UNDERSTANDING AND ASSESSING THE REPUBLICAN HERITAGE OF TİRE

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ABSTRACT

UNDERSTANDING AND ASSESSING THE REPUBLICAN HERITAGE OF TİRE

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The thesis aims to understand and assess the values of an urban site which was created after the foundation of Republic. Tire, Izmir, is chosen as a case study for the study. The thesis aims to understand the different periods and the architectural heritage of these periods changing within the Republican Period. The different periods starting from the foundation of the Republic are analyzed and read through the Cumhuriyet Square and its surrounding area. The value assessment for the site is aimed to make a contribution in developing further conservation decisions. The public buildings surrounding the Cumhuriyet Square and the residential area are analyzed and the values of the area in urban and building scale are identified with respect to this heritage presenting the social and economic changes of their periods. Furthermore, problems in the legal legislation related to the conservation and preservation of the Republican heritage is discussed as a problematic as well as the reasons for the neglect in conservation.

Keywords: republican heritage, Tire, modernization period, conservation, value assessment

ÖZ

TİRE CUMHURİYET DONEMI MİRASINI ANLAMAK VE DEĞERLENDİRMEK

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Bu tez Cumhuriyet döneminde modernleşme süreciyle oluşturulmuş bir çevrenin değerlerini anlamayı ve değerlendirmeyi amaçlamaktadır. Bu amaçla İzmir ili Tire ilçesi örnek olarak seçilmiştir. Bu çalışma Cumhuriyet dönemiyle birlikte değişen bir çevreyi, farklı dönemleri ve mimari mirası anlamayı amaç edinmiştir. Cumhuriyet'in kuruluşundan başlayarak oluşan farklı dönemler Cumhuriyet Meydanı ve çevresi üzerinden okunmakta ve analiz edilmektedir. Gelecek koruma kararlarına katkı sağlamak için alan ve yapı ölçeğinde değerler belirlenmiştir. Cumhuriyet Meydanı'nı çevreleyen kamusal binalar ve sivil mimarlık örnekleri analiz edilerek döneminin sosyal ve ekonomik değişikliklerini temsil eden bu çevrenin değerleri tanımlanmaktadır. Ayrıca, Cumhuriyet dönemi mimari mirasını korumada karşılaşılan sorunlar, nedenleri ve yasal düzenlemeler tartışılmıştır.

Anahtar Kelimeler: Cumhuriyet Dönemi mimari mirası, Tire, modernleşme süreci, koruma, değer

To my family...

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CHAPTER 1

INTRODUCTION

1.1 DEFINITION OF THE PROBLEM AND AIM OF THE STUDY

The 20th century heritage is considered as worthless among general public and local authorities. Moreover, its position within the historicity is declined considering that they are not valuable to preserve or conserve and it is supported by the legislative framework. Because of the weak legal protection and low appreciation among the general public, the modern heritage is threatened considerably. Moreover, the experts, authorities and legal bodies contribute to reduce the cultural property value of the 20th century and modern architectural heritage since they are not iconic, old or historic and celebrated works of architecture although their value comes from their representation of the design approach and style of their period.

Planning decisions have caused losses of cultural property and historic areas in the recent decades since planning is not primarily based on preservation. 20th century architectural heritage is especially threatened because of the age value since it belongs to the recent decade. The second reason is personal and urban memory, which are the notable intangible values of cultural heritage and crucial for public awareness. The third factor is the structural system which is often experimental and/or innovative. The structural systems don't satisfy the safety standards and regulations and it often results in reconstruction rather than structural strengthening since it requires more costly and time-consuming operations. The last reason is the different way of thinking between the urban planning approaches in that period and today reduce their heritage value because of the arguments through the loss of former heritage for their creation.

In Turkey, the lack of a systematic legislation, rent based approach supported by authorities create further threats against the preservation of 20th century and modernist architectural heritage. Thus, an integrated and multi-disciplinary conservation strategy is essential and crucial for cultural heritage since it represents a "high interdependence between economic, social and cultural expressions of community life" and which allows the recognition of "the identity, the peculiarity and the plurality of society" [Bizzaro and Nijkamp, 1996, 16]." (Salman, Atala and Yöney, 2013).

In a legislative framework of Turkey, in the law no.2863 on Conservation of Cultural and Natural Properties (1983), in article 6, it was stated that cultural and natural properties to be conserved are properties which were constructed until the end of 19th century. That time restriction in the law has created the main legislative problem in the conservation of the modern cultural heritage belonging 20th century. Moreover, it is stated that the properties that were constructed after that period can be regarded as cultural heritage if it is regarded necessary to be conserved by the Ministry of Culture and Tourism in terms of its importance and characteristics. With the changes coming with the law no.5226 in 2004, was in contradiction with the international laws. Recent and valid legislation is outlined in the Turkish Act No. 2863 include Turkish Act No. 5366 on "the Regenerative Preservation and Sustainable Use of Dilapidated and Deteriorated Historic and Cultural Immovable Property" (2005), the Turkish Act No. 5393 on "Municipalities" (2005), and the Turkish Act No. 6306 on "Transformation of Areas under Disaster Risk" (2012). These laws contribute to the rent based transformation in the historic areas and prevents the preservation of the historic areas. In Turkey, since conservation planning has not developed yet as a part of urban planning activity, 20th century and modernist heritage is not considered to be valuable as urban layers to be preserved.

Likewise, the conservation of 20th century and modernist architectural heritage is problematic all over the world (Maledetti Vincoli, 2013). Since that heritage requires a "different set of criteria including values such as design (innovation, uniqueness)

and memory rather than material authenticity and integrity", firstly it should be accepted by national and international legislation.

The problem of conservation of 20th century architectural heritage occurred in Europe in 1980's in case of the threat for destruction of the heritage. However, DOCOMOMO (Documentation and Conservation of Modern Movement) which is a non-governmental organization aims to practice the idea of conservation, was found in 1990. Afterwards, in 1991, Council of Europe made a recommendation on the protection of the twentieth-century architectural heritage to member states. That recommendation by Council of Europe[1] published the principles for the conservation and enhancement of the architectural heritage of the twentieth century on identification, protection, management and conservation, promotion of public and responsible awareness, the necessity for future European co-operation.

Moreover, beginning from the mid-1990's, ICOMOS (International Council of Monuments and Sites) put that heritage on the agenda and found ICOMOS International Scientific Committee on 20th Century Heritage (ISC20C) which aims to promote the identification, conservation and presentation of 20th century heritage places focusing on mid to late 20th century places[2]. However, in 1994, the meeting in Paris showed that the scope is limited with Europe, thus, the conclusions were noted such as "European based heritage and representability of it".

In the following years, ICOMOS Seminar on the 20th Century Heritage in cooperation with UNESCO, ICCROM, Helsinki, Finland, 1995; ICOMOS Seminar on the 20th Century Heritage, Mexico City, Mexico, 1996; Montreal Action Plan for 20th Century Heritage, 2001 are the meetings that concerned the problem of identification and inventory of 20th century heritage defining it not in architectural form, but mainly ecological, social, anthropological, economic and cultural framework. Then, in Burra Charter (1999), it is stated that "cautious approach to change: do as much as necessary

[1] See Recommendation No. R (91) 13, Council of Europe Committee of Ministers to Member States on the Protection of the Twentieth-Century Architectural Heritage on https://wcd.coe.int/
[2] See ISC20C Information Sheet 2013 on *http://icomos-isc20c.org/*

to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained." In decision making process of heritage conservation, it is one of the most difficult challenges to balance the variety of values between the varieties of stakeholders (Mason, 1999: 2).

Moreover, at 2000, Maan (Modern Asian Architecture Network) is established to study, preserve, and rehabilitate the modern architecture, townscape, and civil-engineering heritages in Asia. Likewise, at 2001, UNESCO Modern Heritage Programme focuses on raising consciousness on heritage of architecture, town planning and landscape design of the modern era since it is threatened and defenceless because of weak legal protection and low awareness. This heritage programme is aspiring to build a framework of conceptual thinking on the significance of modern heritage, its preservation, identification, valorisation and such issues.[3]

As for Historic England, Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage, 2008), an integrated approach to making decisions is proposed and it is stated that "Heritage impact assessment approach can be refined by weighting different values to reflect their relative importance for the place and its significance." Furthermore, Valetta principles (ICOMOS General Assembly, 2011, Paris) aims to object some issues concerning urban conservation and change:

- "Interventions must ensure respect for tangible and intangible heritage values, as well as for the quality of life of inhabitants."(p.2)

- "The principles and strategies to safeguard the values of historic towns and their settings, as well as their integration into the social, cultural and economic life of our times"

[3] For more information see, UNESCO Modern Heritage Programme, http://whc.unesco.org/en/modernheritage/, last visited on August 2017

- “Their protection and integration into contemporary society are the basis for town planning and land development.”

- “Historic towns and urban areas, as living organisms, are subject to continual change. These changes affect all the elements of the town (natural, human, tangible and intangible).”(p.4)

- “Change, when appropriately managed, can be an opportunity to improve the quality of historic towns and urban areas on the basis of their historical characteristics.”(p.5)

In the upcoming years, Madrid Document (2011), it is stated that management of change is indispensable for the conservation process to preserve cultural significance, authenticity and integrity. Since it should be accepted that change is inevitable whether it is because of human intervention or environment, the crucial factor is how to manage change.

As for Turkey, in 2000’s, that issue was discerned. XIII. International Building Life Fair and Congress, the first meeting it was discussed, was held in Bursa in 2001 by the Chamber of Architects. In 2002, ICOMOS organized a meeting titled Conservation of the 20th Century Architectural and Industrial Heritage in İstanbul. Moreover, in 2002, DOCOMOMO_tr was found in Turkey bringing multi-disciplinary colleagues together. Afterwards, Chamber of Architects began to lead the ‘Project for Documentation, Conservation and Valorization of Republican Architectural Heritage’ in the scope of study field of Cultural Heritage by Chamber of Architects (Ergut, 2007: 91-92). In 2002, ICOMOS International Day of Monuments and Sites was celebrated under the theme of architectural heritage of 20th century and in that issue was emphasized in the heritage risk report. Afterwards, the Madrid Document was generated by the members of ISC20C and it was presented at ‘International Conference Intervention Approaches for the Twentieth Century Architectural Heritage’ which was organized in Madrid in 2011. ICOMOS Turkey Architectural Heritage Conservation Charter (2013) defines the values for the

identification and documentation of modern heritage considerably thinking of heritage under threat.

In line with these developments and organizations in the world and Turkey, The architectural heritage of the Republican period is getting lost increasingly since the values of this heritage are not assessed and represented yet. For that reason, this heritage representing its period cannot be handed on next generations. Likewise, in the last years, because of the rapid construction activity and rent based transformation in Tire, that Republican architectural heritage is getting lost rapidly as they are not conserved in legal legislation.

The main purposes of this study are to determine the values of an urban site which was created with the 'modernization' period after the foundation of Republic of Turkey and to discuss the conservation principles of the urban site. Looking through the area, Tire is one of the first examples of the Republican town planning consisting values in environmental and building scale. In this regard, Tire Cumhuriyet District displays the different periods of the Republican era with its surroundings. Tire Cumhuriyet Square surrounded with sports, administrative, educational and residential facilities reflects one of the most intriguing examples of the period. For that reason, Tire Cumhuriyet District is chosen as the study area in accordance with the aim. Understanding the modern heritage and assess the values of the Republican heritage of Tire is aimed in the study. This study aims to define the characteristics of that site in order to assess the values in environmental and building which are needed to define the conservation criteria for the area. So that, a flexible, relevant, informal, environmental, a multidisciplinary approach to the assessment of significance can be implemented for the conservation of republican heritage.

1.2 METHODOLOGY

The study consists of four main phases including different stages. In the first phase of the study, the written and visual sources were used to get general information about the region and the site. The existing situation of the urban pattern was analyzed to be

able to understand the general characteristics of the site. The literature review about the history and the architectural heritage of the Republican period, Republican town planning, the conservation and preservation of the 'modern architectural heritage' in Turkey and world around, was done. The first stage consists of gathering written and visual sources about geographical, historical, social and cultural character of Tire, first site work, preparation of the survey sheets, second site work, and preparation of the building documentation sheets and output maps of analysis.

Before the first site work, historical research and general information including geography, social, demographical, economic and cultural aspects about Tire have been done by collecting written and visual sources. The aerial photos belonging the years of 1957, 1964, 1977 and 1995 (See appendix A) were taken from the General Command of Mapping to understand the urban development through the Republican period. At the first site work, maps and master plan of the district have been collected from Tire Municipality. The photographs of the area were taken to determine the boundaries of the study area. The old photographs of the district have been collected from Municipality and local people to be able to understand the authentic situation of the study area. It has been decided that which information will be gathered in building sheets used during the second site work.

The study area is chosen to provide the documentary data to assess the values of the site in accordance with the aim of the study. Firstly, the development of the site is analyzed with the reference of the maps and history of planning in the environmental scale. Then, 1950 development plan and existing plan are overlapped in Figure 1.1 to see how much of the 1950 plan is conserved as a plot. In addition, the boundaries are defined according to site analyses (See appendix).

The study area includes the Cumhuriyet Square, public buildings surrounding the square and the housing fabric along the Station Street and bordered by the station. The study area comprises buildings from the different periods of the Republic. Although the area was started to be built in the early Republican period throughout the plan, the housing fabric was developed after 1950's. The diversity of the periods within the

Republican era makes the area more intriguing. For that reason, the study area includes both early Republican period, 1950's and after 1950's as they present the social and economic changes of different periods.

Before the second site work, to gather information to determine the characteristics of the site; exterior, interior, lot survey sheets and new building sheets (See Appendix) were prepared for the buildings. In this part, DOCOMOMO (Documentation and Conservation of Modern Movement) criteria for registration were analyzed to make a contribution to the preparation of the survey sheets. The survey sheets are prepared according to the general characteristics of the study area. Survey sheets are prepared as interior, exterior, lot sheets and new building sheets (See appendix). As seen in Table 1.2, there are 76 buildings which exterior sheets and lot sheets applied. These buildings were externally surveyed both as constituents of the urban pattern and at building scale. Among these 76 buildings, the internal surveys covered 33 edifices. Thus, interior sheets applied to 33 buildings.[4]

Table 1. 1 Distribution of the buildings according to their periods

Early Modern Period	Late Modern Period	New B.	Not identified
76	74	215	7

Table 1. 2 Distribution of the survey sheets applied

Interior Sheet	Exterior Sheet	Lot Sheet	New Building S.
33	76	76	215

[4] See appendix A to see which survey sheets are applied to which buildings

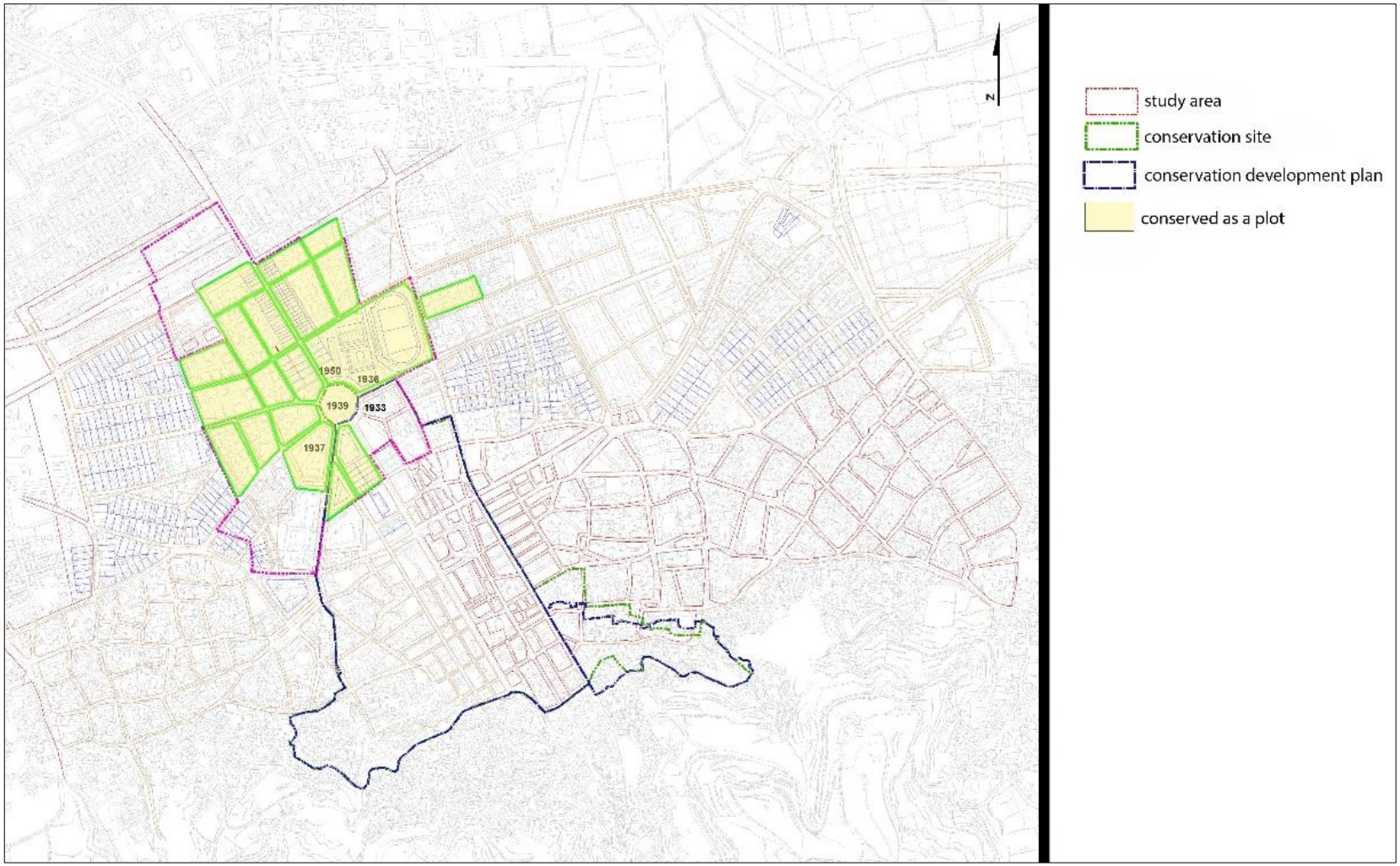

Figure 1. 1 The overlapping of the existing and the first development plan (1950)

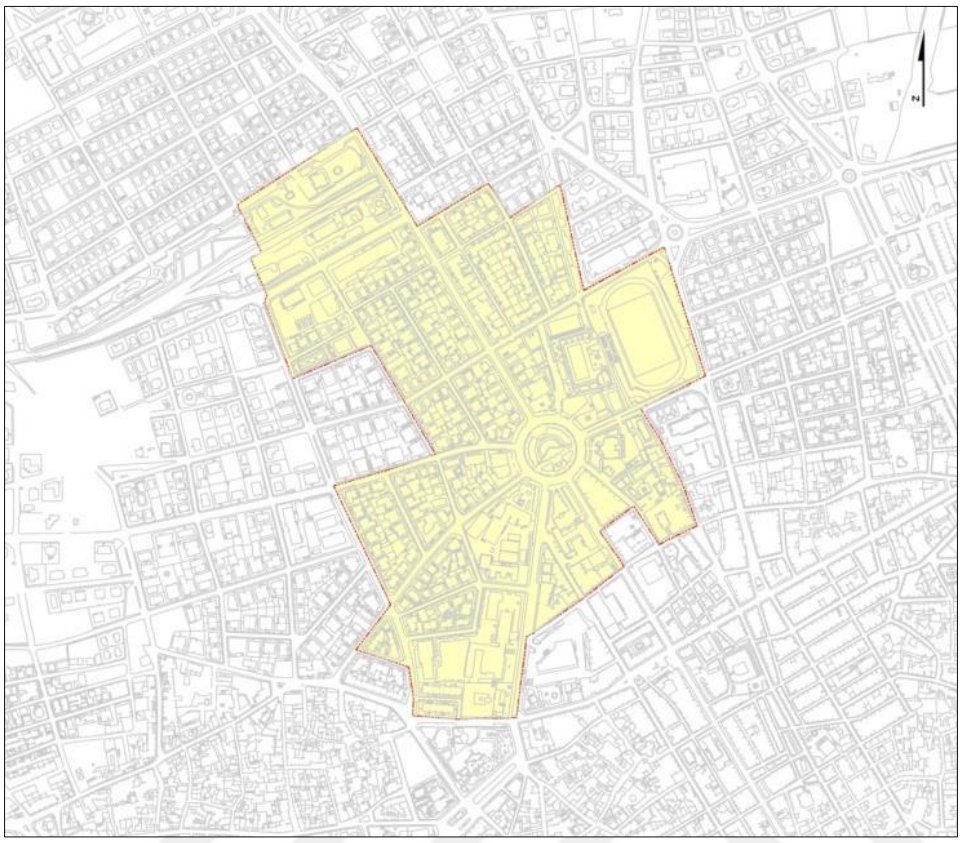

Figure 1. 2 The study area is shown on the base map (Base map, Tire Municipality, 2012)

At the second site work, the building sheets were applied according to their category. In the exterior building sheet, needed information such as number of storey, registration status, original and current function, structural system and material, roof type, finishing, condition and change of the building have been collected. The photographs representing the facade were taken. In the interior building sheets, schematic plans of the buildings have been drawn and needed information about the architectural elements, spaces; sanitary condition, change and condition of the plan layout have been collected. In the lot sheets, information about the buildings and elements in the lot, change and condition of the lot has been gathered. In the new building sheets; information such as number of storey, function, the structural system, relation with nearby building was collected. Moreover, in this site work, the needed information has been gathered to analyze the relation between the building and street

and building-building relation. From the archive of Tire Municipality, the architectural drawings of the buildings regarding the study area, approved in between 1955 and 1965 were taken and redrawn in CAD (For municipality archive, see appendix). After the second site work, a building documentation sheet was designed for each building in the first group in terms of the information gathered in survey sheets by using software Archicad. On the other hand, for the site, the data collected within the survey sheets were conveyed to Geographic Information System (GIS) database by using ArcGIS on the base map taken from Municipality. Site analyses such as number of storey, original and current function of buildings, physical condition and change of the buildings were prepared by using GIS (See Appendix).

In the second phase of the study, the documents taken from the Municipality archive and data during the site survey are classified due to their period, organization of the spaces, facade organization and structural system, architectural elements to get the building characteristics of the study area. The development of the urban pattern was tried be read through the analyses and sources. The results of the analyses contributed to evaluate and explain the characteristics of the study area in environmental scale. Determination and understanding of the existing situation of Tire is studied.

In the third phase of the study, values were assessed. The values and physical, social and economic problems were determined. It is explained that what is the value of the study area in the general characteristics and stratification of the Tire. The conservation problems of the Republican architectural heritage in general and in context are discussed. In the evaluation of the Republican heritage of Tire, the zones and the buildings are categorized in terms of density, function and change. Values, problems and potentials of the zones and the buildings are determined.

In the fourth phase of the study, the contemporary actions and general approach to conserve that architectural heritage in the region are discussed. The general recommendations for future studies are offered.

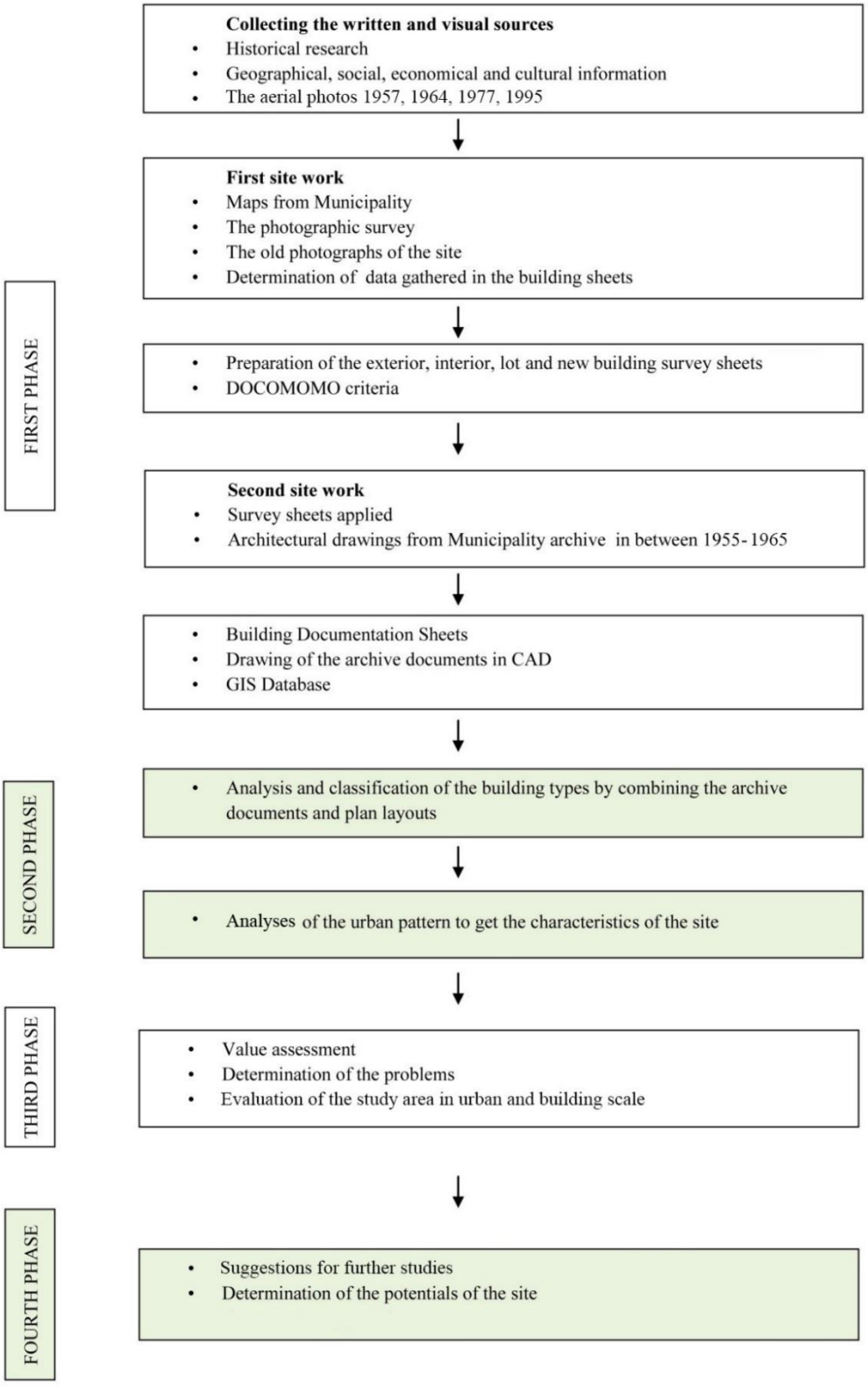

Figure 1. 3 Phases of the study

CHAPTER 2

UNDERSTANDING MODERN PERIOD OF TİRE: TİRE CUMHURİYET DISTRICT

2.1 DEVELOPMENT OF TURKEY AFTER FOUNDATION OF REPUBLIC

One of the first projects of Mustafa Kemal after the foundation of the Turkish Republic was to organize Turkish Economic Congress in İzmir. In this congress, it was decided to have principles in line with liberal economy based on national economy. The aim of this economic policy was to give an important place to private enterprise within the economy. However, enterprises which could not be achieved in private would be held on by the state. In accordance with this aim, İş Bank was established in 1924 to support the private enterprise. In 1927, the law for stimulation of industry was introduced as this law supported the local products. When the World Economic Depression started in 1929, the government had to take precautions about the international trade. The debts from the Ottoman period, costs of projects to extend nationalism, the settlements for immigrants, and the issue of employment, infrastructure, and the development of Ankara as a new capital were the main payments in the first period of the liberal economy. This period of liberal economy ended in frustration. In this period, there were social classes as villagers, proletariat and bourgeoisie. Mustafa Kemal emphasized the importance of the villagers within the economy. In accordance with this aim, some issues were applied as the increase of credits of agricultural bank, the law of Agricultural Credit Cooperatives in 1929, the demonetization of tithe. There were 69 ideal republican villages around Antalya, Samsun, İzmir, Bilecik, Mersin, Manisa and Ankara. Otherwise, one of the important issues of the first years of the Republic was immigrants. In accordance with Treaty of

Lausanne, exchange of immigrants created the problem of accommodation. Between 1923 and 1929 was the period densely immigrated from firstly Greece, Romania, Bulgaria and Yugoslavia. Therefore, the important reforms affecting the life of society considerably were applied in the first five years of the Republic (Aslanoğlu, 1980: 17-25).

At the time of World War I, Ziya Gökalp was one of the crucial people in the Turkish intellectual life with his idea of pan-turkism. According to Gökalp, the European civilization should be incorporated, not the culture. Culture and religion were constituents of the common traits of the nation. However, the framework of the philosophy was defined as the ideology of a leader with the name of '*Kemalizm*' and '*Atatürkçülük*'. The ideology was concretized by the principles decided on the first party programme in 1931. Nationalism represented itself by the adjective 'national' as national economy, national industry and in architecture the buildings were named and National Cinema, National Library (Aslanoğlu, 1980: 25-26).

In 1932, etatism in economy was accepted as it was noticed that private enterprise was not sufficient and economy should be planned. The most important factor was the World Economic Depression whereas the second one was the planned example of Soviet Union. The most effective years of etatism were between 1934 and 1937 (Arar, 1968: 64-65). In accordance with etatism in economy, the state-backed economic institutions like Sümerbank (1933), Etibank (1935) were established. In 1931, State Central Bank (Merkez Bankası) was constituted. During this period, two five-year plans were foreseen, and the first one was prepared in 1932 and applied in 1934. This plan proposed to use raw material and make local production preventing import trade. The first five-year plan ended in 1938 and the second plan could not be applied because of the war. The World Economic Depression starting in 1929 affected the Turkey mostly in 1932 and 1933. In this period, there was a decrease on government expenditures; however it increased beginning from 1934.

The government expenditures consisted of the debts from Ottoman's period, the debts

of nationalization operation such as railways, harbors, urban infrastructure, and expropriation of foreign companies, expenditures of settlement and employment of immigrants, urban development activities, costs of foreign architects which were brought to be utilized both in practice and education. As a result of importance of industry in etatism in economy, the population of proletariat increased and Labour Act was legislated in 1936. Moreover, there were social and educational centers for workers and cooperatives. The population of clerks had increased in especially capital Ankara as this situation created the housing problem (Aslanoğlu, 1980: 47-51).

Although etatism was used in economy and was not seen as ideological, etatism was supported with populism and nationalism. Nevertheless, nationalism influenced the every issue of the period. In cultural property, nationalism together with populism affected the studies about Turkish language and history. In 1931, *Türk Tarihi Tetkik Cemiyeti* which would be named as Turkish Historical Association was established and the first major congress was held on 1932. As a result of the studies on national history, the names of 'Sümerbank' and 'Etibank' represented the new historical view which related the Turkish history with the first civilizations of near east.

Meanwhile, nationalism started to be adopted in western countries in 1930's. Timur asserts that 1934 *İskan Yasası* which proposed to make people settle by their nation was the result of this movement (Timur, 1971: 203). Moreover, '*Belediyeler ve Yapı ve Yollar Yasası'* was prepared to apply the ideal city plan regarding this view.

Populism started to get more importance through the end of liberal economy period. In this regard, people's houses were founded as the sociocultural organizations to disseminate the principles and make people adapted to the reforms. In this respect, they had a considerable importance on national education. The first people's house was opened in Ankara in 1932 in the building of old Turkish Fraternity. The buildings of Turkish Fraternity were transformed to people's houses in big cities like Ankara and İzmir and within ten years, new buildings were constructed in towns. Timur states that this organization was raised at the time of disappointment in economy because of

the World Economic Depression to disseminate political and ideological education of the nation at the time of etatism in economy with nationalism (Timur, 1971: 203).

After the death of Atatürk in 1938, the modern movement in Turkey began to weaken after 1940. The nationalism rising in the world in 1940's would be effective through Turkey and a rupture from the radical modernity project occurred. The World War II effected all the world and Turkey in that period.

In 1950's, the modernization project was shifted to another direction. The modern movement based on culture was moved to the approach based on economy. In 1950's, Turkey started to participate in the international relations since this decision resulted with the important changes in order. Marshall Plan, participation in Korean War and admission to NATO were the signs of the new strategy. Liberal economic strategies were started to be applied in the multi-party regime. In the election of 1950's, the 27-years power of Republican Public Party ended and Democratic Party won the election. This was a starting of a new period in Turkey. As soon as Celal Bayar was assigned as the president of the republic, the assembly had an unmilitary character. Especially in the early years of 1950's, because of the economic loan from the United States, there was a plenitude in economy. However, after these years, economic problems started because of the unplanned economy. As a result of this situation, there was an increase in foreign debts (Özorhon, 2008: 60-63).

As for urban planning, between 1923 and 1932, although there were economic shortages, transportation, development of the fired areas of the war, the construction of Ankara as the new capital were prior to the government (Aslanoğlu, 1980: 27). In 1926, *Emlak ve Eytam Bankası* was established to provide credit for the construction however, the bank could provide only for the construction of Ankara. In the first ten years, expenditure for railway network was the most important part of the government budget so policy for public works meant that railway policy (Aslanoğlu, 1980: 27-28).

For the other cities and towns of Anatolia, the radical modernization project of the Republic necessitated the planned development. For this purpose, between 1930 and

1935, five laws were legislated and new regulations were arranged.[5] This system required the urban development plans for the towns. These plans were prepared or provided by the central institutions. The discipline of the urban planning was started to be acknowledged as the field of architecture.

This change was the result of "the city beautiful" concept spreading in Turkey. In accordance with this approach, the planning of the city was evaluated as a whole, not as a partial planning. In fact, this was the modern approach that was not respectful to existing urban pattern. In the new areas of the city, as a reflection of "garden city" concept, garden houses were proposed. On the other hand, this planning approach was criticized in two main criteria. Firstly, it was not harmonious and respectful to the existing urban pattern. Secondly, it requires a planning prepared according to only the aesthetic concerns. In this period, urban planning and management lectures were scheduled firstly in curriculum of universities and higher education (Tekeli 2009: 114-116). Moreover, Bilsel (1996:13) states the role of 'urbanism' within the foundation of the Republic:

> "Urbanism would constitute an excellent tool for the young Republic of Turkey for the creation of a physical urban frame, the setting of a network, equipment and symbols, and an urban image that would support the modern society that the Republic aimed to achieve."

According to Bilsel, European urbanists who prepared urban plans in Turkey in that period, only imported the urban models in accordance with their 'time' and the local authority did not orientate any 'conscious ideology'. On the other hand, it was obvious that the concept of modernity and its relation with the image of urban space were indispensable for the Turkish Republic (Bilsel, 1996: 13).

Moreover, Turkish Republic had always endeavored to realize the 'modernization' project beginning from the foundation of the republic. Tekeli states that this project

[5] For more information about the laws and regulations, see Tekeli, İ. Ortaylı, İ. *Türkiye'de Belediyeciliğin Evrimi, Türk İdareciler Derneği, Ankara*, 1978, pp. 50-66

was based on four main aspects. The first one is the rational-universal approach to knowledge, ethics and art pursuant to an enlightenment precedent. The second aspect is economic and consists of capitalist evolvement, industrialization and institutionalization of private property. The third one is institutionalization of nation-state and vicarious democracy. The fourth one is to generate the independent compatriot who is aware of his rights and responsibilities. Furthermore, he asserts that in fact, that modernization project is an urban development project. The accomplishment of the project depends on the achievement of the urban development. The process of modernization and urbanization would be realized nested at the same time. The modernization project can be analyzed as both a continuation and a break in the history. To explain, it is a break since a versatile modernization project was attempted. On the other hand, it was continuity since it was based on the cultural heritage and furthermore, occidentalization movement was started at the second half of the 19th period partly effecting that movement. In this context, Tekeli analyzes the urban development experience of Turkish Republic in five periods. The first one comprises of the period between the second half of the 19th period and foundation of the Republic and it was named as 'the diffident modernity period'. The second era is enclosed by the period between 1923 and the end of the World War II. In this one-party period, it was created a legal and institutional framework to organize the urban development while attempting for the implementation of the radical modernity project. The third period which goes from the World War II to 1960's, it can be said that there was a implementation of a populist modernity project. The fourth one comprised of the years between 1960's and 1980's. In this period, there was a rapid urbanization activity while there was a need for planned economy. For the first time, the education of urban planning was institutionalized as a different discipline. The institutional structure which was insufficient for the rapid urbanization was configured due to the new conditions. In the fifth period which consists of the years after 1980's, the modernity project was started to be depreciated (Tekeli 2009: 106-107).

The first diffident modernity period devolved a considerably transformed urban structure especially in port cities, the municipal institution though it was undeveloped and partial urban planning practice to the Republican period (Tekeli 2009: 110).

In the second period from 1923 to the end of World War II, it can be said that there were three main spatial strategies that were pursued. The first one was the choice of Ankara as the capital of the new republic instead of the cosmopolitan city of İstanbul. The second one comprised of the achievement of the railway network of the whole country. The last one was that the little towns of Anatolia on the route of the railway network were chosen as the settlements of the new factories. The modernization project was attempted to be reached to the every corner of the country as it can be understood that these decisions and the organization of the people's houses were the perceptible evidences of that aim. However, the government had to face two main planning problems at the beginning. The first problem was the planning and development of the fired areas of the towns in Western Anatolia. The second big problem was the planning and development of the new capital Ankara which was directly related to the achievement of the Republic. The planning and development of the fired towns was achieved by the practice derived from Ottoman period since the topographic engineers had prepared the urban plans. However, the planning of Ankara was totally different for its unique mission. For this aim, Ankara Planning and Development Authority was established in 1928. A limited competition was organized for planning of Ankara and Herman Jansen won that competition (Tekeli 2009: 111-113).

In the period of 1950-1960, the regime was removed from one-party system to multi-party system. The radical modernization project was modified to the populist modernization project. Private enterprise got important in accordance with liberalism. The investments for the railway infrastructure were moved to the highway infrastructure. Agricultural mechanization was developed rapidly and agricultural production was moved from the local market to the national and international markets.

As a result of this process, immigration to city increased and rapid urbanization occurred creating discord as the planned part of the city due to the modernization project and the unplanned part of the city. In that period, there were some regulations. In 1945, Provincial Bank was established which provided the technical service about urban planning and infrastructure projects and financial support. In 1948, Law for Local Revenue of Municipality was legislated. In 1954, The Chamber of Turkish Architects and Engineers was founded. In 1956, Building Law, which was the law of the new planning approach of the world, was legislated. In 1958, Ministry of Development and Housing was founded although it did not have enough capacities (Tekeli 2009: 116-118).

Housing deficit increased as a result of rapid urbanization and hesitation in housing production because of the war. The foreign specialists were invited to be consulted for the housing problem. In the report of Charles Abrams, it was stated that that problem could be solved with the help of 'imperts' instead of 'experts'. Moreover, it was emphasized that the urban planning approach should be interdisciplinary. With the return of the urbanists who were educated in foreign countries like Esat Turak, Tuğrul Akçura and Aydın Germen, comprehensive rationalist planning approach was initialized. However, this new planning approach would be effective after 1960's. It required a change of planning paradigm. On the other hand, it was not flexible to fulfill the requirements of the problem which prevented the partial interventions and required a long decision process (Tekeli 2009: 119-120).

As for architecture and design, there are different evaluations for this period. Firstly, Kortan (1971:24) states from the foundation of the Republic to 1940's, there was an attempt to make a harmony between the international style and regionalist-nationalist approach. The attempt to have a social change regarding occidentalization and to reach the level of western civilizations directed the architecture to the western forms (Aslanoğlu, 1980: 54). In 1940's regionalist-nationalist approach was effective with the attempts of Sedad Hakkı Eldem. Özer (1964) states that unfortunately the architecture between 1940 and 1950 returned to the movement in 1920's under the

name of nationalism. After this period, Kortan (1971: 24) states that the architecture in Turkey between 1950 and 1960 developed in mostly the rationalist way.

Moreover, Alsaç (1976) analyses the period in these phases:

- The period of reforms: Rational-functional Architecture (1930 – 1940)
- Return to regionalism: Second National Architecture (1940 – 1950)
- Opening to International Style: The idea of free forms in architecture (1950 – 1960)

On the other hand, Bozdoğan (1980) borders the architecture of Early Republican period within 1923 and 1938. Moreover, the period is evaluated in two volumes due to the economic policies: 1923-1932 and 1932-1938. The first volume comprises the years of liberal economic policy while the second one involves the state-backed economic period. Bozdoğan states that First National Architecture Movement (1908-1930) and Second National Architecture Movement (1940-1950).

Then, again Sözen (1996: 5) analyses the period on the basis of First and Second National Movements as First National Movement, the developments after First National Movement, Second National Movement and the developments after Second National Movement.

