EVALUATION OF CURRENT CONSERVATION ACTIVITIES IN KUŞADASI URBAN SITE

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ABSTRACT

EVALUATION OF CURRENT CONSERVATION ACTIVITIES IN KUŞADASI URBAN SITE

This study was conducted to evaluate conservation activities regarding conservation council decisions in a middle sized, but touristic historic city on western coast of Turkey. The aim of the study is to evaluate the impact of the current conservation plan and conservation council decisions on the immovable cultural assets in listed urban site of Kuşadası. The methodology includes literature research, archive research in Conservation Council, Pious Foundations and Kuşadası Municipality, site survey comprehending base map correction and photographic documentation; visual analysis, historical research and comparative study, and evaluation of conservation activities with reference to concepts of authenticity and integrity.

It is evaluated that there are conservation problems originated from inappropriate conservation implementations ignoring the concept of authenticity and integrity of immovable cultural assets. There is also terminologic confusion in some conservation council decisions. Majority of the conservation implementations have focused on single building scale. Unlicensed constructions stemming from insufficient control of the Municipality in the historic urban environment and lack of implementation of the conservation plan in terms of removal of inharmonious buildings and masses are significant in terms of their negative impact on integrity of the urban layout. Preparation of a management plan, revision of the conservation plan, which dates to 1994, and determination in their application are considered as indispensible for sustaining of authenticity and integrity.

ÖZET

KUŞADASI KENTSEL SİTİNDEKİ GÜNCEL KORUMA FAALİYETLERİNİN DEĞERLENDİRİLMESİ

Bu çalışma, Türkiye'nin batı kıyısında bulunan, orta büyüklükteki turistik bir kentteki koruma faaliyetlerinin, koruma kurulu kararları üzerinden değerlendirmesi için yapılmıştır. Amacı, Kuşadası kentsel sitinde bulunan taşınmaz kültür varlıklarıyla ilgili alınmış olan güncel kurul kararlarının ve koruma amaçlı imar planının etkilerini değerlendirmektir. Çalışmanın yöntemi, literatür araştırması, Aydın Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu, Aydın Vakıflar Genel Müdürlüğü ve Kuşadası Belediyesi'nde yürütülen arşiv araştırması, fotoğrafik belgeleme, saha araştırması, görsel analiz, tarihi araştırma, karşılaştırmalı çalışma ve koruma kurulu kararlarının özgünlük ve bütünsellik konseptleri üzerinden değerlendirilmesini kapsamaktadır.

Koruma problemlerinin, taşınmaz kültür varlıklarının özgünlük ve bütünsellik değerlerini yok sayan, uygunsuz koruma uygulamalarından kaynaklandığı düşünülmektedir. Bazı koruma kurulu kararlarında terminolojik karışıklık vardır. Koruma uygulamalarının çoğu tek yapı ölçeğine odaklanmıştır. Uyumsuz yapılar ve kütlelerin kaldırılması açısından koruma amaçlı imar planının uygulama eksikliği ve belediyenin denetim eksikliğinden kaynaklanan tarihi kentsel çevrede ruhsatsız yapılaşma, kentsel düzenin bütünlüğü üzerindeki olumsuz etkisi açısından önemlidir. Yönetim planının hazırlanması, 1994 tarihli koruma amaçlı imar planının revizyonu ve bunların uygulanması hususunda özgünlük ve bütünselliğin korunması zaruri olarak düşünülmektedir.

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LIST OF ABBREVIATIONS

Conservation Plan: Kuşadası Conservation Aimed Development Plan (1994) (*Kuşadası Koruma Amaçlı İmar Planı)*

Conservation Council: Aydın Regional Conservation Council of Cultural Assets (*Aydın Kültür Varlıklarını Koruma Bölge Kurulu*)

GDPF: Directorate General of Foundations (*Vakıflar Genel Müdürlüğü*)

Pious Foundations: Aydın Regional Directorate of Pious Foundation *(Aydın Vakıflar Bölge Müdürlüğü)*

Old Antiquities, 1976: Immovable Old Antiquities and Monuments Supreme Council (*Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu*)

Municipality: Kuşadası Municipality (*Kuşadası Belediyesi*)

CHAPTER 1

INTRODUCTION

The general framework of interventions regarding immovable cultural assets have been determined by a number of laws, regulations and principle decisions in Turkey. By the Conservation Councils, necessary interventions are defined or the request for the intervention is evaluated for each cultural asset. Various studies have been carried out on the effects of laws, principle decisions, regulations and conservation council decisions on conservation implementations regarding immovable cultural assets.

1.1. Literature Review

The studies examining how the changes in the legal framework for conservation affected the implementations were reviewed. Some of these are presented in the below.

Ahunbay (1978) concentrates on the historic environment and conservation implementations in Arnavutköy, İstanbul. She aims to present the developments in the alteration process of Arnavutköy until 1970s. The study involves historic development, environmental characteristics, change process and conservation activities of Arnavutköy with regard to the decision dated 14.1.1978.

Durukan's (2004) thesis examines the legal and institutional developments of conservation of cultural assets in Turkey with reference to the conservation council decisions. This thesis also aims to evaluate the conservation implementations and proposals for conservation approach depending on historical background of legal regulations in Turkey. The study involves the decisions taken by the Regional Conservation Council of Cultural and Natural Assets in Adana. The method of the study involves archive research and content analysis of conservation council decisions. In conclusion, it is seen that the data obtained from the analysis of conservation council decisions demonstrates some problems related with the conservation policy of administrative units, necessity of solutions for inventory archive, lack of documents about cultural assets and inconsistency in listing of assets. Further studies will allow the specification of problems of other regions in Turkey.

Erşen's (2009) thesis is an evaluation of conservation council decisions related with conservation of Edirne historic city. The problem is defined in terms of legal regulations, financial resources, awareness about conservation and institutional organizations. Understanding the impact of these factors on the preservation of the historic city of Edirne with regard to conservation council decisions is aimed. The method of the study involves analysis and evaluation of conservation council decisions. First, the development of the concept of conservation and organization process in Europe is handled. Some institutional organizations in Italy, France, Germany, Holland and England are examined and compared with the institutional organization in Turkey. In conclusion, conservation council decisions for historic city of Edirne are evaluated and compared between the years of 1800 and 2006. The decisions regarding the new buildings in the listed site of Edirne and unlisted sites had been the major concern of the council.

Yıldırım's (2011) study is on the problems of urban conservation implementations. It aims to present development possibilities for the organization of the field of conservation with cooperation of actors and organizations involved in the process. Method of the study has been developed considering urban conservation examples in Turkey. It comprises survey studies, site observation, archival research and literature research. In conclusion, it is seen that some problems arise because of taking the easy way out in implementation of the projects arise; e.g. rehabilitations carried out in the commercial center, although the residential areas were identified in the conservation plan as priority areas. This affects the overall quality of urban conservation.

Dinler's (2013) thesis is on the effects of urban renewal interventions on cultural heritage and criticizes the law numbered 5226 in 2004 and the law numbered 5366 in 2005. The study considers urban interventions in Fener and Balat districts in İstanbul. In this regard, three projects that are Golden Horn Coastal Rearrangement Project, Fener Balat Districts Rehabilitation Program and Fener Balat Ayvansaray Urban Renewal Project have been introduced. Understanding the importance of Fener and Balat districts and analyzing effects of each project on conservation of Fener and Balat districts are aimed. Method of the study involves site survey, archival research in governmental institutions, literature research and interviews. In conclusion, the importance of Fener and Balat districts is emphasized historically and architecturally. It is seen that physical alterations in these districts are related with changing process of urban conservation in

Turkey. Perception of heritage, consideration of authenticity in urban conservation areas and attitudes of governmental institutions have changed in time.

In Teker's (2013) thesis, the problem is defined as preservation of authenticity and integrity during the implementation of conservation projects. Within this frame, understanding the outputs of the legislative changes in the historic city of Gaziantep is aimed. The method of the study involves re-evaluating conservation council activities and discussing conservation council decisions with the concept of authenticity and integrity. In conclusion, conservation council decisions are evaluated and it is seen that while integrity of assets is partially conserved, authenticity of assets is not conserved with conservation council decisions. Nevertheless technical investigation at site concerning the interventions discussed in the mentioned decisions is not undertaken.

Çakıcı (2015) concentrates on the relationship of conservation activities and conservation council decisions. The problem is defined as deficiency of systematic studies, especially inventory studies and conservation implementations in historic cities, also, lack of awareness and information about process of implementations. Evaluating conservation activities including listing decisions and implementations in Bursa are aimed. Method of the study includes archive and literature research, classification of collected data, evaluation through visualization and discussion. Consequently, achievements such as conservation of natural elements eg. Mount Ulu, and conservation of urban form in the historical trade center of Bursa are evaluated. Deficiencies are new buildings on the Bursa plain and rivers, illegal constructions in historic center, and façade restoration applications. Recommendations on priority areas are provided.

Saraçoğlu (2017) assesses implementations for conserving cultural assets in Kuzguncuk, İstanbul. Evaluation of alterations in the process of conservation of cultural assets in Kuzguncuk and obtaining data that will be effective for the continuation of planned policy efforts are aimed. Method of the study has been developed considering traditional house examples in Kuzguncuk. Literature and archival research in related institutions, classification and visualization of collected data and technical investigation at site are realized. Conclusion of the study comprises recommendations that could be a solution for problems in conservation implementation such as change of function, changes in plan, renewal of construction elements and increase in height and in the legal process. The importance of maintaining healthy conservation policies is highlighted.

1.2. Problem Definition, Aim, Method and Limitations

The law on the Conservation of Cultural and Natural Assets numbered 5226 and dated 2004 has encouraged the conservation of cultural assets; with this law, funds were provided. These funds are defined as transferring 10% of the loans provided by the state in accordance with the Mass Housing Law (*Toplu Konut Kanunu*) numbered 2985 to the conservation of cultural assets, transferring 10% of property tax (*emlak vergisi*) to conservation of cultural assets, establishment of Conservation, Implementation and Supervision Offices (*KUDEB*) within the scope of municipalities and simplification of bureaucratic procedures (Madran and Özgönül, 2005: 105). In addition, tourism investment encouragement has been increased (Madran and Özgönül, 2005: 98). As a result of this, number of conservation implementation has increased at single building and urban scales (Güçhan and Kurul, 2009: 39). However, to what extend this increase in the number of conservation applications is reflected to quality of work is still a question mark. This study tries to contribute to the discussions on effects of conservation decisions, plans, regulations, laws, etc. on conservation implementations. Within this frame, Kuşadası is selected as a case study (Appendix A). It is a historic center under pressure of mass tourism and its speed of change is high (Yıldırım, 2011: 212). The quality of conservation applications in the middle sized historic settlement of Kuşadası whose tourism sector has developed is questioned. Its winter population is 109 058, but this reaches 1 000 000 in summers.

Research questions are listed in the below.

- To what extent have the conservation plan and conservation council decisions been effective in the improvement and control of construction activities in the listed urban site of Kuşadası?

- To what extent have conservation values been sustained in Kuşadası?

The aim of the study is to evaluate the impact of the current conservation plan and conservation council decisions on the immovable cultural assets in listed urban site of Kuşadası (Appendix A and B). The study is limited with Conservation Council decisions dated between 2013 and 2016. Some previous decisions regarding listing, determining conservation group and abolishment were provided by the Conservation Council (Appendix B). These decisions were published on the Internet (Conservation Council, 2013).

The methodology of this study includes literature research, archive research in Conservation Council, Pious Foundations and Kuşadası Municipality, site survey comprehending base map correction and photographic documentation; visual analysis, historical research and comparative study, and evaluation of conservation activities with reference to concepts of authenticity and integrity.

Literature research includes historical and geographical characteristics of Kuşadası and conservation process of Kuşadası. Conservation council decisions are analyzed with regard to related laws and principle decisions, and their impacts are observed at the site. Conservation council decisions are classified with reference to their date and number of the decision, date and number of the meeting, discussed topic (Figure 1.1). All decisions taken between the years 2013 and 2016 are analyzed and itemized year by year. These lists include date and number of meeting of conservation council, listing type of the asset, block and lot numbers, type of decision such as intervention, permission, cadastral operation and listing; content of decision and details of content (Appendix C).

Archive research was conducted in the Municipality, Pious Foundations and the Conservation Council for providing base map, inventory sheets regarding assets, planning decisions (Appendix B) and conservation decisions in between 2013 and 2016. Immovable cultural assets that appearing in decisions in between 2013 and 2016 are classified and these are examined in detail in next study stages (Appendix C). Yıldırım's study (2011) has been very helpful in the listing of urban conservation projects.

Base map that is mentioned in archive research part is not totally obtained from the Municipality. The Municipality has provided the conservation plan (1994) and *halihazır* plan of 2013 as the latest updated version. The map used in this thesis and named as "base map" is produced by superposing conservation plan and *halihazır* plan with observations in site. All analyses and evaluations are conducted on the base map. Listing decisions and listing lists are obtained from the Conservation Council and Pious Foundations, and all information is transferred to the base map (Appendix A). This map, which is named evaluation of listing decisions, consists of listing status in different years: 1976, 1978, 1986, 1987, 1993, 1994, 2002, 2012 and 2014.

The implementations discussed in the conservation council decisions are classified and mapped. The conservation project types such as environmental organization, street rehabilitation and single building projects were considered in the classification (Appendix C).

Conservation Council decisions are examined in two scales: single building and urban. Single building scale part comprises decisions related with listed assets and lots, decisions related with new/unlisted buildings and building elements, and decisions related with buildings whose façades are to be conserved. Urban scale part consists of decisions related with streets and single building façade rehabilitations and decisions related with environmental organizations.

All decisions taken by the Conservation Council between 2013 and 2016, which is subject to study, are classified in four groups: listing decisions, permission decisions, decisions related with interventions and cadastral operations. These types of decisions are also evaluated on the base map (Appendix A). In this way, what types of decisions were taken for which asset type or concentration of decisions on specific blocks or lots is clearly seen.

Listing part includes decisions related with identification of listing degree and first listing of buildings. Positive or negative opinions of the Conservation Council on issues such as determination of constructional limits, occupancy permits or change of function, leasing, new building or mass addition requests are considered in the permission part. The decisions on how and in what form the intervention will be made are examined in intervention part. Intervention types such as maintenance, simple repair, restoration, reconstruction, new building construction, renewals etc. are considered. Detail of intervention decisions both at single building and urban scale is illustrated on the base map (Appendix A). Thus, kind of interventions and their locations is clearly seen. Cadastral operations include decisions related with ownership arrangements such as unification, subdivision, abandonment for road construction (*tevhit, ifraz, yola terk*) and development status.

Listed edifices such as monuments, traditional buildings and facades to be conserved and building elements such as courtyard wall are referred with their block and lot numbers in the study. Block and lot numbers of the edifices are indicated as block number/lot number: e.g. 191/17. Streets are referred with their names.

In site survey, photographic documentation and detailed site observation and base map revisions were made only for the immovable cultural assets discussed by the Conservation Council in between 2013 and 2016. These survey results were analyzed in the following phase. Thus, in the analysis of each monument, listed traditional building, façade to be conserved; location, current function, number of story, entrances, mass type, solid-void organization, façade organization, architectural elements and

construction technique were analyzed. In each street, location, orientation, form, construction technique and material usage, organization of facades were analyzed. In addition, buildings and building elements that are located in the buffer zone of each asset are illustrated on the map. In this map, authentic mass, repaired authentic mass, new buildings, additional mass or shed, buildings that are evaluated as inharmonious in the conservation plan, buildings that are unproposed in the conservation plan and entrances of buildings are seen. Lot-coverage ratio is evaluated for each asset. In lot-coverage calculation, the ratio of total square meter of annex and main building to total square meter of lot is considered and evaluated according to the lot-coverage ratio in the conservation plan for each block. Construction permit of new buildings or mass additions that are located in the lots of assets were consulted with the Municipality, but sufficient response was not provided.

History of assets in Kuşadası listed urban site such as traditional houses, mosques, caravanserai, fountains etc. were searched in historical research part. The immovable cultural assets in the listed urban site are illustrated on the base map (Appendix A). In parallel to this, comparative studies were conducted to help determination of authentic characteristics of building types that were investigated. Also, in this part approximate construction date, listing date, conservation council decisions of discussed asset, typological evaluation and evaluation based on historical research and comparative study in terms of authenticity and integrity are considered and for streets, conservation council decision and evaluation of the streets with the concepts of authenticity and integrity are considered.

Built elements and streets that are mentioned in conservation council decisions are assessed according to authenticity and integrity values and these are illustrated on the map (Appendix A). An assessment system is developed by comparing authenticity and integrity of cases with each other. Accumulation of all qualities is graded with the highest point, while loss of all qualities is graded with the lowest point. In turn, four different ranges are developed for authenticity and integrity of built elements and streets. Total authenticity degrees for built elements are classified as between (0) and (+2), (+3) and (+5) and (+6) and (+8) points. Total number of immovable cultural assets is classified according to the analysis based on representing percentage. Total integrity degrees for built elements are classified as between (-3) and (+1), (+2) and (+3), (+4) and (+6) points. Total authenticity degrees for streets are classified as between (-3) and (-1), (0) and (+2), (+3) and (+4) points, and total integrity degrees for streets are

classified as between (-2) and (-1), (0) and (+1), (+2) and (+3) points. Total number of streets is classified according to the analysis based on representing percentage.

In the discussion part of the study; total number of decisions, distribution of decisions according to scale which are urban and single building; asset types which are listed monuments, listed traditional buildings, façade to be conserved, new/unlisted buildings and street; conservation council decision types such as renewal, maintenance, simple repair, etc. are evaluated. In addition, decision types for each asset types are analyzed per year. In evaluation of authenticity and integrity of assets, Nara document for authenticity and UNESCO Operational Guidelines in 2005 for integrity are considered.

The Nara meeting dated 1994 was conducted in Japan emphasizing the possible variations in interpretation of authenticity. In Nara document, it is explained that authenticity has its basis on numerous sources of information. These sources are form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling, and other internal and external factors (Nara Document, 1994: 2). In addition, the spirit of place has been subject to current research in social and behavioral sciences. Its significance for cultural identity and its close connection with local traditions has been underlined (Norberg-Schulz, 1980; cited in Yuen, 2005: 201) (Relph, 1976; Castels, 1997; cited in Cojanu, 2014: 215, 216). Also, its importance on lifestyles, beliefs, customs, uses and practices that are more people-centered is emphasized in terms of managing heritage resources (Delhi Declaration, 2017: 2). In this study, authenticity of immovable cultural assets is examined with respect to function, exterior design including lot-building relation, mass and façade characteristics, building material, construction technique and workmanship, and spirit of place for buildings (Table 1.1). In function of immovable cultural assets, state of abandonment, inappropriateness, re-functioning and originality are considered. In exterior design of them, mass and façade characteristics in terms of form, scale, color and texture is considered. In material, construction technique and workmanship part, degree of renewal of a cultural asset is considered. The spirit of a place in terms of vernacular buildings is defined as sustaining of the local culture and living traditions in relation with the discussed asset (Lowenthal, 1985; Korpela 1989; Lang, 1994). In Burra Charter, associations that are defined as the relationship between a place and people, social context and meaning, which relates to intangible concepts, like terms are underlined in terms of spirit of place. Authenticity of street is examined in terms of

function, street plan and organization of facades; material, construction technique and workmanship, and spirit of place (Table 1.2.). In function of streets, presence of obstacles against circulation such as inappropriate parking and extension of functions such as commercial activities to the street are considered. In street plan and organization of facades, change in the traditional sense of enclosure, scale, color and texture are considered. In material, construction technique and workmanship part, degree of renewal of a street is considered. The spirit of place in terms of streets includes sustaining of the local living habits giving way to people connecting with each other on the street.

The concept of integrity was defined for cultural heritage in the UNESCO Operational Guidelines in 2005. Article 88 of the Operational Guidelines states that intactness and wholeness of the cultural asset and its attributes are the measures of the integrity. Examining the actions of integrity, therefore, requires the presence of the parameters listed in the below:

a) presence of elements necessary to express cultural asset value
b) adequate size of the cultural asset to ensure the complete processes which hand in its significance,
c) unpresence of adverse effects of development and/or neglect

In this study, the concept of integrity was discussed under three headings for buildings; building and lot relationship, physical and social context. In building and lot relationship, state of demolishment and conservation of an asset and other elements is considered. Loss of elements of the context, lack of maintenance in the neighborhood, urban interventions in terms of physical context are considered. In social context, continuation of local traditions in the buffer zone is considered. For streets, however, the concept of integrity was evaluated with two parameters: the physical and social context. Traditional street pattern, connections of neighboring streets, solid-void organizations, and land use in the neighborhood are considered in physical context part.

The built elements are evaluated with the help of table created (Table 1.1.). Parameters of authenticity such as function, exterior design, material, construction technique and workmanship and spirit of place are evaluated for built elements in listed urban site of Kuşadası.

Table 1.1. Parameters for grading authenticity and integrity: Built elements

Authenticity Parameters	Grade			
	-1	0	+1	+2
Function	inappropriate function 	abandoned building 	refunctioned building 	original function is continuing/ presented as a cultural asset 
Exterior Design	all qualities totally altered (form, scale, texture, color) 	original form and scale partially sustined, color and texture totally altered 	original form, scale, color and texture partially sustained 	original form, scale, color and texture sustained 
Material & Construction Technique and Workmanship	renewed with a different construction technique, material 	original construction tech. partially sustained, material extensively renewed 	original construction technique sustained but material partially renewed 	original construction technique and material totally sustained 
Spirit of place	total renewal of the spirit of the asset 	spirit of the asset loss 	spirit of the asset partially sustained 	spirit of the asset sustained 

Integrity Parameters	Grade		
	-1	+1	+2
Building and lot relationship	original building demolished 	half of the building sustained and/or extensive mass additions in the lot 	building and the other elements in the lot sustained 
Physical context	total loss of elements of the physical context in the close-by environment/ inappropriate restorations, inharmonious new buildings and lack of maintenance in the neighborhood 	physical context is partially sustained in the close-by environment (buffer zone), lack of maintenance caused by abandonment or budget restrictions 	original physical context in the close-by environment totally sustained, qualifie urban interventions 
Social context	local tradition totally lost 	local tradition partially sustained 	local traditions in the close-by environment (buffer zone) totally sustained 

Table 1.2. Parameters for grading authenticity and integrity: Streets

Authenticity Parameters	Grade			
	-1	0	+1	+2
Function	total loss of circulation quality 	presence of obstacles against circulation (illegal parking, narrowing of street width etc.) 	extension of commercial functions in the shops to street, limiting pedestrian circulation 	continuation of circulation function 
Street plan and organisation of facades	all qualities changed 	change in the traditional sense of enclosure 	original plan layout and facade organisations sustained, alteration in color and texture 	original plan layout, facade organisations, scale, color and texture sustained 
Material & Construction Technique and Workmanship	material totally renewed / renewed with a different construction technique 	original construction tech. partially sustained, material extensively renewed 	original construction technique sustained but renewed material partially renewed 	original construction technique and material totally sustained 
Spirit of place	total renewal of the spirit of the street 	almost total lost of spirit of the street 	spirit of the street partially sustained 	spirit of the street sustained, continuation of local tradition on the street 

Integrity Parameters	Grade		
	-1	+1	+2
Physical context	total loss of traditional street pattern, solid-void organisation inappropriate restorations, inharmonious new buildings and lack of maintenance in the neighborhood 	original physical context partially sustained: some alteration in traditional solid-void pattern and street hierarchy 	original solid-void pattern, and traditional hierarchy of streets in its close-by environment totally sustained 
Social context	loss of the tradition of a local life 	partial continuation of the tradition of a local life 	continuation of the tradition of a local life 

In function part, inappropriate function is graded as (-1), abandoned building is graded as (0), re-functioned building is graded as (+1) and continuation of original function or appropriate presentation as a cultural asset is graded as (+2). In exterior design part, if all qualities of form, scale, color and texture are totally altered, the grade is (-1). If the original form and scale is partially sustained; color and texture is altered, the grade is (0). If all qualities are partially sustained, the grade is (+1). If original form, scale, color and texture are totally sustained, the grade is (+2). In evaluation of the authenticity of material, construction technique and workmanship for built elements, the grade is (-1), if material is totally renewed and renewal with a different construction technique. If material is extensively renewed, original construction technique is partially sustained and intervened portions are eye-catching, the grade is (0), if material is partially renewed and original construction technique is sustained but renewed, the grade is (+1). If all original material and construction technique is sustained, the grade is (+2). In evaluation of the spirit of place, discussed assets are graded with (-1), if the local living traditions in the asset are completely lost. If the traditions are partially lost, it is graded with (0). If the traditions in the asset is partially sustained; but there are some rationalization in way of life, it is graded with (+1). If the traditions in the asset are totally sustained, it is graded with (+2).

Parameters of integrity are building and lot relationship, historical context and social context. In this part, if the size of asset and lot is changed or demolished, it is graded as (-1). If the half of asset is sustained and/or extensive mass additions in the lot, it is graded as (+1). If the whole asset that includes the building itself and other elements in the lot are sustained, it is graded as (+2). In the physical context part, if there is total loss of elements of the physical context; if there are inappropriate restorations, inharmonious new buildings and lack of maintenance in the buffer zone; it is graded as (-1). If physical context is partially sustained and there is lack of maintenance caused by abandonment, it is graded as (+1). If original physical context in the buffer zone is sustained and there are qualified urban interventions such as new urban spaces and functions, it is graded as (+2). In social context part, the local living traditions in the buffer zone are considered. If local traditions are totally lost, it is graded as (-1). If the traditions are partially sustained, it is graded as (+1). If the traditions are totally sustained; it is graded as (+2).

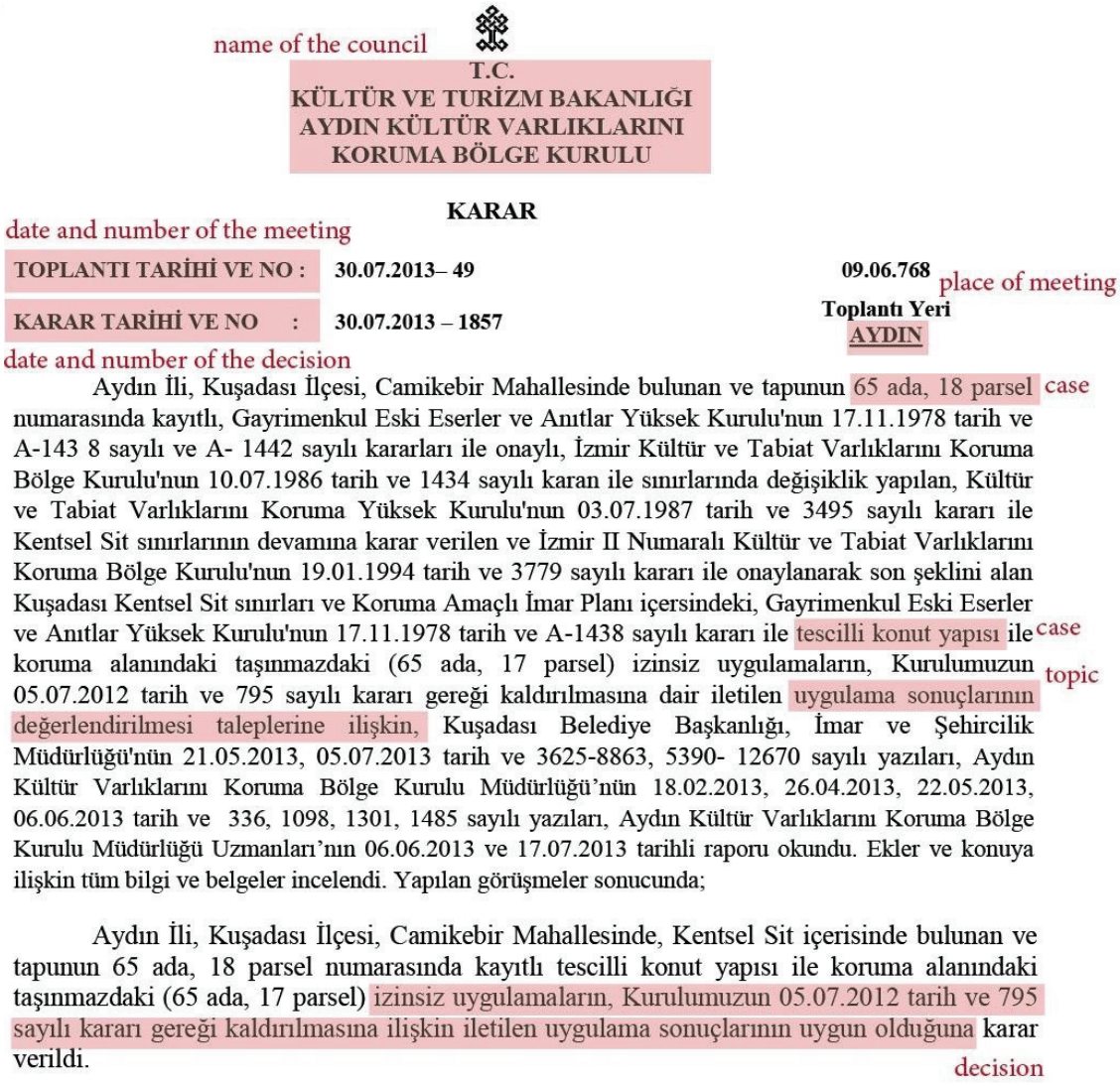
The streets are also evaluated with the help of a table created (Table 1.2.). Parameters of authenticity such as function, street plan and organization of facades,

material, construction technique and workmanship and spirit of place are evaluated for streets in listed urban site of Kuşadası. In function part, total loss of circulation quality is graded as (-1), presence of obstacles against circulation is graded as (0), extension of commercial functions in the shops to streets and limiting pedestrian circulation is graded as (+1) and continuation of circulation function is graded as (+2). In street plan and organization of facades part, if all qualities of form, scale, color and texture are changed, the grade is (-1). Change in the traditional sense of enclosure is graded as (0), if the original plan layout, façade organizations and scale is partially sustained, the grade is (+1). If the original plan layout, façade organizations, scale, color and texture is totally sustained, graded as (+2). In evaluation of the authenticity of material, construction technique and workmanship for streets; the grade is (-1), if material is totally renewed and renewal with a different construction technique. If material is extensively renewed, but original construction technique is partially sustained and material is extensively renewed, the grade is (0). If material is partially renewed and original construction technique is totally sustained, the grade is (+1). If original material and construction technique is sustained, the grade is (+2). In the evaluation of the spirit of place, discussed streets are graded with (-1), if the local living tradition has been completely changed. If the local tradition is mostly lost, it is graded with (0). If the traditions are partially sustained, is graded with (+1). If the traditions are totally sustained, it is graded as (+2).

In the physical context parameter regarding integrity of streets, if the traditional street pattern of the neighboring streets and solid-void organization of the neighboring lots are totally lost and there is radical change in the traditional land use, is it graded as (-1). If the original physical context is partially sustained but there is some alteration in traditional solid-void pattern and hierarchy of the neighboring streets, land use in the neighborhood, it is graded as (+1). If the original solid-void pattern and traditional hierarchy of streets in its close-by environment is totally sustained, traditional land use in the neighborhood is almost totally sustained; it is graded as (+2). If the local living traditions are totally lost in the neighboring streets, social context is graded as (-1). If it is partially sustained, the grade is (+1). If it is totally sustained, the grade is (+2).

The limits of the study are as in the following; In Kuşadası, listed urban site is chosen as the study area. Settlement pattern, listed monuments, traditional buildings and façades to be conserved buildings are considered with the exterior characteristics. Interior design of monuments, listed buildings and facades to be conserved were not

surveyed. The restoration projects could not be obtained from the Conservation Council and Kuşadası Municipality. So, measured surveys, restitution and restoration projects regarding these assets were not evaluated. Similarly, there was difficulty in obtaining the Conservation Council decisions from the Directorate of the Conservation Council. So, the study was limited with the decisions published on the Internet: decisions between 2013 and 2016 (Conservation Council of Cultural Assets, 2013). In addition, in some cases such as 65/18, evaluation of the whole block of the discussed asset could be more beneficial. However, in this study, only the buffer zones, that is to say, the lots juxtaposing the studied asset or neighboring it across the street, were surveyed and evaluated.



name of the council

T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
AYDIN KÜLTÜR VARLIKLARINI
KORUMA BÖLGE KURULU

KARAR

date and number of the meeting

TOPLANTI TARİHİ VE NO : 30.07.2013– 49

09.06.768 place of meeting
Toplantı Yeri
AYDIN

KARAR TARİHİ VE NO : 30.07.2013 – 1857

date and number of the decision

Aydın İli, Kuşadası İlçesi, Camikebir Mahallesinde bulunan ve tapunun 65 ada, 18 parsel case numarasında kayıtlı, Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 17.11.1978 tarih ve A-143 8 sayılı ve A- 1442 sayılı kararları ile onaylı, İzmir Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu'nun 10.07.1986 tarih ve 1434 sayılı karan ile sınırlarında değişiklik yapılan, Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu'nun 03.07.1987 tarih ve 3495 sayılı kararı ile Kentsel Sit sınırlarının devamına karar verilen ve İzmir II Numaralı Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu'nun 19.01.1994 tarih ve 3779 sayılı kararı ile onaylanarak son şeklini alan Kuşadası Kentsel Sit sınırları ve Koruma Amaçlı İmar Planı içersindeki, Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 17.11.1978 tarih ve A-1438 sayılı kararı ile tescilli konut yapısı ile case koruma alanındaki taşınmazdaki (65 ada, 17 parsel) izinsiz uygulamaların, Kurulumuzun topic 05.07.2012 tarih ve 795 sayılı kararı gereği kaldırılmasına dair iletilen uygulama sonuçlarının değerlendirilmesi taleplerine ilişkin, Kuşadası Belediye Başkanlığı, İmar ve Şehircilik Müdürlüğü'nün 21.05.2013, 05.07.2013 tarih ve 3625-8863, 5390- 12670 sayılı yazıları, Aydın Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü'nün 18.02.2013, 26.04.2013, 22.05.2013, 06.06.2013 tarih ve 336, 1098, 1301, 1485 sayılı yazıları, Aydın Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü Uzmanları'nın 06.06.2013 ve 17.07.2013 tarihli raporu okundu. Ekler ve konuya ilişkin tüm bilgi ve belgeler incelendi. Yapılan görüşmeler sonucunda;

Aydın İli, Kuşadası İlçesi, Camikebir Mahallesinde, Kentsel Sit içerisinde bulunan ve tapunun 65 ada, 18 parsel numarasında kayıtlı tescilli konut yapısı ile koruma alanındaki taşınmazdaki (65 ada, 17 parsel) izinsiz uygulamaların, Kurulumuzun 05.07.2012 tarih ve 795 sayılı kararı gereği kaldırılmasına ilişkin iletilen uygulama sonuçlarının uygun olduğuna karar verildi.

decision

Figure 1.1. A conservation council decision
(Source: Aydın Conservation Council)

1.3. Terminology

In the law numbered 2863, “buffer zone” (*korunma alanı*) is defined as an area within which constructional limits are established for sustaining the harmony of a historic building or a group of buildings with their context (the law numbered 2863, article 3). In the principle decision numbered 664, buffer zones are defined as lots that juxtapose listed edifices that are not in listed urban sites and lots that face these edifices despite the presence of a road in between them. In Kuşadası, the definition in principle decision numbered 664 is taken into consideration by the Conservation Council; but it is used for the listed lots in the listed urban site, although it has been defined for lots to be protected that is located out of listed sites in the principle decision numbered 664 (Madran and Özgönül, 2005: 38). In this study, the term buffer zone is considered as it is used by the Conservation Council.

In the policy decision numbered 660, the intervention types such as maintenance (*bakım*), simple repair (*basit onarım*), and restoration (*esaslı onarım*) were defined. These terms were used for listed buildings appropriate to their definitions in the principle decision numbered 660 throughout the study. In conservation council decisions, however, the terms simple repair and restoration are preferred. Simple repair includes maintenance as well. In the conservation council decisions, the term renewal (*tadilat*) is generally used for interventions regarding facades to be conserved and new/unlisted buildings. Renewal, which is mentioned in the law numbered 3194 article 21 and in additional articles of 2863, is used for interventions regarding facades to be conserved and new/unlisted buildings in the thesis as well. The restoration is rarely used for facades to be conserved in the conservation council decisions (Appendix C, the decision numbered 3784 dated 16.4.2015).

1.4. Content

The content of the study includes four chapters. In the first chapter, literature review, problem definition, aim, methodology of the study and content are stated. In the second chapter, theoretical and historical framework of the study is presented. This chapter consists of laws and principle decisions, history of Kuşadası settlement, history of planning and conservation and history of building types in Kuşadası listed urban site. In chapter three, listed edifices that are monuments and listed traditional buildings,

facades to be conserved and streets are analyzed with regard to conservation council decisions, site observations, historical research and comparative study. In the fourth chapter, conservation activities in Kuşadası listed urban site are evaluated in terms of authenticity and integrity. The last chapter remarks a general conclusion about the study.

CHAPTER 2

THEORETICAL AND HISTORICAL FRAMEWORK

In this chapter, laws and principle decisions, history of Kuşadası settlement, planning and conservation activities in Kuşadası and historical building types are presented.

2.1. Laws and Principle Decisions

Below, regulations, laws and principle decisions mentioned in the conservation council decisions between 2013 and 2016 valid for the scope of this thesis have been identified in chronological order.

Law numbered 1710 dated 25.4.1973
Principle decision 10200 dated 14.1.1978
Law numbered 2863 dated 21.7.1983
Principle decision numbered 61 dated 6.1.1984
Law numbered 3194 dated 3.5.1985
Principle decision 419 dated 19.4.1996
Principle decision numbered 660 dated 5.11.1999
Principle decision numbered 680 dated 22.3.2001
Principle decision numbered 696 dated 14.11.2002
Law numbered 5226 dated 14.7.2004
Principle decision numbered 720 dated 4.10.2006
Principle decision numbered 736 dated 1.11.2007
Principle decision numbered 774 dated 6.1.2011
Principle decision numbered 25 dated 7.2.2011
Decree Law numbered 648 dated 8.8.2011
Principle decision numbered 681 dated 25.1.2017

The law numbered 1710 dated 25.4.1973 includes new definitions such as listed

site, building complex, monuments etc. Also it introduces the concept of conservation area, which was to be specified by reason of archaeological or historic value. Listing, conservation, retaining and ownership of immovable old antiquities are within the scope of the law numbered 1710. Movable antiquities, trade of old antiquities and excavations are also covered by this law. During the ten years the law numbered 1710 was in force, in spite of all decisions of the Old Antiquities and large number of pilot projects mostly undertaken by universities, practical applications of conservation proposals did not reach the required level (Üstünkök, 1989: 117).

The Supreme and Regional Councils for the Conservation of Cultural and Natural Assets were made responsible for handling listing procedures, formulating policy decisions, establishing the construction conditions in conservation areas, and approving and supervising conservation projects with the law on the Conservation of Cultural and Natural Assets numbered 2863 and dated 21.7.1983. In addition, the term "old antiquities" was replaced with the term "cultural assets," in parallel to the UNESCO documents.

With the law on the Conservation of Cultural and Natural Assets numbered 2863 and dated 21.7.1983, the Supreme and Regional Councils for the Conservation of Cultural and Natural Assets were made responsible for formulating policy decisions, handling listing procedures, establishing the construction conditions in conservation areas, and approving and supervising of conservation projects.

Following the declaration of law numbered 2863, the policy decision numbered 61 dated 6.1.1984 came into force. In fact, this was a revised version of the policy decision dated 14.1.1978 and numbered 10200 (Appendix B). Within this frame, immovable cultural assets started to be classified with a new system. Contemporary additions improving comfort conditions became possible for group I B buildings. Partial renewal of interior spatial organization became possible for group II A 1 buildings. Demolishment of buildings with the prerequisite of usage of some of their architectural elements in the new structures became possible for group III B. However, this classification was criticized because of its reconstructive scope contradicting with the basic reason of conservation, which is sustaining of authenticity (Ahunbay, 1978: 172).

The law numbered 3194 and dated 3.5.1985 regulates development in settlements with the aim of ensuring proper formation of health and environmental conditions.

The principle decision 10200 dated 14.1.1978 classified buildings to be

conserved are grouped as I, II and III.

Group I: Buildings to be conserved as they are, both with their interior and exterior characteristics.

Group II: Building masses and heights to be conserved.

Group III: Buildings to be renewed both with their height and mass or to be renewed and used with their valuable parts in reconstruction of the buildings.

Group number II buildings were demolished after their measured survey. They were rebuilt in their original mass and height in accordance with the new static regulation (*yeni statik düzenleme*) (Ahunbay, 1978: 168). The principle decision 10200 dated 14.1.1978 was revised in 6.1.1984 with the principle numbered 61. In 1984, the groups were further detailed: I A, I B, I C buildings with environmental value II A 1, II A 2, II A 3, II A 4, II B 1, II B 2, II B 3, III A, III B.

Group I A: Buildings to be conserved with only maintenance and repair.

Group I B: Buildings to be conserved with their original form and size, comprehensive implementations may be undertaken with these limits.

Group I C: Buildings currently existing, but in an altered state. These can be intervened as in I A or I B with reference to measured survey, photographs, etc.

Group II A 1: Buildings to be conserved as they are. Plan characteristics, materials and interior of buildings may be renewed.

Group II A 2: Buildings whose mass and façade characteristics are to be preserved, but interior organization including structural elements can be renewed.

Group II A 3: Building whose height and structural elements can be slightly altered and interior organization; both exterior and interior elements can be renewed.

Group II A 4: Buildings to be conserved with additions and renewals in accordance with development plan.

Group II B 1: Buildings to be renewed according to measured survey and photographs.

Group II B 2: Buildings to be known with their characteristics and can be intervened as in II A 1, II A 2, II A 3 and II A 4 items.

Group II B 3: Buildings to be built independent from development plan decisions to achieve harmony with the neighbors.

Group III A: Buildings to be demolished after their documentation, renewed totally in terms of height and architecture.

Group III B: Some valuable parts of buildings to be used in new buildings in

accordance with III A item.

This decision is contradictory in terms of the concepts authenticity and integrity that constitutes the basis of conservation.

The Conservation Aimed Development Plan of Kuşadası proposed preservation of an important number of façades. This scope may have its roots in the policy decision numbered 61, dated 6.1.1984, which proposed a facadist approach behind which the authentic structure was renewed. The concept "the façades to be conserved" was defined as the rehabilitation of the façade of a historical building through preservation of its proportions, form and dimensions, and simple repair of its elements. In later decisions of the Conservation Council, these definitions in the Conservation Aimed Development Plan were continued to be used, although the classification system for listing was changed (1987, 1994) (Appendix B).

Although the listing list was revised many times until today, the Conservation Aimed Development Plan was not updated. It is evaluated that since the Conservation Aimed Development Plan has not been up-to-date, more effort is necessary in the processing of the related conservation applications.

After a number of debatable implementations, classification of immovable cultural assets with the aim of intervention was revised and policy decision numbered 660 and dated 5.11.1999 was accepted. This decision includes two main groups of structures as I and II.

Group I: Buildings to be conserved with their historical, memory, symbolic and aesthetic characteristics.

Group II: Buildings that reflect local life style and contribute to the urban identity.

Definitions of types of interventions, restoration principles, framework for supervision of implementations and operations related with disappearing listed buildings were regulated in the policy decision numbered 660. In addition, this policy decision comprehends principles for preparation of measured survey, restitution and restoration project.

Principles for monitoring of implementations in the principle decision numbered 660 were rearranged with the principle decision numbered 680 and dated 22.3.2001. According to the principle decision numbered 680, application of each project approved by the conservation council should be monitored by experts of municipalities and governorships; and also, by the project designer.

The principle decision numbered 696 dated 14.11.2002 was regulated and monitoring of implementations in archaeological, natural, historical sites and unlisted lots that are located at buffer zone of listed lots.

The Law on the Conservation of Cultural and Natural Assets numbered 2863 was revised in 2004 with the law numbered 5226. The terms such as management area and management plan have been added to the law. A management plan for Kuşadası listed urban site has not been prepared so far, although 14 years have passed since the declaration of the law numbered 5226.

Conservation and utilization provisions of listed urban sites were regulated by a policy decision numbered 720 and dated 4.10.2006. This policy decision was revised version of the decision numbered 419 dated 19.4.1996. The decision numbered 720 includes framework for determining borders of listed urban sites, utilization provisions, and implementations in listed urban sites. Unlike the principle decision numbered 419, the decision numbered 720 includes application of conservation aimed development plan and monitoring of listed urban sites. With the decision numbered 736 and dated 1.11.2007, article 3.3 in the principle decision numbered 720, which is related with implementations in listed urban sites, was changed. According to this, conservation council permission was required for all constructional and physical implementations in lots that neighbor listed edifices and lots that face the these edifices despite the presence of a road in between them.

Movable cultural assets are regulated by a policy decision numbered 25 and dated 7.2.2012. According to this policy decision, movable architectural elements that are under risk are to be transported to museums.

After declaration of the law numbered 5226, principle decisions 720, 736 and 774 presented problems in applications. With this justification, these principle decisions were rearranged with the principle decision numbered 681 and dated 25.1.2017. This decision includes principles for implementations and supervisions, anomalous implementations and implementations that are realized by Pious Foundations in listed urban sites.

2.2. History of Kuşadası Settlement

History of Kuşadası goes back to the 3000 BC. Kuşadası was dominated from 3000 BC to 1100 BC by Hittites, Carians, Lelegs and Ionians in chronological order.

Kuşadası was captured by Persians in 546 BC. It was conquered by Macedonians in 333 BC and was dominated by Roman Empire in 133 BC (Sağdıç, 1988: 19).

In Medieval Era, Kuşadası had become an important port with contribution of Venetians and Genoeseans (Yücel, 1990: 46). It is considered that the name "Scala Nova" was given by Italian merchants in this period (Faroqhi, 1993: 145). Although Scala Nova was discussed in Medieval sources, it was not at the same position with today's Kuşadası (Kiel, 2000: 404). Scala Nova was located at the west of Ephesus. The ancient harbor of Ephesus was filled with silt as a result of a natural formation. The ancient harbor lost its importance because of this silting, and the new port (Scala Nova) had emerged (Franz Taeschner cited in Kiel, 2000: 405). A new port was built about three kilometers down to Küçük Menderes River, after the ancient harbor lost its importance (Foss, 1979: 185). Italian Ayasuluk (*kardeş kent*), which was located around the harbor and at the west of Turkish Ayasuluk, had functional integrity with the Turkish Ayasuluk. The exact location of the Italian Ayasuluk is not known (Dalanay, 2013: 168) (Figure 2.1). According to Tanyeli (1986, 115), the zone at the north of Abalı Strait and İğdeli Hill, and between Küçük Menderes and Elaman Marsh (Figure 2.2) was the probable place of this Italian settlement and its harbour (Figure 2.3). People who lived here dealt with trade. Turkish Ayasuluk that was located in the hinterland of Italian Ayasuluk, could not participate to commercial activity, but took advantage of transmission of local products. Italians had moved away with the domination of Ottomans. Both Turkish Ayasuluk and Italian Ayasuluk lost their significance in the 15th century (Tanyeli, 1987: 116).

Turkish settlement in the area began in the 14th century. In this century, Menteşe and Aydınoğulları conquered the area (Goffman, 1995: 2). According to the G. Müller Wiener (Baykara, 2000: 230) today's Kuşadası had been settled since the 14th century. The castle, caravanserai and port were built in Kuşadası in the early 17th century as a result of development of Kuşadası towards the end of the 16th century (Faroqhi, 1993: 146). Öküz Mehmet Paşa who was a grand vizier of Ottoman (*damat Mehmet Paşa*) ordered the construction of fortification walls around the city (Çelebi, 1935: 144). Öküz Mehmet Paşa Complex in Kuşadası listed urban site consisted of a mosque, a caravanserai, a school, a bath, Bezzaz bazar (*bezzazlar çarşısı*), a bakery, a coffee shop, houses, cellars, shops and a mill. Through them, a mosque, a caravanserai and a bath have reached today. From this time onwards, Kuşadası began to brighten (Figure 2.4).

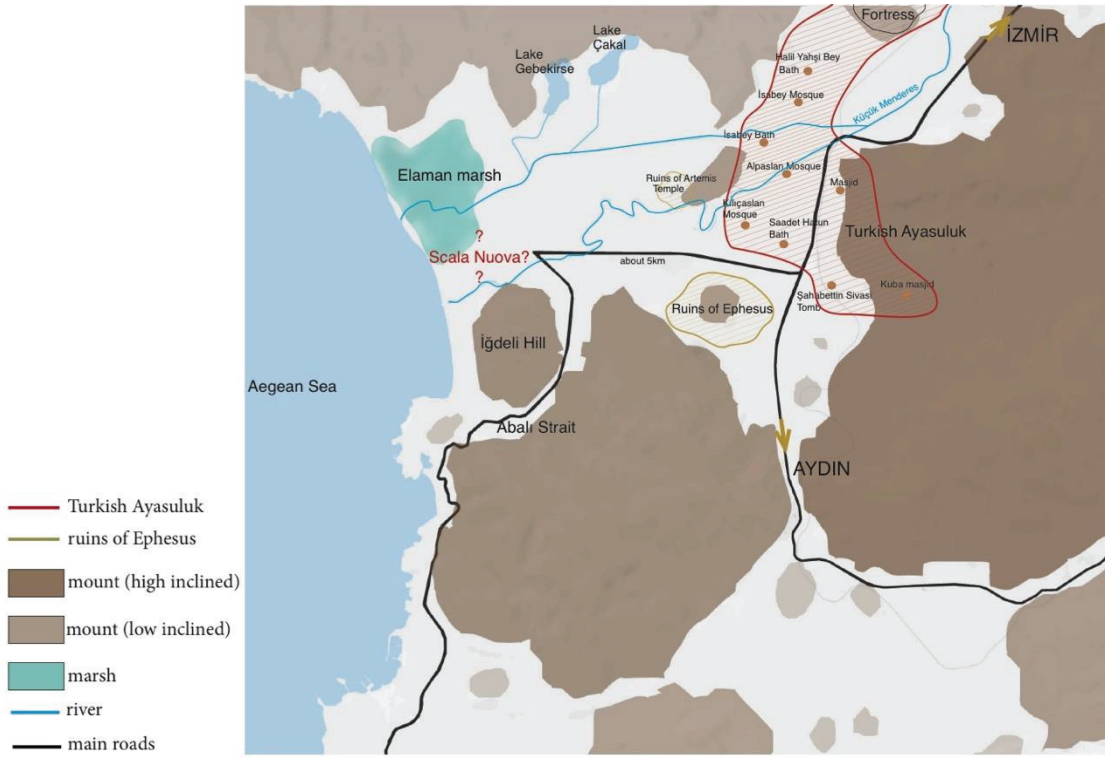


Figure 2.1. Possible location of the *Scala Nuova* (Italian *Ayasuluk*), in the 14th century (Source: Mapstack, 2017)



Figure 2.2. Elaman marsh, 2018



Figure 2.3. Pamucak coast, 2018

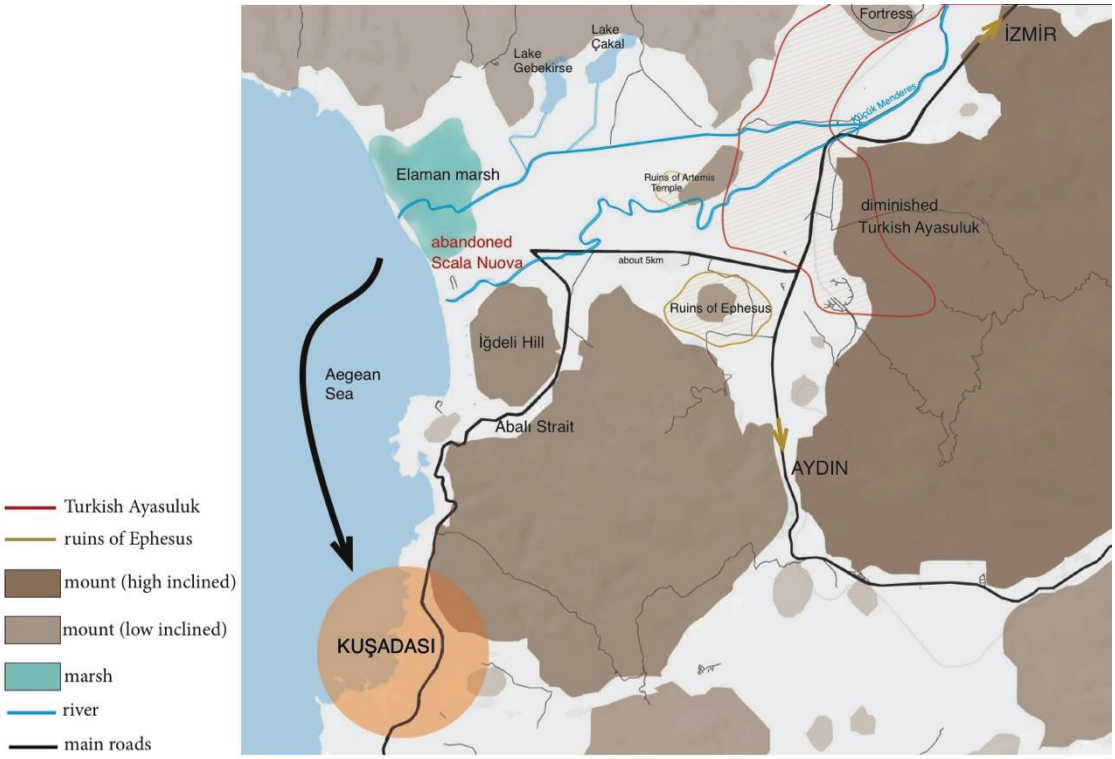


Figure 2.4. Kuşadası, 17th century
(Source: Mapstack, 2017)

The developments in the 18th century can be followed in the travelogue of J. Piton de Tournefort (Tok, 2014: 62). Tournefort documented Kuşadası both with engravings and written description. In an engraving of Tournefort dated 1702, Kuşadası was described as a castle town by the coast (Figure 2.5) but Piri Reis had not mapped Kuşadası in his study dated 1521 (Wiener in Baykara, 2000: 230). According to the travelogue of Johann Aegidius Van Egmont, who visited Kuşadası in 1721, Kuşadası was a modern town and it had to be at most a hundred years old. The city was formed of three main parts defining a triangle. First part was located at the east of the city. The second part of it was located around the bazaar that was situated within the fortification walls and the last part was at the western part of the city. Camikebir and Dağ neighborhoods, which were located at the inner part of the castle, were considered as first settlement zones in the city. It is considered that Mount Kese at the west of Dağ neighborhood has given its name to the neighborhood (Figure 2.6). Alacamescit, Camiatik and Hacıfeyzullah neighborhoods had developed later. In the 18th century Türkmen neighborhood had formed. Dağ, Camikebir, Alacamescit, Camiatik and Hacifeyzullah neigborhoods were included in the scope of the Conservation Aimed Development Plan in 1994 (Figure 2.7).



Figure 2.5. Tournefort's engraving, 1702



Figure 2.6. Mount Kese as viewed from northeast



Figure 2.7. Neighborhoods in listed urban site

In the 19th century, *Rum* population on the Aegean coast increased extensively as a result of western policy supporting their movement from Aegean islands to main land Anatolia (Pekak and Aydın, 1997: 126). Kuşadası has become a town in 1865. In Kuşadası region, the Rum village Şirince was first established in the basin of Küçük Menderes. It had moved to today's mountainous area after a flood. The most important change in organizations has occurred with the construction of the İzmir-Aydın railway (Figure 2.8) and migrations from the Balkans. A significant *Rum* and *Yörük* population lived in the area. Şirince, Havutçulu, Acarlar and Zeytinköy villages were some of these rural settlements. This dual ethnic structure continued until 1922 population exchange. In the years between 1923 and 1957, it has been district of İzmir, and then it has been district of Aydın. Until the 1950s, Kuşadası was a small fishery town. After this date, it has undergone a rapid transformation based on tourism. In the 1970s, Kuşadası and its surroundings were declared as tourism zone by Ministry of Tourism. The law on Encouragement of Tourism (*Turizmi Teşvik Kanunu*) numbered 2634 dated 12.3.1982 may have further encouraged touristic implementations in Kuşadası (Madran and Özgönül, 2005: 97).

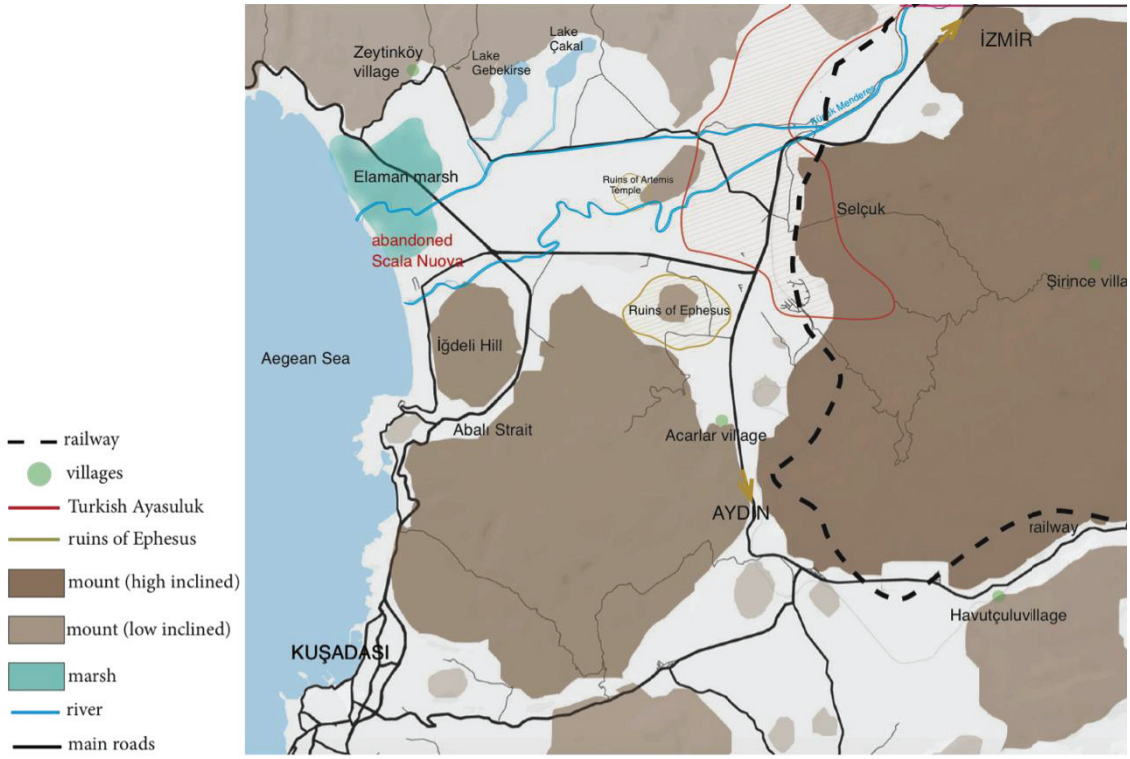


Figure 2.8. 19th century
(Source: Mapstack, 2017)

2.3. History of Planning and Conservation in Kuşadası

After the declaration of the law numbered 1710, dated 25.4.1973, a great number of decisions were taken regarding listing of single buildings and sites in Turkey (Ahunbay, 1997: 1373). Within this frame, listing decisions were revised for Kuşadası in 1976. Neopolis (Yılancıburnu) settlement was declared as a listed archaeological site (Figure 2.9). Beside this, 2 houses and 6 monuments in the urban site were listed in 1976 (Appendix B). The urban site of Kuşadası was listed at first by the Immovable Old Antiquities and Monuments Supreme Council (Conservation Council, 1978) with the decision numbered A-1433 dated 17.11.1978. Tourism development plan was implemented in 1981 (Yıldırım, 2011: 212). In the years 1987 – 1988, the first conventional fabric conservation rehabilitation project in Turkey, "Kuşadası – Kaleiçi Rehabilitation – Renewal Project" has been initiated.

