 3000 liralık döviz müsaadesi ile birer siyasal pasaport verilmesi; Gümrük ve İnhisarlar Vekilliğinin 22/2/937 tarih ve 697 sayılı tezkeresile yapılan teklifi ve Maliye Vekilliğinin 9/3/938 tarih ve 54250/3722 sayılı mutaleanamesi üzerine İcra Vekilleri Heyetince 10/3/938 tarihinde onanmışdır.

10/3/938

REİSİCÜMHUR

Bş. V.	Ad. V.	M. M. V.	Da. V.
Ha. V.	Ma. V.	Mf. V.	Na. V.
İk. V. V.	S. İ. M. V.	G. İ. V.	Zr. V. V.

030	18	01	02	82	16	7

Appendix A.5. Record of the budget for investigations regarding the establishment of a wine factory in İzmir (BCA) 30-18-1-2, 82 - 16 - 7
(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
KARARLAR DAİRESİ MÜDÜRLÜĞÜ
Karar sayısı
2
9686

Kararname

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Gümrük ve İnhisarlar Vekilliğinin bir kaç yüz bin lira sarfile İzmirde inşa ve tesis edeceği şarap fabrikasının ilk proje ve pilânlarını yapacak olan Alman (Seitz),Fransız(Etablissement Mermonier Fils-Lyon)ve(Société des Etablis Daubron-Paris)firmalarından Marmonier firması için 30 bin Fransız frangı ve Daubron Müessesesi için I40 İngiliz lirasına tekabül eden tanzim ücretinin 938 döviz cetvellerinin devair müteferrikası faslına konulan tahsisattan döviz olarak verilmesi; Gümrük ve İnhisarlar Vekilliğinin 2I/9/938 tarih ve 3I0I sayılı teklifi ve Maliye Vekilliğinin 26/9/938 tarih ve I4508 sayılı mutaleanamesi üzerine İcra Vekilleri Heyetince 28/9/938 tarihinde onanmıştır.

28/9/938

REİSİCUMHUR

Bş. V.	Ad. V. ve Ha.V.V.	M. M. V.	Da. V.
Ha. V.	Ma. V.	Mf. V.	Na. V.
İk. V.	S. İ. M. V.	G. İ. V. ve Ma.V.V.	Zr. V.

030 | 18 | 01 | 02 | 84 | 87 | 5

Appendix A.6. The record of the budget (BCA) 30-18-1-2, 84 - 87 - 5

(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
KARARLAR DAİRESİ MÜDÜRLÜĞÜ
Karar sayısı
2
9116

Kararname

BAŞBAKANLIK
CUMHURİYET ARŞİVİ

13/5/937 tarih ve 2/6578 sayılı kararnameye ektir:
İnhisarlar İdaresinin Paşabahçe Fabrikasında mütehassıs makinist ve montör olarak çalıştırılmakta olan Yugoslav tebaasından Rak ustanın,bu yıl yapılması mukarrer Paşabahçe Rakı ve İzmir Şarap fabrikalarının inşa ve tesisatında,ihtisasından istifade edilmek üzere 21/7/938 tarihinden itibaren bir yıl daha çalıştırılmasına izin verilmesi; Gümrük ve İnhisarlar Vekilliğinin 17/6/938 tarih ve 2045 sayılı teklifi üzerine İcra Vekilleri Heyetinin 23/6/938 tarihli toplantısında onanmıştır.

23/6/938

REİSİCÜMHUR

Bş. V.	Ad. V.	M. M. V.	Da. V.
Ha. V.	Ma. V.	Mf. V.	Na. V.
İk. V.	S. İ. M. V.	G. İ. V.	Zr. V.

030 18 01 02 83 58 15

Appendix A.7. A record regarding the workman on construction site (BCA) 30-18-1-2, 83 - 58 - 15
(Source: Directorate of State Archives)

T. C.
BAŞBAKANLIK
KANUNLAR VE KARARLAR TETKİK DAİRESİ BAŞKANLIĞI

KARARNAME

Sayı : 7/ 8580

T. C.
BAKANLIK
CUMHURİYET ARŞİVİ

Ankara Bira ve İzmir Şarap ve İspirto Fabrikaları için satınalınacak 2 adet buhar kazanına a i t olup, eksiltme ilânı 2490 sayılı Kanunun 7 nci maddesine uymayarak yapılan ihalenin kabulü; Maliye Bakanlığının uygun görüşüne dayanan Gümrük ve Tekel Bakanlığının 1/7/1974 tarihli ve 3202-4232 sayılı yazısı üzerine, 2490 sayılı Kanunun 14 ncü maddesine göre, Bakanlar Kurulunca 11 / 7 /1974 tarihinde kararlaştırılmıştır.

Eki

CUMHURBAŞKANI

Başbakan	Devlet Bakanı Başbakan Yrd.	Devlet Bakanı	Devlet Bakanı	Devlet Bakanı
Adalet Bakanı	Milli Savunma Bakanı	İçişleri Bakanı	Dışişleri Bakanı	Maliye Bakanı
Milli Eğitim Bakanı	Bayındırlık Bakanı	Ticaret Bakanı	Sağ. ve Sos. Y. Bakanı	Güm. ve Tekel Bakanı
Gıda - Tar. ve Hay. Bakanı	Ulaştırma Bakanı	Çalışma Bakanı	Sanayi ve Tek. Bakanı	En. ve Tab. Kay. Bakanı
Turizm ve Tan. Bakanı	İmar ve İskân Bakanı	Köy İşleri ve Koop. Bakanı	Orman Bakanı	Genç. ve Spor Bakanı

30 18 01 02 317 45 16

Dosya No: 5-747
1136

Appendix A.8. Archive record regarding to Ankara Brewery and İzmir Wine Factory (BCA) 30-18-1-2, 317 - 45 - 16

(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
MUAMELÂT UMUM MÜDÜRLÜĞÜ
Kararlar Müdürlüğü
Karar sayısı
3

321

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Kararname

İnhisarlar İdaresine ait İzmir Şarap Fabrikasının tevsii esnasında temel kısmında yaptırılmasına lüzum görülen ve tevsie ait taahhüt bedelinin % 20 sini geçtiği anlaşılan tahkim ve takviye işi - nin, ehemmiyet ve müstaceliyetine binaen ayni müteahhide pazarlıkla yaptırılması; Gümrük ve İnhisarlar Vekilliğinin I3/I2/I943 tarihli ve I7I72 sayılı tezkeresiyle yapılan teklifi ve Maliye Vekilliğinin 7/I/I944 tarihli ve II2233/70/I52 sayılı mütalâanamesi üzerine, 2490 sayılı artırma, eksiltme ve ihale kanununun I9 uncu maddesine tevfikan, İcra Vekilleri Heyetince 25 Kânun 1944 tarihinde kabul olunmuştur.

REİSİCUMHUR

Bş. V.	Ad. V.	M. M. V.	Da. V.	H . V.
Ma. V.	Mf. V.	Na V.	İk. V.	S. İ M. V.
G. İ. V.	Zr. V.	Mü. V.	Ti. V.	

30 18 01 02 104 8 26

Appendix A.9. Archive record regarding to İzmir Wine Factory (BCA) 30-18-1-2, 104 - 8 - 26
(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
MUAMELÂT UMUM MÜDÜRLÜĞÜ
Kararlar Müdürlüğü
Karar sayısı
3

T. C.
BAŞBAKANLIK
CUMHURİYET ARŞİVİ

Kararname

I805

İnnisarlar Umum Müdürlüğünce 294.689 lira 4 kuruş bedel ile müteahhit "Ziya Trak, Yaşar Alp ve Ortakları Kolektif Şirketi"ne ihale edilmiş olan İzmir Şarap Fabrikası küv, kanalizasyon ve diğer işletme tesisatı inşaatında, temel zemininin mukavemetsizliği yüzünden değiştirilmesine lüzum hasıl olan ilk temel sisteminin küv, tank ve cibre havuzları temellerinin kazık ve betonarme sömellerle takviyesi işinin, esas inşaatı deruhte eden müteahhide pazarlıkla yaptırılması; Gümrük ve İnhisarlar Vekilliğinin IO/IO/I944 tarihli ve 27623 sayılı yazısiyle yapılan teklifi ve Maliye Vekilliğinin 8/II/I944 tarihli ve II2240/22/-5309 sayılı mütalâanamesi üzerine, 2490 sayılı kanunun I9 uncu maddesine göre, İcra Vekilleri Heyetince I5/II/I944 tarihinde kabul olunmuştur.

REİSİCUMHUR

Bş. V. Ad. V. M. M. V. Da. V. Ha. V.

Ma. V. Mf. V. Na. V. İk. V. S. İ M. V.

G. İ. V. Zr. V. Mü. V. Ti. V.

030 18 01 02 107 80 9

Appendix A.10. Archive record regarding to İzmir Wine Factory (BCA) 30-18-1-2, 107 - 80 - 9
(Source: Directorate of State Archives)

T. C.
BAŞVEKÂLET
KANUNLAR VE KARARLAR
Tetkik Dairesi

Karar Sayısı
4

10602

T. C.
BAKANLIK
DEVLET

KARARNAME

Ekl

İzmir Şarap ve İspirto Fabrikasının ihtiyacı bulunan ve eksiltme veya pazarlık suretiyle ihalesi mümkün olmayan (112.386,91-yüzonikibin üçyüzseksenaltı lira doksanbir kuruş) keşif bedelli yeni bir taktir cihazının (muktazi malzemesi 2490 sayılı kanun hükümlerine göre temin edilmek şartiyle) emaneten yaptırılması; Maliye Vekâletinin muvafık mütalâasına dayanan Gümrük ve İnhisarlar Vekâletinin 18/7/1958 tarihli ve 2457 sayılı yazısı üzerine, mezkûr kanunun 50 nci maddesinin (E) bendine göre, İcra Vekilleri Heyetince 28/7/1958 tarihinde kararlaştırılmıştır.

REİSİCUMHUR

Başvekil V. ve Milli	Devlet Vekili ve Maliye V.V.	Devlet Vekili	Devlet Vekili	Adliye Vekili
Millî Müdafaa Vekili	Dahiliye Vekili ve Hariciye V.V.	Hariciye Vekili	Maliye Vekili	Maarif Vekili
Nafıa Vekili	Ticaret Vekili	Sıh. ve İç. Mua. Vekili	Güm. ve İnh. Vekili	Ziraat Vekili
Münakalât Vekili	Çalışma Vekili	Sanayi Vekili	Baş.-Yay. ve Turz. Vekili	İmar ve İskân Vekili
Koordinasyon Vekili				

Dosya No:
6-41
879

Appendix A.11. Document regarding the installation of a new appraisal device for the İzmir Wine and Spirit Factory (BCA) 30-18-1-2, 149 - 40 - 2
(Source: Directorate of State Archives)

APPENDIX B

İZMİR GENERAL DIRECTORATE OF LAND REGISTRY AND CADASTRE ARCHIVES

T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
İZMİR 1 NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA BÖLGE KURULU
KARAR

TOPLANTI TARIHI VE NO 07.02.2008-104

KARAR TARIHI VE NO : 07.02.2008-2957

35.00/4013
Toplantı Yeri
İZMİR

İzmir İli, Konak İlçesi, Halkapınar Mahallesi'nde bulunan, Tekel mülkiyetine ait özelleştirme kapsamındaki 1443 ada, 37 parsel ile 1454 ada, 23 parselde kayıtlı taşınmaza ilişkin hazırlanan 1/5000 ve 1/1000 ölçekli Nazım ve Uygulama İmar Planlarının değerlendirilmesi ile ilgili olarak alınan 19.10.2007 gün ve 2752 sayılı kararımız doğrultusunda Kurul üyelerimizce yerinde yapılan inceleme ve değerlendirmeler sonunda;

İzmir İli, Konak İlçesi, Halkapınar Mahallesi'nde bulunan, Taşınmaz Kültür ve Tabiat Varlıkları Yüksek Kurulu'nun 12.4.1985 gün ve 862 sayılı kararı ile kadastral numarası belirtilmeksizin "Şaraphane Binası" olarak yapılan tescil işleminin 1443 ada, 37 parselide kapsadığına, bu karar ile korunması gerekli taşınmaz kültür varlığı olarak tescili olan ve dönemin endüstriyel yapılarının niteliklerini gösteren ekli paftada 1,2,3,4 numara ile işaretli yapıların Koruma grubunun Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu'nun 5.11.1990 gün ve 660 sayılı ilke kararı uyarınca 2.grup olarak belirlenmesine, sözkonusu yapıların ve parseldeki ağaç grupları (palmiye ve çam) ile özgün zemin kaplama malzemelerinin korunmasına, bu çerçevede hazırlanacak Nazım ve Uygulama İmar Planlarının iletilmesine, bu kararımız ile koruma grubu belirlenen yapıların rölöve ve restorasyon projelerinin hazırlanması gerektiğinin plan koşullarında belirtilmesine karar verildi.