On the other hand, Batur (2005:2) analyses that era in four different periods:

- The First Years: The Transition Period, 1923 – 1928
- The Modernist Period: 1929 – 1938
- The Years of War: 1938 – 1950
- The Post-war period: 1950 – 1960

Vanlı (2006: 98) criticizes the national movement since it used superficial elements to create ‘national’. As Bruno Taut stated that the reflection of the organization of the spaces to the facades which was the essential of Turkish architecture was abandoned.

Moreover, the grandeur of facades became important in architecture whereas the function was not interpreted in design. Although Mongeri and Koyunoğlu desired to continue the national movement in the new capital Ankara, that neoclassic national desire was blocked by the government in 1927. Vanlı (2006: 99-100) defines the years between 1929 and 1939 as the honourable attempt to modernization. Moreover, Second National Movement is described as the extensions of the fascist period in Europe. Vanlı (2006: 105) states that *Sergi Evi* designed by Şevki Balmumcu was the first and one of the representative buildings of modern Turkish architecture. Sedad Hakkı Eldem became the leader of Second National Movement although he designed different types of buildings in different styles. Moreover, it is stated that the historians and scholars describe the period 1939-1949 as the second national in the leadership of Sedad Eldem. This approach was founded ten years ago with the name of 'modern' by Holzmeister. This movement was an opposition to modernism inspired of search of identity in totalitarian regimes. The death of Atatürk was another reason to rise of 'national' again in architecture. İstanbul University Faculty of Science and Literature, İstanbul Radyo Evi, Anıtkabir, Turkish National Assembly Building were notable buildings of this period. Although three of them were competition projects, the projects in competitions showed that the architecture was affected by the approach opposed to modernism while it limited the borders of the design (Vanlı, 2006: 106-114).

On the other hand, the projects of Behçet Ünsal show two opposite approaches of the studios in Academy of Fine Arts. There was a contradiction in education as in architecture. Although the periods of the projects were too close, the education of Mongeri and Ernst Egli were so different that as if there was an era between them (Vanlı, 2006: 130). Vanlı (2006: 139) states that beginning of modernism should be evaluated not only in terms of building itself but also a general approach. It is seen that the modern period in Turkey started with the reforms in 1926/27. Moreover, the reflection of the reforms in education and practice was realized by the Swedish architect Ernst Egli.

In line with the developments in especially Ankara, the modernization period is not simultaneous in all around Turkey. Although the maps of villages and towns were done in capital, the preparation and implementation of the plans were achieved later as seen in the development of Tire after foundation of Republic.

2.2 GENERAL FEATURES OF TİRE

2.2.1 Location and Geography

Tire, as a significant district of İzmir, is far 80 km away from İzmir and located on the southeast of the city. The town is surrounded by Cayster, Küçük Menderes Plain on the north, and Messogis, Güme (Kestane, Cevizli) Mountains on the south. Tire is bounded in neighbour of Bayındır on the north, Ödemiş on the northeast and Selçuk on the west, which are all settled in between Bozdağlar and Güme Mountains in Küçük Menderes Plain since the plain has water sources and agricultural lands. The town is situated on the northern side of Güme Mountains on a hilly topography. Since the development of the town goes through the flatter topography where the fertile agricultural lands exist, this development threatens the agricultural lands (Caner Yüksel, 2009: 215). There are water sources, lakes and extensions of Küçük Menderes River as listed; Akarca, Belevi, Karagöl, Çavuş (Gümüş), Bekirağa, Kireçtepe, Manav, Tomali lakes. In 1936, some of them such as Akarca and Belevi were canalized to Kuşadası Bay. The streams that join Küçük Menderes River can be listed as; Kuruçay (Kurudere), Yuvalı, Balım Sultan, Bedri Bey, Beyler Deresi, Kalamos, Havuzlu, Arappınarı (Tabakhane), Bademye (Değirmendere), Alibaba, Çöplen, Akarca, Arpacılar, Hisarlık, Akçaşehir, Akyurt, Büyükkale, Küçükkale, Dündarlı, Eğridere, Yenişehir, Sarılar, Osmancık, Saruhanlı. Furthermore, Tabakhane River flew through center of the town along the commercial zone dividing the urban centre (Tokluoğlu, 1973: 18-19). Arguably, this riverbed is the place where early settlements took place since probably it was the main artery from north to east (Caner Yüksel,2009: 216).

The physical geography of the town has also affected the type of production, manufacture and trade items. There have been fertile agricultural lands, in which tobacco, fruit, cotton and hemp are grown, in villages of Gökçen, Yeğenli, Kızılcaavlu, Kahrat, Kireli, Peşrefli to the east and Boyyoğun, İniyeri, Mahmutlar, Akkoyunlu, Karateke, and the Plain of Tire through the north (Darkot, 1974: 380 and Tokluoğlu, 1973: 8). Furthermore, rope making and rope trade became one of the important sectors in Tire, since the growth of hemp spread out productive agricultural lands starting from the early periods (Armağan, 1980: 51 and Tokluoğlu, 1973: 53-58). Moreover, people living on the part of rising topography on Güme Mountain, maintain their lives by stockbreeding and gardening (Tokluoğlu, 1973: 9,70). The geography has all features for agriculture, for that reason; there are large farms to the west of the town in Büyükkale, Küçükkale, Hasan Çavuşlar, Kurşaklar villages (Tokluoğlu. 1973: 9 and Armağan, 1980: 49). Together with agriculture, fishing was another way of living around the water sources especially in Akarca, Belevi, Karagöl and Çavuş Lakes. Also, a wickerwork industry developed in Tire since there were rushes by these water sources (Armağan, 2003: 33). This became so important that there is a special part namely Hasır Pazarı in the commercial district and moreover Hasır Pazarı Mosque is located here (Caner Yüksel, 2009: 217). The other craftworks were rope making, felt making, handloom, textile manufacture and tanning, making patten (Armağan, 1980: 51-52).

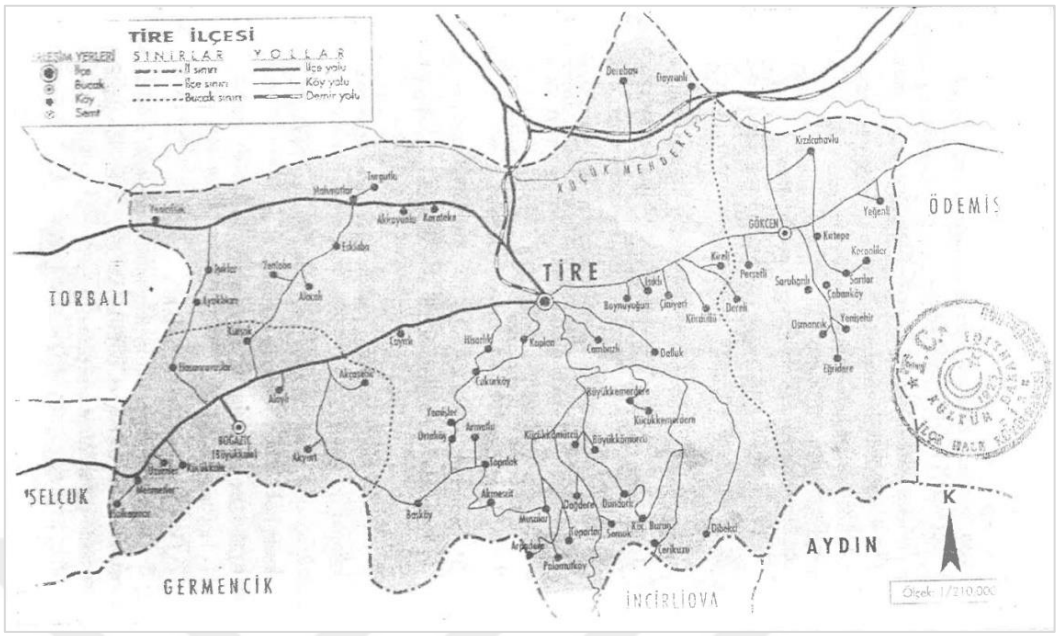

Figure 2. 1 Location of Tire and its environs, (Tokluoğlu, 1964)

2.2.2 History

Between the neighboring districts within the territory of the Küçük Menderes Plain, apart from Ephesus, only the history of Tire and Birgi dates back to prehistoric period. Moreover, Bayındır, Torbalı and Ödemiş, as inland urban centers, were later settlements since, in the prehistoric period, because of the geographic conditions, there was a difficulty to access to inner Anatolia (Darkot and Tuncel, 1995: 52). On the other hand, there are mounds dated to Early Bronze Age on the plains of Torbalı and Ödemiş in the region (Sevin, 1974-1975: 51).

Tire was under the rule of the Hittite Empire (Tokluoğlu, 1973: 32). Moreover, people accommodating in Tire were known as *Turşa* or *Tirha* and during the Battle of Kadesh (1274 BC), they fought on the side of the Hittite Empire (Armağan, 1980: 10). Moreover, this is supported by the Hittite inscriptions found in excavations in Hattusha that the settlement history of the area was defined in these inscriptions (Meriç, 2002:230). In addition to this, it is proved by the architectural remains in the

villages of Tire such as fortification remains in Büyükkale and pieces of pottery in Halkapınar (Meriç, 2002 :230-234).

Phrygians settled in Western Anatolia after the disintegration of the Hittite Empire (around 1200 BC). Especially the findings in the excavations in *Almoura* (Eskioba Village) prove the Phrgian dominion in nearby Tire(Armağan, 1989: 14). In the following period (950 BC), Lydian replaced them and Tire was on the Royal Road which connected Sardis to Ephesus. Hence, Tire became an important center due to its location in the transportation network both as a trade center and a summer resort accommodating the Ephesian rich (Tokluoğlu, 1973: 32 and Göksu, 1986: 9-10). The Lydian rule was interrupted by Cimmerian attacks (652 BC) when the Cimmerian defeated the Lydian ruler Gyges (652 BC). However, the Lydian took the control soon again and the Lydian rule continued until the Persian dominion (540 BC) lasting about 200 years (Tokluoğlu, 1973: 32-33 and Armağan, 1989: 14-15).

Alexander the Great conquered the town in 331 BC and it was the beginning of a new period (Caner Yüksel, 2009: 220). Ancient settlements and cemeteries grew within the villages namely Halkapınar, Küçükkale, Büyükkale, Alaylı, Uzgur, Hisarlık, Akçaşehir, Hasan Çavuşlar, Kurşak, Kumtepe, Ayaklıkırı, Yenioba, Eskioba, Doyranlı, Yeni Çiftlik, Mahmutlar, Turgutlu, and Ali Paşa today (Gürler 2002: 90). Even after Alexander's death, the town was under the Hellenistic rule since the lands were divided to the commanders of the Alexander. For that reason, the town was under the control of Alexander's commander Lysimachus (300 BC) (Tokluoğlu, 1973: 33). Thus, order, continuity and development, which had a disruption by the Persian wars, came back to the town and the urban life in this period (Armağan, 1989: 14-15 and Evren, 1985: 3). The architectural and urban development flourished during this period to improve the urban life quality. Whereupon, there are important remains belonging to this period in the villages called as Küçükkale, Büyükkale, Hasan Çavuşlar, Ayaklıkırı and Halkapınar (Evren, 1985: 3-16). For example, there is a monumental mausoleum in Halkapınar whereas ancient ceramics were found in Ayaklıkırı (Caner Yüksel, 2009: 221). On the other hand, *Bonita* (Büyükale), *İdiphyta*

(Kireli), *Alcea* (Kürdüllü), *Caere* (Peşrefli) and *Fatus* (Gökçen) were shown as the favourite settlements in this period (Armağan, 1980: 13). In the following, the territory was taken under the dominion of the Kingdom of Pergamon. During the rule of the Kingdom, Tire became one of the most developed towns in Anatolia (Göksu, 1986: 11). Afterwards, the last king decided to annex the territory to the Roman Empire (133 BC)(Tokluoğlu, 1973: 33-34).

There are many documents giving information about the period during the dominion of the Roman Empire. The large holy lands of the Artemis Temple were located in the Küçük Menderes Plain. According to Evren, the first one begins from Belevi on the west and included Büyükkale and Hasan Çavuşlar villages whereas the second one comprised Fırınlı, Çatal and Turgutlu villages to the north.(Evren, 1985: 3) On the other hand, Armağan states that the lands of Halkapınar, Mehmetler, Üzümler, Küçükkale, Büyükkale, Hasan Çavuşlar, Kurşak, Işıklar, Eskioba, Turgutlu, Çatal were in the holy lands until the Byzantine period (Armağan, 1980: 17 and Başaran, 2000: 27). Furthermore, Gürler claims that the territory between today's Tire, Bayındır and Halkapınar due to the epigraphic evidences, defines the holy lands of the Artemis Temple (Gürler, 2002 :90).

In the environs of Tire, especially in its villages, there are milestones that were made to point out the borders of the vicinity of the holy lands of the Temple. For example, there is an inscribed stone to define the boundaries of the holy lands of the Artemis Temple of Ephesus found in Turgutlu Village (Armağan, 1980: 16). Some of them including the *altı birlik steli*, which has an inscription on it, *Teira*, as a settlement name are in display in Tire Museum today (Armağan, 2003: 29). Furthermore, in the vicinity of Tire, there are a number of architectural and archaeological remains dating to the Roman period. For instance, there are fortification remains and glassware findings in Hisarlık, gravestones nearby Büyükkale and in Uzgur, glassware and ceramic findings in Ayaklıkırı, Eskioba, Çobanköy, Yeğenli, Kahrat, Büyükmenderes, Dağyeri, Kocaaliler, Çayırlı, Özbey, Gökçen, and gravestones and inscribed stone pieces in Peşrefli, Ali Paşa, Kürdüllü, Falaka, Buruncuk and Çatal

(Evren, 1985: 3-16). Ancient settlements dispersed within Halkapınar, Küçükkale, Büyükkale, Alaylı, Uzgur, Hisarlık, Akçaşehir, Hasan Çavuşlar, Kurşak, Kumtepe, Ayaklıkırı, Yenioba, Eskioba, Doyranlı, Yeniçiftlik, Mahmutlar, Turgutlu, and Alipaşa on its west and Kürdüllü, Kireli, Peşrefli, Çobanköy, Gökçen, Yeğenli, Kahrat, Falaka and Çatal on its east, nearly encompassing the vicinity of today's Tire (Evren, 1985: 3-16 and Armağan, 1989: 16-17). Since Tire especially with its villages was both a summer resort for the rich and a connection of important trade routes between Ephesus and Sardes, Tire with its villages was among the significant settlement centers in Küçük Menderes Plain in Western Anatolia (Caner Yüksel, 2009: 222 and Armağan, 1980: 32).

Tire was under the dominion of the Byzantine Empire, the Eastern Roman, when the Roman Empire was divided. According to Armağan, *Arkadiapolis* and Tire were seperate settlements since both names existed in the bishopric lists. Byzantine *Arkadiapolis* settled within the lands of on the west of Tire (Armağan, 2003: 31). On the other hand, Tanyeli claims that these were same settlements referring to Ramsay in displaying the bishopric lists (Tanyeli, 1987: 122). According to Gürler, Yeğenli Village was another center in this period since the reused materials are seen on the walls of later periods in Turkish edifices. Furthermore, there are architectural remains dating to the medieval age such as fortification walls and inscribed stone findings in the Falaka Village on the north of Tire. For that reason, it is claimed that this region, Hisarlık Village and its surrounding, was called as *Thyaria* or *Thyeria* which was the important center during that period (Gürler, 2002: 92-93). Moreover, Armağan states that Akmescit or Tekfurlu, Akyurt or Zeamet Kilise, and Osmancık or Kiliseli were probably the Byzantine villages depending on the churches in the settlements (Armağan, 1989: 19-20). Furthermore, Tahtakale was the Byzantine settlement as Aziz Katerina Church (Ulucami) and bedestan were located in that area (M. Armağan 2008: 131).

Since the construction activities continued in the inhabited areas of Tire, there is lack of archaeological research on today's Tire settlement and that situation prevents to get

further information that would come from the possible excavations. As a result, it seems that most of the remains were found in nearby villages. To sum up, there are many reasons that make us to think that the lands accommodating today's Tire were nearly the Byzantine center of its territory rather than its nearby villages before the Turkish dominion. Furthermore, primary and secondary local sources state that Tire was the Byzantine center of its vicinity. Firstly, Hisarlık Village was an another settlement under the control of Emperor Arkadius , on the other hand, in inscribed stones and bishopric lists within the Byzantine period, it was mentioned as *Teira,Tyrra, Thyaira,* and *Thyeira* (Caner Yüksel, 2009: 223). Secondly, the town was the on the Royal Road connecting Ephesus to Sardes and it was the part of the center of Ephesus used for a summer resort of Ephesian rich (Tokluoğlu, 1973: 34 and Göksu, 1986: 11). The last reason is that local narratives mention about the historical churches in the town in the 1900s (Caner Yüksel, 2009: 224).

The Turkish commanders could not take the control of the significant centers like Tire and Western Anatolia until the end of the 13th century whereas the Turkish commander Çaka Bey infiltrated into the region (1081-1097) as the earliest one. The Turkish rulers had chance to strengthen their attacks within Western Anatolia during this period while the Byzantine Empire dealing with the turmoil. As a result, Aydınoğlu Mehmet Bey and Sasa Bey captured Selçuk, Tire and Birgi in 1307 (Tokluoğlu, 1973: 34 and Aslanoğlu, 1978: 1). The Anatolian Seljuk State lost its power apparently and Mehmed Bey founded Aydınoğulları Principality within this region in 1308 (Türk Ansiklopedisi, 1950: 377). Birgi was chosen as the capital of the Principality and Mehmet Bey appointed the command of Tire to his son, Süleyman Şah before he died in 1333 (Tokluoğlu, 1973: 34 and Aslanoğlu, 1978).

In Aydınoğulları period, Tire became one of the significant urban centers in Western Anatolia due to its acceleration in prosperity, growth in population, improvement of trade and moreover, its artistic and cultural activities. Furthermore, there were advanced architectural productions and attempts for urbanization. Then, Bayezid I took over the lands of Aydınoğulları Principality in Western Anatolia regarding Tire,

the town was taken under the rule of the Ottoman Empire (1390). The Ottoman sultan obligated İsa Bey to settle in Tire and leave Birgi (Tokluoğlu, 1973: 34-35 and Armağan, 1989: 22). However, the Ottoman rule continued shortly until the Tamerlane overcame the Ottoman Empire in Ankara War in 1402. Then, Tire was again under the rule of Aydınoğulları Principality since Tamerlane gave the control of the lands to Principalities again. As a result, Bayezid's ambition of an Ottoman unity fell down. Aydınoğulları welcomed Tamerlane with his military campaigns in the winter of 1402-1403. During this period, according to historians, he stayed in the Aydınoğulları Palace in Ekinhisarı Neighborhood in the east of Tire. It is mentioned that he performed Friday prayers Karakadı Mecdettin Mosque and had his baths in Taşpazarı Bath. Furthermore, Armağan mentions about the existence of an obelisk for memorializing his victories in the town that does not exist today (Armağan, 1989: 22-23 and Armağan, 2003: 35-36).

The dominion of Aydınoğulları Principality in the region was not long-lasting. Because of the both challenges between the heirs within the Aydınoğulları and Ottoman attacks in the region, Ottoman Empire annexed the lands of the Principality (Armağan, 1989: 22-23). With the support of the Mehmet I's attempts, Murad II took over Aydıneli regarding Tire in 1425 (Tokluoğlu, 1973: 34-35 and Aslanoğlu, 1978: 1).

Tire was one of the important urban centres during the Ottoman period, especially in Fatih period (Tokluoğlu, 1973: 35), due to its population, economic and cultural activities (Göksu, 1986: 16). Within this period, it is understood that Tire was enlarged considerably, since many buildings like hans, hammams, mosques were constructed during this period. The lands of Tire were between Mollaarap Mosque and Karacaali Neighbourhood. Moreover, when Fatih conquered İstanbul, 35000 people migrated to İstanbul from Tire and they settled down in Vefa district (Tokluoğlu, 1973: 35).

In the following, Tire was an important cultural and commercial centre until the beginnings of the 17th century. Because of the Celali Rebellions in Western Anatolia, the urban centers including Tire declined considerably in the beginning of the 17th

century since it endangered the control of the Empire. Even after the rebellion, the urban life of Western Anatolian centers was affected by the results of the rebellion. Moreover, in the same century, it was the beginning of a new period in the Ottoman history due to administrative, economic and social changes (Caner Yüksel, 2009: 226). Until the end of the 17th century, the town was the centre of the sanjak since it included 68 mahalles in this century. Evliya Çelebi in his visit to Tire in 1671, he stated that there were 30 madrasahs, 13 hammams and 27 hans in that period (Evliya Çelebi Seyahatnamesi, 1935: 162-169)[6]. In this period, Tire was a small trade center depending on İzmir due to its economy and administration (Göksu, 1986: 19).

After the defeat in the First World War, the Ottoman Empire concluded Armistice of Mudros on 30 October 1918. According to the 7th article of the armistice, the allies had right to occupy any Ottoman territory in case of a threat to their security. In Paris Peace Conference in 1919, the allied victors promised Greece to occupy the Western Anatolia and İzmir. Then, Greek invasion spread out increasingly and they occupied İzmir on 15 May 1919. They invaded Torbalı and Bayındır on 22 May 1919, Tire on 28 May (A. M. Armağan 1980: 39-40)[7] and Ödemiş on 1 June 1919 (Türkyılmaz, 2011: 18-19).

Within the Treaty of Sèvres on 10 August 1920, the lands including İzmir, Tire, Ödemiş, Akhisar, Bergama were taken under the control of Greek invasion (Turan, 2006). Invader armies attempted to provide against the national movement under the leadership of Mustafa Kemal Atatürk and make the Ottoman Empire accept their desires. Since the government did not fight against invasion, Turkish people had to defend their region by themselves. They founded committees of Müdafaa-I Hukuk to defend themselves. Turkish people accommodating in Tire fought for the independence and joined Kuvay-i Milliye movement in the leadership of Gökçen Hüseyin Efe (Türkyılmaz, 2011: 20).

[6] On the other hand, according to the Encyclopedia of Islam, Aydın, Güzelhisar was the centre of the Liva, sanjak.
[7] According to Tokluoğlu (1973), p.9, Tire was invaded on 29 May 1919.

The invader armies burnt down the centres in Tire, Birgi and Ephesus towns between 1919 and 1922 during the invasions.On the other hand, there were earthquakes causing damage happened in Tire. The earthquakes beginning from the early periods can be listed as 177 AD, 1653, 1668 continuous, 1739, 1778, 1846-1850 continuous, 1870, 1880, 1928 and 1949 sporadic (Göksu, 1986: 19 and Tokluoğlu, 1973: 35). There were some other disasters like plague epidemic in 1591 and 1886, and the fires in 1880 and 1914 (Gökbel and Şölen, 1936: 114 and Tokluoğlu, 1973: 36). Moreover, the fire in 1922 resulted with the destruction on the plain part of the town whereas the hilly part of the town was not affected by the fire (Göksu, 1986: 19).

In the 1917 fire, the part of the Jewish mahalle including three synagogues, the entire Greek mahalle consisting the wooden houses and wooden elements were burnt. From the development plan in 1950, it is understood that the damaged area of the town was restored probably after the Republic whereas the date is not known exactly (Göksu, 1986: 105).

The urban areas of Western Anatolia were planned due to the advanced planning approaches in the Ottoman period. Within Ebniye Law in the Ottoman, the roads and the areas were arranged (Tekeli, 1980: 51). Within this plan, radial roads, part of the existing urban pattern was destroyed as existing fruit and vegetable market, İki Kapılı Han and some part of Bakır Han were damaged to arrange the radial roads (Göksu, 1986: 107).

2.3 TİRE CUMHURİYET DISTRICT

Cumhuriyet Square and the wide radial roads starting from the square were planned whereas Station Street and Atatürk Street were planned as the main axis of the district. Cumhuriyet Square, the railway station, Station Street connecting these two important points; administrative, educational and sports facilities surrounding the square; the residential pattern developed between these areas create Republican heritage of Tire on Cumhuriyet District.

Figure 2. 2 Cumhuriyet Square, Railway Station, connecting Station Road and surrounding development

Tire Railway Station was constructed at 1883 by Ottoman Railway Company. İstasyon Park was developed on the Railway Station. Cumhuriyet Square and Orta Park, 4 Eylül Stadium and parks are the planned open areas of the district.

Figure 2. 3 Tire Railway Station and park

There are administrative, educational public buildings and sport facilities surrounding the Cumhuriyet Square. The government office, the people's house, Tire secondary school, Tekel tobacco depot, the post office, open air theatre, the stadium and the hotel were the facilities around the square. Among these builidngs, the government office, the post office and the sports facilities have maintained their functions. On the other hand, Tekel tobacco depot was renovated and re-functioned as Tire Kutsan Vacational School. The people's house was converted to the municipality building after the organization was closed in 1950's and it is re-used as the city museum recently. Tire Secondary School was transformed to Teacher's House. Moreover, instead of the open air movie theatre, Tirem Hotel was constructed in 1990's. Furthermore, Peker Palas Hotel now accommodates different types of offices.

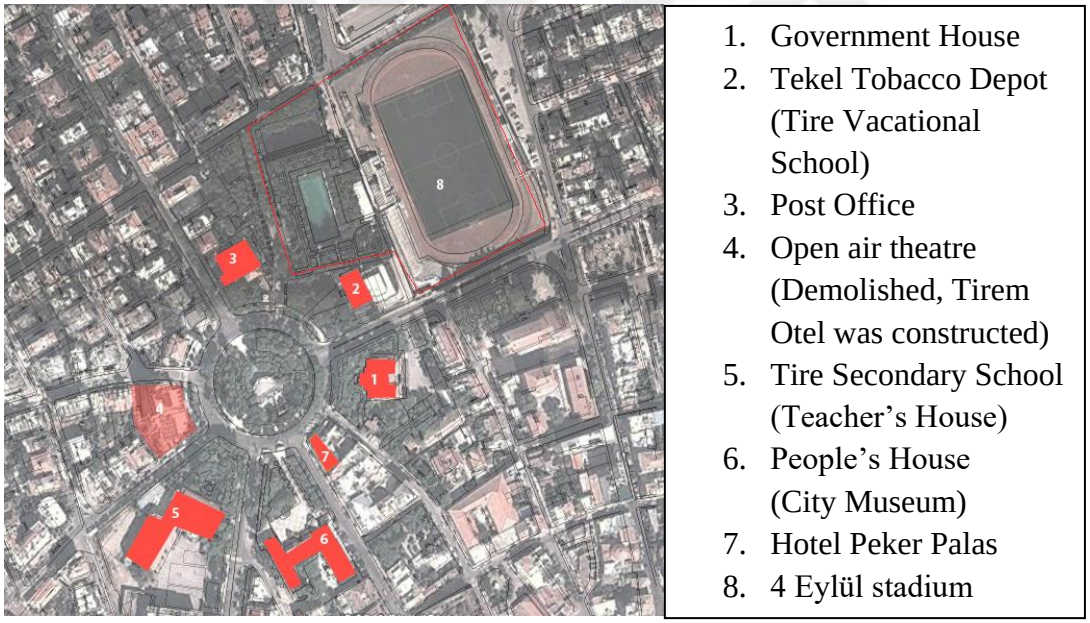

Figure 2. 4 The site image showing the original and current functions of the buildings surrounding Cumhuriyet Square, Base map Google Earth, 2016

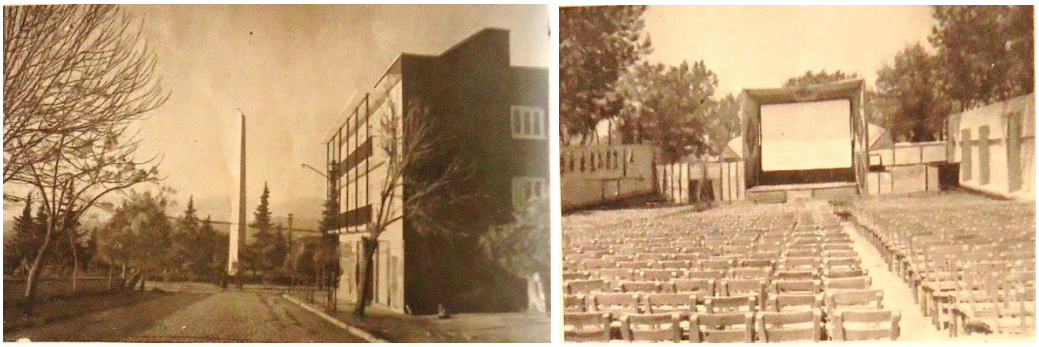

Figure 2. 5. (a)View from the Atatürk Avenue, (Beş Yılda Tire 1950-1955, 1955: 22), (b) The open air movie with a capacity of 1000 people by the municipal facilities, (Beş Yılda Tire 1950-1955, 1955:.16)

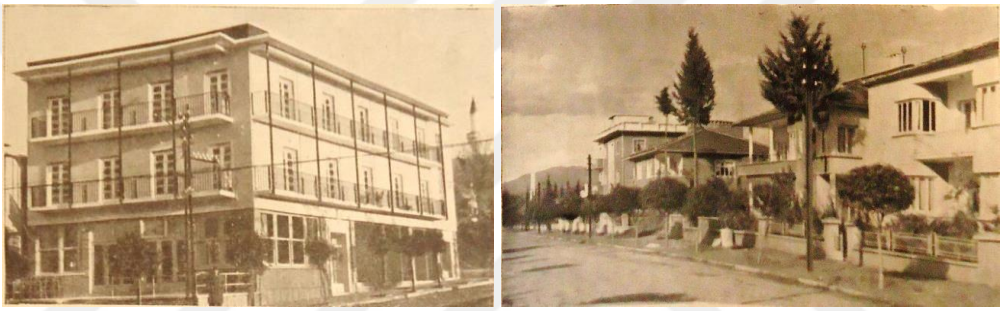

Figure 2. 6. (a)The hotel, Peker Palas, (Beş Yılda Tire 1950-1955 ,1955: 49), (b) New houses along Cumhuriyet Street, (Beş Yılda Tire 1950-1955,1955: .22)

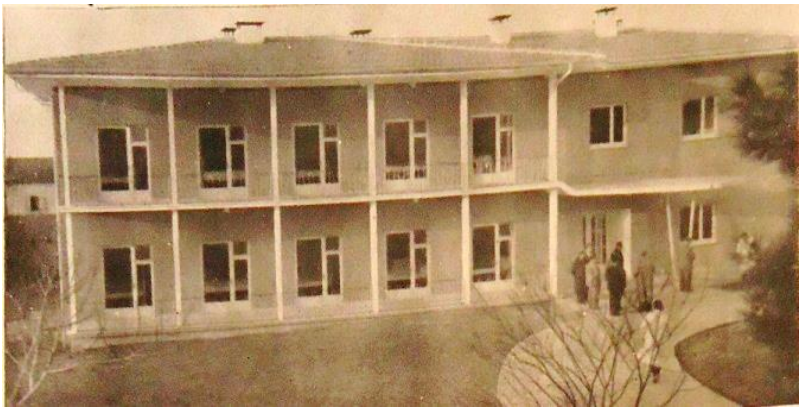

Figure 2. 7. The 'modern' pavillion added to the health center, (Beş Yılda Tire 1950-1955 1955:.22)

2.3.1 History of Development Plans / Development of the Study Area

2.3.1.1 Development of Tire after Foundation of Republic

Tire was one of the important towns of İzmir who had the development plan activities firstly. The first development plan was applied over Tire in 1950 (Yurt Ansiklopedisi, 1982-1983: 4375). The area damaged by the 1917 fire was distinctive easily seen within the urban pattern as the grid plan was made over the traditional organic pattern (Göksu, 1986: 135). In the Figure 2. 8, Göksu shows the planned area after 1917 fire (Göksu, 1986: 106). Göksu states that "Cumhuriyet Square at the entrance of the town, the radial roads starting from the square, the commercial centre and the Greek Mahalle of the town were the grid planned area as a result of application of a physical plan in Tire."(Göksu, 1986: 105-107).

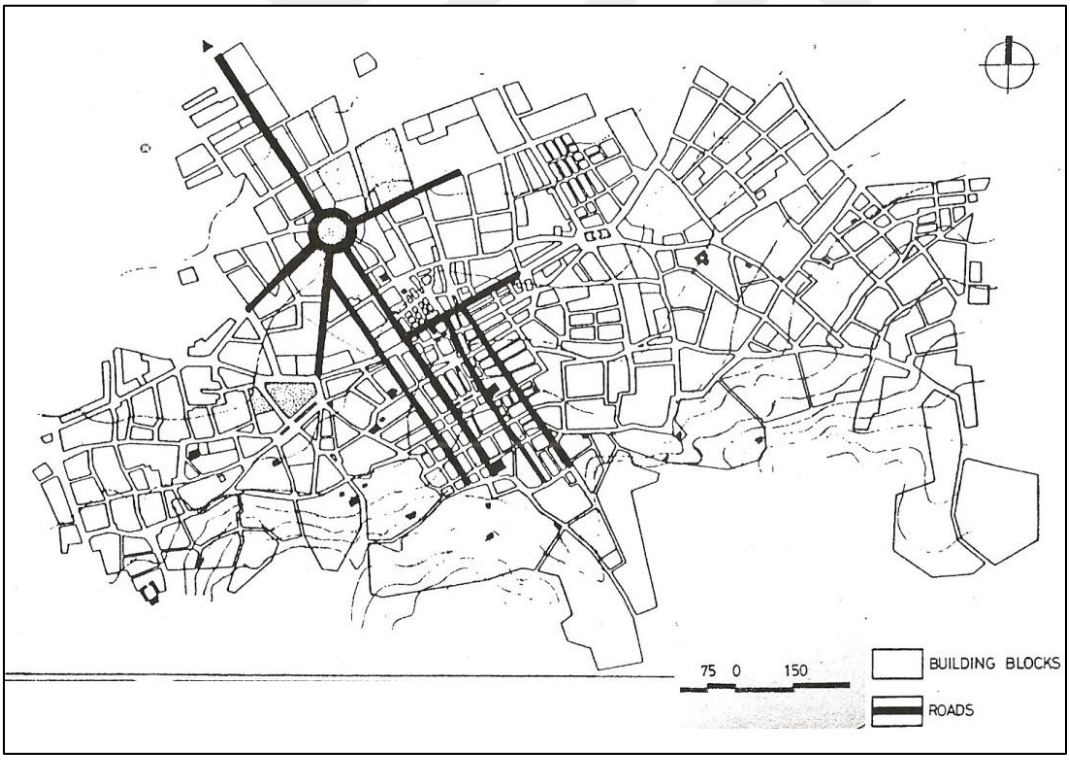

Figure 2. 8. Planned area after the 1917 fire, (Göksu, 1986)

The first development plan of Tire was prepared by Vedat Erer at 25.03.1950 consisting of a sheet in 1/2000 scale and six sheets in 1/1000 scale. However, plan in 1/1000 scale or plan decisions cannot be found from Tire Municipality and İlbank (See official letters in appendix A). The second plan was prepared by Arif Akay at 27.03.1984 consisting of five sheets in 1/5000 scale and 30 sheets in 1/1000 scale.

First plan: Vedat Erer 25/03/1950 (2000:1 / 1000:6)

Second plan: Arif Akay 27/03/1984 (5000:5 / 1000:30)

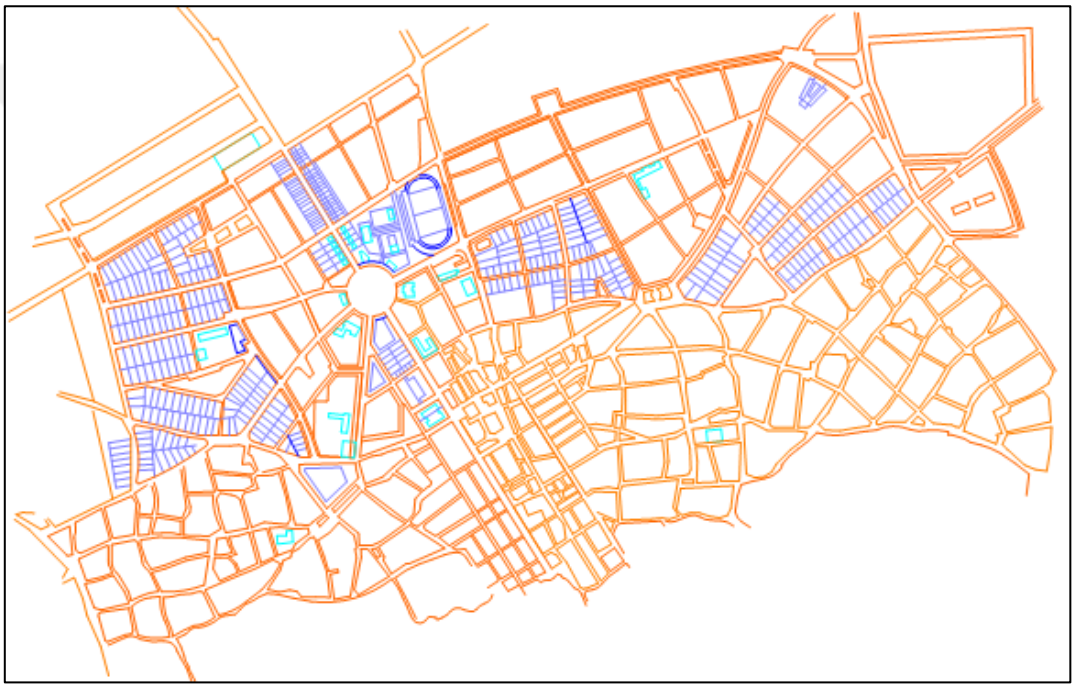

Figure 2. 9 The drawing of the first plan (1950 Development Plan) (redrawn from the plan)

Tekeli lists the development plans and maps prepared within the Republican period until the end of World War II. According to the table in Figure 2.6, the map of Tire was prepared until 1933 (Tekeli, 1980: 133). Moreover, it is known that in 1927, the Governer *Kazım Paşa*, the Mayor *Tevfik Bey* and *Kaymakam Haydar* Bey had

discussed about the development of Tire and the drain plans in the town. At the end of the debate, they decided to assign two engineers for the field study.[8]

Nevertheless, the redevelopment plan was implemented during 1948-1949 (Tekeli, 2010: 133)[9]. Moreover, in *Arkitekt* published in 1937 (Figure 2. 11), the square was mentioned as "future Cumhuriyet Square" (Mortaş, 1937: 252-254). It is seen that although design of the development map was made, the plan could not have the chance to be designed before 1948-1949.

			HARİTA			PLAN			
KASABA	İL	ha	Yapım Yılı	Tasdik Yılı	MÜTEAHHİT	Yapım Yılı	Yaptıran	Yapan	ha
Mudurnu	Bolu					1945'de ihalesi sürüyor			
Tokat	Tokat		1936			1938		Avni Par	
Turhal	Tokat					1945'de ihalesi sürüyor			
Beyşehir	Konya					1940			
Seydişehir	Konya					1945'de ihalesi sürüyor			
Ilgın	Konya					"			
Kadınhan	Konya					"			
Bozkır	Konya								
Sarayönü	Konya								
Keman	Kırşehir					"			
Avanos	Kırşehir					"		Seyfi Arkan	
Kula	Manisa					1948-49			
Karamanlı	Burdur					"			
Tire	İzmir		1933'e kadar			"			
Edremit	Balıkesir					1937		Ş.EH.	

Kaynaklar: Fehmi Yavuz: Ankara'nın İmarı, Siyasal Bilgiler Fakültesi Ankara, 1952.
İmar ve İskan Bakanlığı 50 yılda İmar ve Yerleşme, Ankara 1973.
Arkitekt Dergileri
Bayındırlık İşleri Dergileri
Belediyeler Dergileri
İller ve Belediyeler Dergileri ve İktisadi Yürülüş, Sayı 45-46, 1941.
M. Harfi, Haritanın ya da planın müteahhitlere yaptırıldığını göstermektedir.

Figure 2. 10 The table showing planning and implementation years of the development plan (Tekeli, 2010)

The area on the southern of Gümüşpala Street and the municipal buildings were constructed beginning from 1920's (Göksu, 1986: 133). In accordance with the plan, *Hükümet Konağı* was built in 1933. *İstasyon Parkı* was built in 1934 by the Aydın

[8] It is published at Anadolu, 14 Şubat 1927.
[9] For the full table, see Tekeli (2010) pp.123-133.

Railway Administration. The Cumhuriyet Square was opened in 1939. In 1940, the Station Road and stadium were opened (M. Armağan, 2007: 32 and www.tire.bel.tr, last visited on 23.06.2015). Tire Secondary School was started to be constructed in 1937 (Mortaş, 1937: 252). In addition to this, *Millet Parkı* was built up in 1930 and *Alay Parkı* was opened in 1933 (M. Armağan 2007: 32).