The historical buildings in Kuşadası were classified according to the system proposed in the policy decision 61, dated 6.1.1984. Buildings with environmental value II A 2 (*Çevresel II A2 Değerde Yapılar*), buildings with environmental value II A 3 (*Çevresel II A3 Değerde Yapılar*), buildings with environmental value III A (*Çevresel*

IIIA Değerde Yapılar) and buildings whose listing were abolished (*Tescilden Düşürülmesi Gereken Yapılar*) were defined (Appendix B). The environmental value II A 2 buildings were defined as those whose mass and façade characteristics were to be preserved, but interior organization including structural elements could be renewed. The environmental value II A 3 buildings were defined as those whose building height and structural elements could be slightly altered and interior organization, both exterior and interior elements could be renewed (Appendix B).

In 1986, revision of the boundaries of the listed urban site of Kuşadası was realized with the decision numbered 1434. The borders of the listed urban site were re-approved by the Supreme Council of Monuments in 1987 with a decision numbered 3495. This decision was generally the continuation of the previous ones in terms of listings but the grouping of listed single buildings was revised because of the policy decision numbered 61 and dated 6.1.1984 (Appendix B).

The first Conservation Aimed Development Plan for the Kuşadası listed urban site was approved in 1994 by İzmir Numbered II Conservation Council of Cultural and Natural Assets (Conservation Council, 1994). Conservation plan of Kuşadası listed urban site is made by urban planner Semra Kutluay. It is considered that the classification approach from the decision dated 6.1.1984 and numbered 61 has been effective in the framework of the Conservation Aimed Development Plan and this decision could be basis for the façade conservation approach. The scope of Kuşadası Conservation Aimed Development Plan generally focused on the rehabilitation of traditional buildings and streets (Figure 2.10), but its application could not be totally realized. While the Conservation Aimed Development Plan provided priority to the housing areas, the applications has started at the commercial zone, and the historical housing stock has undergone further damage. Similarly, many of the buildings evaluated as inharmonious were not removed since 1994 (Appendix A). After the year 2000, Cultural Heritage and Historic Environment Unit was established. In these years, it is seen that development of tourism has been the main goal of planning activities. In addition to street rehabilitations, restoration projects have been made for many monumental and civil architecture examples (Yıldırım, 2011: 213). Today, Cultural Heritage and Historic Environment Unit, which is, a part of Municipal Department of Technical Services (*Fen İşleri Müdürlüğü*) is still responsible for conservation activities.



Figure 2.9. Neapolis, Yılancıburnu

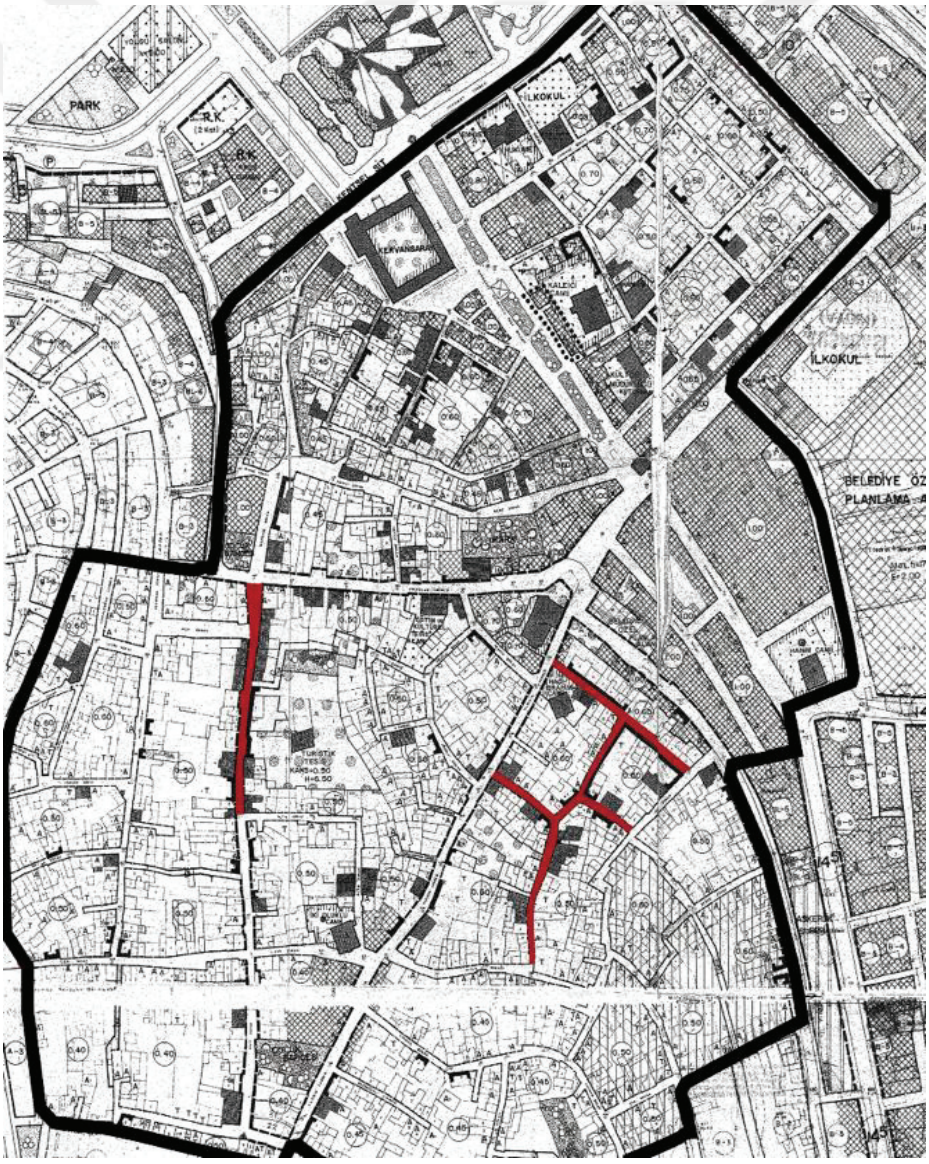
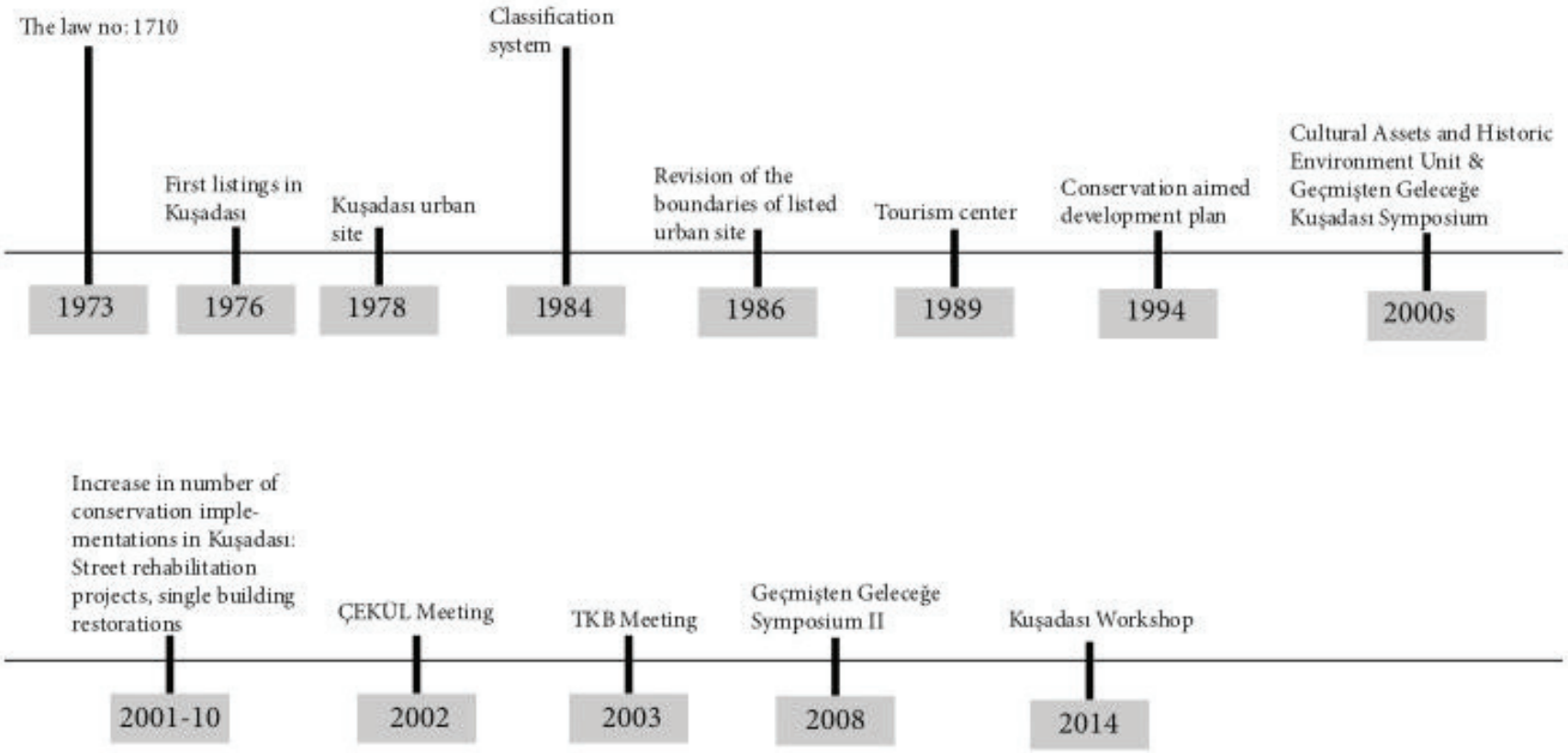


Figure 2.10. Streets that need special arrangement
(Source: Conservation Aimed Development Plan; Kuşadası Municipality, 1994)

Table 2.1. History of planning and conservation activities in Kuşadası



2.3.1. Conservation Council Decisions

Conservation council decisions dated between 2013 and 2016 are important and essential in terms of conserving listed urban site of Kuşadası. Most of these decisions are related with single building scale (126 of 149) (Figure 2.11). 85% of the decisions were related to interventions of single buildings. Remaining 15% of the decisions were related to urban scale interventions.

Decisions related to urban scale interventions include arrangement of streets and single building façade rehabilitations such as street rehabilitation projects. Also environmental organizations such as plantation and road arrangements are the scope of the urban scale interventions. This constitutes a small part of the decisions.

Decisions related to single buildings comprise listings, cadastral operations such as unification, subdivision, abandonment for road construction (*tevhit, ifraz, yola terk*), permissions such as determination of constructional limits, additional mass requests etc. and interventions such as maintenance, simple repair, restoration, reconstruction and renewal of buildings and building elements. A conservation council decision may include multiple topics. 5 of 149 decisions that are related with single buildings are related with listing, 29 of 149 decisions are related with permissions, 3 of 149 decisions are related with the cadastral operations such as unification, subdivision, abandonment for road construction (*tevhit, ifraz, yola terk*). 89 of 149 decisions are related with the interventions.

In intervention decisions, 30.3 % of the decisions are related with the restoration of single buildings. 10.1 % of the decisions are related with the simple repair of single buildings. 26.9 % of the decisions are related to renewal, 1.1 % of the decisions are related to the maintenance and 7.8 % of the decisions are related to reconstruction of single buildings. The number of 23 decisions of the all decisions is in urban scale. 9 of them are related with interventions, 11 of them are permissions and 3 of them are related with the cadastral operations.

40 % of the decisions (59 of 149) are related with the listed immovable cultural assets (Figure 2.12). These include monuments and listed traditional buildings. In listed monuments, they generally focus on the interventions such as restoration, simple repair, maintenance, renewal etc. (71.4 %, 10 of 14). 28.5 % of the decisions (4 of 14) are related with the permissions in listed monuments (Figure 2.13).

In listed traditional buildings, they generally focus on the intervention of these

buildings, too (74.1 %, 23 of 31). 19.3 % of the decisions are related with permission (6 of 31), 6.4 % of the decisions (2 of 31) are related with listing. In intervention of listed traditional buildings, 10 of 23 decisions are related with restoration, 5 of 23 are simple repair, 3 of 23 are reconstruction, 2 of 23 are related with mass additions, 2 of 23 are renewal and 1 of 23 is related with demolition (Figure 2.14).

9.3 % of the decisions (14 of 149) are related with the façades to be conserved (Figure 2.12). 17.6 % of these decisions (3 of 17) are related with permission. 5.8 % decisions (1 of 17) are related with listing of facades to be conserved. 76.4 % of the decisions (13 of 17) are related with interventions. There are 13 decisions related with interventions. These decisions are related with restoration (4 of 13), reconstruction (4 of 13), renewal (4 of 13) and demolition (1 of 13) (Figure 2.15).

41 % of the decisions (61 of 149) are related with the new/unlisted buildings that are located at the buffer zone of the listed edifices. 10 % of the decisions are related with the streets in the listed site of Kuşadası (Figure 2.12). The content of these decisions are generally street rehabilitations. There are 23 decisions related with streets. These decisions are related with cadastral operation (3 of 23), intervention (9 of 23) and permission (11 of 23).

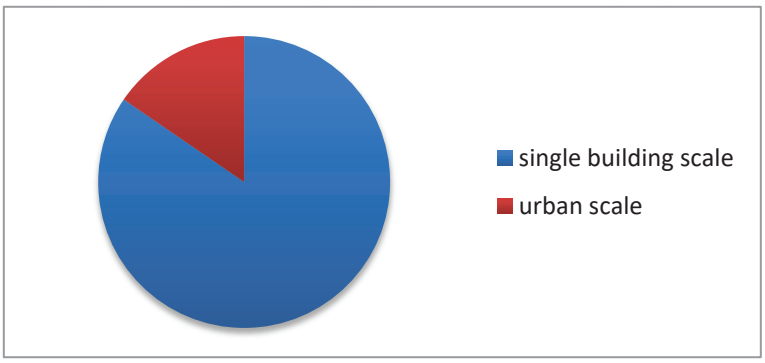


Figure 2.11. Distribution of decisions according to scale

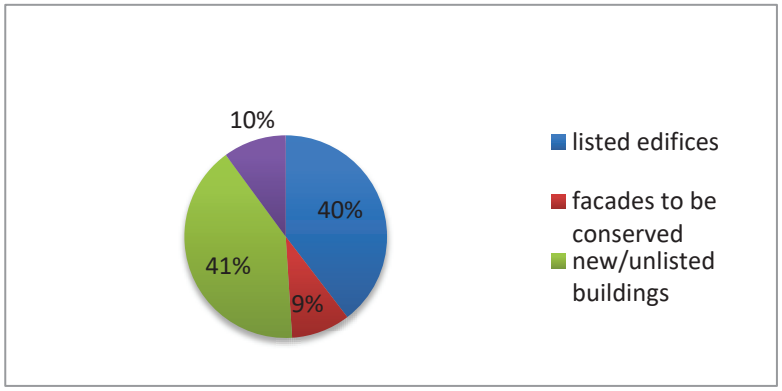


Figure 2.12. Distribution of decisions according to asset type

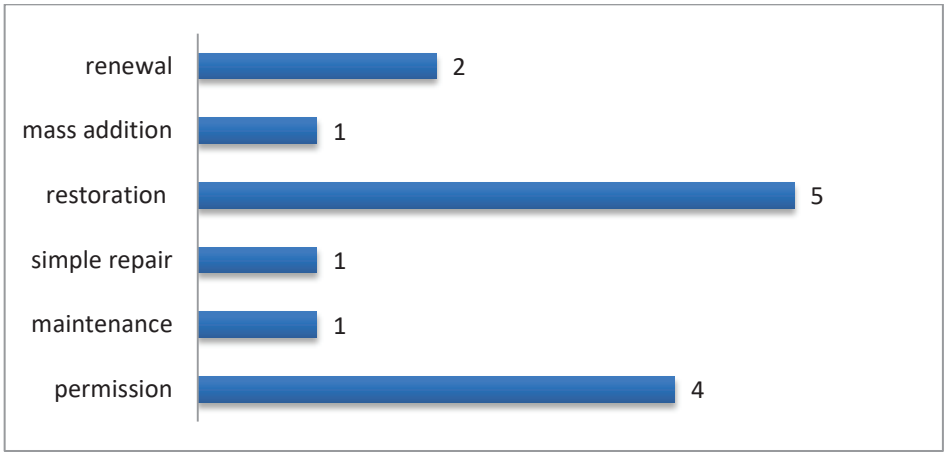


Figure 2.13. Number of each decision type for listed monuments (single building scale)

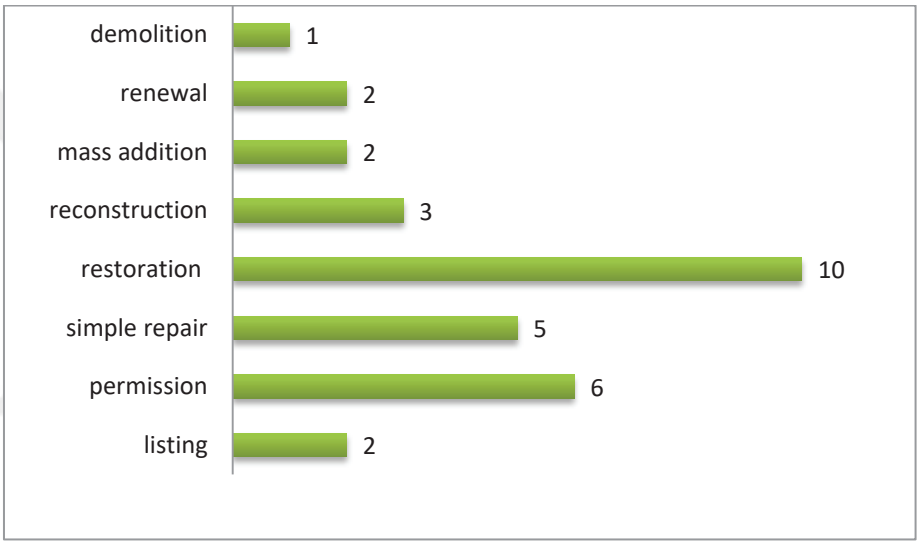


Figure 2.14. Number of each decision type for listed traditional buildings (single building scale)

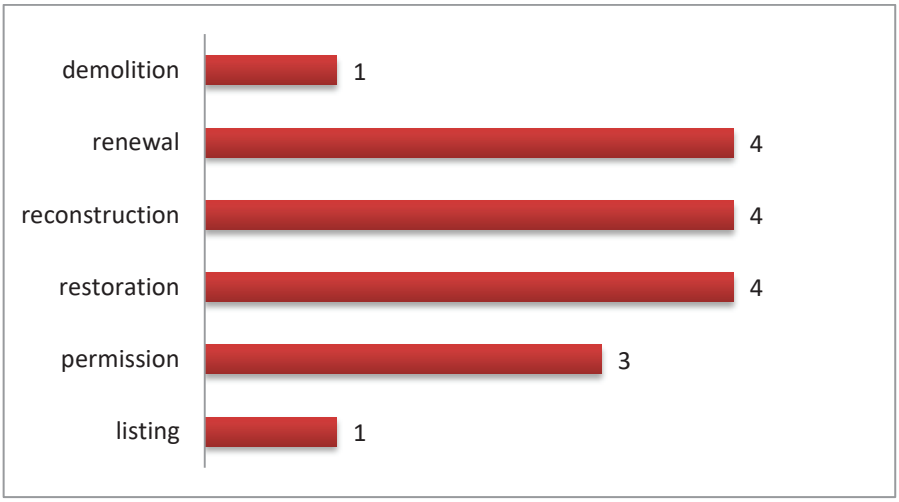


Figure 2.15. Number of each decision type for façades to be conserved (single building scale)

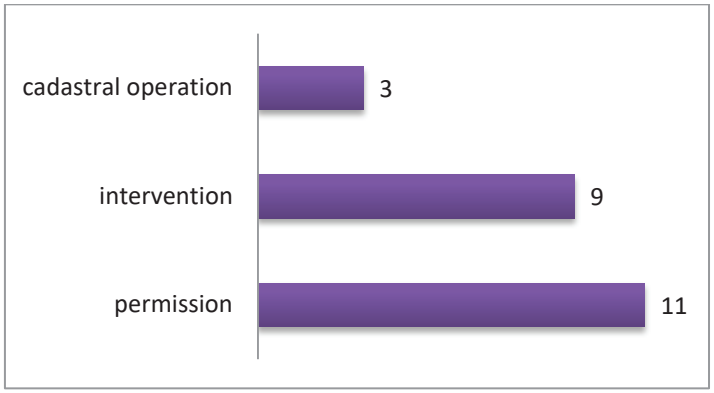


Figure 2.16. Number of each decision type for streets (urban scale)

2.4. Historical Building Types

In this part, characteristics of the elements of traditional towns in Anatolia are introduced with the limits of the typologies relevant for Kuşadası. In order to evaluate the types of structures examined in conservation council decisions, this part includes information on similar examples of them in Anatolia.

2.4.1. Fortifications and Citadel gate

In Medieval Era, towns were surrounded by fortification walls in Anatolia. Ankara, Amasya, İzmir, Trabzon, Bursa, Antalya and Kayseri were castle towns dating to pre-Turkish era (Tanyeli, 1987: 26). There was an *içkale* in the fortifications. In the *içkale,* there was a palace that belonged to the Sultan. A monumental structure in the castle can be observed in the engravings of Kuşadası. Also, there were ditches that were filled with water around the fortifications (Kuban, 2016: 86). Wall configuration was pierced by gates in the direction of the main roads (Figure 2.18). It was necessary to open correct and right sized gates. (Yılmaz, 2014: 89). Many of these have not reached today. Kuban (2006, 84) states that Diyarbakır is a good example to understand castle towns (Figure 2.17). Besides these old examples, castle towns established much later as a part of the planning policy of the central authority may be considered; e.g. Anavarin dated to the end of the 16th century (Tanyeli, 1996: 92). Kuşadası was established in the end of the 16th century as a castle town.

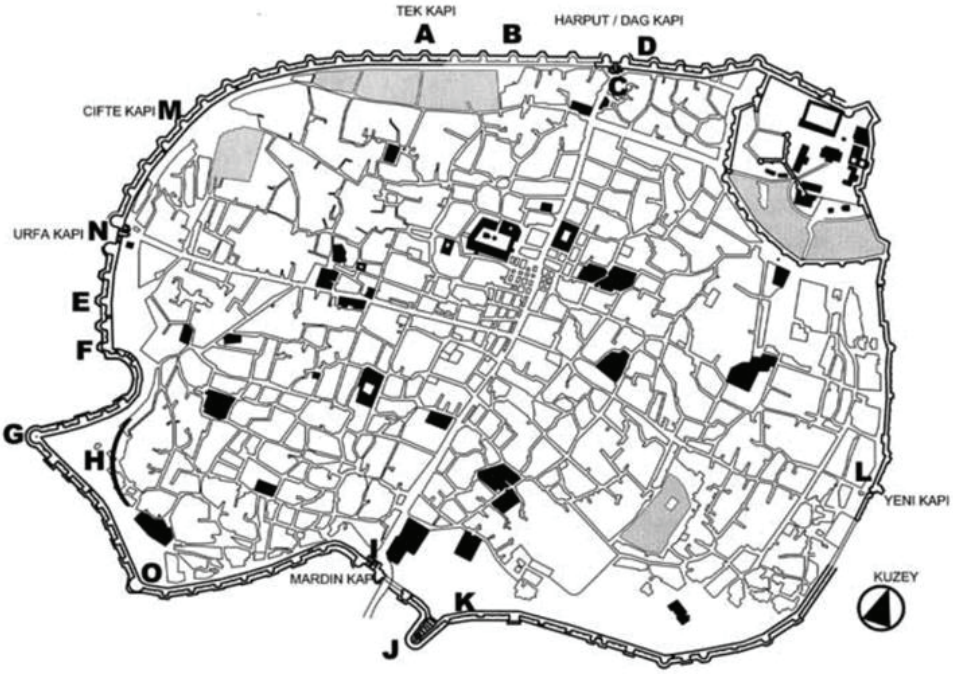


Figure 2.17. Diyarbakır city walls and gates
(Source: Güçhan et al, 2005: 30)



Figure 2.18. Citadel gates in Kuşadası (2018), Bursa (2014) (Source: Yılmaz, 2014: 95) and Diyarbakır (2010)

2.4.2. Shop Buildings

Shops were the smallest unit of trade and they were usually built around the street (Figure 2.19). In commercial centers with intensive trade activity, shops could be built adjacent to exterior façades of buildings (Figure 2.20). Shops were generally single storied, one volume units; there were examples with an additional lower floor. Canopies or shutters were used for protecting them from sun (Özdeş, 1953, 1998: 20) (Figure

2.21). They could be built in large lots. They could be built on the lot of a demolished shop. These shops were generally double storied, but the number of story could change (Eyüpgiller et al., 2008: 5).

The presence of shops that were in series is learned from Öküz Mehmet Paşa Foundation Charter (1619) (Çobanoğlu, 2007: 26). The photographs from the early 20th century also reveal information about shops (Figure 2.20, 2.21, 2.22).

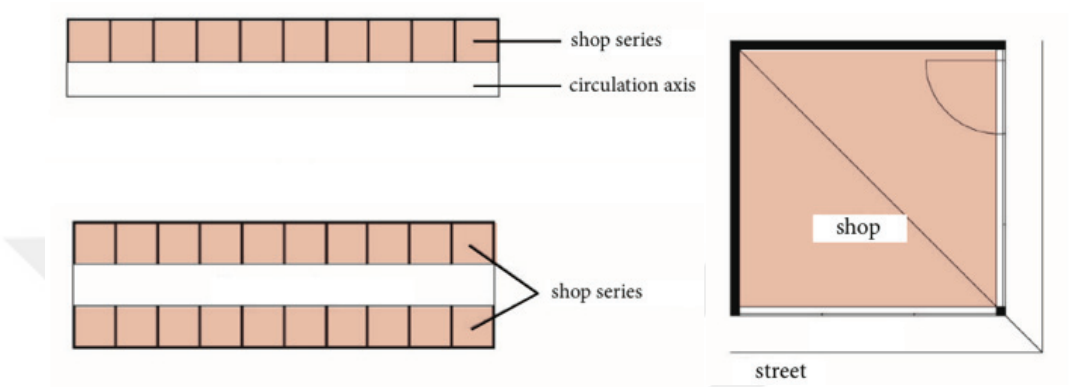


Figure 2.19. Plan view of traditional shops
(Source: Küçükkömürcü, 2005)



Figure 2.20. Shop buildings flanking the exterior wall of Öküz Mehmet Paşa Caravanserai, Kuşadası (Source: Studio AC Archive)



Figure 2.21. Shops in Kahramanlar Street
(Source: Studio AC Archive)



Figure 2.22. Shops in Barbaros Hayrettin Paşa Street
(Source: Studio AC Archive)

2.4.3. Houses

In the Classical Ottoman Era, houses were introverted; they were independent units with courtyards (Kuban, 2017: 171). In Kuşadası, various ethnic communities lived in different neighborhoods. According to the *Avariz defters* of 1676, there were

almost 400 housing units of Muslims and 60 of Christians. Mahalle-i Timurci consisted of 53, Mahalle-i Camiatik 84, Mahalle-i Mevtab 37, Mahalle-i Türkmen 60, Mahalle-i Zimmiyan 60, Mahalle-i Dizdar 52, Mahalle-i Camicedid 48, Mahalle-i Hacı Hasan 23 and Mahalle-i Alacamescid 24 housing units. It is considered that *Rums* lived in the Zimmiyan neighborhood. It is seen that current neighborhood names do not match with the old ones (Kiel, 2000: 413).

In the Late Ottoman period, houses were extroverted. The westernization process changed the Turkish room, open sofa was closed, and then it disappeared (Bektaş, 2016: 156). So, it may be said that the neighborhoods were renewed in Kuşadası and the housing stock is basically from the late 19th century as the architectural features reveal.

Today, Camikebir neighborhood is settled on a flat land and it is a rectangular area with narrow streets, which are almost perpendicular to each other. However, Dağ neighborhood that is at the west of Camikebir neighborhood is settled on hill skirt. As a result of the steep slope, the streets with stairs are common. Hacıfeyzullah, Camiatik and Alacamescit neighborhoods were on almost flat land. Although these neighborhoods were not in the citadel, they had almost similar features with the Camikebir neighborhood, which was in the citadel.

Generally, the main masses of houses are located along the streets; courtyards are located at the rear of the houses (Bektaş, 1987: 26). In some cases, side courtyards are preferred. In inclined zones, courtyards are terraced as well as houses. They do not block each others view, sun and air. Entrances of houses were from the side to the courtyard or to the ground floor. Ground floors of the houses opened to the courtyards with a *taşlık*. These sections are for daily usage. *Günlük oda*, kitchen and storage are present on the ground floor. Toilet is located at a corner of the courtyard. A staircase provides access to the *hayat* of the upper floor. Rooms on the upper floor extend both to street and to *hayat* (Figure 2.24). Generally ground floors of the houses are stone masonry, upper floors are timber-frame system finished with timber lath and white wash. The houses are whitewashed, have projections, and roofs with over and under tiles (Figure 2.24). Curvilinear profiles and bird motifs are located under the projection and the eave. Sash windows with wooden sill and two-leafed rectangular and or arched forms windows may be both seen. Different railing forms are possible. Wooden doors are common. There are doors with single-leafed, double-leaves, and ventilation parts are possible (Figure 2.25) (Levi, 2000: 394).

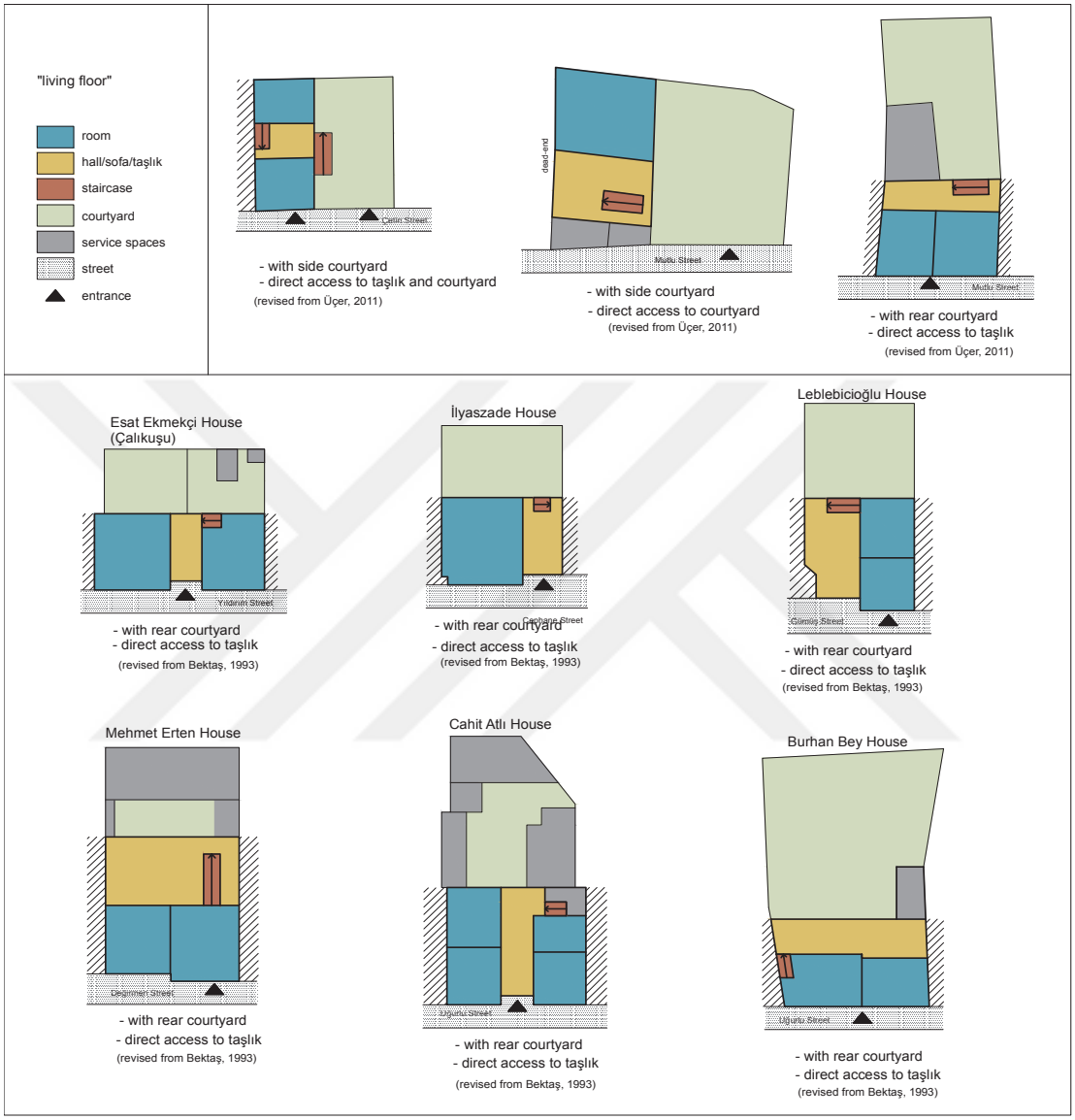


Figure 2.23. Lot and living floor plan typology
(Source: Üçer, 2011 and Bektaş, 1993)

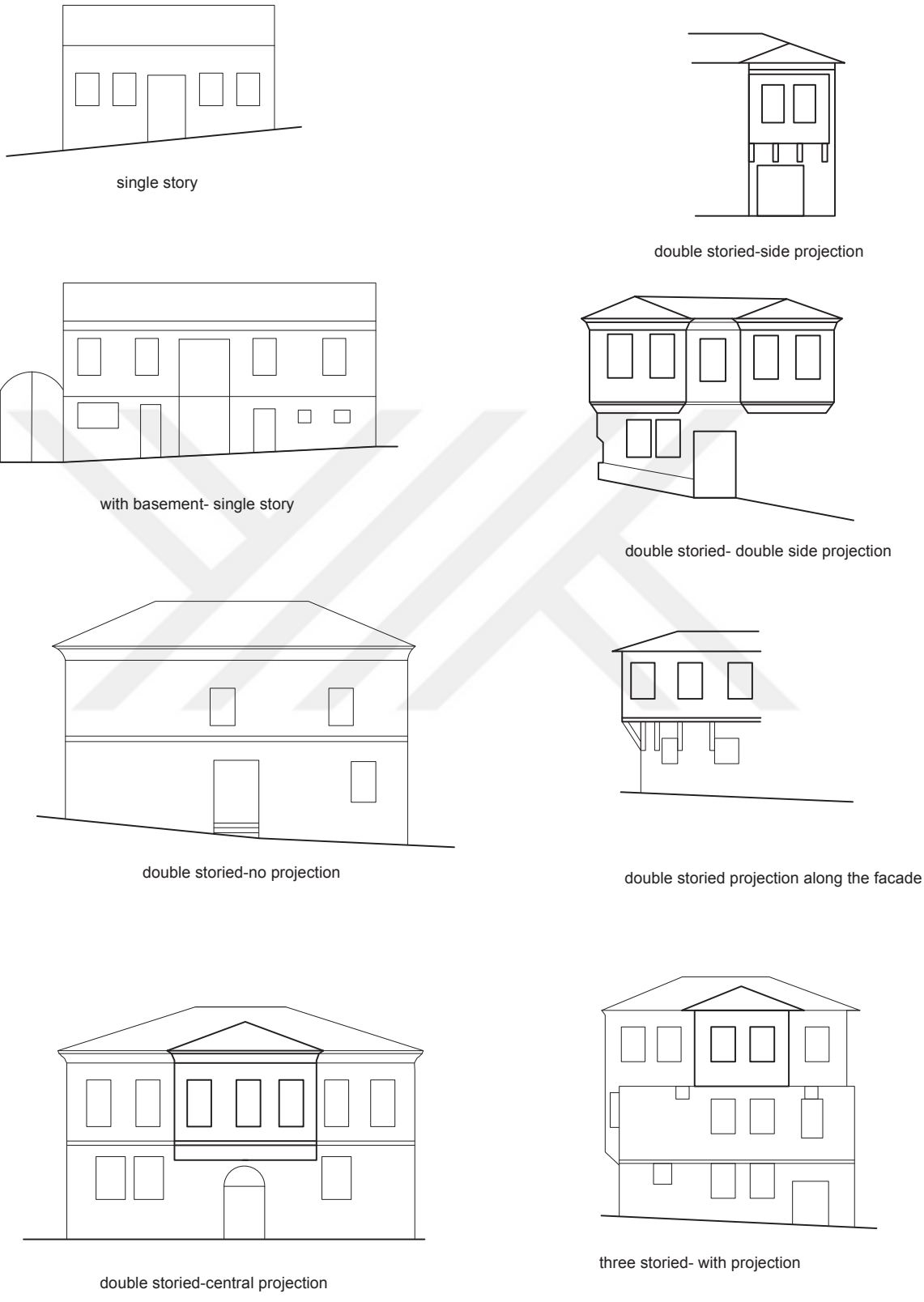


Figure 2.24. Façade typology
(Source: Levi, 2000)

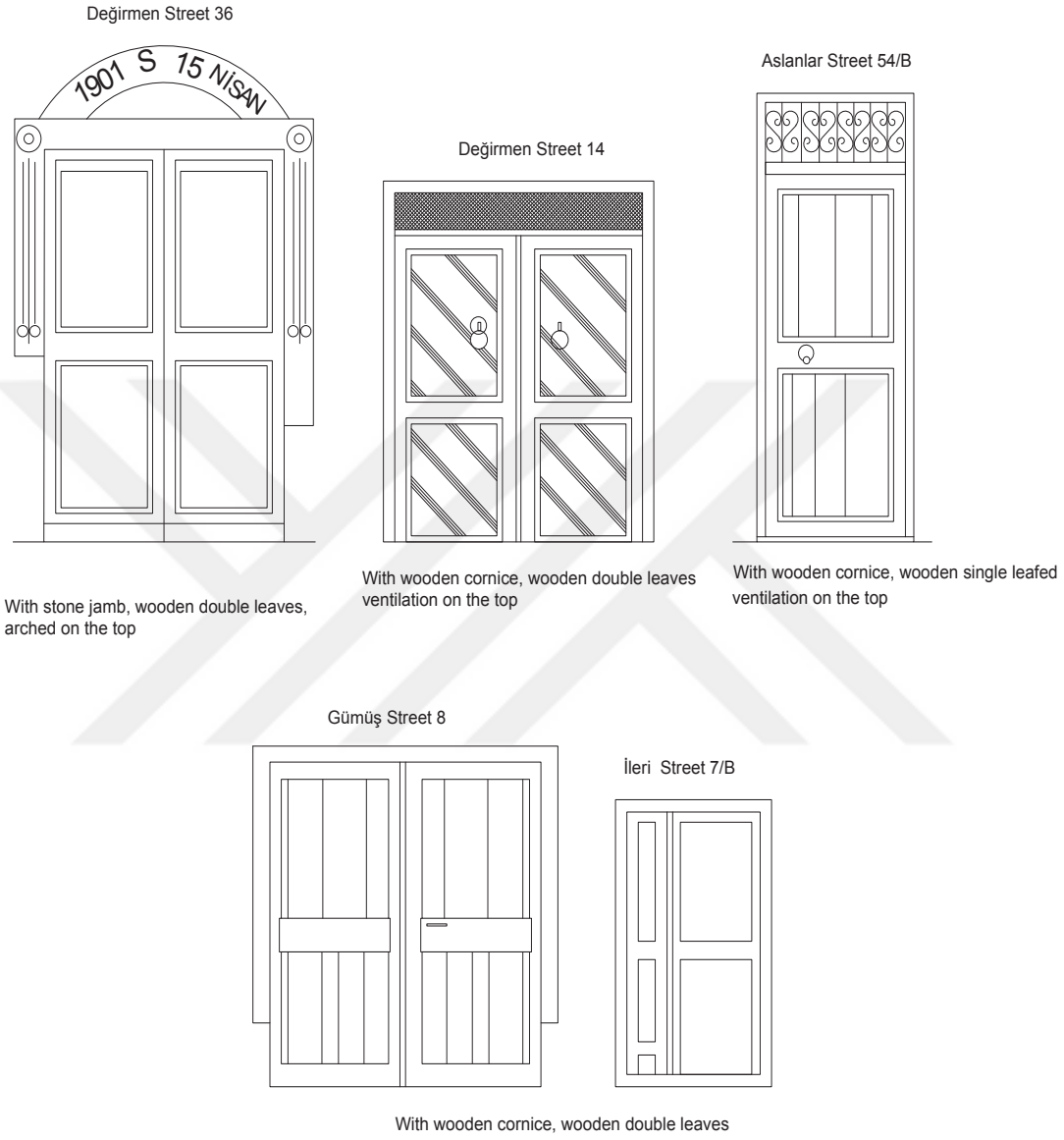


Figure 2.25. Door Types
(Source: Levi, 2000)

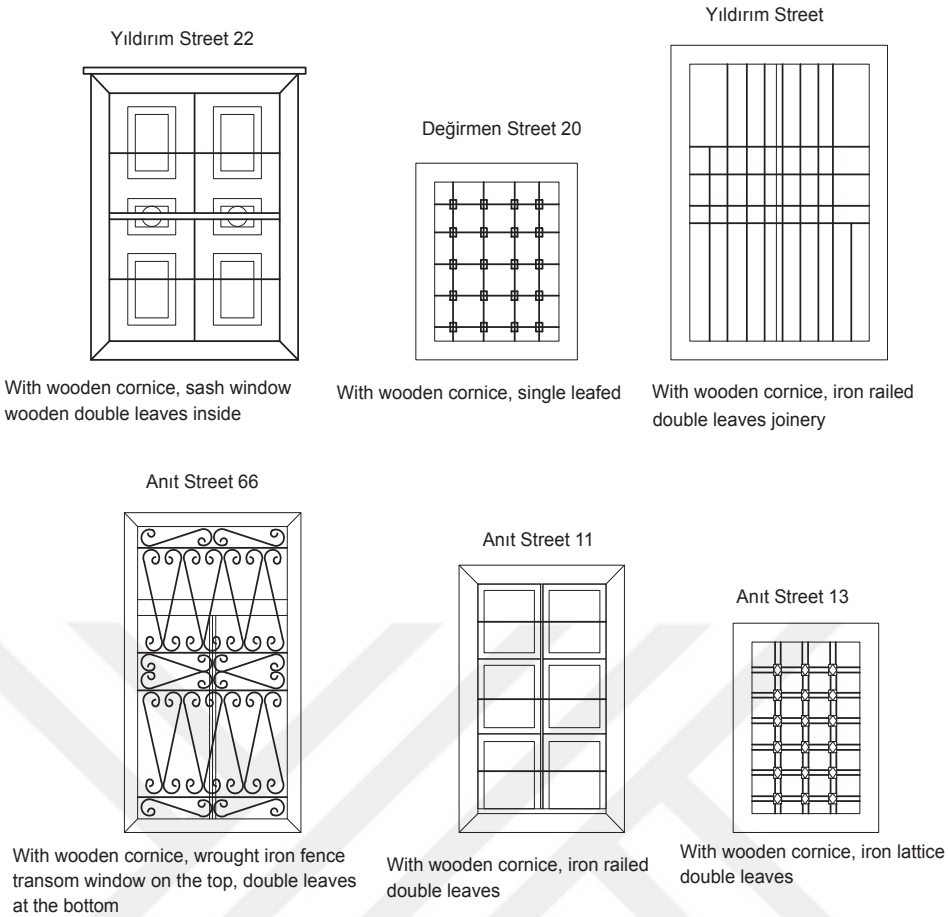


Figure 2.26. Window types
(Source: Levi, 2000)

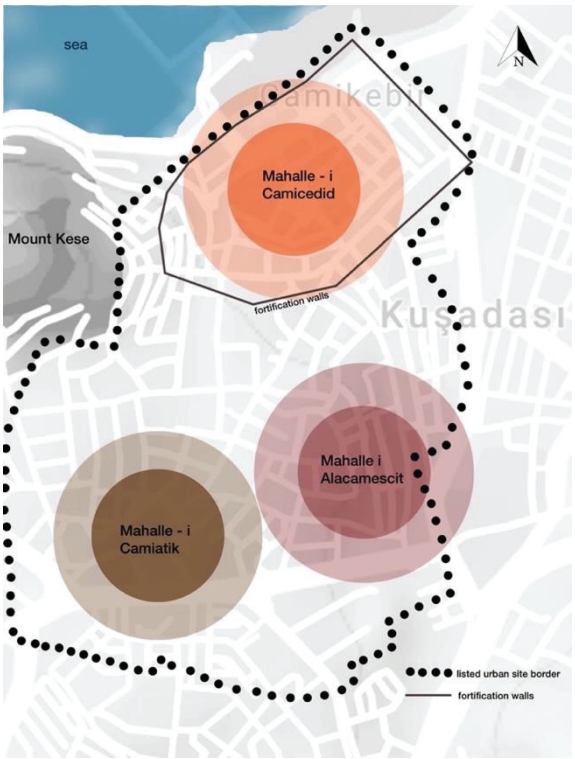


Figure 2.27. Possible location of the neighborhoods, 1676

2.4.4. Caravanserai

In Seljukid period, caravanserais situated on the roads at the outskirts of the towns were very important in terms of commercial safety. Caravanserais were located at the *külliye*s and trade-related part of the settlements in Ottoman period. Ottoman state policy gave importance to construction of the *külliye*. In the Ottoman caravanserais different from the Seljukid caravanserais, they were dissociated from the castle view and increased links with the outside. In Ottoman caravanserais, spaces were smaller compared to Seljukid ones and shops could be present flanking the exterior façade of the caravanserai. Monumentality of the façades was lost and the portals were simpler (Akalın, 2002: 301). Öküz Mehmet Paşa Caravanserai in Kuşadası was a base for coastal protection and it was an accommodation center for trade caravans.

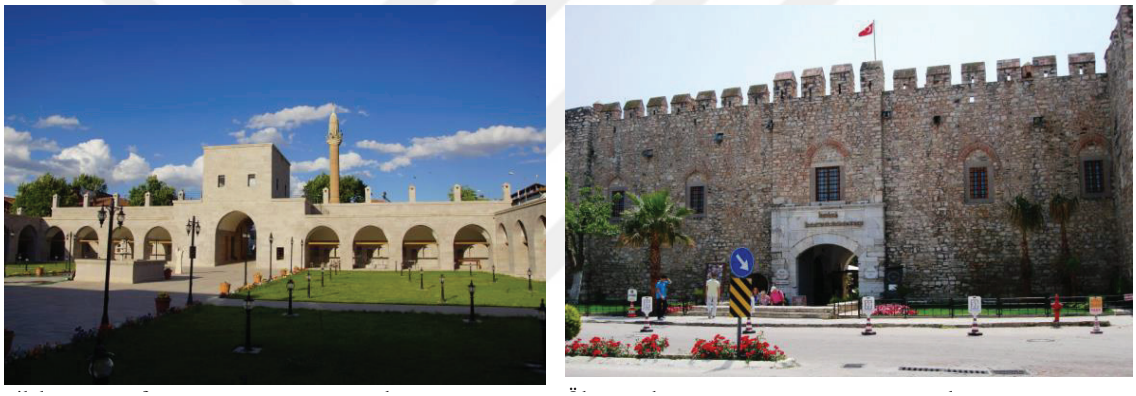


Figure 2.28. Silahtar Mustafa Paşa Caravanserai, Malatya (1637) (left), Öküz Mehmet Paşa Caravanserai (1618) (right)

2.4.5. Mosques

In Classical Ottoman era, neighborhood mosques with courtyards were introverted units. Classical Ottoman mosque style comprised of a linear base and curvilinear superstructure. This created visual dynamism in mosques. Until the 18th century, disuse of curve like shapes on plan was one of the design principles. Superstructure of mosques comprised dome and dome pieces (Kuban, 2016: 451). In mosque design, pendentives provided superstructure-base relation. Squinches, capitals of columns were ornamented with muqarnas (Kuban, 2016: 452).



Figure 2.29. Courtyard of Kaleiçi Mosque in Kuşadası

2.4.6. Governmental Building

Before the 19th century, there were no public buildings such as municipality, government office, barracks, schools etc. Generally, new buildings began to be built in the period following the *Tanzimat*. These types of buildings were designed generally by foreign architects. The architecture of these buildings had no relationship with traditional architecture (Kuban, 2016: 661). In Kuşadası, government office is located next to the school. Government buildings that began to be constructed in the 19th century were generally horizontal compositions. They were double or three-storied. The main entrance was emphasized with a projection and the long façade was arranged to define a square (Yazıcı, 2011: 93). In addition, architectural characteristics of the Neo-classical style such as monumental entrances with stairs, high colonnades, symmetry and use of stone were seen in these buildings (Aslanoğlu, 1980: 9). Towards the end of the 19th century, the Turkish-Islamic Neoclassicism was seen. This style has become clear with Second Constitutionalist period (*II. Meşrutiyet)*.

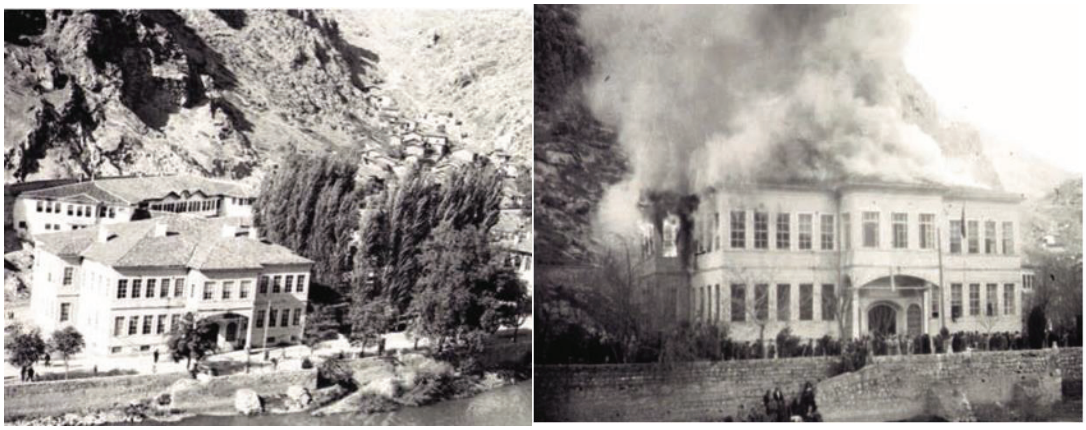


Figure 2.30. Amasya Government House, 1930s
(Source: Foto Özden, Cavit Öztürk Archive)



Figure 2.31. Giresun Government House
(Source: Foto Özden, Cavit Öztürk Archive)

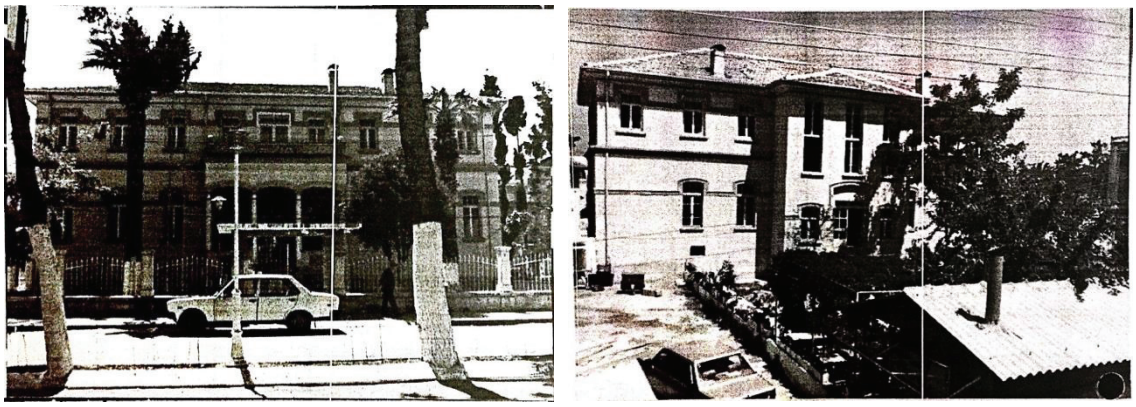


Figure 2.32. Kuşadası Government House as viewed from northwest (left), viewed from southeast (right) (Source: Conservation Council Archive)

2.4.7. Fountains

Fountains generally composed of ornamental slab, faucet, inscription panel, hollow basin and waiting platforms. In Classical period, pointed arch was used. In Tulip period, round arch and flat arch were used, and in Baroque; S and C folded arches were used (Ödekan cited in Levi and Karatosun, 2008: 264). Fountains were providing water for community, also they were gathering place. They were classified according to the location and purpose they were made. They were wall fountains, corner fountains, square fountains, open-air prayer place (*namazgah*) fountains, etc.

In Kuşadası, fountains generally juxtapose a house. It is considered that reservoirs of fountains were located at houses. Fountains are three types according to the their relationship to the walls. They can be flush, niched and overflowing the road. Fountains that were niched on the wall are generally rectangular planned and barrel vaulted. In flush examples, architectural lines ornamented the façade. Generally, fountains that overflow the road are rectangular planned and enriched with vaults (Levi and Karatosun, 2008: 265).



Figure 2.33. The fountain (10/23), Kuşadası



Figure 2.34. The fountain (15/11), Kuşadası

CHAPTER 3

UNDERSTANDING OF THE IMMOVABLE CULTURAL ASSETS

In this chapter, the immovable cultural assets that have been subject to discussion in the Conservation Council between 2013 and 2016, and located in Kuşadası listed urban site are introduced one by one, and analyzed.

3.1. Monuments

This part comprises the caravanserai, the citadel gate, fortifications, mosques, fountains and the government house in the listed urban site of Kuşadası.

3.1.1. Ev Tekkesi Fountain (12/27)

The Ev Tekkesi fountain on block 12, lot 27 is located at the intersection of Gökçen and Güzel Streets in Hacıfeyzullah neighborhood (Figure 3.1). It continues its original function.

The Ev Tekkesi Fountain was first listed in 1994 (Conservation Council, 1994). The house on block 9, lot 52 is an unlisted building that is located across the listed fountain. Because of neighboring a listed monument, it was discussed by the Conservation Council. In the decision of the Conservation Council dated 16.4.2015 and numbered 3782, it was stated that its wall was in danger of collapse. Demolition of the wall under the supervision of Kuşadası Municipality was approved. This decision was applied by taking necessary security precautions (Figure 3.2).

This fountain is evaluated with the house as in general in Kuşadası. It is considered that reservoir of fountain is located at the house. It is overflowing the road and rectangular planned. Architectural lines ornamented the façade, but it is considered that façade ornamentation could be changed.

At present, form, size and scale of the fountain have been almost preserved. However, material and construction technique of fountain are not identifiable. It was originated from inappropriate restoration. One of the houses in the buffer zone of the fountain is evaluated as inharmonious in conservation plan (14/21). Three new buildings (12/26, 12/28, 9/51) are located in close by environment (Figure 3.4). Additional mass in the lot 51's courtyard is unproposed in the conservation plan. The main issue in this asset, while conserving of fountains and related streets, wall that fountain is attached is renewed.



Figure 3.1. Ev Tekkesi Fountain



Figure 3.2. The lot 52 as viewed from south

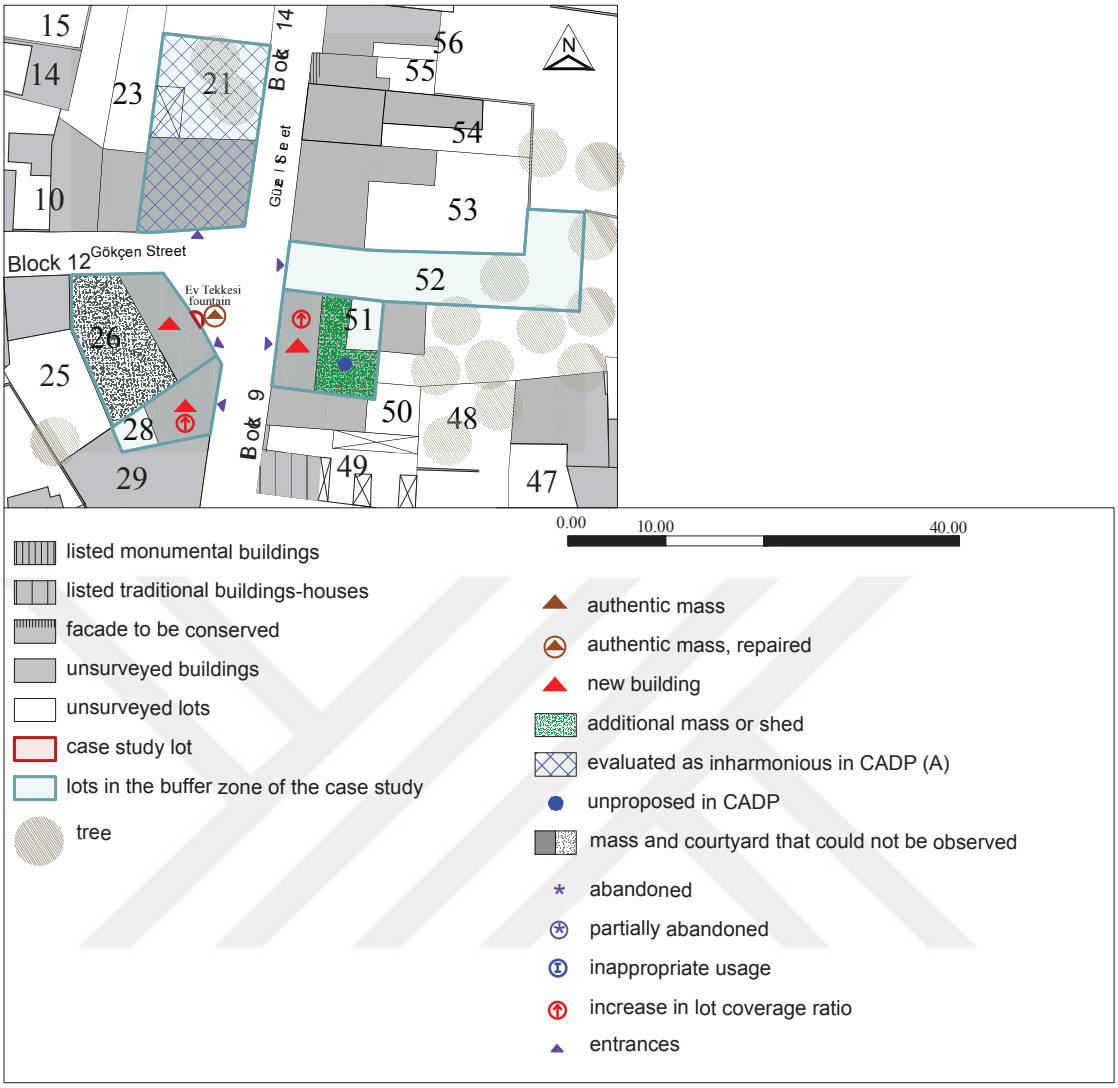


Figure 3.3. Plan view of the fountain

3.1.2. Çeşmebaşı Fountain (15/11)

The Çeşmebaşı fountain is on Kanat Street. It neighbors the corner lot 11, at block 15 at its north. The two storied, new house here is in use at present.