T.C. ASLI ÇIKTI
Serpil TAŞA
Müdür

BAŞKAN
Tankut ÜNAL
İMZA

BAŞKAN YARDIMCISI
İhsan TUTUM
İMZA

ÜYE
Prof. Dr. Güven BAKIR
İMZA

ÜYE
Doç. Dr. Oğuz SANCAKDAR
İMZA

ÜYE
Yrd. Doç. Dr. Rahmi ERDEM
BULUNMADI

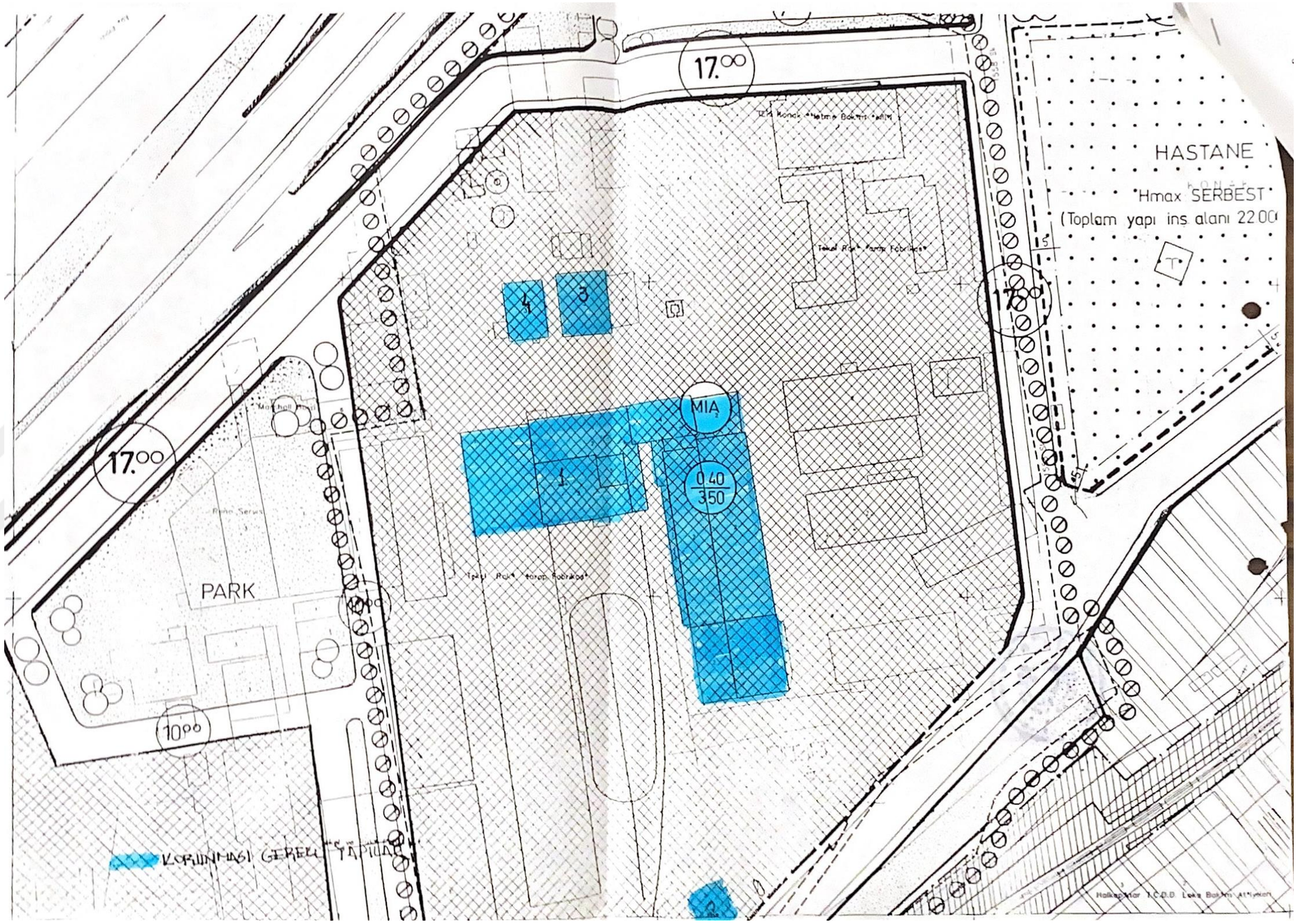
ÜYE
Yrd. Doç. Dr. Lale DOĞER
BULUNMADI

ÜYE
Yrd.Doç.Dr. Güliz Bilgin ALTINÖZ
BULUNMADI

ÜYE
Alev AĞRI
Konak Belediye Başkanlığı
İMZA

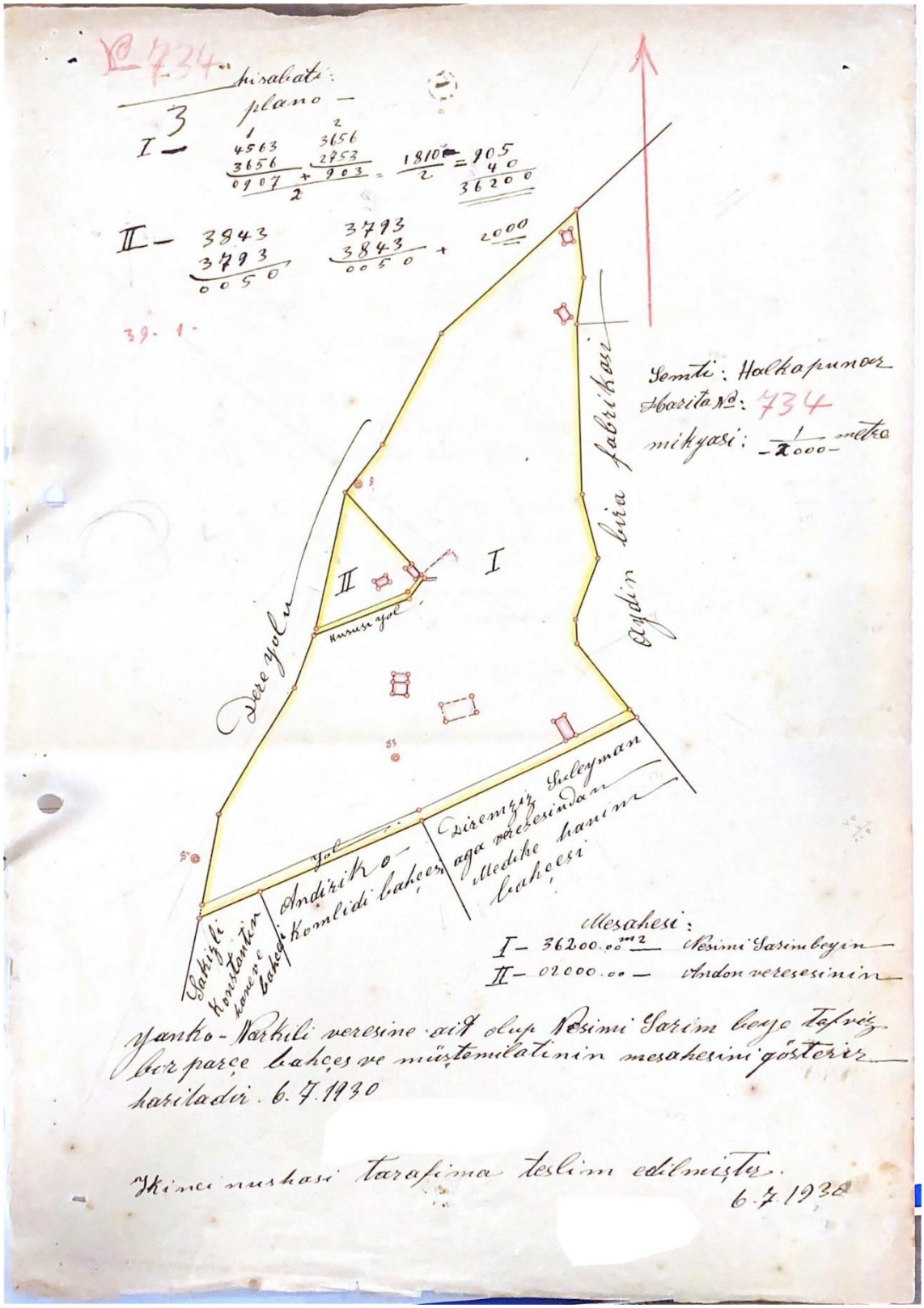
ÜYE
Fügen SELVİTOPU
Büyükşehir Belediye Başkanlığı
İMZA

Appendix B.1. Conservation Board registration decision 07.02.2008
(Source: İzmir General Directorate of Land Registry and Cadastre)



Appendix B.2. Regional Conservation Board registration decision map 07.02.2008

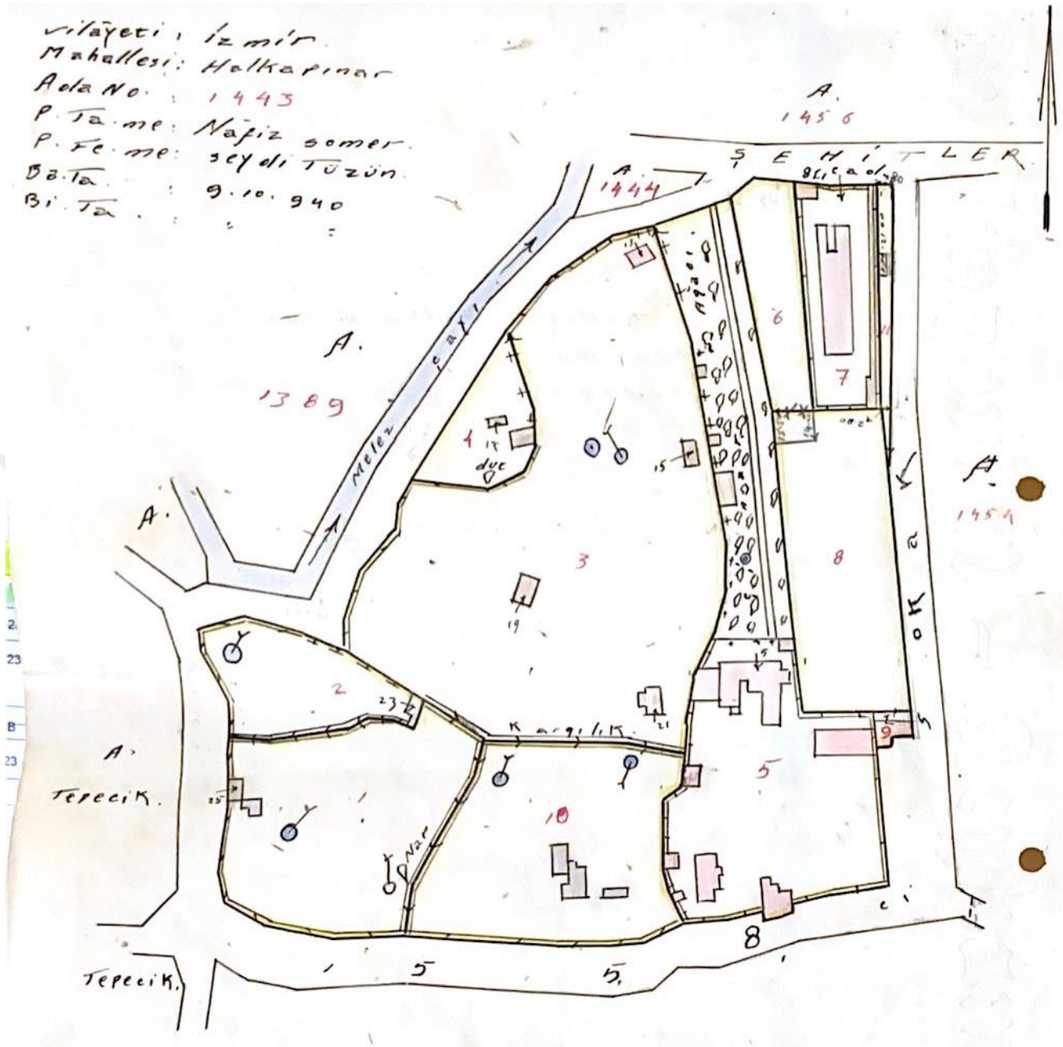
(Source: İzmir General Directorate of Land Registry and Cadastre)



Appendix B.3. 06.07.1930 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)

Vilâyeti: İzmir
Mahallesi: Halkapınar
Ada No: 1443
P. Ta. me: Nâzım Somer
P. Fe. me: Seydi Tüzün
Ba. Ta.
Bi. Ta. 9.10.940



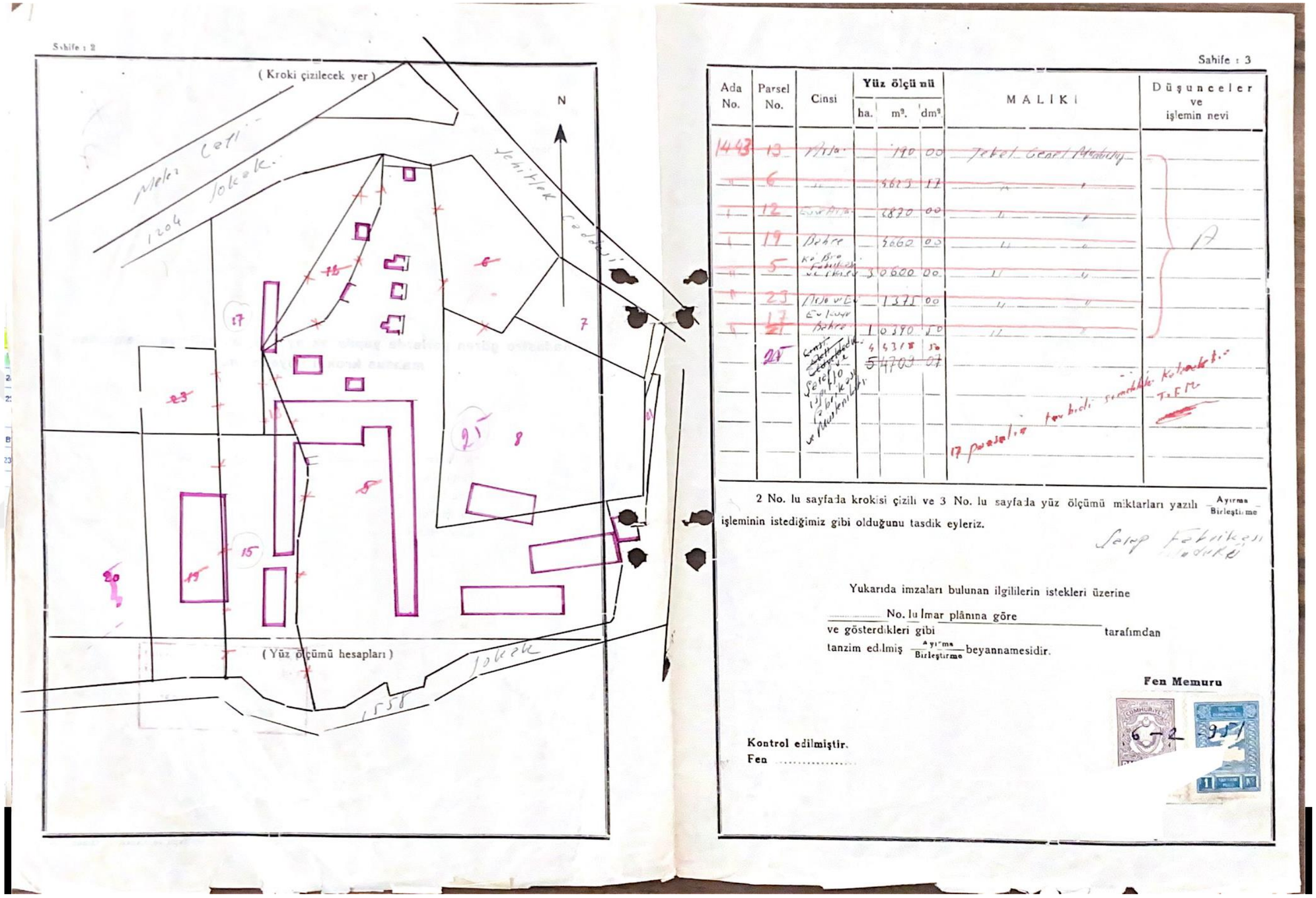
Kütük No.	Parsel No	Sokağı	Kapı No.	Mevkii veya Nev'i	Cinsi	Sahibi	Sahası m².	Sahası dm²	Mülâhaza.
	1								
4	2	1204		R3	Kerpiç ev ve sebze bahçesi	Süleyman	9150	00	
5	3	1204		17, 19, 21	İki kâ ev ve kerpiç ev sebze bahçesi	Zehra, Nedime	9770	00	
6	4	"			İki Baraka ve sebze bahçesi	Maliye hazinesi	4915	00	
7	5	1204		5	Kargir bina fabrika ve bahçeve	T. Bira fab. Bomonti et. T. A. Ş.	7060	00	
8	6	Şehitler		136	Arsa	Mehmet Bedri	4623	57	
9	7	"	138	138	Kâ'ir fabrika	İzmir Belediyesi	4720	00	
10	8				Arsa	Endüstriyel T. A. Ş.	14428	43	
11	9	1558			Baraka	Maliye hazinesi	65	00	
12	10	"			Kerpiç ev dam ve sebze	Nediha	26527	00	
13	11	"		2	Kâ. Baraka	Hubert Ogüst Mari Dükan	200	00	

Dikkat
İşbu adanın 6 ve 8 sayılı parsellerinin Hudut ve saha miktarları üzerinde İzmir Kadastro mahkemesinden sadır olup Katiyet kesbetmiş bulunan 31-1-1946 Tarih ve 37 esas, 11 karar sayılı ilâm ve merbuta Kroki gereğince tashihat yapılmıştır. 15-4-946 T.F.M.

Mezkûr ilâm T.S. Muhafızlığı evraki müsbite dosyasındadır.

Appendix B.4. 10. 09.10.1940 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)



Sahife : 2

(Kroki çizilecek yer)

N

(Yüz ölçümü hesapları)

Sahife : 3

Ada No.	Parsel No.	Cinsi	Yüz ölçü nü ha.	m².	dm².	MALIKI	Düşunceler ve işlemin nevi
1443	13	Arsa		190	00	Jeket Ticaret Anonim	
	6	"		5623	17	" "	
	12	Sun Arsa		2870	00	" "	
	19	Bahçe		5062	00	" "	A
	5	Ka Bra Fabrikası Arsası	3	0600	00	" "	
	23	Arsa ve Ev Lüzum		1375	00	" "	
	17	Bahçe	1	0390	20	" "	
	24	~~Cami Şerifi Camii ve Şerefiye Işıklar Fabrikası ve Müştemilatı~~	4	4318	50		
			~~5~~	~~4703~~	~~07~~		
						17 parselin tevhidi sırasında kaldı. TEM	

2 No. lu sayfada krokisi çizili ve 3 No. lu sayfada yüz ölçümü miktarları yazılı Ayırma / Birleştirme işleminin istediğimiz gibi olduğunu tasdik eyleriz.

Sarıp Fabrikası Müdürü

Yukarıda imzaları bulunan ilgililerin istekleri üzerine

..... No. lu İmar plânına göre

ve gösterdikleri gibi tarafımdan

tanzim edilmiş Ayırma / Birleştirme beyannamesidir.

Fen Memuru

Kontrol edilmiştir.

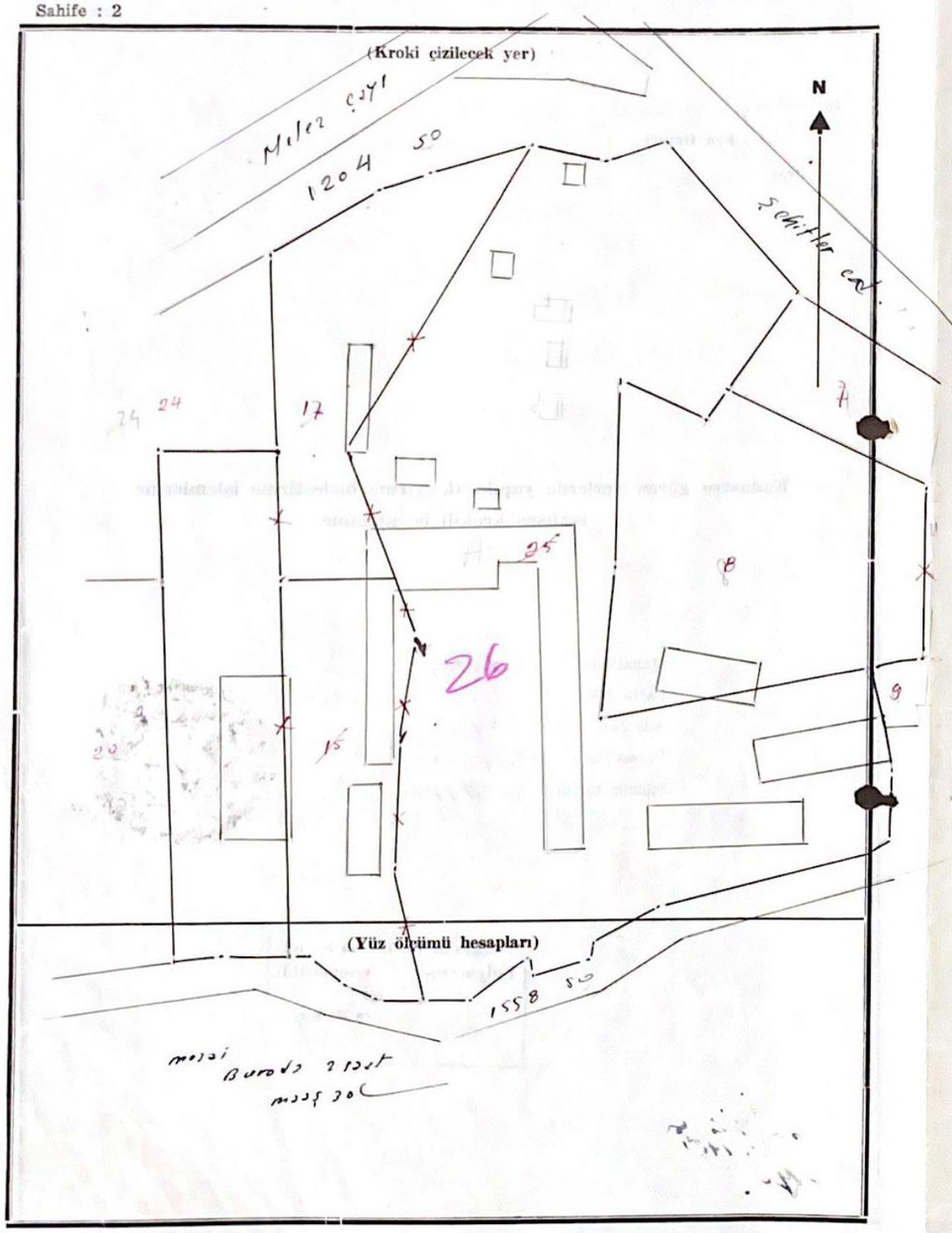
Fen .....