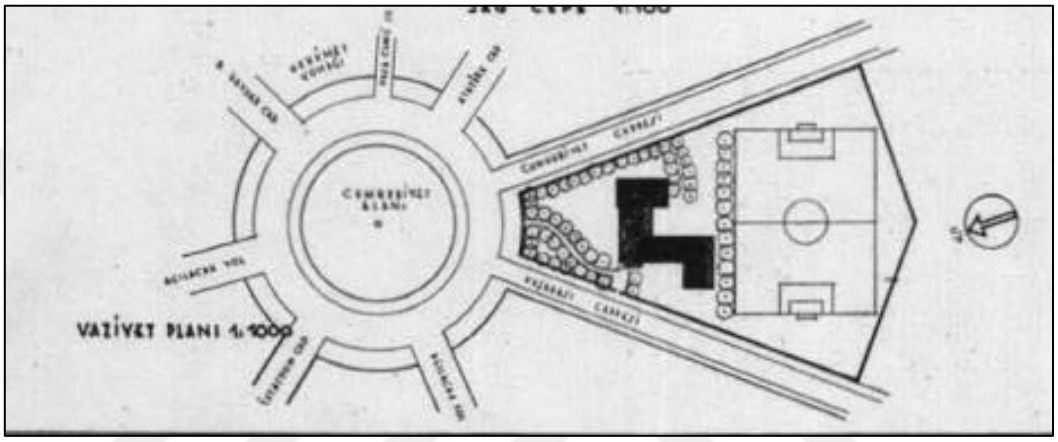

Figure 2. 11. The site plan of "Tire Orta Mektep" (1937), Arkitekt, 1937-09 (81): 252

On the other hand, the section on the north of the Turan Mahallesi and Yeni Mahalle were built up between 1950 and 1960. Göksu states that within the policy between 1923 and 1950 to build the urban squares which aimed to symbolize the social and economic changes of the new period, the Cumhuriyet Square was built in the section damaged by the fire. The new urban pattern was different from the traditional pattern located on the slopes of the south part of the town (Göksu, 1986: 133).

Towards 1980, this development plan was not sufficient for the rapidly developing town. As a result, instead of 1950 plan, a new development plan was prepared which proposed to develop through İzmir direction on the flatter topography (Yurt Ansiklopedisi, 1982-1983: 4375).

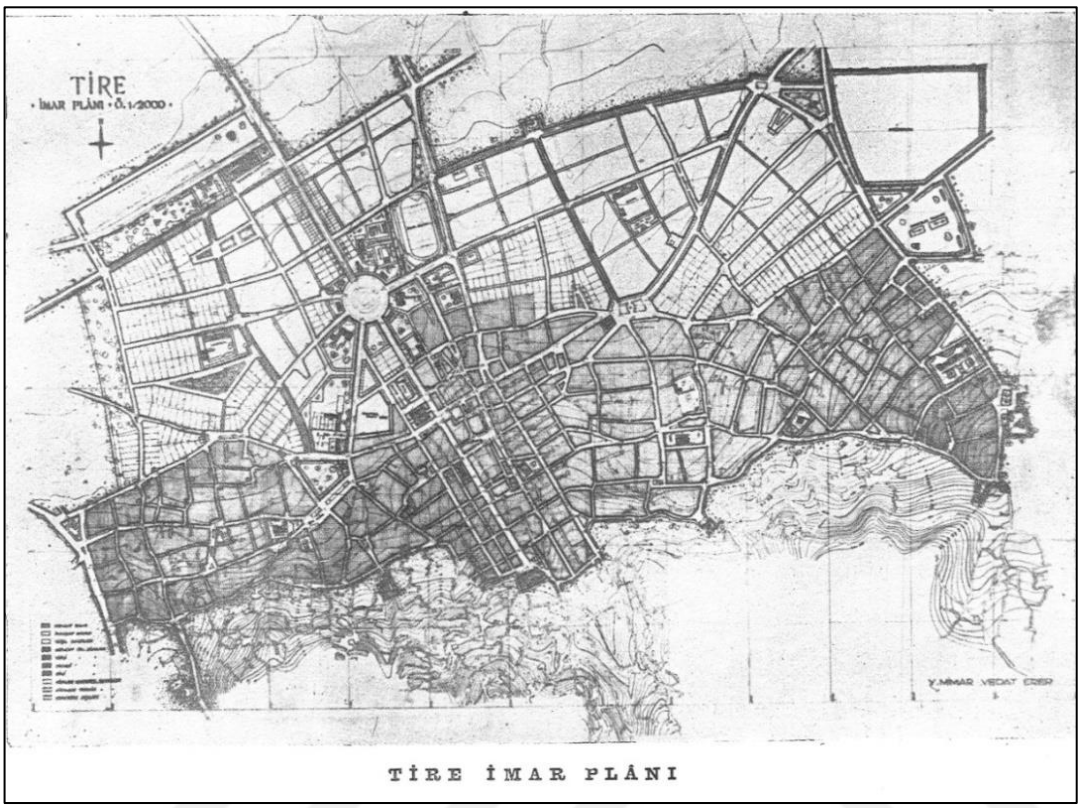

Figure 2. 12. Tire Development Plan, ____, (Beş Yılda Tire 1950-1955, 1955)

Göksu compares two development plans of Tire in 1950 and 1980 and states that they had intriguing characteristics. 1950 development plan prepared by Vedat Erer on 25th March 1950 changed the macro form of Tire remarkably. As a result of this plan, the development of residential areas went through the İzmir highway whereas the railway created a border on the north side. In the first development plan, the Cumhuriyet Square and the radial roads starting from the square were dominant. Göksu states that"The development plan of 1950 emphasized the only centralization in town depending on the radial road system."(Göksu, 1986: 153-161). Although Göksu found the plan generally successful, she criticizes the plan due to the width of the roads and the coherence of the functions within the location in the town.

As a result of these inadequacies, in the next development plan, the location of the industrial zone was changed and moved near the cemetery. On the other hand, the historical residential pattern on the slope was not taken into consideration in this development plan. There was no approach for that historical context as this was one of the remarkable deficiencies of the plan. Since there was no decision about this historical zone, the lower income people settled creating unhealthy condition. Göksu criticizes to not define the 'residential area' and 'historical texture'. Nevertheless, Göksu found coherent the plan due to the macroform, vehicular and pedestrian traffic. As a result of the conservation approach of that period, the historical buildings except monumental ones remained intact unconsciously. 1984 development plan approved on 23rd March 1984 provided further development beyond the station causing to threaten the agricultural lands. The plan stated the absence of the historical context except religious buildings in the town as seen in the plan. With this approach to the historical buildings, the plan proposed only 11 registered buildings such as Matyos Han, Gülcüoğlu Han. Since the buildings were not registered, some buildings in private property had right to be demolished (Göksu, 1986: 153-161).

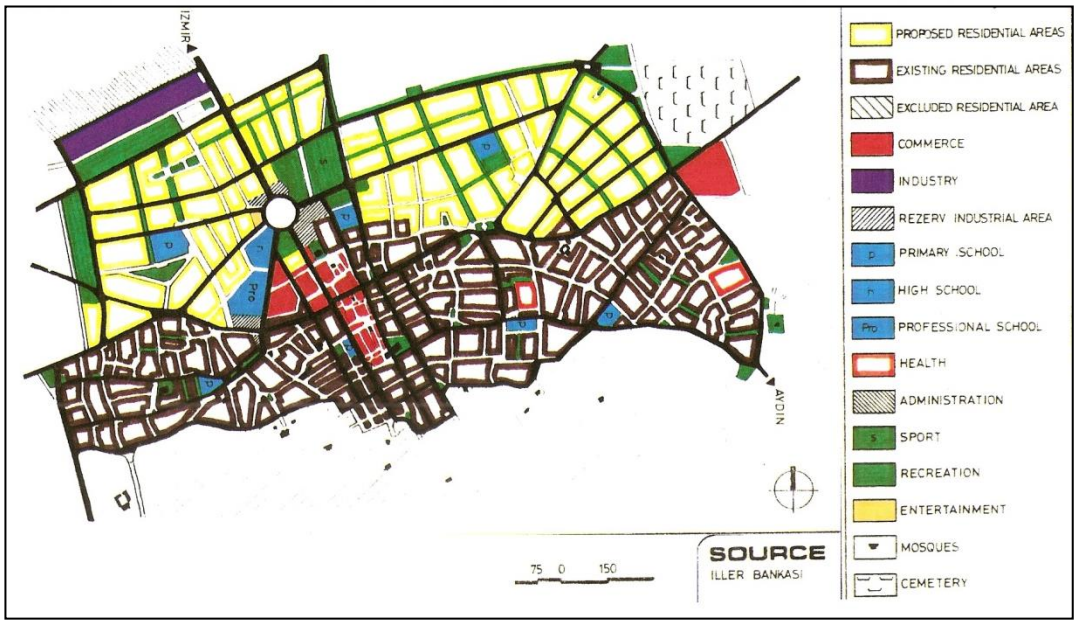

Figure 2. 13. The Development Plan of Tire (1950), (Göksu, 1986), taken from İller Bankası

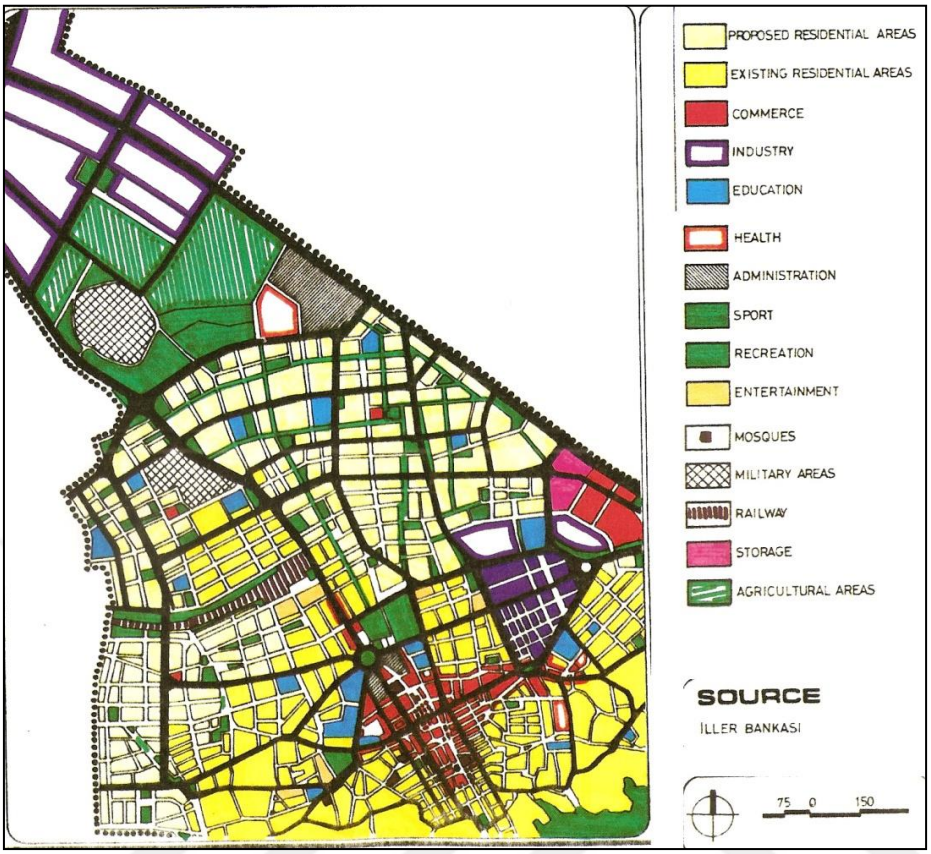

Figure 2. 14. (a) The Development Plan of Tire (1984), (Göksu, 1986), taken from İller Bankası

The aerial photos in 1957, 1964, 1977 and 1995 (See appendix A) show the development of the town beginning from 1957. According to these aerial photos, firstly, the Cumhuriyet Square, administrative buildings surrounding the square and the Station Road connecting the square directly to the station were built. The development of the area went around the Station Road and Cumhuriyet Square between 1957 and 1977. On the other hand, between 1977 and 1995, the development was accelerated expanding the borders through the İzmir direction.

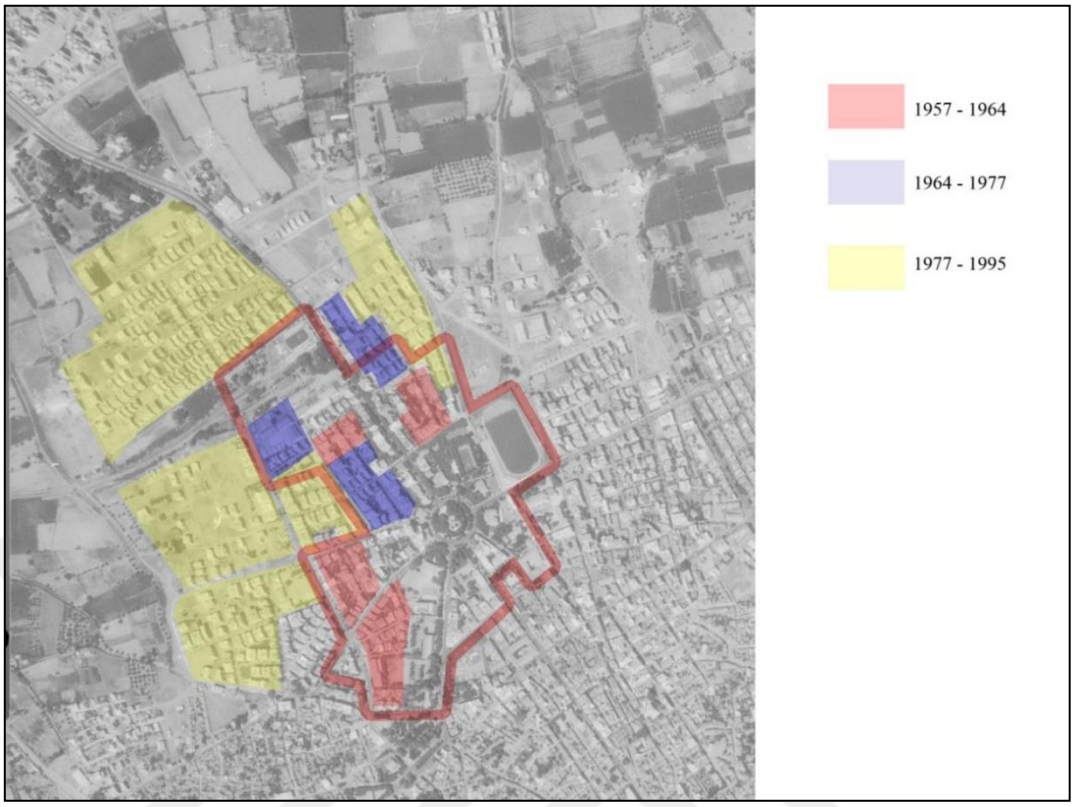

Figure 2. 15. The development of Tire Cumhuriyet District between 1957 and 1995, Base Map 1995 aerial photo taken from the General Command of Mapping

Most of the houses along the Station Street were demolished and new apartments have been constructed along the street. Figure 2. 24 shows that there are a few houses left from that period. There is a rapid transformation in the street. Since they are not registered, the lots of the houses have been sold to the builder and contractor on a flat for land basis. Moreover, this rapid transformation has spread up to the backside of the street.

Conservation development plan was done by Serbülent Güney in Sınır Planlama Ltd.Şti. It was contracted at 2006 by Tire Municipality and the plan was approved at 2010.

Figure 2. 16 Current situation of Tire Cumhuriyet District

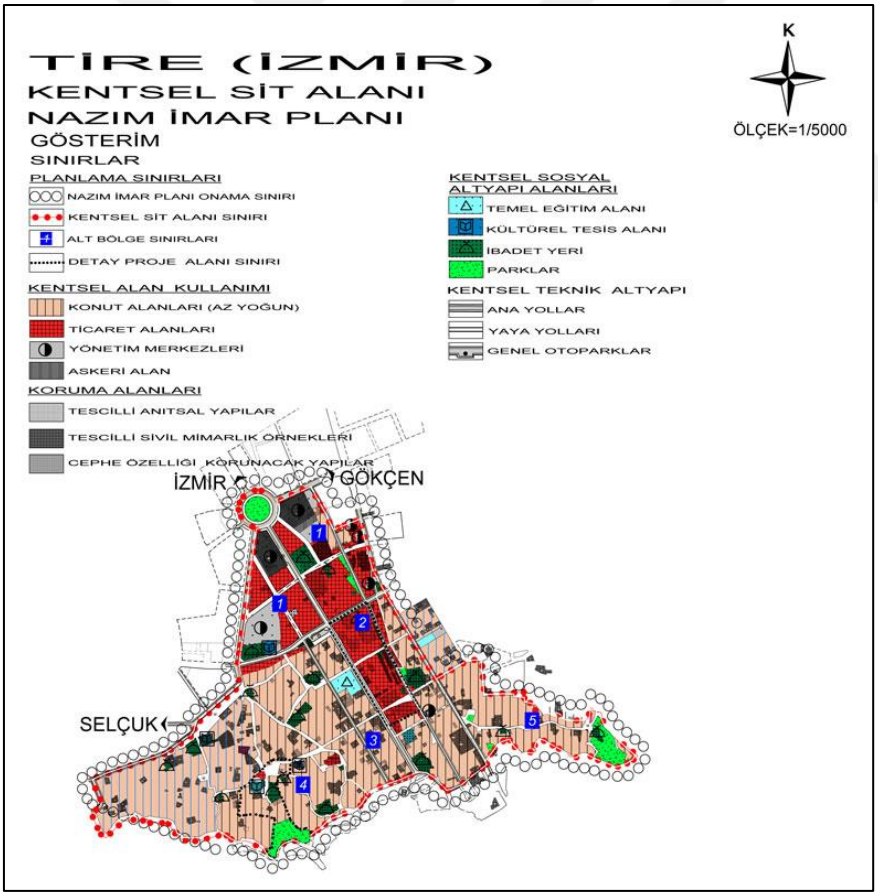

Figure 2. 17 Master development plan, Tire Municipality

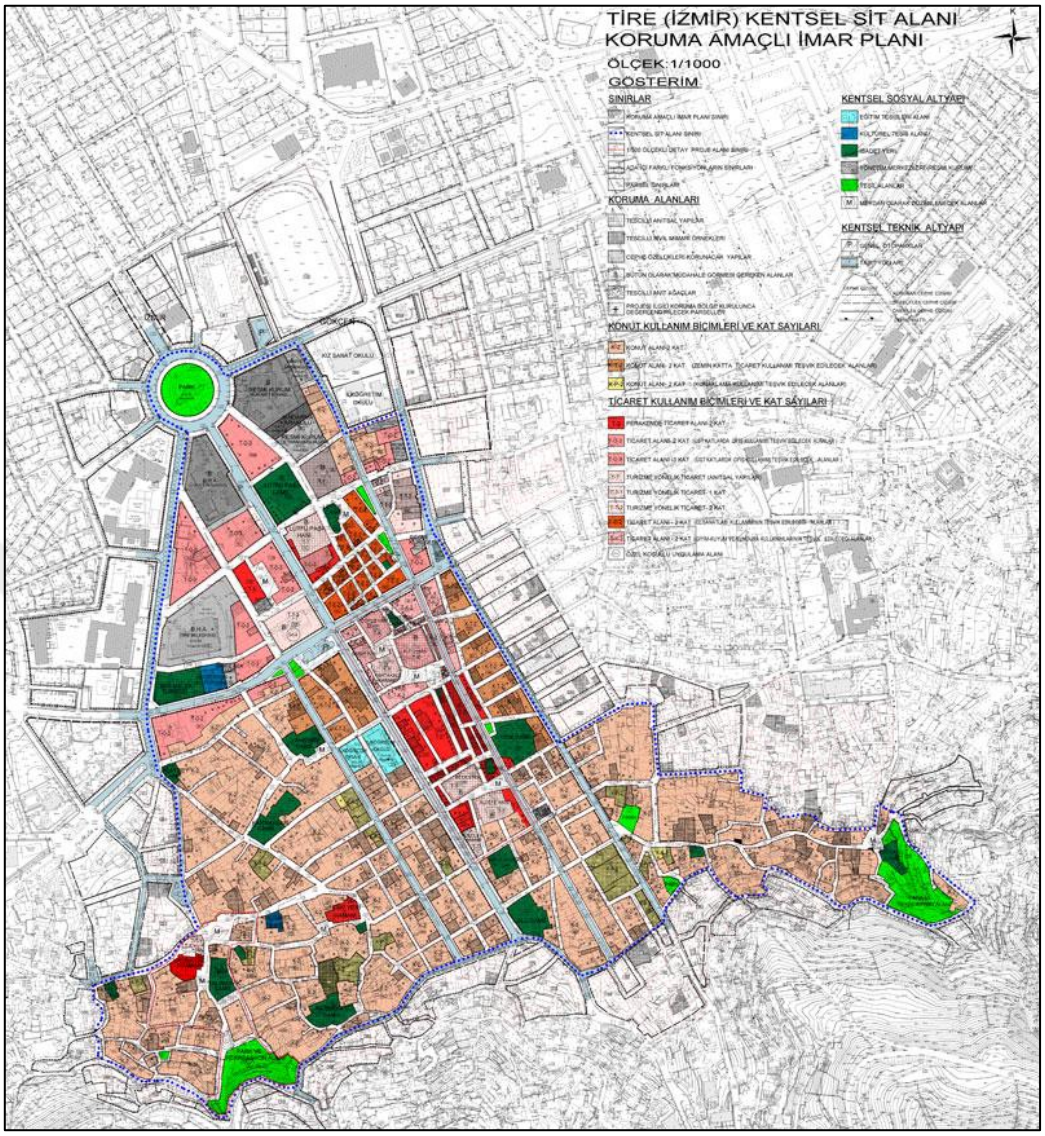

Figure 2. 18 Conservation Development Plan, Tire Municipality

Similar Examples in the Same Scale in Plan

With the law in 1933, 2290 *Belediye Yapı ve Yollar Yasası*, municipalities were expected to organize the planning activities for the next five years (Geray, 1973:2). As a result of this law, there are other examples planned within the Republican period like Tire. The towns of Atça (Aydın), Bayır (Muğla), Alpu (Eskişehir), Karcabey (Bursa) and İznik (Bursa) will be read through the redevelopment plans.

Atça(Aydın) was taken out from the invasion on 5th September 1922. Abdi Bey who had been educated in Europe prepared the development plan in 3rd August 1926 and that plan was executed on the destroyed urban pattern of Atça as seen in Figure 2. 19. Eight radial roads starting from the square are 15 meters width and 500 meters length (www.atca.bel.tr, last visited on 23.06.2013).

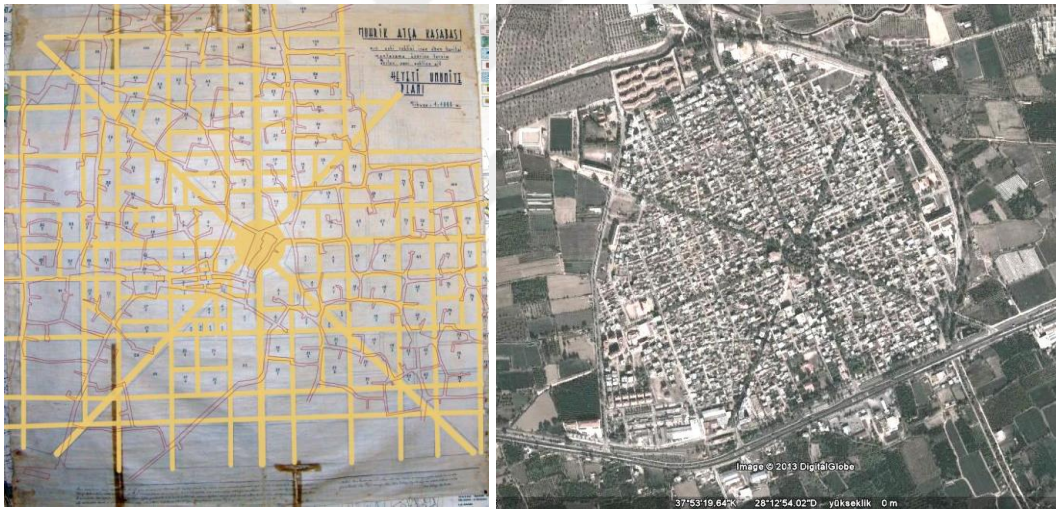

Figure 2. 19. (a) The development plan of Atça in 1924, Bilgiç, Ayşegül (2012), taken from Atça Municipality, (b) the aerial photo of Atça, Aydın (2012), Google Earth

The town of Bayır (Muğla) was moved to existing location by the reason of the earthquake in 1941 (www.bayir.bel.tr, last visited on 23.06.2014). The town includes Cumhuriyet Square and Cumhuriyet Park in its center. As seen in Figure 2. 20, the grid planning was applied over the town centralizing the square.

Figure 2. 20. The aerial photo of Bayır, Muğla (2010), Google Earth

Alpu (Eskişehir) was under the Greek invasion in 1921. During the invasion, the town was fired and some parts were collapsed. In 1922, the town was taken under the control again. Alpu became a subdistrict depending on Eskişehir in 1928. The immigrants from Romania and Bulgaria setttled in the town in 1936 (www.alpu.bel.tr, last visited on 23.06.2013). The grid plan was applied over the town.

Figure 2. 21 (a) The aerial photo of Alpu,Eskişehir (2010-2011), Google Earth

Figure 2. 22. The aerial photo of Karacabey, Bursa (2011), Google Earth

The development plan of 100 hectares in Karacabey (Bursa) was prepared by Bedri and A. Haydar in 1923. In the same year, the plan was executed by Şevket A. Haydar (Tekeli, 2010: 123). In addition, Karacabey was planned in 1938-1940 by the Public Works of Bursa in the later period (Tekeli, 2010: 128). According to the table, it can be said that the town was planned partially for two times in that period.

Figure 2. 23. The aerial photo of İznik, Bursa (2012), Google Earth

The town of İznik (Bursa) also was destroyed during the Greek invasion. Some part of the town was fired and collapsed at the end of the invasion. There is a square in the center of the town and the grid planned area is the result of the physical plan in the town.

Cumhuriyet Squares, railway stations, station streets and parks are seen as the common features in the examples that were planned after the foundation of the Republic. Atça, Karacabey, Bayır and Tire has squares and radial roads starting from the square. In the examples except Alpu, there is centralization and grid plan were applied. However, in Alpu, there is no centralization like others. While in Atça, radial roads are dominant, in Bayır, Alpu and İznik grid plan is emphasized in town planning.

2.3.2 Architectural Features of the Study Area in Urban Scale

2.3.2.1 Site Analyses of Study Area

As seen Table 2.1, most of the buildings are residential in the study area. Station Street constitutes the commercial center in the lower part of the town while the commercial zone continues along the Atatürk Avenue on the upper part. The storage buildings were gathered near the railway station due to easy transportation (See appendix A).

Table 2. 1 Current function of the buildings

Commercial	Residential	Administrative	Educational	Accommodation	Health
26	233	13	9	2	1
Storage	Com. and res.	Com. and adm.	Res.and edu.	Not used	
4	67	6	1	3	

As seen in Table 2.2, there are mostly two storey houses in the study area. The buildings more than four stories are located along Station Street since the deterioration of the pattern has begun on the main axe of the town. There is a rapid construction activity as the two storey houses were collapsed and apartment blocks were constructed on the street (See appendix A).

Table 2. 2 Number of storey in study area

1 storey		2 storey		3 storey		4 storey		>4
1	with basement	2	with basement	3	with basement	4	with basement	>4 storey
36	5	90	35	76	12	45	5	60
41		125		88		50		60

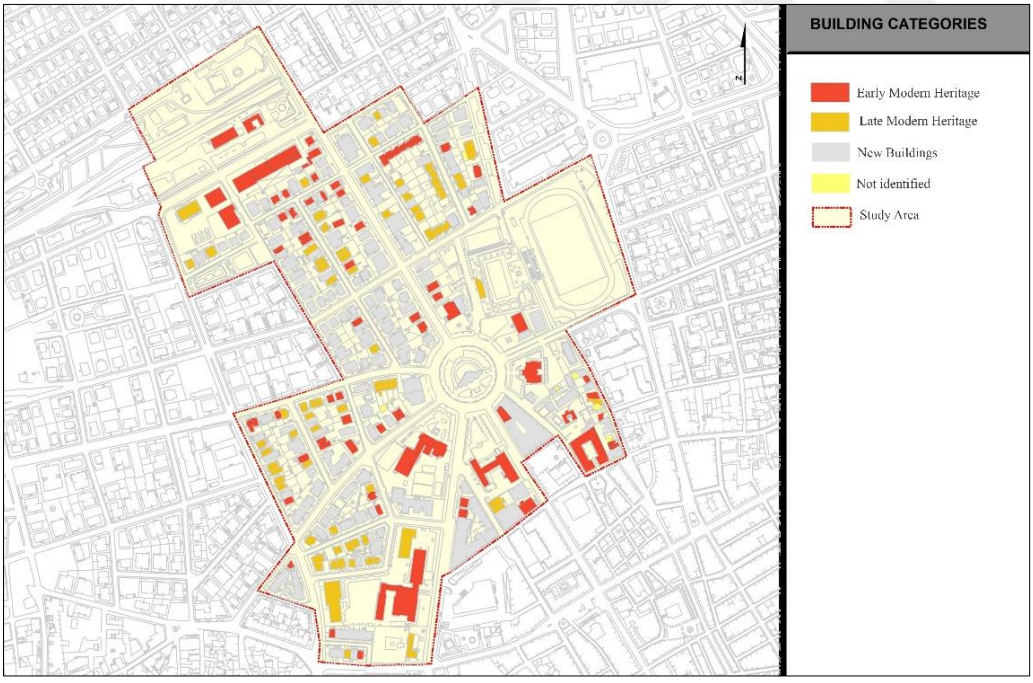

Figure 2. 24. The map shows the periods of the buildings in the study area (Base map, Tire Municipality, 2012)

2.3.2.2 Analysis of Streets and Open Areas/Squares

The use of open areas in public property can be categorized as squares, streets and parks. As seen in the street sections, on the main axis there was a wide vehicular road with trees along a wide pavement. Although the transformation of the function from residential to commercial along the Station Street has occurred in the recent years, the area was planned as a residential zone in a conscious manner in that period. In terms of hierarchal planning of the roads, the secondary streets vertical to the main axis were narrower with narrower pavements. The street was aligned with the low front garden walls with trees providing visual connection with the house. With the changing privacy concept, the balcony was used an architectural element to create a 'new' kind of relationship with the street. The front gardens and balconies which are in a visual relation with publicity were used along the street.

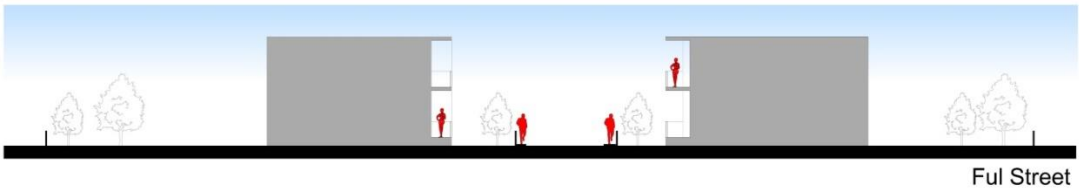

Figure 2. 25 Schematic section of Ful Street

Figure 2. 26 Photographs of the streets shown in schematic section (right, Ful Street)

Squares are the open spaces which were planned as an accelerator of the regime. As in other towns and districts which were planned in the Republican period, Cumhuriyet Square was the center of the planning approach since Cumhuriyet squares were planned as the indicators of the Republic.

Figure 2. 27 Cumhuriyet Square

Figure 2. 28 Parks in the study area

Parks are important in Republican town planning which were planned to be used for sport facilities and green area. Orta Park, İstasyon Park, 4 Eylül and Alay Park are the parks in the study area as seen in Figure 2.28.

2.3.2.3 Analysis of Building-Street Relationship

The use of open spaces in private property can be categorized as front garden, side garden and back garden. These gardens with low garden walls provide visibility with the street. Also the balconies as seen in Figure 2.29 are important architectural elements which provide building-street relation.

Especially in the corner lots, the buildings were designed and shaped by this parameter. The corner buildings have a round shape which was often seen in the architectural productions of that period.

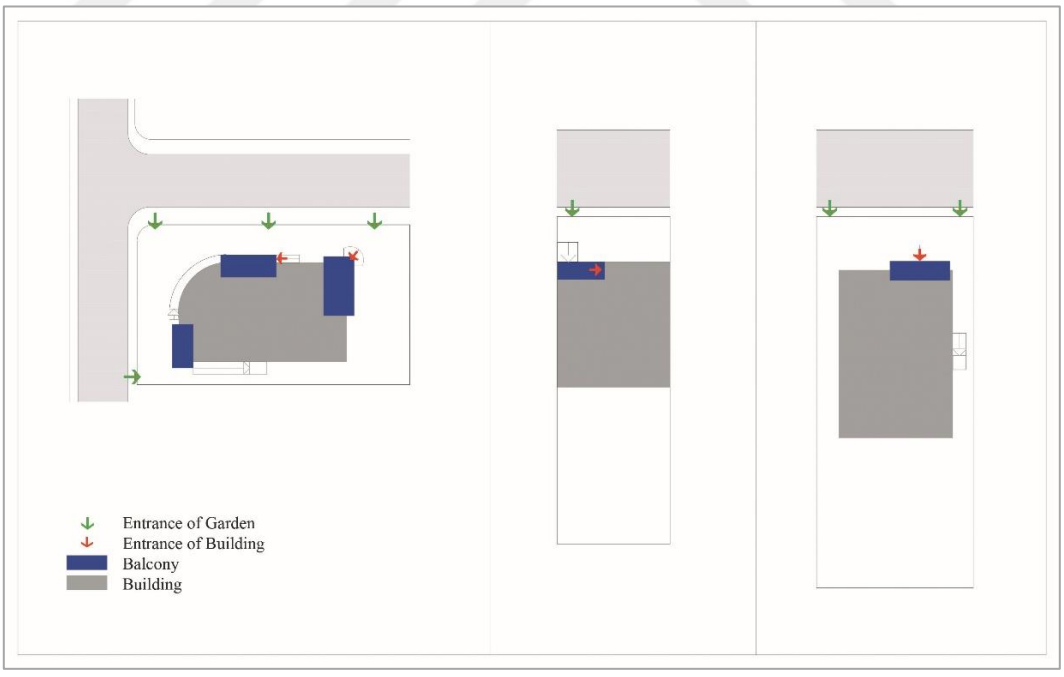

Figure 2. 29 Site plans showing the types of building-street relations

2.3.2.4 Analysis of Building-Building Relationship

In terms of building-building relationship, some of the buildings were organized as blocks of two houses in a symmetrical order where as there are row houses and single houses.

In row houses where the buildings were adjacent to each other, there are no side gardens so they have front and back gardens. On the other hand, in twin houses and single houses, they have side, back and front gardens whereas the entrances are generally from the side of the building.

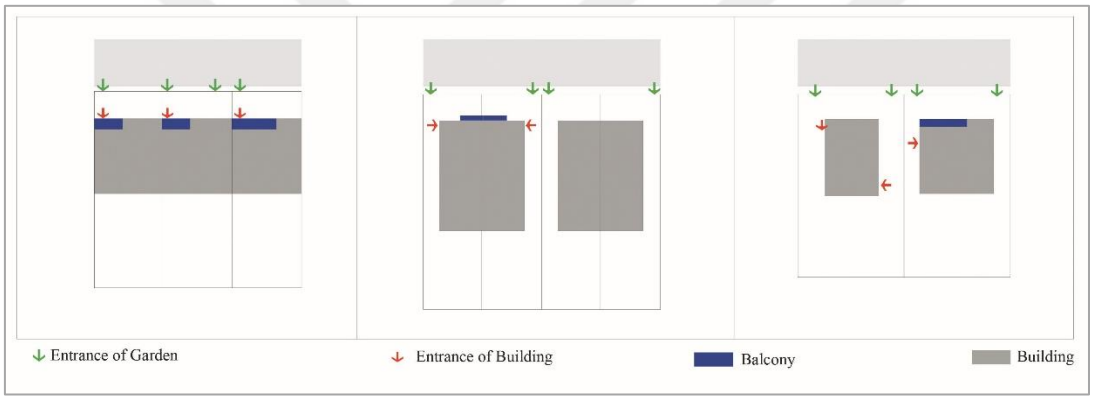

Figure 2. 30 The types showing building-building relation

2.3.2.5 Analysis of Street-Lot-Building Relationship

With regard to the grid planning, the lots have a regular geometry whereas the lots have an irregular geometry in the traditional pattern. The location of the building within the lot defines the outdoor spaces of the life. In the row houses in which the buildings are adjacent to each other, the building entrances are from the street façade with a stair. In twin houses and single buildings which have side gardens, the entrances are from the side of the building not from the street façade. Thereby, the location of the building within the lot shapes the relation between the building and the street with

regard to the position of the entrance. In addition, the corner buildings which were shaped according to the street relate the street directly with rounded corners or rounded balconies.

In the corner lots, the setback distances are 4 meters from the streets (front and side) and 3 meters from the adjacent lot. On the other hand, in the lots between, the setbacks are 4 meters from the street and 3 meters from the adjacent lots. The wideness of the back gardens are determined as the half of the building height.

Figure 2. 31 The examples of buildings located in corner lots

Table 2. 3 The table showing the size of the plot, the building and plot area ratio

PARSEL (m2)	YAPI (m2)	TAKS
102	52	0,5
110	48	0,4
118	84	0,7
152	27	0,2
166	78	0,5
208	82	0,4
209	77	0,4
212	55	0,3
249	94	0,4
291	69	0,2
300	108	0,4
305	100	0,3
315	135	0,4
325	118	0,4
327	118	0,4
340	123	0,4
342	103	0,3
355	186	0,5
365	96	0,3
387	147	0,4
434	110	0,3
442	131	0,3
471	112	0,2
476	110	0,2
507	101	0,2
541	184	0,3
889	362	0,4

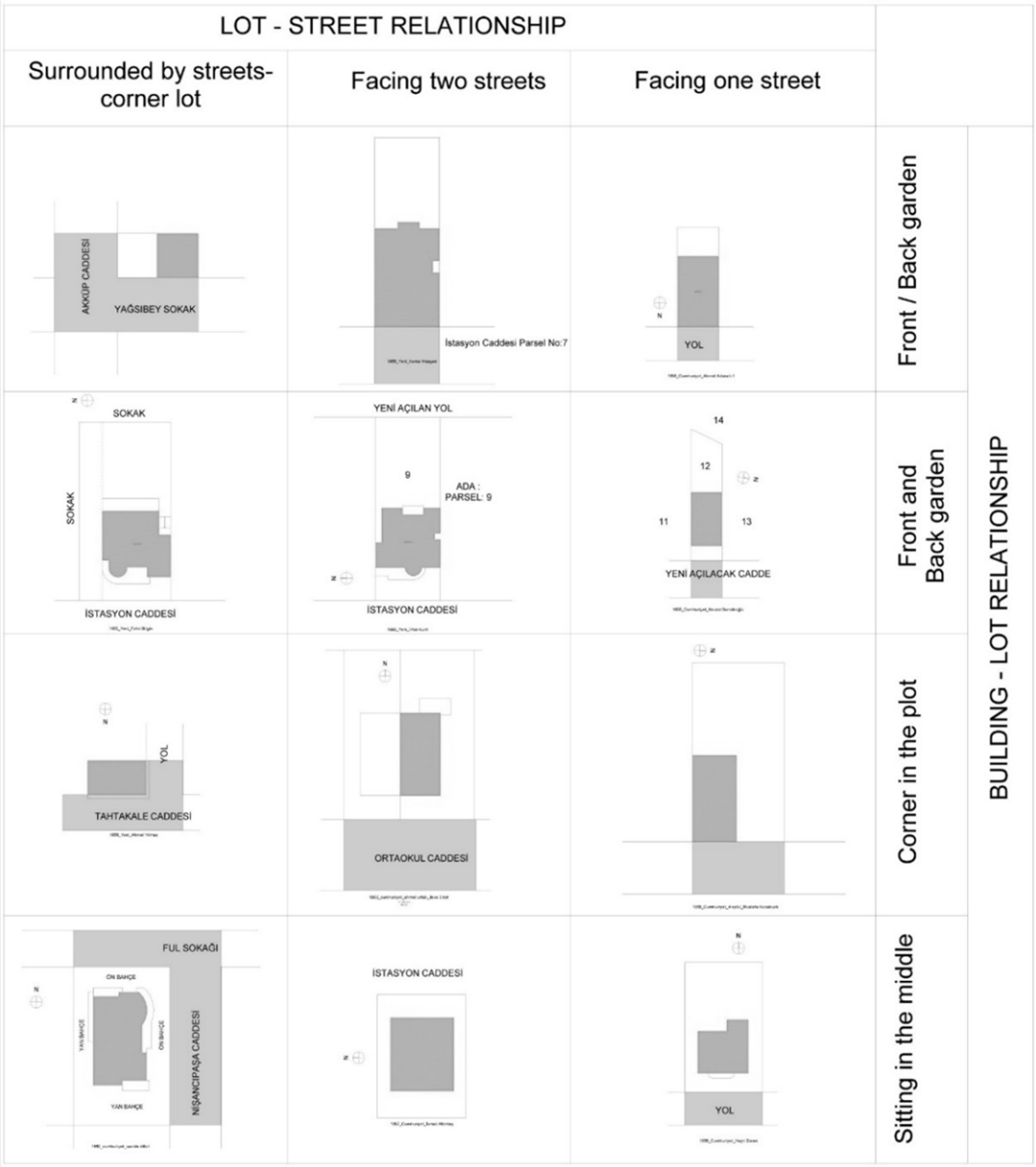

Figure 2. 32 The integration of lot-street and building-lot relationship

2.3.3 Architectural Features of the Study Area in Building Scale

The buildings surrounding the square and residential buildings in the study area are mentioned in terms of their architectural features in this section. For detailed information, the building documentation sheets of the buildings are in the appendix B part.