The Çeşmebaşı Fountain was first listed in 1978 by the Conservation Council (Appendix B). After the Conservation Aimed Development came to force in 1994, the fountain was within borders of Kuşadası listed urban site. In 6.3.2002, it was re-listed (Conservation Council, 2002). The decision of the Conservation Council dated 25.6.2013 and numbered 1742, request for unification, subdivision, abandonment for road construction (*tevhit, ifraz, yola terk*) of lot 11. The lot was also discussed by the

Conservation Council in 29.5.2015 with a decision numbered 3908. The request for share transfer between claimants was rejected because of the ongoing lawsuit, which related to land register and cancellation and listing claim, so; the owners of the lot could not convey their shares.

This fountain is evaluated with the house as in general in Kuşadası. It is considered that reservoir of fountain is located at the courtyard of the house. The fountain that was niched on the wall is barrel vaulted.

At present, material, original construction technique, form, size and scale of the fountain are preserved with their authentic features (Figure 3.5). The original relation of the fountain with the site is no more legible. The courtyard of the house 15/11 was formed over the water storage of the fountain. Both loss of the original arrangement of the corner of the block, building heights in the solid-void organization and close-by environment has been preserved. However, lack of maintenance of the neighboring buildings threatens the integrity.



Figure 3.4. The house 15/11as viewed from south



Figure 3.5. The Çeşmebaşı fountain

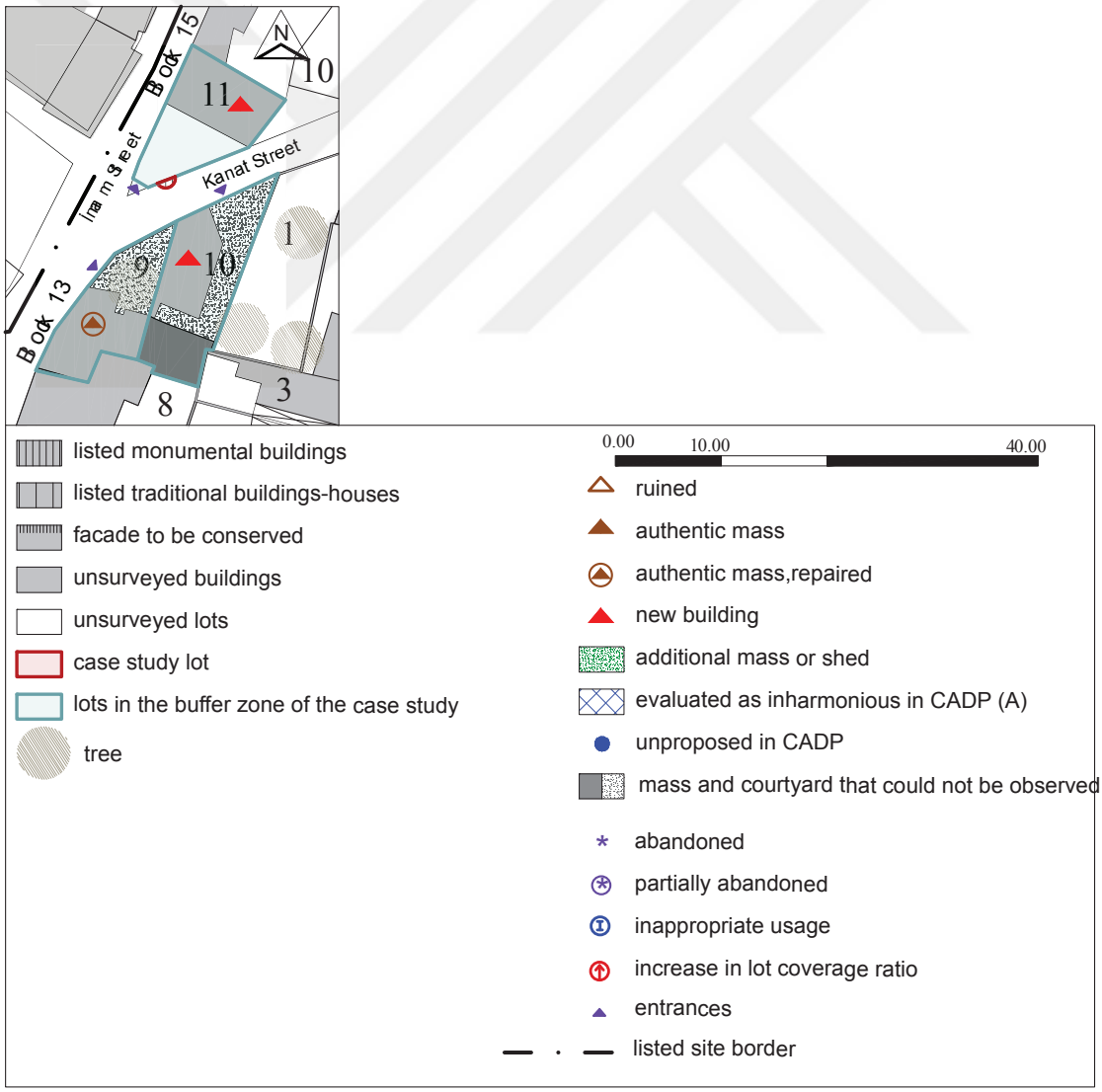


Figure 3.6. Plan view of the fountain (15/11)

3.1.3. Öküz Mehmet Paşa Caravanserai (34/1)

The Öküz Mehmet Paşa Caravanserai (Kurşunlu Khan) on block 34, lot 1 is located at the intersection of the Barbaros Hayrettin Paşa Street (old Tayyare Street) and Atatürk Street in Dağ neighborhood. It is a part of the Öküz Mehmet Paşa Complex **(**Çobanoğlu, 2007: 26). Today, it is used for cultural events such as international women's day. Beside this, it is open to touristic visits.

The two-storied caravanserai consists of a square planned courtyard and is surrounded by colonnaded porticos and room series on both floors. Façades are blind at the ground floor, however, at the top floor, there are rectangular windows crowned with arches and framed with casings (Figure 3.9). There are waterspouts between the window openings to provide out let for rainwater gathering at the terrace roof (Figure 3.9). All façades are finished with crenellations. Entrance of the caravanserai is provided by two doors at northern and eastern façades. Rubble stone, cut stone, brick and marble are the construction material.



Figure 3.7. Caravanserai as viewed from the north

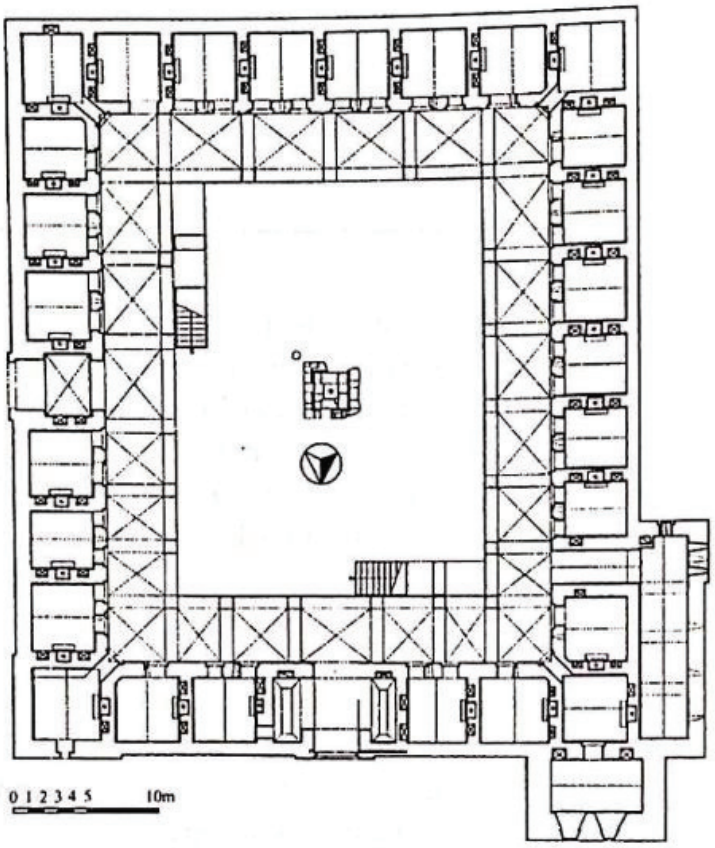


Figure 3.8. Ground floor plan
(Source: Ersoy, 2000: 180)

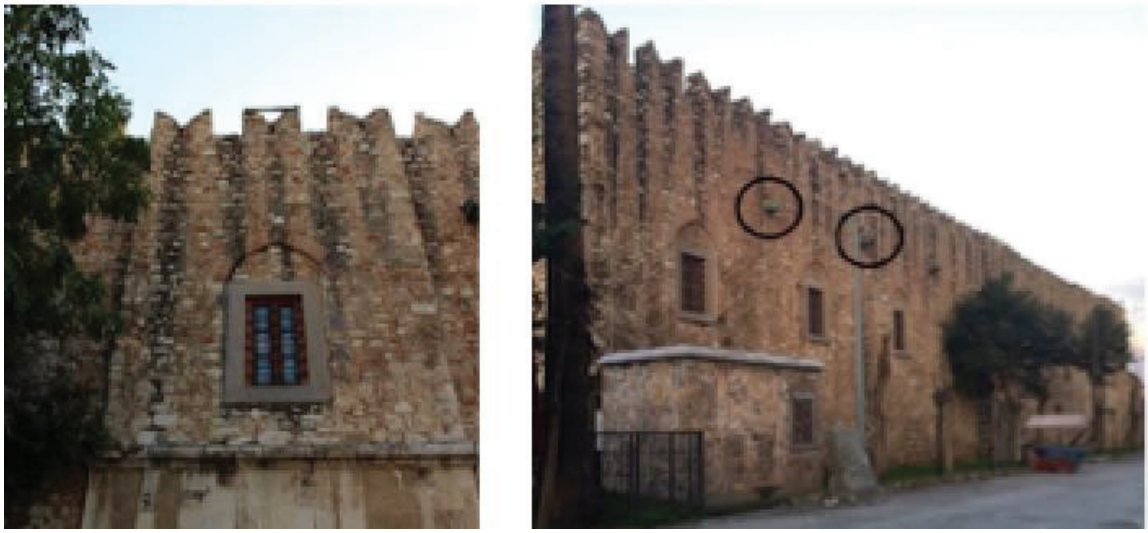


Figure 3.9. A window at the eastern entrance (left), waterspouts at the eastern façade (right)



Figure 3.10. Caravanserai in ruined state during Greek occupation (1922) (Source: Studio AC Archive)

The Öküz Mehmet Paşa caravanserai was built in 1618. It was demolished before the year 1922 because of the earthquake (Figure 3.10). After the restoration in 1964 by the Pious Foundations, it had been used as a hotel (Çobanoğlu, 2007: 27). It was first listed in 1976 (Conservation Council, 1976) (Appendix B). In 03.07.1987, it was re-listed (Conservation Council, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within the borders of Kuşadası listed urban site. In pre-1965 photographs, it is seen that some parts of the riwaqs were demolished. Some spaces in the east of courtyard were used for dwelling or these spaces could have been linked with the traditional buildings that were located at the east of the caravanserai (Figure 3.11) (Ersoy, 2000: 184).



Figure 3.11. Interior view of the caravanserai, unknown date (left), caravanserai as viewed from south in 1960s (right) (Source: Studio AC Archive)

This building was discussed by the Conservation Council in 23.7.2014 with a decision numbered 2964; the request for its renovation was evaluated. According to this decision, Pious Foundations was to control the application. With the other decision numbered 3042 taken in 28.8.2014, application results and occupancy permit were approved. The decision numbered 4847 in 11.3.2016 approved road arrangement in the vicinity of the caravanserai, including the Atatürk Street passing by the northern entrance of the monument: asphalt covering was replaced with stone pavement.

It is considered that the restoration of the caravanserai included reintegration, because it was in an extensively ruin in 1920s. A building with semi-octagonal plan flanked it at its eastern façade. It recalls the apsis of a church. The tower at its east with a Greek flag may be a bell tower. The resemblances of *Rums* were cleaned in early republican years.

At present; color, texture and scale of the caravanserai have been preserved. Original construction technique is partially preserved; intervened portions at exterior walls are legible. Broken bricks that are at joints provide documentary information on the intervened portions. This indicates that the caravanserai had undergone a repair before the recent restoration (Ersoy, 2000: 181). The urban interventions such as street rehabilitations including mainly façade organizations, renewal of floor coverings and environmental organization projects comprehending plantation and removal of unconsidered masses are positive in terms of integrity. However, demolition of traditional buildings flanking the monument at its east are questionable in terms of current theoretical approaches (ICOMOS, 1987: article 2) and also threaten the integrity in terms of authentic historical context, including qualified period additions. Nevertheless, it reflects cleaning approach of Republican period, which is the liberation of the monument from bad-looking things that have affected it (Jokilehto, 1999: 227).

17 of 18 buildings (56/1, 56/7, 58/11, 58/12, 58/13, 58/14, 58/15, 35/1, 35/4, 46/1, 46/2, 46/3, 46/4, 45/1, 45/6, 45/7, 33/8) in the buffer zone of the caravanserai were evaluated as inharmonious with the conservation plan. One of 17 is demolished (33/8). The remaining one is a repaired traditional house (45/1). 17 of 18 buildings in the buffer zone of the caravanserai are declared as commercial activity areas in the conservation plan (except from 45/1). Generally lot-building relationship and the traditional buildings in the vicinity of caravanserai are almost preserved. It is seen that the constructions shifted to Mount Kese. Nonremoval of the majority of the buildings evaluated as inharmonious in 1994 is the basic problem of the integrity.



Figure 3.12. Intervened portion of the western wall (left), environmental organization at the east of the caravanserai (right)



Figure 3.13. The caravanserai (left), the northern façade of caravanserai (right) (Source: Conservation Council Archive)

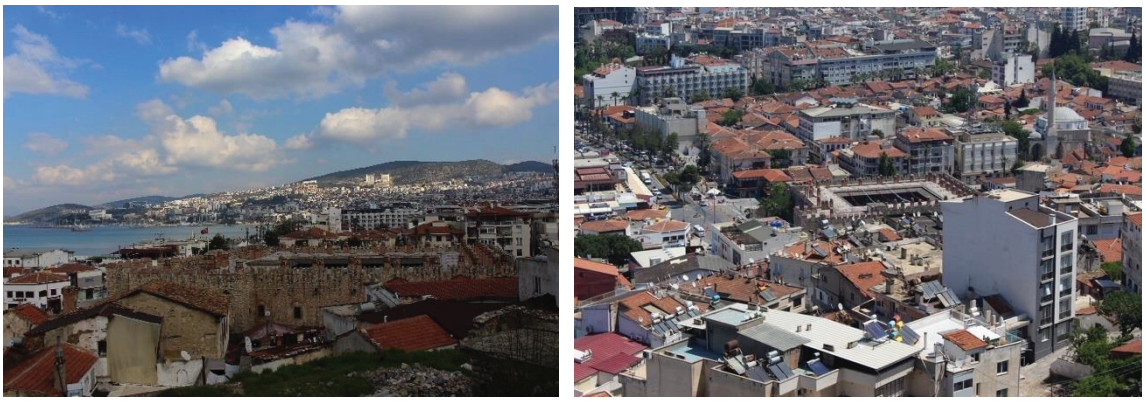


Figure 3.14. The caravanserai as viewed from the west (left), the caravanserai as viewed from the Mount Kese (right)

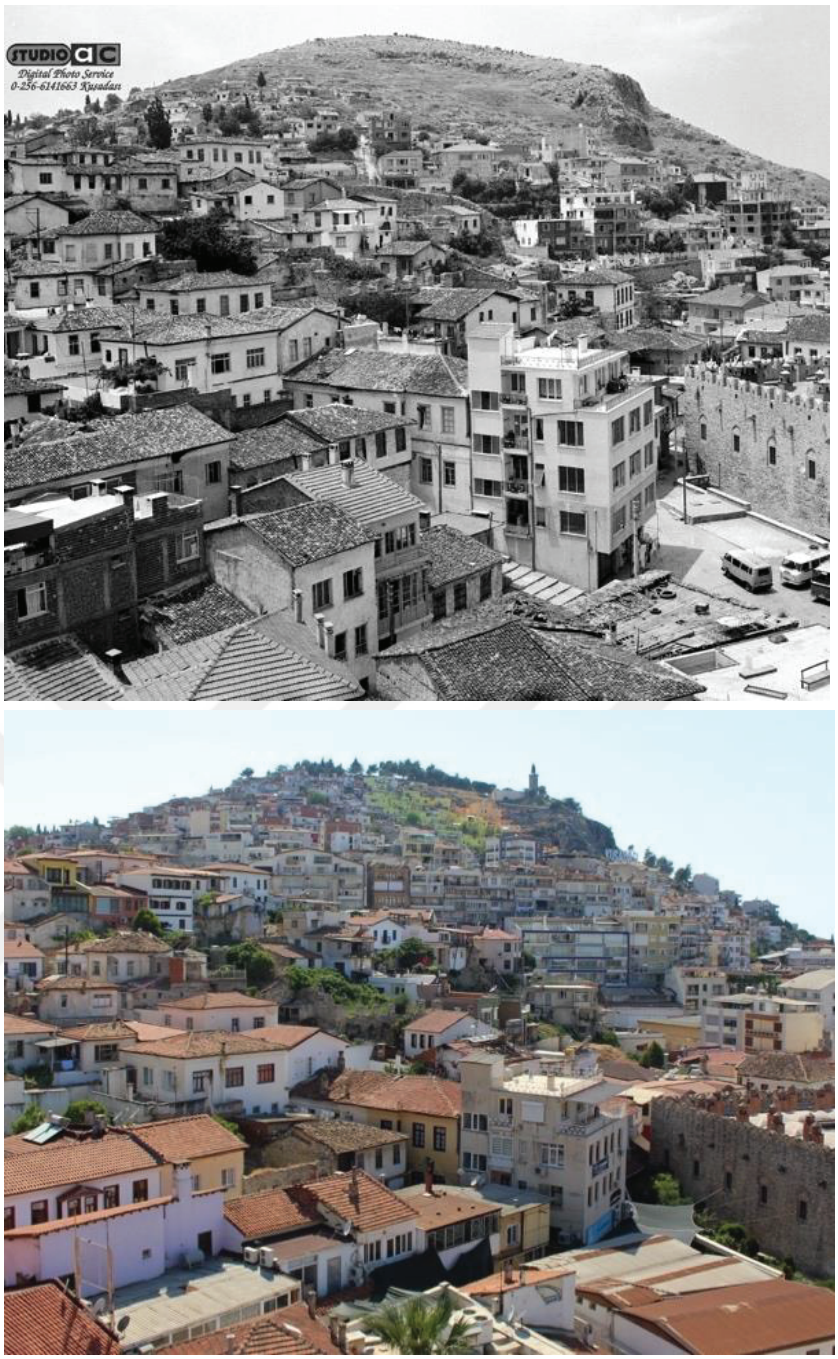


Figure 3.15. Traditional houses in the vicinity of the caravanserai (above), and today (below) (Source: Studio AC Archive)

The buildings on block 34, lot 2 and 3 were unlisted buildings that were located in the buffer zone of the Öküz Mehmet Paşa Caravanserai. Because of the neighboring listed monument, it was discussed by the Conservation Council. The decision dated 22.7.2015 and numbered 4007 approved removals of additional masses and elements because of affecting silhouette of the caravanserai negatively. This implementation was completed.

The power distribution building on block 34, lot 4 is also an unlisted mass that is

located at the buffer zone of the caravanserai. Because of the neighboring listed monument, it was discussed by the Conservation Council. In the decision dated 21.3.2013 and numbered 1458, it was stated that the building was insufficient for providing electricity in line with increasing demand. Accordingly, the decision for its demolition was approved and a new project was requested.

The building on block 58, lot 16 was located in the buffer zone of the caravanserai. Because of neighboring a listed lot, it was discussed by the Conservation Council. The decision dated 29.1.2015 and numbered 3498 of the Conservation Council rejected leasing and new building construction on this lot.

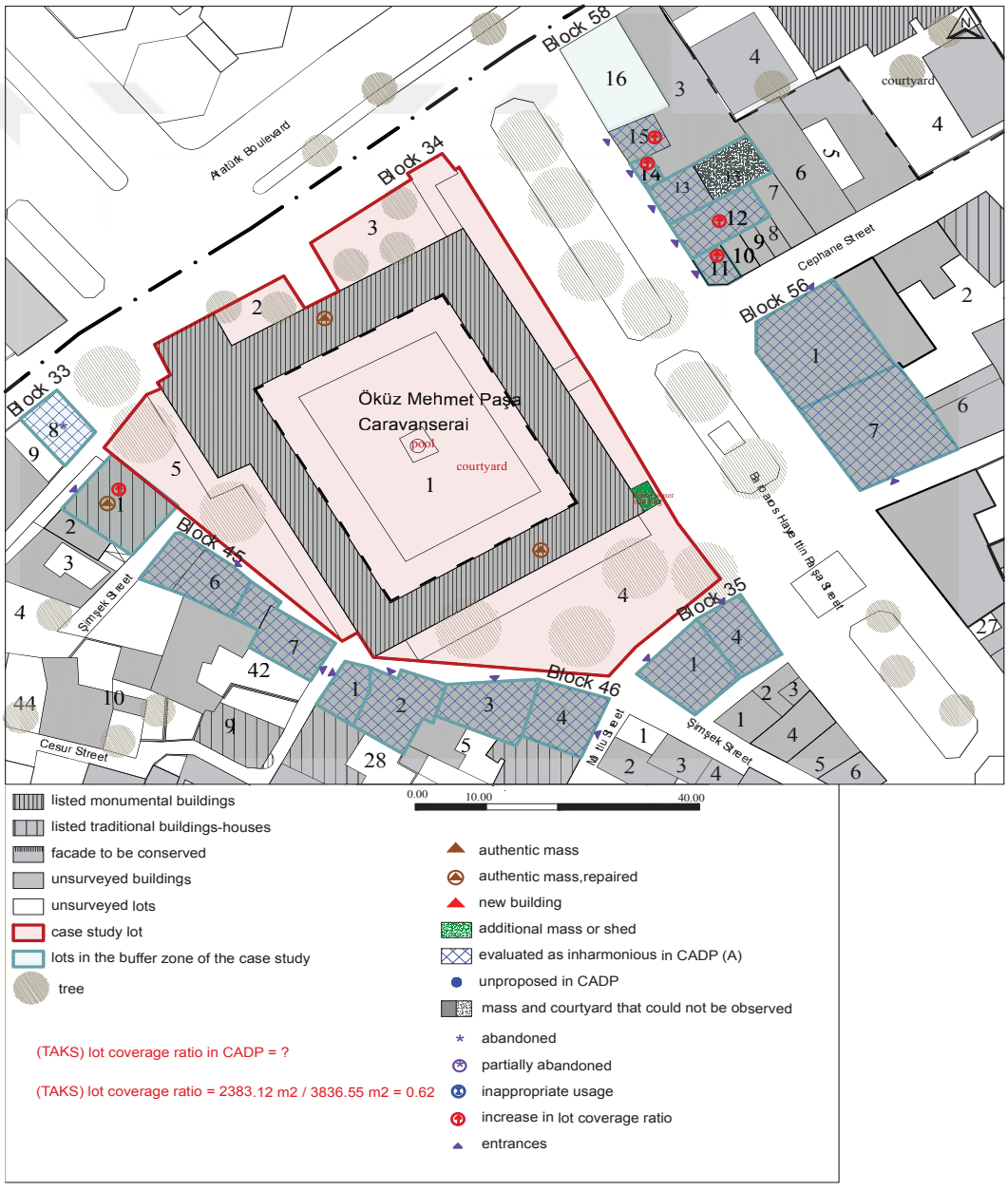


Figure 3.16. Plan view of the caravanserai



Figure 3.17. Electric power distribution building next to the caravanserai

3.1.4. The Citadel Gate and the Emine Kadın Fountain (55/58)

The gate on block 55, lot 58 was built to provide access from the south, which is the direction of city of Aydın. Its ground floor is used as a passage between Barbaros Hayrettin Paşa and Sağlık streets today. Upper story of the gate is unused today. In 1950s, its upper story was used as a police office. According to the information that was acquired from the Kuşadası Municipality, the upper story is going to be used as a micro arts museum.

The citadel gate is a square prism crowned with a hipped roof. On its southern façade, it has large cut stone blocks with depressed arch that defines the gate. On its western façade, it has a staircase that provides access to the upper floor (Figure 3.18). It has a champhered corner at the intersection of the southern and western facades. Rubble stone and brick pieces were used as construction material and they are exposed without plaster. The workmanship is similar with Öküz Mehmet Paşa caravanserai. There are rectangular windows with cut stone casing at the upper floor (Figure 3.19), which are depressed arched. The citadel gate in Kuşadası listed urban site has similarities with main gates of citadels except its upper floor with fenestration and hipped roof. With regard to the comparative study, it is considered that the wall of the citadel gate was originally completed with crenellations. At its northern façade, Emine Kadın fountain flanks the monument. As learned from the inscription panel, it dates to 1807-1808. The fountain projects out and is enriched with an arch (Figure 3.19).



Figure 3.18. The citadel gate (left) and the staircase at the west (right)



Figure 3.19. Windows (left), the fountain at the southwest (right)



Figure 3.20. The gate as viewed from the north today (left) and 1970s (right)
(Source: Conservation Council Archive)

It is considered that the citadel gate was built in the first half the 17th century together with the fortifications. It was first listed in 1978 by the Conservation Council (Appendix B). After the Conservation Aimed Development Plan came into force in 1994, the gate was within the borders of Kuşadası listed urban site. The decision dated 16.4.2015 and numbered 3778 of the Conservation Council rejected the request for change of function of the upper story as a boutique hotel. The Council underlined the importance of achieving public access as much as possible. In addition, the Council requested a restoration project and rehabilitation of façades of the buildings in the buffer zone of the citadel gate by Kuşadası Municipality.



Figure 3.21. The gate as viewed from south around 1950s (above), the gate as viewed from east around 1970s (below) (Source: Conservation Council Archive)

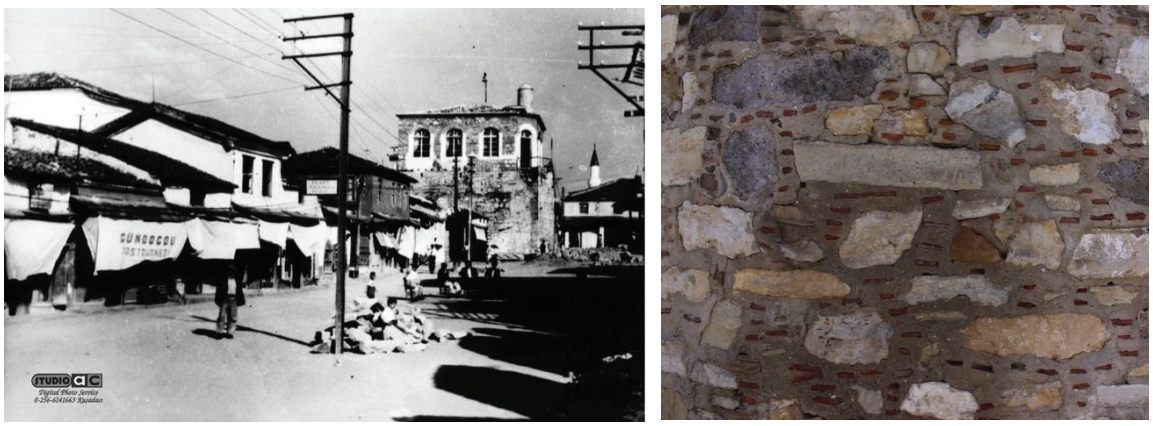


Figure 3.22. The gate as viewed from the north around 1960s (left) and the wall detail of the gate (right) (Source: Studio AC Archive)

Examples of Bursa and Diyarbakır that have preserved their authenticity and had crenellations and door, flank the fortification walls (see page 34) but there were no windows. In the citadel gate of Kuşadası, it had windows, balcony, staircase and roof. It is considered that these architectural elements are evaluated as period additions and they are part of authenticity. At present; the citadel gate is preserved with its additions. The

relationship between fortification walls and the gate have been damaged because of the shops at the northeast. Urban intervention decisions should emphasize the relationship between the fortification walls and the gate. Although original construction technique is partially preserved, intervened portions are eye-catching, especially on exterior walls (Figure 3.22) and arches of the windows. Physical characteristics in close-by environment are negative in terms of integrity because of the impossibility of perceiving the traditional pattern. 5 of 7 buildings in the buffer zone of the caravanserai were evaluated as inharmonious in the conservation plan (41/10, 56/66, 55/57, 183/1 and block 54/1), but these have survived since 1994. 2 of 7 are repaired buildings (41/9, 40/36). In addition, random renewal of façade elements such as renewal of joineries and signboards of the neighboring shops aggravate the integrity.

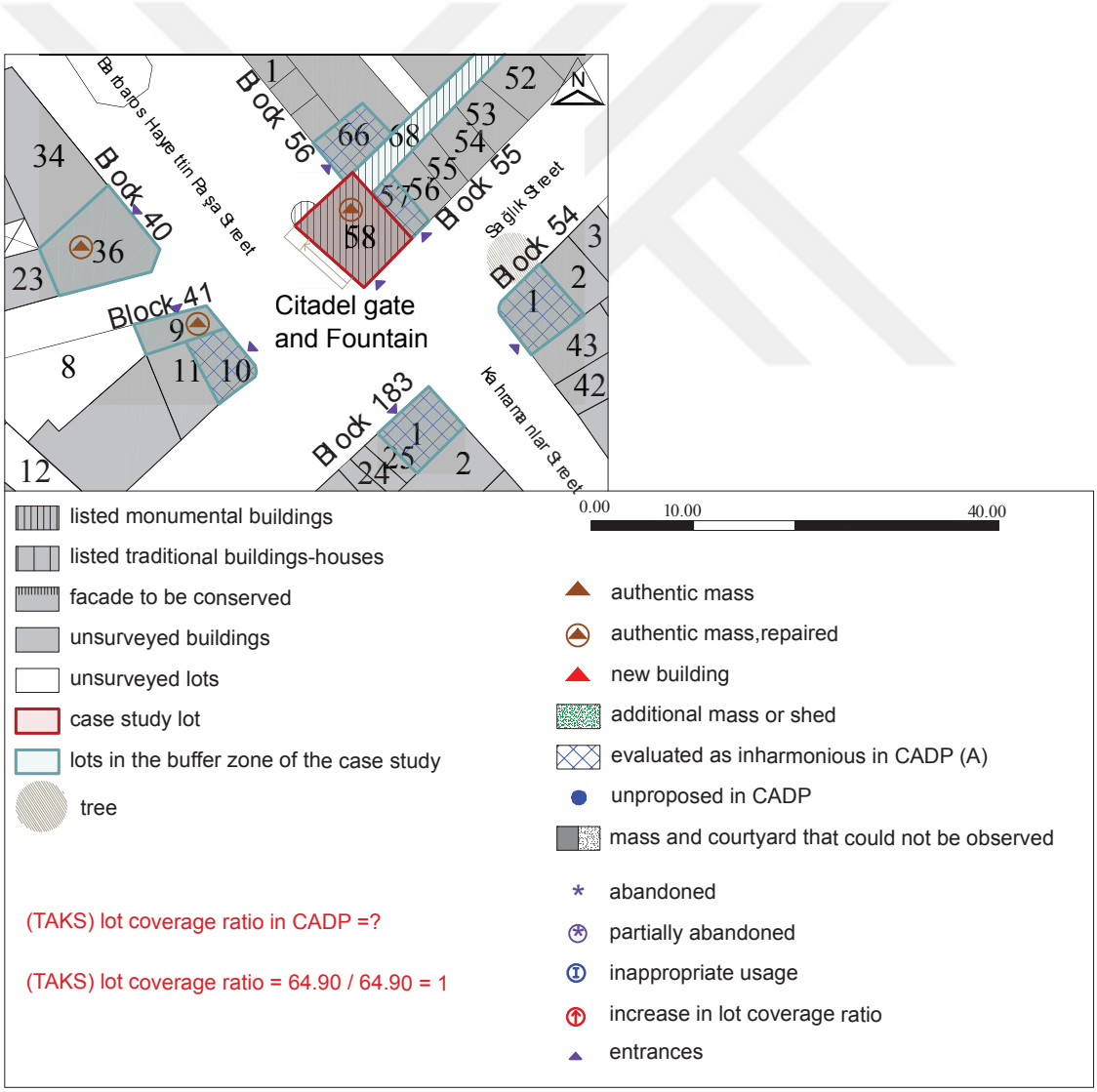


Figure 3.23. Plan view of the citadel gate and the fountain

3.1.5. The Fortification Wall Remain (55/68)

The fortification wall remain on block 55, lot 68 is on the Sağlık Street in Camikebir neighborhood. In the original, this fortification wall go along the Sağlık Street. But, now it is not perceived from the Sağlık Street clearly.

It was first listed by the Conservation Council in 1978. After the Conservation Aimed Development Plan came to force in 1994, the fortification wall was within the borders of Kuşadası listed urban site. The decision dated 11.3.2016 and numbered 4849 of the Conservation Council requested for a restoration project and also requested for alteration in conservation plan about the buffer zone borders of the fortification wall.

As in other towns in Anatolia, the Kuşadası town was surrounded by fortification walls, too. Fortifications in the Kuşadası listed urban site were along the Hükümet, Sevgi, Sağlık, Deniz and Menekşe Streets.

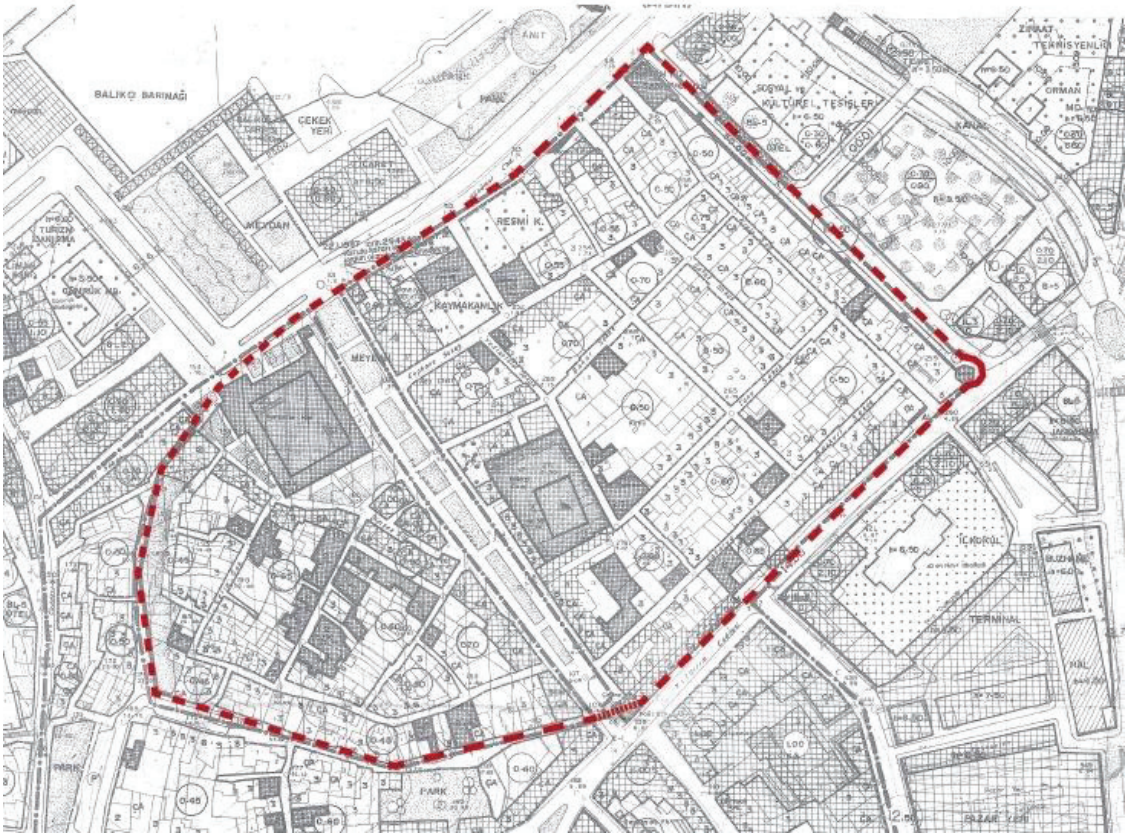


Figure 3.24. Fortification walls

At present, the fortification wall is not perceived as a monument. Along the Sağlık Street, only a piece of the wall can be seen (Figure 3.25). The shops on the Sağlık Street hide the rest of the wall. 11 of 36 buildings in the buffer zone of the

fortification wall remain are evaluated as inharmonious in the conservation plan (55/6, 55/10, 55/11, 55/33, 55/34, 55/47, 55/66, 55/69, 55/73, 55/75, 55/77). One of them is the citadel gate (55/58), which is intervened and a listed monument in the buffer zone of the fortification wall remain. Remaining buildings belong to shops. Shop buildings generally cover the whole of their lot.



Figure 3.25. Fortification wall remain on Sağlık Street

The building on block 55, lot 77 is located buffer zone of the fortification wall, but it was evaluated as inharmonious in the conservation plan. Because of the neighboring listed monument, it was discussed by the Conservation Council. The decision dated 11.3.2016 and numbered 4844 of the Conservation Council approved the renewal implementations under the supervision of the Aydın Municipality. It is considered that shop series that prevent perception of the fortification and taking decisions about the buildings that evaluated as inharmonious in the conservation plan are contradictory. In addition, buildings on block 55, lots 54, 55 and 56 are located in the buffer zone of the fortification wall. The decision dated 11.3.2016 and numbered 4849 of the Conservation Council approved the reinstatement of implementations.

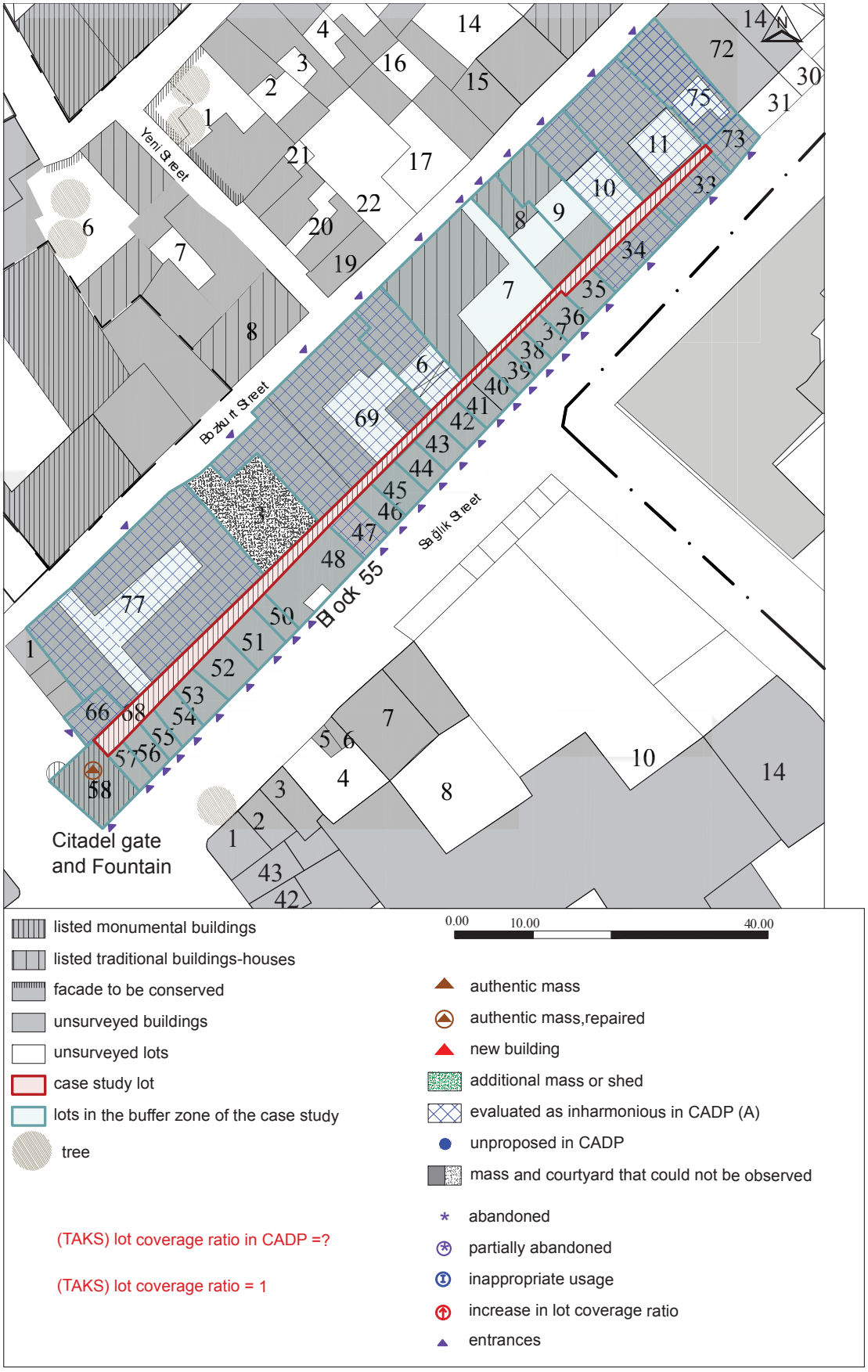


Figure 3.26. Plan view of the fortification wall remain

3.1.6. Kaleiçi Mosque (56/3)

The Kaleiçi Mosque on block 56, lot 3 is located between the Barbaros Hayrettin Paşa and Yedi Eylül Streets in the Camikebir neighborhood (Figure 3.27). The entrance of the mosque is provided from Barbaros Hayrettin Paşa, Bahar and Yedi Eylül Streets.

The mosque continues its original function. It is located almost at the middle of a rectangular planned courtyard. There are *Müftülük,* masjid for women, toilet and space for performing ablution (*abdestlik*) in the courtyard. Domed praying hall, minaret with a single *şerefe* and semi-open last comers' hall with three domes which was renewed in 1982-82 are elements of the mass composition. The windows are with lower and upper registers and upper windows have stucco network. There are relieving arches, rectangular windows and casings at the lower part. Rough stone was used in the construction. Exterior facades of the mosque are without plaster except courtyard façade of the mosque and the drum is plastered.

The mosque has been restored in the early 19th century (Çobanoğlu, 2007: 27). It was first listed in 1976 (Conservation Council, 1976) (Appendix B) and this decision was sustained in the succeeding years (1978, 1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 21.3.2013 and numbered 1467 of the Conservation Council rejected alteration of its decoration program; the change of westernization period decoration program with the classical one. Another decision dated 23.5.2013 and numbered 1649 approved the mass additions project involving masjid, toilet and space for performing ablution (*abdestlik*). The supervision of the Pious Foundations was considered necessary during the implementation.

At present; authenticity has been preserved in terms of form, size, scale and texture. However, joineries are renewed (Figure 3.43). According to the information that was acquired from the *müftülük*, masjid for women, toilet and space for performing ablution in the courtyard were made according to the current necessity. It is considered that all of these do not provide information about the original courtyard organization. The historical context is legible with Kaleiçi Mosque, Kaleiçi Bath and the traditional houses near-by. Kaleiçi Mosque and Bath are parts of Öküz Mehmet Paşa Complex, but traditional houses in close-by environment generally belong to the 19th century. 7 of 18 buildings in buffer zone of the Kaleiçi Mosque are evaluated as inharmonious in the conservation plan (Block 56 lot 1, 2, 5, 18, 19, 20 and block 65 lot 17). One of them is a

new building (Block 65 lot 19). 2 of them are repaired authentic masses (Block 65 lot 16 and 18). Remaining ones are shop buildings (56/21, 56/22, 56/23, 56/24, 56/25, 56/26, 56/27). Although these are not evaluated as listed or to be conserved in the conservation plan, in this study these are evaluated as valuable.

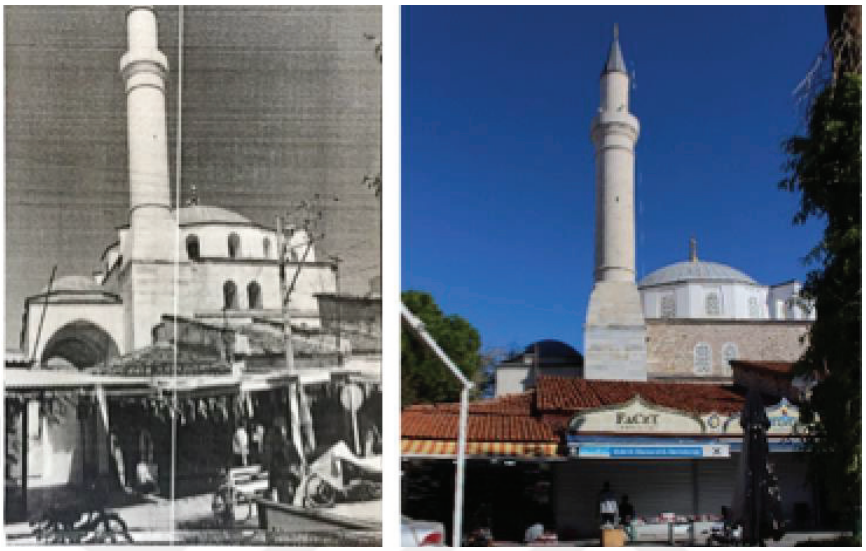


Figure 3.27. Mosque as viewed from west, an earlier date (left) and today (right) (Source: Conservation Council Archive)



Figure 3.28. Courtyard of the mosque (left) and ablution fountains (right)



Figure 3.29. Masjid in the courtyard (left), toilet as viewed from Yedi Eylül Street (right)

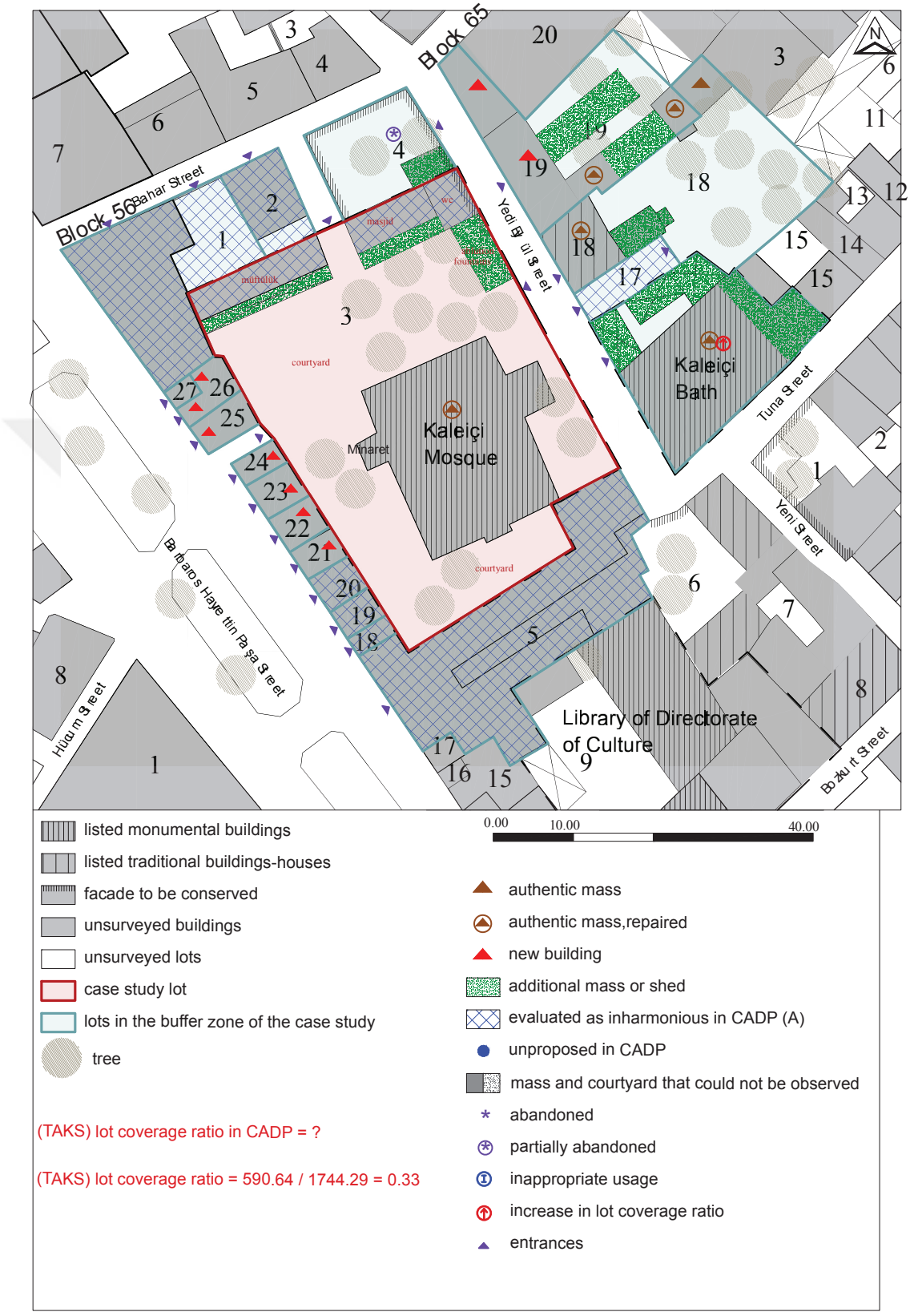


Figure 3.30. Plan view of the Kaleiçi Mosque



Figure 3.31. Windows (left), the Kaleiçi mosque as viewed from the west (right) (Source: Studio AC Archive, around 1960s)

3.1.7. Government Office (58/4)

The Government Office on block 58, lot 4 is located between Atatürk, Mahmut Özay and Cephane Streets in Camikebir neighborhood. It continues its original function (*kaymakamlık*). This building has Neo-classical façade elements such as columns, capitals, and arched windows with casings. But rectangular upper windows, the two horizontal decorative bands circumscribing the openings throughout the building are characteristics of Republican era. This is a rectangular prism like structure and has a large courtyard. Windows at the upper and ground floors are rhythmic and rectangular formed. On the ground floor, windows are with depressed arches. The roof is hipped and covered with Marseilles tiles. The entrance projects out as a colonnaded portico. It is a stone masonry building. There are some additional masses in the courtyard. One of them is used as a civil registry office; other one is immigration authority office.

It was first listed in 1978 (Conservation Council, 1978) and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 23.1.2013 and numbered 1275 approved the maintenance of the monument; including repair of roof, repair of interior and exterior plaster and renewal of paint. In the decision dated 24.1.2014 and numbered 2380, the presented restoration project was rejected and scraping of plaster was requested. Another decision dated 27.2.2014 and numbered 2470 approved the restoration project

of the building with the reference to the principle decision numbered 680. This building was also discussed by the Conservation Council in 7.5.2015 with a decision numbered 3859: the request for implementation report and photographs related to road arrangements on the Atatürk Street passing by the building was evaluated. The decision dated 24.12.2015 and numbered 4479 approved reinstatements of implementations regarding road arrangement. The decision numbered 4847 in 11.3.2016 approved road arrangement that includes asphalt finishing and plantation in the vicinity of the government office.

At present, form, size, color and scale of the building are preserved in terms of authenticity. Interventions such as color of the building that were made according to the council decisions are positive in terms of authenticity of the building. The horizontal decorative band is not perceived because of the similar color with the façade. Placement of additional buildings in the courtyard is questionable. It is considered that the narrow passageways between the Government Office and immigration authority office building, and civil registry office building are problematic. One of the 7 lots that are located in the buffer zone of the Government Office on block 58, lot 4 is the primary school. Additional new building was built in this lot, although it was not proposed in the conservation plan, while retaining the authentic building. One of them is new building and it is not seen in conservation plan in 1994 (Block 58 lot 5). 4 of 7 buildings in the buffer zone of the Government Office are evaluated as inharmonious with the conservation plan (Block 58 lots 3, 4, 6 and block 57 lot 2 and block 66 lot 2). These have not demolished yet. It is considered that the density of building was increased. For example, although it was a courtyard in the conservation plan, it was converted to the building mass. The remaining 2 listed buildings (57/2, 66/2) have undergone some interventions such as repair of plaster. So, they are in maintained state. Generally lot-building relationship in close-by environment is negative in terms of integrity and there are buildings used mostly for commercial purposes in close-by environment as indicated in the conservation plan. The qualified urban interventions such as environmental organizations involving plantation and road arrangement are positive in terms of integrity. It is considered that attitudes of governmental agencies contradictory because they allowed making mass additions in courtyards or they were not demolished buildings that were inharmonious in the conservation plan.

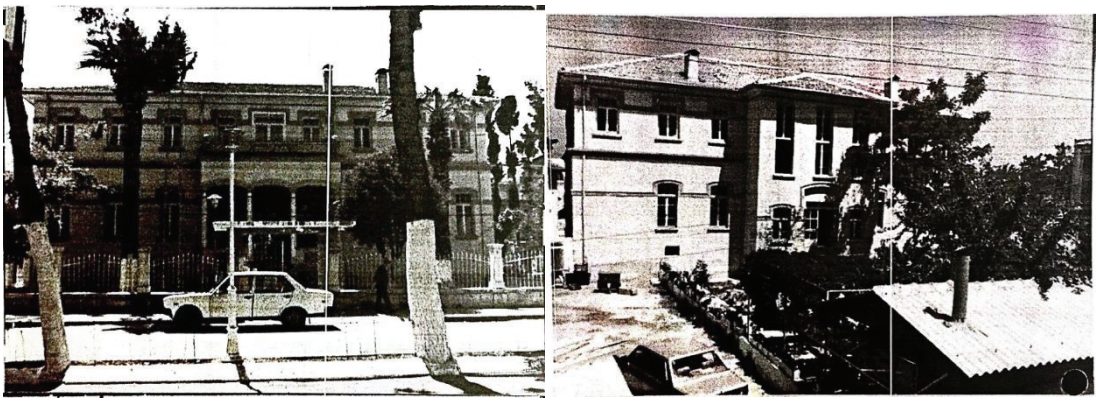


Figure 3.32. Government office as viewed from the north (left) and as viewed from the southwest (Source: Conservation Council Archive, 1976)

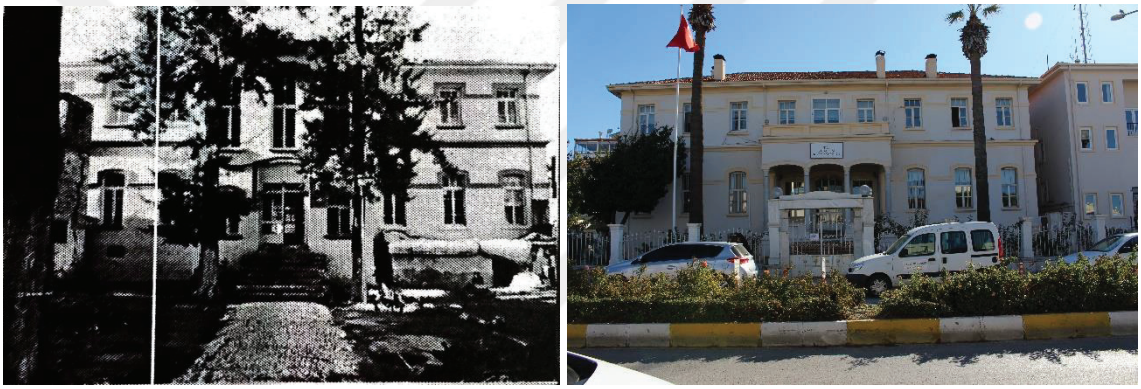


Figure 3.33. Government office as viewed from the south (left), as from the north (right) (Source: Conservation Council Archive, 1976)



Figure 3.34. Road arrangement and plantation (left), the building as viewed from Mount Kese (Source: Studio AC Archive, 1960s)

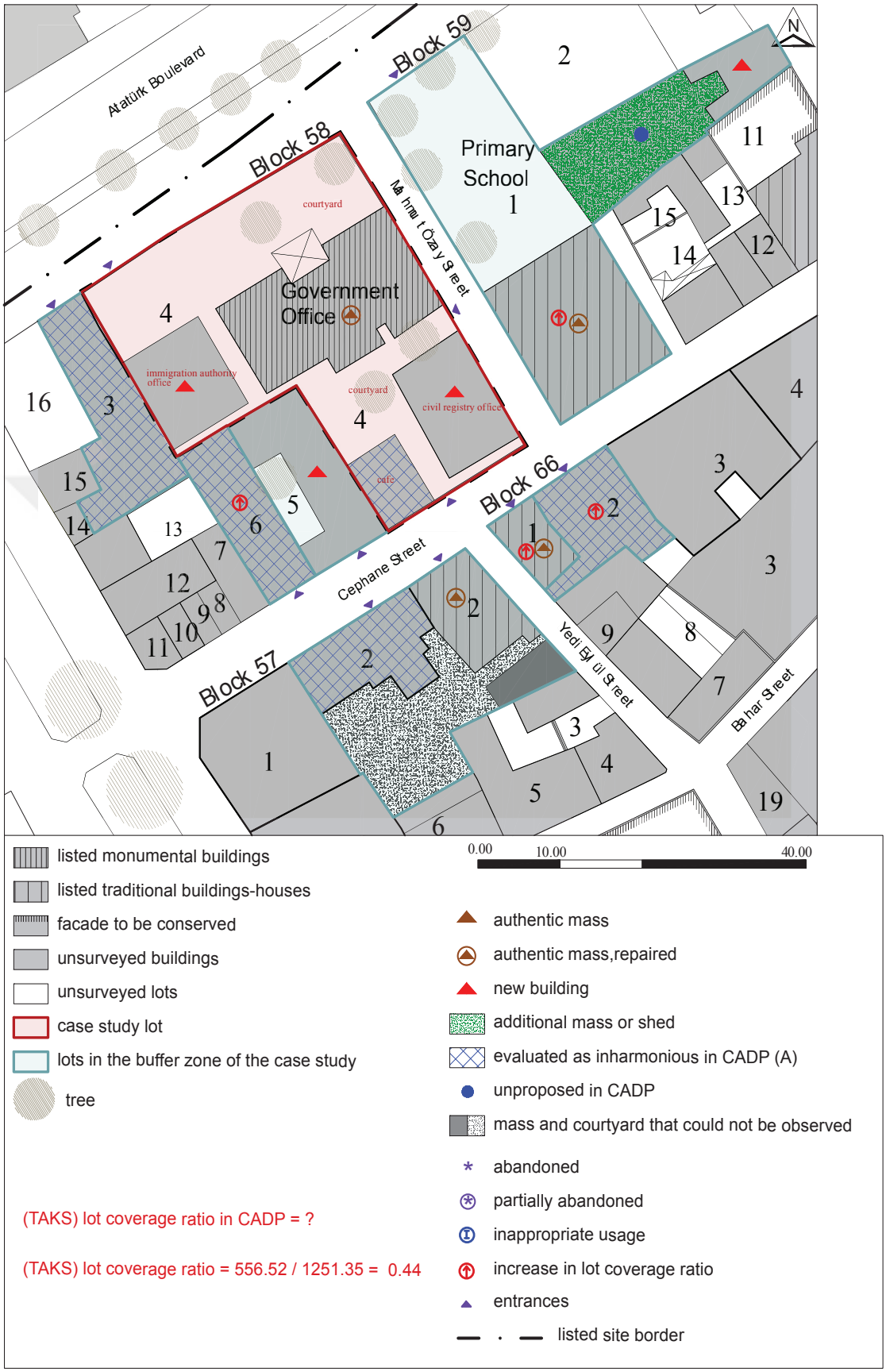


Figure 3.35. Plan view of the Government Office

3.1.8. Hacı İbrahim Ağa Mosque (191/1) and (191/2, 3)

The Hacı İbrahim Ağa Mosque on block 191, lot 1 is located at the intersection of the Yıldırım and Yıldız Streets in Alacamescit neighborhood. The mosque continues its original function. The entrance is from Yıldırım Street to the front courtyard. The lot-mosque relationship is irregular and acute angles have formed in between the mosque mass and the buildings flanking it at its northeast and southwest. The cubical mass with a portico is elevated over a basement floor. The portico (*son cemaat yeri*) has a lean-to roof resting on timber posts. The minaret has a single *şerefe* emphasized with muqarnas. Symmetric façade composition is seen at the northern façade. Entrance of the mosque is flanked by two muqarnassed *mihrab* niches (Figure 3.38). Exterior facades of the mosque are plastered. The windows are with lower and upper registers. There are relieving arches and rectangular windows at the lower part, only rectangular windows at the upper part and it has hipped roof.