Appendix B.5. 10. 17.11.1950 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)

Sahife : 2

(Kroki çizilecek yer)



(Yüz ölçümü hesapları)

Sahife : 3

Ada No.	Parsel No.	Cinsi	Yüz ölçümü ha.	m².	dm²	MALİKİ	Düşünceler ve işlemin nevi
1943	~~25~~	Sarayfabrikası ve [illegible] fabrikası ve [illegible]	~~4~~	~~1318~~	~~50~~	~~Tekel Genel Müdürlüğü~~	Birleşerek A olduğu
"	~~15~~	Arsa		~~6470~~	~~00~~	~~" " "~~	
"	~~17~~	"		~~10390~~	~~50~~	~~" " "~~	
"	26	Sarayfabrikası ve [illegible] fabrikası ve [illegible]	6	1179	00	" " "	

2 No. lu sayfada krokisi çizili ve 3 No. lu sayfada yüz ölçümü miktarları Ayırma/Birleştirme işleminin istediğimiz gibi olduğunu tasdik eyleriz.

Yukarıda imzaları bulunan ilgililerin

..... No. lu İmar plânına göre

ve gösterdikleri gibi tarafımdan

tanzim edilmiş Ayırma/Birleştirme beyannamesidir.

Fen Memuru

Kontrol edilmiştir.

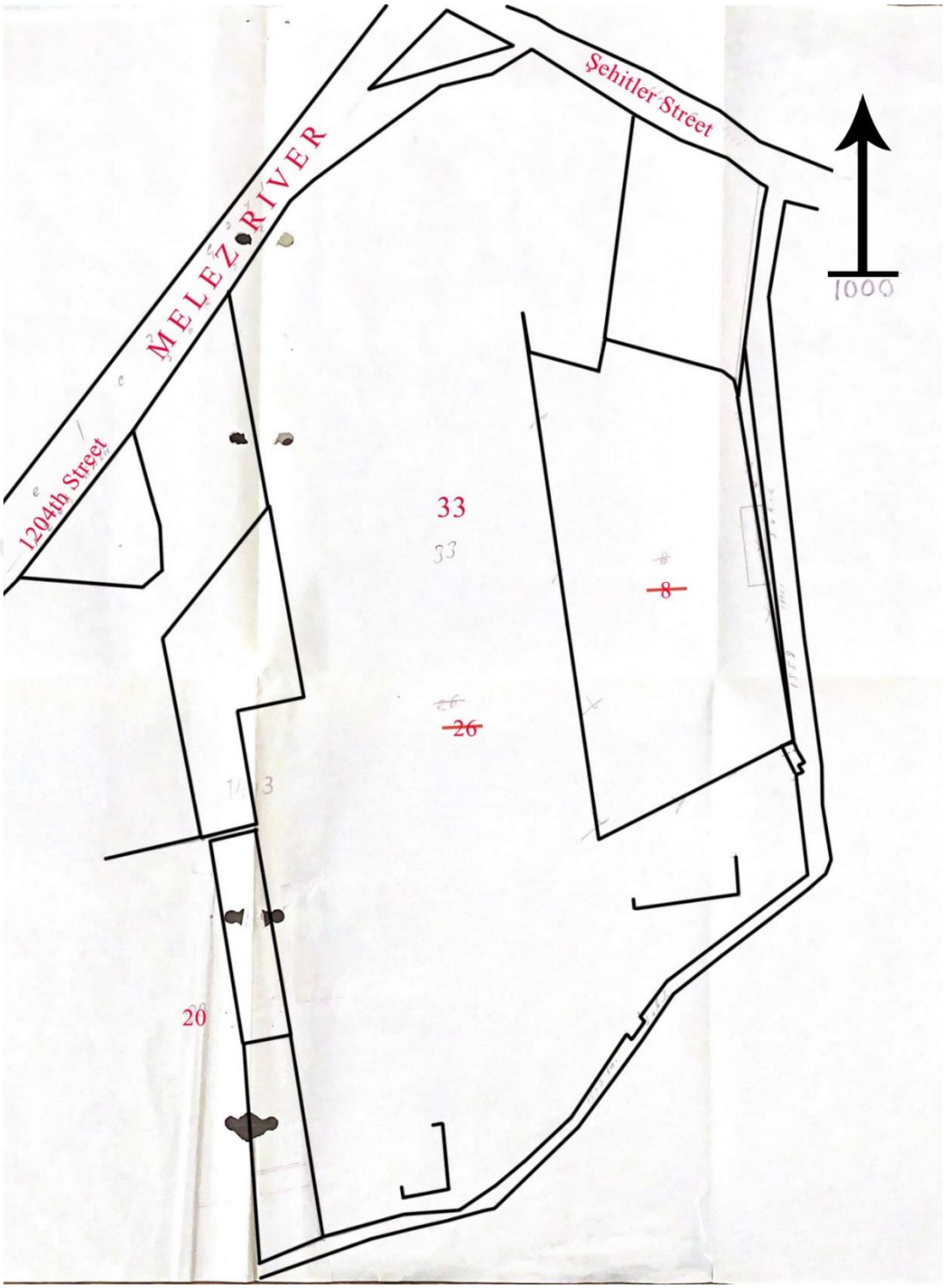
Fen Müdürü

Yasar Tuder

16.11.1951

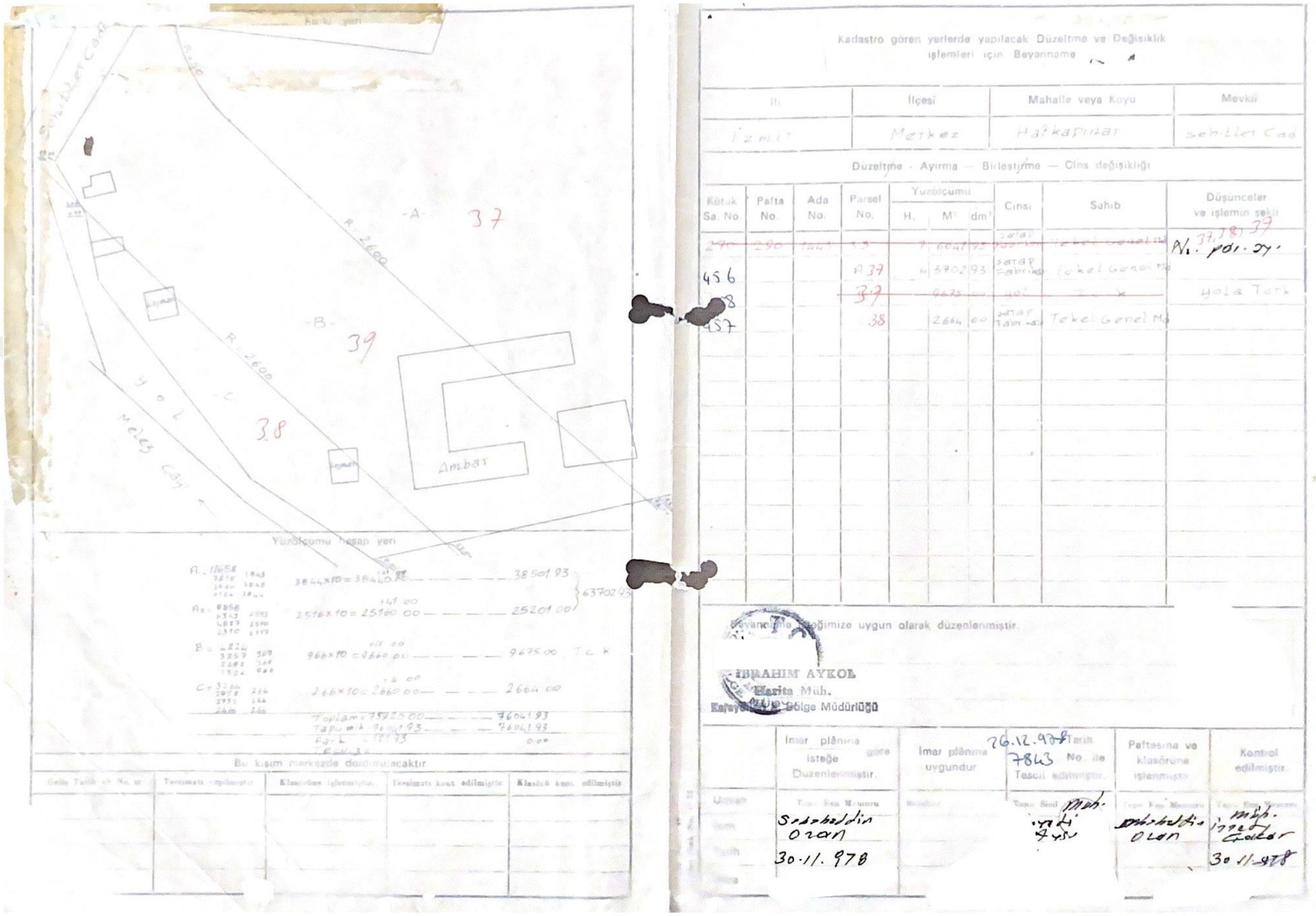
Appendix B.6. 16. 11.11.1951 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)



Appendix B.7. 10. 09.08.1968 Land registry

(Source: Prepared by author using İzmir General Directorate of Land Registry and Cadastre land registry archives)



Kadastro gören yerlerde yapılacak Düzeltme ve Değişiklik işlemleri için Beyanname

İli	İlçesi	Mahalle veya Köyü	Mevkii
İzmir	Merkez	Halkapınar	Şehitler Cad

Düzeltme - Ayırma — Birleştirme — Cins değişikliği

Kütük Sa. No	Pafta No.	Ada No.	Parsel No.	Yüzölçümü H.	M²	dm²	Cinsi	Sahib	Düşünceler ve işlemin şekli
~~290~~	~~290~~	~~144~~	~~19~~	~~7~~	~~6647~~	~~93~~	~~Sebat~~	~~Tekel Genel Müd~~	Al. 37, 38, 39 pd. oy.
456			A 37	6	3702	93	Sebat Fabrika	Tekel Genel Müd	
~~458~~			~~39~~	~~9675~~	~~00~~	~~Hol~~	~~Tck~~		Hala Tck
457			38		2664	00	Sebat Fabrika	Tekel Genel Müd	

Beyanname ile doğumuze uygun olarak düzenlenmiştir.

İBRAHİM AYKOL
Harita Müh.
Kadastro Bölge Müdürlüğü

	İmar plânına göre isteğe Düzenlenmiştir.	İmar plânına uygundur	Tarih 26.12.978 No ile 7843 Tescil edilmiştir.	Paftasına ve klasörüne işlenmiştir	Kontrol edilmiştir.
Unvanı	Tapu Kad. Müdürü	Müh.	Tapu Sicil Müd.	Tapu Kad. Müdürü	Tapu Kad. Müdürü
İsim	Sadettin Ozan		Vekili İmzası	Sadettin Ozan	Müh. İzzet Çakar
Tarih	30.11.978				30.11.978

Appendix B.8. 20. 30.11.1978 Land registry

(Source: İzmir General Directorate of Land Registry and Cadastre)

T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
İZMİR 1 NUMARALI KÜLTÜR VARLIKLARINI KORUMA BÖLGE KURULU
KARAR

TOPLANTI TARİHİ VE NO : **16.05.2022-471** **35.00/4013**

KARAR TARİHİ VE NO : **16.05.2022-13942**

Toplantı Yeri
İZMİR

İzmir İli, Konak İlçesi, Halkapınar Mahallesi'nde bulunan, özel mülkiyete ait, Taşınmaz Kültür ve Tabiat Varlıkları Yüksek Kurulunun 12.04.1985 tarih ve 862 sayılı kararı ile korunması gerekli taşınmaz kültür varlığı olarak tescilli, İzmir 1 Numaralı Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulunun 07.02.2008 tarih ve 2957 sayılı kararı ile koruma grubu 2. grup olarak belirlenen, İzmir 1 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu'nun 24.04.2014 tarih ve 2002 sayılı kararı ile rölöveleri, 02.09.2015 tarih ve 3557 sayılı, 07.10.2015 tarih ve 3653 sayılı kararları ile restorasyon projeleri, 11.02.2016 tarih ve 4148 sayılı kararı ile yeni yapılanmaya ilişkin kitle tasdiki, A-B-C bloklara yönelik uygulama projeleri ve peyzaj projesi tadilen onaylanan, son olarak 15.05.2018 tarih ve 7474 sayılı kararımız ile tescilli 10-11-12-13-14-15 nolu yapılara ilişkin restorasyon tadilat projeleri, parsel üzerindeki yeni yapılaşmalara yönelik A-B-C Bloklar mimari tadilat projeleri ve kitle tasdiği uygun bulunan, 06.06.2017 tarih ve 6075 sayılı kararımız ile 1/1000 ölçekli imar planı uygun bulunan, tapunun 8505 ada, 1 parsel numarasında kayıtlı taşınmazın cins değişikliği (yapılı iken yapısız hale getirme) işlemine ilişkin İzmir Valiliği, Kadastro Müdürlüğü'nün 24.03.2022 tarih ve 4489322 sayılı yazısı ve Müdürlük evrakına 13.05.2022 tarih ve 1381522 sayı ile kayıtlı uzman raporu okundu, işlem dosyası ve diğer ekleri incelendi, yapılan görüşmeler sonucunda;

İzmir İli, Konak İlçesi, Halkapınar Mahallesinde bulunan, özel mülkiyete ait, tapunun 8505 ada, 1 parsel numarasında kayıtlı 2. grup korunması gerekli taşınmaz kültür varlığı olarak tescilli taşınmazda "yapılı iken yapısız hale getirme" ye yönelik cins değişikliğinin uygun olmadığına, parsel üzerinde yer alan korunması gerekli taşınmaz kültür varlığı yapılar göz önünde bulundurularak "tescilli yapılar ve arsası" şeklinde cins değişikliğinin gerçekleştirilebileceğine karar verildi.

Asiye ÜNGEN

BAŞKAN Emre KARAHAN İMZA		BAŞKAN YARDIMCISI Yusuf AKYAZICI İMZA
ÜYE Fatma YILMAZER İMZA	ÜYE Özgü YILDIRIM İMZA	ÜYE Dr. Selda ÖZGÜN CİRTİL İMZA
ÜYE Yağmur Han ŞENEL Büyükşehir Belediye Başkanlığı İMZA	ÜYE Özlem ÖZGÖREN Konak Belediye Başkanlığı İMZA	

(EK-6A)

Kadastro gören yerlerde yapılacak düzeltme ve değişiklik işlemleri için

TESCİL BİLDİRİMİ

İLİ	İLÇESİ	MAH./KÖY	MEVKİİ
İZMİR	KONAK	HALKAPINAR	---

~~Düzeltme - Ayırma - Birleştirme -~~ Cins Değişikliği ~~- İrtifak Hakkı - Yola Terk / İhdas - Muhdesat Terkini - Kamulaştırma~~

Kütük Sa.No.	Pafta No	Ada No	Parsel No	Yüzölçümü ha	Yüzölçümü m²	Yüzölçümü dm²	Cinsi	Maliki	Düşünceler ve İşlemin şekli
1036	24N-4-c	8505	1	-4-	1520	83	~~Şarap Fabrikası~~	TÜRKERLER İNŞAAT TURİZM MADENCİLİK ENERJİ ÜRETİM TİCARET VE SANAYİ ANONİM ŞİRKETİ	Cins Değişikliği
1036	24N-4-c	8505	1	-4-	1520	83	Şarap Fabrikası ve Arsası	TÜRKERLER İNŞAAT TURİZM MADENCİLİK ENERJİ ÜRETİM TİCARET VE SANAYİ ANONİM ŞİRKETİ	