2.3.3.1 The Government Office (*Hükümet Konağı*)

The building was registered.[10] The masonry building has a symmetrical plan and facade according to the main entrance axis. It has arched openings. However, the masonry building was plastered and painted in the later periods (For documentation sheet, see appendix B).

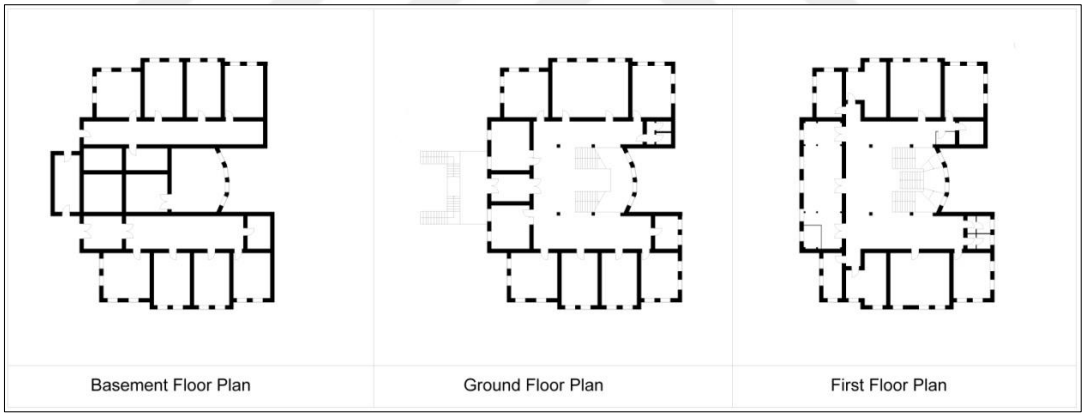

Figure 2. 33. The schematic plan layout of Government Office, 2013

The construction of *Hükümet Konağı* was completed in 1933 (M. Armağan, Cumhuriyet Döneminde Tire, www.tire.bel.tr last visited on 23.06.2015). *Kaymakam*

[10] The registration fiche was prepared by Baysal, Mustafa (prep.) (2001), İzmir Kültür Envanteri Tire, İzmir, p.123

İhsan Bey made an attempt to have a new building. For the construction of the building, the fund was required from Ministry of Interior. The *Kaymakam* stated in the official letter that the construction would cost 47.000 liras and required to deliver the fund for the year of 1927.[11]The groundbreaking ceremony of *Hükümet Konağı* was held on 21st December 1929. (Türkyılmaz, 2011: 54) In the journals, it was stated that the new building would have 32 rooms and 3 storeys. The government gave the fund the amount of 15.000 liras. The construction of the building was contracted to engineer *Refet Bey*.[12] Although most of the construction was completed; to finish the construction completely another fund was required from Ministry of Finance.[13] As a result, the building cost 50.000 liras when it was completed in 1933. Baha Koldaş, Gafur Soylu and Süleyman Akınlar who were the governors of the town contributed to the construction (Tokluoğlu, 1973: 40).

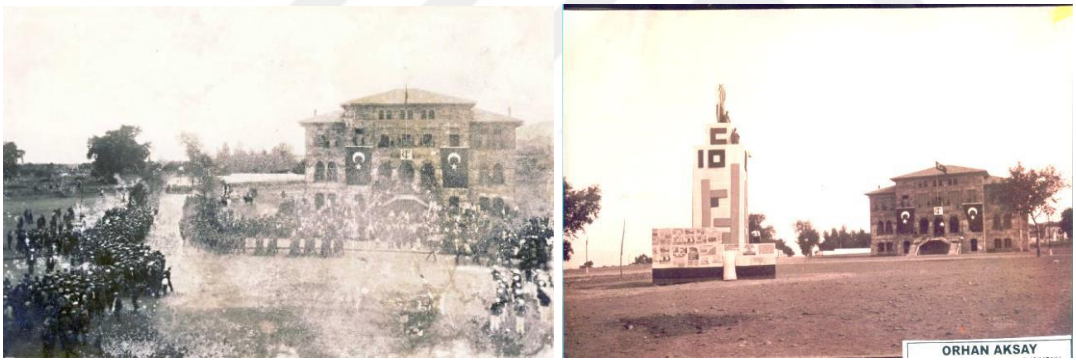

Figure 2. 34. (a)The old photo of Hükümet Konağı taken on 29th October 1933, 10th Anniversary of the Republic14 , Archive of Munis Armağan, www.tire.gov.tr, last visited on 10.11.2011, (b) the photograph of Hükümet Konağı on the 10th anniversary of the Republic, 1933, Archive of Orhan Aksay

[11] It was published at Hizmet, 24 Kanun-ı Evvel 1926.
[12] It was published at Anadolu, 22 Kanun-i Evvel 1929.
[13] It was published at Yeni Asır, 13 Ağustos 1933.
[14] In Yılmaz Göçmen Archive, it is written that the photo was taken on the 10th anniversary of the Republic.

Figure 2. 35. (a)The opening ceremony of Hükümet Konağı, 1933, Archive of Yılmaz Göçmen, (b) the opening ceremony of Hükümet Konağı, 1933, Archive of Yılmaz Göçmen

Figure 2. 36. (a)The opening ceremony of Hükümet Konağı, 1933, Archive of Yılmaz Göçmen, (b) Orhan Aksay Archive

2.3.3.2 Tire Secondary School (*Tire Orta Mektep*)

Tire Middle School (Tire Orta Mektep) was started to be constructed in 1937 to meet the need of a secondary school in the town. With the attempt of Kaymakamlık, the fund amount of 30.000 liras was gathered from the people accommodating in Tire and the project was designed in accordance with the requirements of the Ministry of Culture. The project was designed on a lot surrounding Cumhuriyet Square and placed in the site with a defined distance from the square and the roads. The school had four classrooms and it was designed to be extended in case of a need for more classes. The building had administration offices, four classrooms, a lecture hall, a laboratory, a

conference hall and a gymnastic hall. In Arkitekt, it was also stated that the school was constructed in reinforced concrete completely. It was set on the area of 900 m2 size. The plan was organized according to the climatic conditions of Tire and required spaces. The classes were directed to the east since the classes used the sunlight in the morning efficiently for the health. As a result of this direction, the classes did not take the sunlight in afternoon. In the organization of the plan layout, the separation between the administration, student spaces and conference hall, accessibility of the students were taken into consideration. Moreover, it was emphasized that the building had an architectural character due to its general appearance and reflections of architectural movements (Mortaş, 1937: 252-254).

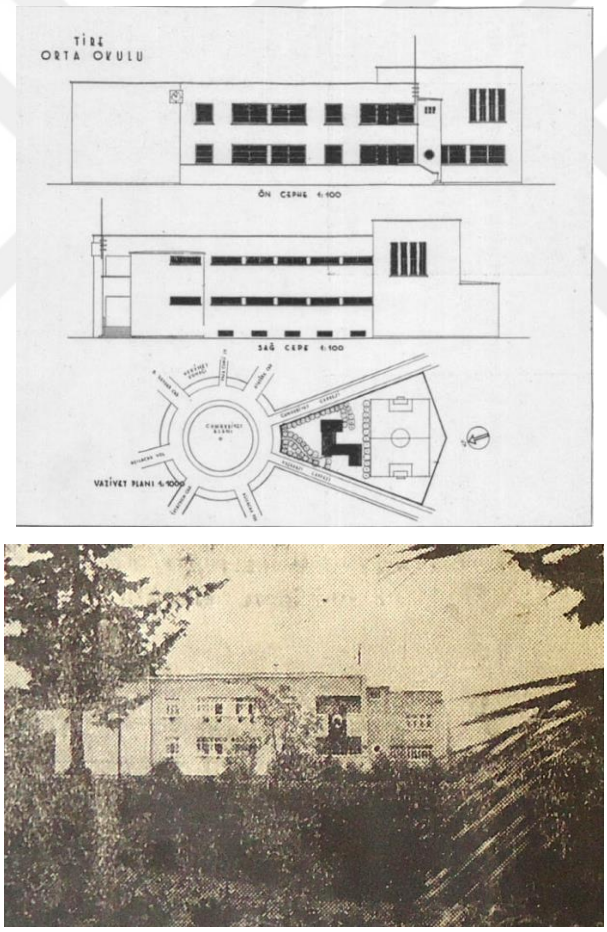

Figure 2. 37. (a)"Tire Orta Mektep Projesi", Mortaş, Abidin (1937), (Arkitekt, 1937-09 (81) : 252-254), (b) The photo of Tire Secondary School, Tire, 1951, (Tire Ticaret ve Sanayi Odası, İzmir, Berrin Matbaası:10)

Figure 2. 38. The floor plans of Tire Secondary School, redrawn from the article, Mortaş, Abidin (1937), "Tire Orta Mektep Projesi", (Arkitekt, 1937-09 (81):252-254)

Tire Secondary School is used as teacher's house. The ground floor accommodates the cafe and dining hall whereas the first floor consists of rooms for accommodation (For documentation sheet, see appendix B).

2.3.3.3 People's House (*Halkevi*)

People's house is comprised of a library, a hall and activity areas. In the organization of the building, the masses were arranged according to their functions. The building programme was divided into two: The first one consists of the hall. The second part includes the departments and library. These two parts were organized in L, T or I scheme. L plan type was the most common type in the early ones and especially small ones as well as this plan type defines a courtyard (Gürallar Yeşilkaya, 1999: 165). The organization included at least nine different departments: language-history-literature, the arts, performances, sports, social work, vocational training, library-publications, museums-exhibitions, and village work as activity areas (Bozdoğan, 2001: 94). There were a few halls for gymnastic, conference and ceremony or there was only one multipurpose hall accommodating different functions. Especially performance halls

were important within the building programme since it was taken into consideration that it was capable of the population of the area. The performance halls were designed suitable for framed stage with the order of seating (Gürallar Yeşilkaya, 1999: 159). Performance halls and gymnastic halls were new spaces as a result of 'modernization' such as bank offices as these activities were new for the public. So, the architects needed to tell about the activities and how to use the new spaces unfamiliar to public. The programme of RPP was added to the building programme in later periods. Due to the size of the programme, it may be organized as an additional mass. The other function of the people's houses was accommodation. Especially in the buildings of provinces, there was a guesthouse (Gürallar Yeşilkaya, 1999: 162-163).

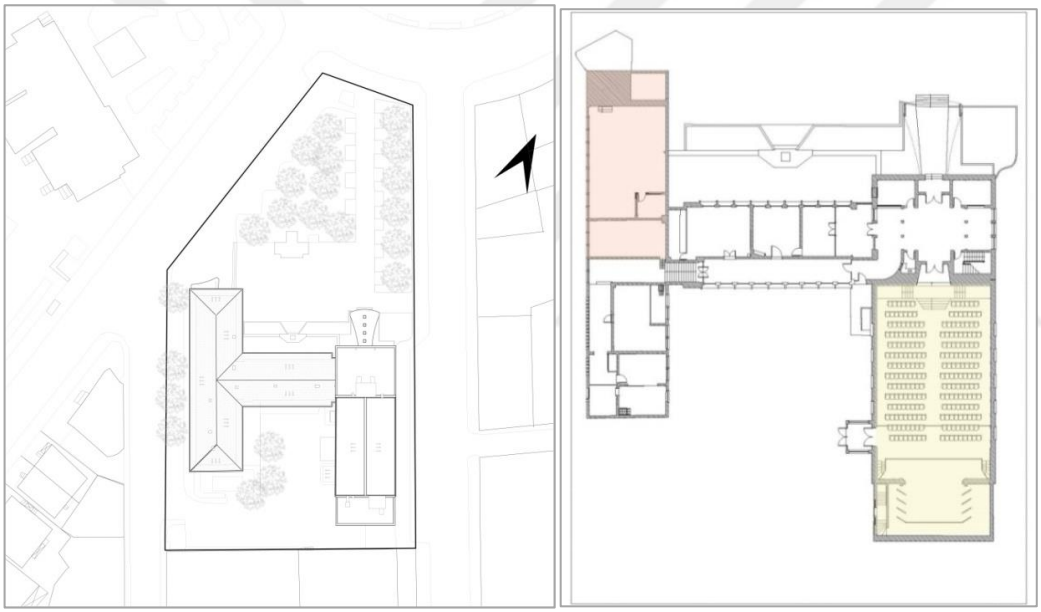

Figure 2. 39. (a) The site plan of the building, measured drawings (Kalan Mimarlık, (b) Floor plan of the People's House in Tire, measured drawings (Kalan Mimarlık)

The People's House (Halkevi) in Tire was re-functioned as the new municipality building in 1950's (Tuna, 2006: 43). Although Ertekin (2004) says that the building was constructed in 1953, as seen that it was transformed. The building has I plan scheme as seen in Figure 2.39.

The building has three main parts in different masses. One branch forms the multipurpose hall while the other accommodates the library and the part of the administration offices. The section in the middle forms the offices. The large conference hall was transformed to the wedding hall while the library was rearranged as the public library. In Tire, it seems that the building did not have an accommodation part as well as offices for RPP. The new main entrance of the building was designed by Doğan Tuna with the approval of Can Egeli (See Appendix). The cylindrical shell was 12 cm thickness and set on two piers supported by the main building. The shell was plastered after the concrete was poured consecutively. The entrance shell was about 5 meters width and height, and 10 meters length (Tuna, 2006: 43).

The use of open spaces is important since it is also used for sports activities, concerts and theatre performances. In the design of the building, it was taken into consideration that the library, the hall and the foyer should open to the garden. In front of the building, there was an open space for gathering the people. That aim required a new architectural element, a balcony for speech, to this type of buildings (Gürallar Yeşilkaya, 1999: 155). Although it seems that the building in Tire doesn't have a balcony, it can be considered that the main entrance of the building beside the open space may be used as a balcony for that purpose. Moreover, we know that the shell was done during the transformation of the building in 1955. There is a large open space and park in front of the building for gathering the people. The library and the foyer of the conference hall have different entrances opening to the front garden. Furthermore, there is a back garden defined by the masses.

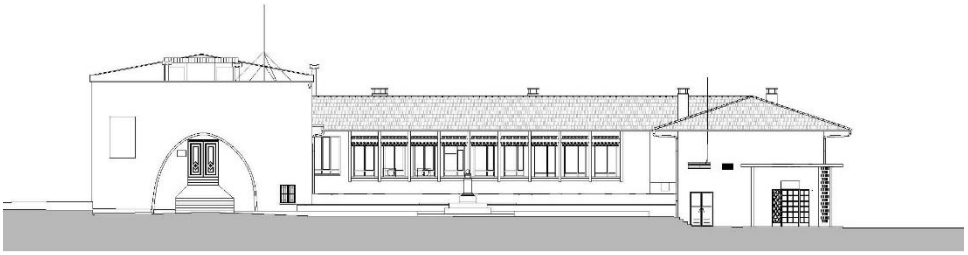

Figure 2. 40. The north elevation of People's House in Tire, measured drawings (Kalan Mimarlık)

Figure 2. 41. The west elevation of People's House in Tire, measured drawings (Kalan Mimarlık)

Although it is stated that most of the buildings were constructed in reinforced concrete, Tire people's houses is a masonry building constructed in brick and rubble stone as seen Figure 2. 42. However, it was stated that local materials were taken into consideration in the construction (Gürallar Yeşilkaya, 1999: 170).

Figure 2. 42. The photo of the east elevation showing the construction technique and material, March 2012

The restoration project of the building is being implemented now and the building is under construction for the new function as the city museum as seen Figure 2. 42. (For documentation sheet, see appendix B).

Figure 2. 43. (a)"The building of Municipality newly opened", (Beş Yılda Tire 1950-1955, 1955:13), (b) The elevation of 'Tire Municipality', (Beş Yılda Tire 1950-1955 ,1955:13)

2.3.3.4 Tekel Tobacco Depot

After the second half of the 19th century, the new buildings types were needed in the traditional urban pattern in Ottoman Empire. The buildings types unfamiliar to the Ottoman were imitated from the western. These new building types can be listed as post offices, railway stations, government and municipality buildings, banking offices, hotels, depots, office blocks (Türkmen, 2010).

The construction of Tekel Tobacco Depot began in 1936 (For documentation sheet, see appendix B). During the transformation of the depot to Ege University Tire Kutsan Vacational School in 1997, the building was changed and altered that the building lost its authenticity in restoration as seen in Figure 2. 44. The original structure of the building was not conserved (Yıldırım, 2007: 90).

Figure 2. 44. The building after restoration project, (2012)

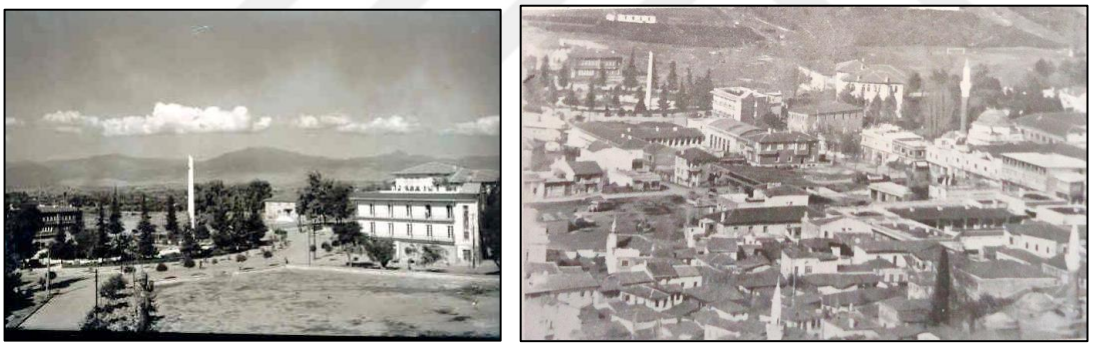

Figure 2. 45. (a)The view in 1950's showing the Cumhuriyet Square and surroundings, Beş Yılda Tire 1950-1955 (1955), p.7, (b) Archive of Büyük Tire Magazine (www.tire.gov.tr last visited on 10.10.2011)

2.3.3.5 Post Office

The post office is adjacent to Tekel building dated to 1950 (Yıldırım, 2007: 60). The building was visible in the old photographs (For documentation sheet, see appendix B).

Although the facade of the ground floor was altered during renovation, the building mass and the facade of the first floor are conserved.

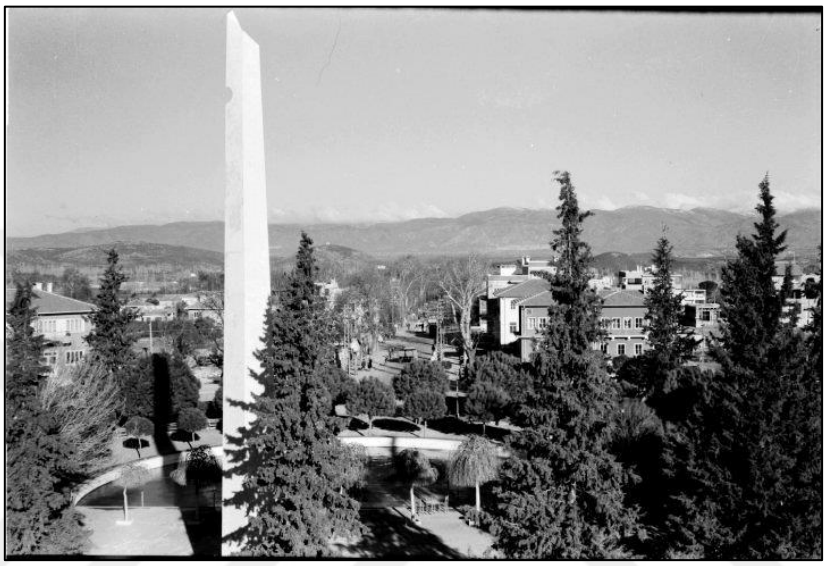

Figure 2. 46. The Cumhuriyet Square and the Post Office in 1950's, Tire Municipality Archive

Figure 2. 47. The facades of the Post Office, 2012

2.3.3.6 Residential Buildings

2.3.3.6.1 Analysis of Plan Layout and Spatial Relationship

In terms of the usage of '*salon*' and relationships between the living spaces, plan layouts can be categorized as two types of edifices: the plan layout in which '*salon*' is used as circulation space or as living space. On the other hand, in some plan types, the wet spaces are organized separated from the other spaces with the entrance corridor. In terms of the organization of the '*salon*', the layouts can be categorized as the schemes that '*salon*' is separable and flexible, and the layout 'salon' is one holistic space (See the table on appendix). In the first layout, there are two variations: in the first one, '*salon*' is divided to two different and separated spaces, and in the second one, '*salon*' is a flexible space and has differentiated parts called as '*salomanje*'. The term '*salomanje*' was used on the architectural plans of the original projects prepared by the architect or technician that concerns dining space in it additionally. '*Salon salomanje*' is the term that was occurred in 1970's and means that designing the dining and living spaces flexible or separable providing a transition between each other.

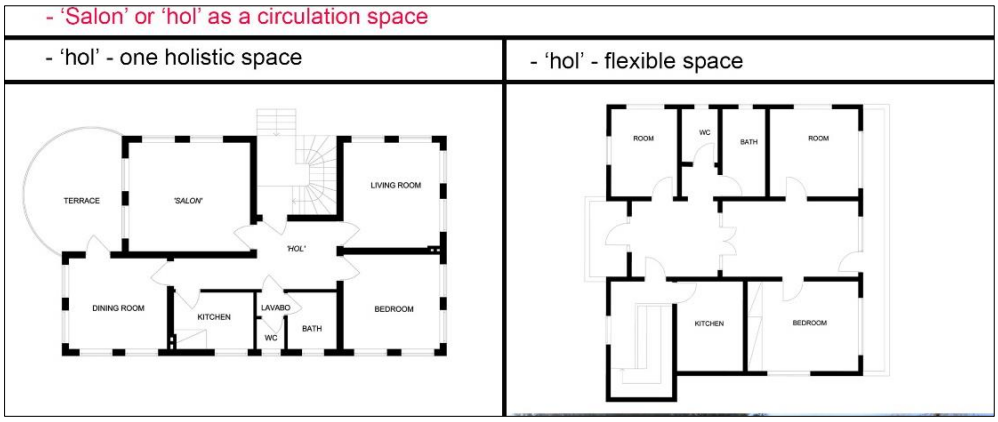

Figure 2. 48 The example of residential buildings which 'salon' or 'hol' is used as circulation

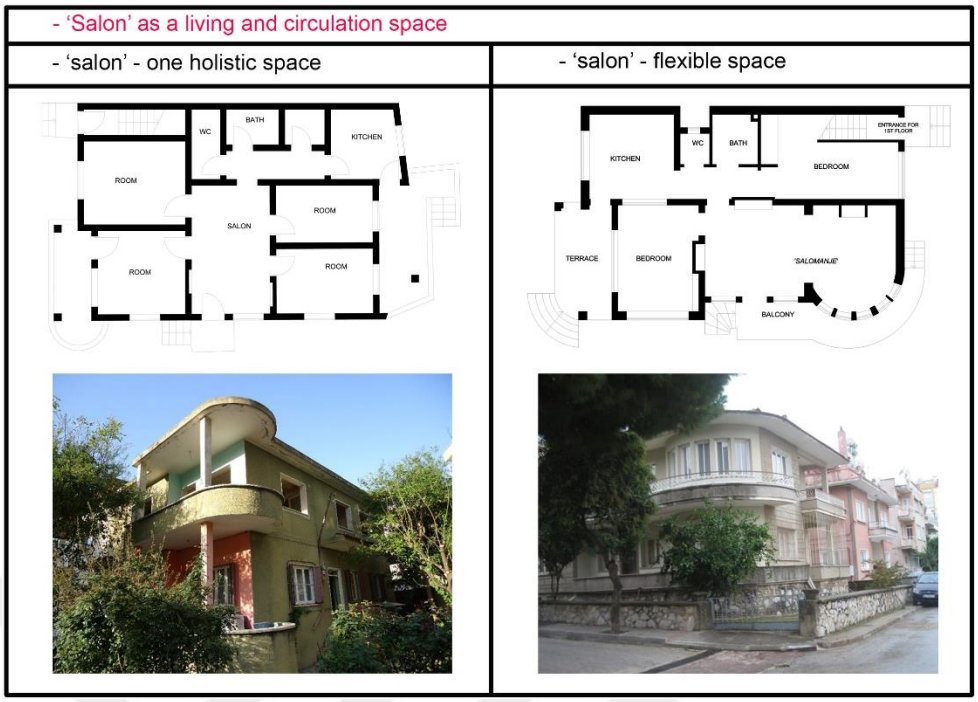

Figure 2. 49 The examples of the residential buildings which 'salon' is used as living and circulation

As distinct from the traditional houses, as well as inclusion of sanitary spaces inside the house, sanitary spaces were isolated with a corridor called as 'bed corridor' (Cengizkan, 2002). In many houses, bed corridor was designed to separate the sanitary spaces from living spaces. Moreover, this corridor was named as 'bed corridor' as seen the drawings of the projects. The sanitary spaces of the houses are generally changed and renewed by the individual interventions because of the contemporary needs.

2.3.3.6.2 Facades

Figure 2. 50 Examples of single houses

In single houses, symmetrical organization of the openings is broken by the asymmetrical organization of the balcony or composition of the entrance door and exterior stair going up.

In double houses, balconies are located at the corners projecting from the façade and columns are used as a façade element as they are designed on the behind the parapet of the balcony.

Figure 2. 51 Examples of double houses

In row houses, entrances were defined by the pulling back the façade and the corners of the rooms that come out were designed as rounded.

Figure 2. 52 Examples of row houses

In corner lots, the buildings have a round corner adapting the street as well some of the balconies have a rounded projection.

2.3.3.6.3 Architectural Elements

Windows are differentiated in terms of their shape as rectangular, circular and ribbon windows. The rectangle ones are partitioned in different ways that results in variety. Circular openings and ribbon windows were characteristics of that period presenting modern aesthetics (For typology of windows, see appendix B).

Exterior doors are made of metal-work and decorated with metal-working which was very common in that period. Interior doors which are used as a separator between the hall and dining are generally have four leaves and they are designed in terms of the flexibility of the hall (For typology of doors, see appendix B).

Shelves are used generally in living rooms as an exhibitory element. On the other hand, cabinets have a function which comes from a tradition. Cabinets are mainly designed in bedrooms as the function of '*yüklük*' in a traditional house (For typology of shelves, see appendix B).

CHAPTER 3

ASSESSING THE MODERN PERIOD OF TİRE

3.1 VALUE ASSESSMENT OF MODERN PERIOD OF TİRE

In Nara Document (1994) on Authenticity, it was stated that authenticity was considered as the basic qualifying factor including the values.

In Austria ICOMOS Burra Charter (1999), it was stated that "Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations." The concept of cultural significance can be used to assess the values of places so that those places will have understanding of past, ameliorate present and be valorized for future generations. Cultural significance or heritage significance or cultural heritage value can change through the history of the place. Moreover, it was mentioned that "Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects." It was stated that for different groups and individuals, places may have different types of values.

In 2000, in the research report of *Values and Heritage Conservation,* it was stated that values are critical and essential in cultural heritage conservation since they determine what to conserve and how to conserve. In addition, value-driven planning methodologies that encourage the more effective use of values in decision making are employed in policies for integrated conservation management established by government and non-governmental organizations. It was stated that "Values give some things significance over others and thereby transform some objects and places into heritage." (Avrami, Mason ve Torre, 2000: 1-7).

In 2002, the research report, *Assessing the Values of Cultural Heritage*, value is defined as a set of positive characteristics or qualities perceived in cultural objects or sites by certain individuals or groups. Furthermore, it is accepted that value has always been main reason in heritage conservation (De la Torre, 2002: 4).

In Madrid Document (2011), in article 1, it is recommended to use accepted heritage identification and assessment criteria to identify and assess cultural significance. It is stated that, for urban settlements, to identify and assess the significance of the site, it is important to identify and assess the different planning approaches and concepts for each period.

In ICOMOS Turkey Architectural Heritage Conservation Charter (2013), values of conservation were listed as authenticity, unity, historical, documentary, esthetic and artistic, technical, rarity/uniqueness, group, use and folkloric values. It was declared that to get the characteristics of the cultural heritage to be conserved, it must have one or some of the conservation values.

In Burra Charter (2013), it was stated that "Cultural significance is the term that the conservation community has used to encapsulate the multiple values ascribed to objects, buildings or landscapes."

Among those different typology of values, Randall Mason's value typology in 'Assessing the Values of Cultural Heritage, 2002' is used in assessing the modern period of Tire as mentioned below:

- *Provisional Typology of heritage values*

  Sociocultural Values:

  - Historical Value
    - Educational
    - Artistic

- Cultural / Symbolic Value
    - Political Value
- Social Value
- Spiritual / Religious Value
- Aesthetics Value

Economic Values:

- Use (market value)
- Nonuse (nonmarket) value
    - Existence
    - Option
    - Bequest

- *Intrinsic Values*

3.1.1 Values of the Study Area in Urban Scale

Historical Value

As one of the socio-cultural values, historical value has subtypes as educational/academic value and artistic value. Educational/academic value provides us to get knowledge about the period, its characteristics (De la Torre, 2002: 11). Furthermore, historical value is examined according to these two criteria: First one is the relation of the building or building groups with an event, person and/or institution

that have historic value. The second one is the age of urban, rural or industrial heritage (ICOMOS Turkey Architectural Heritage Conservation Charter, 2013).

In urban scale, the study area has educational value for future generations since it gives information about the characteristics of urban life and urban planning approach of its period conserving its features. In addition, the study area has artistic value that it is valuable for being an example of Republican ideal planning. Thereby, the site has historical value since it has both artistic and academic value.

As for republican town planning, it is stated that the Republican state has national and international role regarding the political role. Formative role, in a formative manner, 'would form a society and a civic life by the use of spatial structure.' The formative role of the early Republican state intends to constitute the cultural and moral values, a collective identity and a conscious civil society as educatory, founder, cultural and moral role and productive role (Karakaya, 2010: 24). The use of 'urban' as one of the effective educators to change the civil society and social life was a vivid tool for the accomplishment of the revolution that dilemma between tradition and revolution could only be achieved in public space (Karakaya, 2010).

Figure 3. 1 The aerial view showing the urban fabric, Google Earth

Since Tire was one of the first examples of the towns that were planned between 1923 and 1940 in early Republican period showing the Republican planning approach in urban space, it has documentary value with its archival or documentary potential. Since the area was created with that planning approach, the documentary value becomes stronger physically and sociologically. The planned fabric can be easily distinguished within the urban pattern as the traditional pattern of Tire had an organic development on the outskirts of the mountain that the urban fabric has documentary value for only its existence.

Cultural / Symbolic Value

As each heritage has cultural value, cultural value can be historical, political, ethnic or other aspects. Cultural/symbolic value refers to those shared meanings associated with heritage that are not historic. Political value as a type of cultural/symbolic value is a result of the relation between the physical environment and civic/social life. To construct or preserve civil relations, governmental legitimacy or ideological structure, the heritage is used in a representative way as a tool eliciting political value. Political value is an important tool to construct the national identity, culture, civil society etc. using the symbolism and representation (De la Torre, 2002: 11).

In accordance with the decisions on urban planning in that period, in every town there should be ‘Gazi Avenue’ and ‘Atatürk Street’. The main artery of the town was organized through Cumhuriyet Square as the essential buildings of the new regime, government house; municipality building, Gazi schools and people’s house were located on the square or main artery (Durukan, 2006: 128).

The urban pattern represents the social, historical and spatial context starting from Republican era. Nevertheless, it is a representation of a periphery which was created with the concept of modernization or in the other words; it is peripheral adaptation of the modernization period which was started all around the country in Republican period. Since it was planned in time within the transition of the governmental system from empire to republic, it is one of the tangible representatives of that critical

physical and social change of the period. Moreover, in this context, the urban fabric itself represents the Republican political ideal by way of urban planning.

As for identity value, settlements have memories like inhabitants as the urban memory contains tangible physical elements (roads, squares, buildings, open spaces, urban furniture etc.), written sources, photographs and intangible elements like memories. Those buildings became prominent within their identity since they are identical contributing the urban identity. Hence, the urban memory has continuity, a representative building or urban space of modern period within the urban memory gets its identity. Identical value integrates the fundamental Republican values with locality (Madran, 2007). Moreover, it is seen that Republican state intends to constitute a collective identity (Karakaya, 2010: 24).

In Madrid Document (2011: 2), for understanding 'cultural significance', it is referred that its cultural significance appears in tangible aspects as physical location, design, construction system, fabric, aesthetic quality and use and in intangible aspects as historic, social, scientific values etc. Social, historical and spatial context of Tire has the value of significant layers of change. The existing character or site characteristics of the urban fabric articulate of all aspects of site significance. The components that create the urban identity are relations of buildings with street, lot and each other; streets, squares and open areas creating the state. Cumhuriyet Square and surrounding buildings, the station and Station Street, the residential pattern that was distinguished from the traditional pattern of Tire with its contrasting approach are the components that create the urban identity and identical value of the study area.

The urban identity of the pattern differs from the traditional pattern of Tire on the outskirts of the mountain for those aspects. The study area has a different character and identity in terms of urban planning, the concepts of publicity and privacy, the relations between building-building, building-street, and building-lot; use of open areas. First, in the traditional pattern of Tire, streets were surrounded by high garden walls creating a different character. On the contrary, in that pattern, streets were shaped by front gardens that directly relates to the street. This means that there is a radical change in the perception of privacy with the modern approach.

Second, the identity of the traditional pattern was developed organically from customs and traditions inherited from generations to generations. However, as mentioned above, Republican state was planned to constitute a collective identity so it is a result of the planning approach of its period. Especially Cumhuriyet Square and surrounding buildings were planned to represent the new regime using its formative role. These aspects make the urban pattern have identical value with its components.

Social Value

In Austria ICOMOS Burra Charter (1999), '*associations'* was defined as the special connections between people and a *place* including social or spiritual values and cultural responsibilities for a place. Furthermore, the social values of heritage provide social connections and social networks of the society in the concept of 'social capital'. In terms of social value, the notion of 'place attachment' includes social cohesion, the community identity, the relations of social groups derived from 'home' territory. On the other hand, the use of site for social organizations and gathering spaces regarding the social value mainly concentrates on the public space (De la Torre, 2002).

The area has social value in urban scale since it offers a new lifestyle different from the tradition with its parks, square, streets and relations in terms of public space. The study area has social value as the area conserves its relations and the notion of 'home' territory of their owners. Most of the people are the owners or buildings are inherited from the owners and thereby, that make them have responsibility for their houses. Moreover, the neighborhood relations in the area and the notion of 'place attachment' are components that constitute the social value contributing the identity of the place.

Intrinsic Values

Design approach in terms of the concept of privacy has changed with 'modernization' period. The concepts of 'privacy' and 'publicity' have transformed and can be read from the building-street relation.

In the traditional pattern of Tire, the houses were surrounded by the high garden or courtyard walls which prevent the direct relation between the building and the street both physically and visually. Moreover, the basement or ground floors of the houses have little openings so the living spaces were organized on the upper floors isolated from the street. On the contrary, low garden walls and balconies provide visual connection with the street in the area which was planned in Republican period. The buildings are easily accessible from the front gardens.

The change in the perception of privacy between the modern and traditional is distinguished in the area. In the traditional houses, the courtyard wall or projections are the architectural elements that relate to the street or 'public'. On the contrary, modern houses have balconies and low garden walls that provide direct relation to the street, thereby, the public.

Accordingly, the character of the streets and street sections are valuable since they represent the transition in the concept of privacy presenting a totally different character from the traditional pattern.

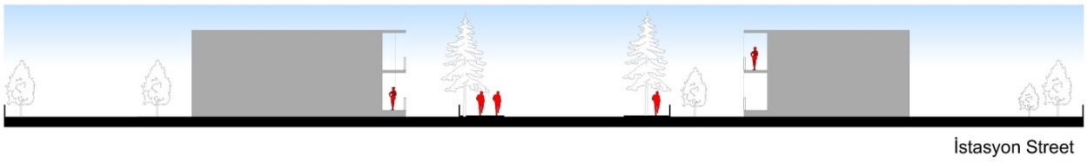

Figure 3. 2 Schematic section of Station Street

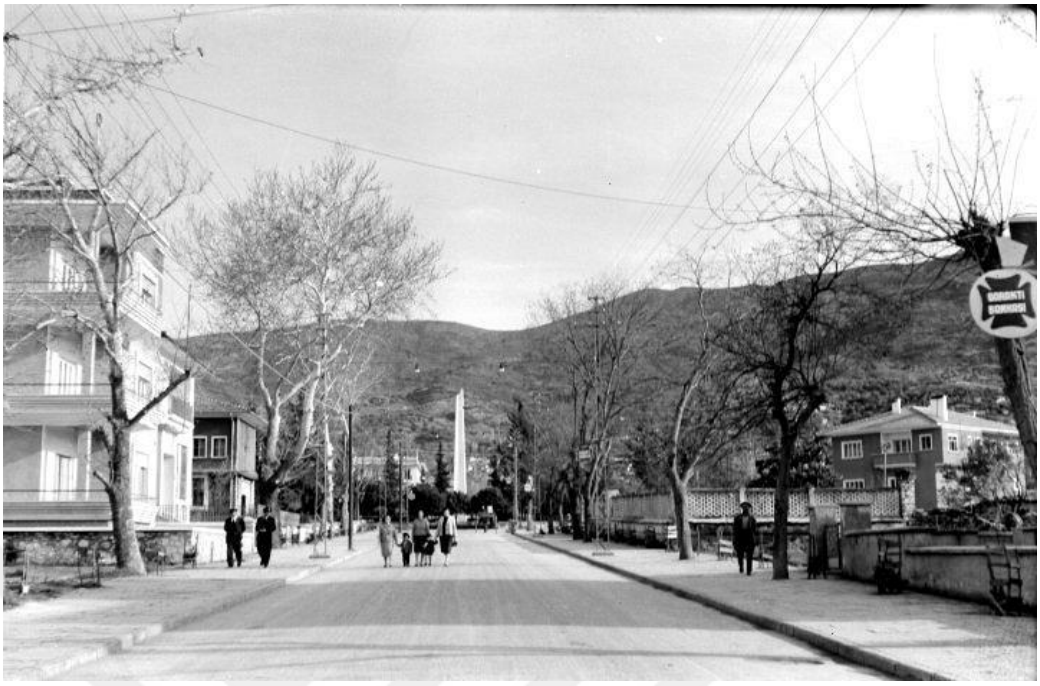

Figure 3. 3 The Station Street in 1950's, Tire Municipality Archive

3.1.2 Values of the Study Area in Building Scale

Historical Value

Educational / academic value is examined as the sub-type of historical value. Because of its documentary potential, it provides us to get knowledge about the period, its characteristics (De la Torre, 2002). Because of the knowledge embodied in heritage, it is educative. Moreover, it is stated that "Conservation is a process that consistently recreates its product (cultural heritage), accumulating the marks of passing generations (Avrami, Mason and Torre, 2000: 6-7).

The Republican heritage in Tire have educational value since they provide us knowledge about the design approach, lifestyle of its period as embodying the social and cultural life.

The buildings symbolize the social, economic and cultural life of the society hence they are the reflection of the lifestyle within the space as the tangible cultural heritage. For that reason, they have documentary value for future generations. It was defined in the conservation discourse as "…. set of values which represents the social, economic and cultural life of the surrounding site and transfers the knowledge to the future generations directly". As in the other periods, the examples of modern architectural heritage are the tangible documents which describe its period, the perception and needs of its society and the architect of that period. The architectural works of that period are directly related to the 'modernity' project. There were some building types referring institutionalization (Madran, 2007). Moreover, in Madrid Document (2011: 2), it is referred that "the architectural heritage of this particular century is a physical record of its time, place and use."