According to the information that was acquired from the Pious Foundations, the mosque was built in 1687. The Hacı İbrahim Ağa Mosque was first listed in 1978 (Conservation Council, 1978). In 10.07.1986, it was re-listed (Conservation Council, 1986). After the Conservation Aimed Development Plan came to force in 1994, the building was within borders of Kuşadası listed urban site.

The buildings on block 191, lots 2 and 3 that flank the mosque lot were listed as traditional buildings. These were first listed in 1978 (Conservation Council, 1978). In 31.12.2015, there was a fire and these buildings were damaged to a great extent. They have not undergone comprehensive intervention. One of these buildings is vaulted. It is considered that this building may not be a traditional house; it can be the *Sıbyan Mektebi,* Kiel (2000) mentioned to be present in Kuşadası.

The decision dated 21.3.2013 and numbered 1462 of the Conservation Council rejected the restoration project of the mosque. This decision requested for completion of preliminary work such as scraping of plaster. Another decision dated 23.5.2013 and numbered 1640, approved the measured survey and requested restitution and restoration projects in line with the principle decision numbered 660. The decision dated 25.6.2013 and numbered 1755 approved the restitution and restoration projects, and implementation was to be carried out under the supervision of the Pious Foundations. The decision dated 26.2.2015 and numbered 3604, approved the revision of restoration and environmental organization project compatible with the principle decision

numbered 731. Restoration implementation was completed.



Figure 3.36. The Mosque (left) and space for performing ablution (right)



Figure 3.37. Neighboring traditional buildings (left) and the building 191/2 from the courtyard (right)

The decision which, is related with the adjacent lots of the mosque (191/2, 3) dated 30.1.2009 and numbered 1975 requested a restoration project for the building on block 191, lot 2 and asked for necessary security precautions to be taken immediately by the Municipality. Another decision dated 22.1.2016 and numbered 4620 requested reconstruction project of the buildings on block 191, lots 2 and 3. These projects about the block 191, lots 2 and 3 have not yet reached the conservation council.

Traditional buildings on block 191, lots 2 and 3 that flank the mosque lot should be evaluated together with the restoration project of the mosque, because these buildings are in close contact with the mosque. They should be dealt with as a whole.

At present; form, size and scale of the mosque are preserved. However, type and color of joineries and renewal of building materials, some additions such as the place for performing ablutions in the courtyard of the mosque require discussion. It is clearly seen that the mosque and its courtyard has undergone comprehensive intervention and

problematic neighborhood relations have occurred. The relationship between the mosque and fabric is also problematic. In addition, request for restoration and reconstruction project of the adjacent listed buildings, which should be evaluated within the authentic context, is positive in terms of integrity. Today, buildings are not perceived because; the entrance of the Yıldız Street is closed in two ways. At the soonest possible date, projects of these buildings should be both completed and implemented. 4 of 10 buildings in the buffer zone of the mosque were evaluated as inharmonious in the conservation plan (182/34, 74/9, 191/23, 191/19). These should be removed as soon as possible. 2 of 10 are new buildings (Block 73 lot 4 and block 74 lot 10) and 4 of them are ruined buildings (Block 191 lot 1 and 2, block 182 lot 32 and 33).

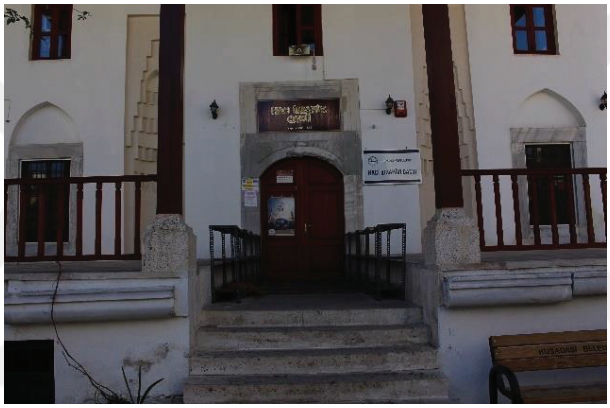


Figure 3.38. Entrance door



Figure 3.39. Yıldız Street from Yıldırım Street (left), from 182/29 (right)

The building on block 191, lot 23 is an unlisted building that is located in the buffer zone of the Hacı İbrahim Ağa Mosque. Because of the neighboring listed monument, it was discussed by the Conservation Council. This lot is evaluated as inharmonious in the conservation plan (1994). The decision dated 15.10.2015 and

numbered 4280 of the Conservation Council, requested change of function from house to hostel and change of project designer. It is considered that making rehabilitation by the conservation council although this lot evaluated as inharmonious in the conservation plan is contradictory.

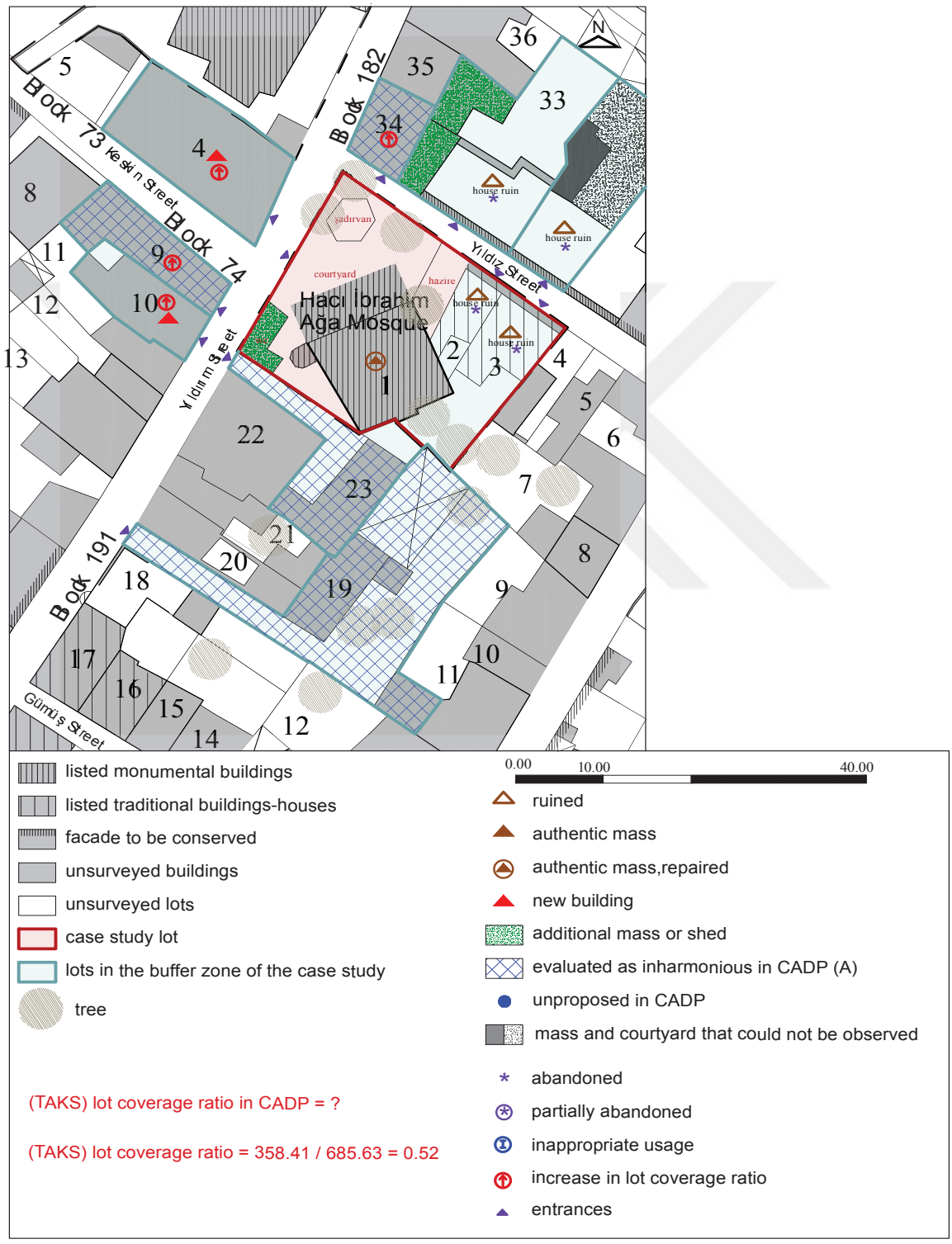


Figure 3.40. Plan view of the vicinity of the mosque

3.2. Traditional Buildings

3.2.1. The House (9/49)

The house ruin on block 9, lot 49 is an example of a traditional house (Figure 3.41). It is located at the intersection of Güzel Street and its the first dead-end in the Hacıfeyzullah neighborhood. The entrance of the building is provided from the courtyard, the entrance of courtyard was located at the Güzel Street' first dead-end. Today, this traditional house ruin is abandoned; it is used for animal husbandry. The main building faces the Güzel Street; in the rear, it has a courtyard. In original, the house was two-storied and had projection on the upper floor. It had rectangular timber framed windows on the upper floor and on the ground floor it has the same type of windows with timber shutters (Figure 3.41). The ground floor of the house was made from rubble stone, upper floor of the house was in timber-frame system finished with *bağdadi* technique (Figure 3.41). Today, it had lost its first story and has not undergone any comprehensive intervention.



Figure 3.41. House 9/49 as viewed from south (left), the house before demolition (right) (Source: Conservation Council Archive, 2015)

It is considered that this traditional house was built in the 19th century. It was first listed by the Conservation Council in 1978. After the Conservation Aimed Development Plan came into force in 1994, the building was within the borders of Kuşadası listed urban site. The decision of the Conservation Council in 2009 proposed preparation of a restoration project within 3 months. In the decision dated 2015 and

numbered 3491, it was stated that the building was in danger of collapse. The content of this decision emphasized the validity of the decision dated in 2009. Another decision numbered 3603, dated in 2015 approved partial demolition of the first floor under the supervision of the Kuşadası Municipality. This decision was applied by taking necessary security precautions. Also, the Conservation Council requested the reconstruction project for the first floor of the building.



Figure 3.42. The house 9/49 as viewed from Güzel Street 1st dead-end before demolition (left) the fountain on west of the street (right)
(Source: Conservation Council Archive, 2015)

At present, building material and construction technique of ground floor are preserved with their authentic features. However, the loss of the first floor and partial loss of ground floor have changed the scale of building and with abandonment, it has lost the features that made it reminiscence of traditional domestic life. The demolition of the courtyard wall has affected the lot-street relationship negatively. Also, the courtyard organization is disarranged.

Neighboring buildings in the surrounding are generally single or double storied. One of the 6 buildings in the vicinity of the house ruin on block 9 lot 49, is completely demolished (9/48). One of the 6 buildings (12/28) has been renewed, but lot-building organization was conserved. One of the 6 buildings has been repaired; its courtyard could not be observed (9/50). 3 of the 6 buildings are evaluated as inharmonious in the conservation plan (12/29, 9/61, 9/43). Generally, lot-building relationship in the close-by environment have been sustained in terms of positioning of the main mass without any front yard, but lot coverage ratios have increased (4 of 6; 12/28, 12/29, 9/61, 9/43).

Partial abandonment (2 of 6; 12/29, 9/48), inappropriate usage (poultry raising, sheepfold) (One of 6; 12/29), inappropriate restoration of the fountain (12/27) on the street threaten the integrity. Also, lack of continuity of local living tradition in close-by environment affects integrity negatively.



Figure 3.43. Security precaution for demolished courtyard wall (left), the house 9/49 as viewed from north before demolition (right) (Source: Conservation Council Archive, 2015)



Figure 3.44. House 9/49 as viewed from east, before demolition (left) and the house as viewed from the lot 61 (right) (Source: Conservation Council Archive)

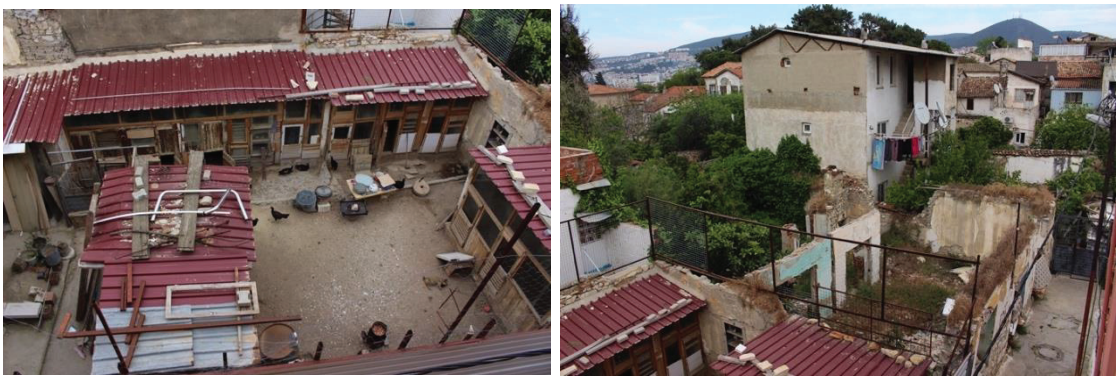


Figure 3.45. The courtyard 9/49 as viewed from the lot 61 (left) and the house ruin on the lot 48 (right)

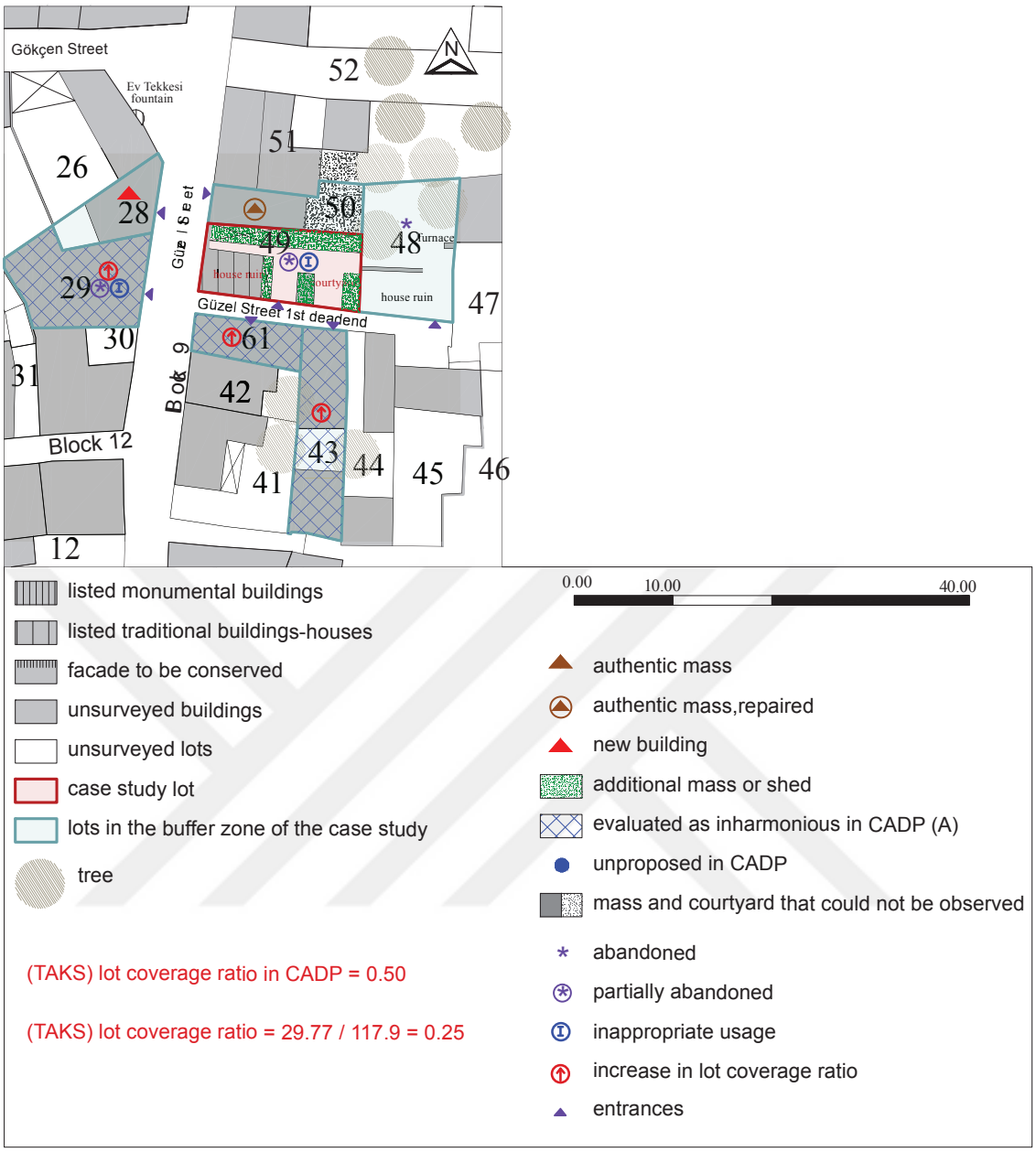


Figure 3.46. Plan view of the house ruin 9/49

3.2.2. The House (46/7)

The house on block 46, lot 7 is an example of a traditional house. It is located at the Mutlu Street in Dağ neighborhood. Mutlu Street consists of staircases because the majority of Dağ neighborhood is on sloped land. The building has direct access from the street with a timber door; in the rear, it has a courtyard. The courtyard was not perceived from the Mutlu Street. The double-storied building is abandoned today because of the lack of occupancy permit. It has no projection on the upper floor. It has rectangular

timber framed windows at both ground and upper floors. Windows on the upper floor are with timber shutters.

It was first listed in 1978 by the Conservation Council. In 3.7.1987, it was re-listed (Conservation Council, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision numbered 1464, dated 21.3.2013 of the Conservation Council, requested preparation of a restoration project and approved the measured survey and restitution. Material conservation report was also requested. Another decision numbered 2044, dated in 24.10.2013 approved the restoration project and implementation of restoration project was completed.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has no projection (see page 39). It is considered that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of a rear courtyard.

At present; the construction technique is not determined because it could not be entered, it is considered that the form, size and scale of the building are preserved. However, color of joineries, all joinery and plaster are renewed. Annex in the courtyard is seen like renewed. It is clearly seen that the building has undergone comprehensive intervention. All of these have damaged the authenticity of the building. It has lost the features that made it part of traditional domestic life with the abandonment.

All of buildings in the buffer zone of the house are authentic in terms of street-lot and lot-building organizations. Mass additions in courtyards are questionable in terms of their placement and size. 3 mass additions in courtyards (46/6, 46/28, 46/7) are evaluated as unproposed in conservation plan. It is considered that the general problem is masses in courtyards. One of 7 buildings in the buffer zone of the 46/7 is perceived as ruin from the street (46/26). 6 of 7 buildings (46/6, 46/8, 46/27, 46/28, 47/18, 47/20) are repaired authentic houses. Also, physical characteristics such as façade organizations and height of buildings in close-by environment are positive in terms of integrity. However, partial abandonment (4 of 7; 46/26, 46/6, 46/8, 47/18) of the neighboring buildings affects the integrity negatively.



Figure 3.47. House 46/7 as viewed from south (left), color and type of joineries (right)

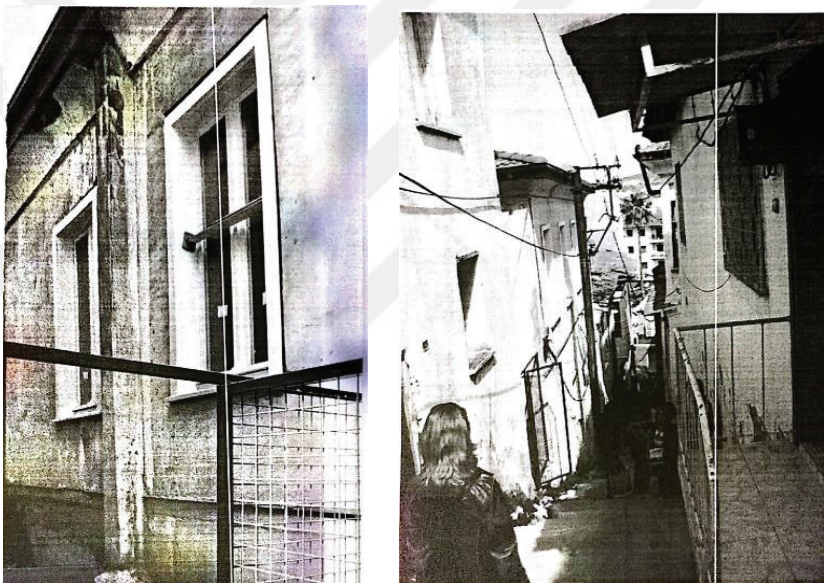


Figure 3.48. Windows of the building (left), the building from Mutlu Street (right)
(Source: Conservation Council Archive)



Figure 3.49. Annex in the courtyard (left), Mutlu Street (right)
(Source: Conservation Council Archive, 2013)

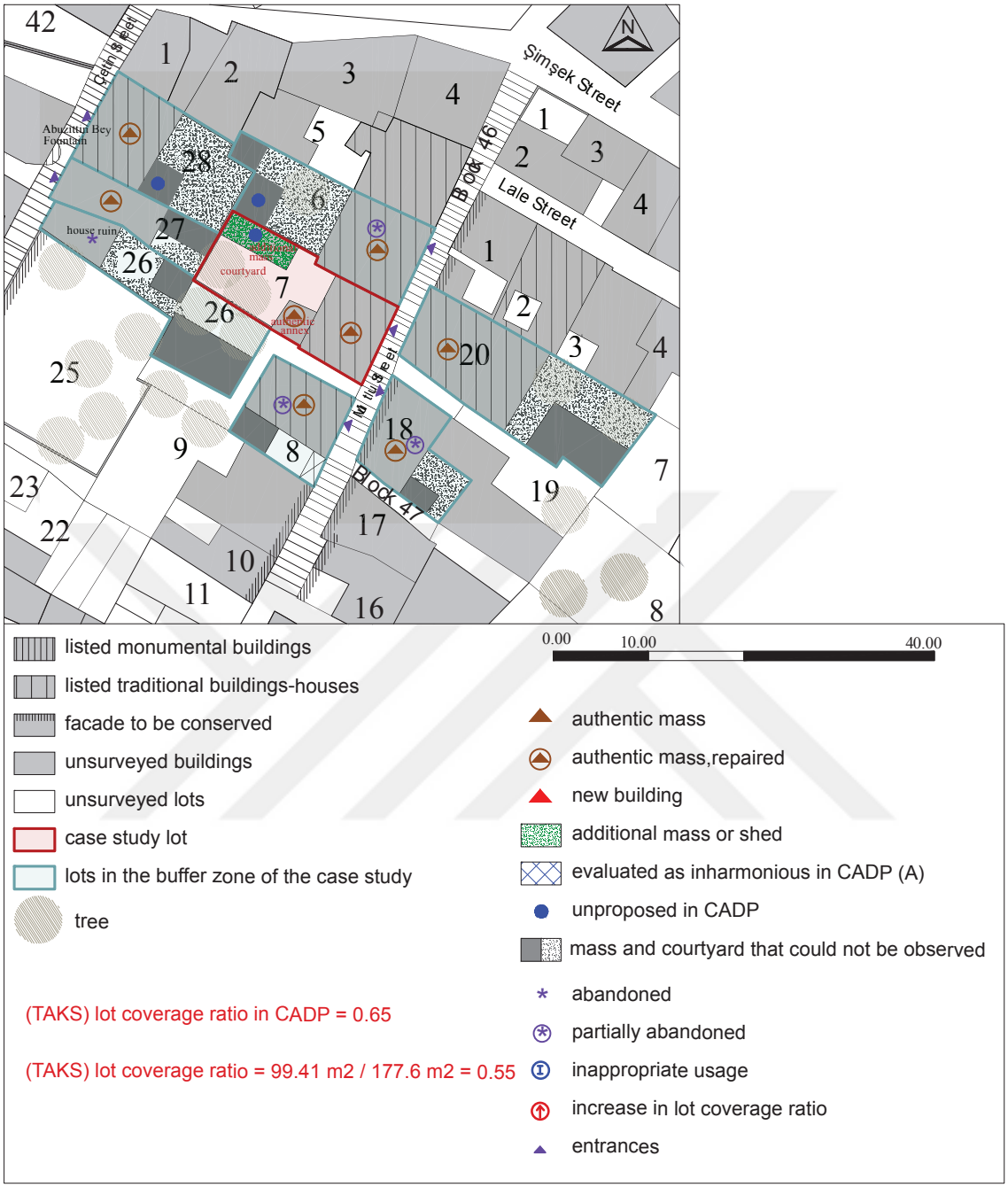


Figure 3.50. Plan view of the building 46/7

3.2.3. The Building (49/40)

The building on block 49, lot 40 is located at the intersection of the Sevgi and Atatürk Streets in Camikebir neighborhood. So, it has full vista of sea, and a rear courtyard. It was constructed as a house, used as a hospital and artisanship school for

girls (*Pratik Kız Sanat Okulu*) in time and today it is used as an art gallery (*İbramaki Sanat Galerisi*). This building is double storied. The main entrance is direct from the street through two flights of stairs from the two corners of the building to the central entrance door at the upper floor. A fountain positioned below the landing of the mentioned stairs enriches the streetscape. A piece of fortification wall remain flanks the building at its southeast. Another door is at the western façade to the ground floor. In courtyard, there is a double storied mass adjacent to the main mass. The ground floor of the house was made from rubble stone; first floor has been made out of steel construction.

It was first listed in 1978 by the Conservation Council. After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. It was discussed by the Conservation Council in 2015 with a decision numbered 3859 and involving the request for implementation report and photographs related to the road arrangements on Atatürk Street.

It is considered that this building is unique in typology of Kuşadası houses. Because its location, architectural elements such as fountain on its façade, relationship with fortifications are different. It is thought that the ground floor walls could belong to the fortifications.

At present; form, size and scale of the building are preserved in terms of authenticity. It is clearly seen that the building has undergone comprehensive intervention. According to the information obtained from the Municipality, stones in ground floor were identified, enumerated and demolished in restoration phase. After the demolition of ground floor walls, these stones were arranged in the same way. A part of ground floor walls are plastered. This is questionable in terms of authenticity of the building because this type of implementation was not seen in other traditional buildings in Kuşadası listed urban site. Lot-building relationship in close-by environment is negative in terms of integrity, because of interventions in time. The same can be said for the physical characteristics of the environment.

All of the buildings (60/2, 60/3, 60/4, 49/39) in the buffer zone of the house are evaluated as inharmonious in the conservation plan of 1994. It is seen that the increase in lot coverage ratio in buildings block 60 lot 3 and 4. For example the building in the block 60 lot 2 is an example reconstruction.



Figure 3.51. The building 49/40 as viewed from the north (left), Atatürk Street (right)

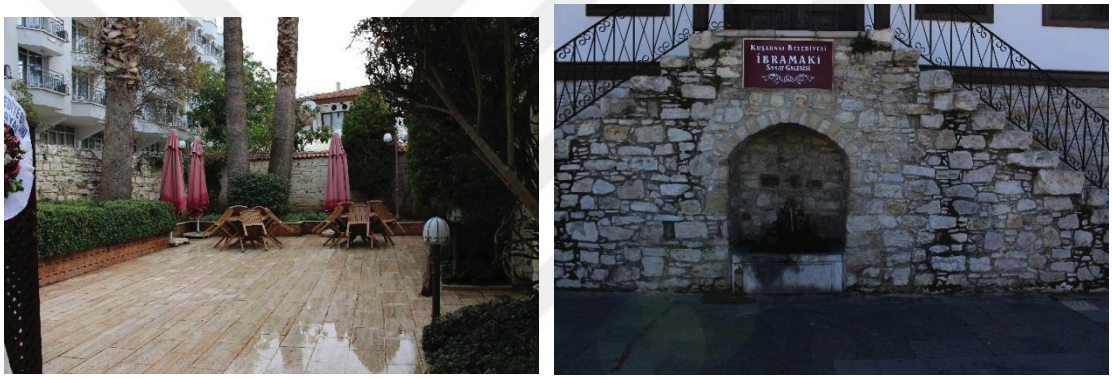


Figure 3.52. Courtyard (left), the fountain (right)

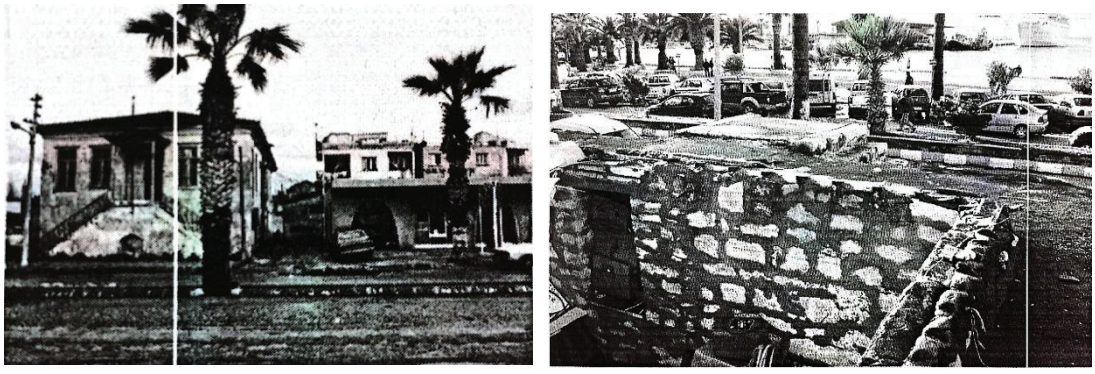


Figure 3.53. The building (left), restoration phase (right)
(Source: Conservation Council Archive)

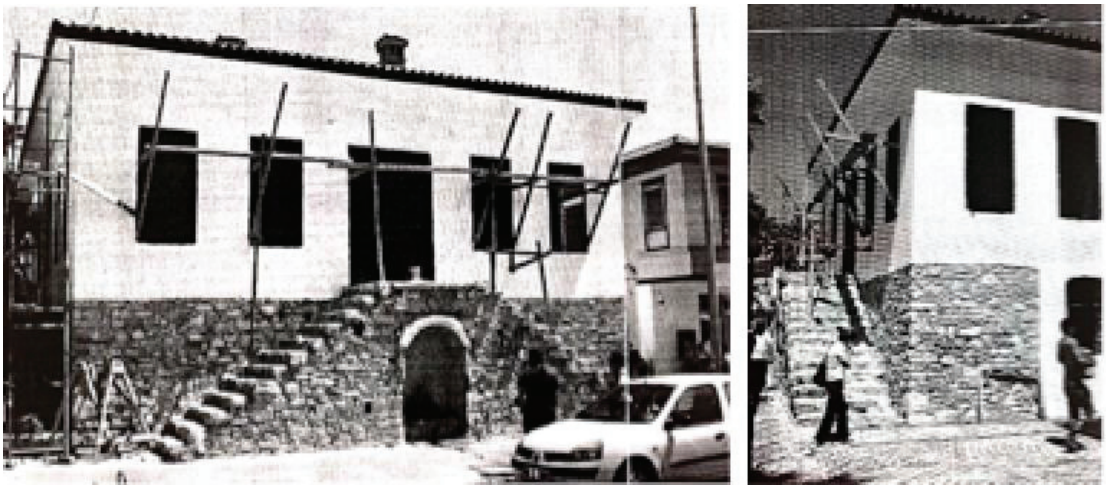


Figure 3.54. The building, restoration phase
(Source: Conservation Council Archive, 2008)

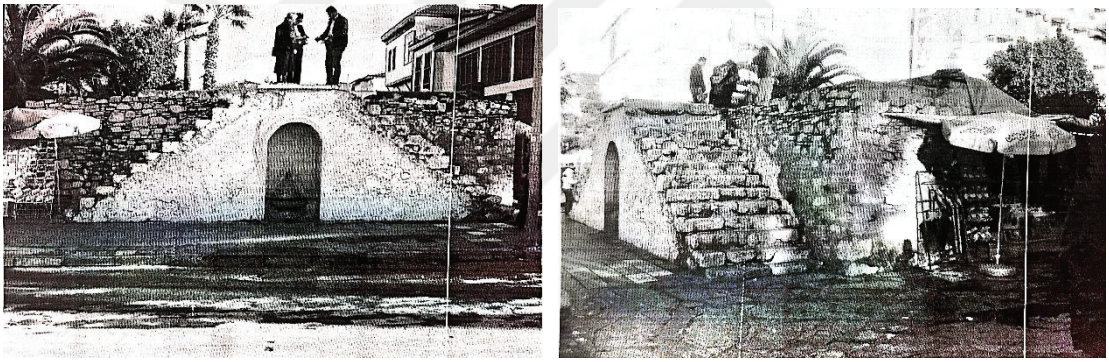


Figure 3.55. The building, restoration phase
(Source: Conservation Council Archive, 2008)



Figure 3.56. Courtyard of the building (left), building as viewed from the courtyard (right)

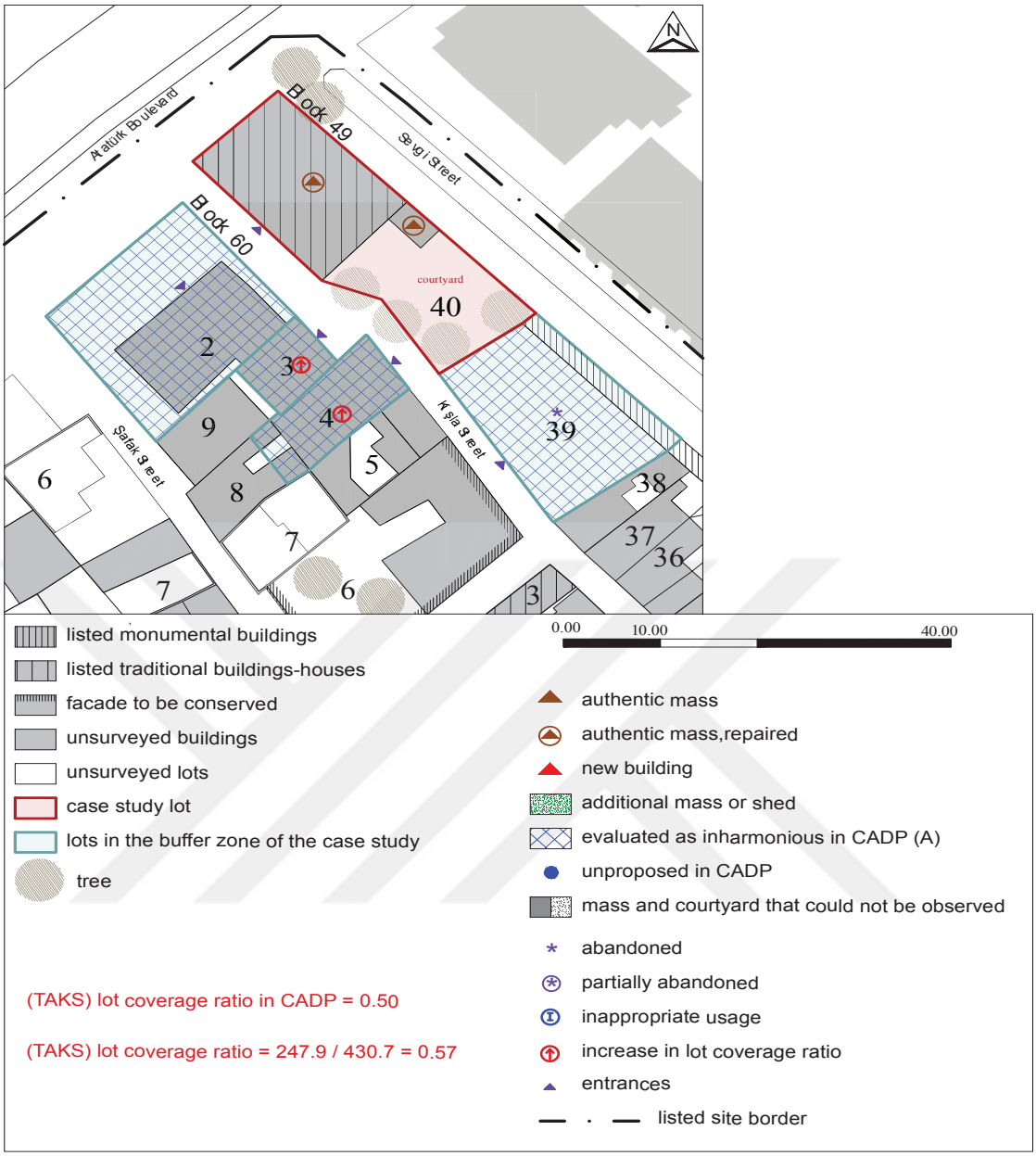


Figure 3.57. Plan view of the building 49/40

3.2.4. The Building (56/9)

The building on block 56, lot 9 is an example of a traditional house. It was used as the Directorate of National Education and a wedding saloon in time. Today, it is used as a Library of Directorate of Culture. It is located on the Bozkurt Street in the Camikebir neighborhood. Two storied building faces Bozkurt Street; in the rear, it has a courtyard. Additional buildings are located in the courtyard. They are used as a toilet and storage. The ground floor of the main building was made from stone; first floor of

the building was renewed with brick and plastered with cement. It is considered that the first floor of the building was extensively altered and restored. *Cumba*s and joineries were renewed. Ground floor windows were timber leafed and iron shuttered, but now iron railed.

This house was built in 1812 (Çobanoğlu, 2007: 26). It was first listed in 1978 by the Conservation Council and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 27.2.2014 and numbered 2463 of the Conservation Council approved simple repair requests, which are removal of radiators, painting of exterior of the main building and mass additions, renewal of sinks that belong to the toilets in the courtyard, etc. All of them were implemented. Another decision dated 30.5.2014 and numbered 2812 rejected installation project because of the air conditioner positions inharmonious with the façade. The decision dated 7.5.2015 and numbered 3855 approved installation project regarding air conditioners. In the decision dated 29.5.2015 and numbered 3914, the request for increasing building height was rejected because it would threaten the silhouette.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and had no projection. It has *cumba* on both facades. It is considered that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of a rear courtyard. It is considered that this building was built in a later period compared to other traditional houses in Kuşadası, because of the existence of the *cumba*.

At present; form, size, scale, color and texture of the building are preserved, but the *cumba* on the first floor is renewed. However, material alterations in joineries such as from iron shutter to iron railing on ground floor are misapplication. A mass, which is used as a theater room in the courtyard, is a listed building. Additional mass at the north of the courtyard is used as a toilet. Two mass additions in the courtyard were evaluated as unproposed in the conservation plan. An additional mass that located at the intersection of two listed buildings in the lot 9 is used for providing transition to theater room and other masses are unproposed in the conservation plan.

6 of 10 buildings (56/5, 56/10, 56/13, 56/15, 58/69, 58/77) in the buffer zone of the building were evaluated as inharmonious in the conservation plan. 2 of 10 (56/6, 56/8) are repaired authentic masses. One of them is new building (56/7). The remaining one is not observed (58/3). Generally lot-building relationships were changed. Physical

characteristics in the close-by environment are negative in terms of integrity, because of alterations and excessive renewals in time. In addition, signboards and goods that belong to the shops of neighboring buildings damage visual quality in terms of integrity.



Figure 3.58. The building in 1976 (left), building as viewed from the courtyard (right) (Source: Conservation Council Archive)



Figure 3.59. The house 56/9 as viewed from south (left), entrance door (right)



Figure 3.60. The courtyard (left), goods and signboards on the street (right)

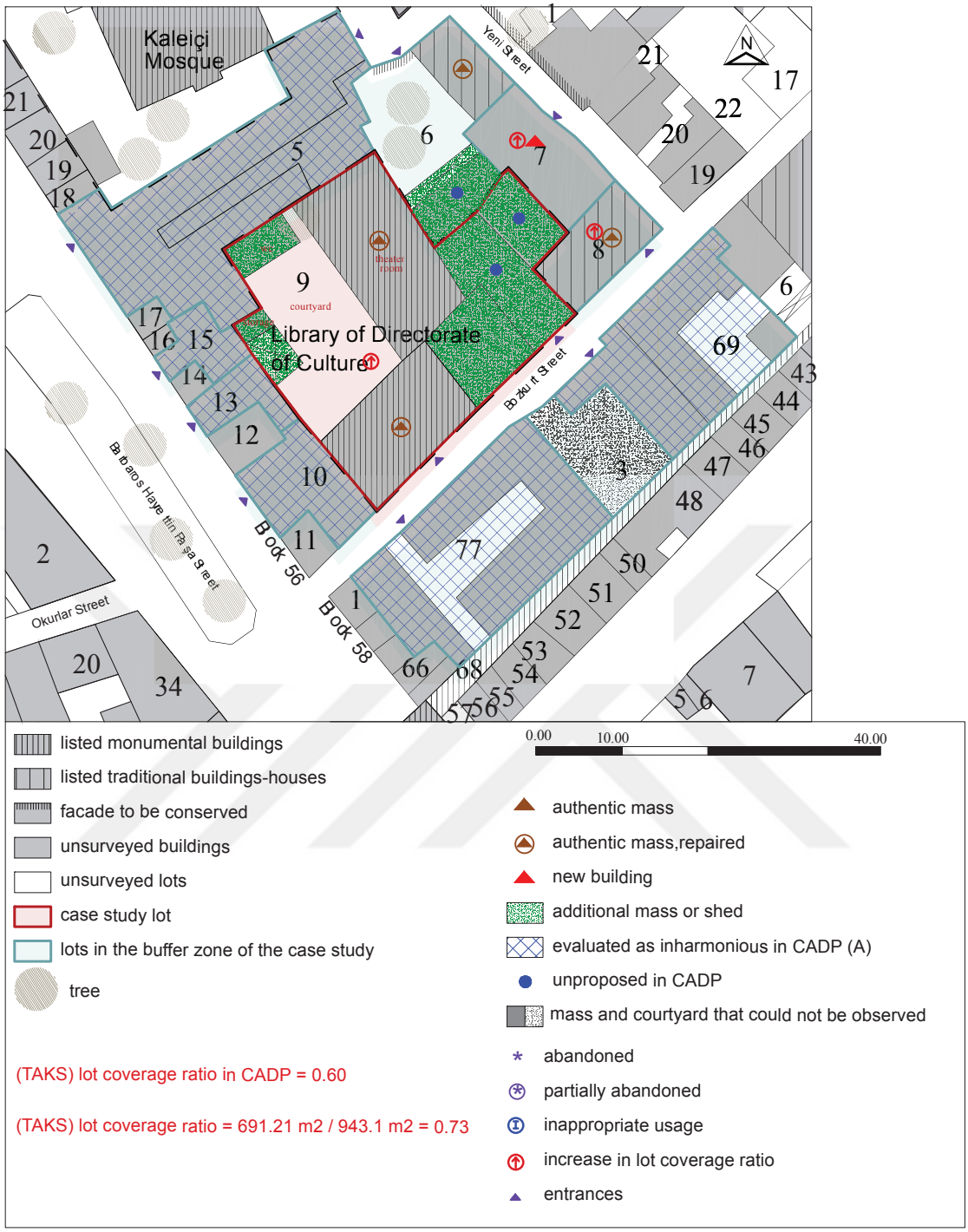


Figure 3.61. Plan view of the building 56/9

3.2.5. The House (62/2)

The house on block 62, lot 2 is an example of a traditional house. It is located on the Bahar Street in the Camikebir neighborhood. Today, it is used as a restaurant. The three storied building faces the Bahar Street through which it has direct access. In the rear, there is a courtyard. The entrance of the building is provided with a door from

Bahar Street. Rubble stone with timber bond beams were used in the walls. The upper floor of the building made out of brick and it is considered that this part of the building is additional. There is no projection or *cumba* on the façade. There is no shutter or iron railings on windows. It has a gable roof.

In Kuşadası, this type of façade is not seen. It is three storied and has no projection. It is considered that third story could be added later. The existence of a rear courtyard is proper plan typology of Kuşadası houses.

After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. It was first listed by the Conservation Council with the decision numbered 360 and dated 24.1.2012 as a group II building. The decision of the Conservation Council in 21.2.2013 and numbered 1369 approved plastering of the exterior of the building, with original color, material and texture within the scope of simple repair, but it was partially completed. This building was further discussed by the Conservation Council in 25.6.2013 with a decision numbered 1751 the approval of simple repair implementation result which was related with the exterior of the building.

At present; although construction material and technique are preserved, form, size and scale are questionable. With re-functioning, it has lost the features that made it part of traditional domestic life. Also, the additions on exterior façades of the building such as decorative elements and shed on the door threaten the authenticity of the building. There are 6 lots in the buffer zone of the house. 2 of them (62/3, 62/17) are evaluated as inharmonious in the conservation plan. One of these 2 (62/17) is demolished. 3 of them are new buildings (61/2, 61/5, 62/1). The remaining one's (62/4) main mass is demolished; mass addition in its courtyard is unproposed in conservation plan. Generally, lot-building relationship and physical characteristics in the close-by environment are negative in terms of integrity. In addition, partial abandonment (61/2, 61/5, 62/1) of these buildings affects the integrity negatively.

The building on block 61, lot 2 is located buffer zone of the building on block 62, lot 2. Because of the neighboring listed building, it was discussed by the Conservation Council. The decision dated 18.4.2013 and numbered 1558 of the Conservation Council requested for occupancy permit, accordingly, this evaluated after completion of necessary documents.

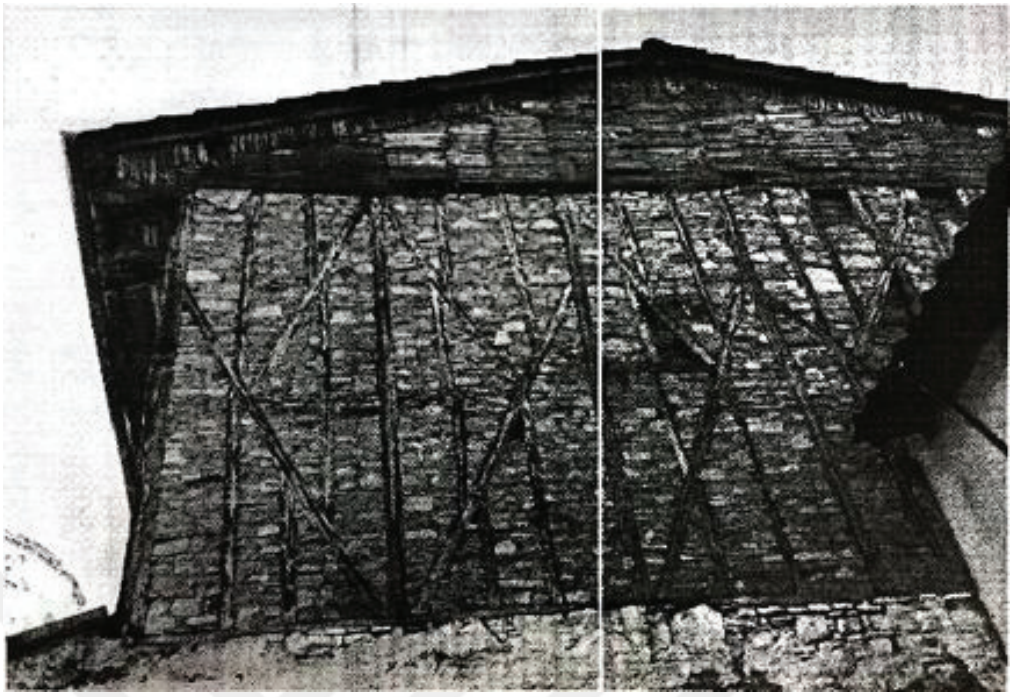


Figure 3.62. Construction system detail
(Source: Conservation Council Archive, 2012)



Figure 3.63. Timber bond beams on façade

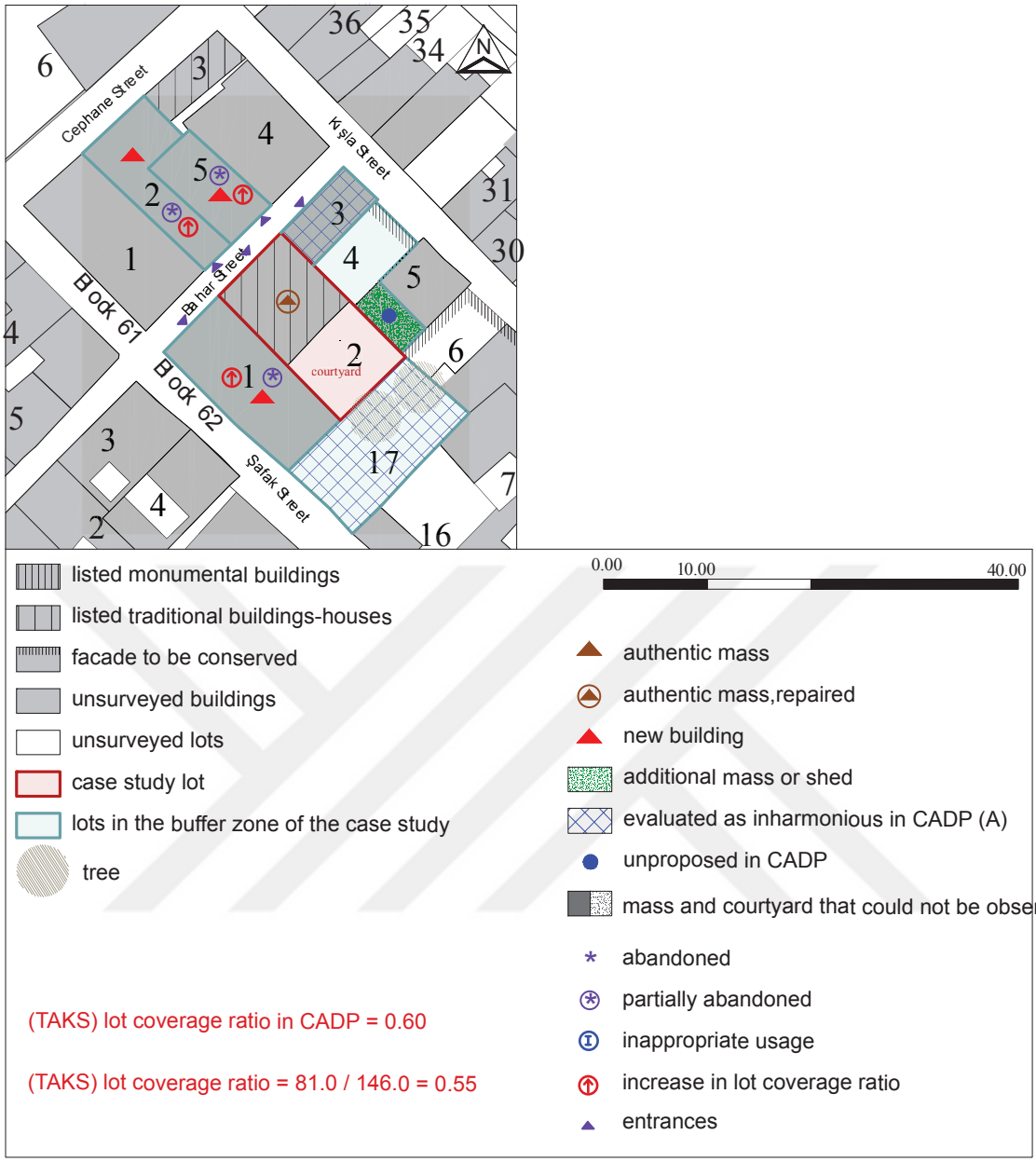


Figure 3.64. Plan view of the building 62/2

3.2.6. The House (65/18)

The house on block 65, lot 18 is an example of a traditional house. It is located at the Yedi Eylül Street in the Camikebir neighborhood, at the northeast of Kaleiçi Mosque, northwest of Kaleiçi Bath. The entrance door is two leafed and crowned with a rectangular ventilation window within a blind arch. In authentic door typology, rectangular ventilation windows on the top of the doors were seen, but not the arched ones. This traditional house had been used as a carpet shop and restaurant. Today, it is

abandoned. The three storied building has direct access from Yedi Eylül Street; in the rear, it has a courtyard. The living floor projects over the masonry base. The projecting eave and the living floor are articulated with concave profiles. The windows of the house have had lattices; some of them are missing now. The hipped roof is covered with traditional tiles. The ground and mezzanine floors of the house are out of rubble stone. The upper living floor of the house is timber-frame system finished with timber laths and plastering. It has undergone some intervention, especially projection part of the building.

It is considered that this traditional house was built in the 19th century. It was first listed in 1978 by the Conservation Council. After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision numbered 1857 and dated 30.7.2013 of the Conservation Council, requested removal of unauthorized implementations such as platforms, sheds and iron joineries, which were added in accordance with nightclub usage of the courtyard together with the lot 17. Implementations regarding the decision dated 30.7.2013 and numbered 1857 were realized. It is considered that removal of the unauthorized implementations in the courtyard had re-established the characteristics of the courtyard.

Although the façade of this house is not a part of façade typology in Kuşadası, it is considered that to be built in later period comparing the others. It is three storied and has projection. It is seen that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of rear courtyard.

At present, building material, construction technique, form, size, color and scale of the building have been almost preserved with their authentic features. However, there are some alterations in the courtyard such as mass addition, which is adjacent to the main building. It is considered that this additional mass is a period addition that represents adjacency of kitchen function to the house. Also, this house has lost the features that made it reminiscence of traditional domestic life with abandonment. Today, entrance of the building is provided from the lot 17.

There are 11 lots adjacent to the building in block 65 lot 18. Neighboring buildings in the surrounding are generally double storied. All of the houses except from the 65/3 are directly accessible from street. This house has corridor like transition space between its main mass and street. It is seen that rear courtyard and main building that faces the street, which reflects the characteristics of 19th century in 5 of 11 buildings

(65/15, 65/13, 65/5, 65/21, 65/19) in the vicinity, but generally it is seen that there are additional masses in courtyards. 2 of the 11 buildings in the vicinity of the house are monumental buildings, Kaleiçi Mosque (56/3) and Kaleiçi Bath (65/16); they had undergone comprehensive intervention. The Kaleiçi Mosque (56/3) reflects characteristics of monumental building with its courtyard walls. The courtyard of the Kaleiçi Bath (65/16) is filled with mass additions. One of the remaining buildings' (65/14) and block 65 lot 11's lot coverage ratio is 1. This is not common in listed urban site of Kuşadası. It is perceived that the integrity of the block 65 is conserved from the street, because of the conservation of relationship with street-main mass and façade organization. In fact, the block 65 is filled with mass additions. In addition, change of function of neighboring buildings like restaurant on the Yedi Eylül Street threatens the integrity.