ONAY
Kadastro Müdürü

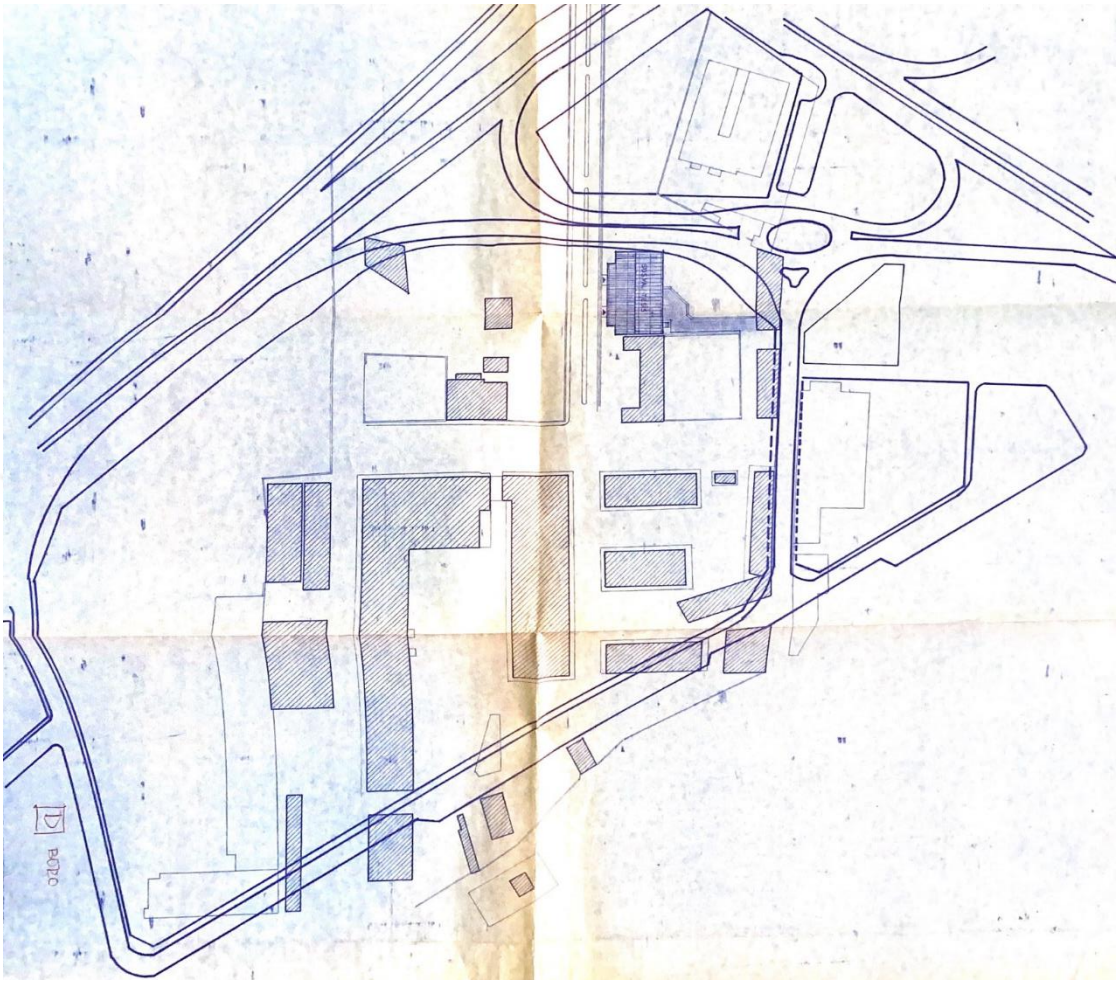
Fen Kayıt No	Düzenleyen	Kontrol Eden		Paftasına, Fen Klasörüne, Tescil Tarihi-Yevmiye Numarası ve Megsis'e		Belediye Encümeni / İl Encümeni
2022 / 1025	Kadastro Müdürlüğü Lisanslı Büro	Kontrol Memı	Kontrol Mühendisi 08/07/2022	İşlenmiştir	Kontrol Edilmiştir. Tufan KAYA	Tarih : No:
Adı Soyadı	Hakan YALÇIN Kadastro Teknisyeni					01.08.22 /20.... tarih ve 30924 Yevmiye Numarası ile tescil edimiştir.
Tarih	07/07/2022					
İmza				12 Ey		

Appendix B.9. 16.25.2022 decision to land registry type change

(Source: İzmir General Directorate of Land Registry and Cadastre)

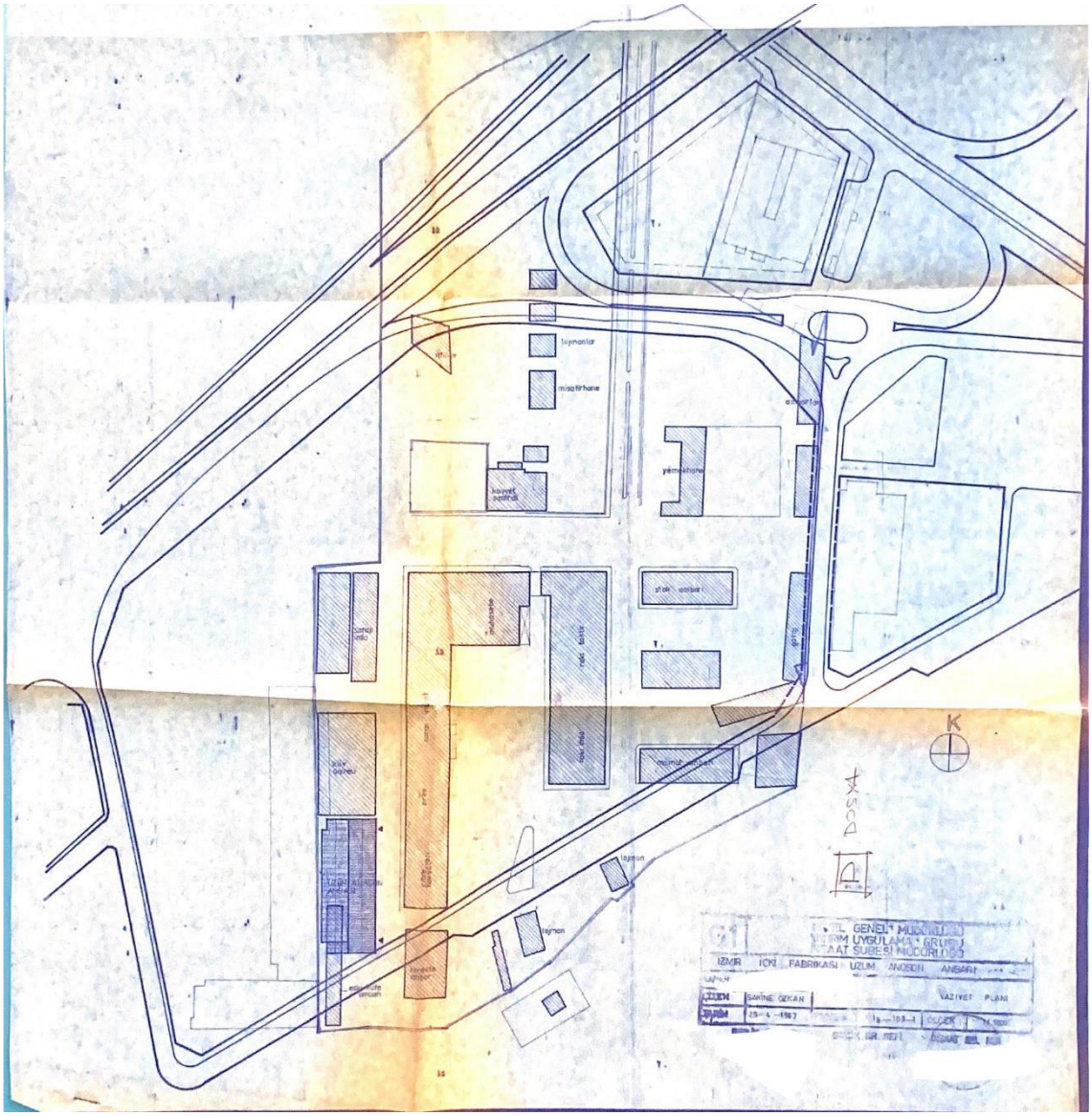
APPENDIX C

SÜMER HOLDING ARCHIVES



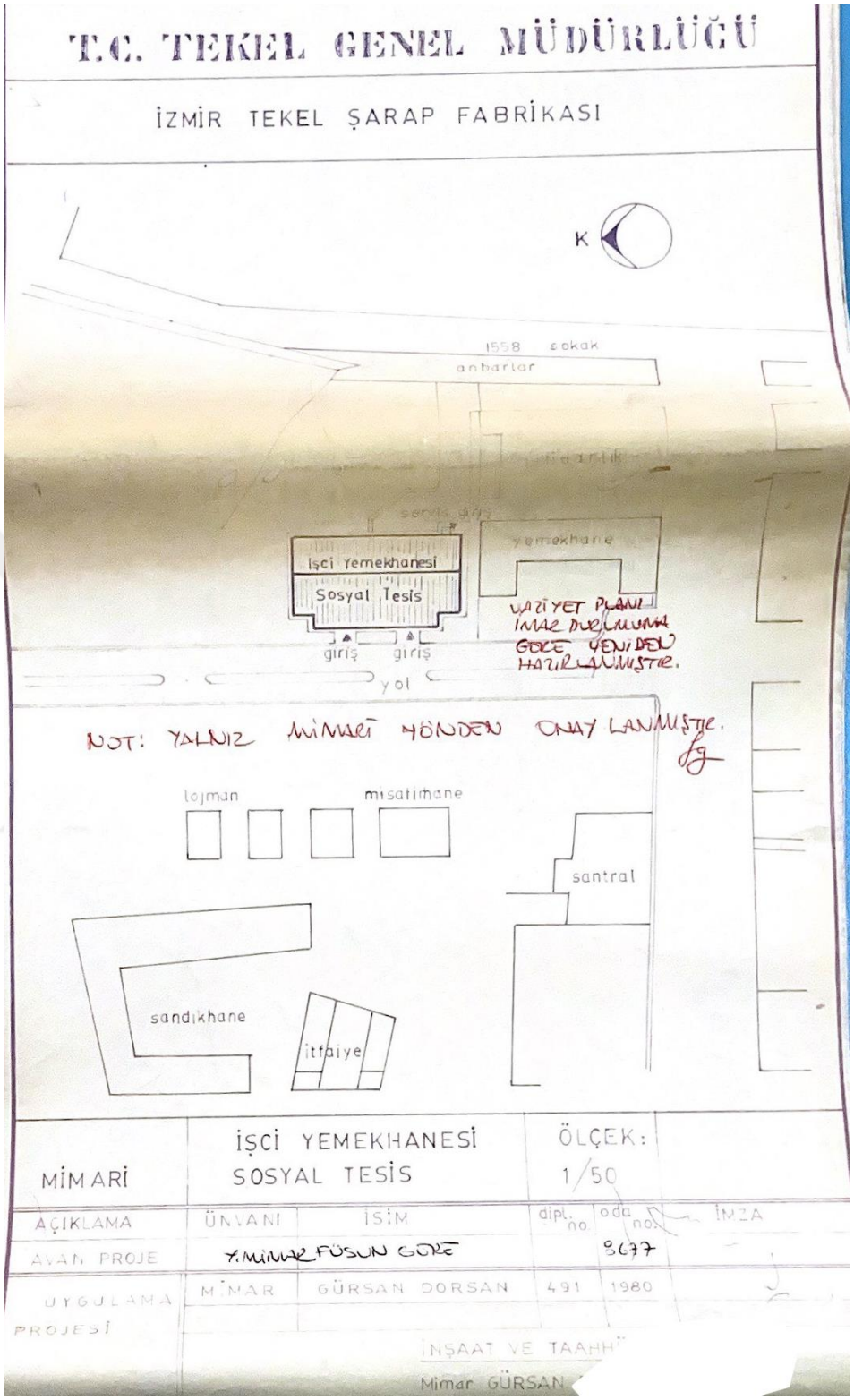
Appendix C.1. 04.03.1983 Site Plan

(Source: Sümer Holding)



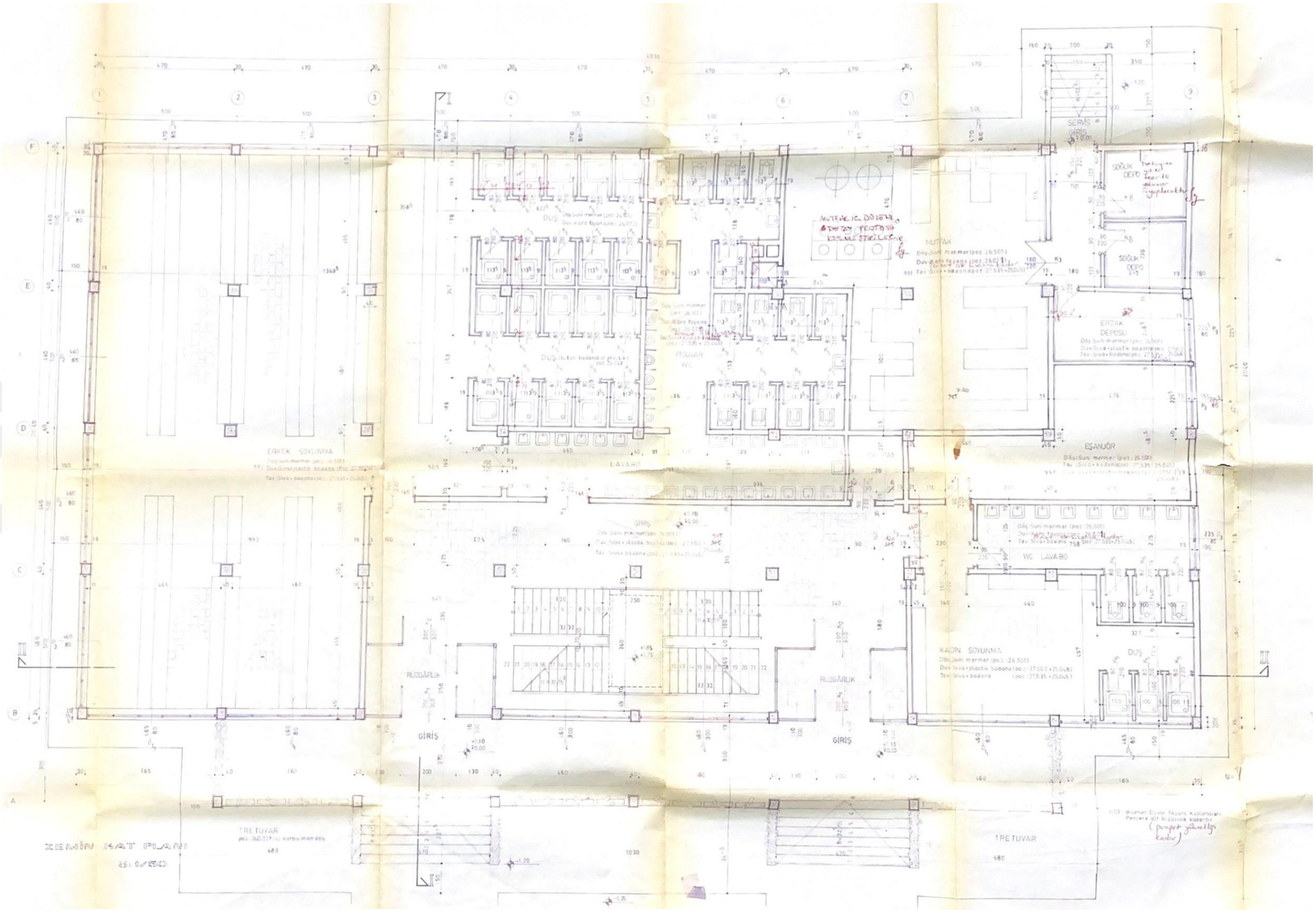
Appendix C.2. 25.04.1983 Site Plan

(Source: Sümer Holding)



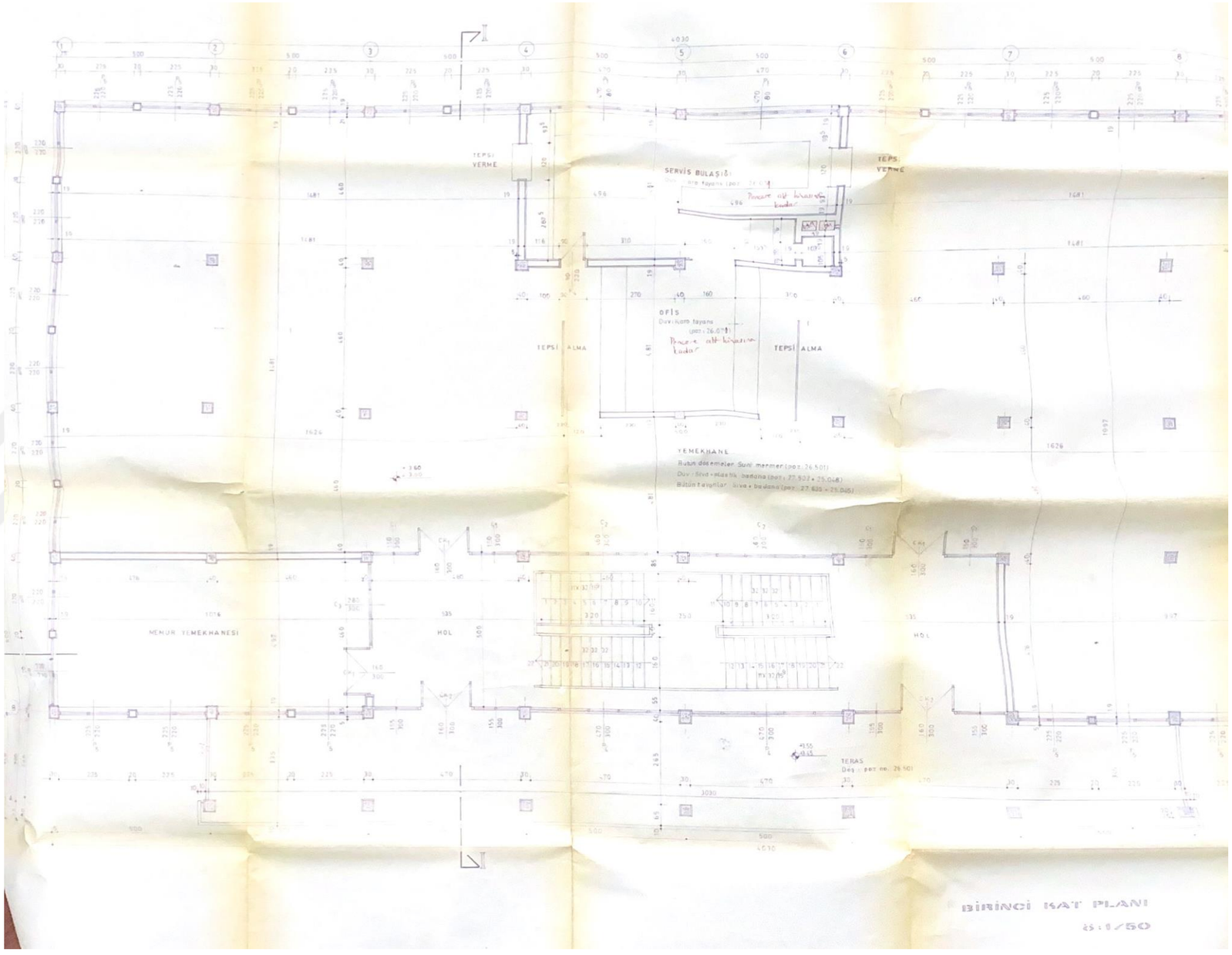
Appendix C.3. 04.03.1983 Site Plan

(Source: Sümer Holding)