As for architectural value, the 'modern' houses, starting from 1930's, were organized according to the needs of a small nuclear family. In the traditional houses, 'room' was used for all functions whereas it was specialized and named as 'living room', bedroom' in that period. 'Sofa', which served as both living and circulation space between rooms in traditional houses, was transferred to '*hol*' and corridors in the 'modern' period. However, it is acceptable that the change and transformation of spaces was not as fast as formalist change and approach in architecture (Uzunarslan, 2010: 176). In the modern houses, it is seen that gender-based 'haremlik-selamlık' spaces disappeared (Bozdoğan, 2001: 194). Cengizkan (2002: 148) explains the transformation of 'bath' and bathing culture from the beginning of 1950's to the end of 1970's. In terms of the production and location of dwelling and 'bath' within the modern discourse, dwelling and bath furnishings turned into consumption objects in a consumerist society.

Moreover, Madran (2007) mentions these criteria listed below to specify the architectural value: Representing the design approach of its period, being involved in an architectural movement, being designed by an architect who is popular in its region and having authentic details, being peculiar to the urban, being one of the representative and important examples of the modern architectural heritage,

representing the local examples, being an example of synthesis of contemporary design approach with traditional, being designed as a competition project, being accepted by a general authority, being distinguished by historical evolution or functional and economical value due to able to satisfy the necessities of society.

In the traditional pattern of Tire, Kürüm categorizes Tire houses in terms of plan layout based on the existence and location of '*sofa*' (Kürüm, 1992). With the transformation of social and cultural life, the allocation of wet spaces within the house was needed. The '*hol*' at the entrance served as a circulation space between the other spaces. In some cases, the '*hol*' is directly related with the entrance whereas in some of them, the '*hol*' is differentiated with an entrance corridor. 'Sofa' in traditional house has evolved during that process. For that reason, inner sofa became narrower and transformed to a corridor whereas 'sofa' in the middle became smaller and served as a transition space.

Moreover, Uzunarslan (2002) states that 'sofa' had become mainly a circulation space where the heater was placed providing a central point and which was used as the dining space whereas that space had lost its function of 'common' space of the habitants. Another point is that, in traditional houses, the rooms were not specialized except the main room. On the contrary, the rooms were differentiated as living room, bed room, saloon etc. in the houses of the planned area.

When there is a comparison between the traditional and the 'modern' within Tire in terms of spatial organization and its formal expressions, it can be mentioned that the change in the spatial organization was not as radical and rapid as the formal language in architecture. On the other hand, the spatial organization of the living spaces in the houses of the study area represents the transition between traditional and modern. Although the formal expression and organization of façade and architectural elements seem totally different from the traditional houses of Tire, the organization of spaces was not as different as the formal expression. That situation mentions that the change in the social and cultural life could not be achieved as rapid as the built environment. Thus, the study area consists of the houses which show the transition between the

traditional and ‘modern’ houses in terms of the organization of the living spaces thereby, they have architectural value for its representatives.

Cultural / Symbolic Value

Madran (2007) states that there are criteria to define representational value: to refer to an important historical event related to the economic, social and cultural life or to be related with the people who are important on local, national or international scale; to witness an important and traditional event or to become a landmark.

Cumhuriyet Square and surrounding educational, administrative buildings have become a landmark as the representatives of the new governmental system. Although the functions of those institutional buildings have been changed, Tire Secondary School, Hükümet Konağı, People’s House were designed as the formative buildings of the Republic. Moreover, the houses in the study area represent the transformation and transition between the concepts of ‘traditional’ and ‘modern’ in terms of plan layout, concept of privacy, modernization, transformation in conceptions of the family and the house. They were designed according to a new lifestyle both in private and public.

As for political value, People’s Houses were located on the Cumhuriyet Squares which were designed as ‘new city centres’. This was the result of the development maps applied in 1930’s. This is why the people’s house was perceived as a public building although they were under the administration of RPP (Durukan, 2006: 128). While the new administration marked its power within the Cumhuriyet squares, people’s houses were one of the tools to define the square. Moreover, people’s houses were the representation of the power of the government like the government houses and municipality buildings. Due to the importance within the town, people’s houses came the second after the government houses although they belonged to the RPP. These buildings were constituted not only for national education but also for representing the Republic. That aim effected the location within the town, relation with the city center, its architectural expression and materials. For the design of the

people's houses, dominance in the square and the town was the one of the main principles. They were focal buildings in the center contributing the urban memory (Gürallar Yeşilkaya, 1999: 140-142). Tire People's House was one of the public buildings defining the square like the Government House since they created 'the new city centre'. It is stated that Tire People's House was opened in 22 February 1935 (Özsarı, 2002).

Another important point is people's houses' relation with the religious buildings in the town. According to Gürallar Yeşilkaya, these are organizations which aim to create new gathering spaces as an alternative to mosques so these buildings were located around the religious buildings (Gürallar Yeşilkaya, 1999: 144-145). In Tire, the building is located beside the historical mosque, *Paşa* Mosque, supporting that idea.

For People's House, the structure and organization of the institutions are the reflections of the political regime. In this regard, there are radical changes in the organization of the institutions in Republican period. '*Türk Ocakları'* was closed in April 1931 and instead of this organization, People's houses were established (Şimşek, 2002: 28). The organization of People's Houses was constituted in 1932 to create the nationalist consciousness under the administration of Republican Public Party. The official journal of the organization, *Ülkü* was started to be published in 1933 to disseminate the principles of the *Kemalist* revolution to everywhere in the country. Although the establishment of organization was not directly connected to the architecture, the buildings of that operation created a major subject in the scope of the architectural culture of the 1930's. Leman Tomsu and Münevver Belen, two of the first women architects in the Republic, designed different People's Houses and they were well known especially for this building type (Bozdoğan, 2001: 93). However, the people's houses were closed by the party in power after the election. With the buildings almost 5000, the organization had a very important mission to build up the foundations of the Republican regime (Çeçen, 1990: 133).

Another point became important in the building programme of 1940. In the selection of the location in the town, it was stated that it was important to be close to the residential areas (Gürallar Yeşilkaya, 1999: 144-145). The architect Ahmet Sabri Oran, the consultant architect of RPP, stated on the Report of People's House Prototypes for Town Centres that these buildings should have large gardens and yards since they were educational buildings accommodating different departments. For that reason, in the projects the building was located at a distance from the street to allow having a front garden (Oran, 1940: 457-466). The evaluation of the building type from 'official' to 'educational' was a new identification. Likewise, the large front garden is applied at Tire People's House.

Nevertheless, the projects of Sabri Oran were not constructed as the People's Houses newly constructed were located on Cumhuriyet Squares ignoring that criticism (Gürallar Yeşilkaya, 1999: 147). Although most of them were constructed in the squares, that criteria in design was applied in some buildings such as Kırklareli People's House (Durukan ve Uraz, 2008: 42). Moreover, that building represents the symbols of the Republic and RPP such as statue of Atatürk, the emblem of RPP. Especially the statue was located on symmetry axe of the building on the front side (Gürallar Yeşilkaya, 1999: 146-147).

The other architectural element for this type was the tower as it has important place on the architecture of the Republican period (Gürallar Yeşilkaya, 1999: 150). However, there is no trace that the People's House in Tire had a tower although this architectural element was seen the symbol of this building type in the town. As Sayar stated (1939: 80-81) that in Gebze, one facade on the street had no openings to place inscriptions and party propaganda. Likewise, in Tire, there is a blind wall for that purpose of people's house.

For Tire secondary school (Tire Orta Mektep), Bozdoğan (2001: 91) states that it is a representative example of modernist school design in the 1930's and says that,

> "*Different functions are grouped in different blocks in an L-shaped layout defining an outdoor assembly area. Flat roofs and undecorated cubic volumes*

reflect a distinctly modernist aesthetic. Different window sizes and forms of windows reflect what is behind them: large windows for the classrooms, narrow horizontal bands for corridors, circular windows and/or vertical slits for stair shafts and double height spaces such as the gym."

Moreover, Zeki Sayar's rationalist approach to school design and his criticism of prototype school projects prepared by the Ministry of Public Works were adopted by the most of the young architects in Arkitekt. The projects in the journal depict 'certain aesthetic and organizational principles' of a modern school building 'designed from the inside out' criticising the Gazi schools "of 1920's. (Bozdoğan, 2001: 90)

"*Blocks of two or more stories were arranged in L- or U- shaped plans to define a courtyard and assembly plaza; the gym was attached to one end as a distinct block, and the classrooms, on single-loaded corridors, were oriented to the east or the south. It was often explained in the project descriptions that corridor and stair widths, classroom sizes, and the number of stalls in the bathrooms were calculated "according to scientific formulas based on number of students" and that the desks, display windows, and other interior furniture were designed "according to children's scale." Health and hygiene- an abundance of sunlight, ventilation, and germ-free plain surfaces- were the main themes in architects' discourses about school buildings*." (Bozdoğan, 2001: 90)

Cumuriyet Square and surrounding buildings have cultural and symbolic value for representing their period and lifestyle as mentioned above and for comprising architectural value.

Social Value

As in the description of cultural heritage, heritage is directly related to the 'social': "Cultural heritage is a social construction; which is to say that it results from social processes specific to time and place." Furthermore, social value is indispensable part

of the cultural heritage: “The notion of cultural heritage embraces any and every aspect of life that individuals, in their variously scaled social group, consider explicitly and implicitly to be a part of their self-definition.” Cultural contexts, social trends, political and economic forces which change continuously define the decisions about what to conserve and how to conserve (Avrami, Mason ve Torre, 2000: 6-7).

The role of the heritage in society makes the heritage have social value. The building itself has the sense of identity and they have connections with each other. To identify the social values, new areas must be preceded. Because, in the traditional manner, the stakeholders of the social values are generally the members of the public are not participated in conservation field.

Accordingly, the buildings in the study area have social values since they show the transformation in conceptions of family and the house and changing lifestyle with its spaces and modernization. As they show the transition between the social periods, democratization of the family and westernization of lifestyle with their spatial relationships, they are valorized as the documents of the period they witnessed.

Spiritual / religious Value

The buildings or building groups are identified with reminiscences of historical events or process in some cases. There are criteria to define commemorative value: to have an important role within the urban memory, to witness an important historical and/or social event, to be a reference point, to be discussed in the local references and persistency in the urban memory (Madran, 2007).

Cumhuriyet Square and administrative, educational buildings surrounding the square have commemorative value of the buildings in the study area since they had witnessed the anniversaries and ceremonies of Republican period.

Aesthetics Value

Technical value of the building is directly related with the building technology and materials used in the construction. Moreover, it is important to define the knowledge and technical value within the constructional evolution of the society. To define the technical value, it is important to use technology and building material firstly, to have the precise standards. There are criteria to define the technical value: to have an important place in territory, to have an importance within building technology, material and construction equipment (Madran, 2007).

As for artistic value, unique buildings are valuable due to the fact that the akin ones are rare or the number of those is decreasing. Uniqueness can be defined according to the different features of the building such as architectural solution, urban space defined or building technology and science etc. (Madran, 2007).

Moreover, technical or technological value is all of documentary features of the cultural heritage regarding technical knowledge, skill, construction, material and craftsmanship (ICOMOS Turkey Architectural Heritage Conservation Charter, 2013).

Although Tire was an important commercial center in Ottoman period and lost its importance through the end of the empire, it is important to construct a building with a new technic and imported construction material when it is considered the conditions of the time that are built. In the facades, it is seen the formal and aesthetic precepts of modernism such as flat roofs and terraces, cantilevers and balconies.

Use Value (Market Value)

Use value (market value) is the type of value that can be assessed in terms of price. Nonuse value (nonmarket value) is difficult to express in terms of price. This value is labelled as ‘non-rival’ or ‘non-excludable’ in economics field. It is categorized as existence value, option value and bequest value. The heritage is valorized as existence

value by individuals for only its existence. Option value is the possibility of someone's usage of the heritage at some time in the future. Bequest value is the wish of inheritance of the heritage to future generations. The distinction and gap between private / market value and public / nonmarket value can be afforded by economic valuation methods (De la Torre, 2002).

Functional value requires usage in terms of needs of the society. The architectural heritage of Republican period has functional value continuously hence the society needs the same function mostly within that period. If the building has continuity in use because of its functional value hence it meets the contemporary needs, it has continuity value. With this value, it is succeeded the main principle of 'conservation by using'. Moreover, it is obvious that the architectural heritage of Republican period has continuity value in terms of continuation of use (Madran, 2007).

Use value is the situation of conservation by use in terms of consistency in use of cultural heritage and ability to take part in contemporary life for future generations. That value can be described as the contribution of the use of the building with its original function or its new function (ICOMOS Turkey Architectural Heritage Conservation Charter, 2013).

Accordingly, use value is important for a heritage to be conserved in the concept of conserving by usage. In the study area, the buildings that have functional continuity have use value that most of the buildings are used. On the other hand, a few buildings which their one floors are vacant or seasonal use, have non-use value partially. Furthermore, the appropriateness of the functional value in terms of conservation of the pattern is another issue of use value.

Non-use (Non-market Value)

Each man-made or/and natural element has functional and economic value. Moreover, the building has economic value since it is considered as cultural heritage and it is related to practice of conservation. There are some criteria to identify economic value:

continuity of usage capacity, satisfying the needs of the inhabitants almost in each period, understand the contemporary needs and developments, and comprising the first functional examples within social change evolution (Madran, 2007).

What is more, economics and business thinking plays a significant and incontrovertible role in heritage conservation field. Moreover, economic considerations and challenge may overcome the other heritage values when it comes to the decision making phase to decide what to be conserved. The economic influences on heritage conservation should be acknowledged and identified. The gap between the economics and conservation can be filled with the methods which aim to join the cultural and economic values bridging economic and cultural approaches. Valorization in the discipline of economics or economic valuation of cultural heritage can be achieved by different methods explained in detail in the research report of GCI (Mason, ed., 1999: 1-2).

On the other hand, use value and nonuse value are categorized under the title of economic value as they are explained above in the section of 'use value' (De la Torre, 2002).

The buildings in the study area are the first functional examples within the social change in the province of Tire. The economic value and usage capacity of the buildings can be benefited since they are capable of the contemporary needs with little and appropriate interventions. They constitute 'public good' with their existence since users and even non-users define economic value of the heritage.

Intrinsic Values

As for authentic value, the building has authenticity if its features and characteristics are conserved such as architectural elements, the design and architectural approach, the usage way of the building material etc. The authentic value should be evaluated in these titles: authenticity within the urban context, authenticity in design approach as functionality and architectural value, authenticity in building technology and material

(Technical value, identity value), authenticity in function (Functionality) (Madran, 2007).

Authenticity can be described as the features that prove its existence, value and unity which are needed to be accepted as a 'cultural heritage'. With regard to authenticity, it is requested to be an unaltered document of its cultural context in terms of site, design, material and craftsmanship. The historic layers identifying the heritage are evaluated as the constituents of the authenticity. The all conservation approaches and implementations should purpose to conserve the authenticity that embodies the heritage values. It cannot be mentioned about the conservation of an architectural heritage which lost its authenticity within all its aspects whereas it cannot be accepted as 'conserved' to construct a new structural system, design, material and craftsmanship in a new context ignoring the authenticity. It cannot be referred about the accuracy of the predications and implementations that cause to destroy the cultural heritage under cover of 'renewal' even if it is in scope of regulations and decisions (ICOMOS Turkey Architectural Heritage Conservation Charter, 2013).

Some of the buildings that are not altered in terms of site, design approach, material and craftsmanship, function have authentic value in the site. Since authentic value depends on the ratio of change and alteration in the building, it can be evaluated in a gradation of alteration in the study area.

3.2 PROBLEMS

One of the main problems, as stated in ICOMOS Charter, is that the section of heritage is recent, plenteous in examples having traditional and modernist values. Since it has many and diverse character and, it has wide-ranging and various examples, the criteria for selection for the protection are crucial. Systematic documentation is crucial for the knowledge and preservation of the heritage. ICOMOS Charter states that systematic inventories should be open-ended rather than selective so that it can be revised and conformable to continuous updating. In the research report by Getty Conservation

Institute in 2000, the challenges that are encountered in the cultural heritage conservation were sorted in three categories: physical condition, management context, cultural significance and social values. The first of these, the physical conditions imply behavior of materials and structural systems, causes and mechanism of deterioration, intervention, how long the treatment is efficient etc. (Avrami, Mason and Torre, 2000).

The other problem is that it is less well-recognized by official organizations and public. They are not recognized as they have heritage value. Awareness among responsible people and among the public should be enhanced and promoted. For the identification of the heritage, attention should be drawn to its wealth, its qualities and varying character. The lack of special interest in conserving causes irreparable losses so that make future generations deprive from the architectural heritage of 20th century.

In the research report in 2000, the challenges in the management context are listed as availability and use of sources, funds, trained staff, technology; political and legislative constraints or dictates, land use problems etc. On the other hand, the difficulties on cultural significance and social values were about the question marks about why, to whom and for whom it is conserved, the impact of interventions on its understanding and perception etc. (Avrami, Mason and Torre, 2000).

3.2.1 Physical Problems

Physical problems of the study area in environmental scale can be listed as:

- Disidentification of Cumhuriyet Square: Inappropriate functional changes in the square make harmful effects to the character of the square.
- Disidentification of İstasyon Street: The low-rise buildings on the street are getting lost rapidly because of rent based transformation and functional change. High-rise buildings are being constructed along the street causing loss of character in the street.

- Car parking along the street in residential area prevents the building-street relation constituting the character of the street. Both side parking on the streets as in Ful Street prevents to feel the character of the area.

Problems in building scale are listed in detailed in the general evaluation part according to the category of the buildings. The general problem of the buildings is that because of inadequacy of the sanitary spaces and inefficacy to provide contemporary needs, individual alterations are made unrestrainedly.

3.2.2 Social and Economic Problems

Especially along the Station Street, there has been a rapid and increasing construction activity whereas the transformation of the area has appeared most physically. The multistory apartments have taken the place of the low-rise buildings of the street. Because of the rent in the area, high-rise new buildings make the identity of the area to get lost within a short period. The owners of the houses tend to sell their lots to contractor.

- *Disidentification of Cumhuriyet Square*: The symbolic and commemorative value is ignored because of disidentification of the square and inappropriate function.

- *Disconnection with the historical pattern:* The study area is not included in the conservation development plan since it is not considered as valuable to conserve by the decision makers. Conservation development plan of Tire does not include the boundaries of the study area since it only includes the urban pattern belonging mostly until 20th century regarding the general conservation approach of the law and society.

- Existing development plan causes the loss of the urban pattern which has the identity regarding urban values.

- Because of the economic problems, it seems profitable for the habitants to agree with a contractor to demolish the existing and to construct a higher apartment.

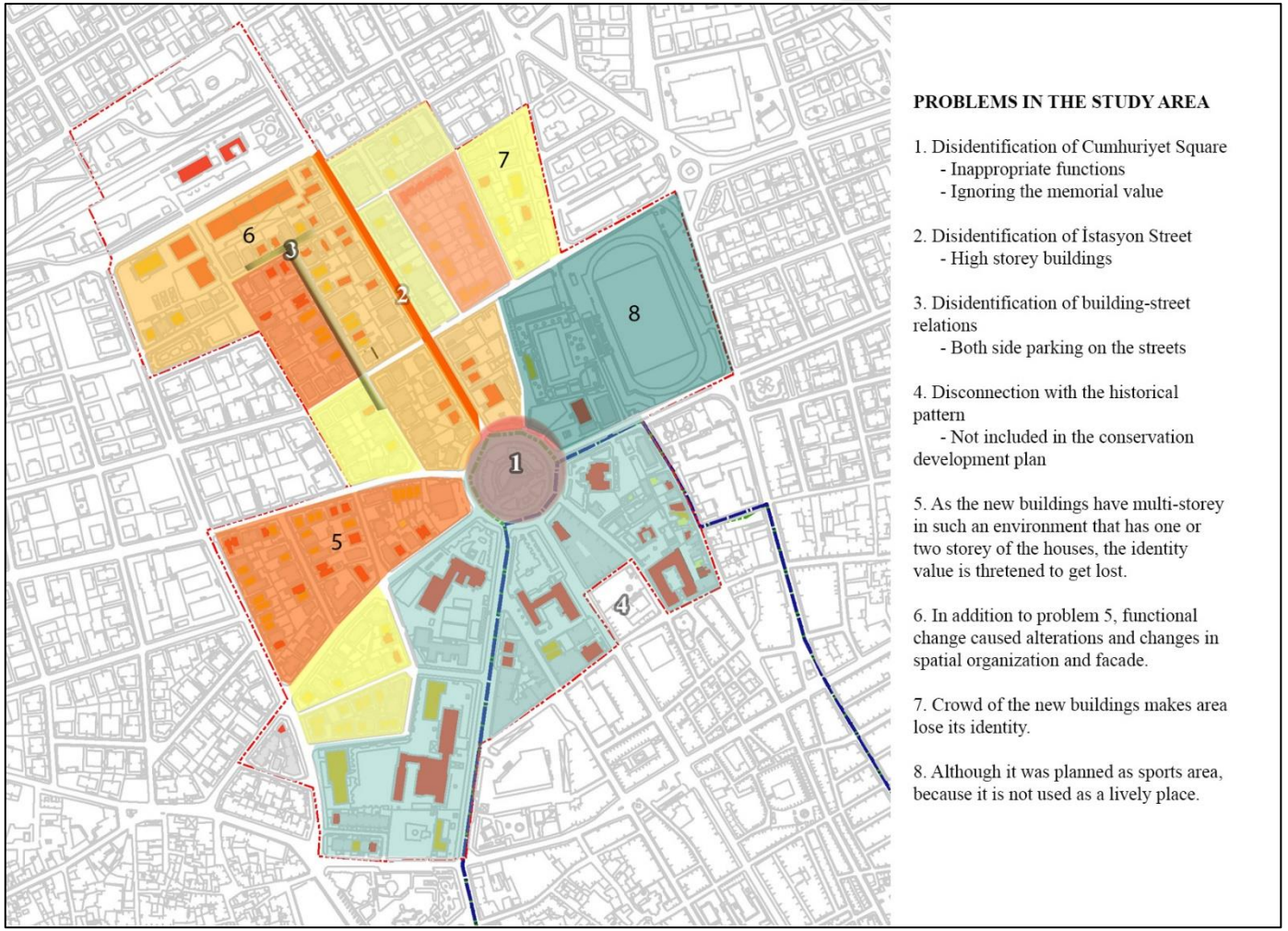

Figure 3. 4. Problems in the study area

3.3 GENERAL EVALUATION OF MODERN PERIOD OF TİRE

3.3.1 Urban Scale

Function and density are used as the criteria to specify the category of the areas in environmental scale.

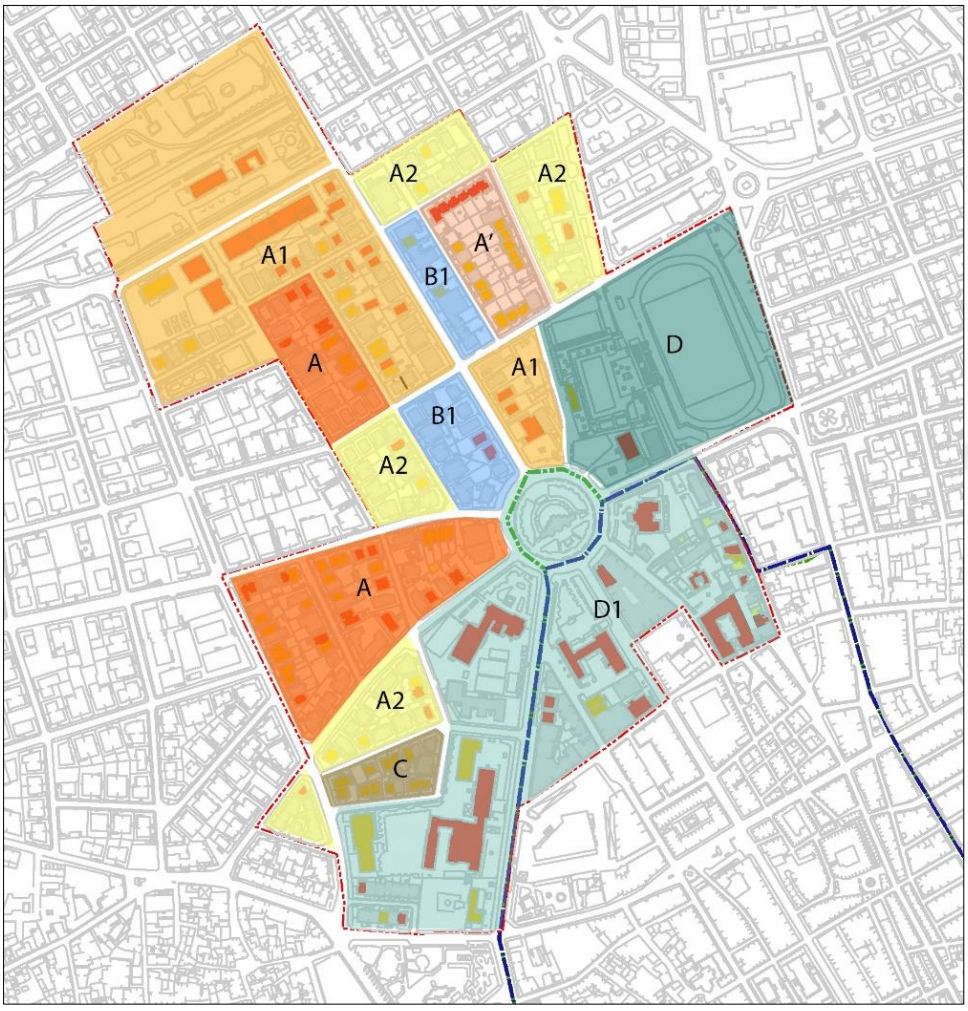

Figure 3. 5 Category of the zones in the study area

Table 3. 1 The category of the zones in the study area

	Function	*Density of Republican Heritage*
A	Residential	Dense + new building
A'	Residential	Dense (Row houses) + new b.
A1	Residential/Commercial/ Indust.	Dense + new building
A2	Residential	Rare + new building (dense)
B1	Residential + Commercial	New building (dense)
C	Residential	Dense + new building
D	Educational + Sports	
D1	Educational Administrative	

Figure 3. 6 The examples from zone 'A'

A: The residential areas that have residential builidngs of modern period of Tire densely.

Values:

- As building-lot, building-building, building-street relationships which create identity of the streets and areas are mostly conserved, the area has identity value.

- The residential area has conserved its functional continuity creating use value.
- Although all of the buildings do not have unique value, the buildings create group value because of their togetherness.

Problems:

- As the new buildings have multi-storey in such an environment that has one or two storey of the houses, the identity value is threatened to get lost.

Potentials:

- The area contributes to the context considerably because of the group value and elements of outer spaces.
- The area can be the generator for the rest of the context in the process of conservation approach.

Legal status of the area: In the development plan, it is allowed to construct detached four or five-storey of buildings. The setback distances from the road is 4 meters, from the near lot is 3 meters and the rear is h/2.

Figure 3. 7 The examples from zone ‘A’’

A’: As different from the area ‘A’, row houses create a different character distinguishing the area.

Legal status of the area: In the development plan of Tire, it is allowed to construct attached buildings up to four-storey (B-4).

Figure 3. 8 The examples from zone ‘A1’

A1: The residential, commercial and industrial areas that have buildings of modern period of Tire densely.

Values:

- Although there are new multi-storey buildings in the area, owing to the unique buildings and Station Street which is one of identifications characterizing Republican period in terms of the road width, building-street relations and relation with Cumhuriyet Square, the area has conserved its identity value and uniqueness value.

- The closeness to the Cumhuriyet Square and the relation with the İstasyon Street and buildings creates its identity and character.

Problems:

- Functional continuity is partially conserved. As different from the original function, commercial activities in originally residential function caused the alterations and changes in spatial organization and façade of the buildings.
- Because of the new apartments in multi-storey especially in Station Street, the proportions and building-street-lot relations of the area are getting lost. Thus, the identity value is threatened to get lost.
- Since there has been a rapid transformation especially along Station Street, the authentic buildings are getting lost.

Potentials:

- The management of change is crucial in the area, since the area is one of the important areas which will determine the new identity of the area because of the new areas to build-up.
- Since its relation with Cumhuriyet Square and Station Street in terms of its location, the area is efficient to define the new character.

Legal status of the area: In the development plan, it is allowed to construct detached buildings up to four or five-storey. The setback distances from the road is 4 meters, from the near lot is 3 meters and the rear is h/2. In the area, there is a specific industrial zone near the railway station belonging Tariş. In this area, it is allowed to construct detached buildings in five-storey. The setback distance from the road is 5 meters and from the near lot is 3 meters. (Plot area ratio: 0, 25 / Floor area ratio: 1, 50)

Figure 3. 9 The examples from zone ‘A2’

A2: The residential areas that have houses of modern period of Tire rarely within the area and that have new buildings densely.

Values:

- The buildings in this area do not have group value since they are not the part of the context. They are only valuable individually for their existence in between new buildings.
- Although the area contains new buildings mostly, the area creates a totally residential zone that contributes to the context functionally.

Problems:

- The area has lost its identity and character because of the crowd of the new buildings.

Potentials:

- Since there are lots of new areas to construct and built-up, the area is crucial to determine the future of the area and new approach to the rest.

Legal status of the area: In the development plan, it is allowed to construct detached or attached buildings in four or five-storey. The setback distances from the road is 4 meters, from the near lot is 3 meters and the rear is h/2.

Figure 3. 10 The examples from zone ‘B1’

B1: The residential and commercial areas that have buildings of modern period of Tire rarely and that have new buildings densely.

Values:

- Although they do not have group value for not being part of the context, they have documentary value individually.
- Although the area has many new buildings, it is located on Station Street which is the main street connected to the square. Thus, the area becomes crucial.

Problems:

- Since there are a lot of new buildings in the area, the area has lost the identity value and its character.
- There are lots of multi-storey apartments on the face of Station Street that totally damages the character of the area

Potentials:

- Since the buildings that will be constructed in the area is one of the factors to define the new character, the area has the potential to determine the character related with the context.
- Although the area has new buildings mostly, it is efficient to develop a new approach for the context to have smoother construction regulations.

Legal status of the area: In the development plan, it is allowed to construct detached buildings in four or five or five-storey. The setback distances from the road is 4 meters, from the near lot is 3 meters and the rear is h/2. In the development plan, it is allowed to construct attached buildings up to five-storey.

Figure 3. 11 The examples from zone ‘C’

C: The residential areas that have buildings of modern period of Tire densely.

Values:

- The area has identity value and documentary value since it has conserved its character.

Problems:

- Since the area has the buildings that belong to the recent period, they are not known as valuable mostly, they are getting lost in a rapid way.

Potentials:

- The area is one of the zones that will define the identity of the context.

Figure 3. 12 The examples from the zone ‘D’

D: The educational and sports area that have open public areas

Values:

- Since it was planned as a part of town planning in early times of Republican period, it has documentary value and identity value.
- Since the area is one of the regions that create the main and original scheme of town planning, it has documentary value. They tell about town planning of Tire and life style of its period, thus, it has documentary value.

Problems:

- Although it was planned as sports area, because of the function of the change or non-use, the area has changes and alterations.

Potentials:

- The area creates an open public space in the center of the town providing uniqueness.

Figure 3. 13 The examples from zone ‘D1’

D1: The areas that have administrative and educational buildings surrounding Cumhuriyet Square.

Values:

- The administrative and educational area surrounding Cumhuriyet Square is one of the main components of Republican town planning, thus, it has documentary value in planning. It is one of the areas that represent the Republican town planning.
- The area has conserved its administrative function sustaining its functional continuity, thus, it has a use value.

Problems:

- Because of the function of the changes and inadequacy in current function, there are changes and alteration in the area.

Potentials:

- Since it was planned as an administrative zone, it will be convenient to refunction the buildings according to their spatial organization and function.

Legal status of the area: In the conservation development plan, it is shown as commercial, administrative and residential area.

3.3.2 Building Scale

In the categorization of the buildings, parameters of function and exterior change (mass and facade change) are used as criteria.

As seen in Table 3. 2**,** exterior changes were determined according to the façade and mass change. The change analysis according to the exterior fiches is shown in the Figure 3.14.

exterior	M-1 Original mass proportion and org. are conserved	M-2 Totally legible floor addition/removal or mass addition/removal	M-3 Partially legible floor addition / removal or mass addition /removal	M-4 Original mass proportion and org. totally illegible
F-1 Original facade organization is conserved, minor changes in finishing	e1	e1	e2	e3
F-2 Original facade org. is totally legible, there are changes in organization and/or architectural elements.	e1	e1	e2	e3
F-3 Original facade organization is partially legible,whereas there are changes in organization and/or architectural elements and/or finishing.	e2	e2	e3	e4
F-4 Original facade organization is totally illegible.	e3	e3	e4	e4

Table 3. 2 The table showing exterior change parameters (façade change and mass change)

As seen in Table 3. 3**,** overall changes were determined according to exterior and interior changes. The change analysis in exterior and interior fiches is shown in the Figure 3.15.

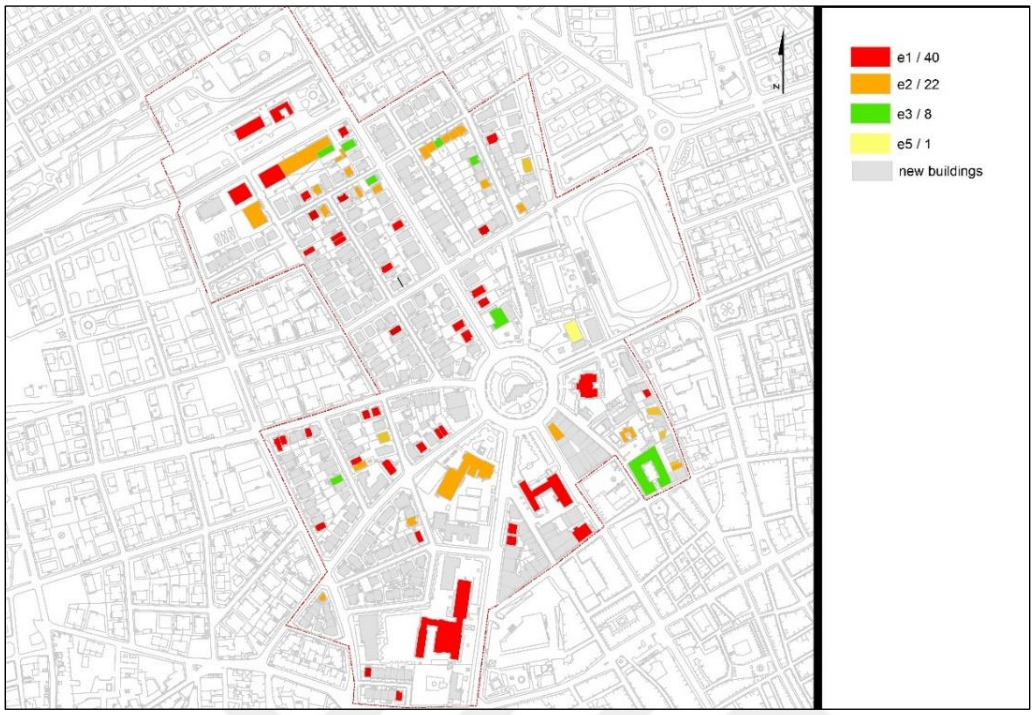

Figure 3. 14 Change in exterior fiches

overall	1 Conserved	2 changed but totally legible ii organization	3 partially legible in organization	4 totally illegible in organization
e1	o1	o1	o2	
e2	o2	o2	o3	
e3	o3	o3	o4	o5
e4	o4	o4	o5	o5

Table 3. 3 The table showing overall change parameters (Exterior change and interior change)

Figure 3. 15 Change in overall (change in exterior and interior fiches)

Table 3. 4 The category of buildings in the study area

	Function	*Change*
A	Residential	Minor exterior change
A1	Commercial	Minor exterior change
B	Residential	Legible exterior change
B1	Commercial / Industrial	Legible exterior change
C	Residential/Commercial/ Industrial	İllegible exterior change

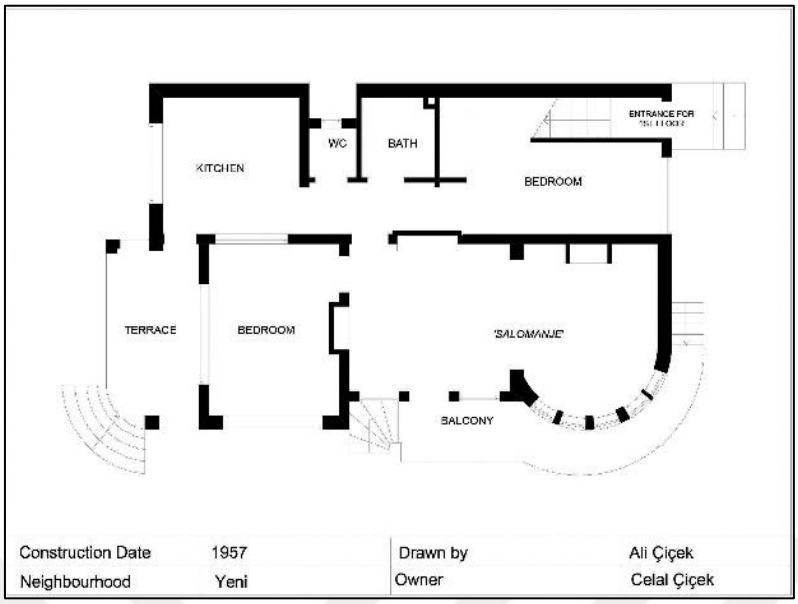

Figure 3. 16 The plsn and facade examples from category ‘A’

A: Residential buildings with minor exterior changes (In the table, change exterior: e1)

Values:

- Since they have minor exterior changes and their spatial organization and layout were conserved, they totally represent the lifestyle of its period sustaining documentary value.
- The buildings in that category have functional continuity providing use value.

Problems:

- Although none of the buildings do not have original furniture, they mostly provide the needs of contemporary life except sanitary spaces. The pumping systems and heating systems are needed to be regulated in terms of the contemporary needs.

Potentials:

- Since the buildings in that category have functional continuity, they are more convenient to conserve. In terms of the organization of the spaces, the spatial organization of the buildings provides the contemporary needs, thus, there is no need to change the plan layout in the continuity of the function.

Figure 3. 17 The examples from category ‘A1’

A1: Commercial buildings with minor exterior changes (exterior change: e1)

Values:

- Although they have changes and alterations in ground floor because of the change of the function, they have mostly conserved the plan layout and facades with minor changes sustaining documentary value.

Problems:

- The change of the function from residential to commercial have caused changes and alterations in both facades and plan layout. There is a need of regulation for the changes.

Potentials:

- Although they do not have functional continuity, they are valuable since they have minor changes in their facades and/or plan layout providing significance of place.

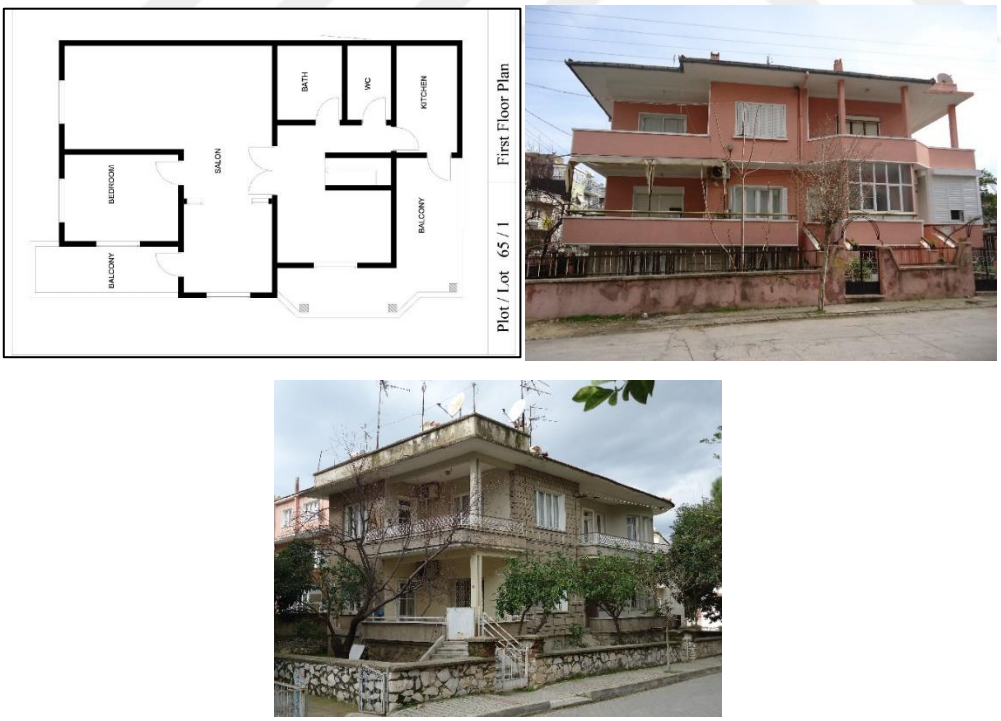

Figure 3. 18 The examples from category ‘B’

B: Residential buildings with legible exterior changes (In the table, exterior change: e2)

Values:

- Since they have legible changes and alterations that are reversible, they have documentary value.
- Because of the functional continuity, they have use value.