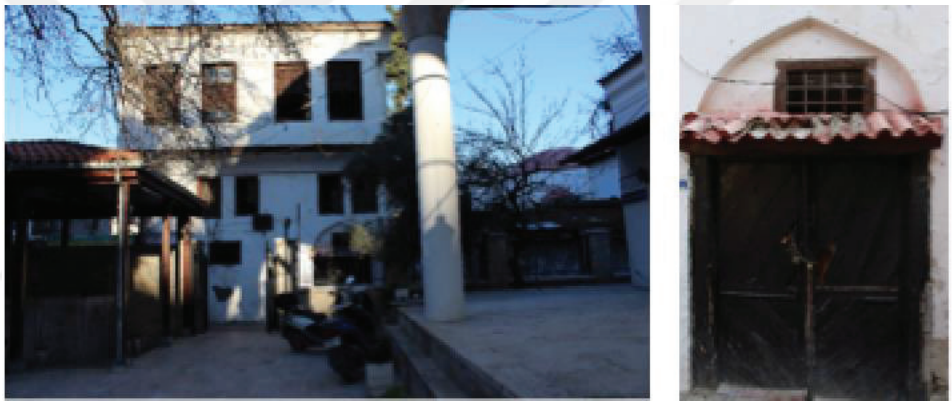


Figure 3.65. The house as viewed from the mosque (left), entrance (right)

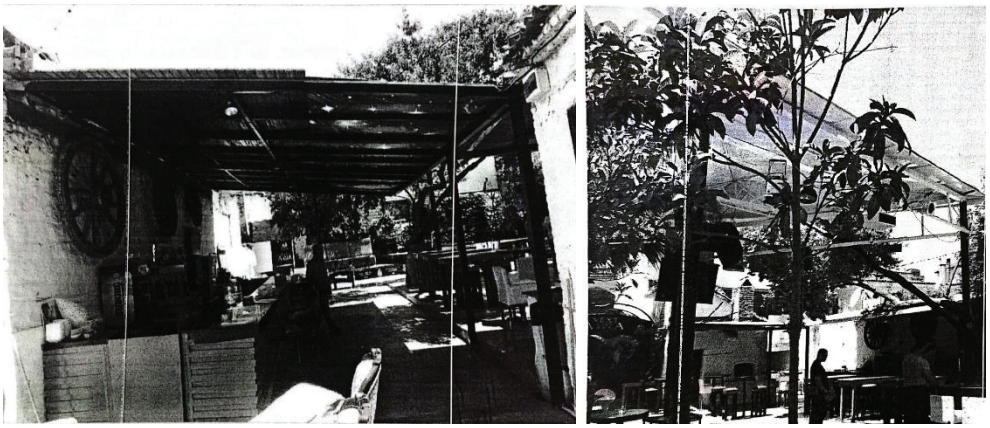


Figure 3.66. Unauthorized shed
(Source: Conservation Council Archive, 2012)



Figure 3.67. The house in 1976 (left) and from the courtyard of the mosque (Source: Conservation Council Archive, 2012)



Figure 3.68. Block 65 lot 17 (left), the house as viewed from northeast (right)



Figure 3.69. Mass addition (left), north corner of the courtyard (right)

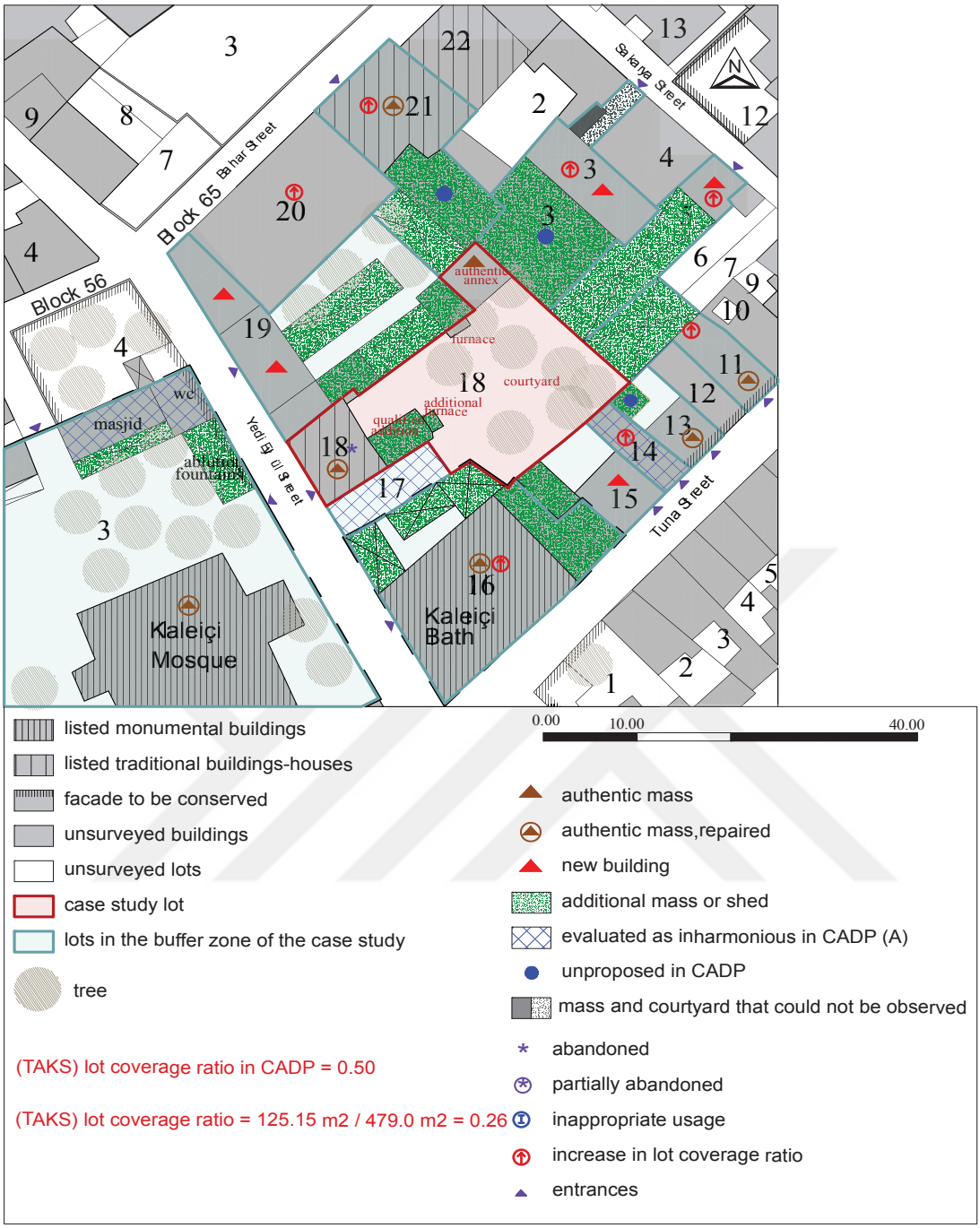


Figure 3.70. Plan view of the house 65/18

The building on block 65, lot 17 is located buffer zone of the building on block 65, lot 18. Because of the neighboring listed building, it was discussed by the Conservation Council. The decision numbered 1857 and dated 30.7.2013 of the Conservation Council, approved removal of unauthorized implementations of the courtyard of this house and the building on block 65, lot 18.

3.2.7. The Building (65/22)

The building on block 65, lot 22 is an example of a 1st degree listed building (Üçer, 2011: 141). It is located on Bahar Street in Camikebir neighborhood. It is used as a shop seasonally. The two-storied building faces the Bahar Street. There is a mass addition in the courtyard of the building. In this way, it covers the whole lot. Façade is symmetrical and the entrance of the house is in the center, through an iron door. There is no projection. There are rhythmic, rectangular windows on the northern façade without shutters and railings.

It was first listed by the Conservation Council in 1993 (Appendix B). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. This building was discussed by the Conservation Council in 7.5.2015 with a decision numbered 3856 the request for removal of the platform at the northern façade of the building was evaluated and it was removed. Also, in this decision, the request for mass addition was rejected because it was considered that the silhouette of the Bahar Street would be affected negatively.

At present; form, size and scale of the building are preserved. However; color and type of joineries and additional shed are eye-catching (Figure 3.71). It is clearly seen that the building has undergone some interventions. Removal of platform and rejection of mass addition like showcase on the north façade sustained the authenticity of the building. These also contribute to the integrity of the streetscape. There are 6 building in the buffer zone of the house. 2 of them (65/1, 66/3) are evaluated as inharmonious in the conservation plan (Figure 3.72). One of them (65/21) is listed traditional building, but the courtyard is intervened. There is an additional mass that is unproposed in the conservation plan. One of them is façade to be conserved building (65/2); it is repaired. Generally, both the continuation of lot-building relationship and physical characteristics in the close-by environment are not conserved in terms of integrity. In addition, partial abandonment because of the sale (2 of 6; 65/1, 66/6) of the neighboring buildings threatens the integrity (Figure 3.71).



Figure 3.71. The building as viewed from north (left), neighboring listed building in the lot 6 (right)

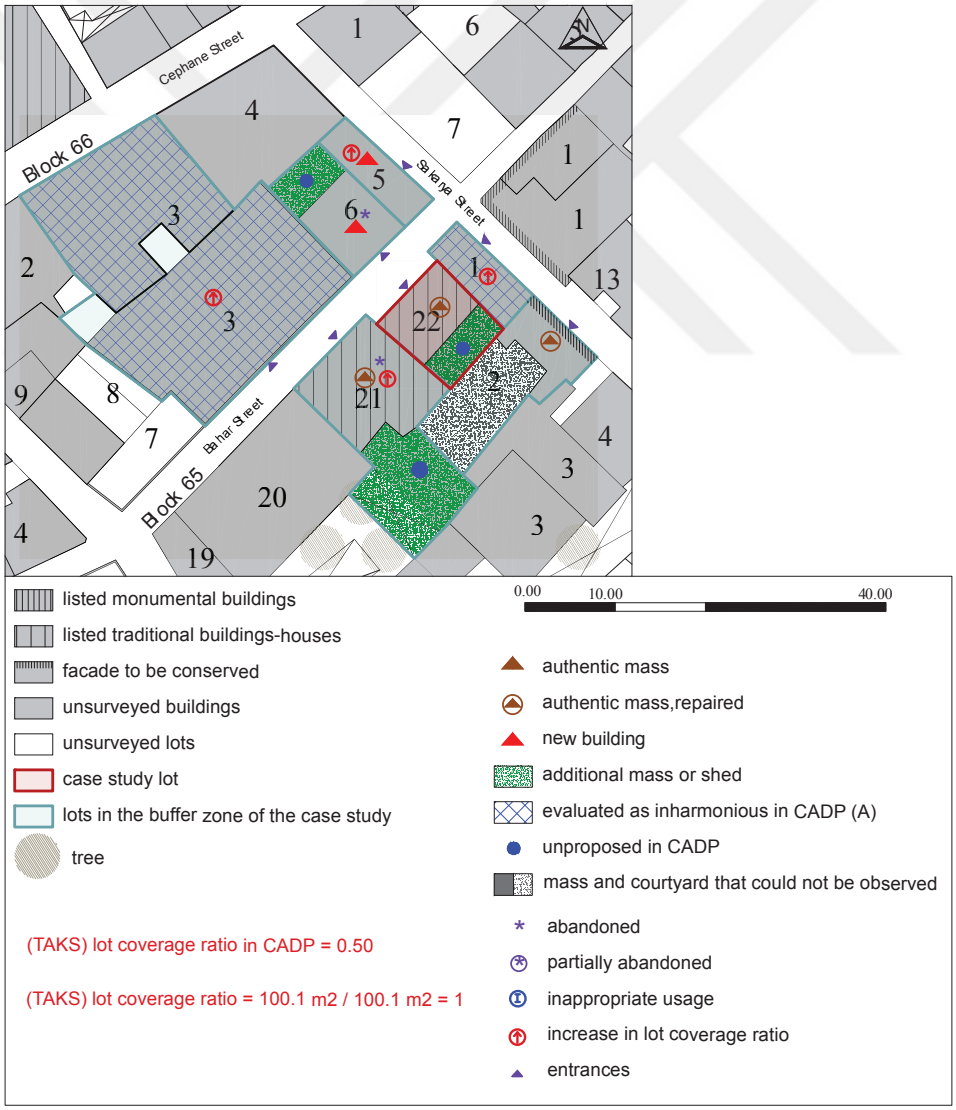


Figure 3.72. Plan view of the house 65/22

3.2.8. The House (67/2)

The house on block 67, lot 2 is an example of a traditional house. It is located at the Cephane Street in the Camikebir neighborhood. It is used as a ceramic workshop today. The two-storied building has direct access from the street and it covers the whole lot. There are double projections on the first floor. The entrance is located at the symmetry axis of the façade. A second entrance was added to the western portion and the building was divided vertically into two units. The ground floor of the house is out of rubble stone, first floor has timber-framed skeleton with *bağdadi* technique. It has hipped roof with traditional tiles. It has undergone comprehensive intervention.

It was first listed in 1978 by the Conservation Council. After the Conservation Aimed Development Plan came into force in 1994, the building was within the borders of Kuşadası listed urban site. The decision dated 24.1.2014 and numbered 2371 of the Conservation Council approved refurbishment of the restoration project regarding principle decision numbered 680. Another decision dated 30.5.2014 and numbered 2814 approved the restoration implementation.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has double side projection. Façade of the house is plastered and white washed. However, it is considered that this house is not part of the plan typology of Kuşadası houses, because of lack of the rear or side courtyard.

At present, form, size and scale of building are preserved. However, color of the building is altered. Also, additions on exterior façades of the building such as new metal shutters at the doors threaten the authenticity of the building (see page 40, 41). There is no opening on the side at western projection. It is questionable. In addition, it has lost the features that made it reminiscence of traditional domestic life with re-functioning. In buffer zone of the house on block 67 lot 2, there are 5 buildings. 2 of 5 buildings are evaluated as inharmonious in the conservation plan (67/1, 59/10). 3 of 5 are repaired authentic masses (59/10, 67/3, 67/6). However, repaired buildings and change of function of the neighboring buildings such as nightclub, threaten the integrity in terms of physical and social context. In addition, it is considered that unremoval of buildings that are evaluated as inharmonious in the conservation plan and lack of continuity of local living tradition threaten the integrity.



Figure 3.73. The building as viewed from north (left), the building as viewed from north, before restoration (right)
(Source: Conservation Council Archive)



Figure 3.74. Nightclub across the house (left), Cephane street (right)

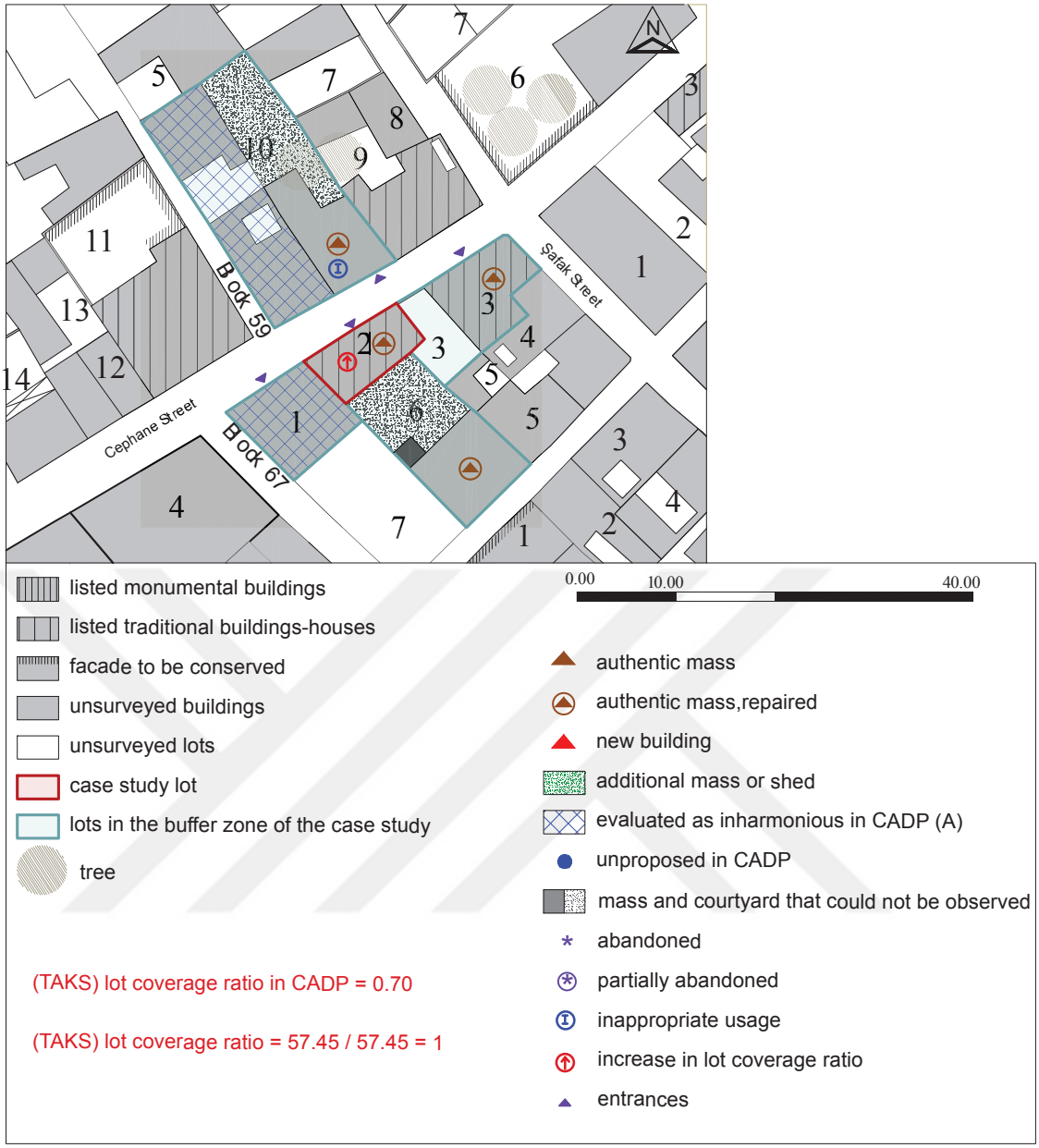


Figure 3.75. Plan view of the house 67/2

3.2.9. The Building (72/12)

The building on block 72, lot 12 is located on the Aslanlar Street in the Camiatik neighborhood (Figure 3.79). Today, it belongs to Directorate of National Education (*Milli Eğitim Müdürlüğü*), but it is unused. The two-storied building has direct access from the street; in the rear, it has a large courtyard. There are rhythmic rectangular windows on the northern façade. The façade has not projection and it has elements such as narrow eaves with cornice underneath, casing, iron railings and pilaster. Plaster of the

building is renewed. The roof is covered with marseilles tiles. At the basement, there are holes for ventilation purposes. The symptoms of rising damp on the northern façade are clearly visible.

Originally, it was built as a high school dormitory (Conservation Council, 1976). It was first listed in 1978 (Conservation Council, 1978) and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within the borders of Kuşadası listed urban site. This lot was declared as educational and cultural facility area in the conservation plan (1994). The decision dated 21.2.2013 and numbered 1373, rejected simple repair request about the wooden floor that had collapsed due to moisture and renewal of the exterior façade of the building, and requested a drainage project and related technical reports. In the decision dated 30.5.2014 and numbered 2809, request for repair of plaster, paint and white wash, with material and drainage project were approved.

It is considered that the building was built in 19th century, because there were no public buildings before the 19th century. The building is rectangular and double storied. It has a monumental entrance with a stair.

At present; construction technique, form, size and scale of the building are preserved. However, plaster of the building and joineries are renewed. 2 of 13 buildings (72/16, 72/23) in the buffer zone of the building are evaluated as inharmonious in the conservation plan. 2 of them are ruined listed houses (Block 41 lot 20 and 23). 5 of 13 are new buildings and these are not evaluated as inharmonious in the conservation plan (72/14, 72/5, 72/22, 72/24, 74/2). Out of the remaining 4, one of them is vacant (41/23), 3 of them are repaired authentic houses (72/10, 72/13, 41/21). The continuation of lot-building relationship in close-by environment is positive in terms of integrity. However, physical characteristics of neighboring buildings, and partial abandonment due to this lack of maintenance threaten the integrity.

The building on block 72, lot 11 is a double storied unlisted. Because of the neighboring listed building, it was discussed by the Conservation Council. The decision dated 30.10.2014 and numbered 3227 of the Conservation Council requested for removal of alterations.



Figure 3.76. The building as viewed from east
(Source: Conservation Council Archive, 2014)



Figure 3.77. Rising damp on the façade (left), pilasters and entrance (right)

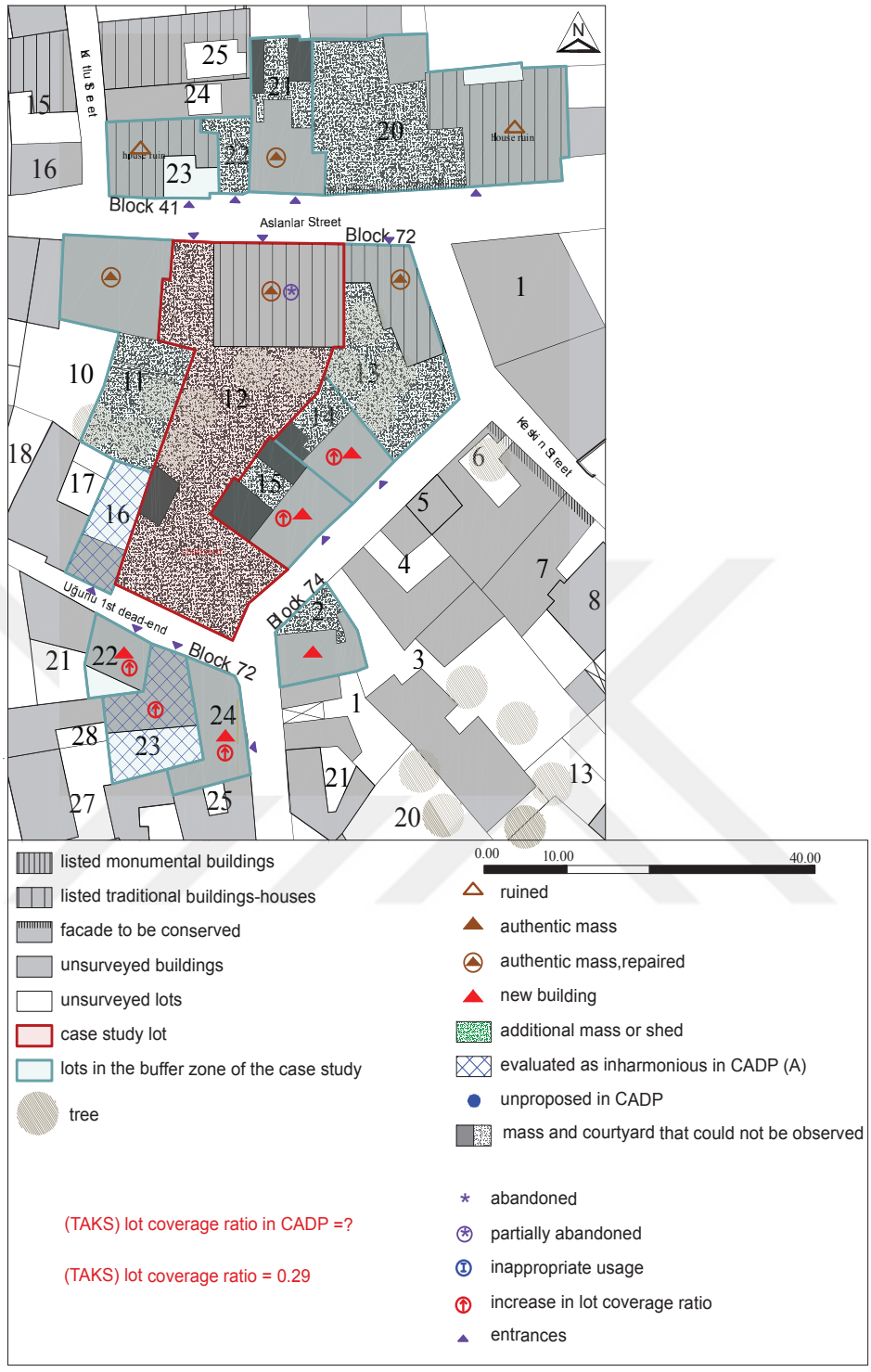


Figure 3.78. Plan view of the building 72/12

3.2.10. The House (75/30)

The house on block 75, lot 30 is an example of a traditional house. It is located on the Yıldırım Street in the Camiatik neighborhood. Today, it is used as a cultural

center (*Fatma Özel Arabul Kültür Merkezi*). The double storied building faces the Yıldırım Street; in the rear and side it has a courtyard. The main entrance is directly from the street through the central entrance door. Also, there is a courtyard door positioned at the left of the central door. There is a projection in the center of the northwestern façade. The sash windows and timber shutters are place rhythmically at the upper floor. At the ground floor, sash windows with lattices are positioned. The ground floor of the house was made from rubble stone.

It was first listed in 1978 (Conservation Council, 1978) and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within the borders of Kuşadası listed urban site. In the decision dated 18.4.2013 and numbered 1555, it was requested that the reconstruction details regarding the house were to be revised based on recently discovered photographs. The decision dated 24.10.2013 and numbered 2046 approved the revision of the reconstruction project including some alterations with regard to the principle decision numbered 680. Another decision dated 27.3.2015 and numbered 3749 approved the renewal of the previous reconstruction project. The decision dated 26.8.2015 and numbered 4120 approved the implementation results of the renovation project and provided occupancy permit. In addition, this building was discussed by the Conservation Council in 15.10.2015 with a decision numbered 4279 the mass addition project for cultural activities in the courtyard of the building was approved and it was implemented.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has central projection (see page 40). It is considered that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of a rear courtyard.

At present, size, scale, texture and color of the building are preserved. It is considered that the renovation project is successful. However, building material and construction technique are not authentic, only similar with the original. The form of the courtyard is damaged with mass additions. It is clearly seen that the building has undergone comprehensive intervention.

There are 11 lots in the buffer zone of this house. 2 of them (75/22, 75/28) are evaluated as inharmonious in the conservation plan. 4 of them (75/23, 75/24, 75/27, 75/29) are the new buildings and their mass additions in courtyards are generally unproposed in the conservation plan. 3 of them are repaired authentic buildings and they

are almost conserved with their lot-building relations (75/25, 75/26, 72/65). 2 of 11 lots in buffer zone of the house are vacant (72/64, 75/31). Generally, physical characteristics and lot building relationship in the close-by environment are damaged in terms of authenticity and integrity.



Figure 3.79. The house 75/30 as viewed from north (left), the house as viewed from east (right)



Figure 3.80. Mass addition in the courtyard (left), additional mass in the courtyard (right)



Figure 3.81. The courtyard

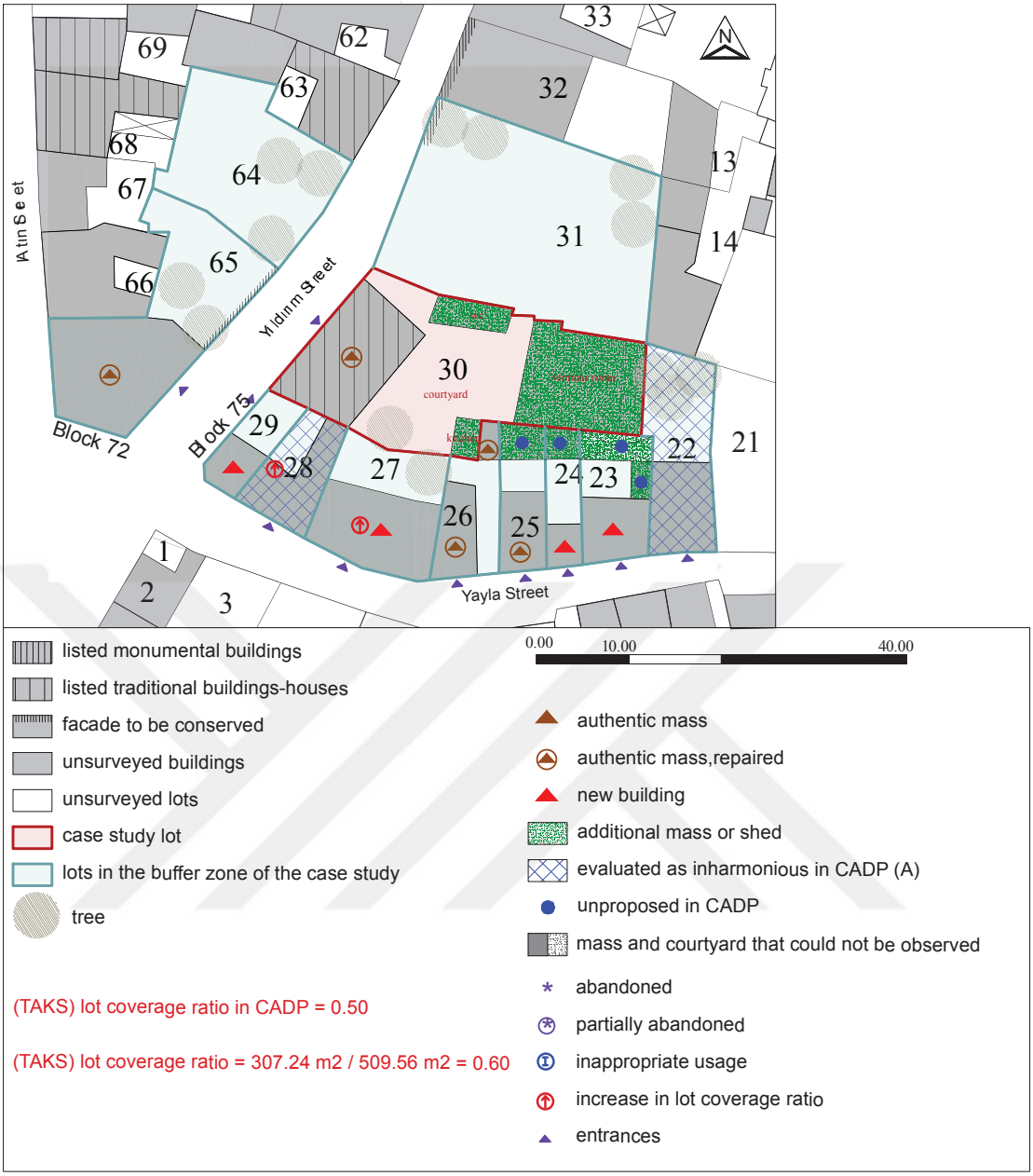


Figure 3.82. Plan view of the house 75/30

3.2.11. The House (86/41)

The house on block 86, lot 41 is an example of a traditional house. It is located on the Yıldırım Street in the Camiatik neighborhood. It is used as center of youth and culture (*Mustafa Adalıoğlu Gençlik ve Kültür Merkezi*) today. The two-storied rectangular prism like structure has direct access from the Yıldırım Street. In the rear, and side it has a courtyard. There is a secondary entrance to the courtyard. In courtyard,

there is an annex adjacent to the main building. There is a projection in the center of the west façade. The sash windows with lattices and timber shutters are place rhythmically at the upper floor. On the ground floor, horizontal ventilation opening above the entrance door is eye-catching. On both sides, traditional two-storied houses are located. The ground floor of the house was made from rubble stone, first floor had timber-framed skeleton.

It was first listed in 1978 by the Conservation Council and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came to force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 18.4.2013 and numbered 1556 of the Conservation Council requested restoration project and environmental organization project implementation and approved change of function request: house to youth and cultural center. Also, in this decision, the building's listing degree was declared as 2nd. Another decision dated 25.6.2013 and numbered 1746, approved the restoration project and it is implemented.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has central projection (see page 39). It is considered that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of side and rear courtyard.

At present; it is clearly seen that the building has undergone comprehensive intervention. Architectural elements that had aged have been renewed. But, the recent intervention did not contribute to conservation of form, size, scale and construction technique of the building. In fact, plastering of the ground floor wall at the street façade and forms of the windows at the ground level are problematic in terms of authenticity. It pretends to be original and gives wrong information. 2 of 8 buildings (86/37, 86/42) in the buffer zone of the house are evaluated as inharmonious with the conservation plan. 2 of them are new buildings (84/21, 86/36) and 3 of them are repaired authentic buildings (86/38, 86/39, 86/40). One of them (84/25) is used as a park, which is named as Mustafa Adalıoğlu. Generally, lot-building relationship is preserved except the additional masses in the courtyards. However, inappropriate interventions of buildings in the buffer zone of the house and lack of continuity of local living tradition affect integrity negatively.

The building on block 84, lot 21 is an unlisted building that located buffer zone of the buildings on block 82 lot 45 and block 86 lot 41. Because of the neighboring listed buildings, it was discussed by the Conservation Council. The decision dated

23.5.2013 and numbered 1643 of the Conservation Council approved new building project regarding the principle decision numbered 696. Another decision dated 18.2.2016 and numbered 4720 approved renewal project.



Figure 3.83. The building as viewed from northwest

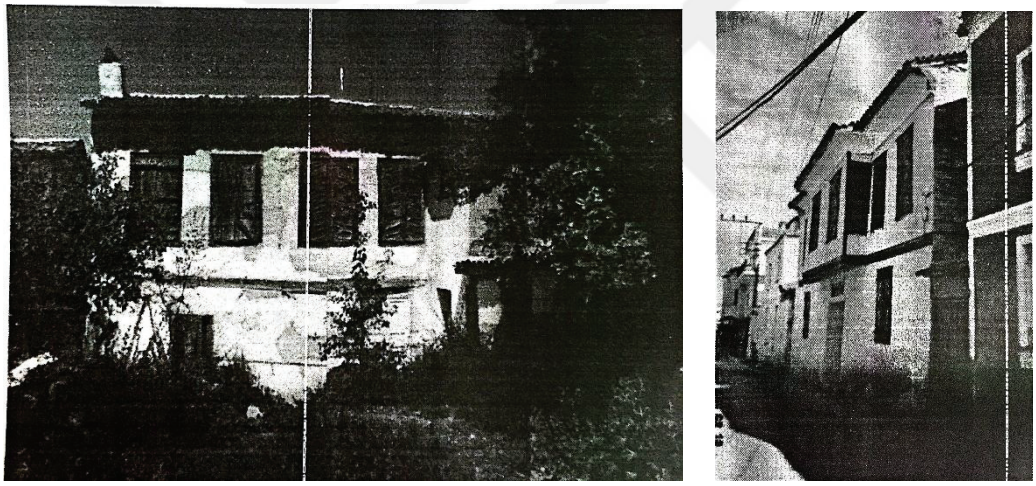


Figure 3.84. The house as viewed from east (left), as viewed from northeast (right) (Source: Conservation Council Archive, 2013)



Figure 3.85. Secondary entrance to the courtyard (left), courtyard (right)



Figure 3.86. The courtyard as viewed from southwest

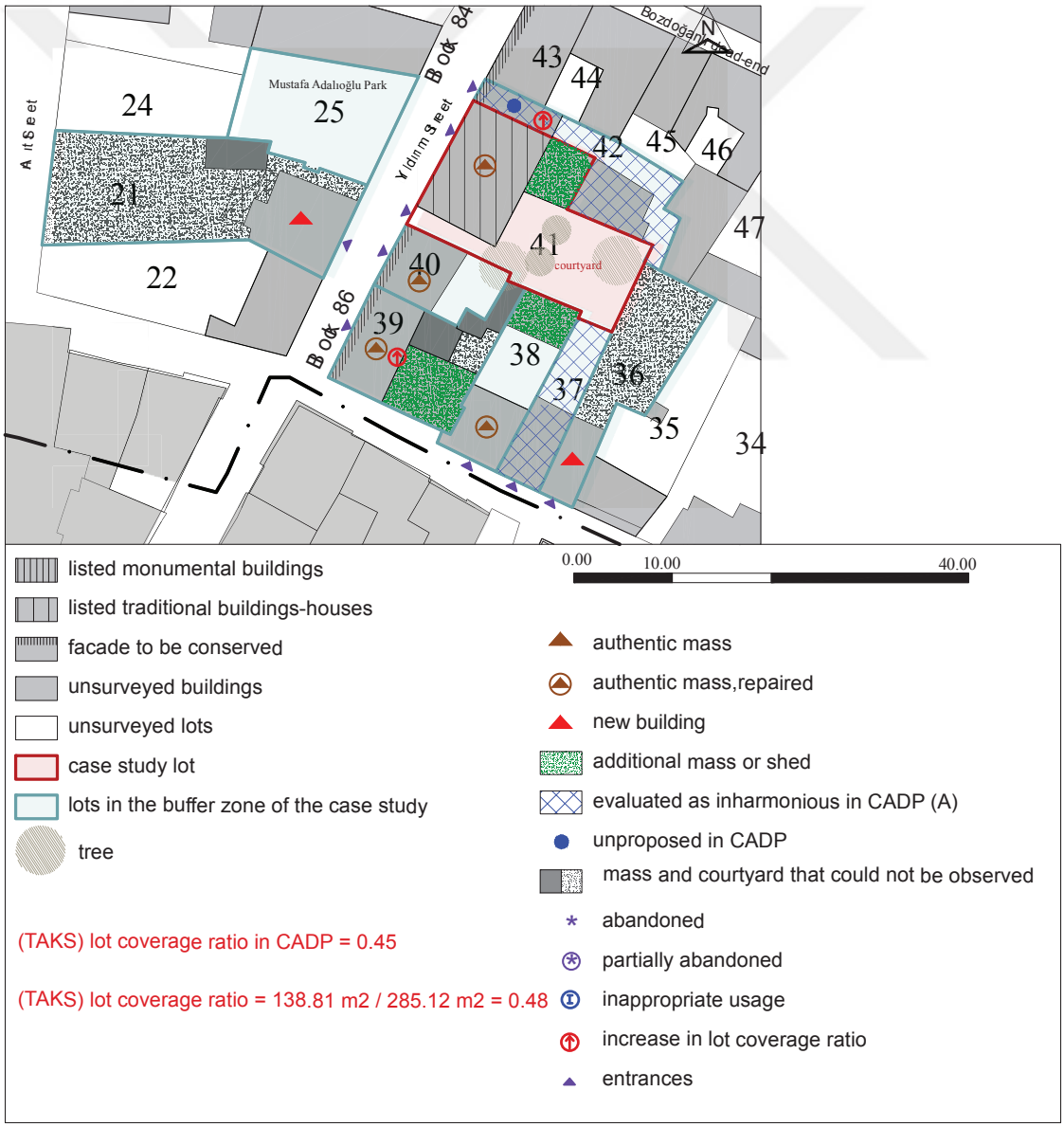


Figure 3.87. Plan view of the house 86/41

3.2.12. The House (181/6)

The house on block 181, lot 6 is an example of a traditional house. It is located at the intersection of Sarı and Yıldız Streets in Alacamescit neighborhood. Today, it is used as a hostel (*Garden Palace Pansiyon*). The two-storied building faces the Sarı Street; it has a side courtyard at its east. This lot is one of the examples that has champhered entrance in the listed urban site. A second entrance is at the east façade to the courtyard again. There is no direct entrance to the building from the Sarı Street. Today, it is considered that referring the semicircle shaped ornament at the south façade that the entrance of the main building was closed.

It was first listed in 1993 (Conservation Council, 1993) (Appendix B). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. According to the decision dated 21.3.2013 and numbered 1468 of the Conservation Council, listing degree of the building was declared as 2nd. Another decision dated 20.12.2013 and numbered 2284 approved the removal of unauthorized implementations in the building and courtyard within 30 days under the supervision of the Kuşadası Municipality. The decision dated 27.3.2015 and numbered 3750 approved simple repairs such as renewal of entrance door to the courtyard, renewal of roof of annex in the courtyard and renewal of timber horizontal beams on the exterior façade. Another decision dated 17.9.2015 and numbered 4197 was related with the capital of a column in the courtyard. Accordingly, its evaluation responsibility was given to the related Museum Directorate.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and had no projection (see page 39). It is considered that this house is not appropriate to the plan typology of Kuşadası houses, because of the existence of a corner courtyard.

At present, form, size and scale of the building are preserved. However, color of joineries that is green is eye-catching. The implementation of plastering of ground floor is questionable in terms of authenticity. Application forms of beams on the exterior façades are questionable, because horizontal beams are used as construction material. In this building, they are used like decoration element. Additional masses in the courtyard are unproposed in conservation plan. With re-functioned usage, it has partially lost the features that made it reminiscence of traditional domestic life. The lot-building relationship of this building is also questionable, because champhered lot is not rare in

Kuşadası listed urban site. One of 8 buildings in buffer zone of this building is new construction (182/17). Remaining buildings that are observed are repaired authentic buildings (181/5, 186/33, 186/34, 186/35, 186/36, 182/18). Partial abandonment and lack of maintenance of these buildings threaten the integrity.



Figure 3.88. The building 181/6 as viewed from north (left), entrance of the courtyard (right)



Figure 3.89. Courtyard of the building (left), mass addition at south (right)

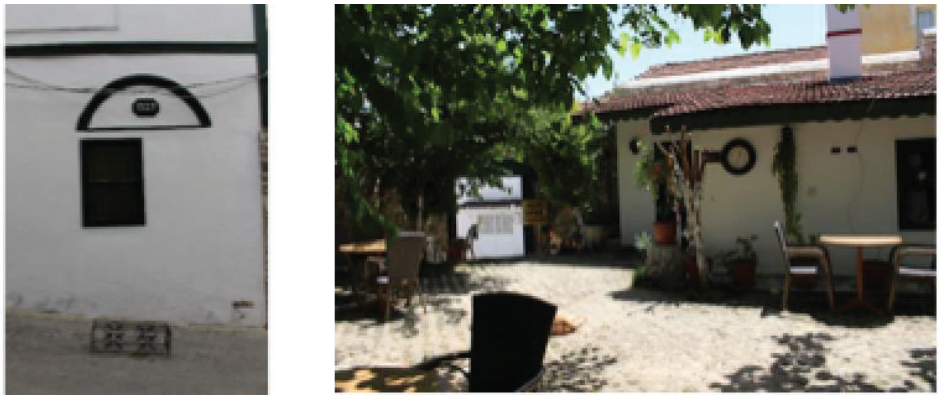


Figure 3.90. Semicircle ornament on façade (left), courtyard as viewed from the west (right)

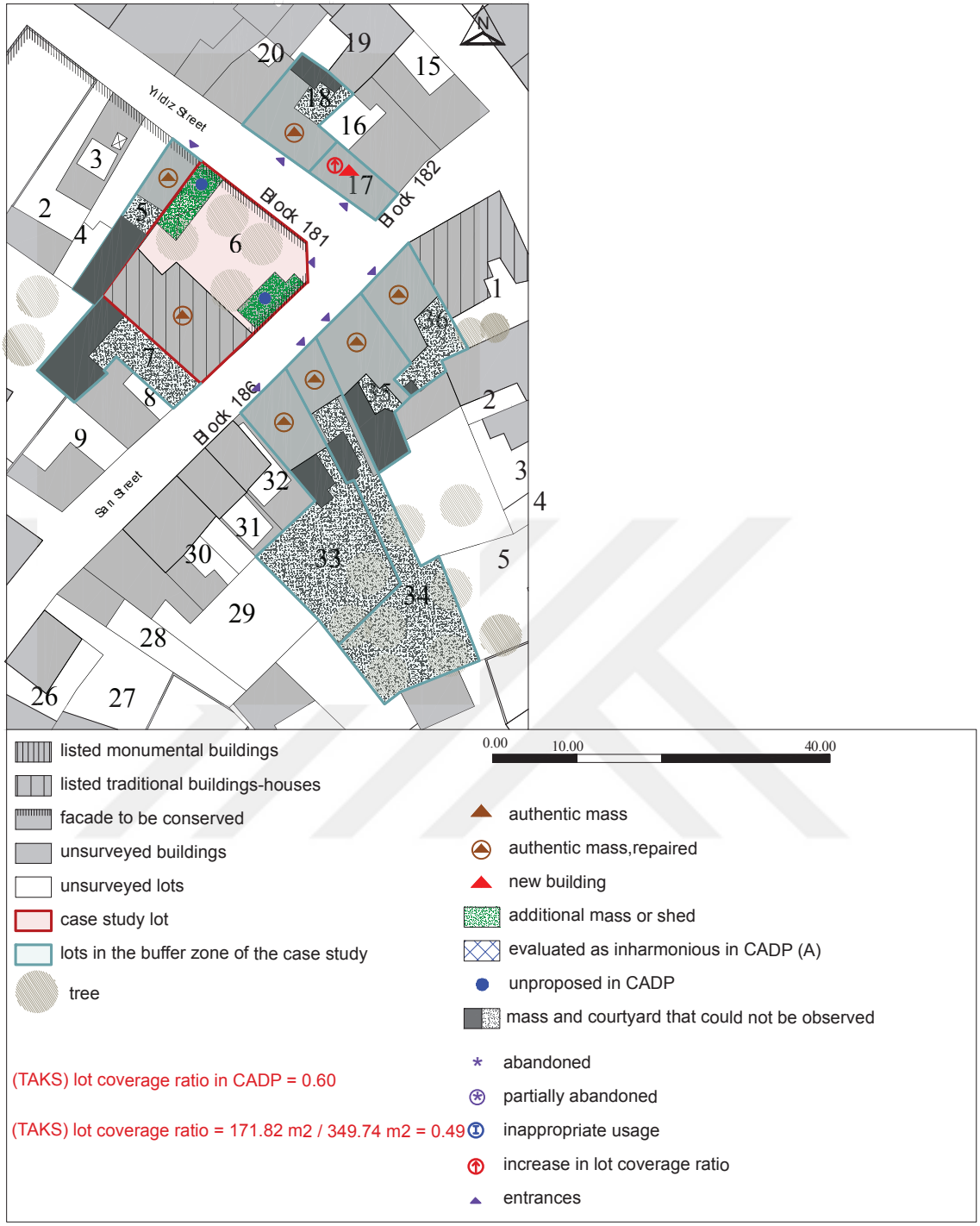


Figure 3.91. Plan view of the building 181/6

3.2.13. The House (181/10)

The house on block 181, lot 10 is an example of a traditional house. It is located on the Gümüş Street, is among the streets that require special arrangement in the conservation plan, in the Alacamescit neighborhood. It is abandoned. Single storied

building elevated over a basement floor has direct access from the street; in the rear and two sides, it has a courtyard.

It was first listed in 1978 by the Conservation Council and this decision was sustained in the succeeding years (1986, 1987). After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 18.4.2013 and numbered 1553 of the Conservation Council rejected the restoration project because it was not in line with the provisions in principle decision numbered 660. The decision dated 30.7.2013 and numbered 1858 approved the restoration project and requested material conservation report before the implementation. The decision dated 24.10.2013 and numbered 2049 approved restoration project of the roof. Another decision dated 30.5.2014 and numbered 2815, approved material conservation report and the implementation was to be done according to the report.

Façade of the building is not included in the façade typology of Kuşadası houses. It is considered that this building was built in a later period compared to traditional houses.

At present, size and scale of the mass are preserved. However renewed joineries, shutters, form of the roof cornice and casings were slightly changed. One of 10 buildings in the buffer zone of the building was evaluated as inharmonious in the conservation plan (179/3). 3 of them are new buildings (191/9, 181/9, 181/11). Remaining ones are repaired authentic houses (Block 179 lot 2, block 181 lot 4 and 5). Physical characteristics were inappropriate, partial abandonment of the neighboring buildings and lack of continuity of local living tradition threatens the integrity.



Figure 3.92. The building 181/10 as viewed from west (left), the building 181/10 as viewed from south (right)

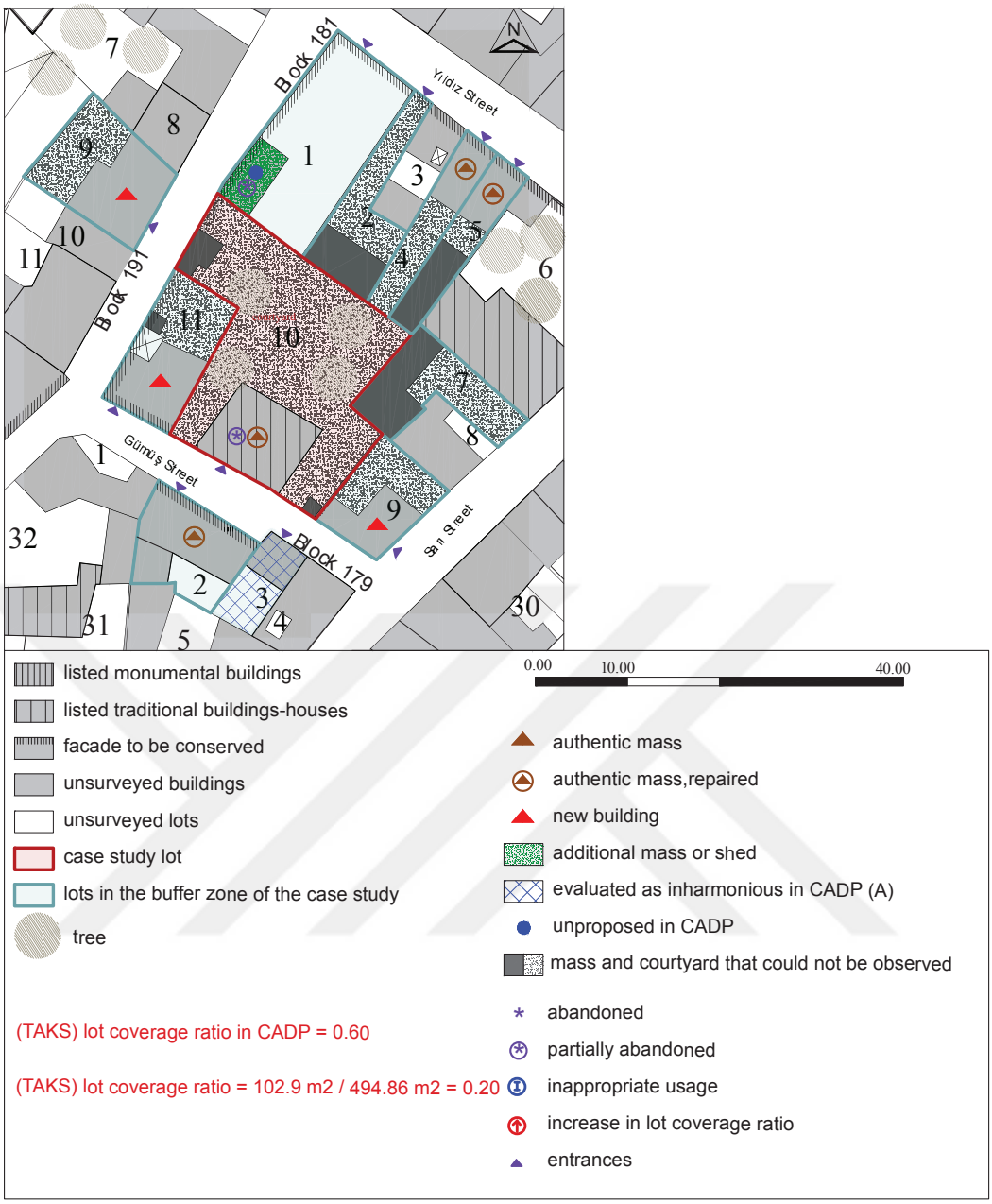


Figure 3.93. Plan view of the house 181/10

3.2.14. The House (186/1)

The house on block 186, lot 1 is an example of a traditional house. It is located at the intersection of Sarı and Zafer Streets. It neighbors the listed urban site and in Alacamescit neighborhood. The house is abandoned today. The two-storied building has a courtyard at the side and rear. The entrance is provided from the Sarı Street directly to the main building. The ground floor of the house was made from rubble stone, first floor

had timber-framed skeleton with *bağdadi* technique.

It was first listed in 1978 by the Conservation Council and this decision was sustained in 1987. After the Conservation Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 24.1.2013 and numbered 2376 pointed out to the previous Conservation Council decision, which was dated 30.1.2009 and numbered 1976 and involved request for simple repair.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and projection along the façade (see page 39). It is considered that this house is appropriate to the plan typology of Kuşadası houses, because of the existence of a side courtyard.

At present; building material, construction technique, form, size and scale of the building are preserved with their authentic features at a great extent. However, with abandonment, it has lost the features that made it part of traditional domestic life. It has not undergone any comprehensive intervention. It is considered that the Conservation Council is right to ask for simple repair, because the conservation state is poor. Even, it might need comprehensive intervention of the building. 2 of 6 buildings (182/15, 182/16) located at the buffer zone of the house are evaluated as inharmonious in the conservation plan. 2 of them are new buildings (182/16, 182/17). One of them is repaired authentic house (186/36), and the remaining one is demolished (186/2). Only the wall, which is façade to be conserved, is standing. The lot-building relationship in close-by environment is negative in terms of integrity. Also, lack of maintenance of the building itself threatens the integrity.



Figure 3.94. The building as viewed from north (left), viewed from west (right)

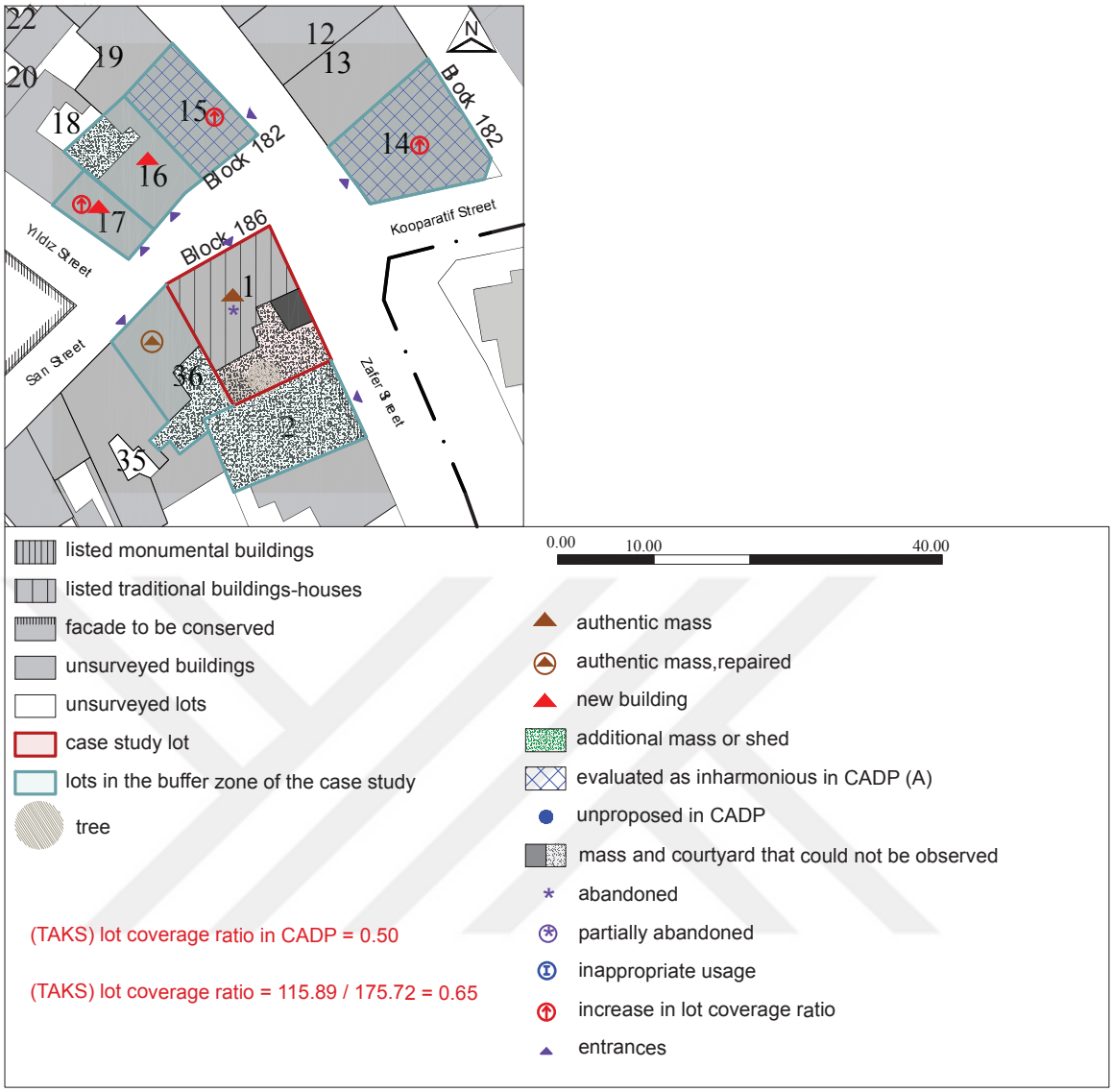


Figure 3.95. Plan view of the house 186/1

3.2.15. The House (191/17)

The house on block 191, lot 17 is an example of a traditional house (Figure 3.99). It is located at the intersection of the Yıldırım and Gümüş Streets in Alacamescit neighborhood. This house will be used as a Turkish coffee house. The two-storied building has a side courtyard accessed from the Yıldırım Street. The first floor of house projects along the northwest and southwest façades. The entrance is provided from the Yıldırım Street directly to the main building. The fountain is located at the northwestern courtyard wall.

It was first listed in 1978 by the Conservation Council. After the Conservation

Aimed Development Plan came into force in 1994, the building was within borders of Kuşadası listed urban site. The decision dated 27.2.2014 and numbered 2461 of the Conservation Council, approved the restoration project and requested for material conservation report. In 2015, restoration implementation was completed.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has side projection (see page 39). It is considered that this house is appropriate to the plan typology, because of the existence of a side courtyard in terms of lot-building relationship.

At present, form, size and scale of building are preserved. However, the change of form of casings and joineries and the building mass are problems. It is considered that the contribution of the project might be bringing life to the abandoned house. 3 of 5 buildings in the buffer zone of this building are repaired authentic houses (74 /15, 74/16, 191/16) and their lot-building relationships are authentic. One of them is not intervened authentic house (75/1). The remaining one's lot organization is changed with an additional mass (191/18).



Figure 3.96. The building 191/17 as viewed from west (left), the fountain on the courtyard wall of the building (right)

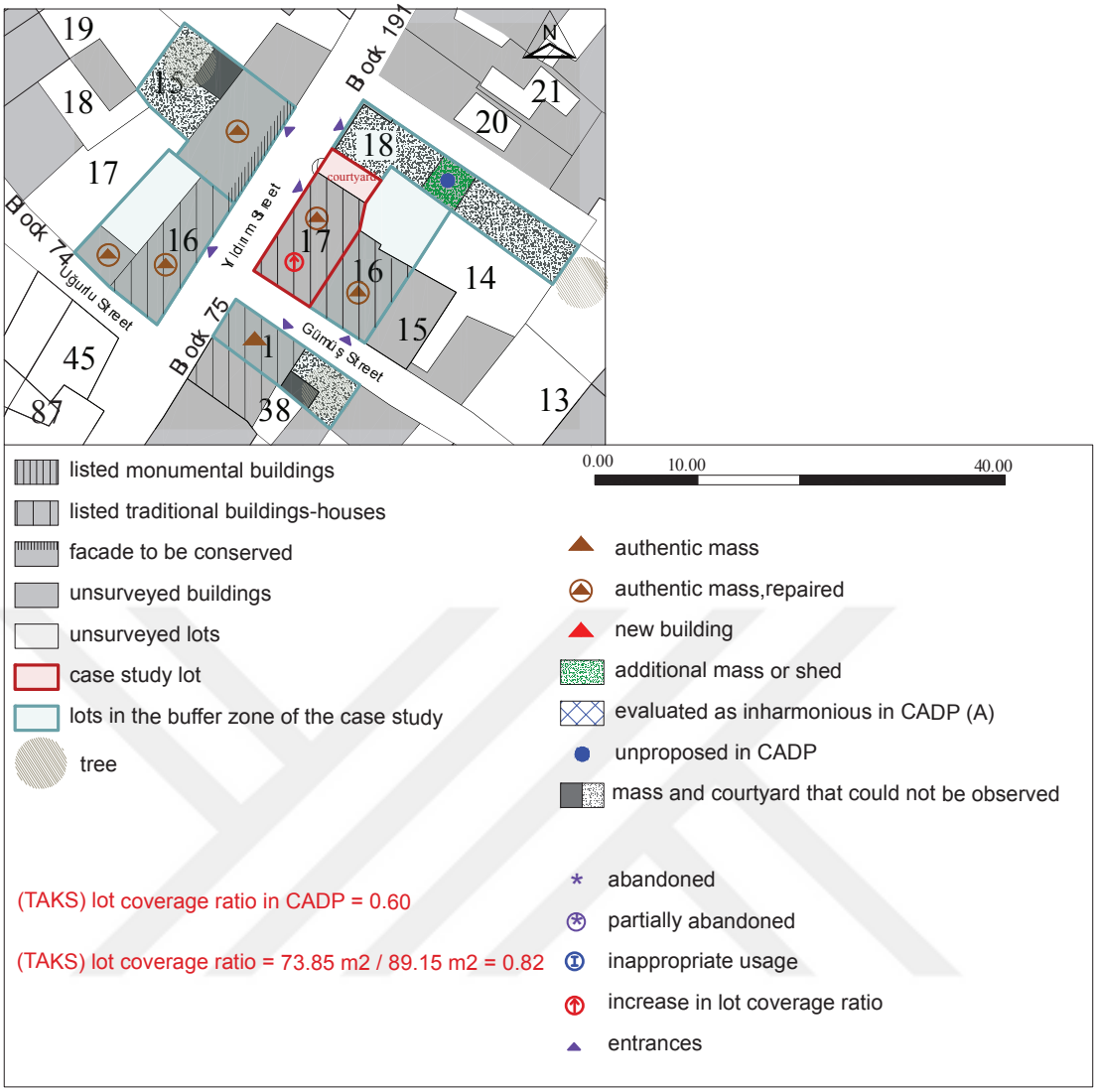


Figure 3.97. Plan view of the house 191/17

3.3. Façades to be conserved

This part includes houses that require façade rehabilitation with regard to the conservation plan.