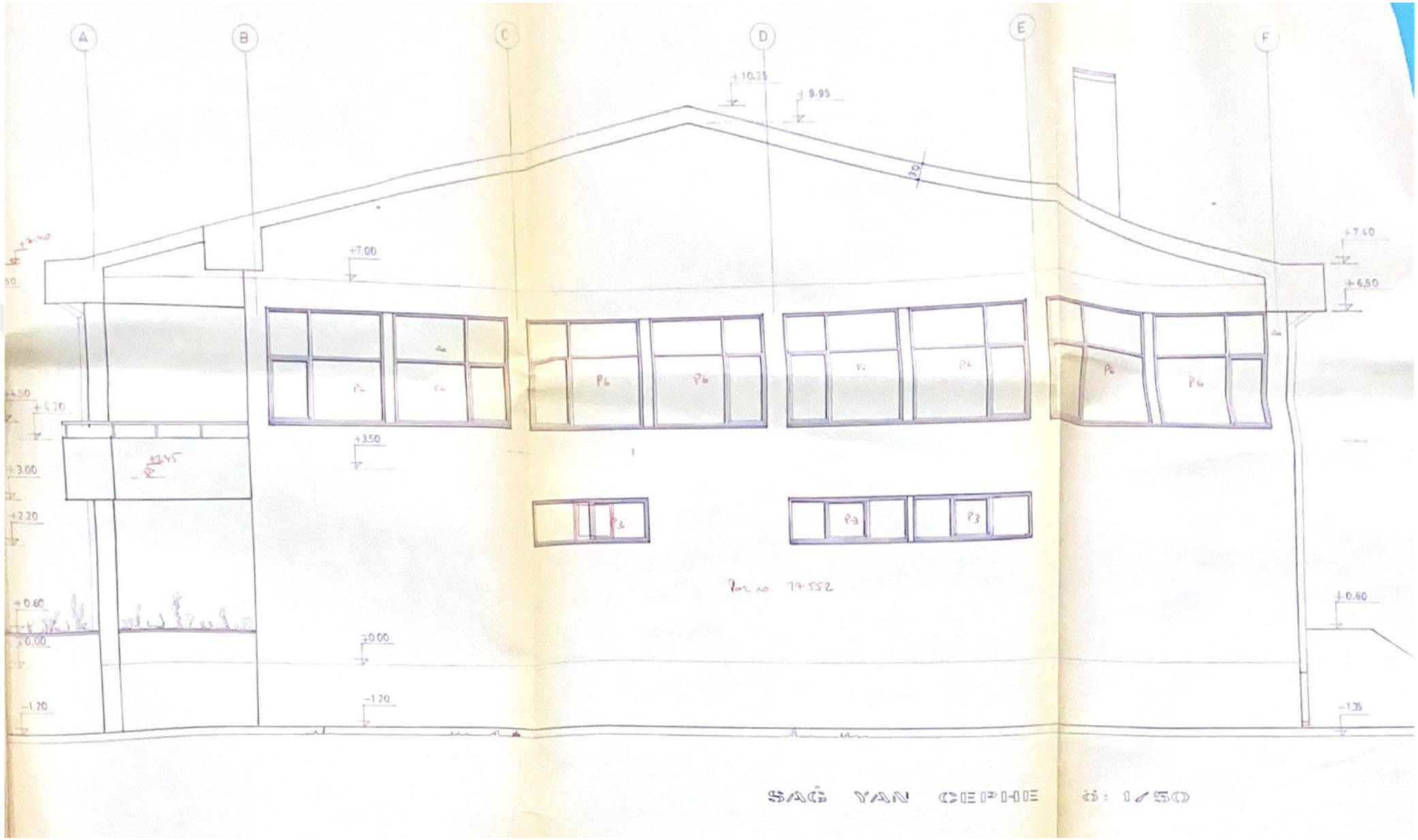
Appendix C.4. 04.03.1983 Recreational Facility (Building 24) Ground Floor Plan

(Source: Sümer Holding)



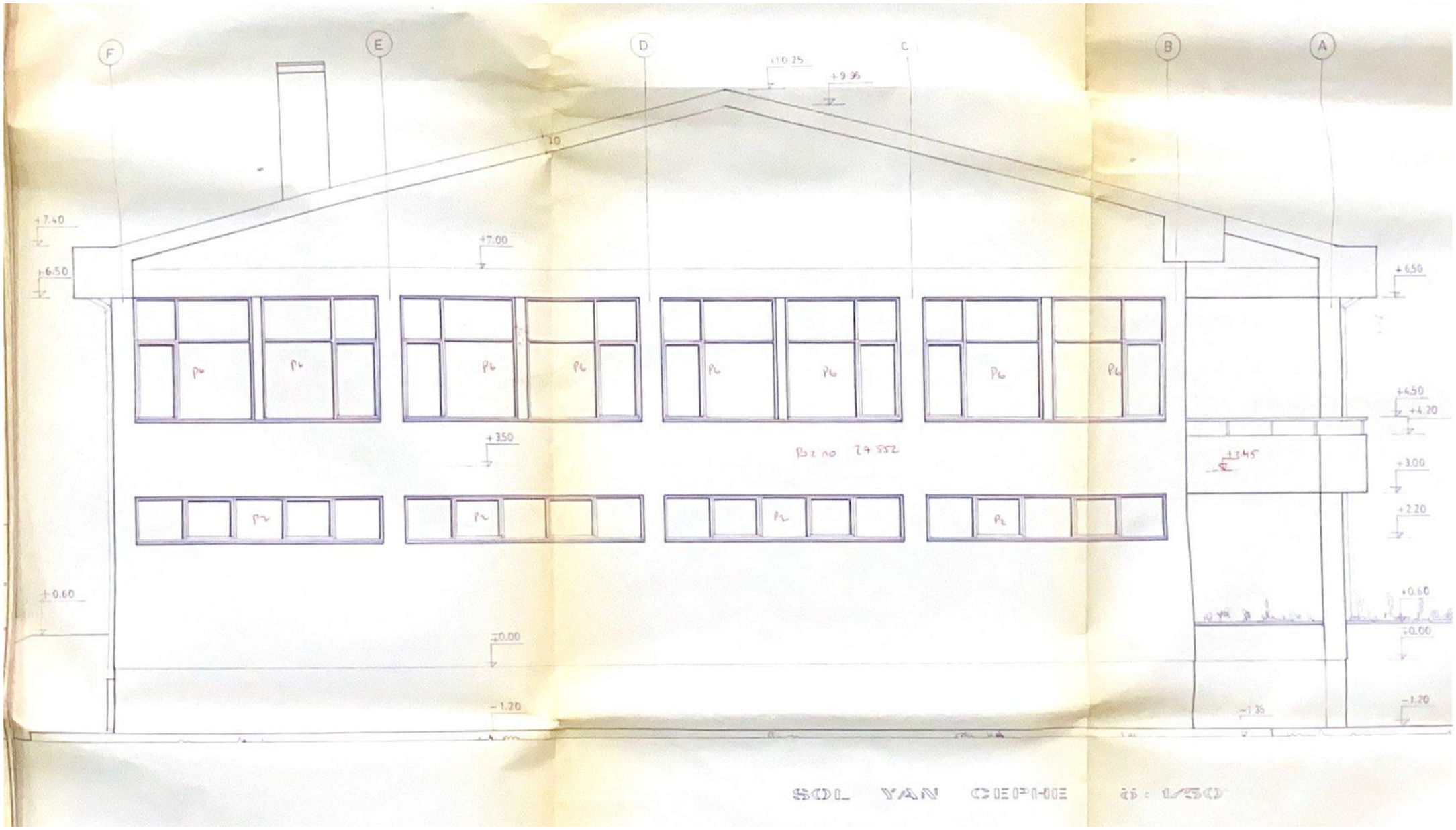
Appendix C.5. 04.03.1983 Recreational Facility (Building 24) First Floor Plan

(Source: Sümer Holding)



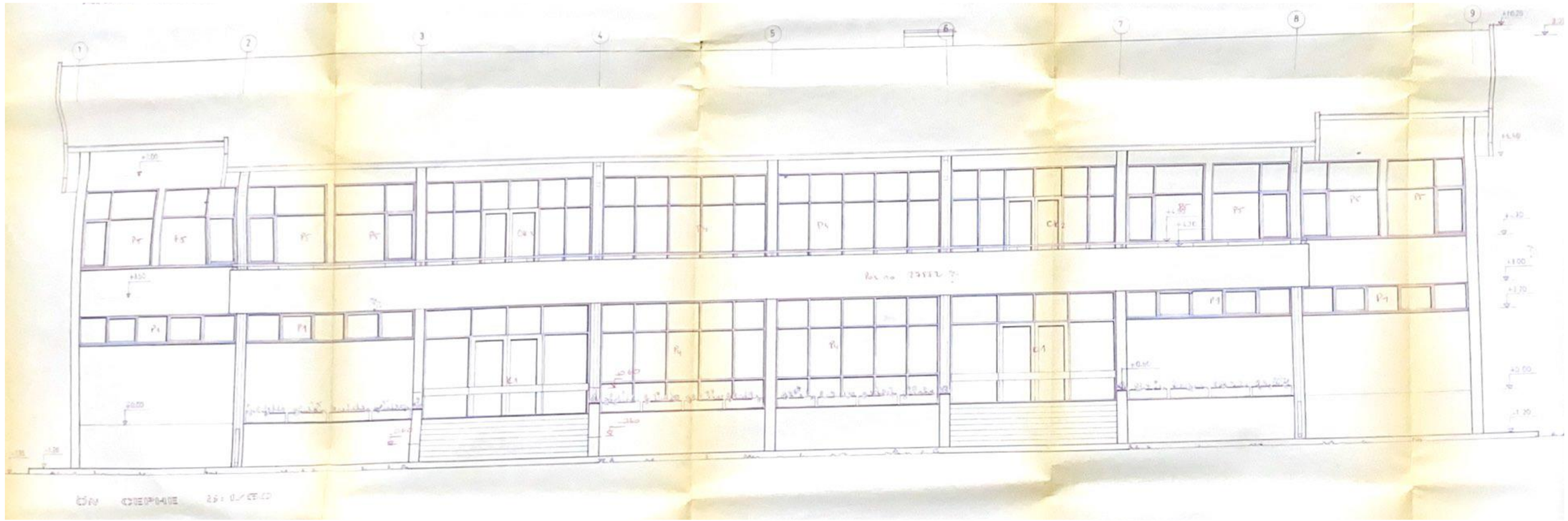
Appendix C.6. 04.03.1983 Recreational Facility (Building 24) Right Facade

(Source: Sümer Holding)



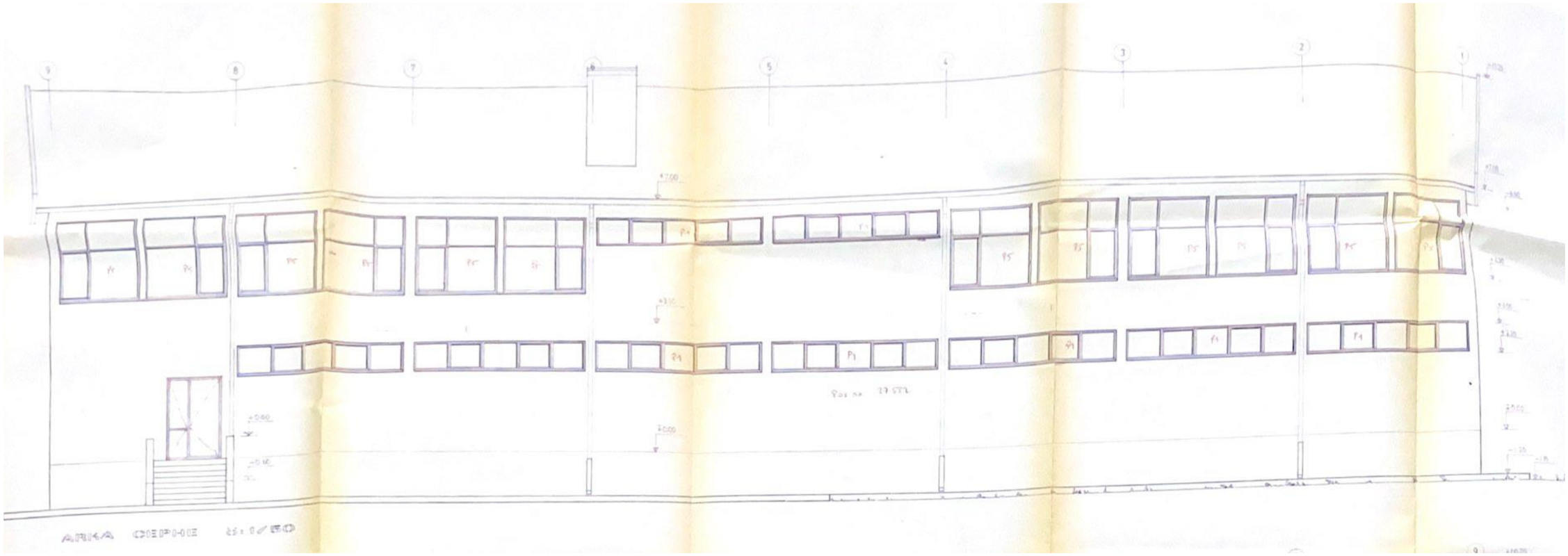
Appendix C.7. 04.03.1983 Recreational Facility (Building 24) Left Facade

(Source: Sümer Holding)



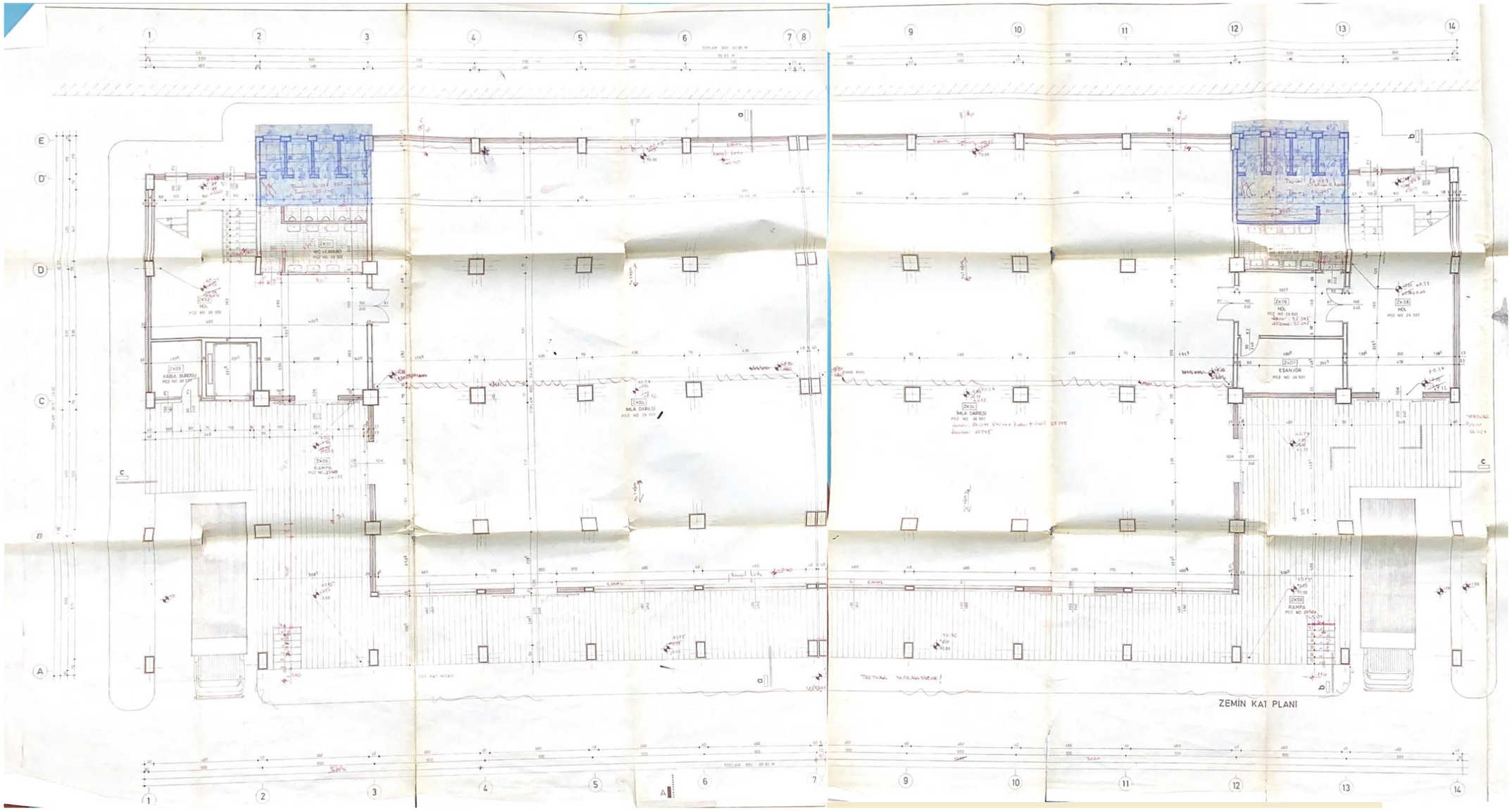
Appendix C.8. 04.03.1983 Recreational Facility (Building 24) Front Facade