Problems:

- Although they have legible changes, the heating and plumbing systems should satisfy the needs of contemporary life.

Potentials:

- Since they have functional continuity, there is no need to change the plan layouts and spatial organization of the building.

Figure 3. 19 The examples from category ‘B1’

B1: Commercial or industrial buildings with legible exterior changes (In the table, exterior change: e2)

Values:

- Since they have legible changes and alterations that are reversible, they have documentary value. Although they do not have functional continuity, they have use value.

Problems:

- Although they have legible changes and alterations, because of change of function, their plan layout and façade organization are not conserved.

Potentials:

- Since the buildings in that category mostly have large and holistic spaces, they are convenient for adaptive re-use and refunctioning.

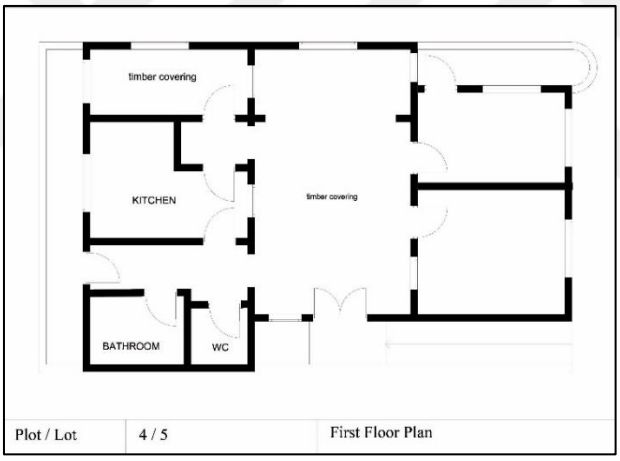

Figure 3. 20 The examples from category ‘C’

C: Residential, commercial and industrial buildings with illegible exterior changes totally changed (In the table, exterior change: e3, e4)

Values:

- Although they have illegible changes, because of their mass proportion, they contribute to the context with their original mass proportion.

Problems:

- They have irreversible and illegible changes because of the change of the function mostly.

Potentials:

- Although they are totally changed, they generally have their original mass proportions contributing to the context.

CHAPTER 4

CONCLUSION

Tire is one of the towns which consists of different types of cultural heritage belonging different periods starting from ancient times. While the south of the town developed in organic pattern in mostly Ottoman period, north of the town which was fired during the war was planned with a Republican planning, totally a new design approach for that period. The Cumhuriyet Square, the radial roads starting from the square, the administrative and educational building identifying the square, the station and the residential pattern representing the changing lifestyle during Station Street were planned as an example of ideal Republican town planning at early Republican period. Therefore, the site consisting all the tangible and intangible values is worth preserving and valuable for the cultural heritage it has.

As in all over the world, the conservation of the modern architectural heritage has been always problematic for many reasons as mainly requiring a different criteria, not having age value, weak legal protection, low appreciation of the general public. The main problem of the site is that modern architectural period is not considered as cultural heritage and the area is not included in the conservation development plan. However, because of the general public consciousness and rent based transformation, the modern architectural and urban heritage and its values are getting lost rapidly.

For this reason, the area should be conserved with an integrated conservation approach including the modern heritage. With the recommended conservation approach, Cumhuriyet Square with its administrative and public buildings, the building-street-lot relationships which is one of the major components constituting the characteristics of the built environment and the first and later examples of modern architectural heritage of the town which represent the transition and changing lifestyle and the spirit

of the place will be conserved for next generations. The planning decisions is a major factor for conservation of the area, thus managing change will be achieved with conservation based transformation. Financial support for habitants should be provided to prevent rent based transformation. By way of precautions and conservation based planning decisions, Tire will be conserved with its layers by managing change.

4.1 Suggestions

4.1.1 Suggestions in Urban Scale

How can we let the site preserve its values in terms of managing the change? What are the solutions and proposals of interventions for the existing problems in environmental scale? The general conservation approach for the site is to preserve the character of Cumhuriyet Square and its administrative and public function, to conserve the building relationships of residential area and its characteristics.

The approach and proposals for the existing conservation development plan and development plan of Tire:

Proposals for the problems of the existing development plan and conservation development plan are listed as:

- Limitation of the building height in new buildings to be constructed in the conservation development plan to prevent the demolish the low storey buildings
- On Istasyon Street, the development plan lets to construct 4-5 storeys of buildings instead of one or two storeys of buildings. That decision makes the constructors to construct high-storey buildings instead of traditional buildings.

The approach for Cumhuriyet Square and surrounding buildings:

Functional relation: Inappropriate functions should be prevented for the buildings surrounding the square to make the square preserve its public and administrative function. If the change of function is needed, the new function should be related with the existing ones. The functions causing alteration in the buildings should be changed. The function in the middle of the square is not suitable for the preservation pf commemorative value of the square. Instead of that, the closed area should be re-functioned as public or educational regarding the symbolic value of the square.

- The city museum is similar to the original function of the building, thus it is an appropriate function for the square. Although the university building, in original a depot, was totally changed through transformation, its existing function is appropriate for the square since it was one of the original functions surrounding the square.
- The unqualified additions of the teacher's house should be removed.

Vehicular and pedestrian flow regulations for the square: An open car parking area near the square can be a solution to overcome the vehicular flow problem in the square.

The approach for the conservation of urban pattern and building-street/ building-building/ building-lot relations of the residential pattern

In order to conserve the values of the site, the regulations for the constructions of the new buildings are established in terms of building- building relation, building- lot relation, building- street relation by finding out the features of the authentic buildings.

- In the process of making decisions for the constructions of new buildings in the urban tissue, to conserve the values of the urban pattern, urban character and identity, ratios and values of plot area ratio / floor area ratio (TAKS/ KAKS) (TAKS: the ratio the ground area of the building / the area of the lot, KAKS: the ratio of the total area of the building/ the area of the lot) for the parts of the pattern

which are not altered yet are identified and new values are determined regarding the ratios and proportions of the original pattern.

- *Ful* Street is one of the conserved streets with sustaining its identity with its building-street relations. In these areas, car parking problem should be solved to maintain building-street relationships. To maintain the building-street relations, a car parking area for residential buildings should be solved in an empty lot.

The approach and proposals for empty lots

- In empty lots, set back distances and width of front garden, rear garden, side yard should be determined according to the existing values. The location of the building within the lot in terms of the relations of the building with street or/and the other building should be determined according to characteristics of its street. Then, buildings can be constructed in terms of allowed building height, setback distances, floor area ratio and plot area ratio.

4.1.2 Suggestions in Building Scale

In building scale, in the conservation of the modern architectural heritage, to conserve regarding the design concept of the building is prior. It is mandatory to make documentation to analyse the structure, material, detail and the approach of the designer. One of the important issues to conserve modern heritage is how to identify the criteria of the authenticity. Therefore, the original materials are not produced anymore. The documentation related with the original material are getting lost rapidly, the original furniture are not conserved (Omay Polat, 2008).

Thereby, interventions and alterations in the buildings to satisfy the contemporary needs should be applied in a managed and controllable way. Therefore, regulations for interventions and how to manage change should be determined and organized. Regulations can be categorized in this way:

- Regulations to overcome the inadequacy of sanitary spaces

- Inadequacy of sanitary spaces should be fulfilled. Sanitary spaces and heating system should be redesigned according to contemporary needs. Since the original plans consist of sanitary spaces inside, the place is big enough to reorganize the sanitary spaces.

- If needed, water installation and electric systems should be renewed.

    - Regulations about inadequacy of heating

- Heating systems can be solved with a central heating boiler which is placed in the bath. Heating pipes can be placed outer of interior walls to provide minimum alteration.

    - Regulations to overcome structural problems

- If there is any structural problem in the reinforced concrete or masonry system,

    - Regulations about roof problems

    - Regulations about repair or change of materials

- Since most of the materials used are not produced any more, the repair or change can be done with an appropriate material regarding the characteristics of the building.

- **The conservation approach for type ‘A’ and ‘A1’**

- The features of plan and façade of these types of buildings which have little alteration should be preserved. If there is any addition that harms functionally, physically or visually, it should be demolished. If there will be any change because of contemporary needs, it should be according to the regulations.

- Financial support should be paid to owners of the buildings to conserve their property.

- For group A1, if there is change of function, plan of the building should be organized in a controlled way since most of the buildings are masonry.

- **The conservation approach for type ‘B’ and ‘B1’**

- For type B1, in case of change of function, limitation of change is needed in terms of plan and façade characteristics of the building.

- **The conservation approach for type ‘C’**

- If needed, this type of buildings can be demolished and they can be reconstructed in terms of scale in mass, floor area ratio, plot area ratio regarding the urban pattern.

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APPENDIX A

SITE ANALYSES AND MAPS

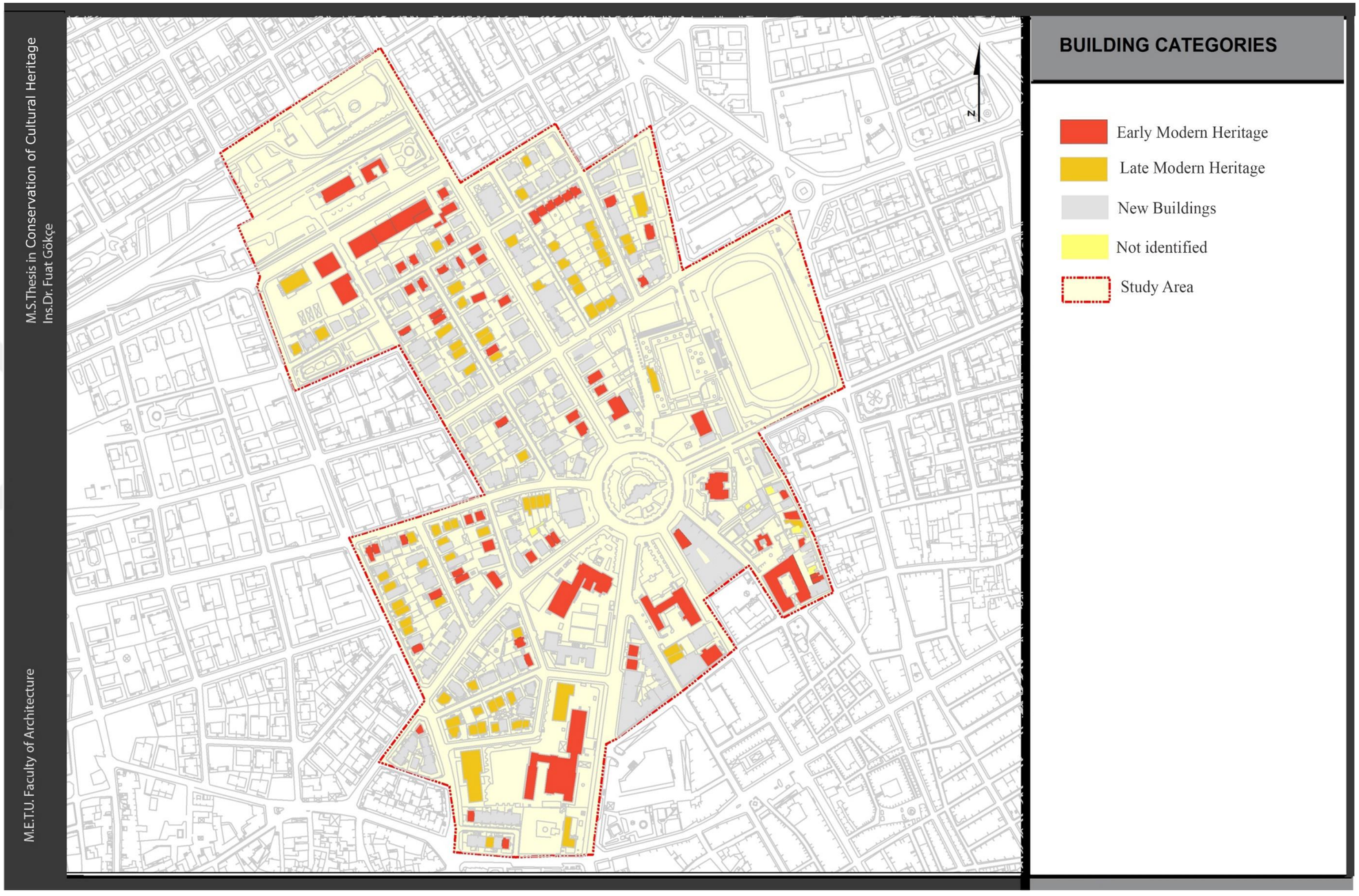

Figure A. 1. Categories of buildings according to their periods

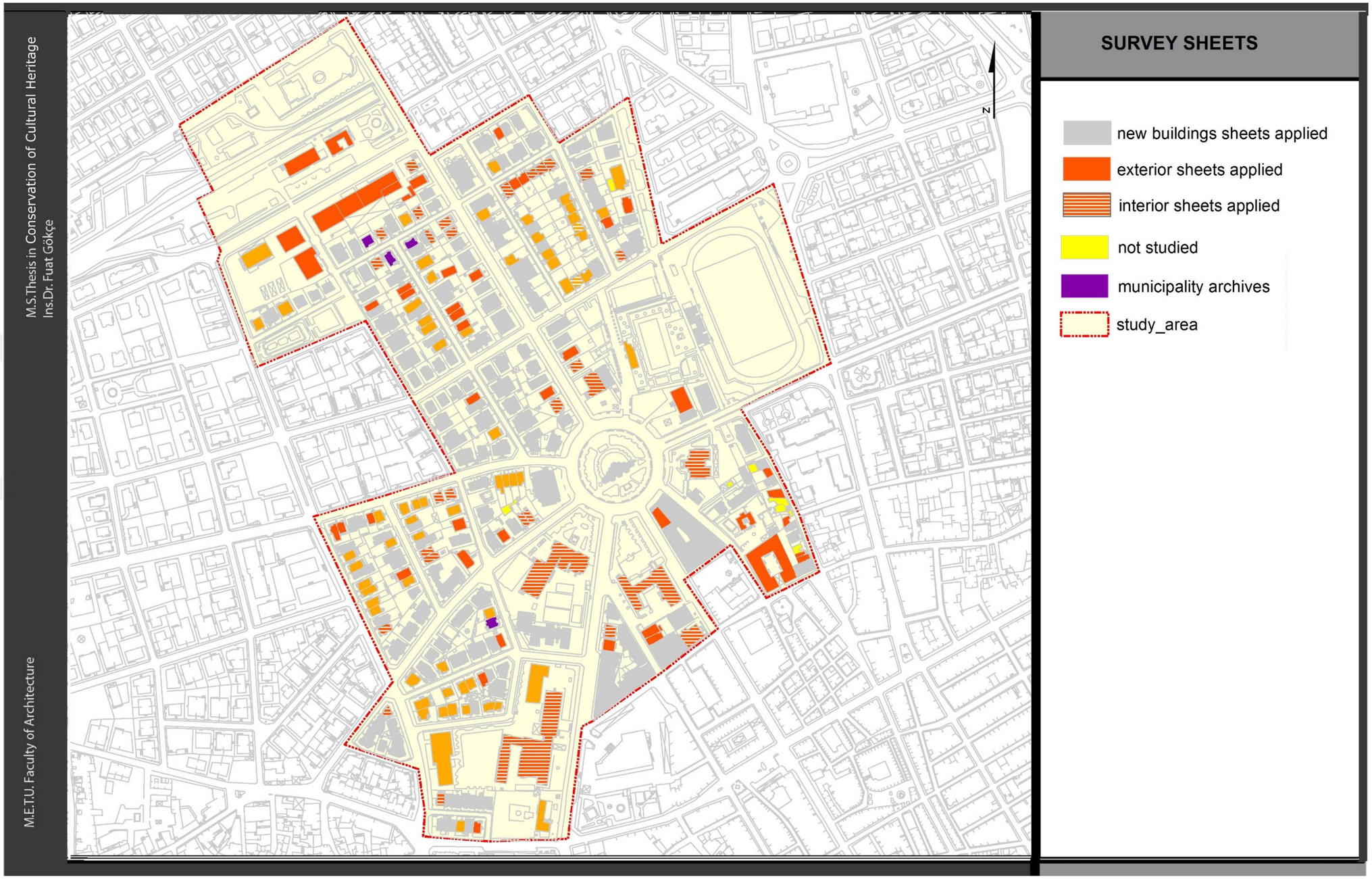

Figure A. 2. Types of survey sheets applied

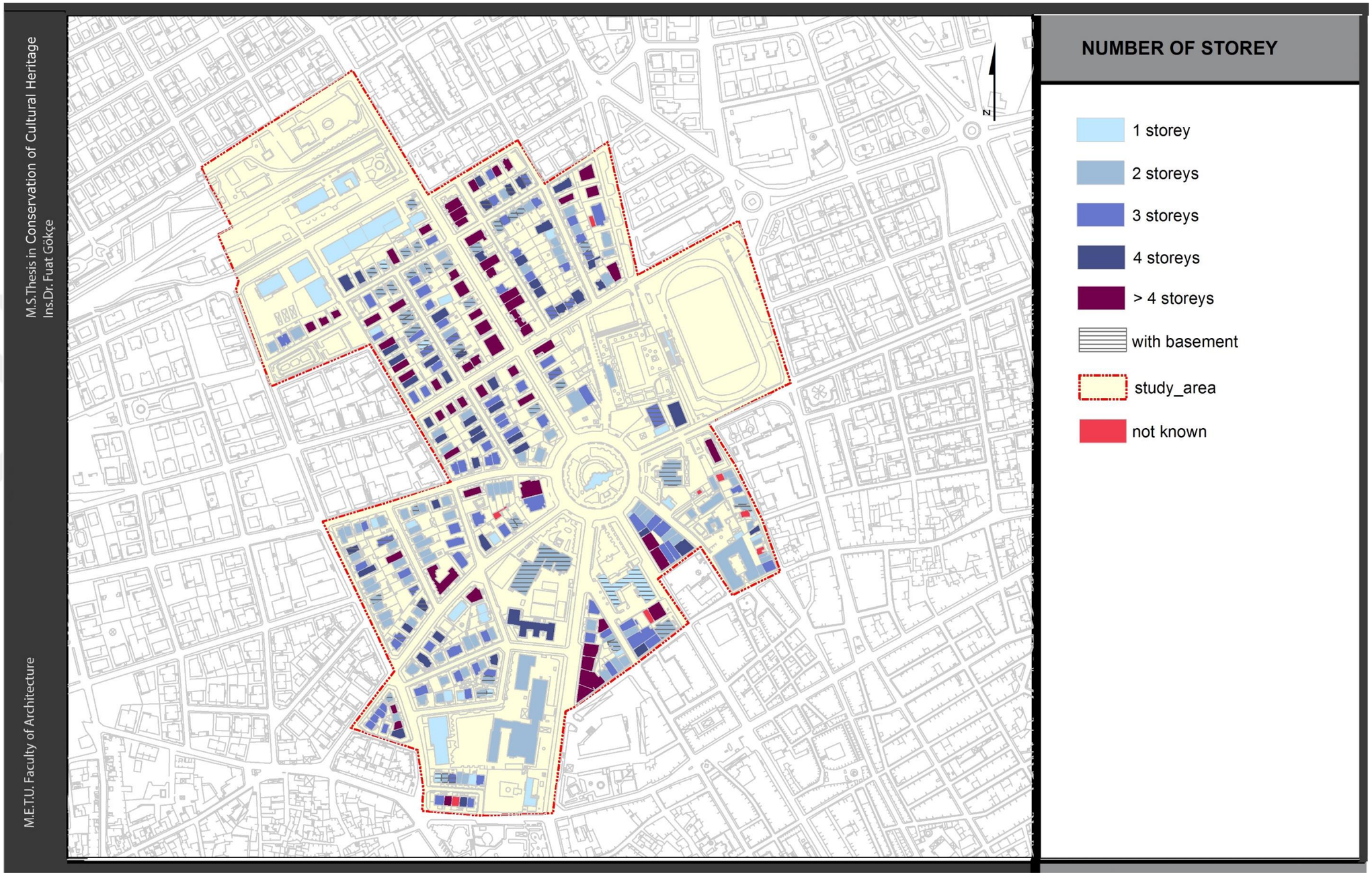

Figure A. 3. Analysis of number of stories

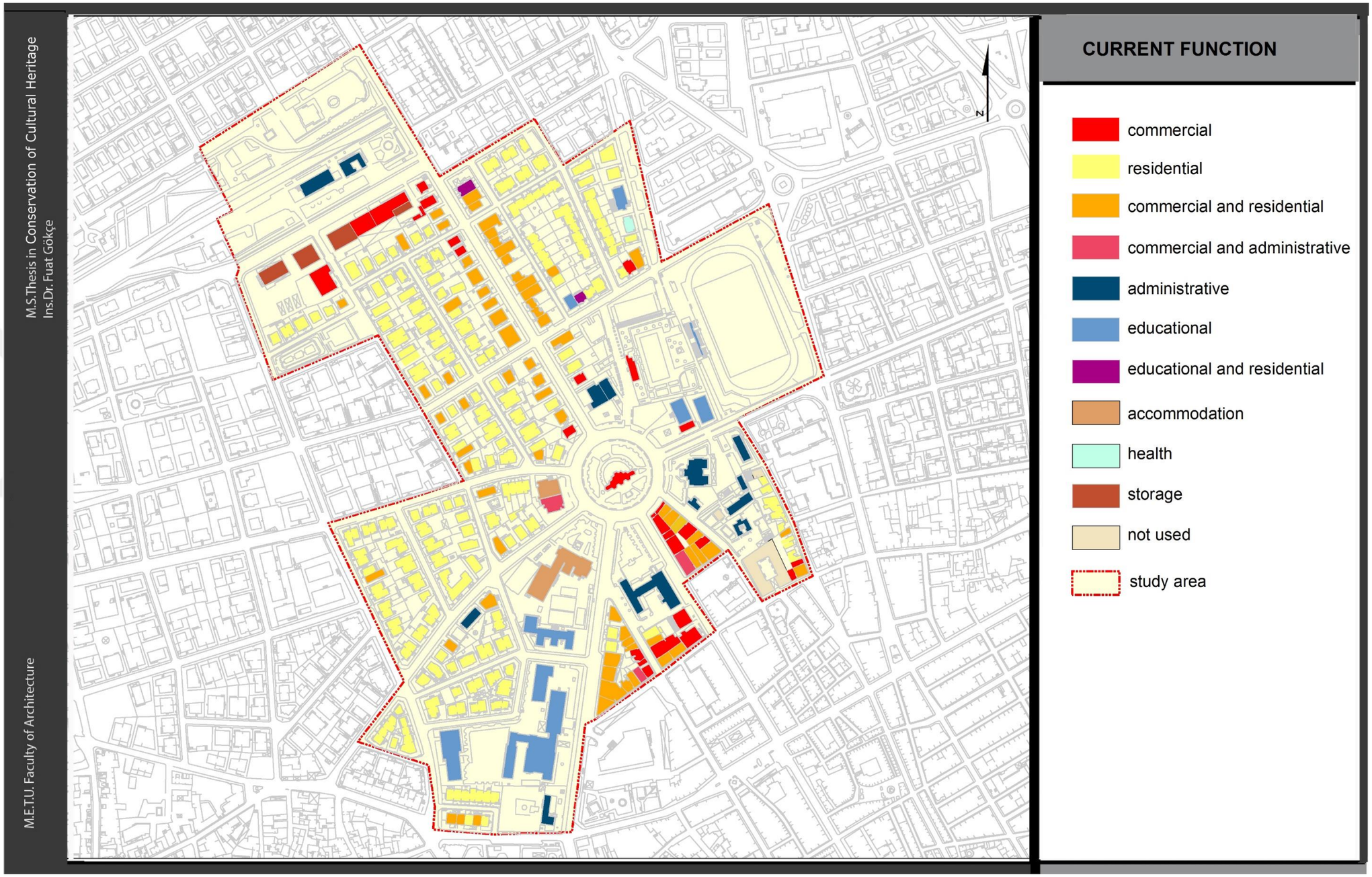

Figure A. 4. Analysis of current function of buildings

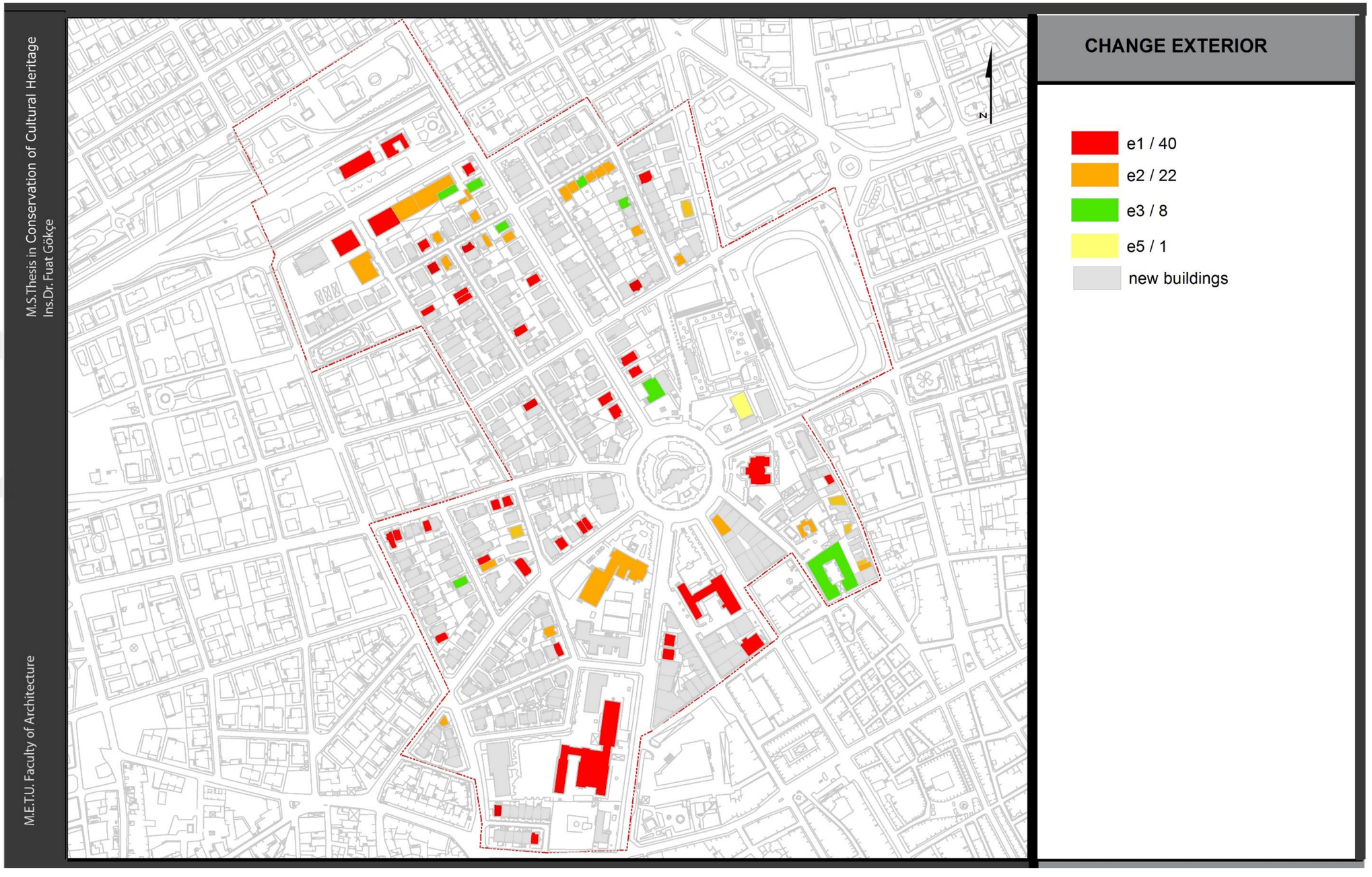

Figure A. 5 . Exterior change of the buildings

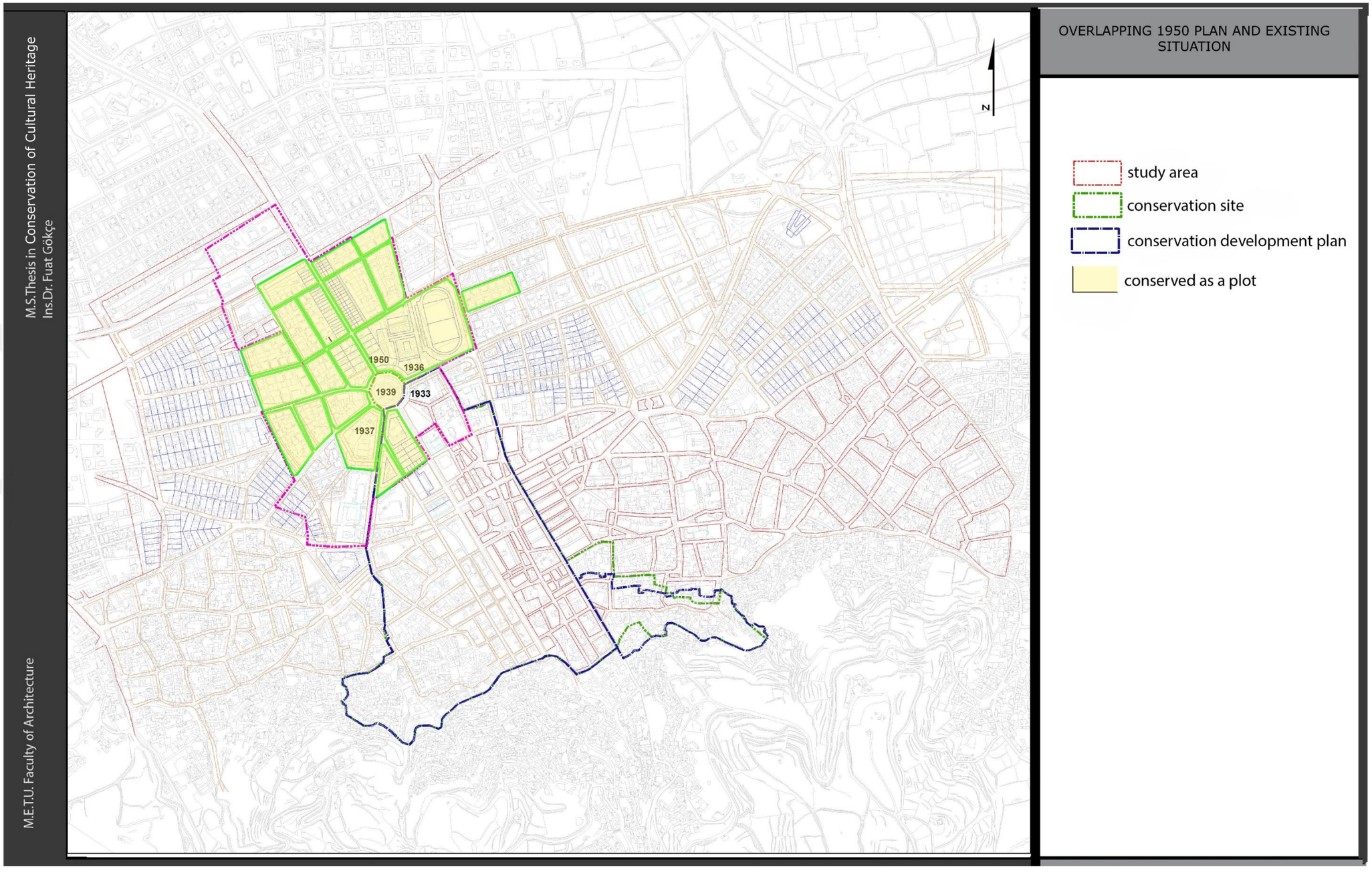

Figure A. 6 . Overlapping existing plan and existing situation

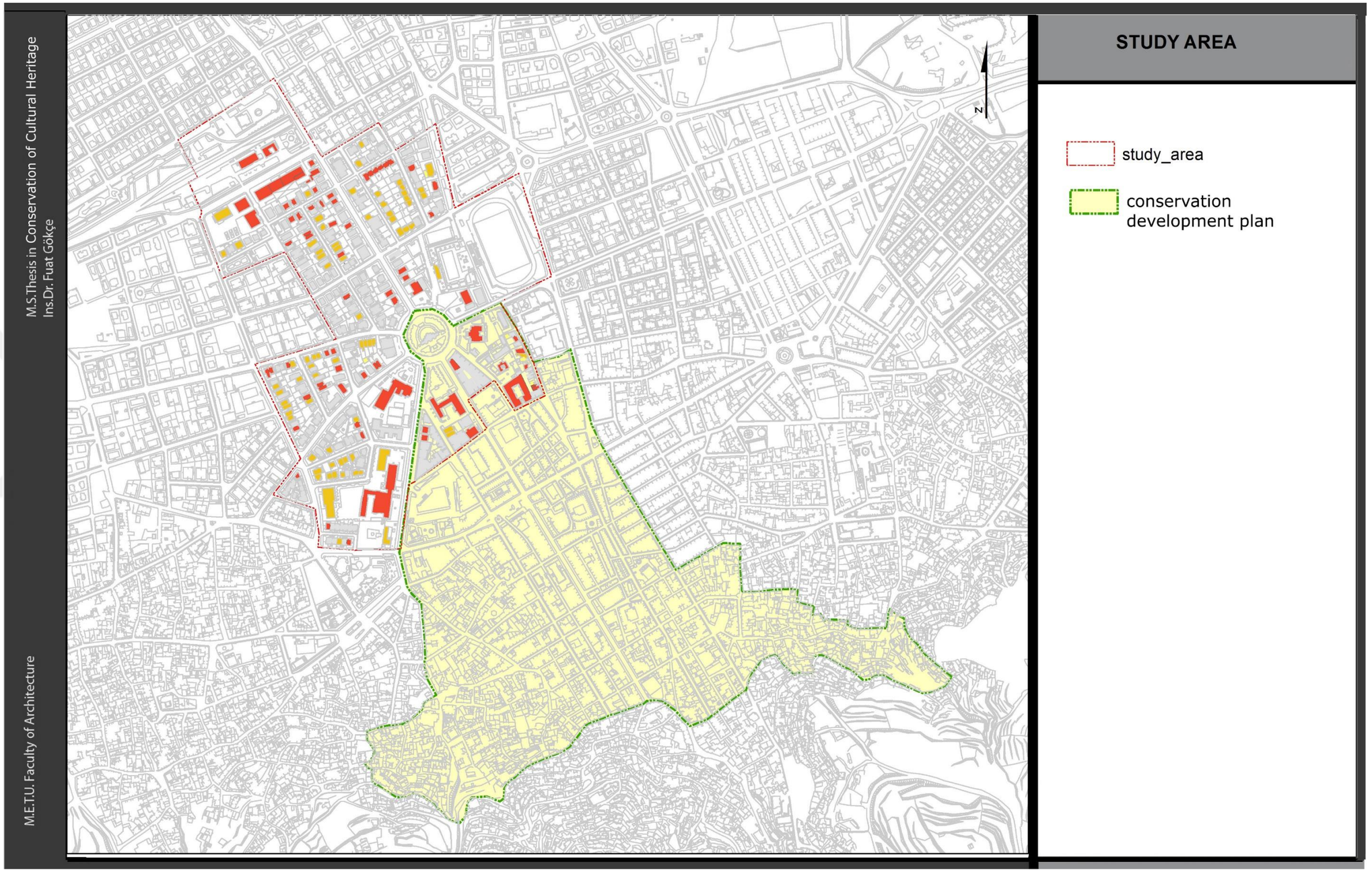

Figure A. 7. The map showing study area and conservation development plan

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1957 AERIAL PHOTOGRAPH
(General Commanf of Mapping)

Figure A. 8 1957 Aerial Photograph (Taken from General Command of Mapping)

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1964 AERIAL PHOTOGRAPH
(General Commanf of Mapping)

Figure A. 9. 1964 Aerial Photograph (Taken from General Command of Mapping)

Figure A. 10. 1977 Aerial Photograph (Taken from General Command of Mapping)

Figure A. 11. 1995 Aerial Photograph (Taken from General Command of Mapping)

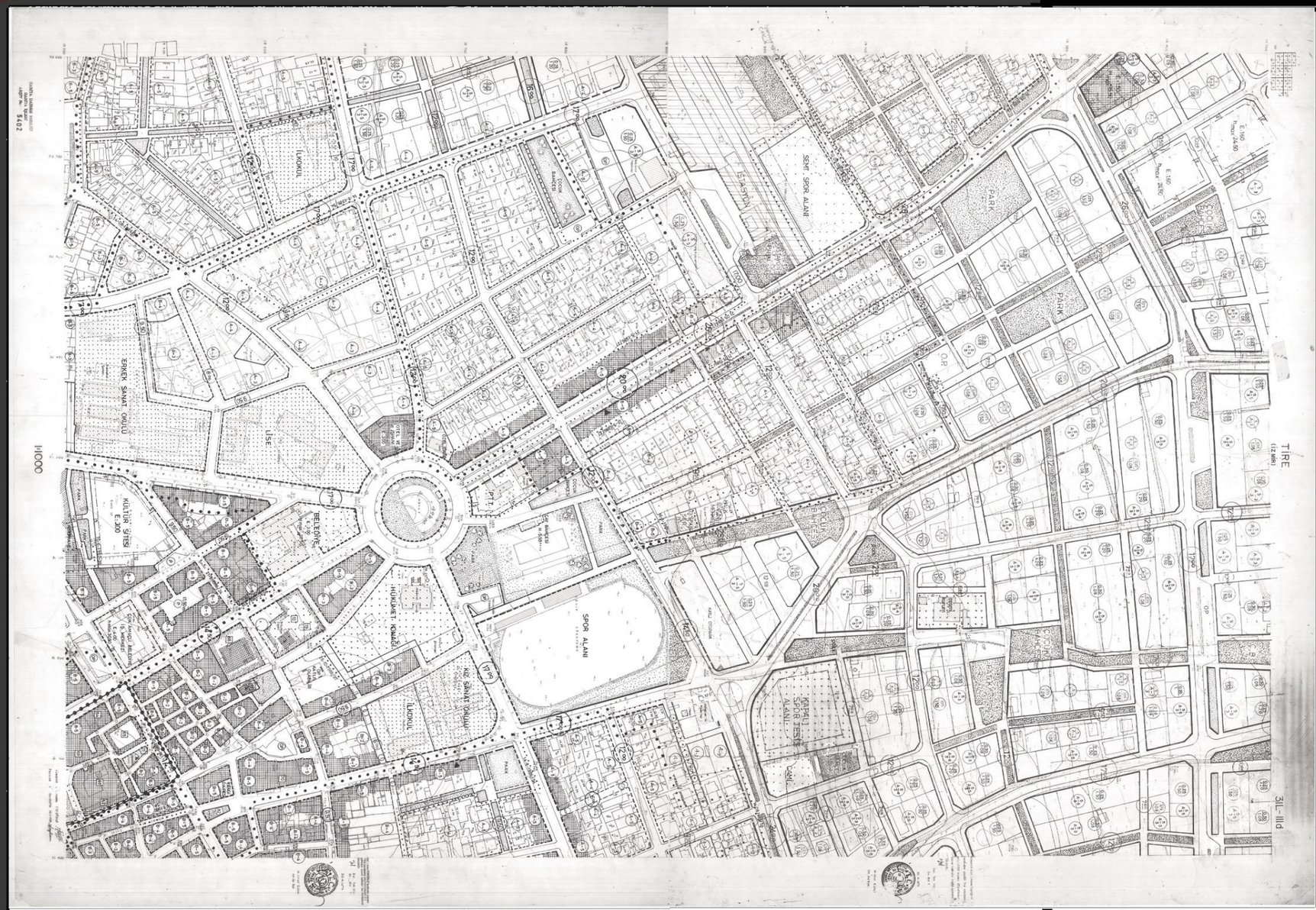
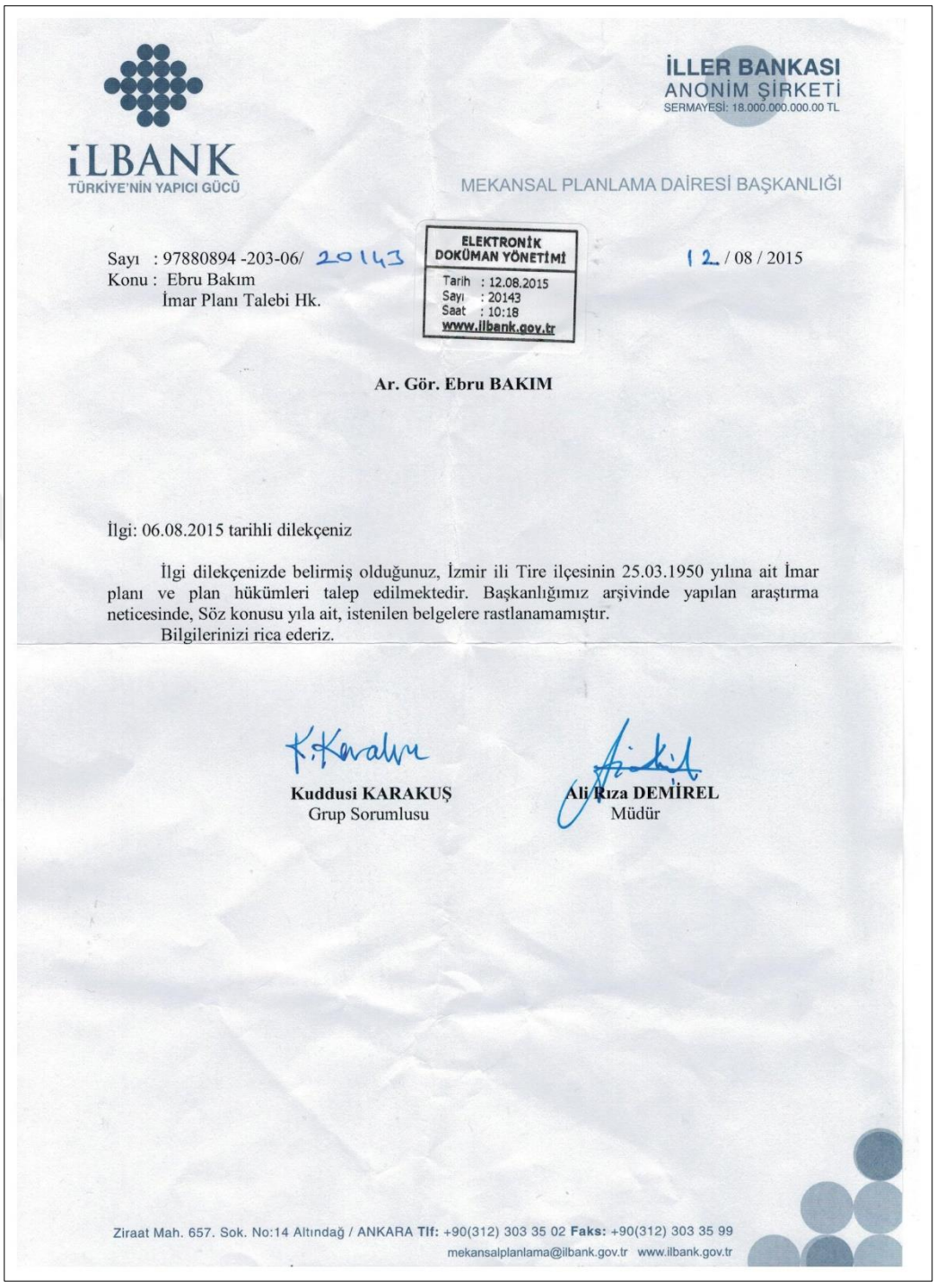


Figure A. 12. Existing Development Plan of Tire



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İlgi: 06.08.2015 tarihli dilekçeniz

İlgi dilekçenizde belirmiş olduğunuz, İzmir ili Tire ilçesinin 25.03.1950 yılına ait İmar planı ve plan hükümleri talep edilmektedir. Başkanlığımız arşivinde yapılan araştırma neticesinde, Söz konusu yıla ait, istenilen belgelere rastlanamamıştır.
Bilgilerinizi rica ederiz.