3.3.1. The House (47/16)

The northwestern facade of the house on block 47, lot 16 and its courtyard are declared as facades to be conserved. It is located at the Mutlu Street, which includes stairs in Dağ neighborhood. Today, it is in-use. The single storied building has direct access from the Mutlu Street and a corner courtyard. The entrance of the house is

provided from the courtyard According to the information that was acquired from the Kuşadası Municipality; this house was refurbished without permission. The ground floor of the building and the courtyard wall were made from rubble stone.

In the decision dated 25.12.2014 and numbered 3382, removal of implementations regarding refurbishments without permissions were requested. The old photographs of the building were to be used in the removal work.

The side courtyard is one of the rare examples in the Kuşadası listed urban site. 3 of 4 buildings in the buffer zone of this lot are repaired authentic houses (46/9, 47/15 47/17). One of them is not observed (47/9). The continuation of lot-building relationship and physical characteristics in close-by environment are positive in terms of integrity. However, partial abandonment of the neighboring buildings and lack of continuity of local living tradition threatens the integrity.



Figure 3.98. The house 47/16 as viewed from north

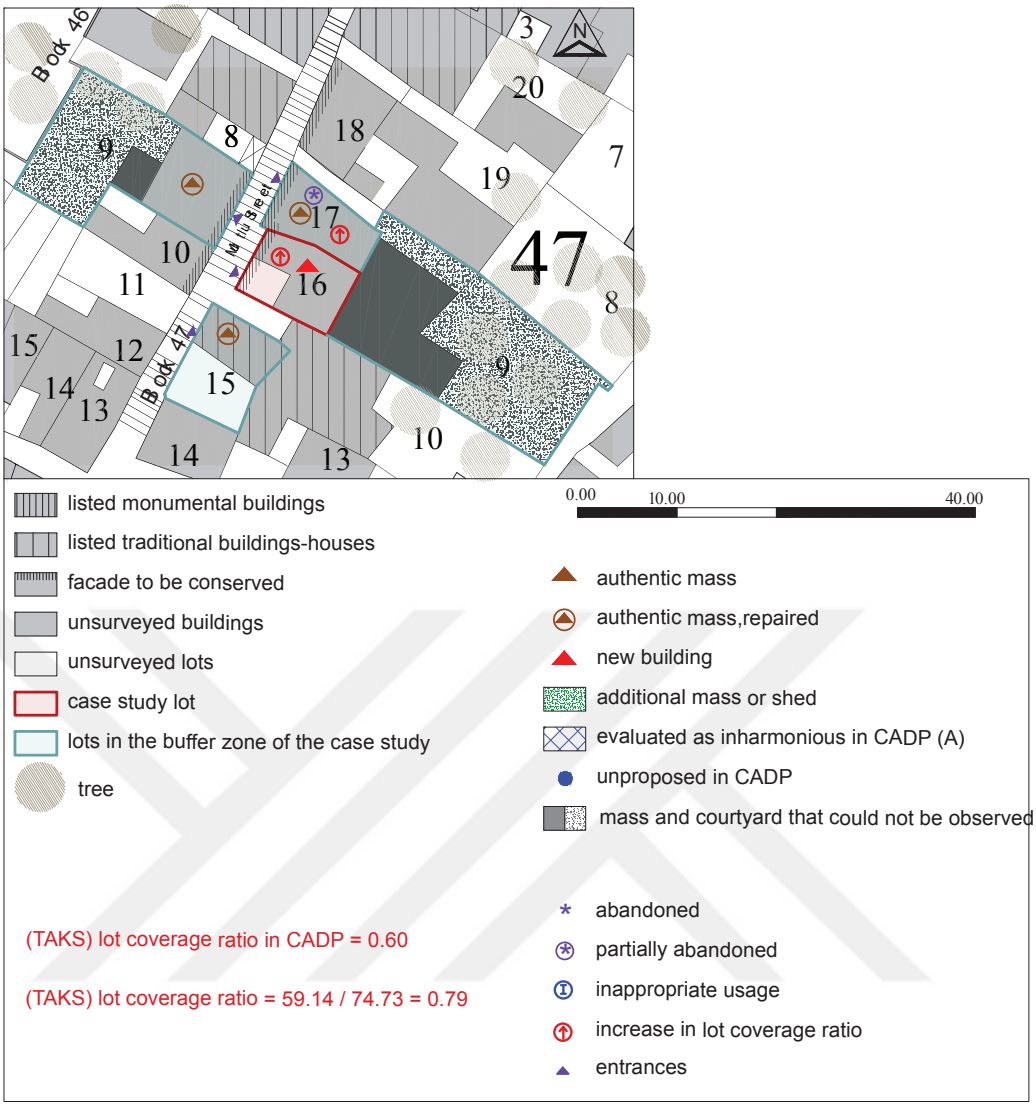


Figure 3.99. Plan view of the house 47/16

3.3.2. The Courtyard Wall (56/4)

The courtyard wall on block 56 lot 4 and its courtyard are declared as facades to be conserved. It is located at the intersection of Bahar and Yedi Eylül Streets in Camikebir neighborhood. It is also located at the buffer zone of the Kaleiçi Mosque. This lot has direct access from the Yedi Eylül Street. The courtyard wall was made of rubble stone. Today, it is in-use. The decision dated 29.1.2015 and numbered 3494 approved simple repair request. Also, restoration project of the courtyard wall was requested. Another decision dated 16.4.2015 and numbered 3784 approved restoration project and it is completed. The decision dated 17.9.2015 and numbered 4198 approved restoration project implementation results. It is considered that, conservation of an

empty box like lot is a bit strange, because it is not clear what is the wall defining.

In Kuşadası listed urban site, generally, courtyard walls were plastered different from this example. At present, construction technique, form, size and scale of the wall are preserved. 4 of 6 buildings in buffer zone of this lot are evaluated as inharmonious in the conservation plan (57/4, 57/5, 66/7 56/2). One of them is new building (65/19). The remaining one is the Kaleiçi Mosque.



Figure 3.100. Courtyard wall



Figure 3.101. Additional masses in courtyard

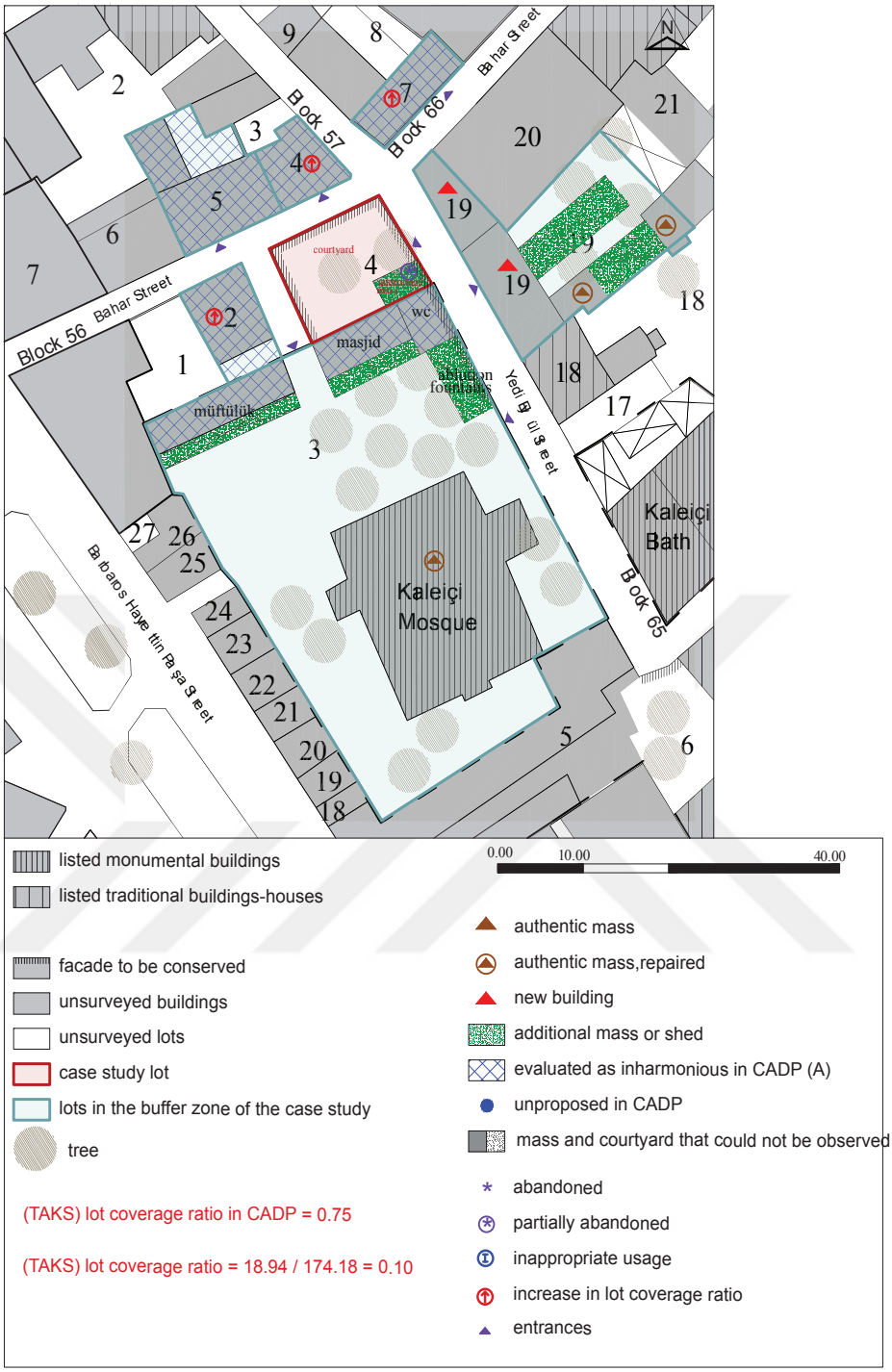


Figure 3.102. Plan view of the courtyard wall 56/4

3.3.3. The House (62/11)

The southeastern facade of the house on block 62, lot 11 and its courtyard are declared as facades to be conserved. It is located at the Tuna Street in Camikebir neighborhood. Today, it is used as a restaurant. The double-storied building has direct

access from the Tuna Street and it has a rear courtyard. It has vertical rectangular timber joineries on both floors. The ground floor of the building was made from rubble stone. In the decision dated 27.3.2014 and numbered 2608, simple repair was rejected because of presence of structural problems, new building project was requested. Another decision dated 16.4.2015 and numbered 3781, approved partial demolition of the upper floor under the supervision of the Kuşadası Municipality, and approved measured survey of the façade. This decision also requested for reconstruction project providing conservation of stonewall at the façade.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has no projection (see page 39). It is considered that this house is a part of the plan typology of Kuşadası houses, because of the existence of rear courtyard.

At present; form, size and scale of building are preserved. However, because of the change of color of the joineries and lack of continuity of local living tradition, it has lost the spirit. 4 of 5 buildings (62/12, 62/13, 63/6, 63/7) in the buffer zone of the house are evaluated as inharmonious in the conservation plan. It is considered that existence of these buildings is problematic since the evaluated as inharmonious in the conservation plan in 1994. The listed one (62/10) is intervened to its main mass.



Figure 3.103. The restaurant 62/11 as viewed from south

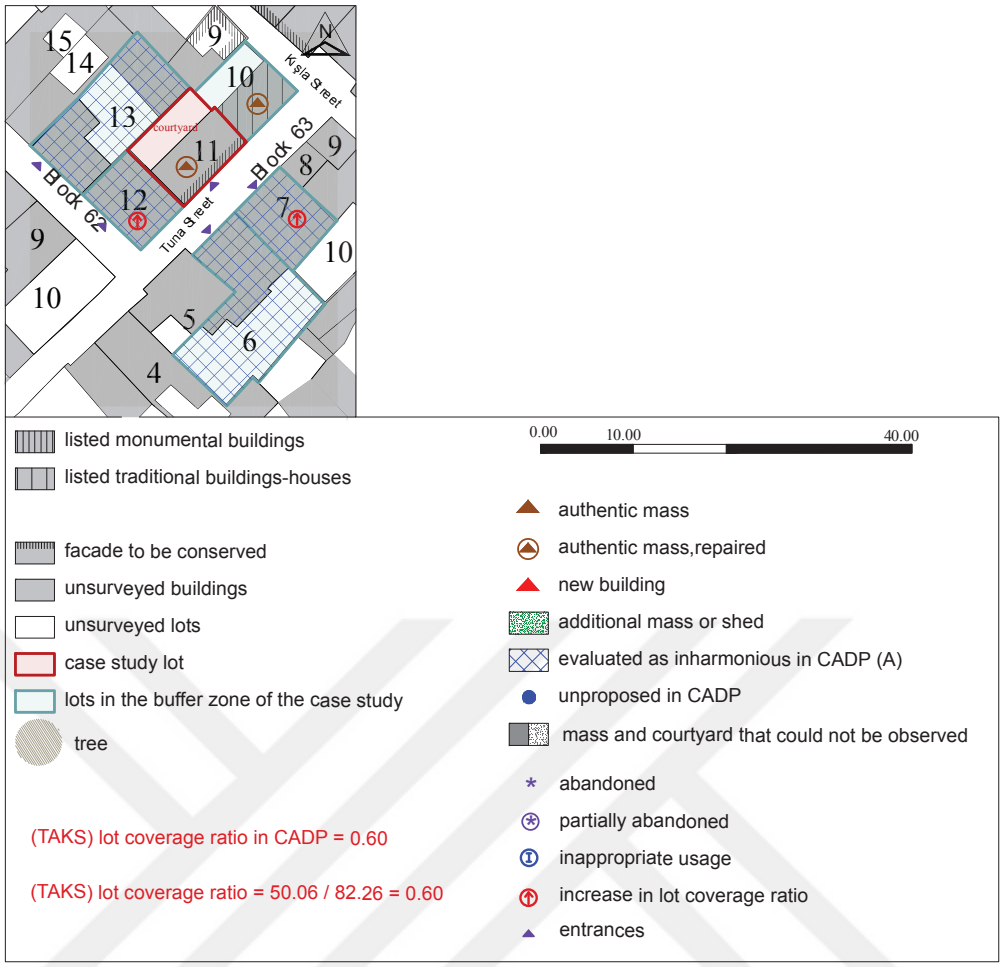


Figure 3.104. Plan view of the house 62/11

3.3.4. The House (182/22)

The northeastern facade of the house on block 182, lot 22 is declared as facades to be conserved. It is located at the Zafer Street in Alacamescit neighborhood. Today, it is used as an architectural office. The double-storied building has direct access from the Zafer Street and it has a rear courtyard. There are double projections on the first floor. The entrance is located at the symmetry axis of the façade.

In the decision dated 24.10.2013 and numbered 2047, reconstruction project of the house was rejected because of incompatibilities with measured survey of the façade. Another decision dated 26.2.2015 and numbered 3605 approved reconstruction project revision.

The façade of this house is a part of façade typology in Kuşadası. It is double storied and has double side projection. Façade of the house is plastered and white

washed.

At present; form, size, scale and building material of building are preserved. It is considered that listing of this building is required. 2 of 5 buildings in the buffer zone of the house are evaluated as inharmonious in the conservation plan (182/10, 182/23). One of them is not intervened (182/24). The remaining ones are repaired authentic houses (182/19, 182/22). The continuation of lot-building relationship is almost conserved. 3 buildings (182/21, 182/23, 182/10) in buffer zone of the house cover their whole lot. Physical characteristics in close-by environment are negative in terms of integrity. Lot-buildings relationship is damaged. Lack of maintenance of the neighboring buildings and excessive renewals threaten the integrity physically. In addition, lack of continuity of local living tradition affects integrity negatively.

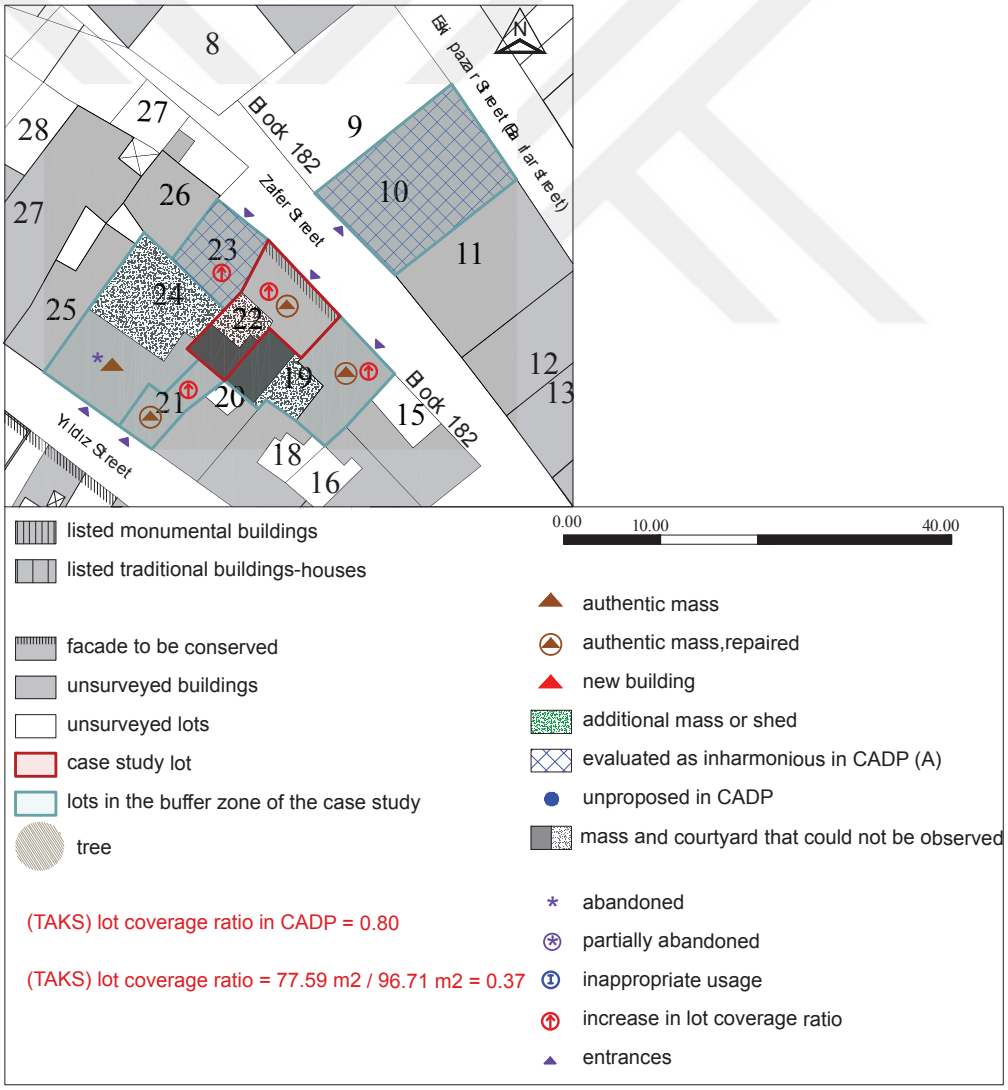


Figure 3.105. Plan view of the building 182/22



Figure 3.106. The building as viewed from east (left), the entrance door (right)

3.3.5. The House (182/28)

The northwestern facade of the house on block 182, lot 28 is declared as a facade to be conserved. It is located at the Yıldız Street in Alacamescit neighborhood (Figure 3.110). This house will be used as a gastronomical purpose. The three-storied building has direct access from the Yıldız Street and it also has a secondary access from the courtyard at Zafer Street. There is projection on the first floor. The building is plastered and white washed. Also, it has a pitched roof.

In the decision dated 24.4.2014 and numbered 2673, reconstruction project of the house was approved with correction related with the mechanical installation of toilet. The reconstruction project was completed.

The façade of this house is not a part of façade typology in Kuşadası. There is not an example of this type of building which is narrow and so high compared to other traditional buildings in Kuşadası urban listed site (see page 39).

At present; whole of the building, its building-lot organization, renewed joineries and renewal of building material are attention getting (Figure 3.110). 2 of 5 buildings in the buffer zone of the house are evaluated as inharmonious in the conservation plan (182/7, 182/27). Unfortunately, these large masses that are almost occupied whole lot has survived until today. It is considered that one of them is period addition (182/29). One of them is demolished and in this lot, there is an additional mass (181/1). The remaining one is repaired authentic house (191/6).



Figure 3.107. The building as viewed from the minaret of the mosque (left), the building as viewed from Zafer Street (right)

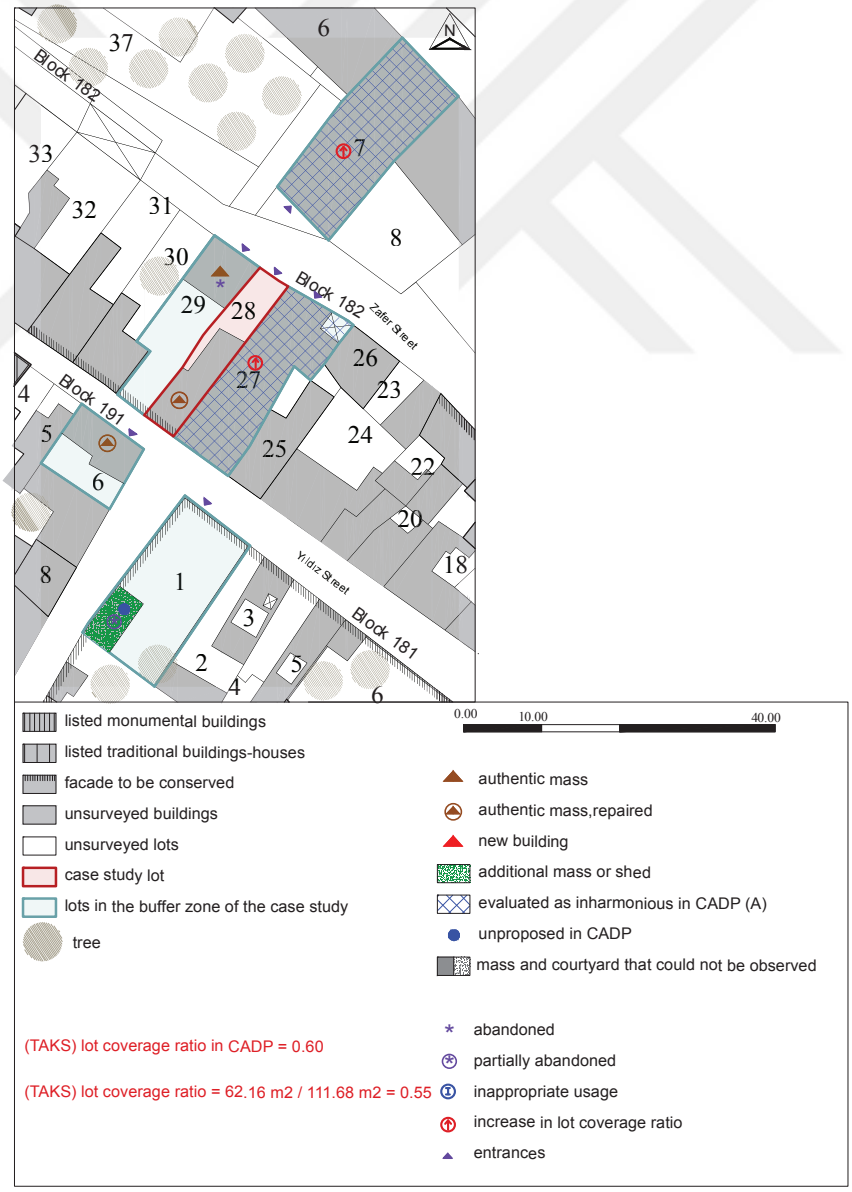


Figure 3.108. Plan view of the house 182/28

3.3.6. The Houses (182/29, 30, 31, 32, 33)

The southwestern facades of the houses on block 182; lots 29, 30, 31, 32 and 33 are declared as a facade to be conserved. They are located at the Yıldız Street in Alacamescit neighborhood. Today, they are unused and in ruined state. In the decision dated 22.1.2016 and numbered 4620, reconstruction project of these houses was requested emphasis of principle decision numbered 660. The other decision dated 14.4.2016 and numbered 4955 emphasizes the validity of the decision numbered 4620 with the rejection of request for alteration of conservation council decision. The reconstruction projects were not completed.

At present; their building-lot organization was damaged. 4 of 10 buildings in the buffer zone of the house are evaluated as inharmonious in the conservation plan (182/34, 182/35, 182/36 and 191/4). Unfortunately, these large masses that are almost occupied whole lot has survived until today. One of them is extremely renewed. Its renewed joineries and renewal of building material are attention getting (182/28). One of them is repaired authentic house (191/6). 2 of 10 are ruined listed buildings (191/2, 191/3). One of them is Hacı İbrahim Ağa Mosque that was repaired. One of them is a new building in buffer zone of these buildings (191/5). Physical characteristics in close-by environment are negative in terms of integrity. Lot-buildings relationship is damaged. Lack of maintenance of the neighboring buildings, excessive renewals and lack of continuity of local living tradition threaten the integrity.



Figure 3.109. The houses on block 182, lots 29, 30, 31, 32 and 33 from the minaret of Hacı İbrahim Ağa Mosque



Figure 3.110. The building on lot 29 as viewed from Zafer Street (left), buildings on lots 30 and 31

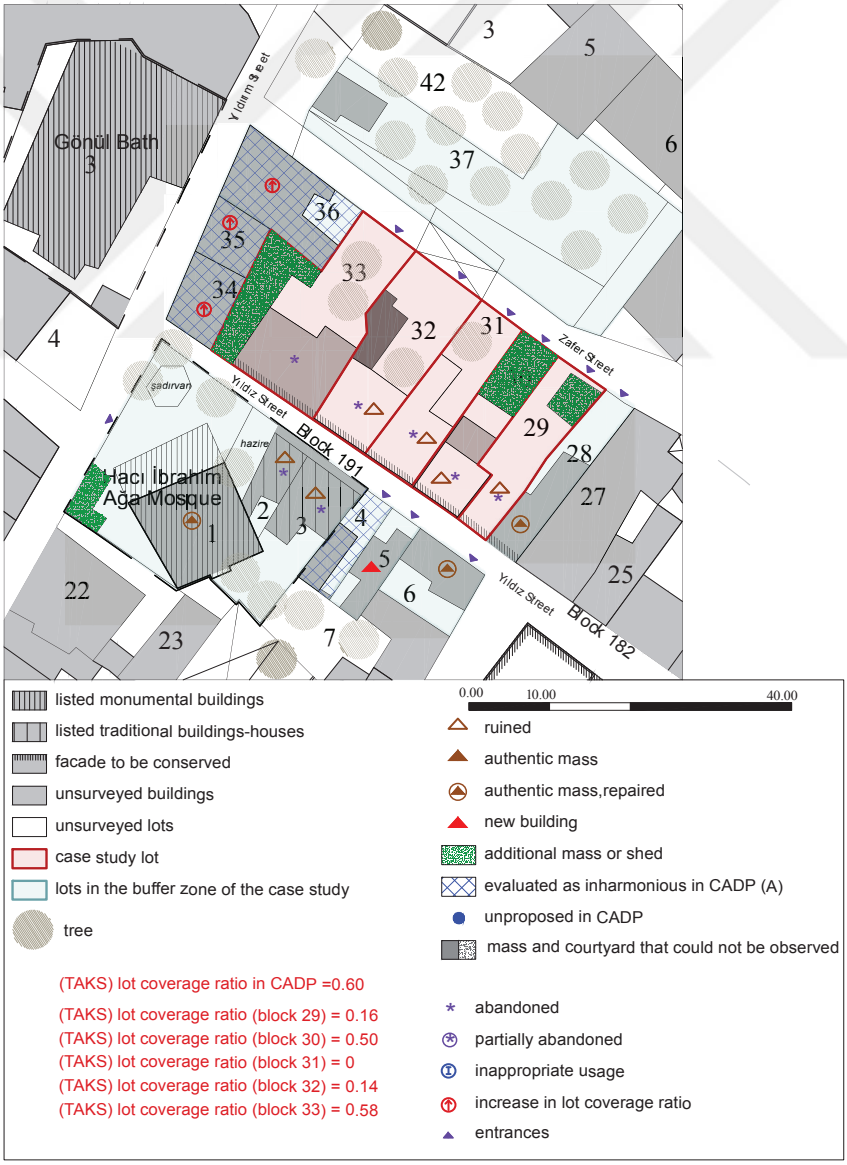


Figure 3.111. Plan view of the houses block 182, lots 29, 30, 31, 32 and 33

3.3.7. The House (191/12)

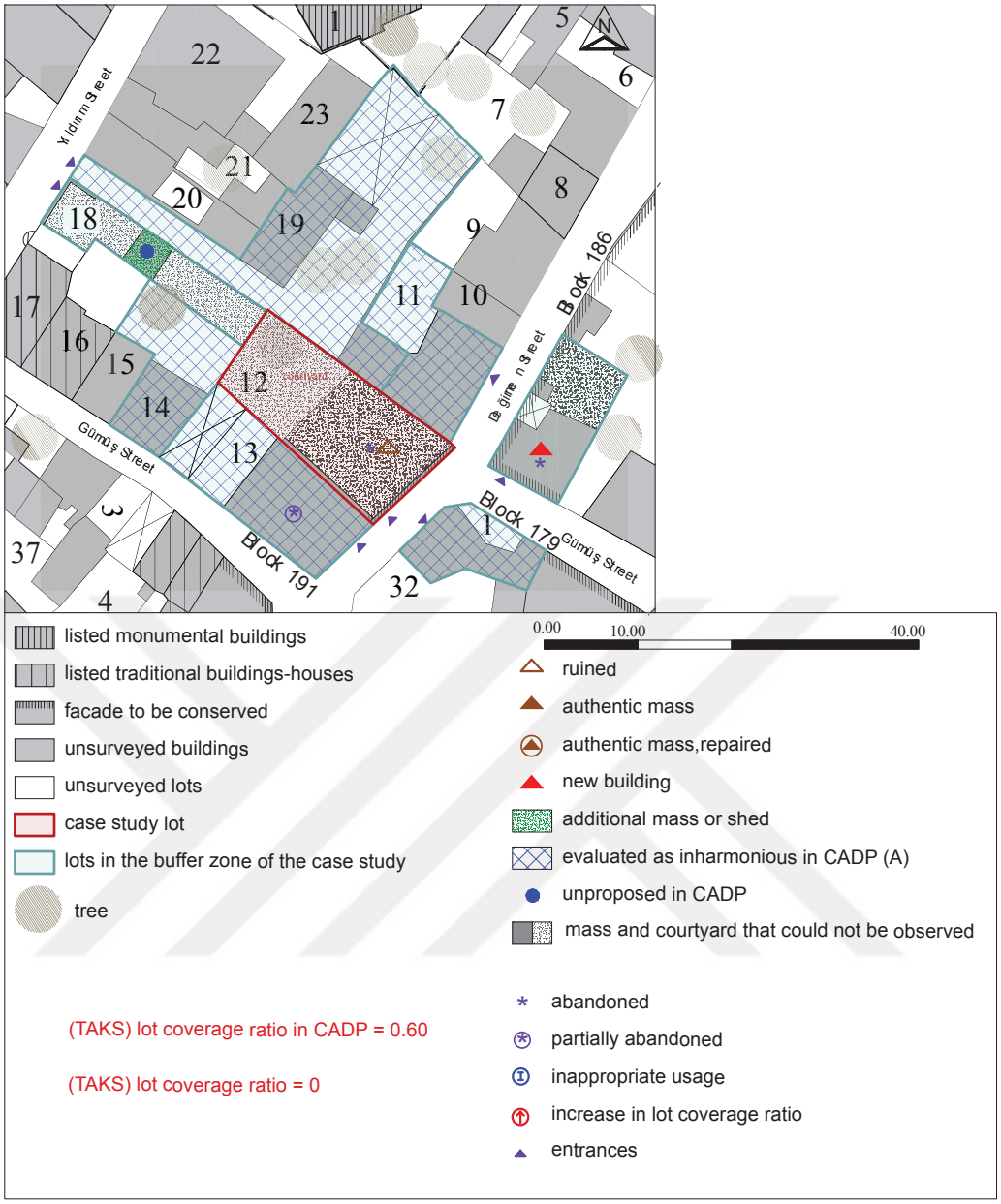
The northeastern facade of the house on block 191, lot 12 is declared as a facade to be conserved. It is located at the Değirmen Street in Alacamescit neighborhood. The ruined building has direct access from the Değirmen Street with a double winged iron door. Today, this traditional house ruin is abandoned. The existing walls were made from rubble stone. It is seen that this house ruin has not undergone any comprehensive intervention.

It was first declared as façade to be conserved by the Conservation Council in 1994 and it was within the borders of Kuşadası listed urban site. The decision dated 28.8.2014 and numbered 3038 proposed identification of listing degree that is declaration of 2nd degree. Also, restoration project was requested because of widespread structural failures.



Figure 3.112. The house as viewed from Değirmen Street (left), the house as viewed from Gümüş Street (right)

At present; building material and construction technique of existing wall are preserved with their authentic features. However, the loss of the building itself with abandonment, it has lost the features that made it reminiscence of traditional domestic life. 5 of 7 buildings in the buffer zone of the house ruin are evaluated as inharmonious in the conservation plan (191/11, 191/13, 191/14, 191/19, 179/1). One of 7 is unproposed in the conservation plan (191/18). One of them is new building (186/11). Generally, lot-building relationship in the close-by environment have been sustained in terms of positioning of the main masses.



3.113. Plan view of the house ruin 191/12

3.4. Streets

In this section, the historic streets discussed by the conservation council are introduced.

3.4.1. Hücum Street

Hücum Street in Kuşadası is located at the Dağ neighborhood. It is located

between blocks 37 and 38 in southeast direction. It is in northeast-southwest direction. End of the street is connected Barbaros Hayrettin Paşa Street that is a large, busy and only for pedestrian traffic at the north, Okurlar Street that has a curvilinear form and its width is not constant at the south. Hücum Street has slightly curvilinear form and consists of staircases because it is perpendicular to the slope. At the southeast façade of the Hücum Street, there are double storied buildings; many of them are traditional houses with courtyard walls. At the southwest façade of the street, there are single or double storied traditional houses and courtyard walls.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. It is related within the borders of Kuşadası listed urban site. In the decision dated 27.2.2014 and numbered 2464, it was stated that evaluation responsibility for unauthorized painting of staircases on Hücum Street belongs to the Municipality.



Figure 3.114. Hücum Street as viewed from northwest (left), unauthorized paintings on the Hücum Street (right)

At present, function of traditional street is conserved in terms of authenticity. Material, construction technique and workmanship are changed. Unauthorized painting of staircases on the Hücum Street is not intervened by the Municipality, and it is considered that exterior design of the street is changed in terms of color. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the southwest, southeast and west are preserved, but the one at

the northeast (Barbaros Hayrettin Paşa Street) has been renewed. So, integrity in terms of physical context is graded as (+1). The local living tradition partially continues on this street, Güler and Lale Streets, but it was modernized in Barbaros Hayretin Paşa Street. So, social context grade is (+1).

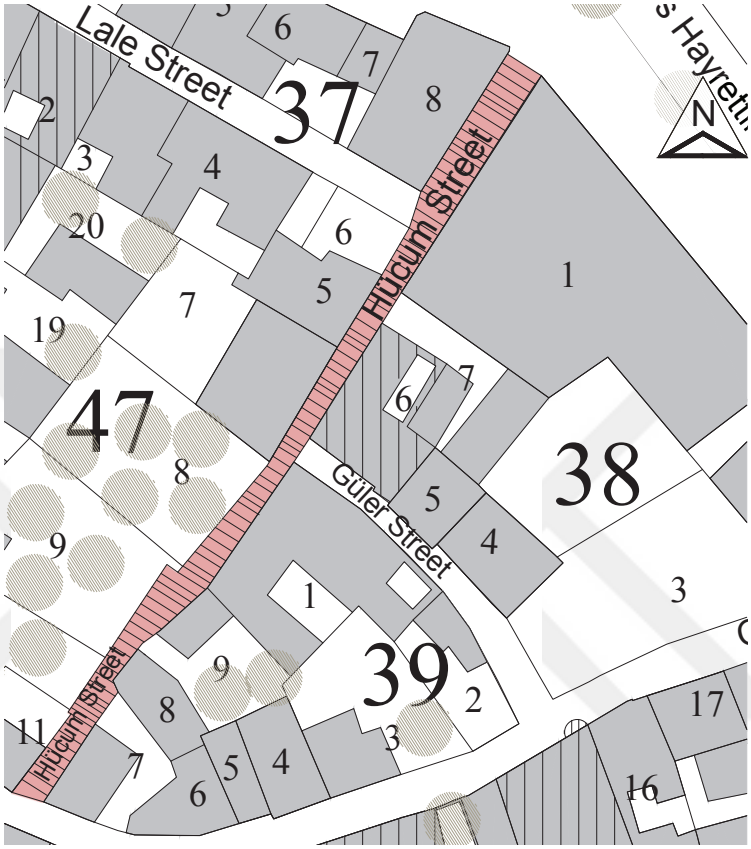


Figure 3.115. Plan view of Hücum Street

3.4.2. Lale Street

Lale Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 37 and 47 in south direction. It is in northwest-southeast direction. It is also located between two streets; Mutlu and Hücum that have staircases. Lale Street has a straight form and its width is almost constant. At the northern façade of Lale Street, there are multistoried apartments and some double storied houses; at the southern façade of the street, there are double storied traditional houses but these are intervened. In addition, in Lale Street there are some elements such as ivy, bank etc. also, there are some additions like air conditioner and transmission tower. These elements are not designed enough; they narrow the street.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. It is related within the borders of Kuşadası listed urban site. In the decision dated 27.2.2014 and numbered 2464, it was stated that evaluation responsibility for unauthorized painting of pedestrian zones on Lale Street belongs to the Municipality. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Lale Street. It is seen that implementation of street rehabilitation projects is not completed.



Figure 3.116. Lale Street as viewed from northeast

At present, function of the Lale Street is preserved, but presence of obstacles against circulation such as banks is disturbing. Unauthorized paintings of pedestrian zone of the Lale street is not intervened by the Municipality, and it is considered that design of the streets is changed in terms of color and it causes change in the traditional sense of enclosure. However, material, construction technique and workmanship and spirit of place have damaged. The traditional street pattern has been totally damaged along the street. The traditional pattern of the neighboring streets at east, west and north are partially preserved. So, integrity in terms of physical context is graded as (-1). The local living tradition partially continues on the street, so, social context grade is (+1).



Figure 3.117. Plan view of Lale Street

3.4.3. Menekşe Street

Menekşe Street in Kuşadası listed urban site is located at the Dağ neighborhood. It is in north-south direction. It has vista of sea. At the eastern façade of the northern portion of the street, fortification wall remain is seen. This street runs along the fortification wall ruin in northeast direction. It is a two-parted street divided into two at its intersection point with Deniz and Yaman Streets. The northern portion is between blocks 44 and 45; while the southern is between blocks 7 and 42. At the western façade of the northern portion, there are new and double storied buildings. At the eastern façade of the southern portion, there are double storied listed buildings are seen. The street is finished with intersecting Aslanlar Street at the south perpendicularly. At the north, the street is reached Cesur Street that has curvilinear form with becoming narrow.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Menekşe Street. It is seen that implementation of street rehabilitation project is not completed.

At present, function of the Menekşe Street is preserved, but presence of obstacles against circulation such as parking vehicle is disturbing. Original plan layout is totally sustained, but facades organizations and scales are partially sustained in the

street. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the east, west and south are partially preserved. So, integrity in terms of physical context is graded as (+1). The local living tradition partially continues on this street, so, social context grade is (+1).



Figure 3.118. Menekşe Street as viewed from Deniz Street

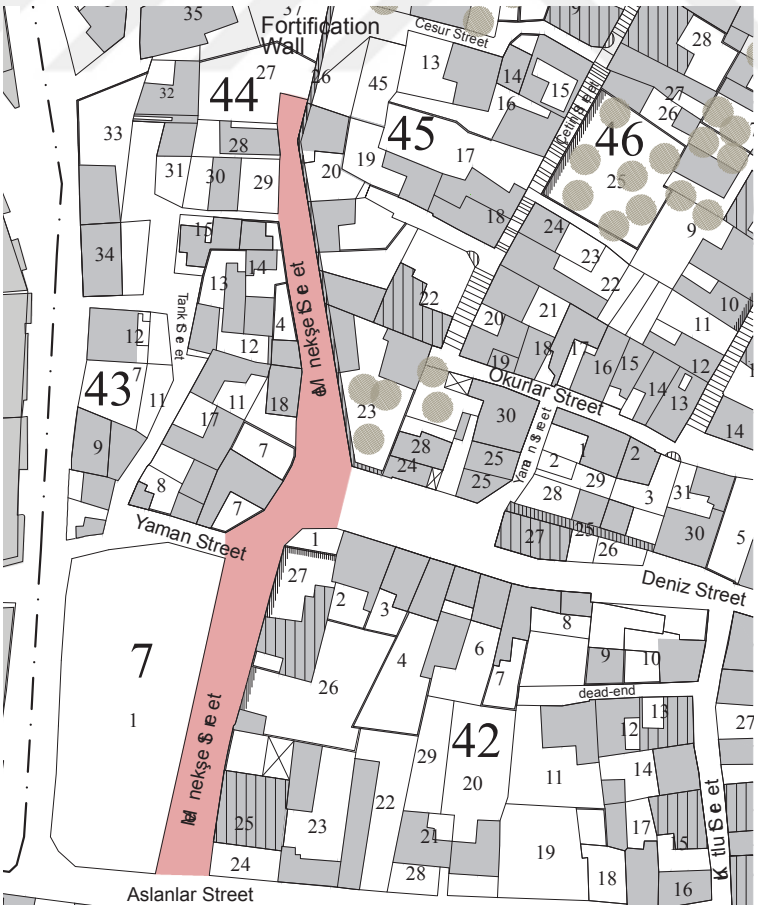


Figure 3.119. Plan view of the Menekşe Street

3.4.4. Kutlu Street

Kutlu Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 41 and 42. It is in north-south direction and 6 meter in width. At the eastern façade of Kutlu Street, there are series of historic facades; at the western façade of this street, there are some traditional houses and a multistoried apartment. The street is terminated with Aslanlar Street at the south and Deniz Street at the north.



Figure 3.120. Kutlu Street as viewed from Deniz Street (left), Kutlu Street (right)

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Kutlu Street. It is seen that implementation of street rehabilitation project is not completed.

At present, function of the street is preserved, but presence of obstacles against circulation such as parking vehicle is disturbing. Original plan layout is totally sustained, but facades organizations and scales are partially sustained in the Kutlu Street. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the north, south and west are partially preserved. So, integrity in terms of physical context is graded as (+1). The local living tradition partially does not continue on this street and neighboring streets, so, social context grade is (-1).

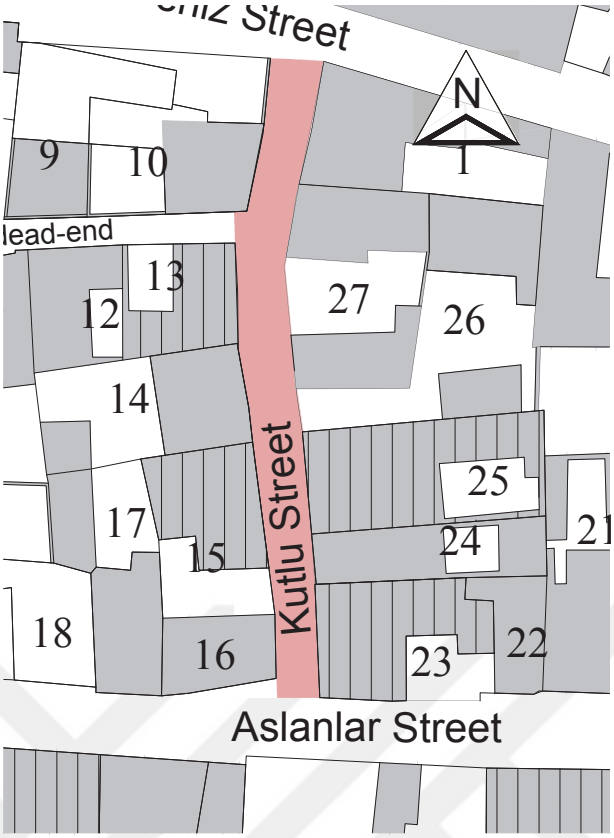


Figure 3.121. Plan view of the Kutlu Street

3.4.5. Deniz Street

Deniz Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 40 in north and 41, 42 in south direction. It is in east-west direction. A part of this street consists of staircases. The southern façade of Deniz Street, there are multistoried apartments and some double storied houses; the northern façade of the street, there are some double storied traditional buildings and new buildings. Fortification wall remains are seen some parts of the street. In Deniz Street, there are some elements such as ivy, handrail, etc. There are some unqualified additions on building facades like air conditioner. The end of the street is connected to Barbaros Hayrettin Paşa Street, which is a large, busy and only for pedestrian street.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Deniz Street. It is seen that implementation of street rehabilitation project is not completed.

At present, function is conserved in terms of authenticity. It is considered that presence of obstacles against circulation such as inappropriate parking on the street. Façade organizations of Deniz Street are generally changed in terms of form, size and color. Original plan layout of the street is partially conserved. Material, construction technique and workmanship are changed. Some parts of the street are coated with concrete. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the north and west are partially preserved, but the one at the northeast (Barbaros Hayrettin Paşa Street) has been renewed. So, integrity in terms of physical context is graded as (+1). The local living tradition partially does not continue on this street and some neighboring streets, so, social context grade is (-1).



Figure 3.122. Deniz Street as viewed from east



Figure 3.123. Fortification wall remain as viewed from Deniz Street

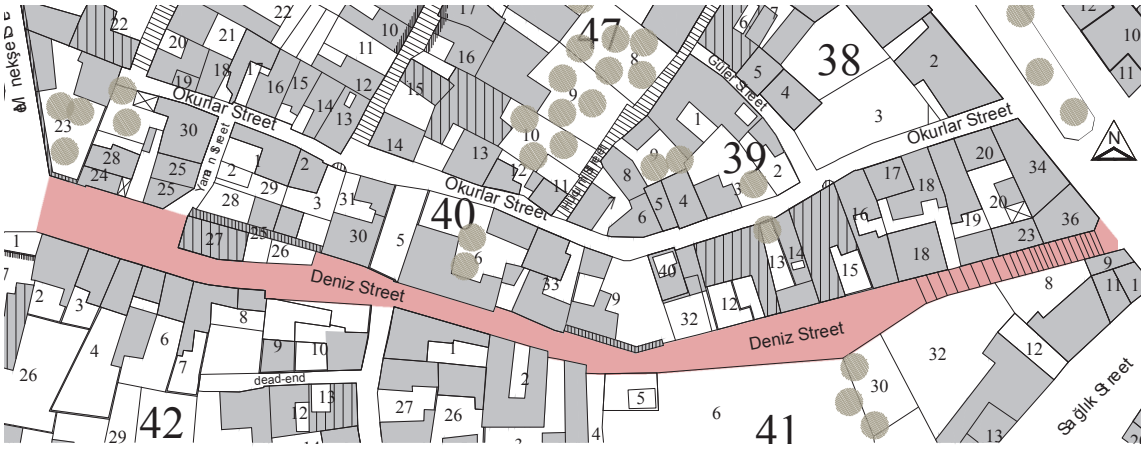


Figure 3.124. Plan view of the Deniz Street

3.4.6. Okurlar Street

Okurlar Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 38, 39, 46, 47 in north and 40 in south direction. It is in east-west direction. This street has a curvilinear form and its width is not constant (min. 2.80 m, max. 5.60 m). There are double storied traditional buildings and new buildings on both façades of this street.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Okurlar Street. It is seen that implementation of street rehabilitation project is not completed.

At present, it is considered that while original plan layout of the street is preserved; organization of facades of Okurlar Street is almost changed in terms of form, size and color. Generally, function is almost conserved in terms of authenticity, but there are obstacles against circulation such as garbages, signboards and bicycles on the street. Original material, construction technique and workmanship are generally changed. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the north and south are partially preserved, but the one at the northeast (Barbaros Hayrettin Paşa Street) has been renewed. So, integrity in terms of physical context is graded as (+1). The local living tradition partially continues on this street, so, social context grade is (+1).



Figure 3.125. Okurlar Street



Figure 3.126. Plan view of the Okurlar Street

3.4.7. Mutlu Street

Mutlu Street in Kuşadası is located at the Dağ neighborhood. It is located between block 46 in west and 47 in east direction. It is in northeast-southwest direction. It consists of staircases. This street has almost straight form and its width is not constant (min. 2.10m, max. 3.80 m). At both facades of this street, there are double storied traditional houses but some of them are intervened. Also, in Mutlu Street, there are some elements such as potted plants. The historic buildings with projections provide very high sense of enclosure; sky is hardly visible.

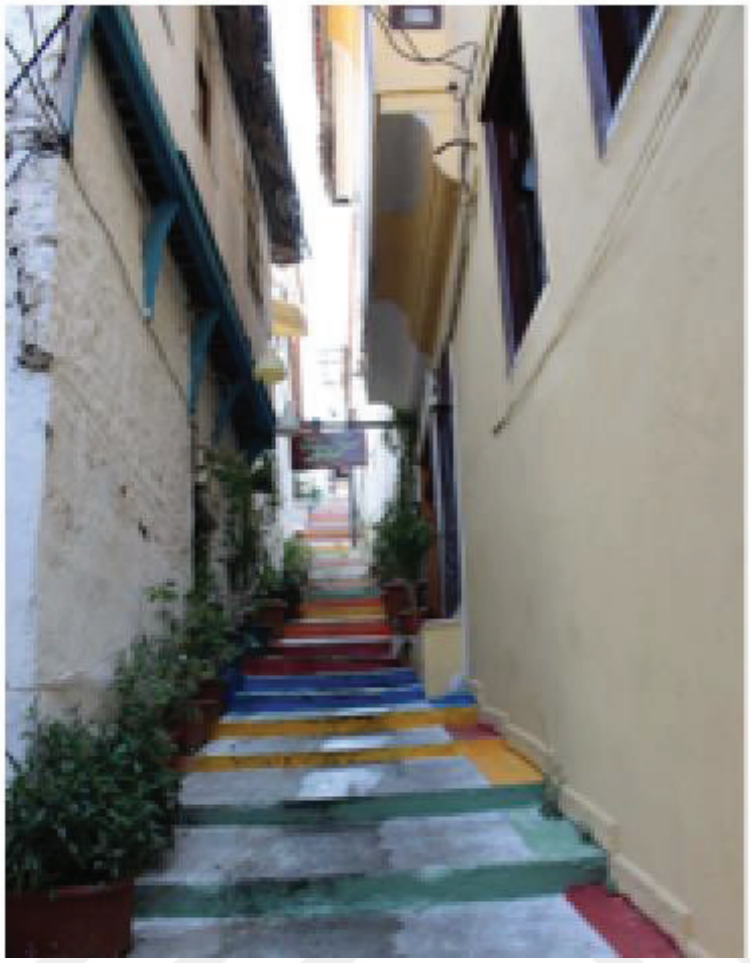


Figure 3.127. Mutlu Street as viewed from northeast

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Mutlu Street. It is seen that implementation of street rehabilitation project is not completed.

At present, function and spirit of traditional street are conserved in terms of authenticity. Material, construction technique and workmanship are changed. Unauthorized painting of staircases on the Mutlu Street is not intervened by the Municipality, and it is considered that design of the street is changed in terms of color. Also, this intervention causes alteration in the traditional sense of enclosure. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the east, west and south are partially preserved, but the one at the north (Barbaros Hayrettin Paşa Street) has been renewed. So, integrity in terms of physical context is graded as (+1). The local living tradition partially continues on this street, so, social context grade is (+1).

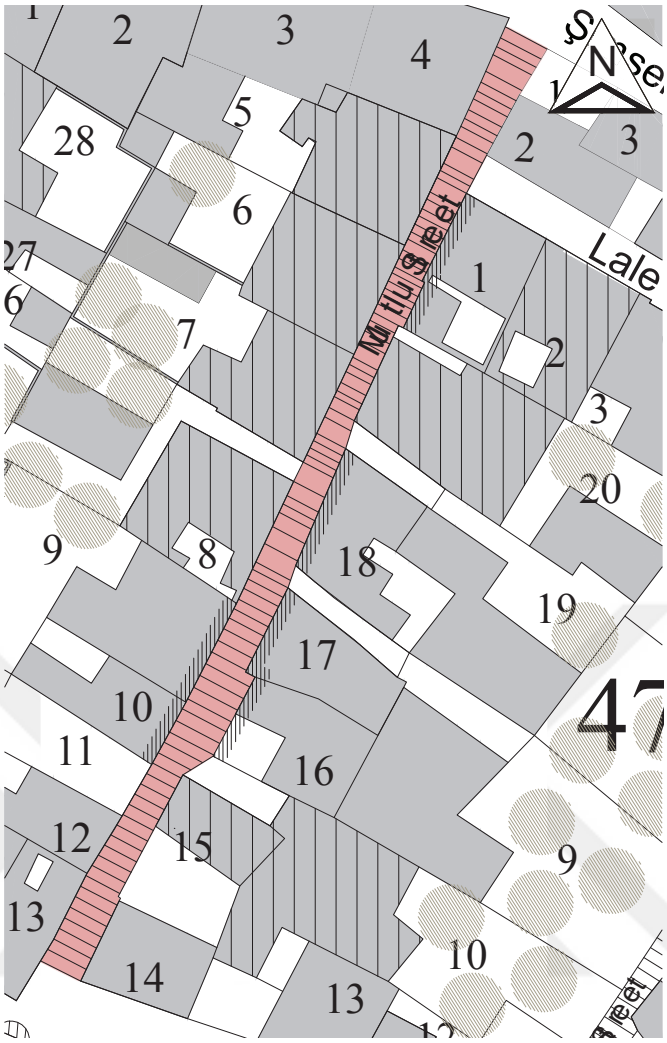


Figure 3.128. Plan view of the Mutlu Street

3.4.8. Çetin Street

Çetin Street in Kuşadası is located at the Dağ neighborhood. It is located between block 45 in west and 46 in east direction. It is in northeast-southwest direction. It consists of staircases. This street has almost straight form and its width is not constant (min. 2.15 m, max. 3.50 m). Çetin and Mutlu Streets have almost similar features. In facades of Çetin Street, there are generally intervened double storied traditional houses.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Çetin Street. It is seen that implementation of street rehabilitation project is not completed.



Figure 3.129. Çetin Street

At present, unauthorized painting of staircases on the Çetin Street is not intervened by the Municipality, and it is considered that design of the street is changed in terms of color. Generally, function and spirit of traditional street are almost conserved in terms of authenticity. Material, construction technique and workmanship are changed and it causes alteration in the traditional sense of enclosure. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the north, south, east and west are partially preserved. So, integrity in terms of physical context is graded as (+1). The local living tradition partially continues on this street, so, social context grade is (+1).

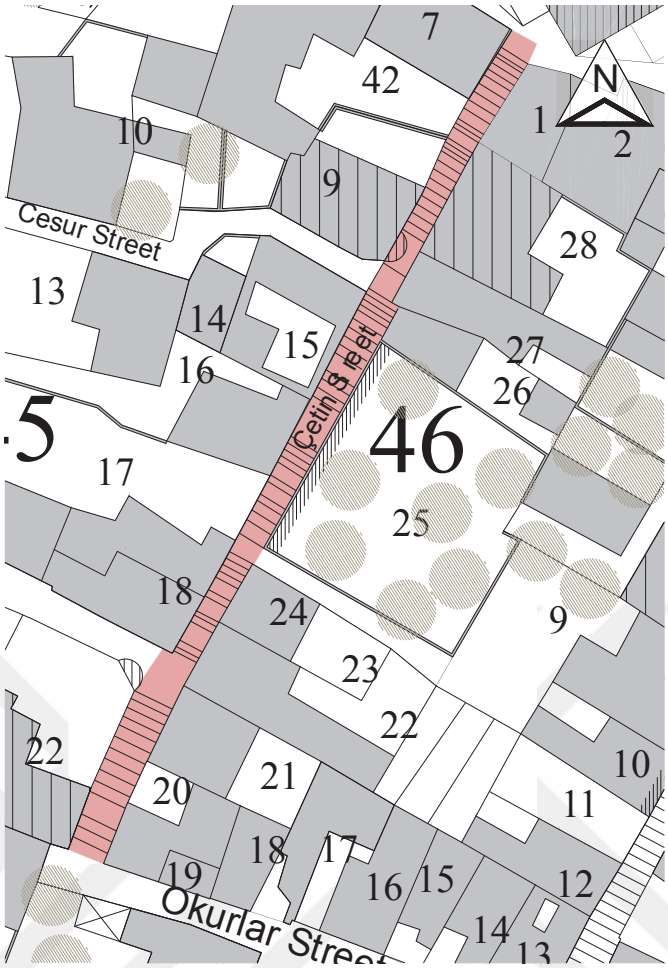


Figure 3.130. Plan view of the Çetin Street

3.4.9. Cesur Street

Cesur Street in Kuşadası is located at the Dağ neighborhood. It is located at block 45 and in east-west direction. It has organic plan layout. Its width is not constant and this street is in ruined state. Ruined buildings on the both sides of the street decrease sense of enclosure.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 11.3.2016 and numbered 4842 approved street rehabilitation project for Cesur Street. It is seen that implementation of street rehabilitation project is not completed.

At present, Cesur Street cannot be used for circulation, because of its ruined state. All qualities of the street such as street plan, organization of facades, form, size and scale are changed. Depending on that, the street has not conserved its spirit as a

traditional street. The traditional solid-void pattern has been totally changed. Traditional pattern of the neighboring streets at the east, west, north and south are partially preserved. So, integrity in terms of physical context is graded as (-1). The local living tradition does not continue on this street, so, social context grade is (-1).