(Source: Sümer Holding)



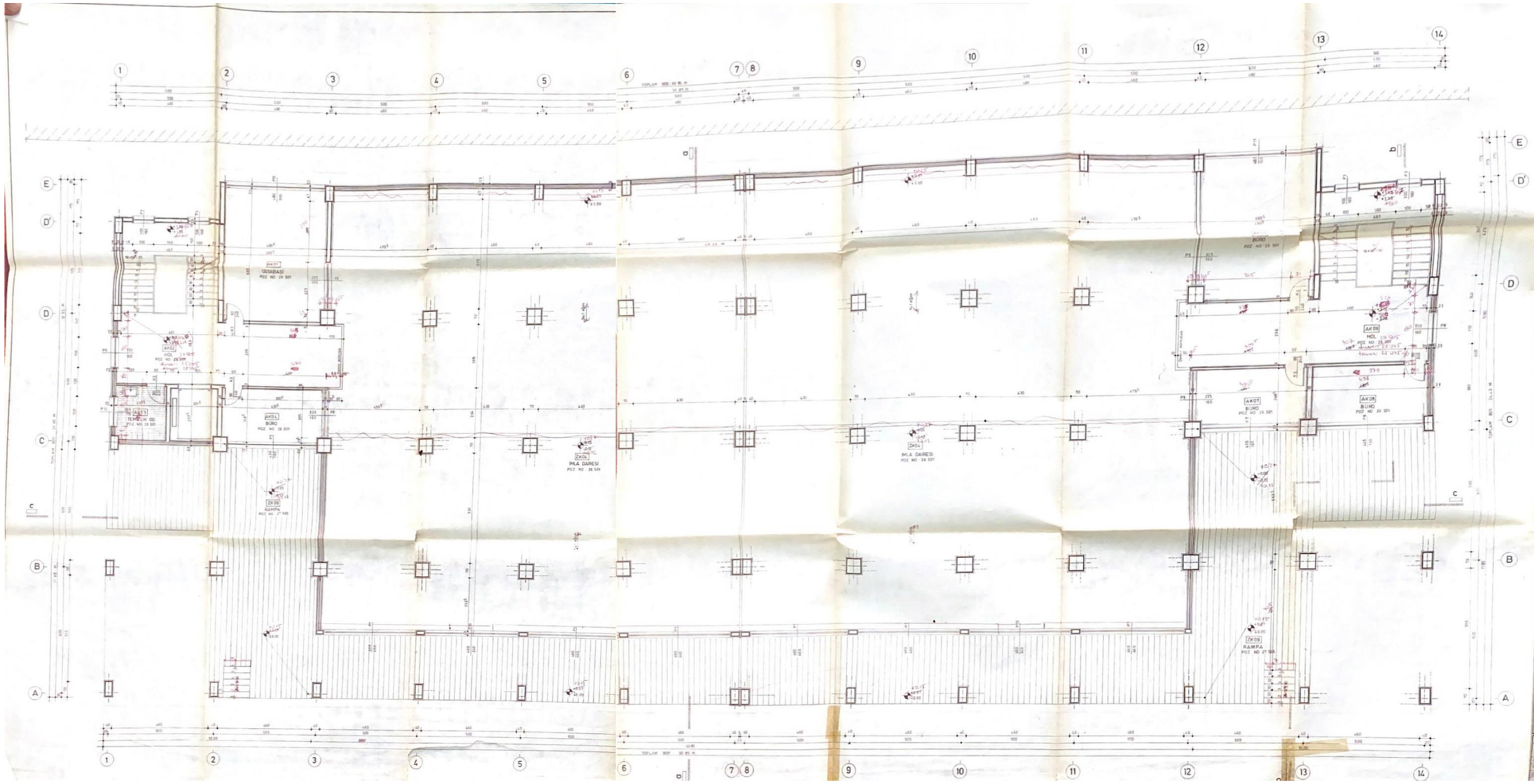
Appendix C.9. 04.03.1983 Recreational Facility (Building 24) Back Facade

(Source: Sümer Holding)



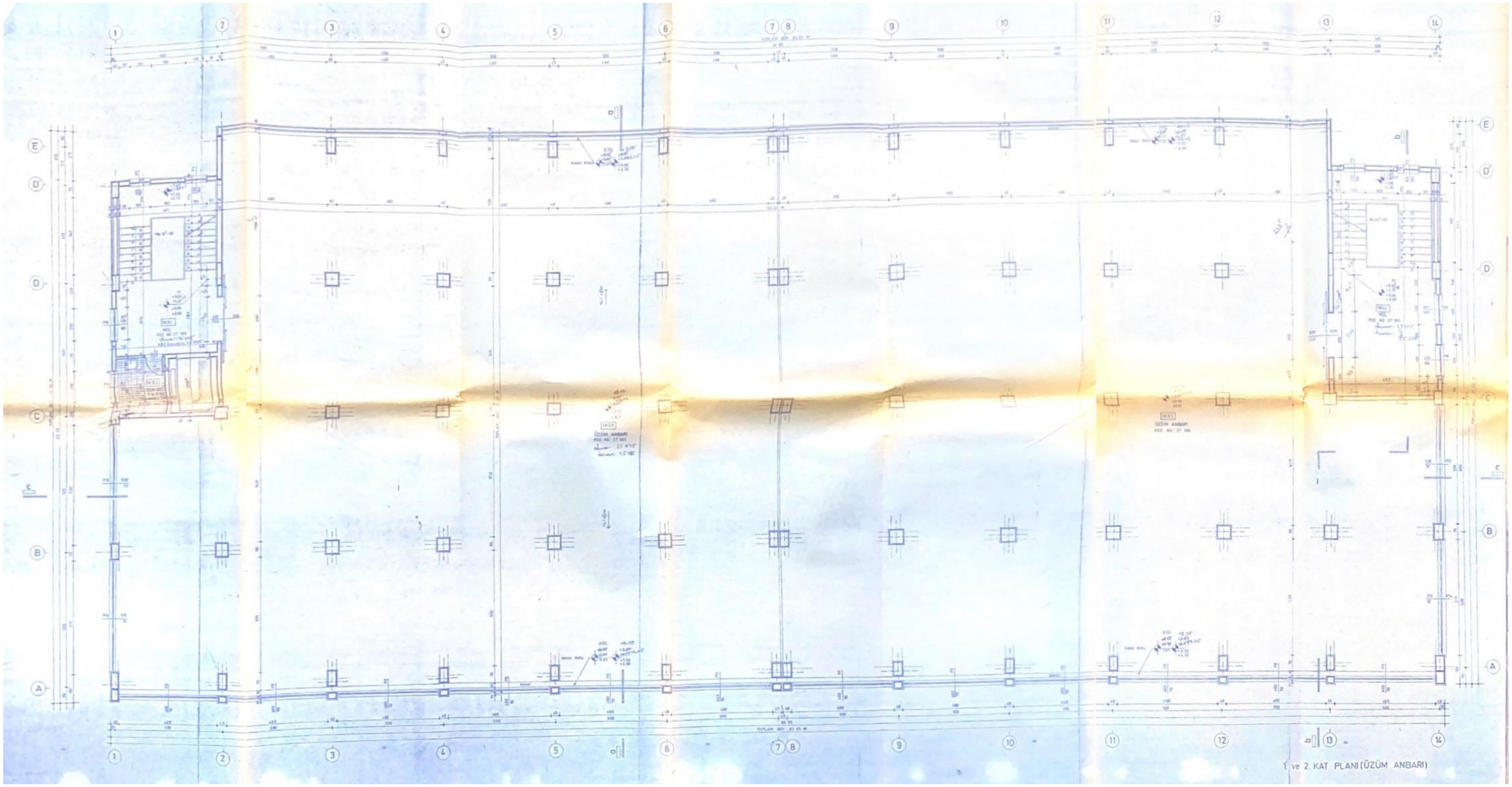
Appendix C.10. 25.04.1983 Anise Warehouse and Filling Building (Building 44) Ground Floor

(Source: Sümer Holding)



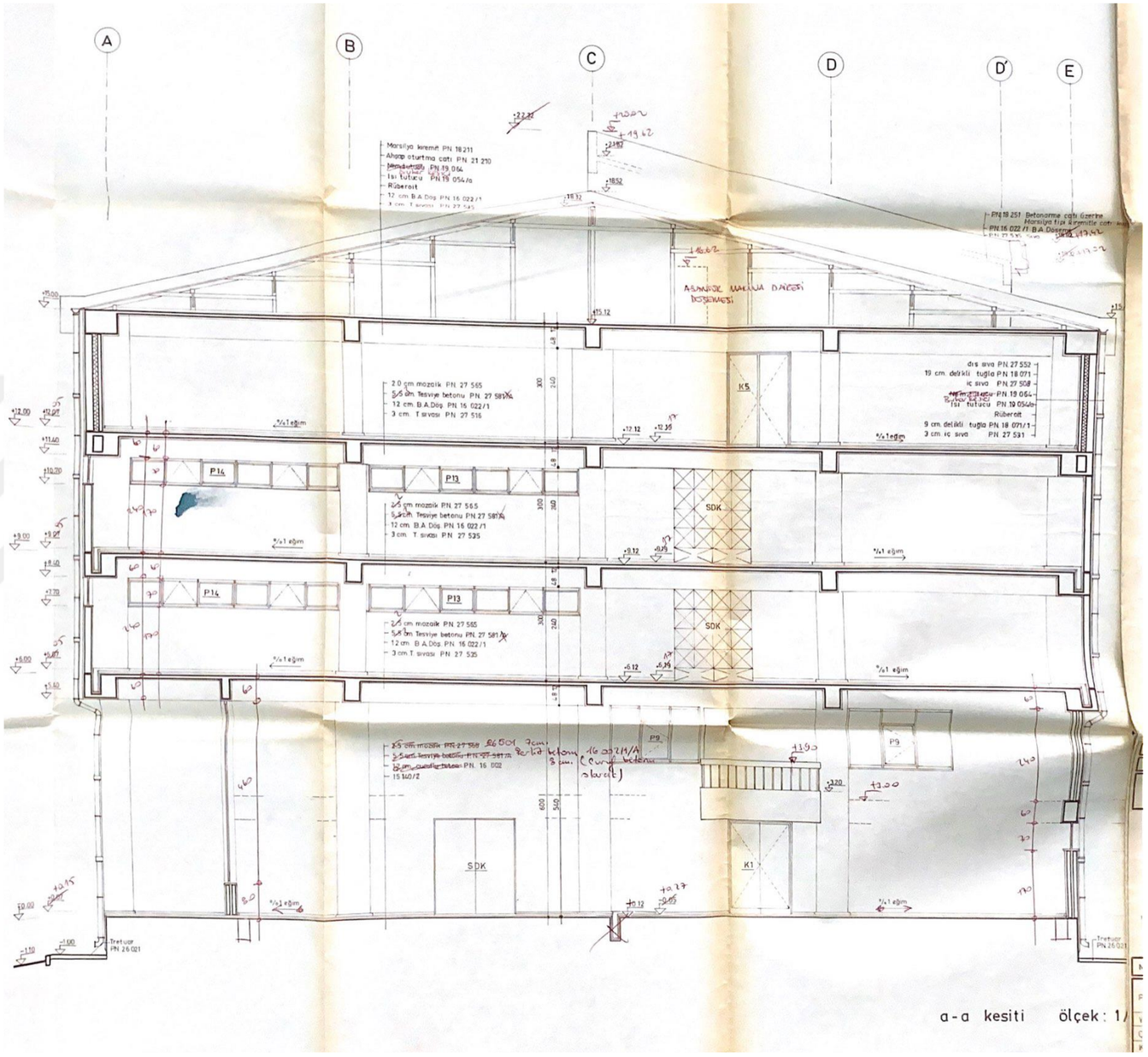
Appendix C.11. 25.04.1983 Anise Warehouse and Filling Building (Building 44) +3.00 Plan

(Source: Sümer Holding)



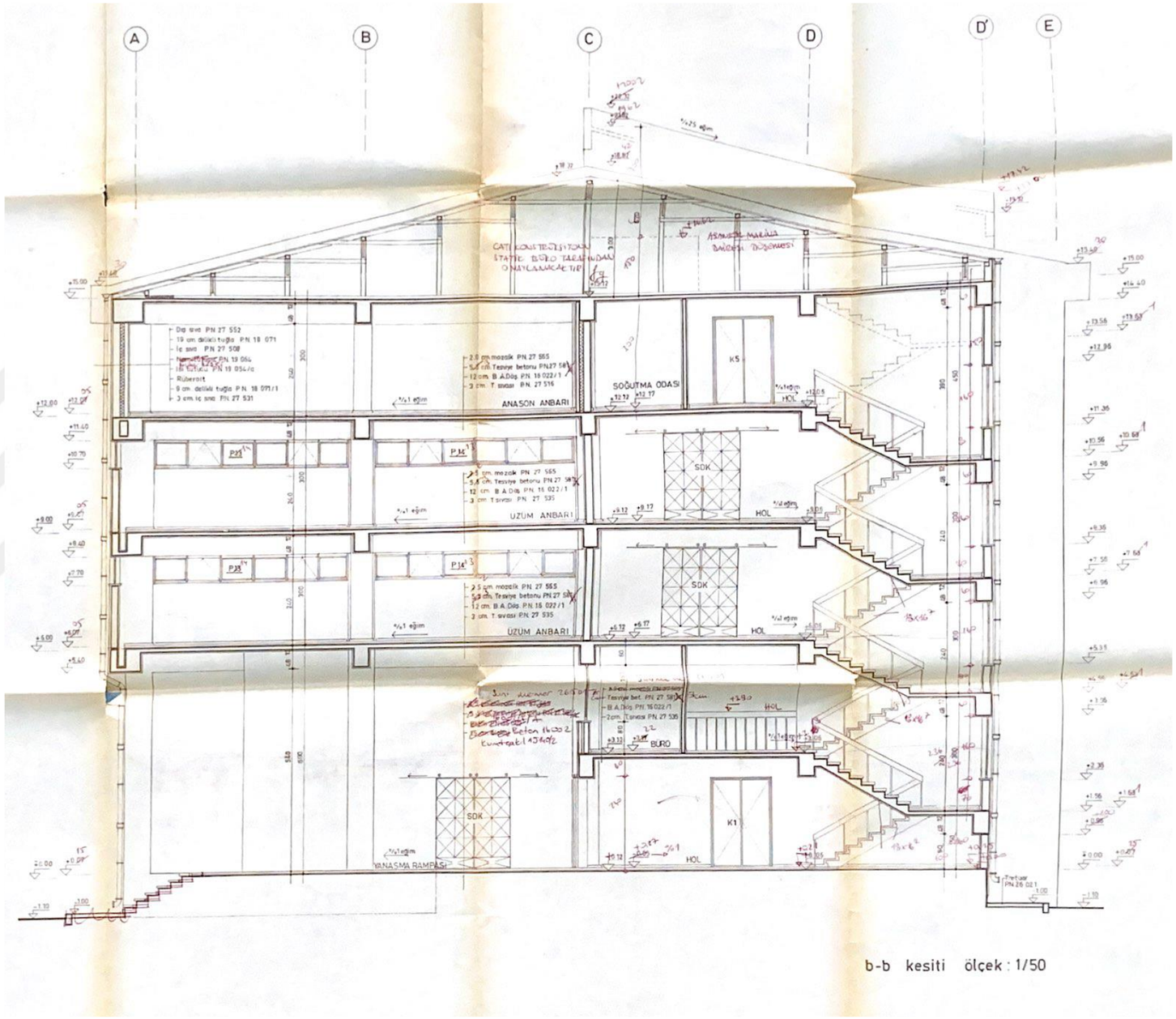
Appendix C.12. 25.04.1983 Anise Warehouse and Filling Building (Building 44) 1st and 2nd Floor Plan

(Source: Sümer Holding)



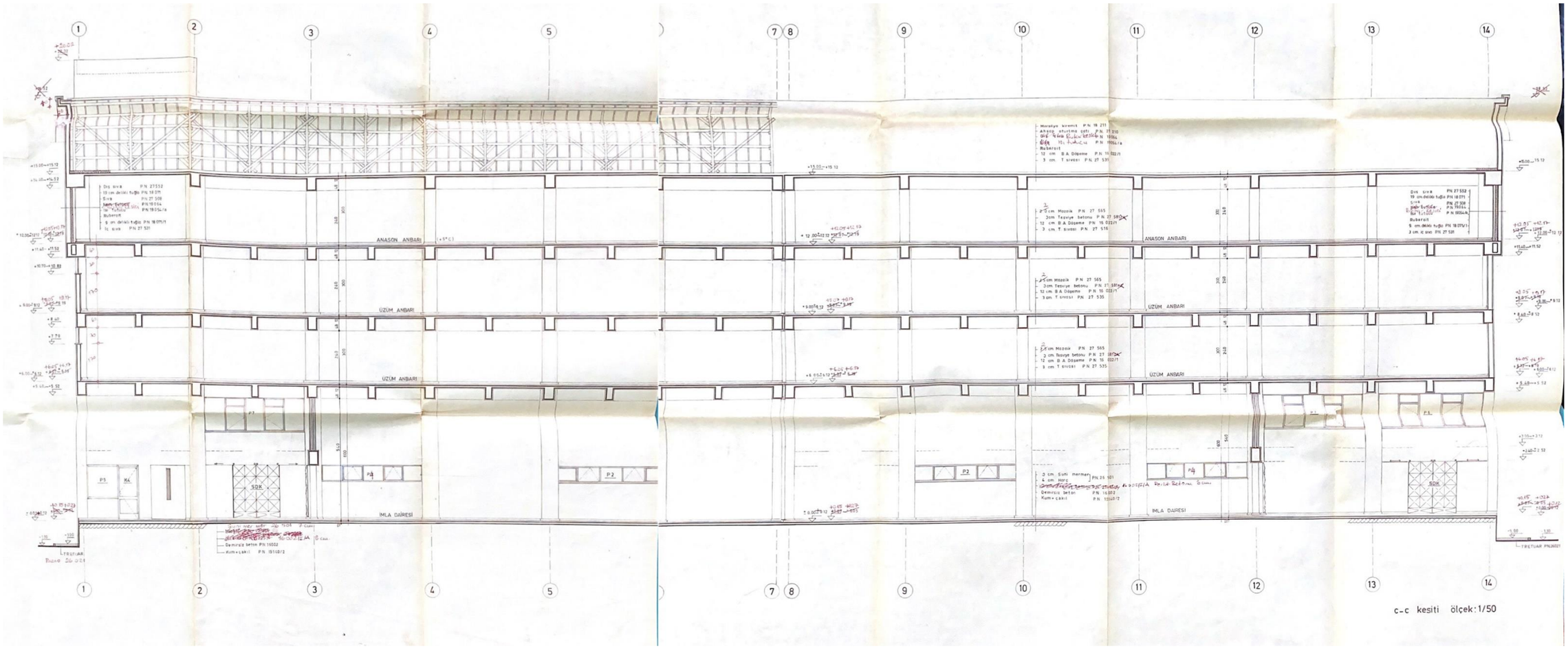
Appendix C.13. 25.04.1983 Anise Warehouse and Filling Building (Building 44) a-a Section