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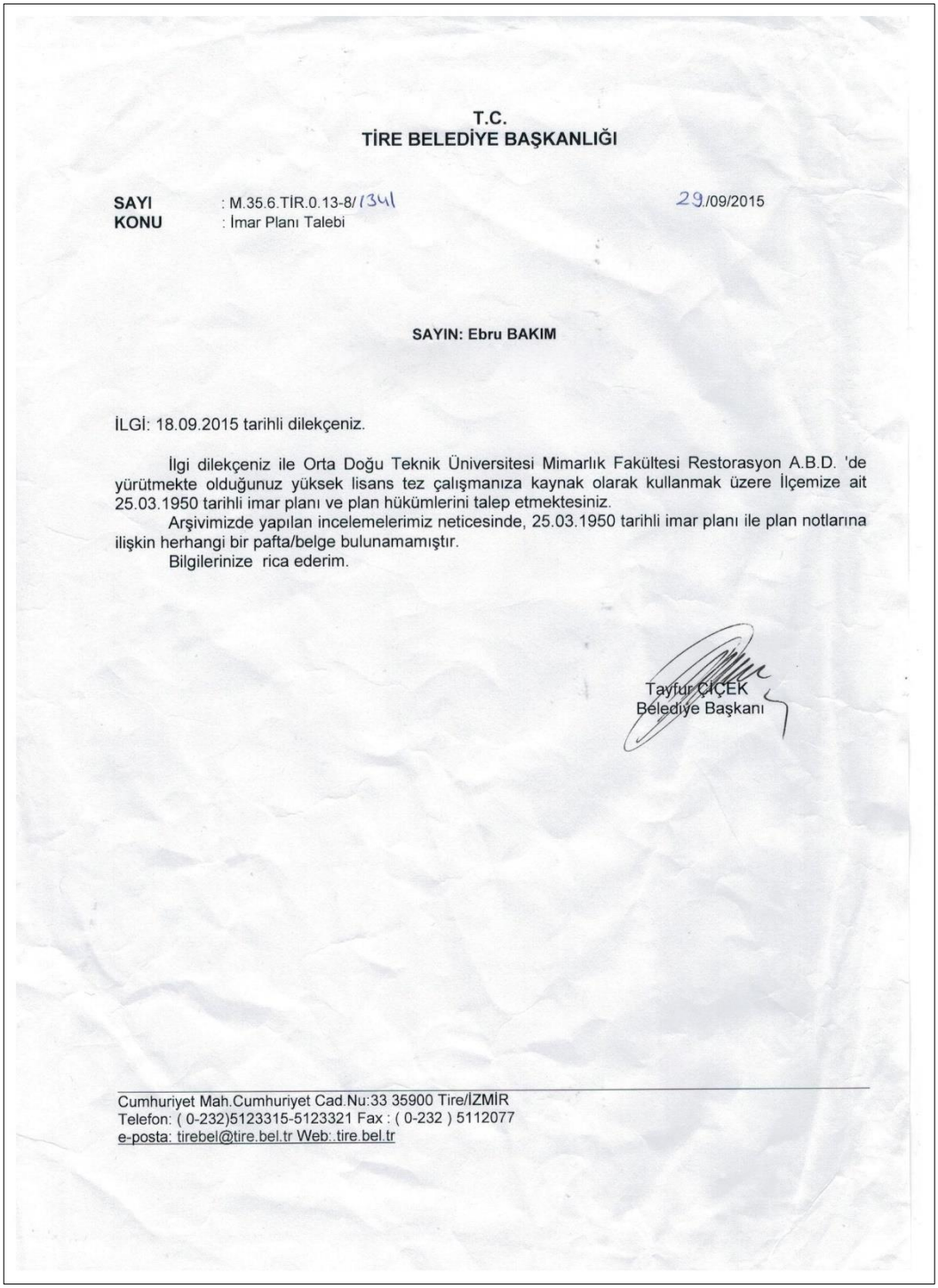
Figure A. 13. Official Letter-1



T.C.
TİRE BELEDİYE BAŞKANLIĞI

SAYI : M.35.6.TİR.0.13-8/1341 29/09/2015
KONU : İmar Planı Talebi

SAYIN: Ebru BAKIM

İLGİ: 18.09.2015 tarihli dilekçeniz.

İlgi dilekçeniz ile Orta Doğu Teknik Üniversitesi Mimarlık Fakültesi Restorasyon A.B.D. 'de yürütmekte olduğunuz yüksek lisans tez çalışmanıza kaynak olarak kullanmak üzere İlçemize ait 25.03.1950 tarihli imar planı ve plan hükümlerini talep etmektesiniz.

Arşivimizde yapılan incelemelerimiz neticesinde, 25.03.1950 tarihli imar planı ile plan notlarına ilişkin herhangi bir pafta/belge bulunamamıştır.

Bilgilerinize rica ederim.

Tayfur ÇİÇEK
Belediye Başkanı

Cumhuriyet Mah.Cumhuriyet Cad.Nu:33 35900 Tire/İZMİR
Telefon: (0-232)5123315-5123321 Fax : (0-232) 5112077
e-posta: tirebel@tire.bel.tr Web:.tire.bel.tr

Figure A. 14. Official Letter -2

APPENDIX B

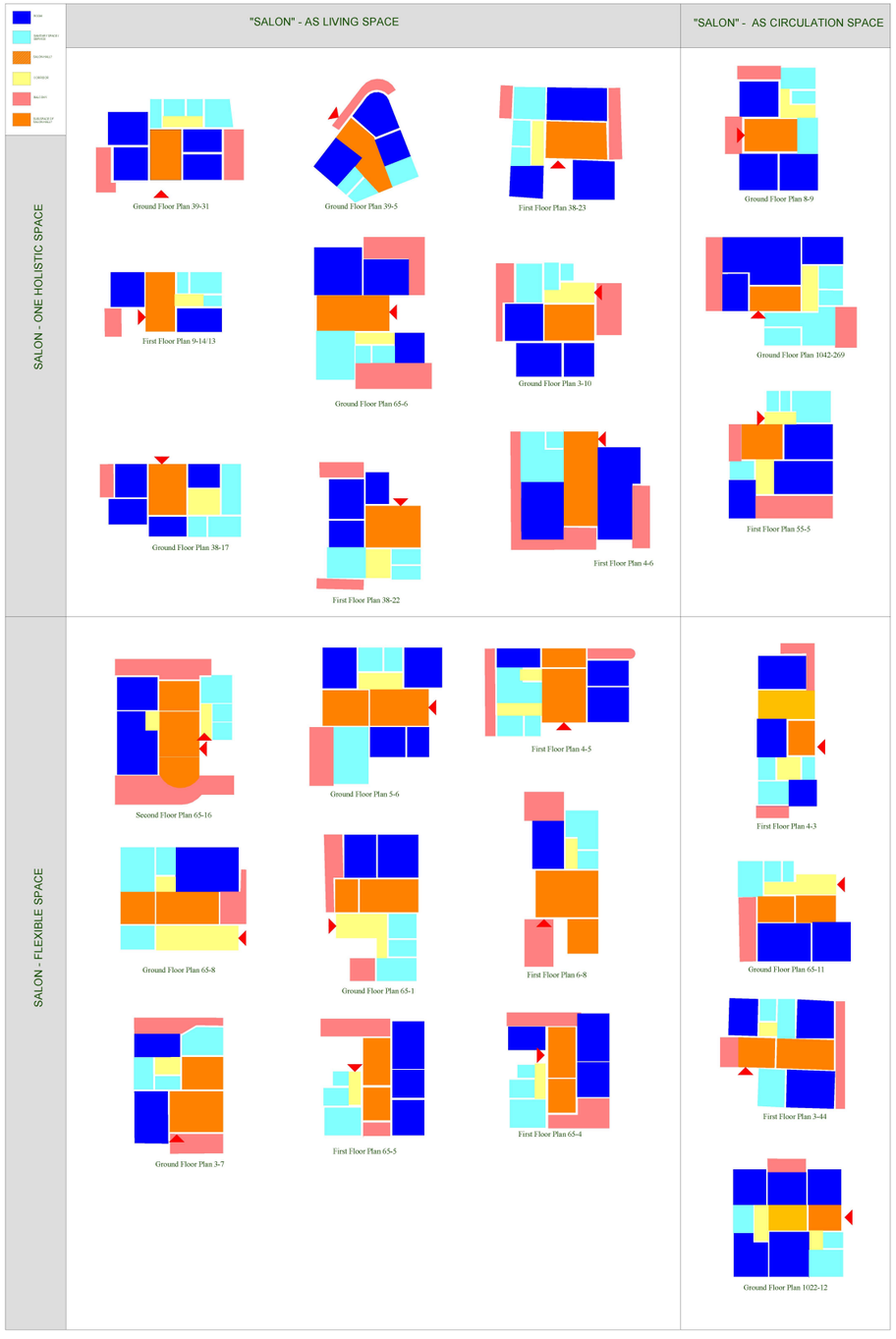
BUILDING SHEETS AND ANALYSES

THE PROJECTS IN MUNICIPALITY ARCHIVE (1955 - 1965)

1955-1956	?	İnşaat Fen Memuru Mehmet Ayik Süreyy...	Yüksek Müh.Mimar Abdullah Pekiçi...	Fen Memuru Ali Çiçek	İnşaat Kalfası İsmail Gümüş	Yük. Müh.Mimar İhsan Cinmoğlu	Yük. Müh.Mimar Fahri Nişli- Çevkevi Ames Nişli Mimarlık Bürosu
1957							
1958-1960							
1961							
1962							
1963							
1964							

Figure B. 1. Projects in Municipality Archive between 1955-1965

THE BUILDINGS IN SITE SURVEY



THE PROJECTS IN MUNICIPALITY ARCHIVE

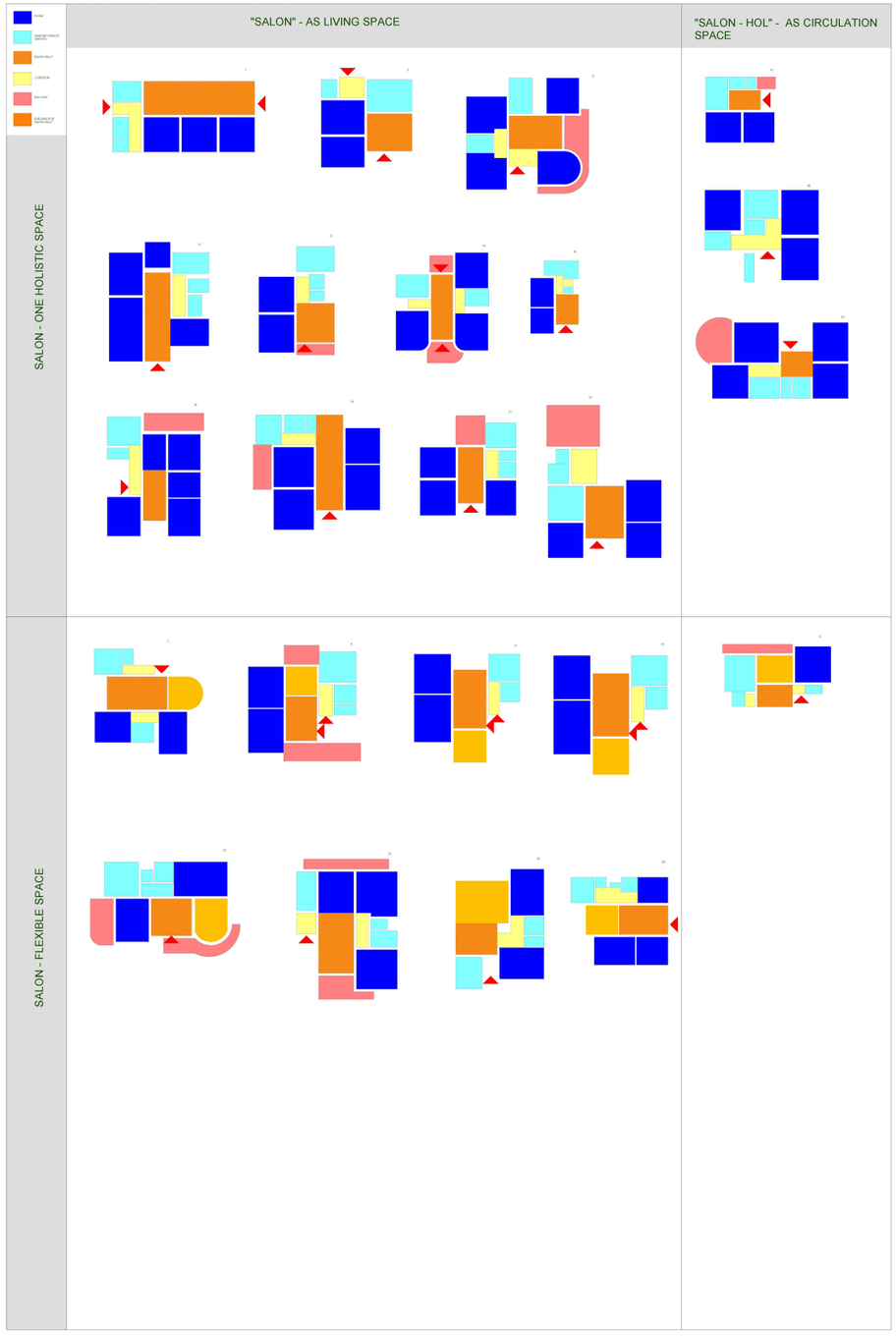


Figure B. 2. Analysis of the residential buildings in terms of spatial organization

WINDOW SASH ANALYSIS

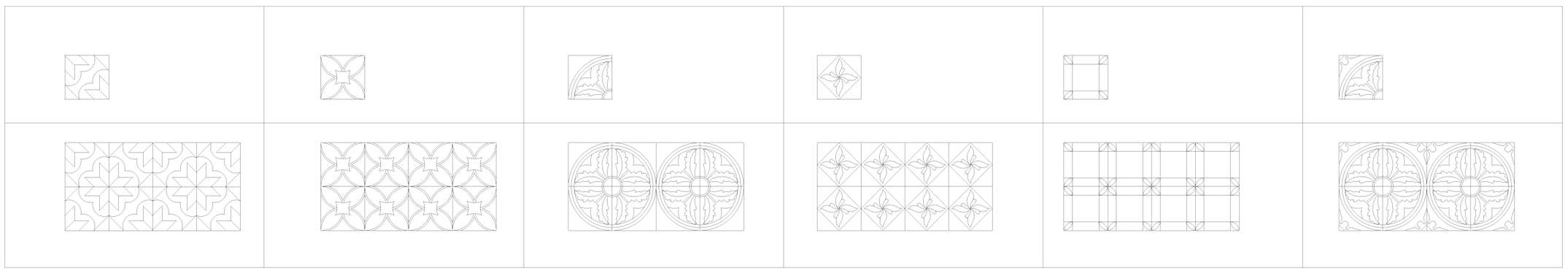
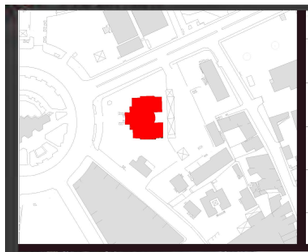
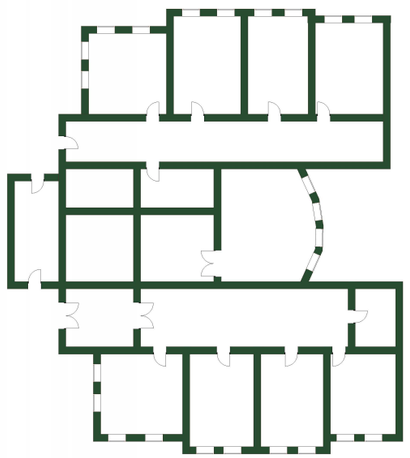


Figure B. 3. Window Analysis and Floor Covering

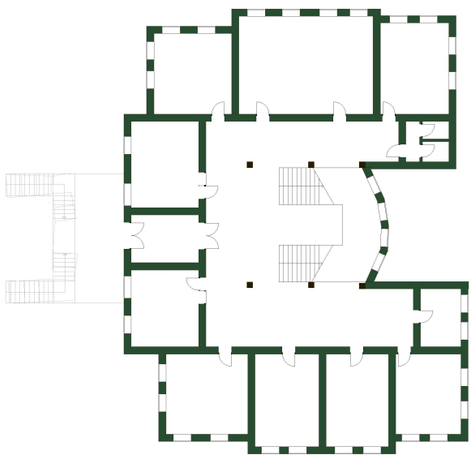
Figure B. 4. Door Analysis and Cabinet-Shelf Analysis



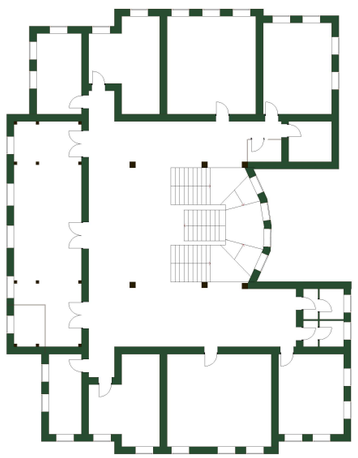
Block / Lot:	68 / 34
Address:	Cumhuriyet Square
Ownership:	Public property
Construction year:	1933
Architect:	-
Current function:	Government Office (Hükümet Konağı)



Basement Floor Plan

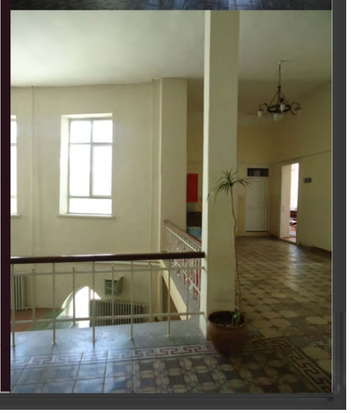


Ground Floor Plan



N

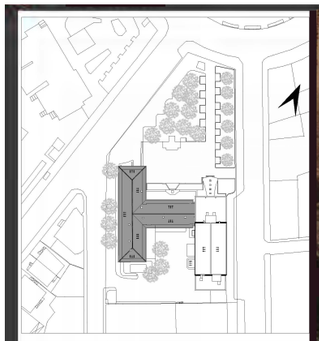
First Floor Plan

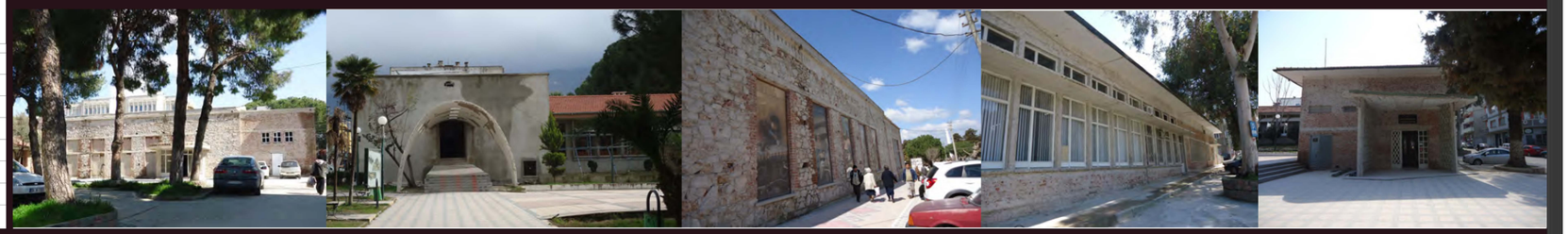


Construction technique / Material:	masonry and reinforced concrete
Change Mass:	Original mass proportion and org. are conserved
Change Facade:	Original facade organization is conserved, minor changes in finishing
Change Interior:	organization: changed but totally legible / arch.elements: conserved
Condition:	in good condition in terms of structure and material

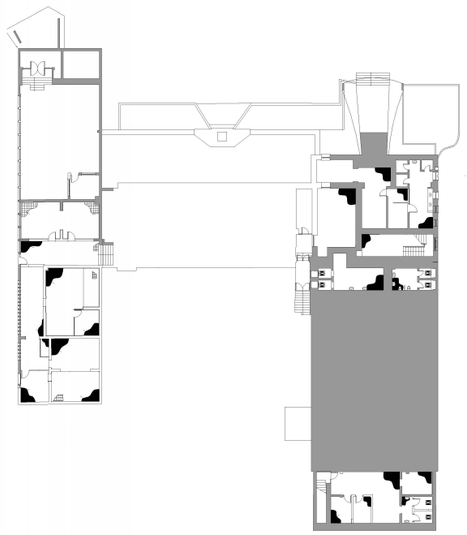
Figure B. 5. Building Sheet -1

* Drawings are drawn schematically

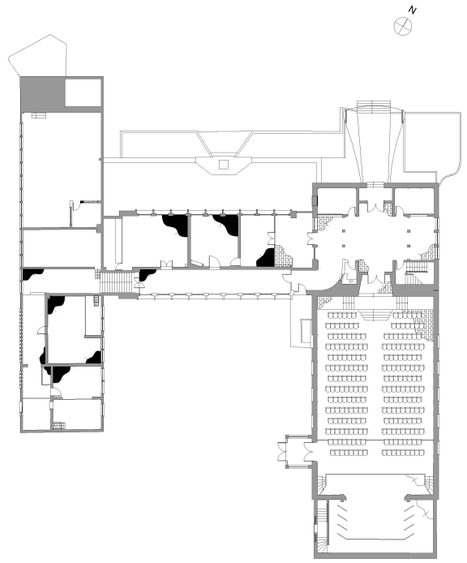




Block / Lot:	70 / 1
Address:	
Ownership:	Tire Municipality
Construction year:	-
Alteration year:	1950
Architect:	-
Current function:	City Museum
Original function:	People's House (Halkevi)



0.00 Level Plan

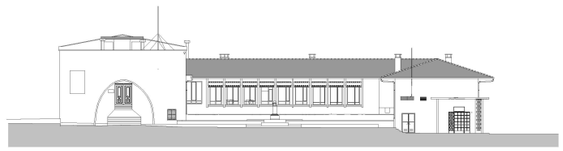


+2.10 Level Plan

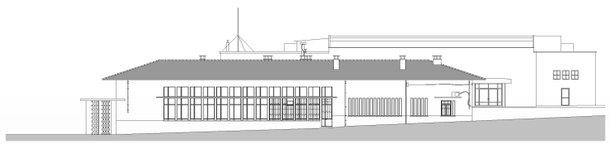
* Drawings are drawn by Kalan Mimarlık

East Elevation

South Elevation



North Elevation

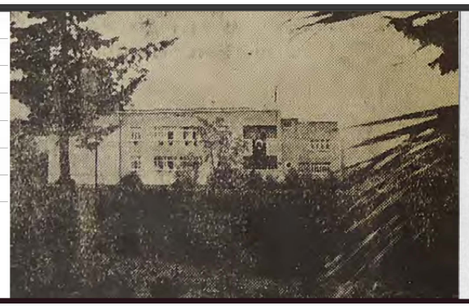


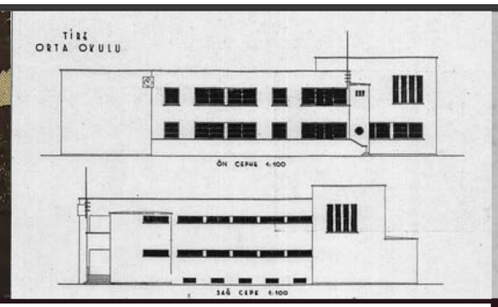
West Elevation

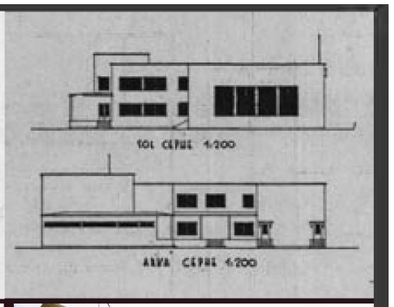
Construction technique / Material:	Masonry
Change Mass:	Original mass proportion and organization are conserved.
Change Facade:	Original facade org. is totally legible, there are minor changes in architectural elements and finishing.
Change Interior:	organization: partially legible
Condition:	in good condition in terms of structure and material

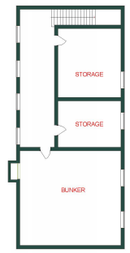
Figure B. 6. Building Sheet -2

Block / Lot:	7 / 1
Address:	Cumhuriyet Square
Ownership:	Tire Municipality
Construction year:	1935 - 1941
Architect:	Abidin Mortaş
Current function:	Teacher's house
Original function:	Secondary School

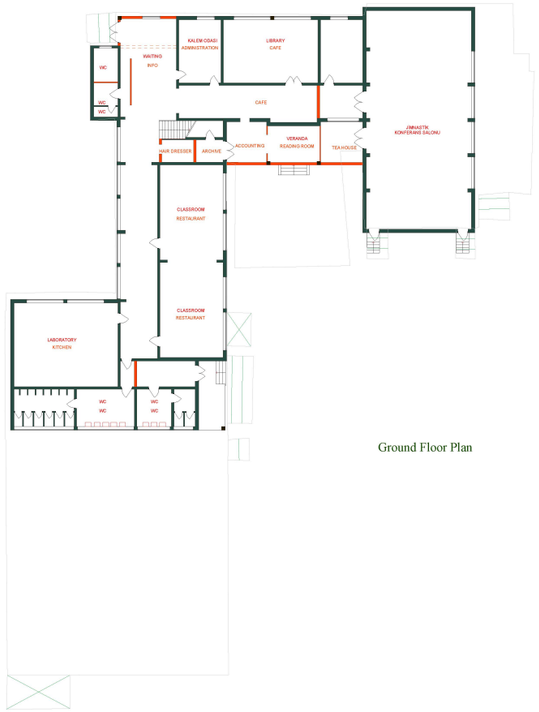




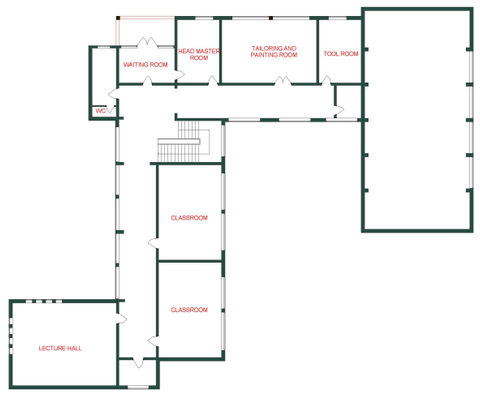




Basement Floor Plan



Ground Floor Plan



First Floor Plan

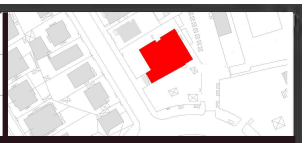
Interventions and Additions

* Redrawn from the images on Arkitekt

Construction technique / Material:	Masonry / Brick
Change Mass:	Totally legible mass addition
Change Facade:	Original facade org. is totally legible, there are changes in organization
Condition:	in good condition in terms of structure and material
Change Interior:	organization:partially legible / arch.elements: partially legible
Condition Exterior:	no structural problems but deterioration of material

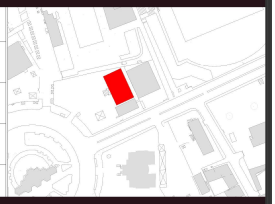
Figure B. 7. Building Sheet-3

Block / Lot:	55 / 8
Ownership:	PTT
Current function:	Post office



Construction technique / Material:	Reinforced concrete
Change Mass:	Partially legible mass addition
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization, architectural elements and finishing.
Change Interior:	totally illegible
Condition:	in good condition in terms of structure and material

Block / Lot:	55 / 3
Ownership:	Ege University
Alteration year:	1997
Current function:	Tire Kutsan Vacational School
Original function:	Tekel Tobacco Depot



Construction technique / Material:	Masonry
Change Mass:	Original mass proportion and org. totally illegible.
Change Facade:	Original facade organization is totally illegible.
Change Interior:	organization: totally illegible
Condition:	in good condition in terms of structure and material

Figure B. 8. Building Sheet- 4-5

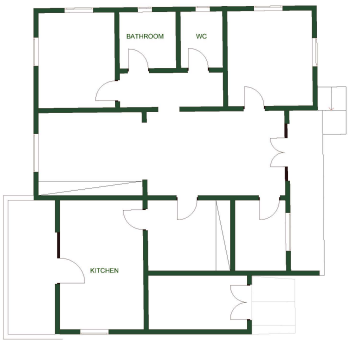
Block / Lot	55 / 5
Address	İstasyon Cad.
Ownership	Agricultural Credit Cooperative
Construction year	1950
Architect	Sadettin Tuğrul Cemaligil
Current function	Agricultural Credit Cooperative + Residential

Construction technique / Material	Masonry + reinforced concrete slabs / Brick
Change Mass	Original mass proportion and org. are conserved.
Change Facade	Original facade organization is totally legible, there are changes in organization
Change Interior	organization: changed but totally legible / arch.elements: changed but totally legible
Condition	in good condition in terms of structure and material
Social Survey	owner

* Drawings are drawn schematically

Figure B. 9. Building Sheet- 6

Block / Lot:	5 /6
Address:	İstasyon Cad.
Ownership:	Private
Construction year:	1950's (oral source)
Architect:	-
Current function:	Residential +commercial



Ground Floor Plan

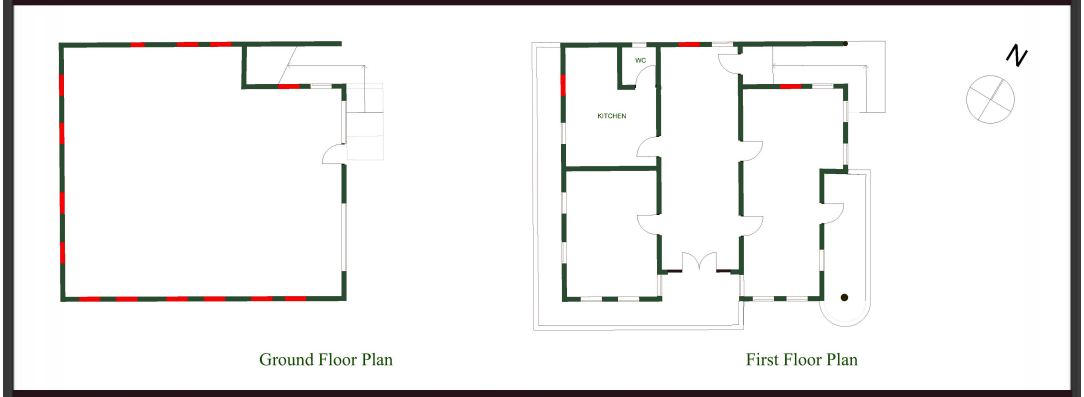
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is totally conserved, minor changes in finishing.
Change Interior: organization:	Conserved / arch.elements: conserved
Condition:	no structural problems deterioration of material
Condition Interior:	Good condition in terms of structure and material

Social Survey:	

* Drawings are drawn schematically

Figure B. 10. Building Sheet-7

Block / Lot:	4 / 6
Address:	İstasyon Cad.
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential + Commercial



Ground Floor Plan

First Floor Plan

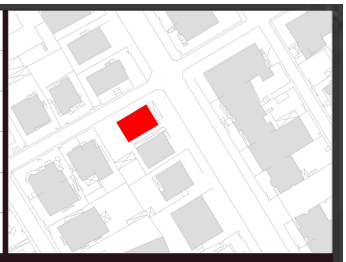
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and organization are conserved.
Change Facade:	Original facade organization is partially legible , whereas there are changes in organization and arc. elements
Change Interior:	organization: partially legible/ arch.elements: partially legible
Condition:	slight structural problems deterioriation of material

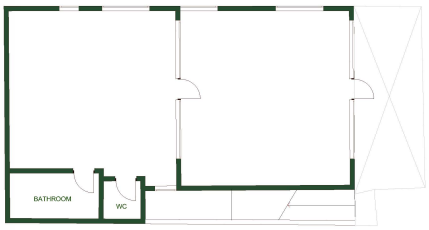
Social Survey:	ground floor: tenant first floor: owner

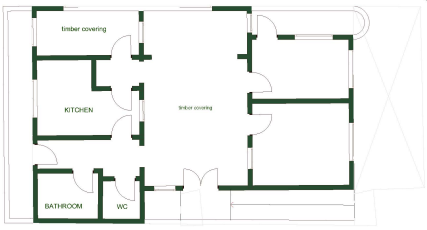
* Drawings are drawn schematically

Figure B. 11. Building Sheet-8

Block / Lot:	4 / 5
Address:	İstasyon Cad.
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Commercial

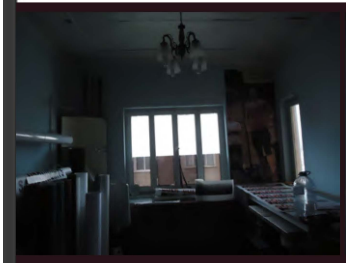






Ground Floor Plan

First Floor Plan



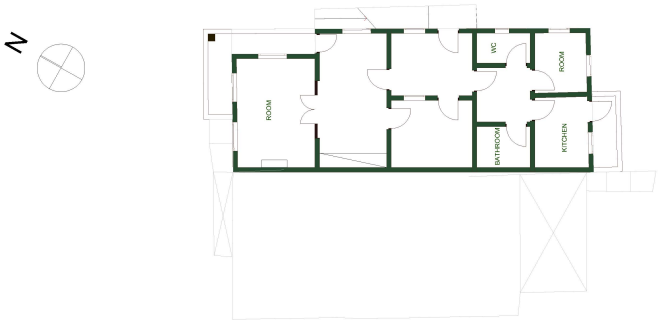
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Partially legible mass addition
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization, arch. elements and finishing
Change Interior:	Partially legible
Condition:	in good condition in terms of structure and material

Social Survey:	tenant

* Drawings are drawn schematically

Figure B. 12. Building Sheet-9

Block / Lot:	4 / 3
Address:	Ful Sokak
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential



First Floor Plan

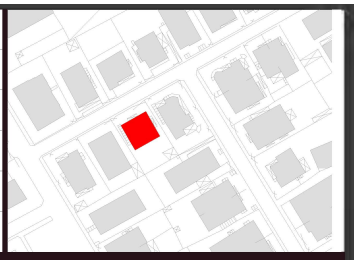
Construction technique / Material:	reinforced concrete
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is partially legible, whereas there are changes in architectural elements
Change Interior:	organization:Conserved / arch.elements: changed but totally legible
Condition:	in good condition in terms of structure and material

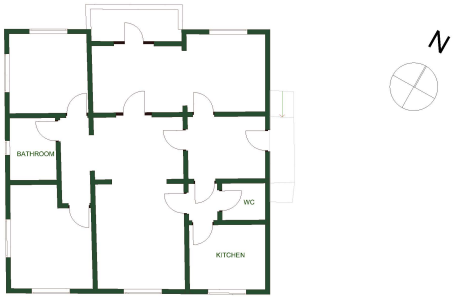
Social Survey:	tenant

* Drawings are drawn schematically

Figure B. 13. Building Sheet-10

Block / Lot:	1022 / 12
Address:	Ful Sokak
Ownership:	Private
Construction year:	-
Architect:	Technician Ali Çiçek
Current function:	Residential





Ground Floor Plan

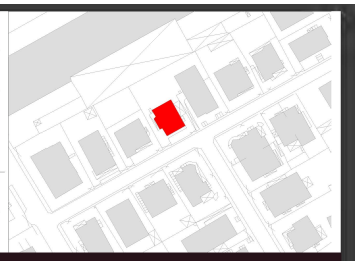
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible floor addition
Change Facade:	Original facade organization is conserved, minor changes in finishing
Condition:	In good condition in terms of structure and material
Change Interior:	organization: Conserved / arch.elements: conserved
Condition Interior:	Good condition in terms of structure and material

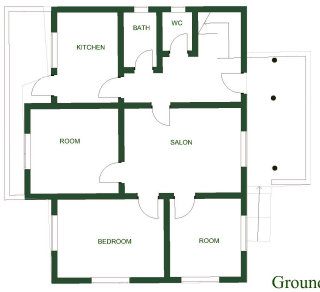
Social Survey:	ground floor: tenant
	first floor: owner

* Drawings are drawn schematically

Figure B. 14. Building Sheet-11

Block / Lot:	3 / 10
Address:	Ful Sokak
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential





Ground Floor Plan

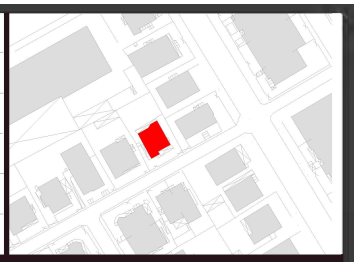
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible mass addition
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization and arc. elements
Change Interior:	organization: Conserved
Condition:	in good condition in terms of structure and material

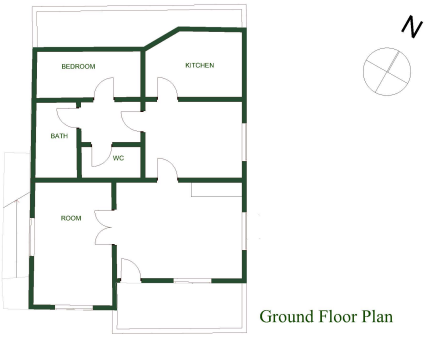
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 15. Building Sheet - 12

Block / Lot:	3 / 7
Address:	Ful Sokak
Ownership:	Private
Construction year:	1960
Architect :	Technician Ali Çiçek
Current function:	Residential