Figure 3.131. Cesur Street as viewed from Çetin Street

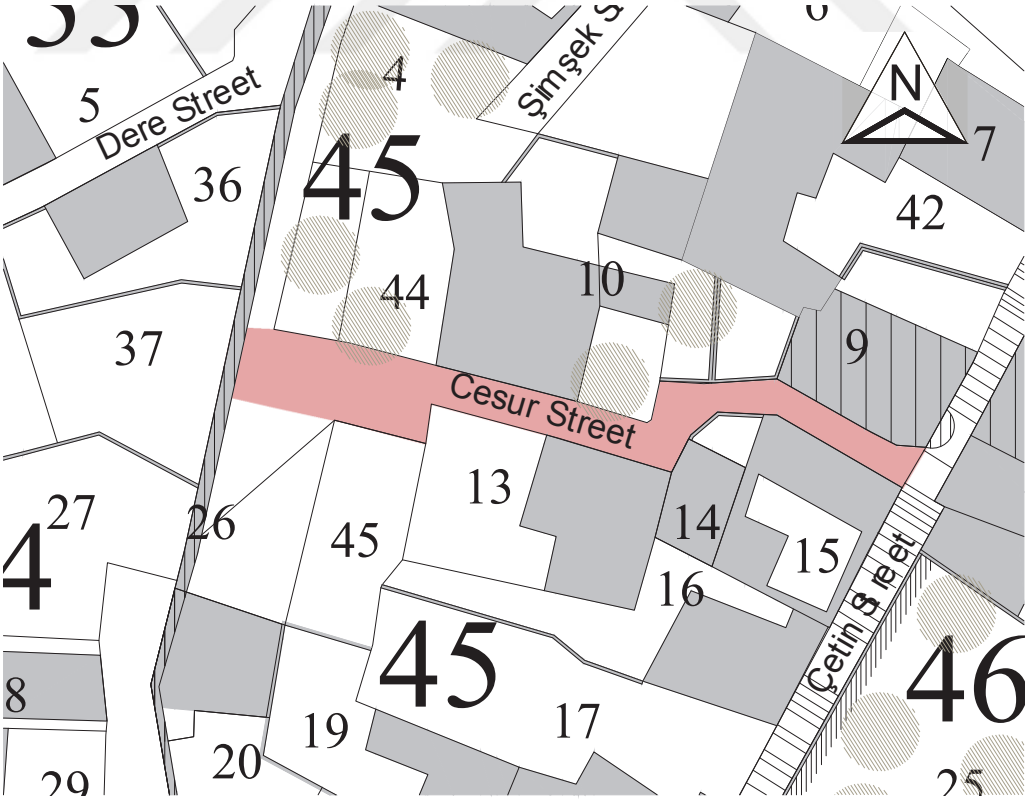


Figure 3.132. Plan view of the Cesur Street

3.4.10. Kahramanlar Street

Kahramanlar Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 183 and 184 in southwest and 53 and 54 in northeast direction, in the listed urban site of Kuşadası. This street is in northwest-southeast direction, has almost straight form and its width is not constant; 7.40 m in northern portion and 14 m in southern one. Both façades of the Kahramanlar Street, there are double storied shops. In addition, there are some elements in this street such as shopping benches, shading elements etc. These elements are placed randomly and the street has become narrower because of them. Kahramanlar Street is reached through the citadel gate at the northwest end. It is considered as a vista point. At the north of the street, while commercial function is continuing, south part of the street is renewed and expanded.

Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 14.4.2016 and numbered 4952 approved excavation request for intersection of Kahramanlar and Mumcu Streets with the aim of telecommunication network.



Figure 3.133. Kahramanlar Street



Figure 3.134. Kahramanlar Street

At present, it is considered that Kahramanlar Street has changed in terms of its plan layout: the southern portion should have been recessed in back. Traditional sense of enclosure is lost, because of enlargement of the street. Generally, function and social context are a bit conserved because of continuation of traditional commercial function in terms of authenticity. Material, construction technique and workmanship are renewed, totally. The traditional solid-void pattern has been partially sustained along the street. The traditional pattern of the neighboring streets at the southwest and northeast are generally preserved. So, integrity in terms of physical context is graded as (+2). The local living tradition partially continues on this street, so, social context grade is (+1).

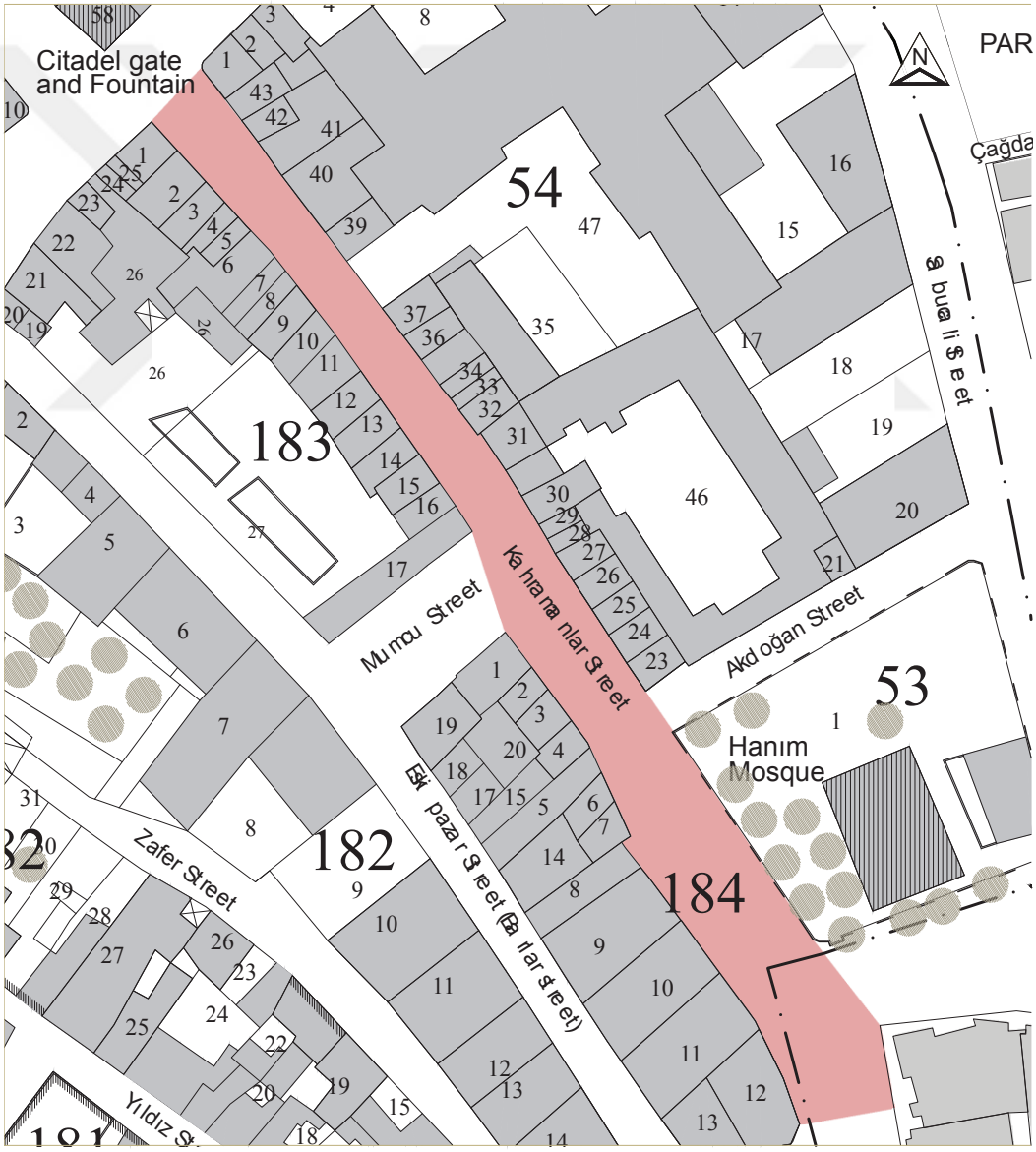


Figure 3.135. Plan view of the Kahramanlar Street

3.4.11. Mumcu Street

Mumcu Street in Kuşadası is located at the Dağ neighborhood. It is located between blocks 183 at north and 184 at south. This street is in northeast-southwest direction, has straight form and it is a very short (19.3 m) and wide (14.1 m). At the northern façade of Mumcu Street, there is a double storied intervened building; at the southern façade of the street, there are multistoried apartments. Although this street was not mentioned in the conservation plan, there was a decision taken by the council. The decision dated 14.4.2016 and numbered 4952 approved excavation request for intersection of Kahramanlar and Mumcu Streets with the aim of telecommunication network.



Figure 3.136. Mumcu Street, north façade (left), south façade (right)

It is considered that this street may not be authentic, and it may be a construction lot before. Because height and design of the buildings that are located at the corner of this street are different than the others. It is considered that this street is opened subsequently. Street plan and organization of facades are not suitable with authentic ones. Physical context of the Mumcu Street is not preserved in terms of traditional street pattern, solid-void organization, inappropriate restorations and radical change in the traditional land use. The traditional pattern of the neighboring streets at the northeast and southwest are partially preserved. So, integrity in terms of physical context is graded as (-1). The local living tradition do not continue on this street, so, social context grade is (-1).

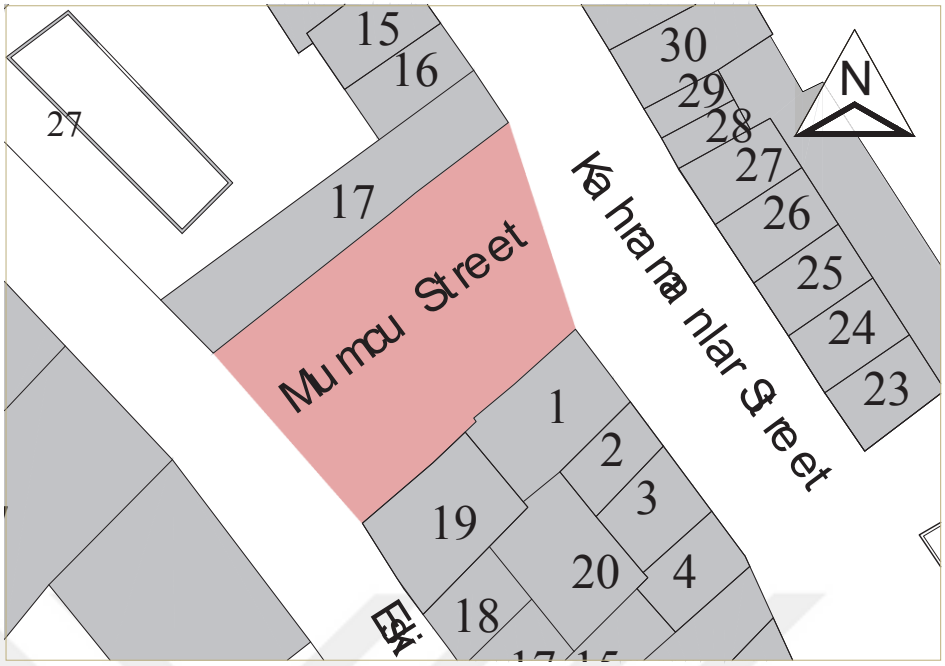


Figure 3.137. Plan view of Mumcu Street

CHAPTER 4

DISCUSSION

In this section, types of conservation council decisions, authenticity and integrity values of immovable cultural assets are assessed.

4.1. Discussion of Conservation Council Decisions

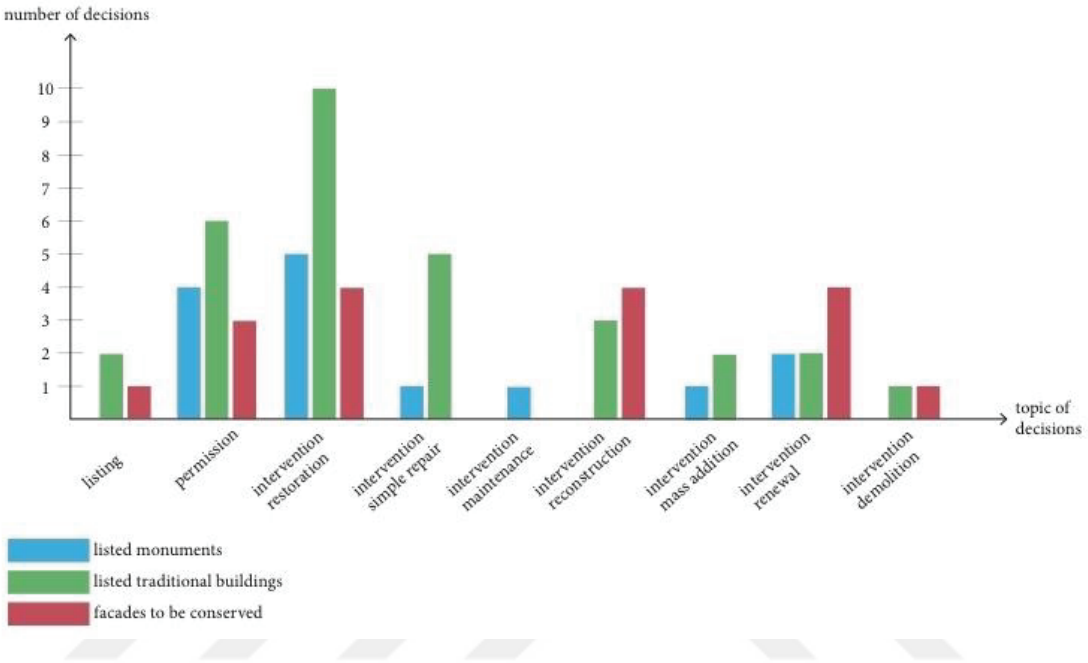
It has been documented that the conservation council deals a lot more with single building scale problems (126 of 149) compared to urban scale ones. The most common decision type is restoration of listed traditional buildings (21 of 149) (Table 4.1), while there is no decision for listing of monuments, simple repair of facades to be conserved; maintenance of traditional buildings and facades to be conserved; reconstruction of monuments; mass addition to façade to be conserved; and demolition of a monument.

41 % of the decisions (61 of 149) are related with the new/unlisted buildings that are located at the buffer zones of the listed edifices. It is considered that this is a great ratio. The conservation council had spent a lot of the time on new/unlisted buildings in the listed urban site. In addition, some of these new/unlisted buildings (12 of 61: 65/17, 40/9, 66/4, 37/8, 431/47, 431/94, 72/7, 184/10, 183/27, 191/23, 68/13, 184/19) were evaluated as inharmonious in the conservation plan in 1994. These buildings have been subject to conservation council decisions for years and generally they had not been demolished, although they were declared as inharmonious.

10 % of the decisions are related with the streets in the listed site of Kuşadası. The content of these decisions are generally street rehabilitations. It is considered that this percentage reveals how limited the conservation activities in urban scale are. In conservation plan, there are streets whose special arrangements are requested (Yıldız, Değirmen, Gümüş and Anıt Streets). These have not been implemented since 1994. In addition, urban scale interventions are restricted with painting staircases, renewal of floor coverings and improving vegetation on streets. These implementations do not help to understand the original urban pattern. It is considered that historic, social and cultural

context should be understood in detail and presented accordingly to improve the quality of urban conservation implementations.

Table 4.1. Number of each decision types for listed monuments, listed traditional buildings and facades to be conserved (single building scale)



Conservation council decision types for monuments, listed traditional buildings and façades to be conserved vary from year to year (Table 4.2, 4.3, 4.4). Generally, decisions related with listings which include identification of listing degree or first listing were discussed in 2013 and they are 3.3 % of the decisions between the years 2013 and 2016. This indicates that the immovable cultural asset database has been completed to a great extent. Decisions related with permissions such as change of function, occupancy permit etc. are 26.8 % of the decisions. Intervention decisions are 65.7 % of the decisions. This is a great rate. Decisions related with interventions comprise maintenance, simple repair, restoration, reconstruction, renewal, mass addition and demolition. Conservation council generally focused on restoration of these buildings (19 of 46). Aydın KUDEB was established in June 2015. Its duty is to control simple repair and maintenance implementations. It has decreased the workload of the conservation council. Therefore, there is no simple repair or maintenance work that has been discussed in 2016.

There has not been any listing of the monuments between the years 2013 and

2016. This shows that the database about listings has been completed in an earlier date: 1976 (Appendix B). The content of decisions related with permissions includes alteration in conservation plan, determination of development status and alteration of conservation council decision and it concentrates in the year 2016 (2 of 4) (Table 4.2.). Monuments are rarely exposed to interventions such as maintenance (1 of 10), simple repair (1 of 10) and renewal (1 of 10). Restoration of monuments is the most common type of intervention spreading regularly in years (5 of 10). This may indicate that monuments are not monitored systematically; in turn, comprehensive intervention becomes indispensable or there is a tendency of making comprehensive intervention instead of sustaining with simple precautions. Mass additions are rarely seen at the courtyard of the monuments (1 of 10). For monumental buildings, there is no lot coverage ratio proposed in the conservation plan. Consequently, the related mass addition decision does not contradict the conservation plan. However, addition of a masjid in a mosque's courtyard is questionable.

Table 4.2. Decision types for listed monuments per year

Decision Type		Number of decisions					
		Per year				Total	
		2013	2014	2015	2016	No	%
Listing		0	0	0	0	0	0
Permission		0	1	1	2	4	28.5
Intervention	-maintanence	1	0	0	0	1	7.1
	-simple repair	1	0	0	0	1	7.1
	-restoration	1	1	1	2	5	35.7
	-mass addition	1	0	0	0	1	7.1
	-renewal	0	2	0	0	2	14.2

For listed traditional buildings, the content of decisions related with listing includes identification of listing degree and first listing, these decisions are only seen in the year 2013. The content of decisions related with permissions consists of transfer of the evaluation responsibility to the municipality, leasing and change of function. These type of decisions concentrate in 2015 (Table 4.3). Listed traditional buildings are exposed to interventions (23 of 31) such as simple repair (5 of 23), reconstruction (3 of 23) and renewal (2 of 23). Simple repair, reconstruction and restoration spread in years evenly. Restoration of listed traditional buildings is the most common type of

intervention decreasing in number from 2013 onwards (10 of 23). Mass additions were rarely seen at the courtyards of the listed traditional buildings (2 of 23).

Table 4.3. Decision types for listed traditional buildings per year

Decision Type		Number of decisions					
		Per year				Total	
		2013	2014	2015	2016	No	%
Listing		2	0	0	0	2	6.4
Permission		1	1	4	0	6	19.3
Intervention	-simple repair	2	2	1	0	5	16.1
	-restoration	5	4	1	0	10	32.2
	-reconstruction	1	0	2	0	3	9.6
	-mass addition	0	0	2	0	2	6.4
	-renewal	0	1	1	0	2	6.4
	-demolition	1	0	0	0	1	3.2

For facades to be conserved, the content of decisions related with listing includes identification of listing degree, this decision was taken in 2014. The content of decisions related with permissions consists of identification of conservation state, determination of constructional limits and alteration of conservation council decisions. These decisions were taken in the years 2015 and 2016 (Table 4.4). Facades to be conserved are exposed to interventions such as restoration (4 of 13), reconstruction (4 of 13), renewal (4 of 13) and demolition (1 of 13). Listing decisions are only seen in the year 2013. Decisions related with permission are seen in the years 2015 and 2016. Decisions related with restoration are not seen in years 2013 and 2016 but are seen in years 2014 and 2015. Reconstruction decisions are not seen in 2013 but these decisions spread the years 2014, 2015 and 2016 evenly. Decision related with renewal is seen in the years 2014, 2015 and 2016. Decision related with demolition is seen only in the year 2013.

41% of the decisions taken by the conservation council are related with new/unlisted buildings that are located at the buffer zone of the listed edifices (56 of 149). Decisions related with listing are 3.5 % (2 of 56), permissions are 23.2 % (13 of 56), interventions are 68 % (38 of 56) and cadastral operations are 5.3 % (3 of 56). Decisions related with interventions include simple repair, renewal, new building projects, mass additions and demolition. Listing decisions are seen only in the year 2014. Decisions related with permissions concentrate in 2014 and 2015. Simple repair

decisions are only seen in the year 2013. Restoration decisions are only seen in the year 2015. Decisions related with renewal spread years evenly until 2016; there is a decrease in number of renewals in 2016. Decisions related with new building and demolition are not seen in the year 2016, but interventions related with new building spread the years 2013, 2014 and 2015 evenly. Interventions related with demolition are seen mostly in the year 2015. Cadastral operation decisions are rarely seen: 3 in total.

Table 4.4. Decision types for facades to be conserved per year

Decision Type		Number of decisions					
		Per year				Total	
		2013	2014	2015	2016	No	%
Listing		0	1	0	0	1	6.2
Permission		0	0	1	2	3	18.7
Intervention	-restoration	0	1	3	0	4	25
	-reconstruction	0	1	2	1	4	25
	-renewal	0	2	1	1	4	25
	-demolition	1	0	0	0	1	6.2

Table 4.5. Decision types for new/unlisted buildings in the buffer zone per year

Decision Type		Number of decisions					
		Per year				Total	
		2013	2014	2015	2016	No	%
Listing		0	2	0	0	2	3.5
Permission		2	4	6	1	13	23.2
Intervention	-simple repair	1	0	0	0	1	1.7
	-restoration	0	0	1	0	1	1.7
	-renewal	5	7	6	1	19	33.9
	-new building	2	3	6	0	11	19.6
	-demolition	1	1	4	0	6	10.7
Cadastral operations		2	0	1	0	3	5.3

4.2. Discussion of Immovable Cultural Assets

The original functions of monuments have been generally conserved (5 of 8; 15/11, 12/27, 191/1, 56/3, 58/4), buildings with functions such as caravanserai, fortification wall and citadel gate, which are no more utilized with their original usage, have been converted into other usages (3 of 8; 34/1, 55/68, 55/58).

Exterior design, material and construction technique and workmanship of monuments have not been conserved in terms of authenticity in most of the cases. Some monuments' original form, scale, color and texture are partially sustained; these are generally renewed (3 of 8; 55/68, 56/3, 58/4). Exterior design of Çeşmebaşı Fountain is totally preserved. Some monuments' original form and scale are partially sustained but their color and texture changed (3 of 8; 34/1, 12/27, 191/1). Original form, size and scale of the citadel gate (55/58) are changed. It may be considered that additional mass on the top of the citadel gate is evaluated as a qualified period addition. Some monuments' original construction technique is partially sustained but intervened portions are eye-catching and material is extensively renewed (4 of 8; 34/1, 55/58, 12/27, 191/1). In some cases, original construction technique is renewed; material is partially renewed (3 of 8; 55/68, 56/3, 58/4). Generally monuments' spirit is partially sustained due to their functional obsolescence (3 of 8; 34/1, 55/58, 55/68).

Table 4.6. Authenticity degrees of monumental buildings

Authenticity	Öküz Mehmet Paşa Caravanserai	Çeşmebaşı Fountain	Citadel Gate	Ev Tekkesi Fountain	Fortification Wall	Haci İbrahim Ağa Mosque	Kaleiçi Mosque	Government House
	34/1	15/11	55/58	12/27	55/68	191/1	56/3	58/4
Function	+1	+2	+1	+2	0	+2	+2	+2
Exterior design	0	+2	-1	0	+1	0	+1	+1
Material, cons. tech & workmanship	0	+2	0	0	+1	0	+1	+1
Spirit	+1	+2	0	+1	0	+1	+1	+1
Total	+2	+8	0	+3	+2	+3	+5	+5

Integrity of monuments is sustained in general. Building and lot relation has been totally sustained in 3 of 8 (34/1, 15/11, 12/27), while it is partially sustained in 2 of 11 (55/58, 191/1) and lost in 3 of 8 (55/68, 56/3, 58/4).

Physical context is partially sustained in the close-by environment of 6 of 8 cases (34/1, 15/11, 12/27, 191/1, 56/3, 58/4). It is lost in 2 of 8 (55/58, 55/68).

Local living traditions in the close-by environment of the monuments have been partially sustained in 5 of 8 (15/11, 55/58, 191/1, 56/3, 58/4). It was totally lost in 3 of 8 (34/1, 12/27, 55/68).

Table 4.7. Integrity degrees of monumental buildings

Integrity	Öküz Mehmet Paşa Caravanserai	Çeşmebaşı Fountain	Citadel Gate	Ev Tekkesi Fountain	Fortification Wall	Haci İbrahim Ağa Mosque	Kaleiçi Mosque	Government House
	34/1	15/11	55/58	12/27	55/68	191/1	56/3	58/4
Building & lot	+2	+2	+1	+2	-1	+1	-1	-1
Physical context	+1	+1	-1	+1	-1	+1	+1	+1
Social context	-1	+1	+1	-1	-1	+1	+1	+1
Total	+2	+4	+1	+2	-3	+3	+1	+1

Functions of traditional buildings have been generally changed (9 of 15; 56/9, 49/40, 62/2, 75/30, 72/12, 86/41, 181/6, 67/2, 191/17). These buildings are re-functioned. Some of listed traditional buildings are abandoned (4 of 15; 9/49, 46/7, 65/18, 186/1). Remaining ones continue their original function (2 of 15; 65/22, 181/10).

10 of 15 traditional buildings' original form, scale, color and texture are partially sustained (9/49, 46/7, 56/9, 49/40, 75/30, 72/12, 86/41, 181/6, 67/2, 191/7). For example, in the building 191/17, while form and scale are conserved, color is changed. 2 of 15 traditional buildings' all qualities are totally conserved (65/18, 186/1). In 1 of 15 (62/2), all qualities such as form, scale, texture and color are totally altered in terms of exterior design.

Material, construction technique and workmanship of 1 of 15 is totally sustained (186/1). Material, construction technique and workmanship of traditional buildings have been altered in almost all examples (out of 186/1). In 8 of 15 traditional buildings' original construction technique are sustained but material is partially renewed (9/49, 46/7, 65/18, 56/9, 65/22, 72/12, 86/41, 181/6). 6 of 15 buildings' original construction technique are partially sustained; material is extensively renewed such as stone walls of buildings (49/40, 62/2, 75/30, 181/10, 67/2, 191/17).

Table 4.8. Authenticity degrees of listed traditional buildings

Authenticity	9/49	46/7	65/18	56/9	49/40	62/2	65/22	75/30	72/12	86/41	181/6	181/10	186/1	67/2	191/17
Function	0	0	0	+1	+1	+1	+2	+1	+1	+1	+1	+2	0	+1	+1
Exterior design	+1	+1	+2	+1	+1	-1	0	+1	+1	+1	+1	0	+2	+1	+1
Material, cons. tech &workmanship	+1	+1	+1	+1	0	0	+1	0	+1	+1	+1	0	+2	0	0
Spirit	0	+1	0	+1	+1	0	+1	+1	+1	+1	+1	+1	0	+1	+1
Total	+2	+3	+3	+4	+3	0	+4	+3	+4	+4	+4	+3	+4	+3	+3

Integrity of listed traditional buildings was sustained in general. Building and lot relationship of 6 listed traditional buildings are totally sustained (6 of 15; 46/7, 65/18, 49/40, 65/22, 86/41, 186/1). Remaining ones' building and lot relationship are partially sustained (9/49, 56/9, 62/2, 75/30, 72/12, 181/6, 181/10, 191/17) because of mass additions in courtyards or preservation of only half of the building mass.

Abandonment and lack of maintenance is widespread problem threatening the integrity of traditional buildings in terms of physical context (10 of 15; 46/7, 65/18, 56/9, 49/40, 62/2, 75/30, 72/12, 86/41, 181/6, 186/1, 67/2). Presence of inappropriate restorations and inharmonious new buildings in the buffer zones of the traditional buildings is also observed (5 of 15; 9/49, 49/40, 65/22, 72/12, 181/10).

Some of buildings' social context is totally lost because of the lack of continuity local living traditions in the buffer zone of traditional buildings (3 of 15; 49/40, 62/2, 65/22). Remaining ones' is partially lost because it is seen that people who go their houses with bread or etc. in specific times (12 of 15).

Table 4.9. Integrity degrees of listed traditional buildings

Integrity	9/49	46/7	65/18	56/9	49/40	62/2	65/22	75/30	72/12	86/41	181/6	181/10	186/1	67/2	191/17
Building & lot	+1	+2	+2	+1	+2	+1	+2	+1	+1	+2	+1	+1	+2	+2	+1
Physical context	-1	+1	+1	+1	-1	+1	-1	+1	-1	+1	+1	-1	+1	+1	+1
Social context	+1	+1	+1	+1	-1	-1	-1	+1	+1	+1	+1	+1	+1	+1	+1
Total	+1	+4	+4	+3	0	+1	0	+3	+1	+4	+3	+1	+4	+4	+3

Buildings whose facades are to be conserved in the listed urban site are generally abandoned (6 of 10; 182/30, 182/31, 182/32, 182/33, 56/4, 191/12). 3 of 10 are re-functioned (62/11, 182/22, 182/29). Only one of them has sustained its original function (47/16).

All qualities of exterior design are partially sustained in 2 of 10 (182/22, 56/4). Color and texture of the building façade is renewed (182/22) and form of the courtyard wall is renewed (56/4). Original form and scale of majority of these facades is partially sustained, while color and texture is totally altered (7 of 10; 47/16, 62/11, 182/30, 182/31, 182/32, 182/33, 191/12). One of the facades to be conserved buildings' all qualities is changed (182/29). In this example, height of the building is increased.

Original construction technique is sustained but renewed; material is partially renewed (7 of 10; 182/22, 182/30, 182/31, 182/32, 182/33, 56/4, 191/12). In remaining 3 of 10, original construction technique is partially sustained; material is extensively

renewed.

Spirit of all facades to be conserved is lost because of lack of continuity of local living traditions in these buildings.

Table 4.10. Authenticity degrees of facades to be conserved

Authenticity	47/16	62/11	182/22	182/29	182/30	182/31	182/32	182/33	56/4	191/12
Function	+2	+1	+1	+1	0	0	0	0	0	0
Exterior design	0	0	+1	-1	0	0	0	0	+1	0
Material, cons. tech &workmanship	0	0	+1	0	+1	+1	+1	+1	+1	+1
Spirit	0	0	0	0	0	0	0	0	0	0
Total	+2	+1	+3	0	+1	+1	+1	+1	+2	+1

In terms of integrity, half of the facades to be conserved buildings' are conserved and/or there are extensive mass additions in the lots (4 of 10; 47/16, 62/11, 182/22, 56/4). Building and lot relationship of all buildings whose facades are to be conserved are damaged (6 of 10; 182/29, 182/30, 182/31, 182/32, 182/33 and 191/12).

3 of 10 buildings' physical context is partially sustained; there is lack of maintenance caused by abandonment (47/16, 62/11, 56/4). Remaining 7 of 10 buildings have lost their historic neighbors in the buffer zones. There are inappropriate restorations and inharmonious new buildings.

Some of buildings' social context is partially sustained because of the continuity local living traditions in the buffer zone of traditional buildings (4 of 10; 47/16, 62/11, 56/4, 191/12). Remaining buildings' social context is totally lost because of the lack of continuity local living traditions in the buffer zone of traditional buildings (6 of 10).

Table 4.11. Integrity degrees of facades to be conserved

Integrity	47/16	62/11	182/22	182/29	182/30	182/31	182/32	182/33	56/4	191/12
Building & lot	+1	+1	+1	-1	-1	-1	-1	-1	+1	-1
Physical context	+1	+1	-1	-1	-1	-1	-1	-1	+1	-1
Social context	+1	+1	-1	-1	-1	-1	-1	-1	+1	+1
Total	+3	+3	-1	-3	-3	-3	-3	-3	+3	-1

4 of 11 streets have sustained their original functions (Lale, Hücum, Mutlu, Çetin Streets). 1 of 11 (Cesur Street) has lost its circulation quality and looks like a construction site. There is extension of commercial functions in the shops to streets or

addition of modern elements such as banks, table and chairs, shopping desks etc. (5 of 11; Menekşe, Kutlu, Okurlar, Kahramanlar and Mumcu) limiting circulation. In Deniz Street, there are obstacles against circulation.

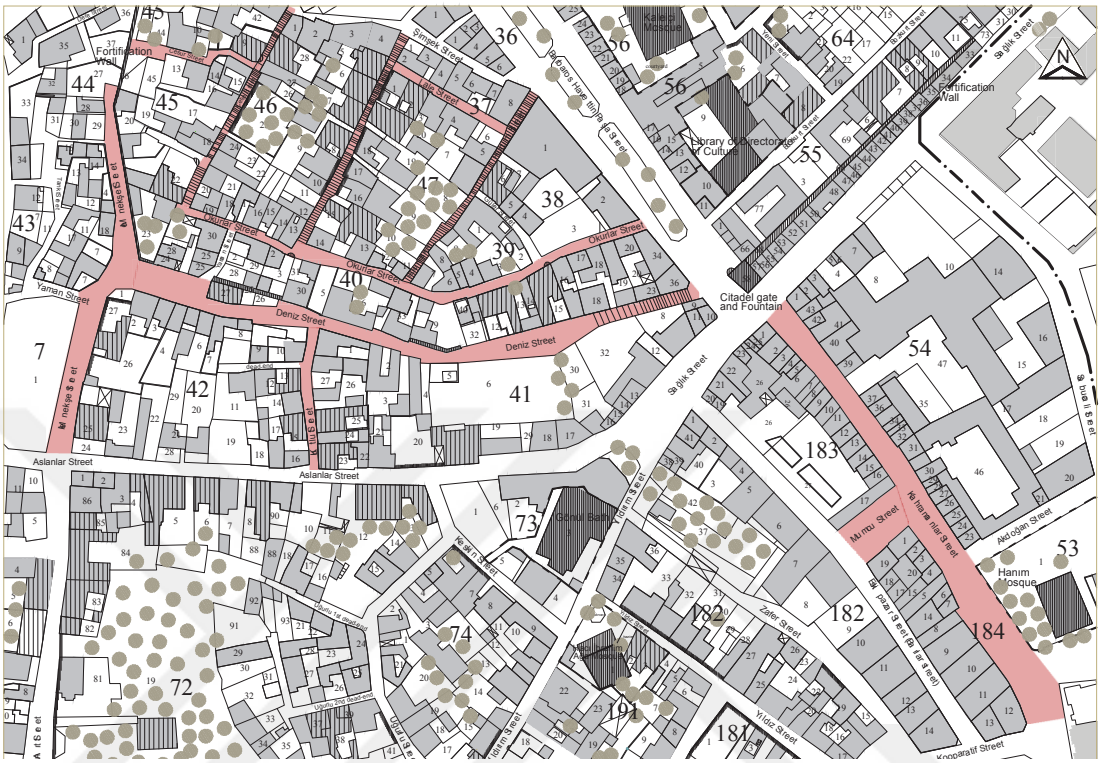


Figure 4.1. Discussed streets on the site plan

Original street plan and organization of facades are altered in 3 of 11 (Cesur, Kahramanlar and Mumcu Streets). In 3 of 11, original plan layout and façade organization are sustained, but color and texture has changed (Menekşe, Kutlu, Okurlar Streets). In 5 of 11, the traditional sense of enclosure has changed (Lale, Hücum, Deniz, Mutlu and Çetin Street).

Material and construction technique are totally renewed in 5 of 11 (Lale, Deniz, Cesur, Kahramanlar and Mumcu Streets). Original construction technique is partially sustained; but material is extensively renewed in 5 of 11 (Hücum, Menekşe, Okurlar, Mutlu and Çetin Streets). In Kutlu Street, original construction technique is sustained but renewed.

Spirit of streets has been partially conserved in 7 of 11 (Lale, Hücum, Menekşe, Kutlu, Okurlar, Mutlu, Çetin Streets). Mumcu Street is totally renewed and lost its spirit. In 3 of 11 streets, there is almost total loss of their spirit (Deniz, Cesur and Kahramanlar Streets).

Table 4.12. Authenticity degrees of streets

Authenticity	Lale St.	Hücum St.	Menekşe St.	Kutlu St.	Deniz St.	Okurlar St.	Mutlu St.	Çetin St.	Cesur St.	Kahr. St.	Mumcu St.
Function	+2	+2	+1	+1	0	+1	+2	+2	-1	+1	+1
Street plan and organization of facades	0	0	+1	+1	0	+1	0	0	-1	-1	-1
Material, cons. tech & workmanship	-1	0	0	+1	-1	0	0	0	-1	-1	-1
Spirit of place	+1	+1	+1	+1	0	+1	+1	+1	0	0	-1
Total	+2	+3	+3	+4	-1	+3	+3	+3	-3	-1	-2

One of 11 streets' original solid-void pattern and traditional hierarchy of streets in its close-by environment is totally sustained (Kahramanlar Street). 7 of 11 streets (except from Lale, Cesur, Kahramanlar and Mumcu Streets) have partially sustained their solid-void pattern and traditional hierarchy of juxtaposing streets. In 3 of 11, total loss of traditional street pattern, solid-void organization, inappropriate restorations, radical change in land use, inharmonious new buildings and lack of maintenance is seen in the neighborhood in terms of physical context (Lale, Cesur, Mumcu Streets).

Some of streets' social context is partially sustained because of the continuity local living traditions in the buffer zone of traditional buildings such as artisan that sitting on the streets, voices of hawkers (7 of 11; Lale, Hücum, Menekşe, Okurlar, Mutlu, Çetin and Kahramanlar Streets). Remaining streets' social context is totally lost because of the lack of continuity local living traditions.

Table 4.13. Integrity degrees of streets

Integrity	Lale St.	Hücum St.	Menekşe St.	Kutlu St.	Deniz St.	Okurlar St.	Mutlu St.	Çetin St.	Cesur St.	Kahr. St.	Mumcu St.
Physical context	-1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-1
Social context	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1	-1
Total	0	+2	+2	0	0	+2	+2	+2	-2	+3	-2

4.3. Assessment of Immovable Cultural Asset Values

In the listed urban site of Kuşadası, 33 immovable cultural assets (8 monuments, 15 listed traditional buildings, 10 facades to be conserved) and 11 streets are examined with reference to the conservation council decisions between 2013 and 2016. 1 of 33 (3.1 %) built elements in listed urban site are preserved with their authentic characteristics. Authenticity of immovable cultural assets in 18 of 33 (54.5 %) are preserved in half shares. Remaining 14 of 33 (42.4 %) built elements have lost their authenticity. 6 of 11 (54.5 %) streets are preserved partially, 1 of 11 (9.2 %) street's

authenticity is preserved. Remaining 4 of 11 (36.3 %) streets have lost their authenticity.

Built elements have almost lost their integrity whereas 6 of 33 (18.2 %) immovable cultural assets have sustained their integrity. 10 of 33 (30.3 %) have preserved their integrity in half shares. 17 of 33 (51.5 %) have lost their integrity in the listed urban site of Kuşadası. 1 of 11 (9.0 %) streets have preserved its integrity. 8 of 11 (72.7 %) streets have preserved their integrity in half shares and remaining 2 of 11 (18.1 %) have lost their integrity. It is considered that, integrity of streets is preserved in half shares in the listed urban site (Appendix A).

Table 4.14. Authenticity and integrity degrees for built elements

Authenticity Degree: Built Elements	Representing Percentage	Number	Integrity Degree: Built Elements	Representing Percentage	Number
≥0, ≤2	42.4 %	14	≥-3, ≤1	51.5 %	17
>2, ≤5	54.5 %	18	>1, ≤3	30.3 %	10
>5, ≤8	3.1 %	1	>3, ≤6	18.2 %	6

Table 4.15. Authenticity and integrity degrees for streets

Authenticity Degree: Streets	Representing Percentage	Number	Integrity Degree: Streets	Representing Percentage	Number
>-4, ≤-1	36.3 %	4	>-3, ≤-1	18.1 %	2
>-1, ≤3	54.5 %	6	>-1, ≤2	72.7 %	8
>3, ≤4	9.0 %	1	>2, ≤3	9.0 %	1

CHAPTER 5

CONCLUSION

Kuşadası listed urban site is under the risk of loosing its authenticity and integrity values. Local living traditions have been altered with the effect of mass tourism; in turn, spirit of immovable cultural assets has been affected negatively. Commercial functions are seen in traditional buildings. Generally, traditional way of life is not seen on streets. Mass and façade orders are generally preserved, but there are widespread renewals in material usage and construction technique, and also in color and texture. In the streets, however, formal alterations are frequently seen.

Lots of listed buildings have often preserved their integrity; but inappropriate mass additions in public buildings are possible. Similarly, facades to be conserved have often lost their integrity in terms of building-lot relation and physical context. The buffer zones of the listed buildings are often affected negatively by inharmonious new buildings, inappropriate interventions to historic buildings or their lack of maintenance.

The conservation plan has evaluated inappropriate urban interventions correctly; e.g. inharmonious mass additions. However, the requirements of the plan were not effectively been fulfilled since 24 years. The Conservation Council may take decisions that are not in line with the scope of the conservation plan. At single building scale, the Council deals with the details of the implementations. The new buildings in the buffer zone of the listed buildings are discussed as well. Urban conservation implementations, however, are rarely subject of discussion. It is also seen that there are frequent unlicensed constructions in the urban site. Another eye-catching problem, which makes the comprehension of the process uneasy, is inconsistency of terminology in various documents. In conclusion, preparation of a management plan providing necessary coordination for betterment of conservation applications is in Kuşadası listed urban site is indispensible.

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APPENDIX A

MAPS

In this part of the study, maps are presented for better understanding of the listed urban site of Kuşadası.



Figure A1. Conservation Aimed Development Plan (Kutluay, 1994)

174

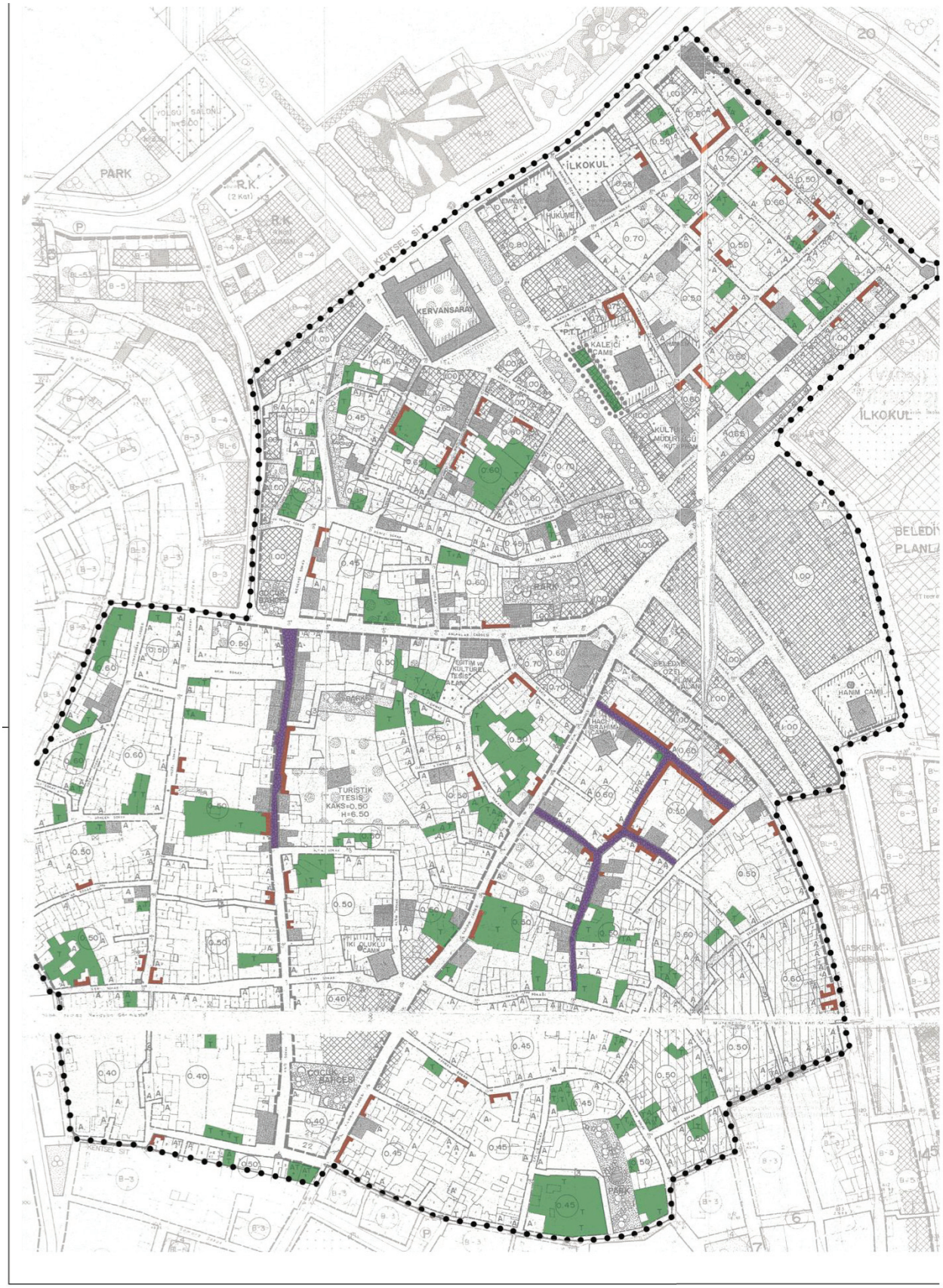
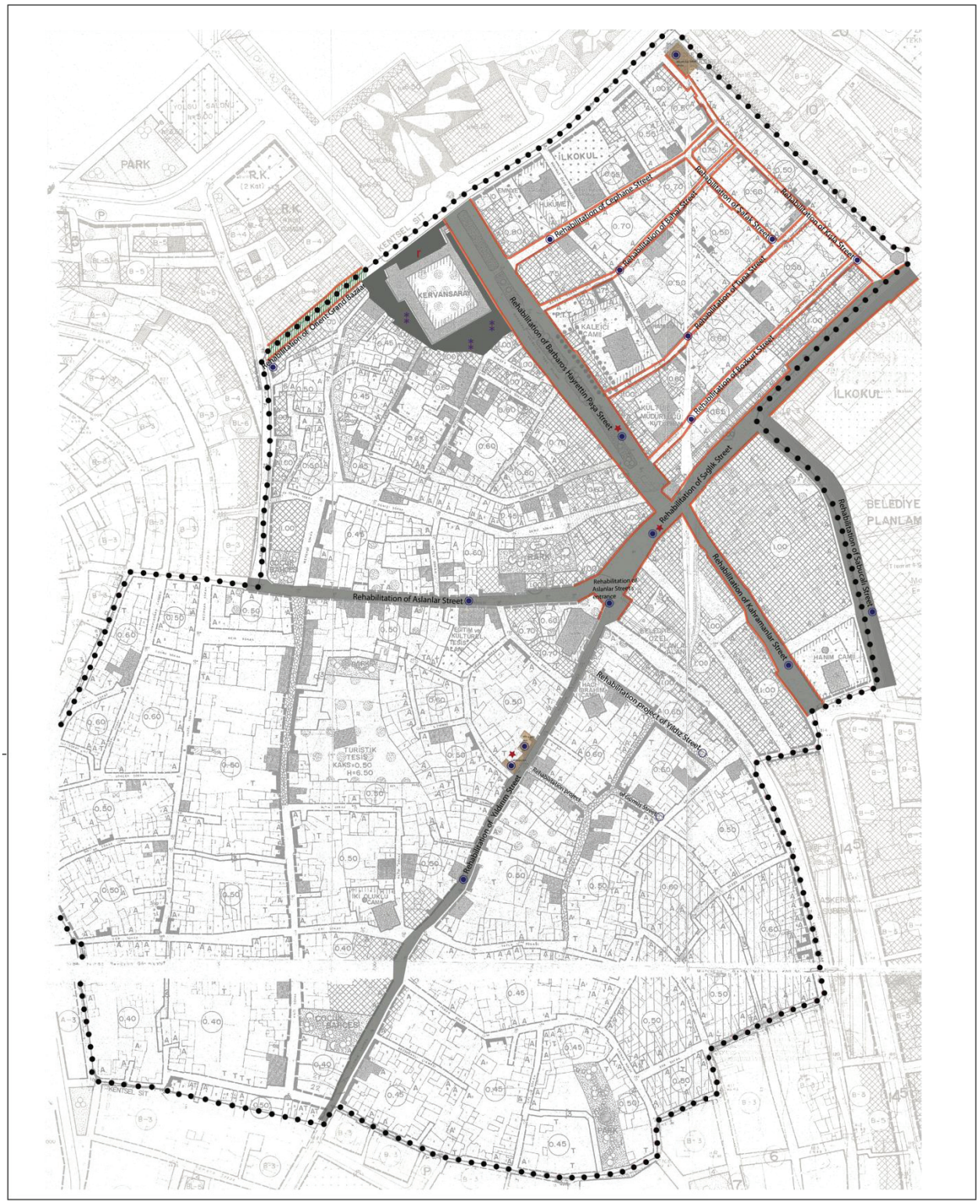


Figure A2. Intervention Decisions Proposed in the Conservation Aimed Development Plan (Revised from Kutluay, 1994)

175



1. Environmental organisation project and its implementation
- r - removal of inconsiderate masses
- ** - vegetation / plantation
- renewal of floor covering

2. Street rehabilitation project and its implementation
- superstructure addition
- renewal of floor covering
- facade rehabilitation
- renewal of illumination elements

3. Single building project and its implementation
- project completed
- application completed
- under construction
- awarded projects

- listed urban site border
- listed monumental buildings
- listed traditional buildings
- facades to be conserved

Figure A3. Conservation Projects and related Implementations (Revised from Kutluay, 1994)

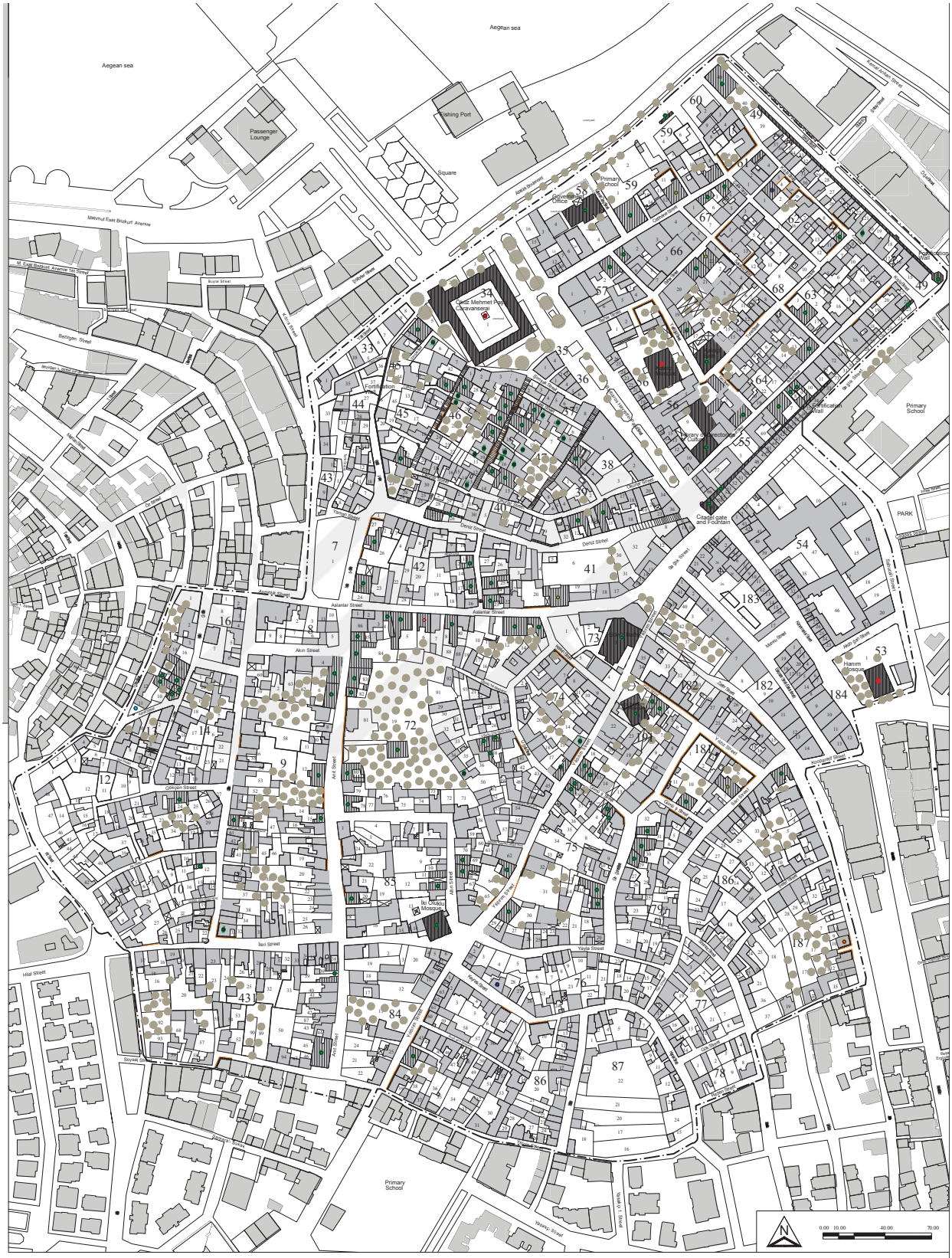

Aegean sea
Aegean sea
Fishing Port
Passenger Lounge
Square
Primary School
Primary School
Primary School
Citadel gate and Fountain
Hanım Mosque
Ali Cetiniç Mosque
Asiantar Street
Omar Street
Derbil Street
Akin Street
Ali Street
Ilgin Street
Yeni Street
Yavla Street
Hilal Street
Soyrek Street
Ilgin Street
Ilgin Street
Ilgin



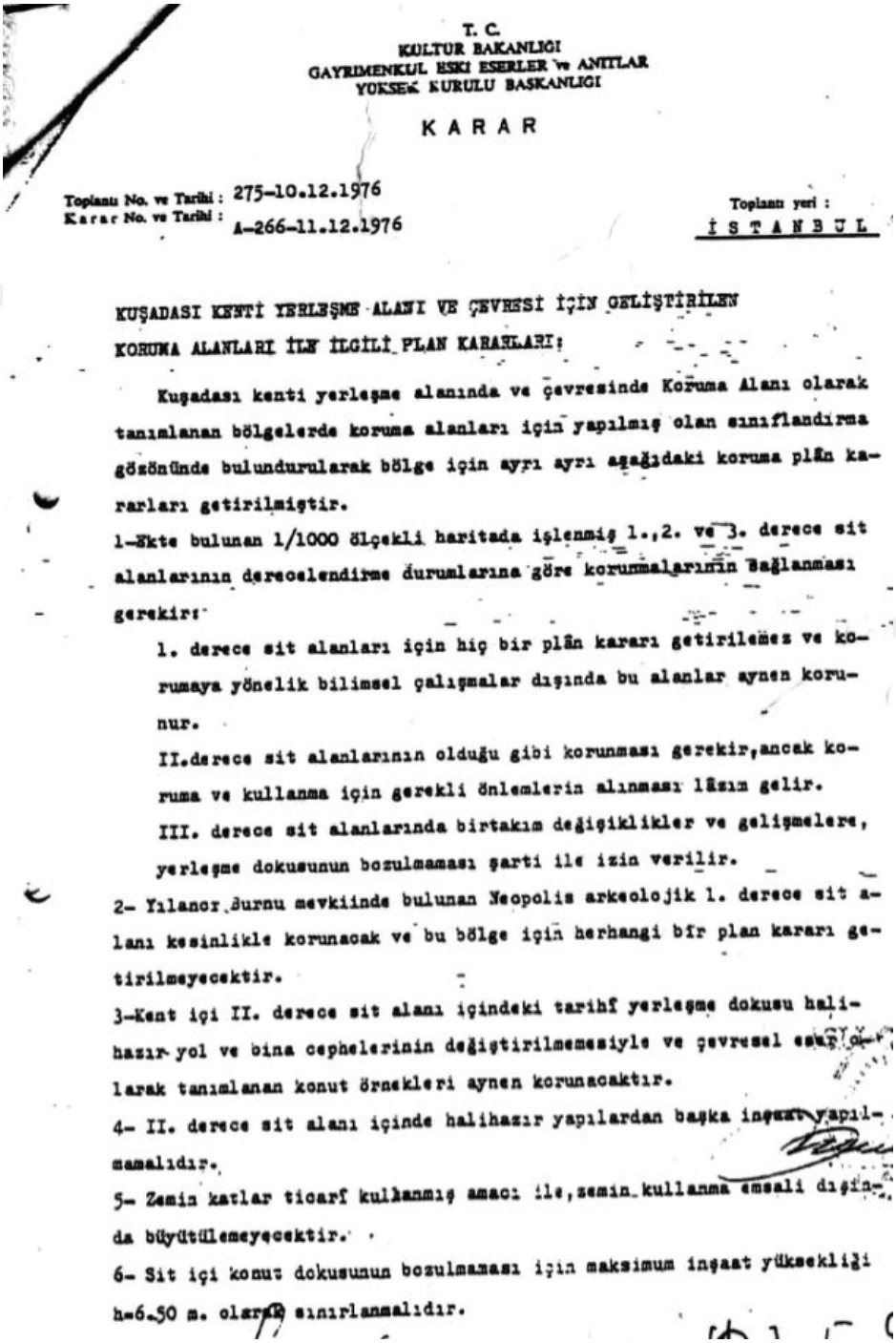
Figure A7. Monuments in the Listed Urban Site 180



Figure A8. Evaluation of Authenticity and Integrity

APPENDIX B

ARCHIVE DOCUMENTS



T. C.
KULTUR BAKANLIGI
GAYRIMENKUL ESKI ESERLER ve ANITLAR
YUKSEK KURULU BASKANLIGI

KARAR

Toplanu No. ve Tarihi : 275-10.12.1976
Karar No. ve Tarihi : A-266-11.12.1976

Toplanu yeri : İSTANBUL

KUŞADASI KENTİ YERLEŞME ALANI VE ÇEVRESİ İÇİN GELİŞTİRİLEN KORUMA ALANLARI İLE İLGİLİ PLAN KARARLARI:

Kuşadası kenti yerleşme alanında ve çevresinde Koruma Alanı olarak tanımlanan bölgelerde koruma alanları için yapılmış olan sınıflandırma gözönünde bulundurularak bölge için ayrı ayrı aşağıdaki koruma plân kararları getirilmiştir.

1-Ekte bulunan 1/1000 ölçekli haritada işlenmiş 1.,2. ve 3. derece sit alanlarının derecelendirme durumlarına göre korunmalarının sağlanması gerekir:

1. derece sit alanları için hiç bir plân kararı getirilemez ve korumaya yönelik bilimsel çalışmalar dışında bu alanlar aynen korunur.

II.derece sit alanlarının olduğu gibi korunması gerekir,ancak koruma ve kullanma için gerekli önlemlerin alınması lâzım gelir.

III. derece sit alanlarında birtakım değişiklikler ve gelişmelere, yerleşme dokusunun bozulmaması şarti ile izin verilir.

2- Yılancı Burnu mevkiinde bulunan Neopolis arkeolojik 1. derece sit alanı kesinlikle korunacak ve bu bölge için herhangi bir plan kararı getirilmeyecektir.

3-Kent içi II. derece sit alanı içindeki tarihî yerleşme dokusu halihazır yol ve bina cephelerinin değiştirilmemesiyle ve çevresel esaslar olarak tanımlanan konut örnekleri aynen korunacaktır.

4- II. derece sit alanı içinde halihazır yapılardan başka inşaat yapılmamalıdır.

5- Zemin katlar ticarî kullanmış amacı ile,zemin kullanma emsali dışında büyütülemeyecektir.

6- Sit içi konut dokusunun bozulmaması için maksimum inşaat yüksekliği h=6.50 m. olarak sınırlanmalıdır.

Figure B.1. Plan notes for Kuşadası urban site dated 11.12.1976
(Source: Conservation Council Archive)

Figure B.1. (cont.)

T. C.
KÜLTÜR BAKANLIĞI
GAYRİMENKUL ESKİ ESERLER ve ANITLAR
YÜKSEK KURULU BAŞKANLIĞI

KARAR

Toplantı No. ve Tarihi : 275-10.12.1976
Karar No. ve Tarihi : A-266-11.12.1976

Toplantı yeri :
İSTANBUL

-2-

7- Yenidan yapılacak binalarda mevcut taban alanı katsayısı (T.A.K.S.) aynen korunacaktır. Yeni yapılacak binalarda ise (T.A.K.S.),çevresindeki binaların (T.A.K.S.)ları ile uyum içinde olacaktır.

8- Anıtsal olarak tanımlanan resmi, dini ve askeri eserler derecelendirmelerine göre korunacaktır.