(Source: Sümer Holding)



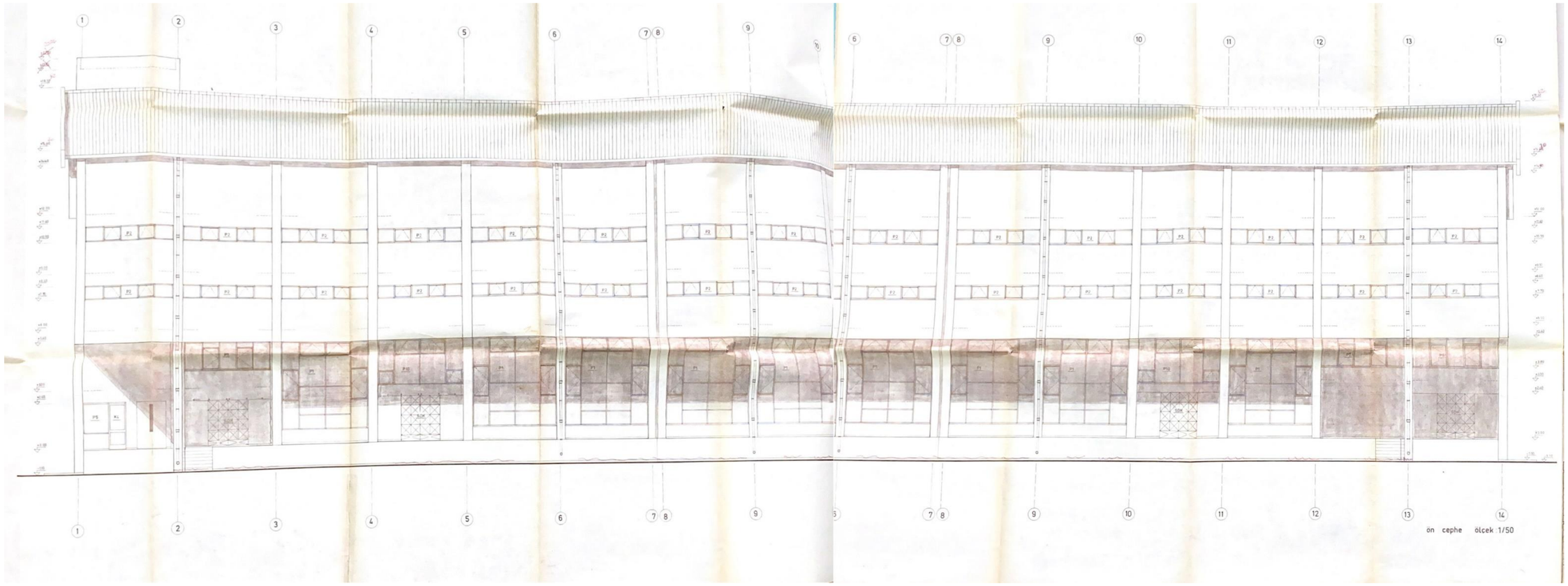
Appendix C.14. 25.04.1983 Anise Warehouse and Filling Building (Building 44) b-b Section

(Source: Sümer Holding)



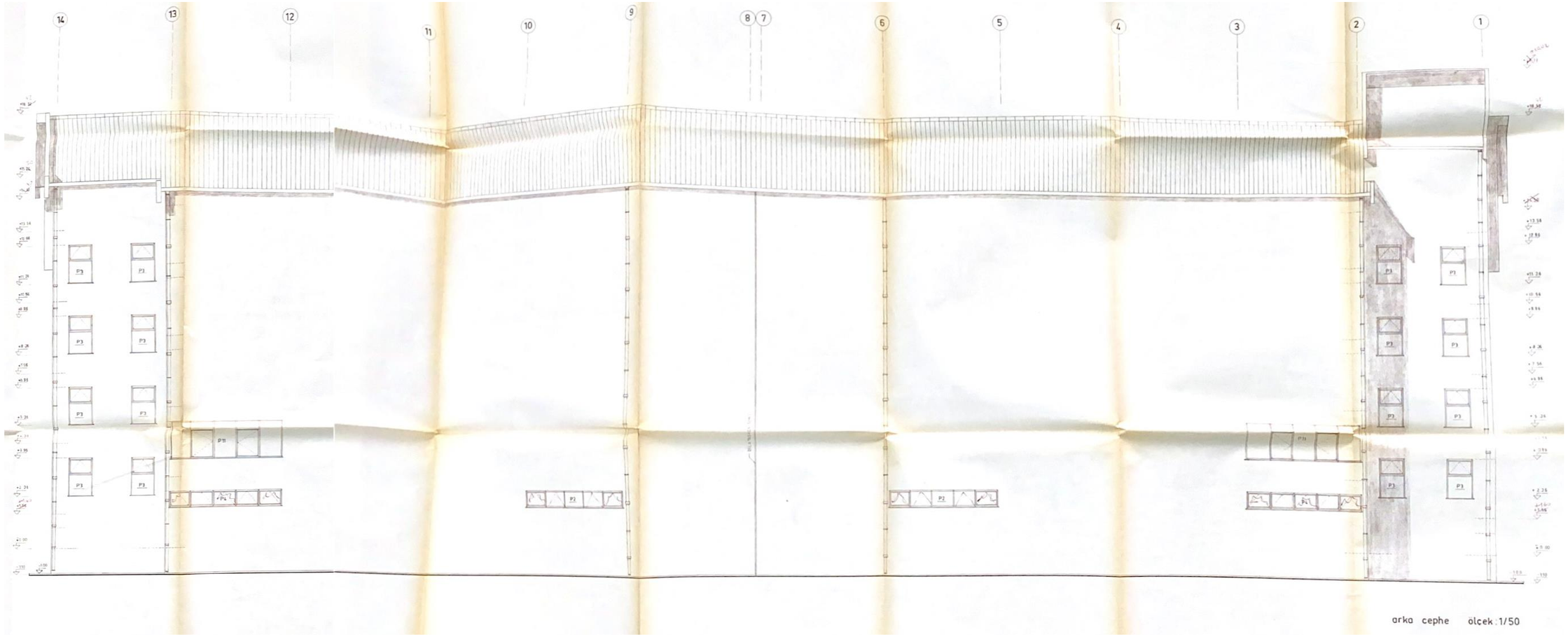
Appendix C.15. 25.04.1983 Anise Warehouse and Filling Building (Building 44) c-c Section

(Source: Sümer Holding)



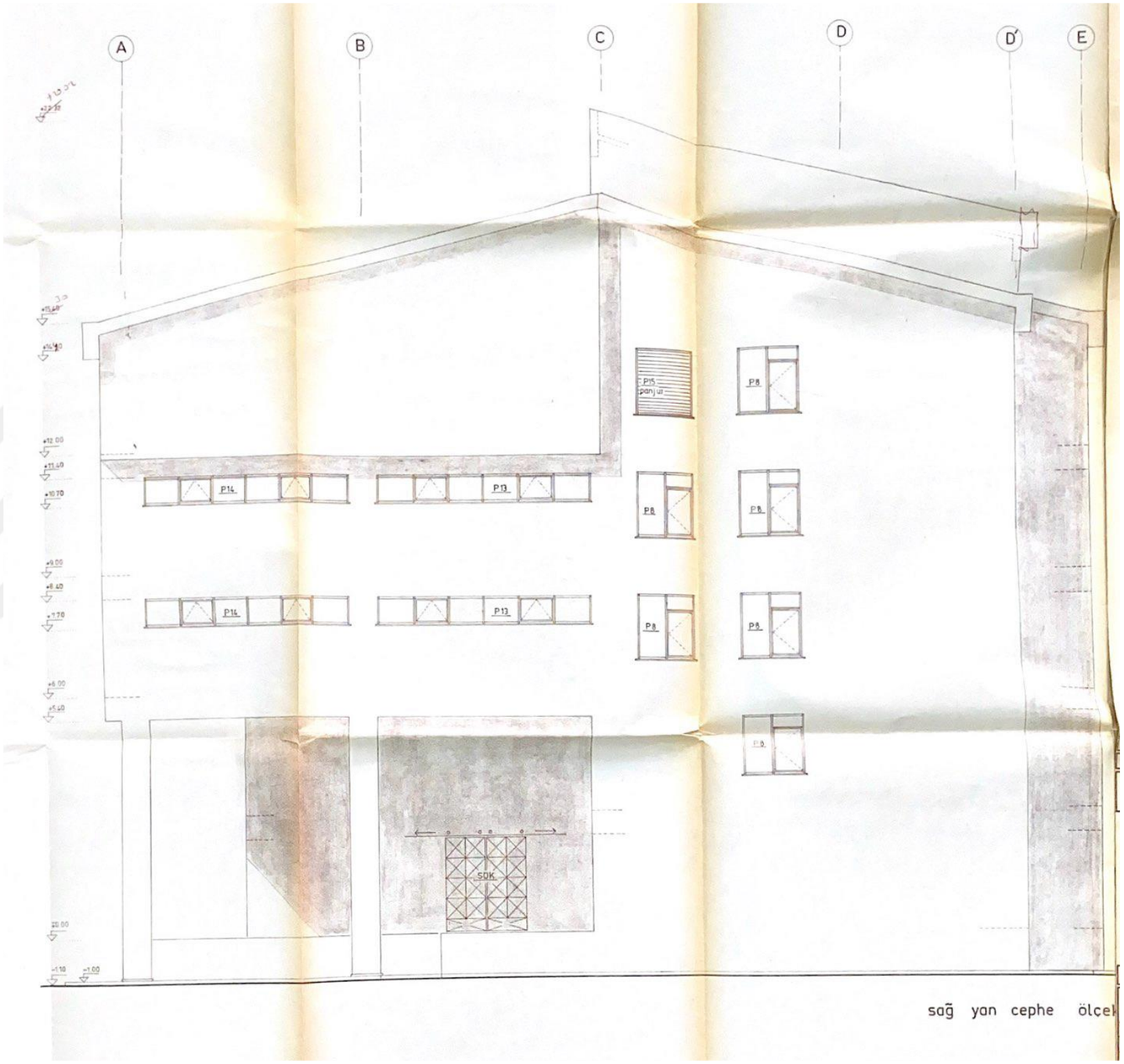
Appendix C.16. 25.04.1983 Anise Warehouse and Filling Building (Building 44) Front Facade

(Source: Sümer Holding)



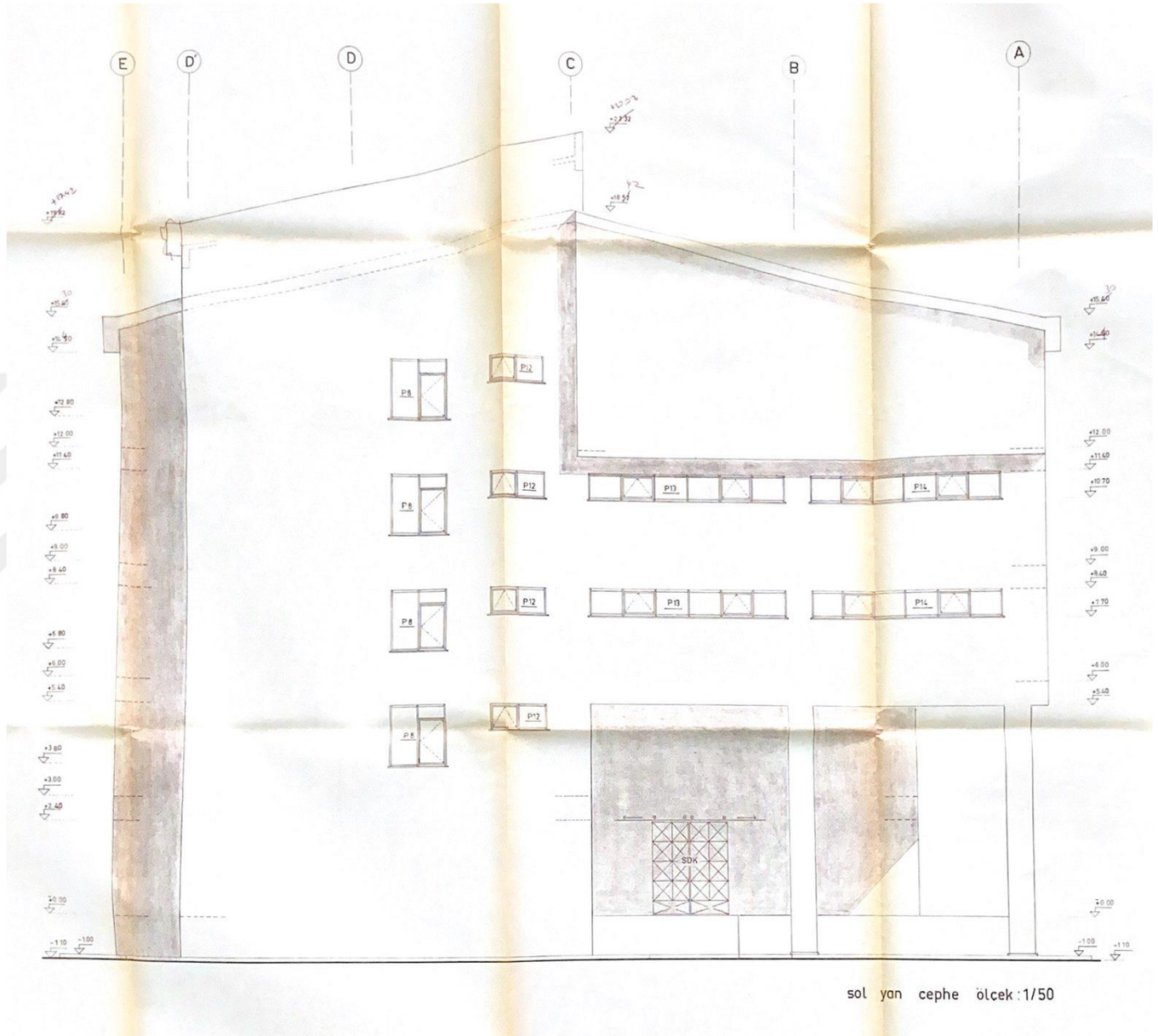
Appendix C.17. 25.04.1983 Anise Warehouse and Filling Building (Building 44) Back Facade

(Source: Sümer Holding)



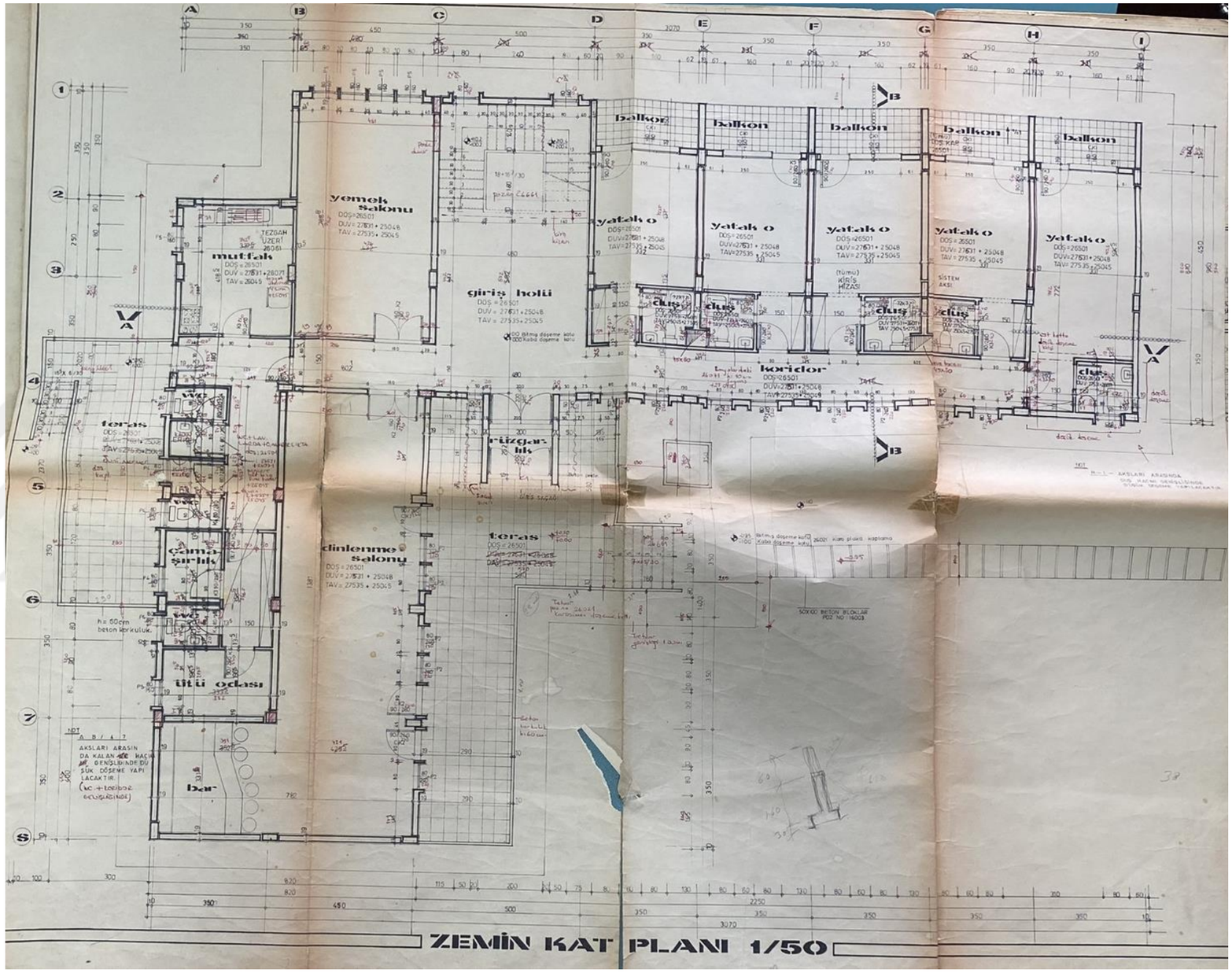
Appendix C.18. 25.04.1983 Anise Warehouse and Filling Building (Building 44) Right Facade