Ground Floor Plan

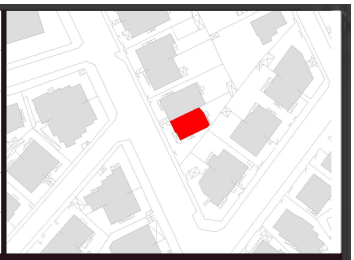
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible mass addition
Change Facade:	Original facade organization is totally legible, there are changes in architectural elements
Change Interior:	organization: Conserved / arch.elements: partially legible
Condition:	in good condition in terms of structure and material

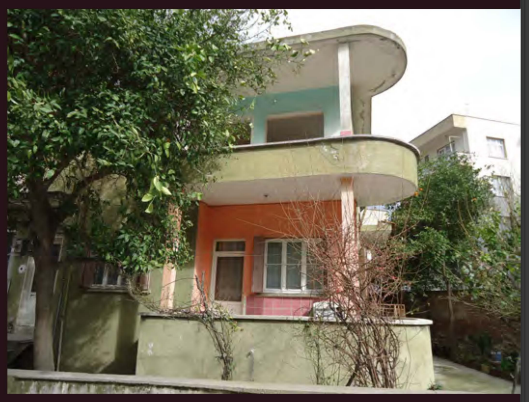
Social Survey:	owner

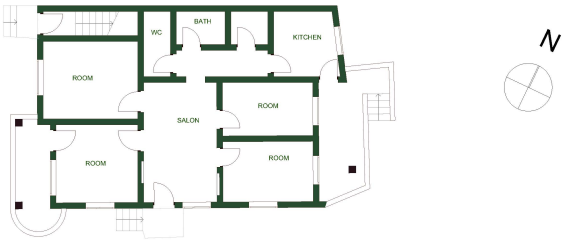
* Drawings are drawn schematically

Figure B. 16. Building Sheet-13

Block / Lot:	39 / 31
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential







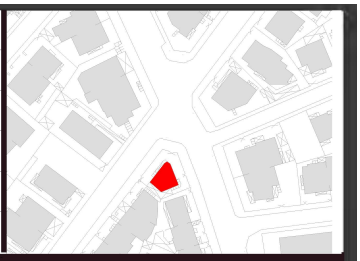
Ground Floor Plan

Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is totally legible, there are changes in architectural elements
Change Interior: organization:	conserved / arch.elements: Changed but totally legible
Condition:	slight structural problems and material decay
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 17. Building Sheet -14

Block / Lot:	29 / 5
Address:	
Ownership:	Private
Construction year:	1958
Architect:	-
Current function:	Residential



N

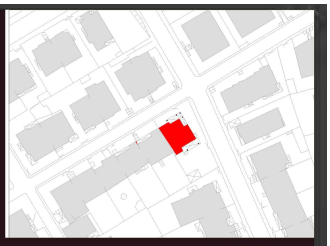
Ground Floor Plan

Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible mass addition
Change Facade:	Original facade organization is partiall legible, whereas there are changes in organization and arch. elements
Change Interior: organization:	Conserved / arch.elements: changed but totally legible
Condition:	no structural problems deterioration of material
Social Survey:	tenant

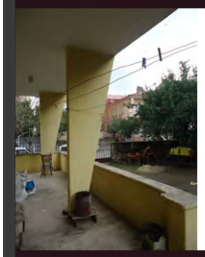
* Drawings are drawn schematically

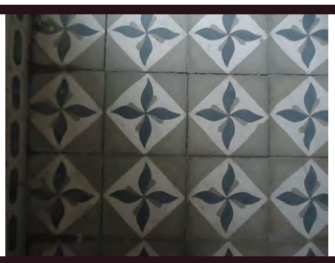
Figure B. 18. Building Sheet- 15

Block / Lot:	65 / 6
Address:	
Ownership:	Private
Construction year:	1955-1960? (oral source)
Architect:	-
Current function:	Residential



Ground Floor Plan





Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Partially legible mass eddition.
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization and arch.elements
Change Interior:	organization :Conserved/ arch.elements: changed bıt totally legible
Condition:	no structural problems but deterioriation of material
Condition Interior:	no structural problems but deterioriation of material

Social Survey:	owner tenant

* Drawings are drawn schematically

Figure B. 19. Building Sheet -16

Block / Lot:	65 / 8
Address:	
Ownership:	Private
Construction year:	1953 (oral source)
Architect:	Cahit Başaran (oral source)
Current function:	Residential

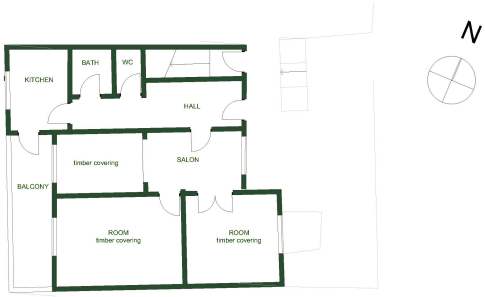
Ground Floor Plan

Construction technique / Material:	Reinforced concrete
Change Mass:	Partially legible mass addition
Change Facade:	Original facade organization is partiall legible, whereas there are changes in organization and arch. elements.
Change Interior:	organization: conserved / arch.elements: partially legible
Condition:	No structural problems deterioration of material
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 20. Building Sheet -17

Block / Lot:	65 / 11
Address:	
Ownership:	Private
Construction year:	1960 (oral source)
Architect:	-
Current function:	Residential



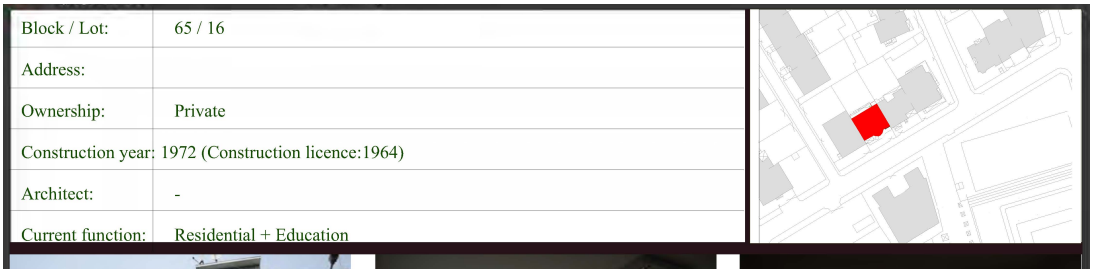
Ground Floor Plan

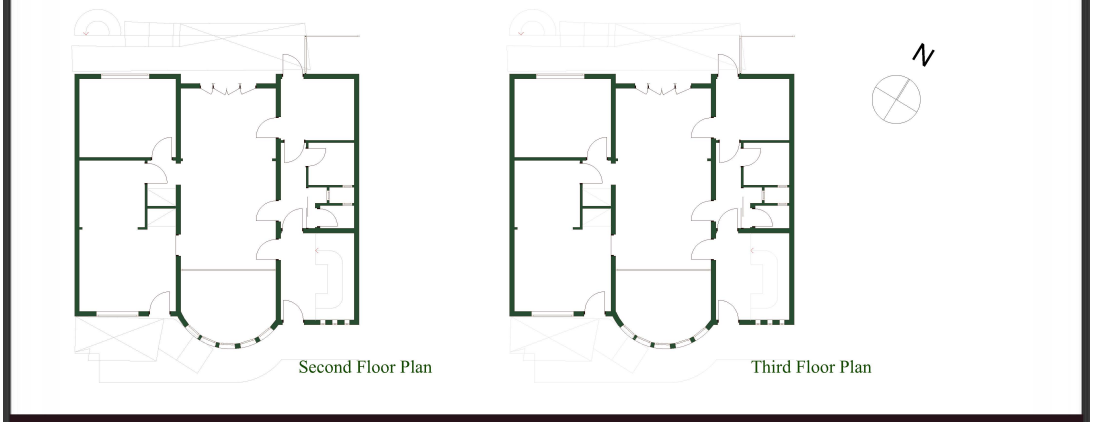
Construction technique / Material:	Reinforced concrete
Change Mass:	Totally legible mass addition
Change Facade:	Original facade organization is partiall legible, there are changes in organization and arch.l elements
Change Interior:	organization: conserved / arch.elements: partially legible
Condition:	no structural problems but deterioriation of material
Social Survey:	owner (Nafize Duman)

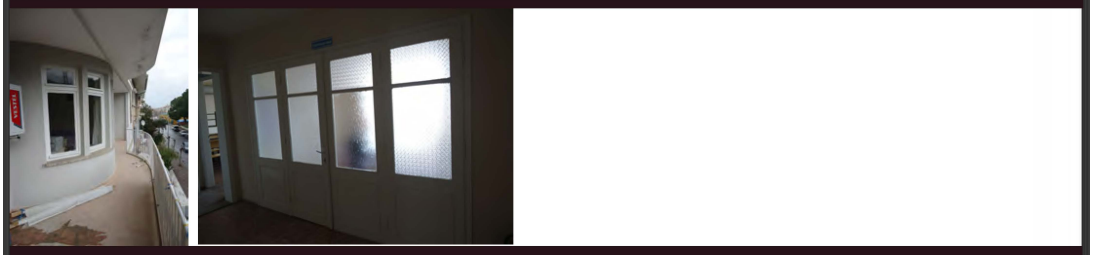
* Drawings are drawn schematically

Figure B. 21. Building Sheet -18

Block / Lot:	65 / 16
Address:	
Ownership:	Private
Construction year:	1972 (Construction licence:1964)
Architect:	-
Current function:	Residential + Education





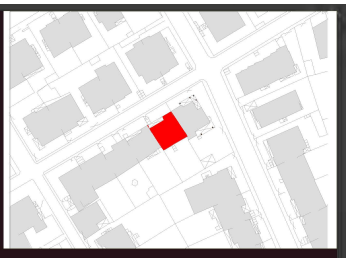


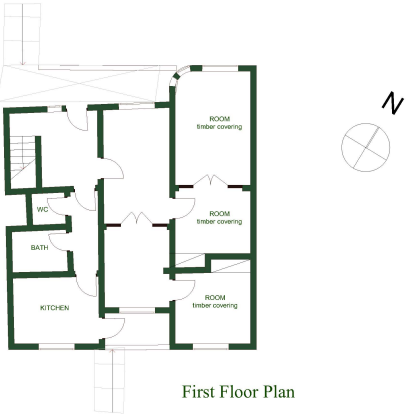
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible floor addition
Change Facade:	Original facade organization is totally legible, there ae changes in architectural elements
Change Interior:	Changed but totally legible
Condition:	in good condition in terms of structure and material
Social Survey:	ground floor: owner 1st and 2nd floor: tenant

* Drawings are drawn schematically

Figure B. 22. Building Sheet -19

Block / Lot:	65 / 5
Address:	
Ownership:	Private
Construction year:	1960's (oral source)
Architect:	-
Current function:	Residential





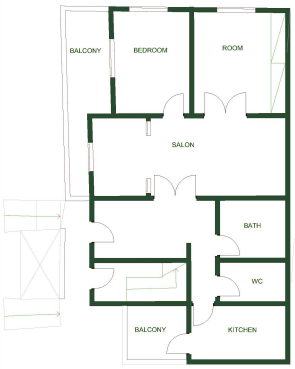
First Floor Plan

Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization and arch. elements
Change Interior: organization :	Conserved / arch.elements: partially legible
Condition:	In good condition in terms of structure and material
Social Survey:	ground floor : tenant first floor: owner / seasonal use

* Drawings are drawn schematically

Figure B. 23. Building Sheet -20

Block / Lot:	65 / 1
Address:	
Ownership:	Private
Construction year:	1955's (oral source)
Architect: -	
Current function:	Residential



Ground Floor Plan

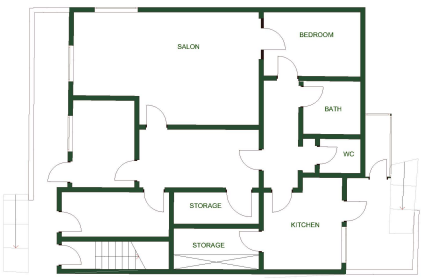
First Floor Plan

Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Totally legible mass addition
Change Facade:	Original facade organization is partially legible, whereas there are changes in organization and arch. elements
Change Interior:	Changed but totally legible
Condition:	in good condition in terms of structure and material
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 24. Building Shee-21

Block / Lot:	1042 / 269
Address:	
Ownership:	Private
Construction year:	-
Architect: -	
Current function:	Residential



Ground Floor Plan

Construction technique / Material:	Reinforced concrete
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is totally legible, there are changes in organzation
Change Interior:	Partially legible
Condition:	no structural problems deterioration of material
Social Survey:	tenant

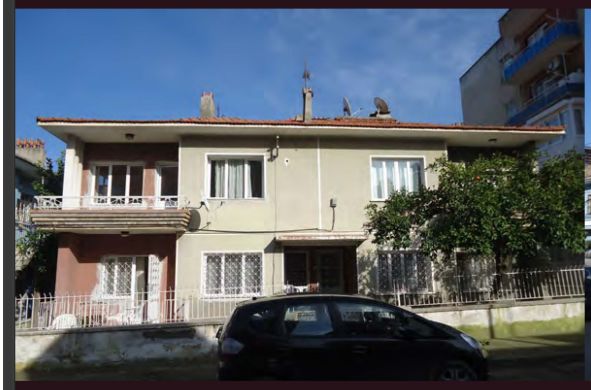
* Drawings are drawn schematically

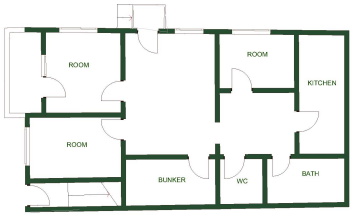
Figure B. 25. Building Sheet -22

* Drawings are drawn schematically

Figure B. 26. Building Sheet-23

Block / Lot:	38 / 17
Address:	
Ownership:	Private
Construction year:	1960's (oral source)
Architect:	-
Current function:	Residential





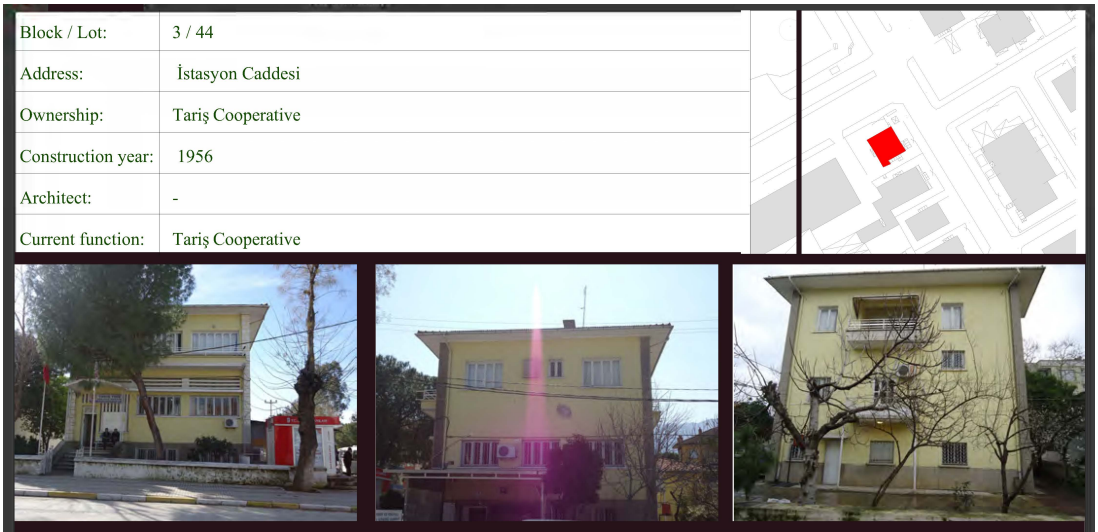
Ground Floor Plan

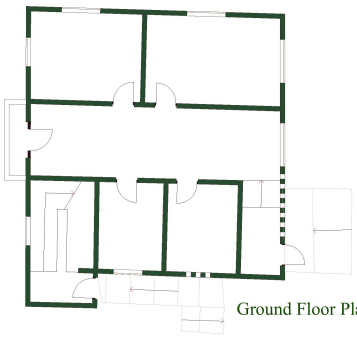
Construction technique / Material:	Reinforced concrete
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is totally legible, there are changes in organization
Condition:	in good condition in terms od structure and material
Change Interior:	Conserved
Condition Interior:	No structural problems but deterioriation of material
Social Survey:	tenant

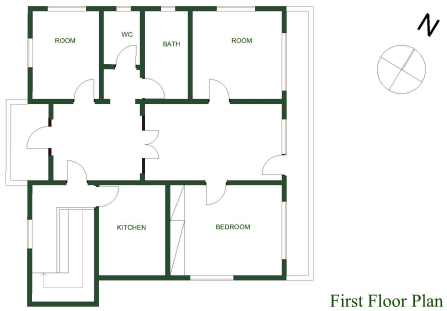
* Drawings are drawn schematically

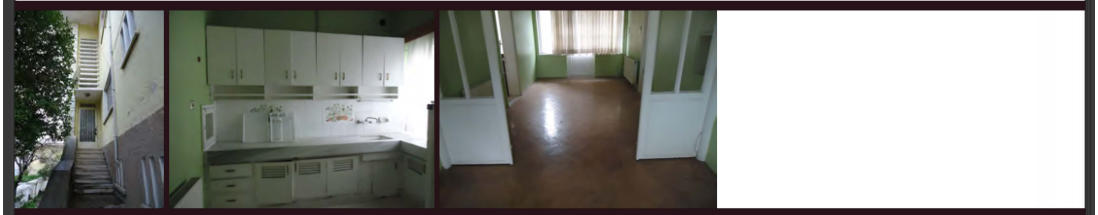
Figure B. 27. Building Sheet - 24

Block / Lot:	3 / 44
Address:	İstasyon Caddesi
Ownership:	Tariş Cooperative
Construction year:	1956
Architect:	-
Current function:	Tariş Cooperative







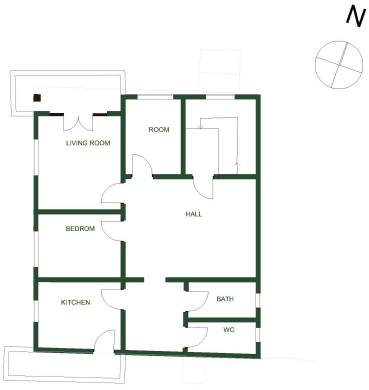


Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and organization are conserved
Change Facade:	Original facade organization is totally legible, there are changes in organization
Change Interior:	organization: Partially legible / arch.elements: changed but totally legible
Condition:	in good condition in terms of structure and material
Condition Interior:	good condition in terms of structure and material
Social Survey:	

* Drawings are drawn schematically

Figure B. 28. Building Sheet-25

Block / Lot:	38 / 22
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential



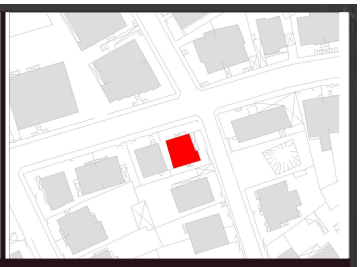
First Floor Plan

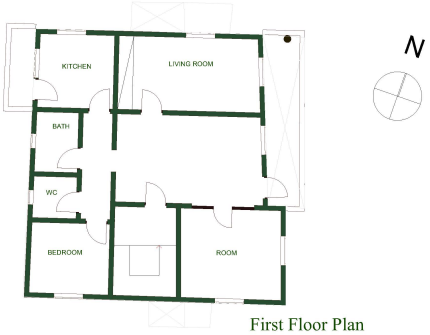
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and organization are conserved
Change Facade :	Original facade organization is conserved, minor changes in finishing.
Interior:	Conserved
Condition:	
Social Survey:	

* Drawings are drawn schematically

Figure B. 29. Building Sheet -26

Block / Lot:	38 / 23
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential





First Floor Plan

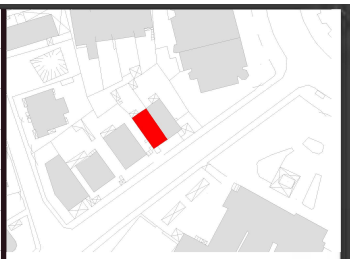
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is conserved, minor changes in finishing.
Change Interior:	organization: Conserved / arch.elements: partially legible
Condition:	in good condition in terms of structure and material

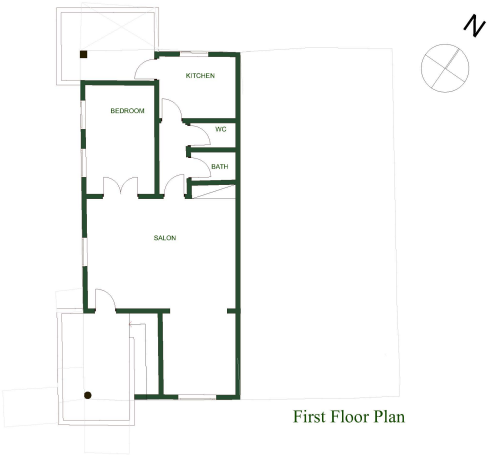
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 30. Building Sheet -27

Block / Lot:	6 / 8
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential
Type:	Semi-detached house





First Floor Plan

Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is conserved, minor changes in finishing.
Change Interior: organization:	Conserved / arch.elements: conserved
Condition:	no structural problems deterioration of material

Social Survey:	tenant

* Drawings are drawn schematically

Figure B. 31. Building Sheet-28

Block / Lot:	9 / 14 - 13
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential
Type:	Semi-detached house

First Floor Plan

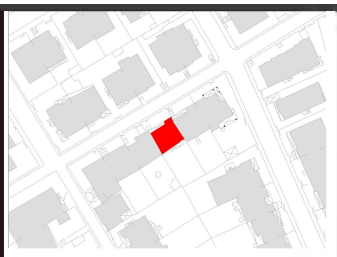
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is conserved, minor changes in finishing.
Change Interior:	Conserved
Condition:	

Social Survey:	

* Drawings are drawn schematically

Figure B. 32. Building Sheet-29

Block / Lot:	65 / 4
Address:	
Ownership:	Private
Construction year:	-
Architect:	-
Current function:	Residential
Type:	Row house



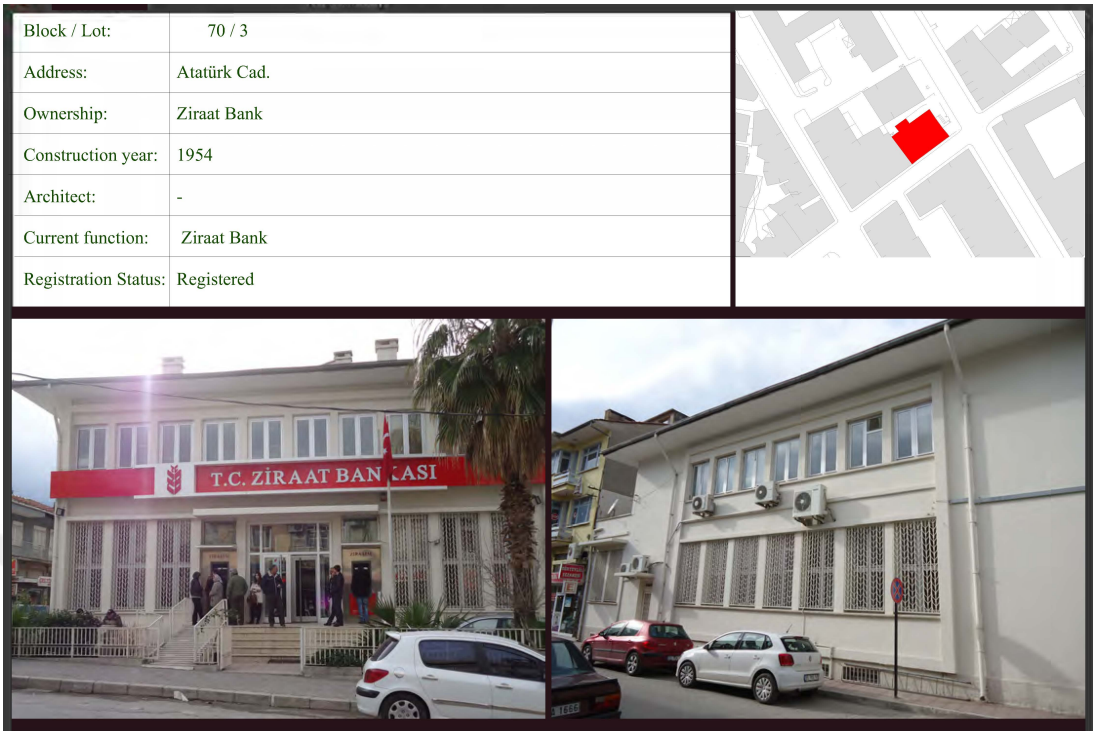
First Floor Plan

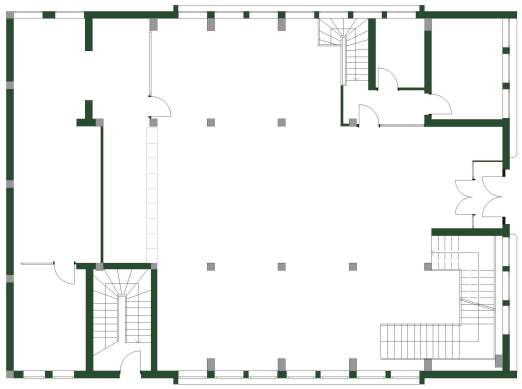
Construction technique / Material:	Masonry + reinforced concrete slabs / Brick
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is partially legible,whereas there are changes in organization
Change Interior:	organization: conserved / arch.elements: partially legible
Condition:	in good condition in terms of structure and material
Social Survey:	owner

* Drawings are drawn schematically

Figure B. 33. Building Sheet- 30

Block / Lot:	70 / 3
Address:	Atatürk Cad.
Ownership:	Ziraat Bank
Construction year:	1954
Architect:	-
Current function:	Ziraat Bank
Registration Status:	Registered





Ground Floor Plan

Construction technique / Material:	reinforced concrete
Change Mass:	Original mass proportion and org. are conserved.
Change Facade:	Original facade organization is conserved, minor changes in finishing.
Change Interior:	Partially legible
Condition:	in good condition in terms of structure and material

Social Survey:	owner

* Drawings are drawn schematically

Figure B. 34. Building Sheet -31

MIDDLE EAST TECHICAL UNIVERSITY										
TİRE, İZMİR, FIELD STUDY INTERIOR FICHE Ebru Bakım Supervisor:Ins.Dr.Fuat Gökçe										
0. Picture of building/ group of buildings										
depicted item			source				date			
1.Identity of building/ group of buildings/ group of buildings										
1.1. Data for identification										
current name				former/original/variant name						
Address				ID/ block/lot						
2.Construction System / Material										
Wall		Floor		Ceiling		Stair				
Explain										
3.Spaces										
Space Code	Function		Architectural Elements				Explain			
	Original	Current								
4.Sanitary Condition										
	Finishing Material	Spatial Adequency	Installation				Elements	Condition	Change	Reason
			Elec	Vent	water supply	water draina				
Kitchen										
Bath										
WC										
5.Condition / Change										
	organization		arch.elements				Condition			
Change							1	good condition in terms of structure and material		
1	Conserved						2	no structural problems but deterioriation of material		
2	changed but totally legible						3	slight structural materials deterioration of material		
3	partially legible						4	structural cracks and material decay		
4	totally illegible						5	partially collapsed		

Figure B. 35 Interior Survey Sheet

MIDDLE EAST TECHICAL UNIVERSITY					E
TİRE, İZMİR, FIELD STUDY	EXTERIOR FICHE	Ebru Bakım		Supervisor:Ins.Dr.Fuat Gökçe	
0. Picture of building/ group of buildings					
depicted item		source		date	
1.Identity of building/ group of buildings/ group of buildings					
1.1. Data for identification					
current name		former/original/variant name			
Address		ID/ block/lot			
number of floors		building height			
construction year		architect / related people			
1.2. Status of protection					
protected by: registered / protected by plan / not registered					
grade		date			
valid for: part of urban conservation area / single building		remarks			
1. 3. Visually or functionally related building(s)/site(s)					
Visual relations		other relations			
Functional relations					
2. History of building(s) etc.					
2.1. Summary of important changes after completion					
type of change: alteration/renovation/restoration/extension/removal/other:				date(s)	
circumstances/reasons for change		inadequancy/usage/other:			
effects of changes		mass change /facade change			
Mass Change		**Facade Change**			
1. Original mass proportion and org. are conserved.		1. Original facade organization is conserved, minor changes in finishing.			
2. Totally legible floor addition/removal mass addition/removal		2. Original facade org. is totally legible, there are changes in in { }organization, { }architectural elements.{ } finishing			
3. Partially legible floor addition / removal mass addition /removal		3. Original facade organization is partially legible,whereas there are changes in { }organization, { }architectural elements, { }finishing.			
4. Original mass proportion and org. totally illegible.		4. Original facade organization is totally illegible.			
Explain:		Explain:			
3.Description of building(s) etc					
3. 1. Site/building character					
Structural system	Masonry			Reinforced concrete	Finishing
Material	Brick	Rubble stone	cut stone	r.c. lintel	paint / plaster type / cladding type
Basement floor					
Ground floor					
1st floor					
Roof type		roof material			
3. 2. Current use / Original use					
current use of building/site		original function			
comments:					
3. 3. Present (physical) condition					
1. in good condition in terms of structure and material		explain:			
2. no structural problems deterioration of material					
3. slight structural problems and material decay		3. 4. Note(s) on context, indicating potential developments			
4. structural cracks structural deformation					
5. partially/totally collapsed					

Figure B. 36. Exterior Survey Sheet

4.**Documentation**	
4. 1. archives/written records/correspondence etc. (state location/ address)	
4. 2. principal publications (in chronological order)	
4. 3. visual material (state location/ address)	
original visual records/drawings/photographs/others	
recent photographs and survey drawings	
film/video/other sources	
4.4. list documents included in supplementary dossier	

MIDDLE EAST TECHICAL UNIVERSITY									L
TİRE, İZMİR, FIELD STUDY		LOT FICHE	Ebru Bakım		Supervisor:Ins.Dr.Fuat Gökçe				
0. Picture of building/ group of buildings/ urban scheme/ landscape/ garden									
depicted item			source			date			
1.Identity of building/ group of buildings/ group of buildings/ landscape/ garden									
1.1. Data for identification									
current name			former/original/variant name						
Address			ID/ block/lot						
2.Buildings of lot									
ID	New/ Trad.	Function Original	Function Current	Usage (IU / NU)	no of floors /height	structural system& cons.material	roof type& material	condition 1/2/3/4	change 1/2/3/4
3.Elements of lot									
ID	Name		Type		Explain			Condition	
4.Change of lot					**5. Condition of lot**				
A	1	organization and elements are conserved			A	1	in good condition in terms of elements		
B	2	organization is legible. Change in elements			B	2	deterioration of elements		
	3	organization is partially legible. Change in elements				3	structural deformation of elements		
C	4	Organization is not legible.			C	4	Partiall/totally collapsed		
explain					explain				

Figure B. 37 Lot Survey Sheet

MIDDLE EAST TECHICAL UNIVERSITY					N
TİRE, İZMİR, FIELD STUDY	NEW BUILDING FICHE	Ebru Bakım Supervisor:Ins.Dr.Fuat Gökçe			
0. Picture of building/ group of buildings/ urban scheme/ landscape/ garden					
depicted item		source		date	
1.Identity of building/ group of buildings/ group of buildings/ landscape/ garden					
1.1. Data for identification					
current name		construction year			
Address		ID/ block/lot			
Function		number of floors/height			
2. Structural system / Construction Material					
structural system	roof	finishing material	explain		
3. Condition		**4. Relation with the nearby traditional building**			
1	in good condition in terms of structure and material	physically	visually	functionally	
2	in a slight deterioration				
3	structural cracks and material decay				
4	totally collapsed	harmful / no effect			

Figure B. 38 New Building Sheet

APPENDIX C

THE PROFESSIONALS THAT CONTRIBUTED TO THE DEVELOPMENT OF TİRE

Can Egeli (1927-1969)

Figure C. 1. Portrait of Can Egeli (Tuna, 2006: 40-46)

1927	He was born in Ankara.
1945	He was graduated from İzmir İnönü High School.
1945/1946	He started the Faculty of Architecture at İstanbul Technical University.
1952, February	He was graduated as a professional engineer/ architect.
1952-1955	He worked as an architect at Department of Public Works and Engineering at Tire Municipality.
1955-1961	He had an architectural practice at İzmir.

1961-1963 He worked at “Lenz Architecture and Engineering Office” at Malnz.

1963-1969 He had architectural practice at Malnz.

1969 He died.

Competitions and Prizes

- 1955

- Competition for Ankara Craftsman’s Cooperative Shopping and Office, 5th prize honorable mention
- Competition for Erzurum Atatürk University, 3rd prize honorable mention
- Competition for İzmir Konak Site, 1st prize honorable mention
- Competition for Turkey İş Bank Anafartalar Office Building Project, 3rd prize honorable mention

- 1956

- Competition for Ankara Kapalı Sitesi Project, with Yılmaz Sanlı, 5th prize honorable mention
- Competition for Ankara University Faculty of Medicine, with Ali Kızıltan, 2nd prize
- Competition for Turkish Linguistic Society, with Yılmaz Sanlı, 3rd prize

- 1957

- Competition for Ankara University Faculty of Agriculture Domestic Economy, with Yılmaz Sanlı, 3rd prize
- Competition for Ankara Çankaya Okul Sitesi Project, with Yılmaz Sanlı, 2nd prize

- Competition for Konya Municipality Building Project, with Yılmaz Sanlı, 2nd prize
- Competition for Ankara Cooperative Association Building, with Yılmaz Sanlı, 1st prize honorable mention
- Etibank Pavilion in a fair in İstanbul
- Workers' Housing Project in Koşuyolu
- The Martyrs' Memorial in foreign countries
- The building of Police Department in İstanbul
- Facilities of Pension Fund in Ulus at Ankara
- The Municipality Building of İstanbul
- The primary school project competition in Germany (1965)

Works

- Sculptor of the bust of Mimar Sinan in Taşkışla.
- He designed an exhibition pavilion in İzmir International Fair.
- Office building known as ESHOT building and Regional Directorate of Garanti Bank.
- He won important prizes in competitions for the projects in big cities like Ankara, İzmir, Konya with Yılmaz Sanlı and Ali Kızıltan.

Works in Tire

- The revision of the development plan, proposal of the new roads and attempt to forest the roads and proposal of new residential areas
- The building of Kendir Bazaar, the building of Pazaryeri, the construction of the six shops in two stories

- A fountain on the road to İzmir, - The cemetery of Tire Municipality
- The Monument addicted to the independence day of Tire
- The restoration of the building of people's house for the municipality building

Although there was a lack of cement and rebar in these periods, it is notable that an architect had the ability to construct the building as he designed with the contemporary building technology. Moreover, he opened a furniture shop where modern furniture designed. Furthermore, he developed a system named 'System Egeli' with the precast concrete system company and took its patent. His primary school project with this system was constructed in 1970 (Tuna, 2006: 40-46).

Abidin Mortaş (1904-1963)

Figure C. 2. Portrait of Abidin Mortaş (http://www.mimarlikmuzesi.org/Gallery)

1904 He was born in Sivas.

1928 He was graduated from Faculty of Architecture, Academy of Fine Arts with his classmates Sedad Hakkı, Seyfi Arkan, Şevki Balmumcu, Abdullah Kozanoğlu. He opened an architectural office in collaboration with Cemil Finci and Faruk Çeçen.

1931-1942 He published ‘Mimar’ (renamed as ‘Arkitekt’ after 1935) as the first architectural journal of Republic with the first generation of the Republican architects Zeki Sayar and Abdullah Kozanoğlu.

1942-1965 He worked architectural works at Ankara.

1963 He died.

Competitions and Prizes [15]

- Competition for Adana Courthouse Building, 1st prize, 1945
- Competition for İstanbul Broadcasting House, 1st honorable mention, 1945
- Competition for Bursa Community Center Building, 1st prize
- Competition for Society for Protection of Children Buildings of apartment, cinema, pool, club and parking, 1st prize, 1936
- Competition for Yozgat Terzili Bath Hotel, 1st prize, 1935

Works

- Grand Bazaar (1973), - Kılıçoğlu Movie Theater (1959), Nur Movie Theater and Hotel (1952), Ankara Grand Movie Theater (1949)
- Kalaba Mosque (1951)
- Ankara Tasarruf Houses Cooperative (1943), Ankara Tasarruf Houses (1948), İş Bankası Piyango Houses (1950), Two Piyango Houses in Büyükada (1950)
- Tire Secondary School Project (1937), School of Finance (1947)

[15]http://web.archive.org/web/20110426065304/http://arkiv.arkitera.com:80/m251-abidin-mortas.html#kb (last visited on 2016)

- Small Town House Project (1940), Types for Country Houses (1940), Town Houses (1940), Village Project (1935), a type house project for Civil Servants (1944), Tenant Houses for Dr. Ziya ve Dr. Zeki1935), Tenant House (1935)

- Düzce Community Center (1934)

- M.H. House (1932), House Project (1932), H. Ziya B. House (1931), B. Hakkı House (1934), Avniye Hf. Tenant House (1934), İ.E. Ha. House (1934), two houses at Suadiye (1933), Cemil Bey House (1933), Summer House (1933), Mazhar House (1935), a villa at Erenköy (1936), House for B. Nazım Malkoç (1937), Project for Small House (1935)

- Melek Apartment (1932), İskeçe Apartment (1934)

- Competition for Ankara Society for the Protection of Chidren Rent Facilities Buildings, Competition for Yozgat Terzili Bath Hotel Project (1936)

Vedat Erer

The master architect Vedat Erer had prepared the last revision of the development plan of Tire in 1950 (Beş Yılda Tire 1950-1955 :5). He was graduated from Academy of Fine Arts in 1945-1946. ( )

Abdullah Pekön (1919-2006)

The master architect engineer Abdullah Pekön (1919-2006) was graduated from Academy of Fine Arts in 1945.[16] He also designed projects in İzmir and Karşıyaka.[17]

[16] Gündüz, Orcan (2006), Cumhuriyet'ten 80'li Yıllara Karşıyaka'nın Mimari Kimliğine Katkıda Bulunan Mimarlar, Mühendisler ve İnşaatçılar, 2006/3-58, pp. 28-35
[17] Tanaç Kiray, Mine (2006), Karşıyaka Çamlık Sokak'ta 1950'li Yılların Tekil Konut Mimari Karakterini Taşıyan Üç Ev, Ege Mimarlık, 2006/3-58, pp.40-43

Sadettin Tuğrul Cemaligil

Figure C. 3. Portrait of Sadettin Tuğrul Cemaligil

1918 He was born in Antakya.

1942 The master architect was graduated from İstanbul Technical University.

He designed a bus station in Ödemiş, a club house in Gaziantep. He published a book named ‘the development of Gaziantep: Problems of planning and municipalism’.

Fahri Nişli

Figure C. 4. Y.Mimar Fahri Nişli

1919 Fahri Nişli was born in İzmir.

1939 He started İstanbul Academy of Fine Arts.

1944 He graduated from İstanbul Academy of Fine Arts as a master architect. He founded 'Nişli Architecture Office' in Bursa, Fidanhan.

1945-1995 He continued his architectural works at his office in İzmir. He contributed to educate many architects in his office. He founded 'Nişli İnşaat A.Ş.' at 1960 and continued until 1995.[18]

Özdemir Arnas graduated from İstanbul Technical University at 1957.

İzmir'in mimarları,
Yıl:1950(?).
Ayaktakiler (soldan sağa);
Alp Türksoy, Suat Erdeniz,
Mesut Özok, Melih Pekel,
H. Ulvi Başman, Abdullah
Pekön, Necmettin Emre,
Sadi Kentoğlu, Hikmet
Baraz, İhsan Arış, Faruk
San, Harbi Hotan, Orhan
Akbaş, sağ öndeki kişi
tanınamadı.
Ön sıradakiler;
Fuat Bozinal, Muzaffer
Seven, Akif Kınay, Faruk
Aktaş (Y. Mim. Sinan Kınay
arşivi).

Figure C. 5. Gündüz, Orcan (2006), Cumhuriyet'ten 80'li Yıllara Karşıyaka'nın Mimari Kimliğine Katkıda Bulunan Mimarlar, Mühendisler ve İnşaatçılar, 2006/3-58, pp. 28-35

The other contributers are Ali Çiçek and Mahmut Aşık Gürçen, Doğan Baydar (İstanbul İnşaat Teknik Okulu-– (Dip. No: 132), engineer and architect Fuat Kılcı.

İhsan Cırcıroğlu

The master architect-engineer İhsan Cırcıroğlu was graduated from İstanbul Technical University in 1956. Danyal Çiper and İhsan Cırcıroğlu were classmates at ITU.[19] He had an architectural practice office at Karşıyaka.

[18] http://www.izmir-smd.org.tr/uyeler/fahri-nisli/21703
[19] *http://www.mim.itu.edu.tr/mezun/mimmezun/mim1956.htm*