(Source: Sümer Holding)



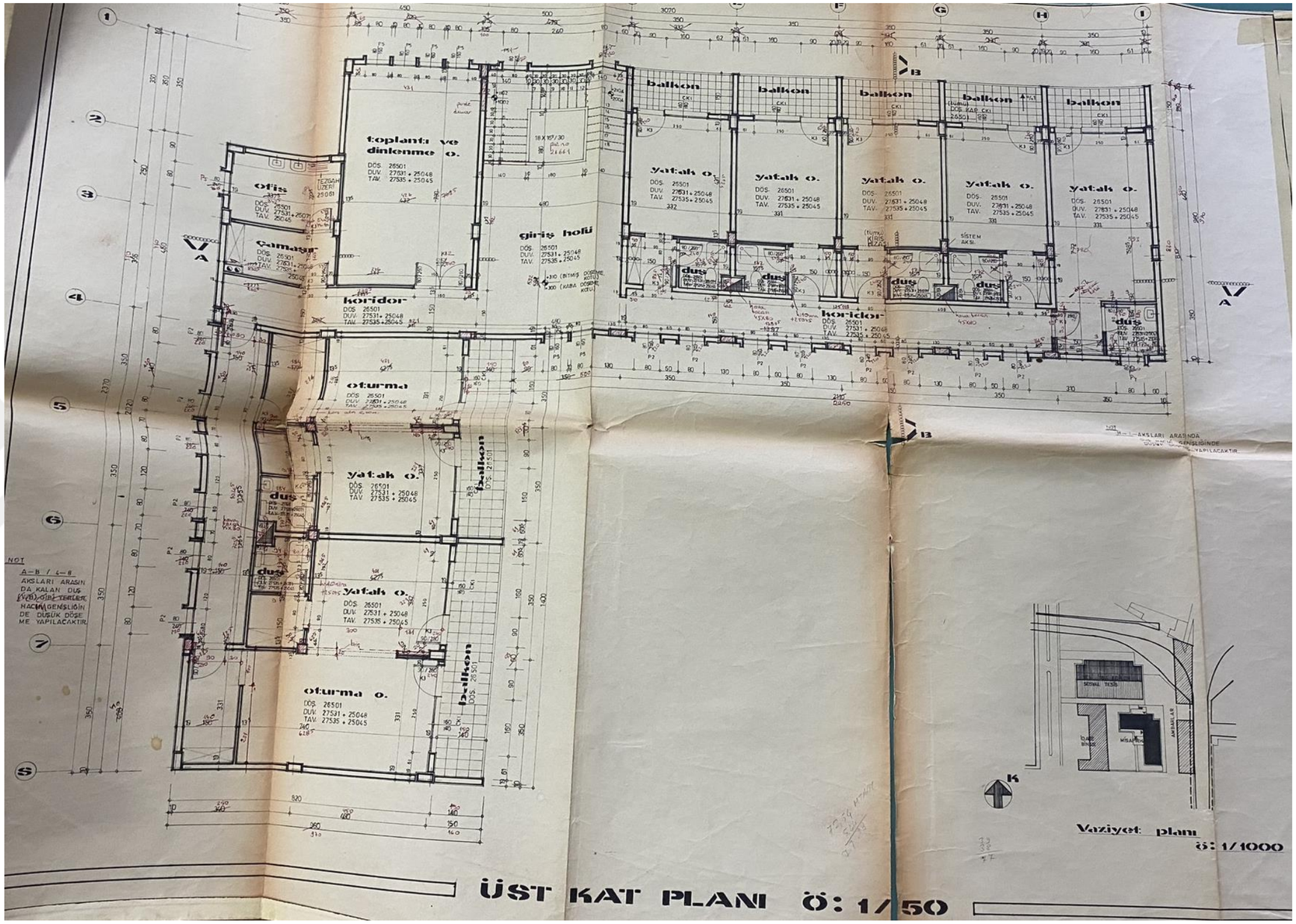
Appendix C.19. 25.04.1983 Anise Warehouse and Filling Building (Building 44) Left Facade

(Source: Sümer Holding)



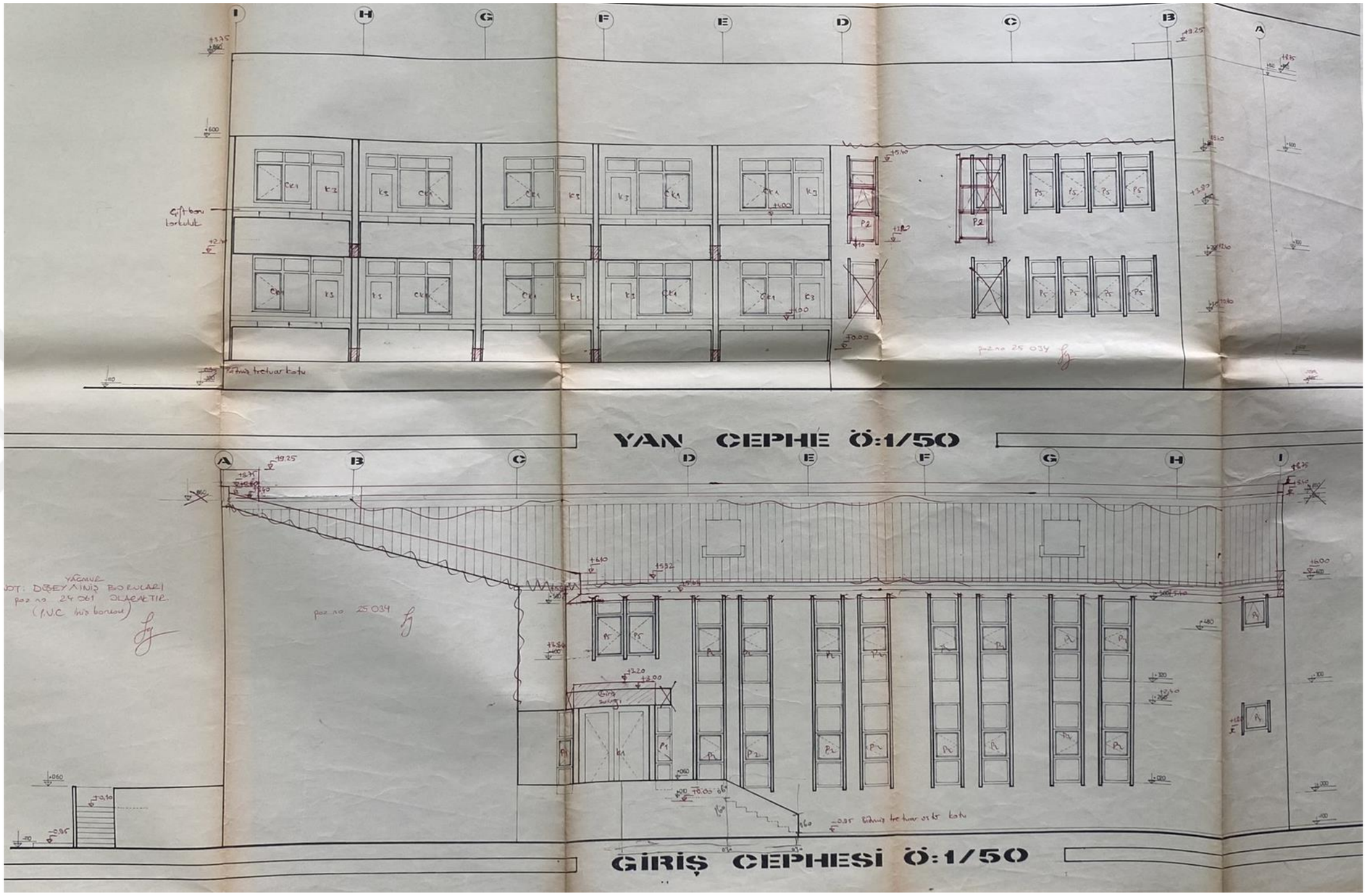
Appendix C.20. 07.04.1986 Guesthouse (Building 26) Ground Floor Plan

(Source: Sümer Holding)



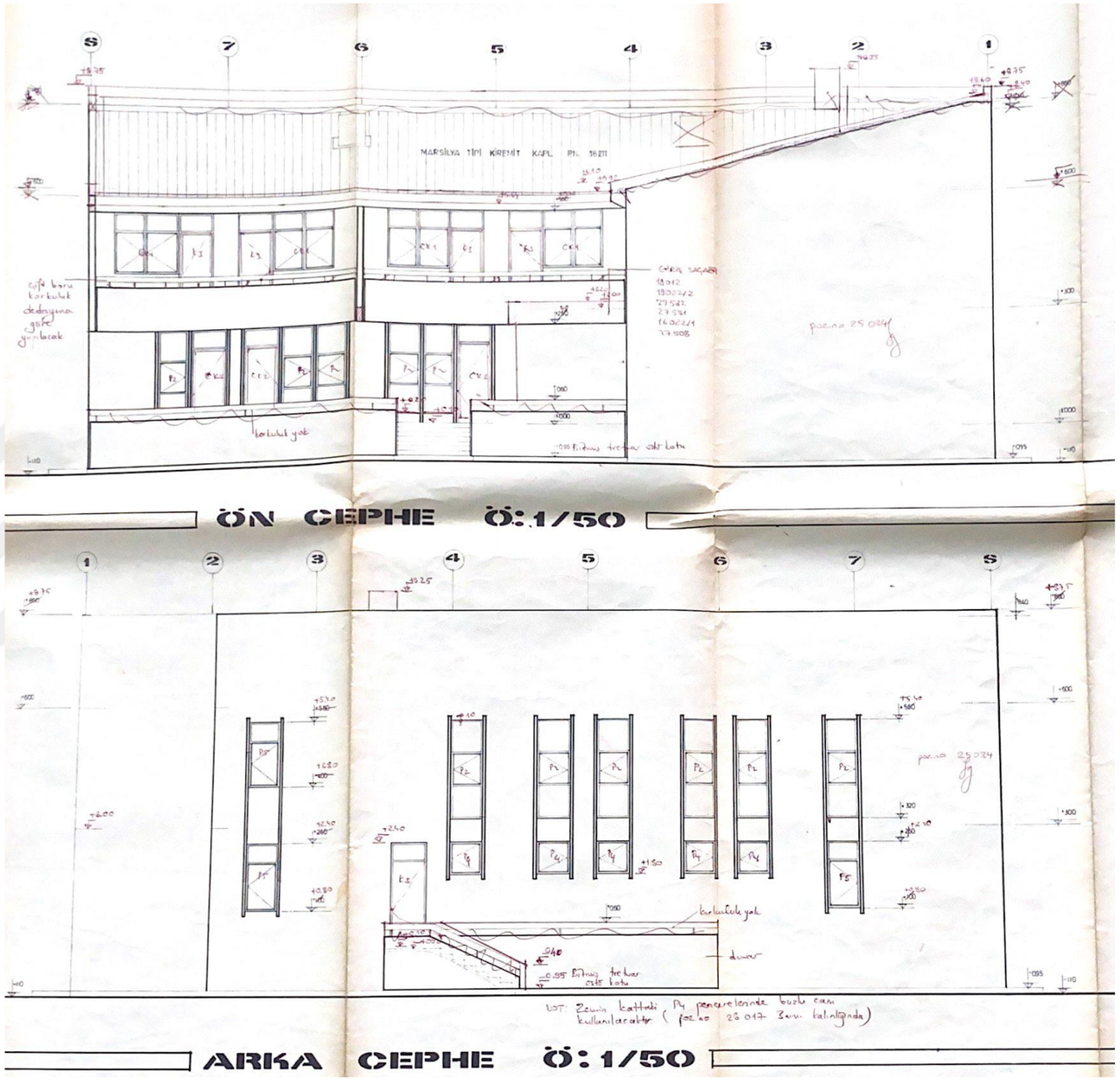
Appendix C.21. 07.04.1986 Guesthouse (Building 26) First Floor Plan

(Source: Sümer Holding)



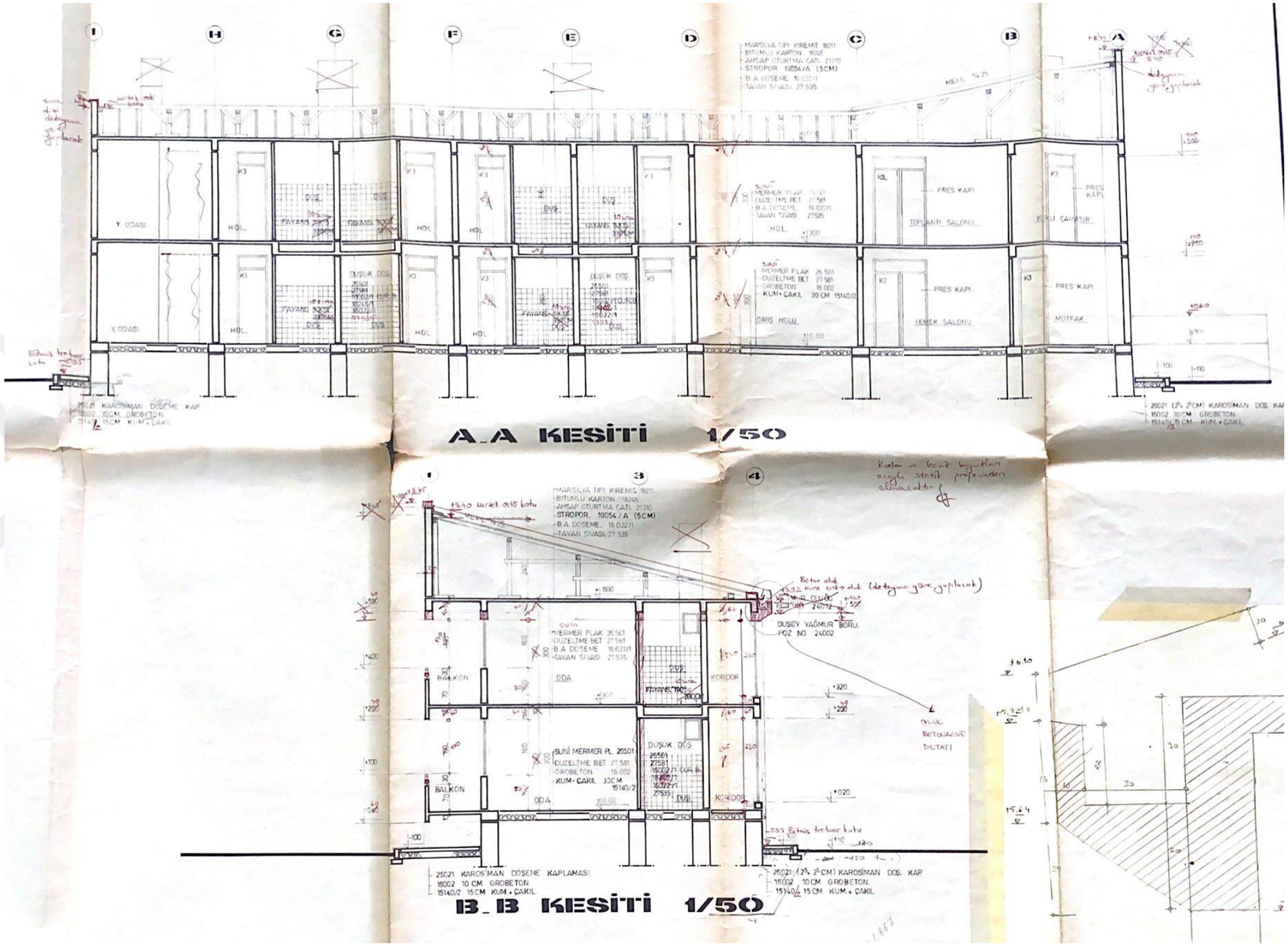
Appendix C.22. 07.04.1986 Guesthouse (Building 26) Back and Entrance Facade

(Source: Sümer Holding)



Appendix C.23. 07.04.1986 Guesthouse (Building 26) Front and Back Facade

(Source: Sümer Holding)



Appendix C.24. 07.04.1986 Guesthouse (Building 26) A-A and B-B Section

(Source: Sümer Holding)