9- III. derece sit alanlarında mevcut mimarî tarz, yeni yapılacak binalarda gözönünde bulundurulacaktır.

10- Tespiti yapılan mimarlık örneklerinde yapılacak tamiratlarda orijinale sadık kalınacaktır.

11- Tespiti yapılmamış,ancak sit alanları içinde kalan örneklerin tamiratlarında yükseklik, T.A.K.S. ve çevre dokusu gözönünde tutulacaktır.

12- Koruma kararı getirilen alanlara moloz, taş, toprak, curuf, çöp v.b. kirletici etkisi olan artıklar atılamaz.

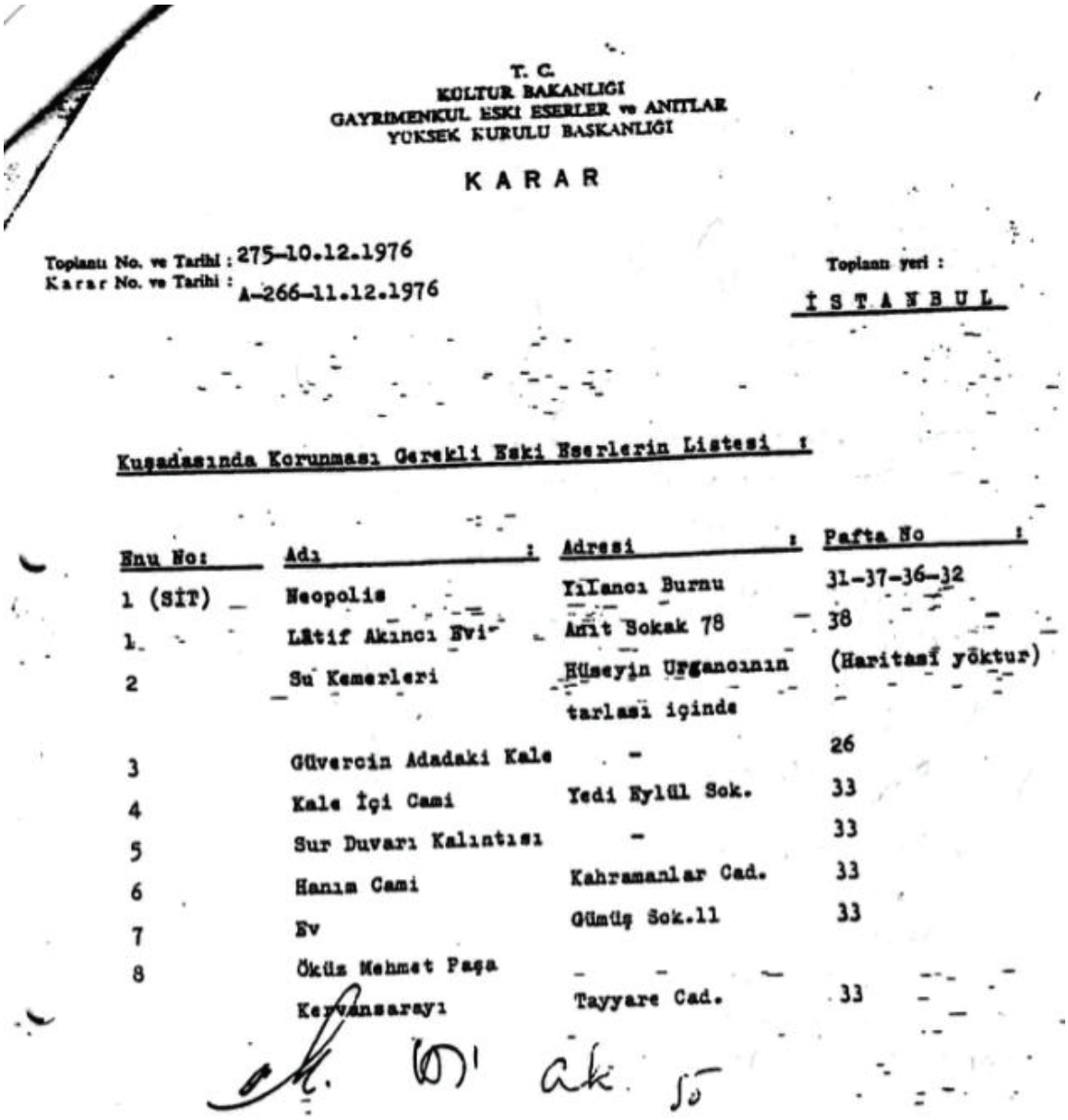
13- Sit alanı olarak sınırlanmış bölgelere getirilecek alt yapı hizmetleri (elektrik, su, kanalizasyon, yol) için hazırlanmış plan ve proje ile bölgedeki en yakın Müze Müdürlüğüne müracaat edilecektir. Müze Müdürlüğü aracılığı ile Eski Eserler ve Müzeler Genel Müdürlüğü ve Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulunun kontrol ve tasdikinden sonra Müze Müdürlüğünün görevlendireceği bir uzman gözetiminde proje uygulamasına geçilecektir.

Aynı işlem konut, ticaret, küçük sanatlar gibi özel ve resmi, dini,askeri gibi kamu inşaatlarının yapılmasında da söz konusudur. İşlem aynen yukarıdaki gibi olacaktır.

14- Faaliyet sırasında herhangi bir eser çıkması halinde, faaliyet derhal durdurulacak ve 1710 sayılı Eski Eserler Kanununun ilgili maddeleri uyarınca gerekli işlem yapılacaktır.

(cont. on next page)

Figure B.1. (cont.)



T. C.
KÜLTÜR BAKANLIĞI
GAYRİMENKUL ESKİ ESERLER ve ANITLAR
YÜKSEK KURULU BAŞKANLIĞI

KARAR

Toplantı No. ve Tarihi : 275-10.12.1976
Karar No. ve Tarihi : A-266-11.12.1976

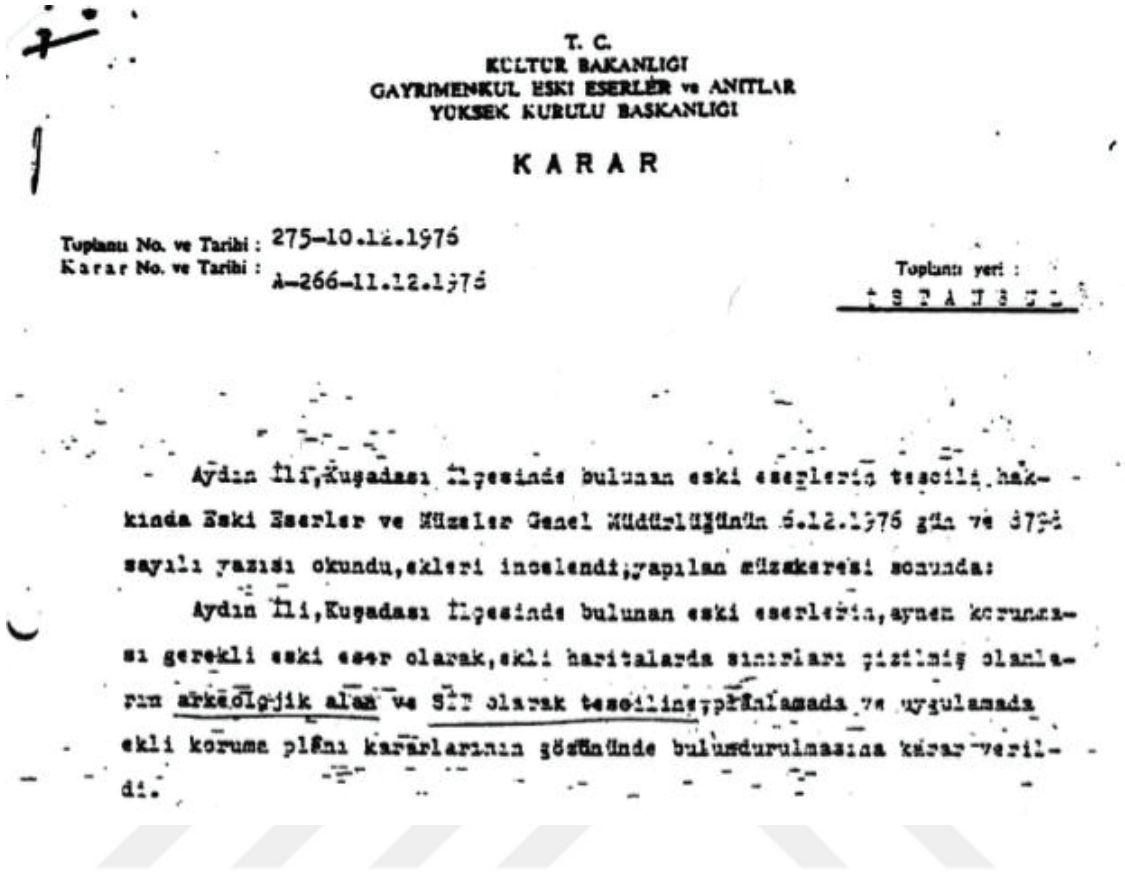
Toplantı yeri :
İSTANBUL

Kuşadasında Korunması Gerekli Eski Eserlerin Listesi :

Sıra No:	Adı :	Adresi :	Pafta No :
1 (SİT)	Neopolis	Yılancı Burnu	31-37-36-32
1	Lâtif Akıncı Evi	Adit Sokak 78	38
2	Su Kemerleri	Hüseyin Urgancının tarlası içinde	(Haritası yoktur)
3	Güvercin Adadaki Kale	-	26
4	Kale İçi Cami	Yedi Eylül Sok.	33
5	Sur Duvarı Kalıntısı	-	33
6	Hanım Cami	Kahramanlar Cad.	33
7	Ev	Gümüş Sok.11	33
8	Öküz Mehmet Paşa Kervansarayı	Tayyare Cad.	33

(cont. on next page)

Figure B.1. (cont.)



T. C.
KÜLTÜR BAKANLIĞI
GAYRIMENKUL ESKI ESERLER ve ANITLAR
YÜKSEK KURULU BAŞKANLIĞI

KARAR

Toplantı No. ve Tarihi : 275-10.12.1976
Karar No. ve Tarihi : A-266-11.12.1976

Toplantı yeri : İSTANBUL

Aydın İli, Kuşadası İlçesinde bulunan eski eserlerin tescili hakkında Eski Eserler ve Müzeler Genel Müdürlüğünün 6.12.1976 gün ve 8791 sayılı yazısı okundu, ekleri incelendi; yapılan müzakeresi sonunda:

Aydın İli, Kuşadası İlçesinde bulunan eski eserlerin, aynen korunması gerekli eski eser olarak, ekli haritalarda sınırları çizilmiş olanların arkeolojik alan ve SİT olarak tescilinin onanmasında ve uygulamada ekli koruma planı kararlarının gözönünde bulundurulmasına karar verildi.

T.C

KÜLTÜR VE TURİZM BAKANLIĞI

TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU BAŞKANLIĞI

K A R A R

Toplantı NO. ve Tarihi : 4 6.1.1984 Toplantı Yeri :
Karar NO. ve Tarihi : 61 6.1.1984 İLKE KARARI ANKARA

Korunması gerekli kültür varlıklarının gruplamaları ve bunlara ilişkin yapılacak uygulamaları kapsıyan Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 14.1.1978 gün ve 10200 sayılı kararının değerlendirilmesi sonunda:

Korunması gerekli taşınmaz kültür varlıkları;

I.GRUP YAPILAR:

Değerlendirmede aranan ve 2863 sayılı kanunda belirtilmiş bulunan niteliklerden çoğuna, üstün değerde sahip olması nedeni ile gelecek kuşaklar için içi ve dışı ile olduğu gibi saklanması gereken yapılardır. Bu tür yapılar, bakım, onarım ve korunmasında yapılabilecek uygulama ve alınabilecek önlemler bakımından üç bölümde toplanmıştır.

I.A-Sadece bakım ve koruma onarımı ile yetinilmesi gereken yapılar.

I.B-Günümüz yaşantısının gerektirdiği olanakları sağlayacak, ancak yapının iç ve dış görünümlerini, karakter ve görünen malzeme dokusu ile süslemelerini ve plan özelliğini bozmayacak müdahalelerin yapılabileceği yapılar.

I.C-Bugün var olmakla beraber(tapu kaydı, kadastral ve tarihi belgeler, fotoğraf, rölöve v.s. gibi)belgelerle varlıklarını ve özelliklerini bildiğimiz I.A ve I.B maddelerinden birinin uygulanabileceği yapılar.

II.GRUP YAPILAR:

Değerlendirilmede aranan ve 2863 sayılı kanunda belirtilmiş bulunan niteliklerinden, özellikle çevresel niteliklerinin önemi açısından, yalnız dış görünümleri ve gabarileri ile korunması gerekli yapılardır. Bu tür yapılarda, uygulanacak korumaya dönük yapısal girişimler bakımından iki ana ve yedi alt bölümde toplanmıştır.

II.A-1-Gabarisini, dış mimarisini ve dış cephe malzemesini ve taşıyıcı elemanlarını yıkmadan ve değiştirmeden olduğu gibi korumak ve varsa, belirli bir kısmında plan özelliği ile süslemelerini olduğu gibi korumak koşulu ile kat planı, malzeme ve iç mimari olarak kısmen yenilenebilecek yapılar.

II.A-2-Gabarisini, dış mimari görüntüsünü ve dış cephe eleman ve malzemesini aynen korumak şartiyle, iç taşıyıcı elemanları, kat planları, iç malzeme ve iç mimarisi yenilenebilecek yapılar.

Figure B.2. Principle Decision numbered 61 dated 6.1.1984
(Source: The Supreme Council for the Conservation of Cultural and Natural Assets, Ankara)

Figure B.2. (cont.)

T.C

KÜLTÜR VE TURİZM BAKANLIĞI

TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU BAŞKANLIĞI

K A R A R

Toplantı NO. ve Tarihi : 4 6.1.1984 Toplantı Yeri :
Karar NO. ve Tarihi : 61 6.1.1984 ANKARA

II.A-3-Korunması gerekli kültür varlıklarının mimari görüntüsündeki malzeme ve yapı elemanlarında eserin bütünlüğünü ve karakterini bozmamak koşuluyla,mimari ve iç taşıyıcı elemanlarında ve gabarisinde bazı önemsiz değişiklikler yapılabilecek,kat planları,malzeme dış ve iç mimarisi yenilenebilecek yapılar.

II.A-4, II.A-1, II.A-2 veya II.A-3 şartlarından birine uymak kaydıyla, özellikle bitişik nizamda,Kurulumuzun ileri süreceği şartlarla(ilave katın geri çekilmesi gibi) geçerli imar planındaki yükseklik ve derinliklere uygun yenileme ve eklemelerin yapılabileceği yapılar.

II.B-1-Bir bölümü var olan veya çok değişikliğe uğramış olup görünüşlerinin,varsa fotoğraf,rölöve gibi belgelere dayanarak,yoksa devri ve mimari üslubuna uygun olarak projelendirilebilecek,planları malzeme ve mimarisi tümü ile yenilenebilecek yapılar.

II.B-2-Bugün var olmamakla beraber fotoğraf,rölöve v.s belgelerle varlığını ve özelliklerini bildiğimiz, II.A-1, II.A-2, II.A-3 ve II.A-4 maddelerinden birinin uygulanabileceği yapılar.

II.B-3-çevresi,yukarıda özellikleri belirtilmiş yapılar ile oluşmuş sit bölgelerinde bulunan parsellerde çevresinin içinde yadırgamıyacak mimari ile ve yürürlükteki imar nizamına bakılmaksızın yapılabilecek yapılar.

III.GRUP YAPILAR:

İkiye ayrılmaları uygun mütelaa edilmiştir.

III.A-Sahip oldukları niteliklere göre II.grup yapılardan olmasına karşılık çevresinin gerek mimari,gerekse gabari bakımından tümü ile yenilenmiş ve tek başına koruma şansını kaybetmiş veya kamu yararına kaldırılması gereken ve yeterli fotoğrafları ile arşivlenme de geri olduğu yetkili kuru-

(cont. on next page)

Figure B.2. (cont.)

T.C

KÜLTÜR VE TURİZM BAKANLIĞI

TA T' AZ TÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU BA KA LIĞI

K A R A R

-3-

Toplantı NO. ve Tarihi: 4 6.1.1984

Karar NO. ve Tarihi : 61 6.1.1984

Toplantı Yeri :
ANKARA

luşlarca onaylanmış rölövelerinin Kurulumuz ve Devlet arşivlerine teslimi sonunda yıkılarak,yerine yürürlükteki imar nizamına göre uygulama yapılabilecek yapılar.

III.B-Bazı değerli kısımlarının yeni yapıda aynen veya bazı ufak değişikliklerle kullanılması koşulu ile III-A maddesinin uygulanabileceği yapılar.

Korunması gerekli kültür varlıklarının yukarıda belirtilen gruplar altında değerlendirilmesi ve uygulamanın bu koşullar doğrultusunda gerçekleştirilmesinin ilke kararı olarak kabul edilmesine karar verildi.

T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Taşınmaz Kültür ve Tabiat Varlıkları
Yüksek Kurulu
KARAR

1987

Toplantı No. ve Tarihi : 59, 2-3.7.1987
Karar No. ve Tarihi : 3495, 3.7.1987

Toplantı yeri : ANKARA

ASLI GİBİDİR
Seyhan KIVANÇ
Şube Müdürü

TKTV
İzmir Bölge Kurulu
Büro Müdürlüğü
Tarih : 24.12.1987
Sıra No : 1499
Dosya No : 09.06/101

Aydın İli, Kuşadası İlçesinde Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 17.11.1978 gün ve A-1438 sayılı ve A-1442 sayılı kararlarıyla onanan Kentsel Sit Alanları ile aynı kararla tescillenen tek yapıların 2981 sayılı yasanın 6.maddesi gereğince yeniden irdelenmesine ilişkin, İzmir Röleve ve Anıtlar Müdürlüğü'nün 25.6.1986 gün ve 1654 sayılı yazısı, Taşınmaz Kültür ve Tabiat Varlıkları İzmir Bölge Kurulu'nun 24.9.1986 gün ve 838 sayılı yazısı, Süleyman Halit Adırlar'ın günsüz başvurusu okundu, mahallinde yapılan inceleme sonucunda İzmir Röleve ve Anıtlar Müdürlüğü uzmanlarının hazırladığı bilgi ve belgeler incelendi, yerdikleri izahatlar dinlenildi, yapılan değerlendirmeler sonucunda:

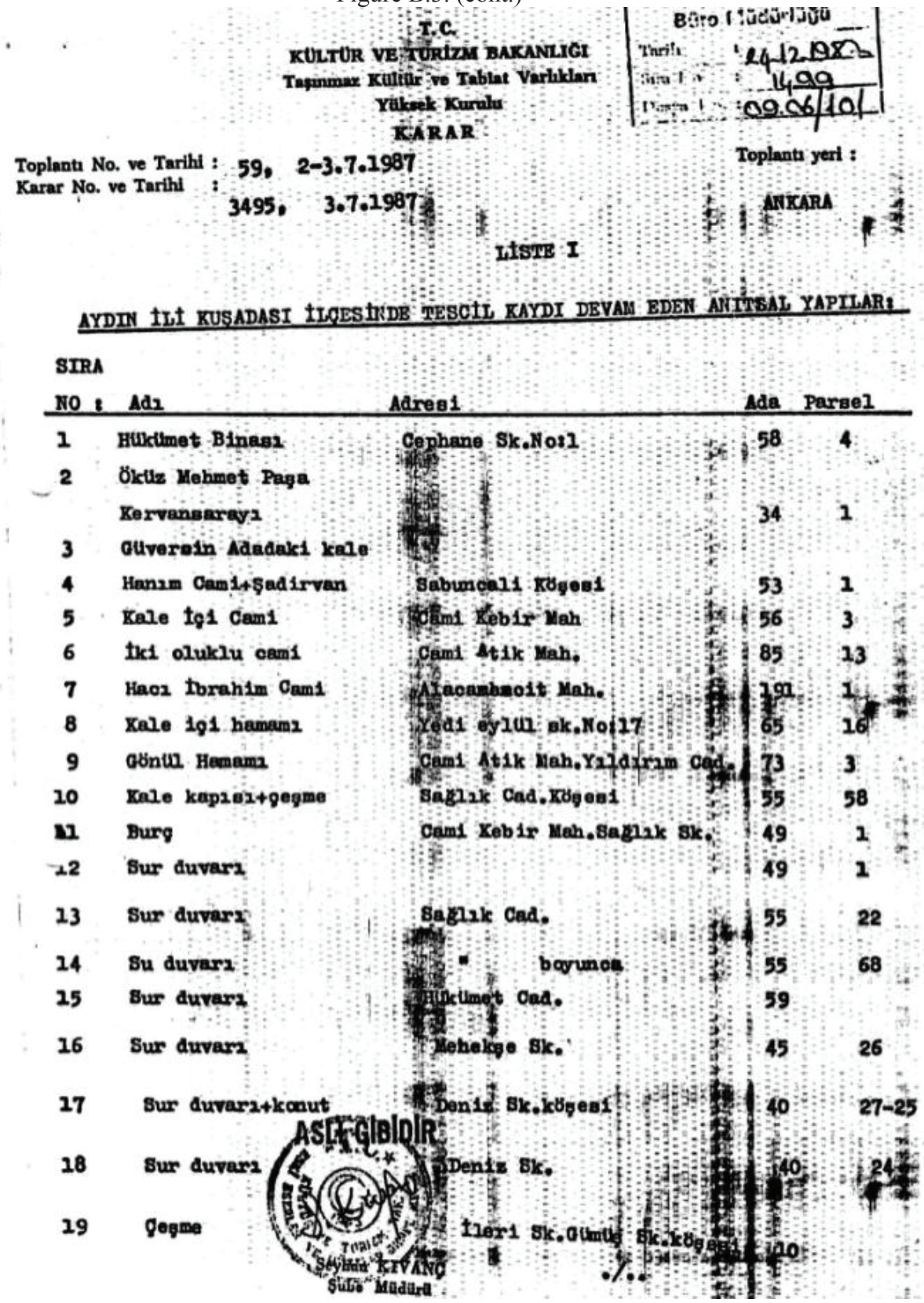
1-Aydın İli, Kuşadası İlçesinde Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu'nun 17.11.1978 gün ve A-1438 sayılı ve A-1442 sayılı kararlarıyla belirlenen Kentsel Sit sınırları ve yapılaşma koşullarının devamına,

2-Ekli 1/1000 ölçekli haritada işaretli ve ekli liste (I) ve (II) de adresleri ve envanter numaraları belirtilen yapıların tescillerinin devamına,

3- Ekli Liste (III) de adresleri ve envanter numaraları belirtilen yapıların korunması gerekli taşınmaz kültür varlığı özelliğini yitirmiş olmaları nedeniyle tescil kayıtlarının kaldırılmalarına karar verildi.

Figure B.3. The decision numbered 3495 dated 3.7.1987
(Source: Conservation Council Archive)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Taşınmaz Kültür ve Tabiat Varlıkları
Yüksek Kurulu
KARAR

Büro Müdürlüğü
Tarih : 24.12.87
Sayı : 1499
Havale : 09.06/10

Toplantı No. ve Tarihi : 59, 2-3.7.1987
Karar No. ve Tarihi : 3495, 3.7.1987

Toplantı yeri : ANKARA

LİSTE I

AYDIN İLİ KUŞADASI İLÇESİNDE TESCİL KAYDI DEVAM EDEN ANITSAL YAPILAR:

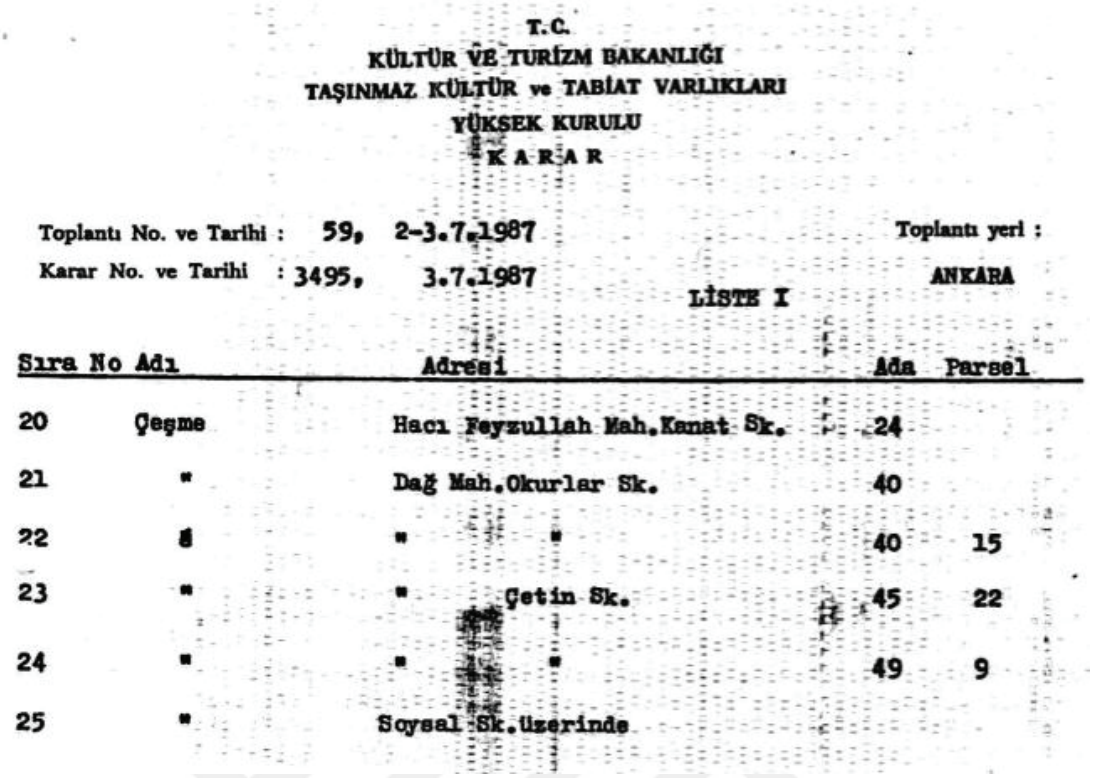
SIRA NO :	Adı	Adresi	Ada	Parsel
1	Hükümet Binası	Cephane Sk.No:1	58	4
2	Öküz Mehmet Paşa Kervansarayı		34	1
3	Güvercin Adadaki kale			
4	Hanım Cami+Şadırvan	Sabuncalı Köşesi	53	1
5	Kale İçi Cami	Cami Kebir Mah	56	3
6	İki oluklu cami	Cami Atik Mah.	85	13
7	Hacı İbrahim Cami	Alacambaoit Mah.	191	1
8	Kale içi hamamı	Yedi eylül sk.No:17	65	16
9	Gönül Hamamı	Cami Atik Mah.Yıldırım Cad.	73	3
10	Kale kapısı+çeşme	Sağlık Cad.Köşesi	55	58
11	Burç	Cami Kebir Mah.Sağlık Sk.	49	1
12	Sur duvarı		49	1
13	Sur duvarı	Sağlık Cad.	55	22
14	Su duvarı	" boyunca	55	68
15	Sur duvarı	Hükümet Cad.	59	
16	Sur duvarı	Mahakşe Sk.	45	26
17	Sur duvarı+konut	Deniz Sk.köşesi	40	27-25
18	Sur duvarı	Deniz Sk.	40	24
19	Çeşme	İleri Sk.Gümüş Sk.köşesi	40	

ASLI GİBİDİR
Seyhan KIVANÇ
Şube Müdürü

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Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
TAŞINMAZ KÜLTÜR ve TABİAT VARLIKLARI
YÜKSEK KURULU
K A R A R

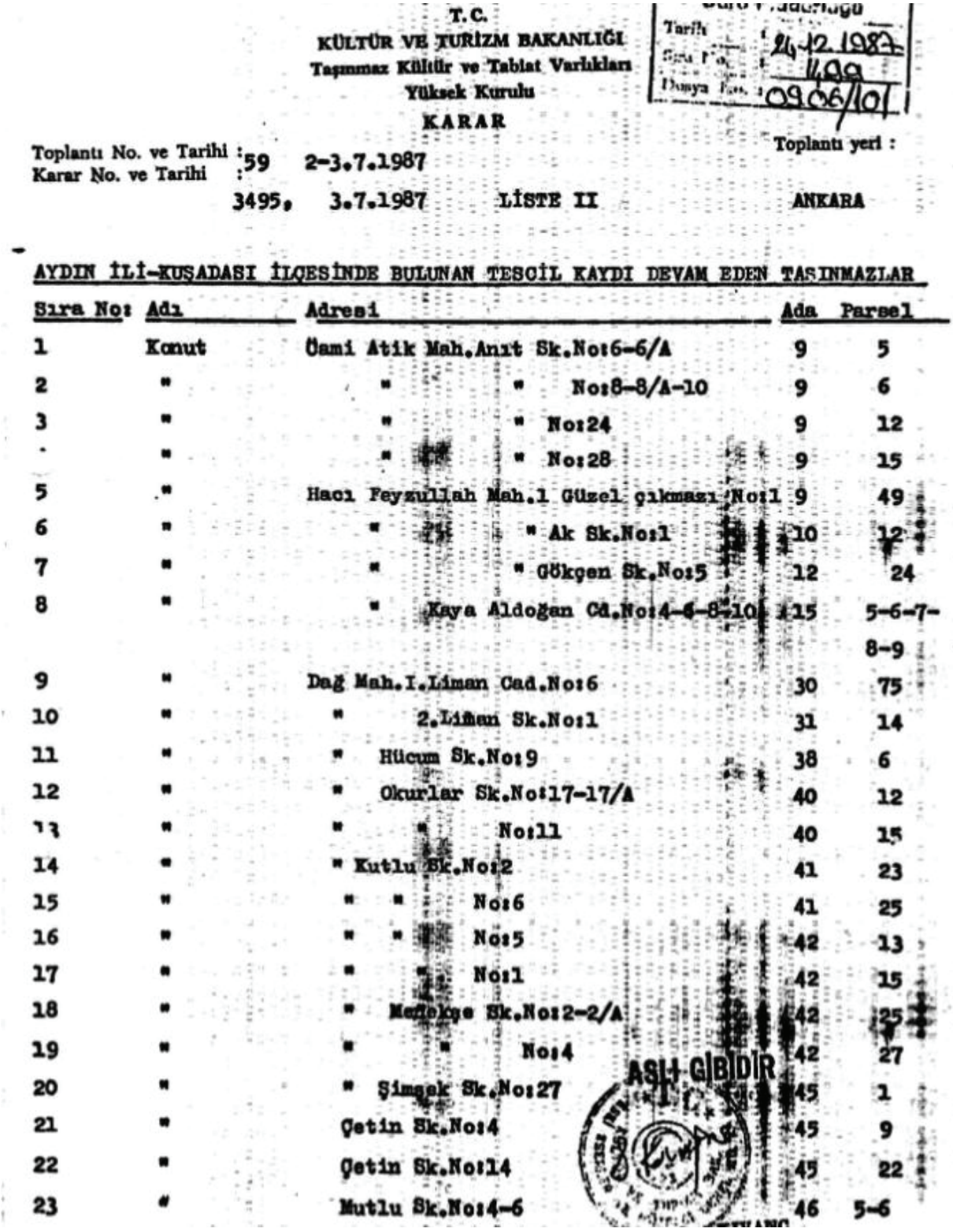
Toplantı No. ve Tarihi : 59, 2-3.7.1987 — Toplantı yeri : ANKARA
Karar No. ve Tarihi : 3495, 3.7.1987

LİSTE I

Sıra No	Adı	Adresi	Ada	Parsel
20	Çeşme	Hacı Feyzullah Mah.Kanat Sk.	24	
21	"	Dağ Mah.Okurlar Sk.	40	
22	"	" "	40	15
23	"	" Çetin Sk.	45	22
24	"	" "	49	9
25	"	Soysal Sk.Üzerinde		

(cont. on next page)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Taşınmaz Kültür ve Tabiat Varlıkları
Yüksek Kurulu

Tarih: 24.12.1987
Sayı: 499
Dosya: 09.06.101

KARAR

Toplantı No. ve Tarihi : 59 2-3.7.1987
Karar No. ve Tarihi : 3495, 3.7.1987 LİSTE II

Toplantı yeri : ANKARA

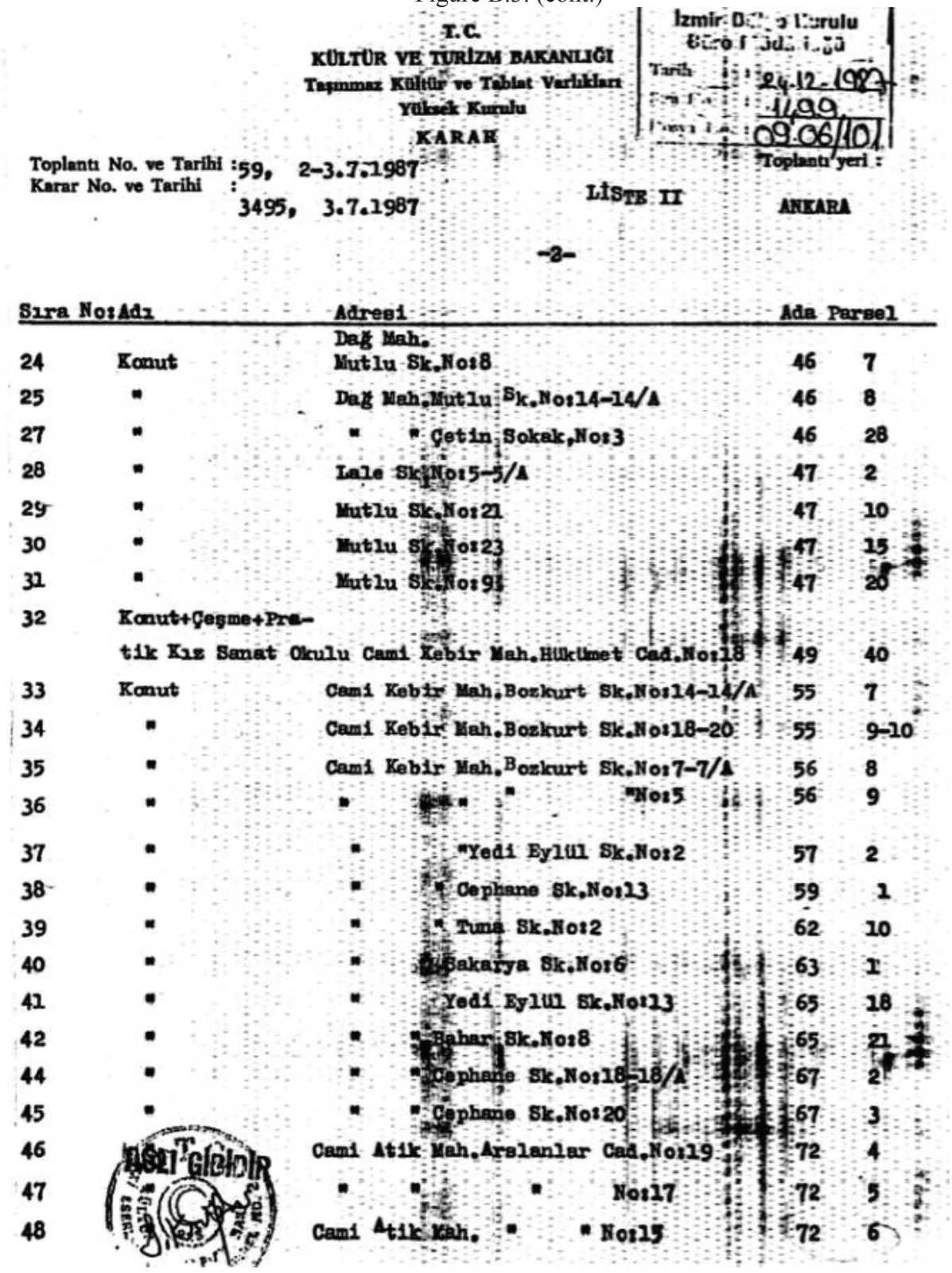
AYDIN İLİ-KUŞADASI İLÇESİNDE BULUNAN TESCİL KAYDI DEVAM EDEN TAŞINMAZLAR

Sıra No:	Adı	Adresi	Ada	Parsel
1	Konut	Ümi Atik Mah.Anıt Sk.No:6-6/A	9	5
2	"	" " No:8-8/A-10	9	6
3	"	" " No:24	9	12
4	"	" " No:28	9	15
5	"	Hacı Feyzullah Mah.1 Güzel çıkmazı No:1	9	49
6	"	" " Ak Sk.No:1	10	12
7	"	" Gökçen Sk.No:5	12	24
8	"	" Kaya Aldoğan Cd.No:4-6-8-10	15	5-6-7-8-9
9	"	Dağ Mah.1.Liman Cad.No:6	30	75
10	"	" 2.Liman Sk.No:1	31	14
11	"	" Hücum Sk.No:9	38	6
12	"	" Okurlar Sk.No:17-17/A	40	12
13	"	" " No:11	40	15
14	"	" Kutlu Sk.No:2	41	23
15	"	" " No:6	41	25
16	"	" " No:5	42	13
17	"	" " No:1	42	15
18	"	" Meftekçe Sk.No:2-2/A	42	25
19	"	" " No:4	42	27
20	"	" Şimşek Sk.No:27	45	1
21	"	Çetin Sk.No:4	45	9
22	"	Çetin Sk.No:14	45	22
23	"	Mutlu Sk.No:4-6	46	5-6

ASLI GİBİDİR

(cont. on next page)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Taşınmaz Kültür ve Tabiat Varlıkları
Yüksek Kurulu
KARAR

İzmir Dördüncü Kurulu
Büro Tescil No: 1199
Tarih: 24.12.1987
09.06/101

Toplantı No. ve Tarihi : 59, 2-3.7.1987
Karar No. ve Tarihi : 3495, 3.7.1987

LİSTE II

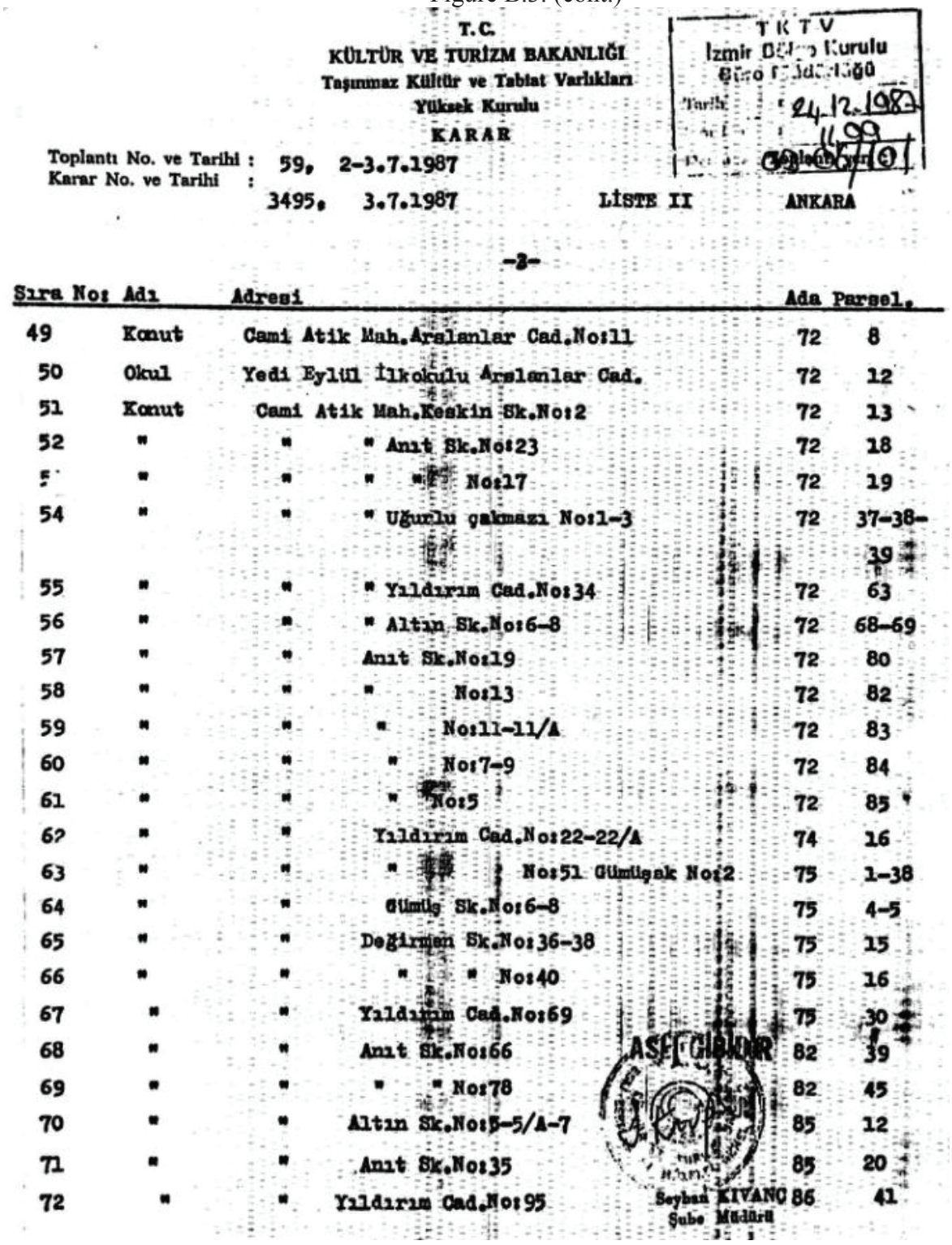
Toplantı yeri : ANKARA

-2-

Sıra No:	Adı	Adresi	Ada	Parsel
		Dağ Mah.		
24	Konut	Mutlu Sk.No:8	46	7
25	"	Dağ Mah.Mutlu Sk.No:14-14/A	46	8
27	"	" " Çetin Sokak,No:3	46	28
28	"	Lale Sk.No:5-5/A	47	2
29	"	Mutlu Sk.No:21	47	10
30	"	Mutlu Sk.No:23	47	15
31	"	Mutlu Sk.No:9	47	20
32	Konut+Çeşme+Pratik Kız Sanat Okulu	Cami Kebir Mah.Hükümet Cad.No:18	49	40
33	Konut	Cami Kebir Mah.Bozkurt Sk.No:14-14/A	55	7
34	"	Cami Kebir Mah.Bozkurt Sk.No:18-20	55	9-10
35	"	Cami Kebir Mah.Bozkurt Sk.No:7-7/A	56	8
36	"	" " " " No:5	56	9
37	"	" "Yedi Eylül Sk.No:2	57	2
38	"	" " Cephane Sk.No:13	59	1
39	"	" " Tuna Sk.No:2	62	10
40	"	" " Sakarya Sk.No:6	63	1
41	"	" Yedi Eylül Sk.No:13	65	18
42	"	" " Bahar Sk.No:8	65	21
44	"	" " Cephane Sk.No:18-18/A	67	2
45	"	" " Cephane Sk.No:20	67	3
46		Cami Atik Mah.Arslanlar Cad.No:19	72	4
47		" " " No:17	72	5
48		Cami Atik Mah. " " No:15	72	6

(cont. on next page)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Taşınmaz Kültür ve Tabiat Varlıkları
Yüksek Kurulu
KARAR

TKTV
İzmir Bölge Kurulu
Büro Müdürlüğü
Tarih : 24.12.1987
No : 1199

Toplantı No. ve Tarihi : 59, 2-3.7.1987
Karar No. ve Tarihi : 3495, 3.7.1987 LİSTE II ANKARA

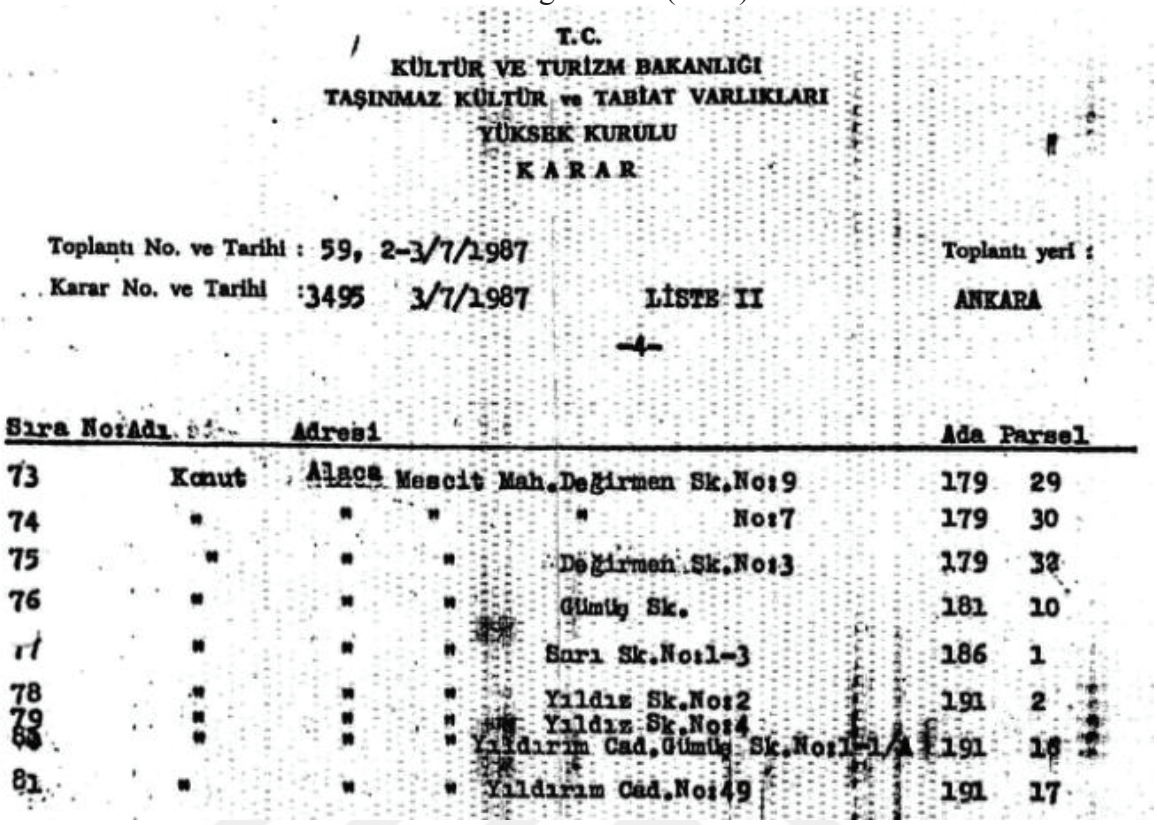
-2-

Sıra No:	Adı	Adresi	Ada	Parsel
49	Konut	Cami Atik Mah.Arslanlar Cad.No:11	72	8
50	Okul	Yedi Eylül İlkokulu Arslanlar Cad.	72	12
51	Konut	Cami Atik Mah.Keskin Sk.No:2	72	13
52	"	" " Anıt Sk.No:23	72	18
53	"	" " " No:17	72	19
54	"	" " Uğurlu çakmazı No:1-3	72	37-38-39
55	"	" " Yıldırım Cad.No:34	72	63
56	"	" " Altın Sk.No:6-8	72	68-69
57	"	" Anıt Sk.No:19	72	80
58	"	" " No:13	72	82
59	"	" " No:11-11/A	72	83
60	"	" " No:7-9	72	84
61	"	" " No:5	72	85
62	"	" Yıldırım Cad.No:22-22/A	74	16
63	"	" " No:51 Gümüşak No:2	75	1-38
64	"	" Gümüş Sk.No:6-8	75	4-5
65	"	" Değirmen Sk.No:36-38	75	15
66	"	" " " No:40	75	16
67	"	" Yıldırım Cad.No:69	75	30
68	"	" Anıt Sk.No:66	82	39
69	"	" " " No:78	82	45
70	"	" Altın Sk.No:3-5/A-7	85	12
71	"	" Anıt Sk.No:35	85	20
72	"	" Yıldırım Cad.No:95	86	41

ASİL GÖKNAR
Seyhan KIVANÇ
Şube Müdürü

(cont. on next page)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
TAŞINMAZ KÜLTÜR ve TABİAT VARLIKLARI
YÜKSEK KURULU
KARAR

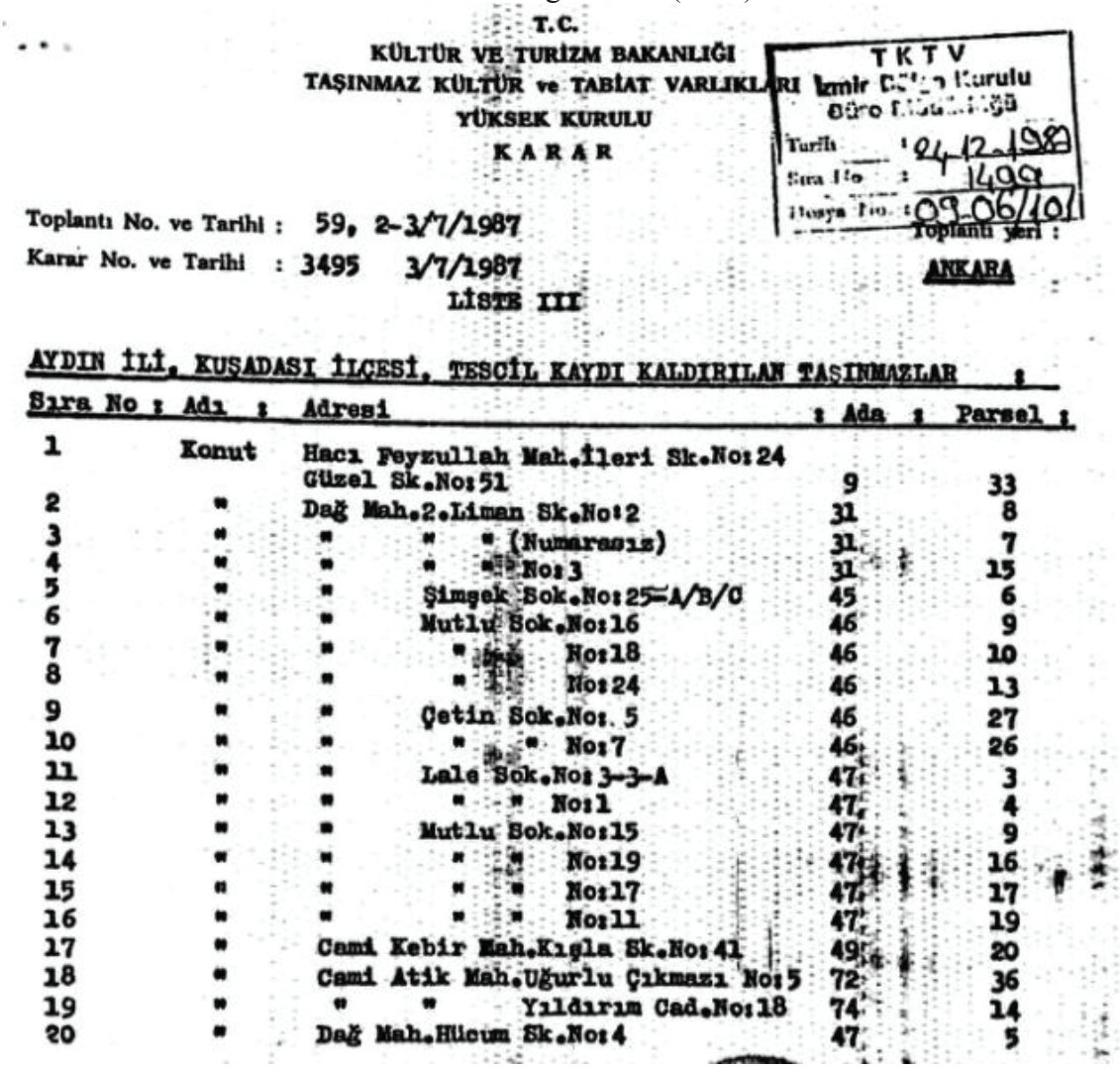
Toplantı No. ve Tarihi : 59, 2-3/7/1987 — Toplantı yeri :
Karar No. ve Tarihi : 3495 3/7/1987 — LİSTE II — ANKARA

-4-

Sıra No:	Adı	Adresi	Ada	Parsel
73	Konut	Alaca Mescit Mah.Değirmen Sk.No:9	179	29
74	"	" " " No:7	179	30
75	"	" " Değirmen Sk.No:3	179	32
76	"	" " Gümüş Sk.	181	10
77	"	" " Sarı Sk.No:1-3	186	1
78	"	" " Yıldız Sk.No:2	191	2
79	"	" " Yıldız Sk.No:4		
80	"	" " Yıldırım Cad.Gümüş Sk.No:1-1/A	191	16
81	"	" " Yıldırım Cad.No:49	191	17

(cont. on next page)

Figure B.3. (cont.)



T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
TAŞINMAZ KÜLTÜR ve TABİAT VARLIKLARI
YÜKSEK KURULU
KARAR

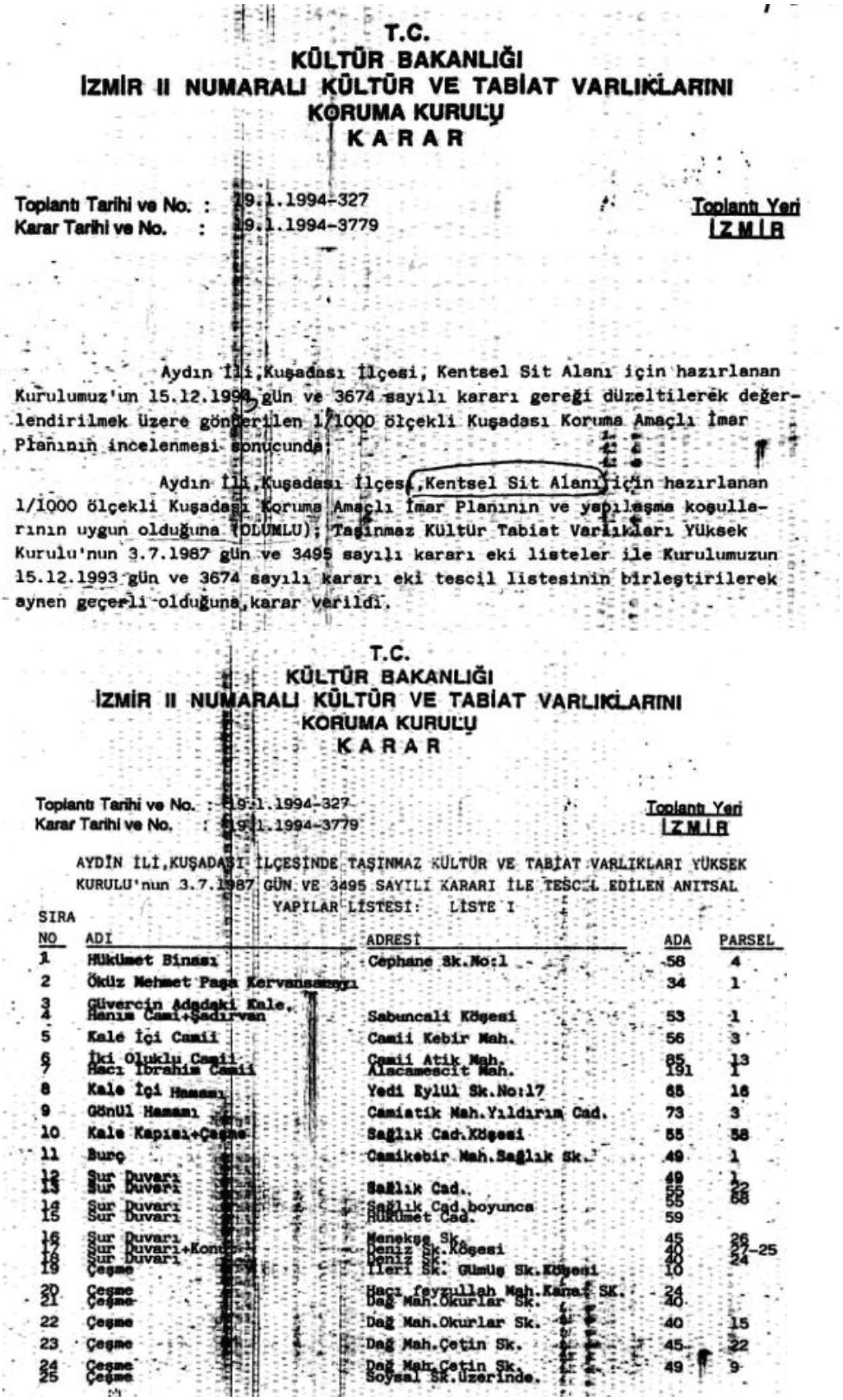
TKTV
İzmir Kültür Kurulu
Büro
Tarih : 24.12.1987
Sıra No : 1499
Dosya No : 09.06/101

Toplantı No. ve Tarihi : 59, 2-3/7/1987
Karar No. ve Tarihi : 3495 3/7/1987
Toplantı yeri : ANKARA

LİSTE III

AYDIN İLİ, KUŞADASI İLÇESİ, TESCİL KAYDI KALDIRILAN TAŞINMAZLAR

Sıra No	Adı	Adresi	Ada	Parsel
1	Konut	Hacı Feyzullah Mah.İleri Sk.No:24 Güzel Sk.No:51	9	33
2	"	Dağ Mah.2.Liman Sk.No:2	31	8
3	"	" " " (Numarasız)	31	7
4	"	" " " No:3	31	15
5	"	Şimşek Sok.No:25=A/B/C	45	6
6	"	Mutlu Sok.No:16	46	9
7	"	" " No:18	46	10
8	"	" " No:24	46	13
9	"	Çetin Sok.No:.5	46	27
10	"	" " No:7	46	26
11	"	Lale Sok.No:3-3-A	47	3
12	"	" " No:1	47	4
13	"	Mutlu Sok.No:15	47	9
14	"	" " No:19	47	16
15	"	" " No:17	47	17
16	"	" " No:11	47	19
17	"	Cami Kebir Mah.Kışla Sk.No:41	49	20
18	"	Cami Atik Mah.Uğurlu Çıkmazı No:5	72	36
19	"	" " Yıldırım Cad.No:18	74	14
20	"	Dağ Mah.Hücum Sk.No:4	47	5



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA KURULU
KARAR

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779

Toplantı Yeri
İZMİR

Aydın İli,Kuşadası İlçesi, Kentsel Sit Alanı için hazırlanan Kurulumuz'un 15.12.1993 gün ve 3674 sayılı kararı gereği düzeltilerek değerlendirilmek üzere gönderilen 1/1000 ölçekli Kuşadası Koruma Amaçlı İmar Planının incelenmesi sonucunda;

Aydın İli,Kuşadası İlçesi,Kentsel Sit Alanı için hazırlanan 1/1000 ölçekli Kuşadası Koruma Amaçlı İmar Planının ve yapılaşma koşullarının uygun olduğuna (OLUMLU); Taşınmaz Kültür Tabiat Varlıkları Yüksek Kurulu'nun 3.7.1987 gün ve 3495 sayılı kararı eki listeler ile Kurulumuzun 15.12.1993 gün ve 3674 sayılı kararı eki tescil listesinin birleştirilerek aynen geçerli olduğuna,karar verildi.

T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA KURULU
KARAR

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779

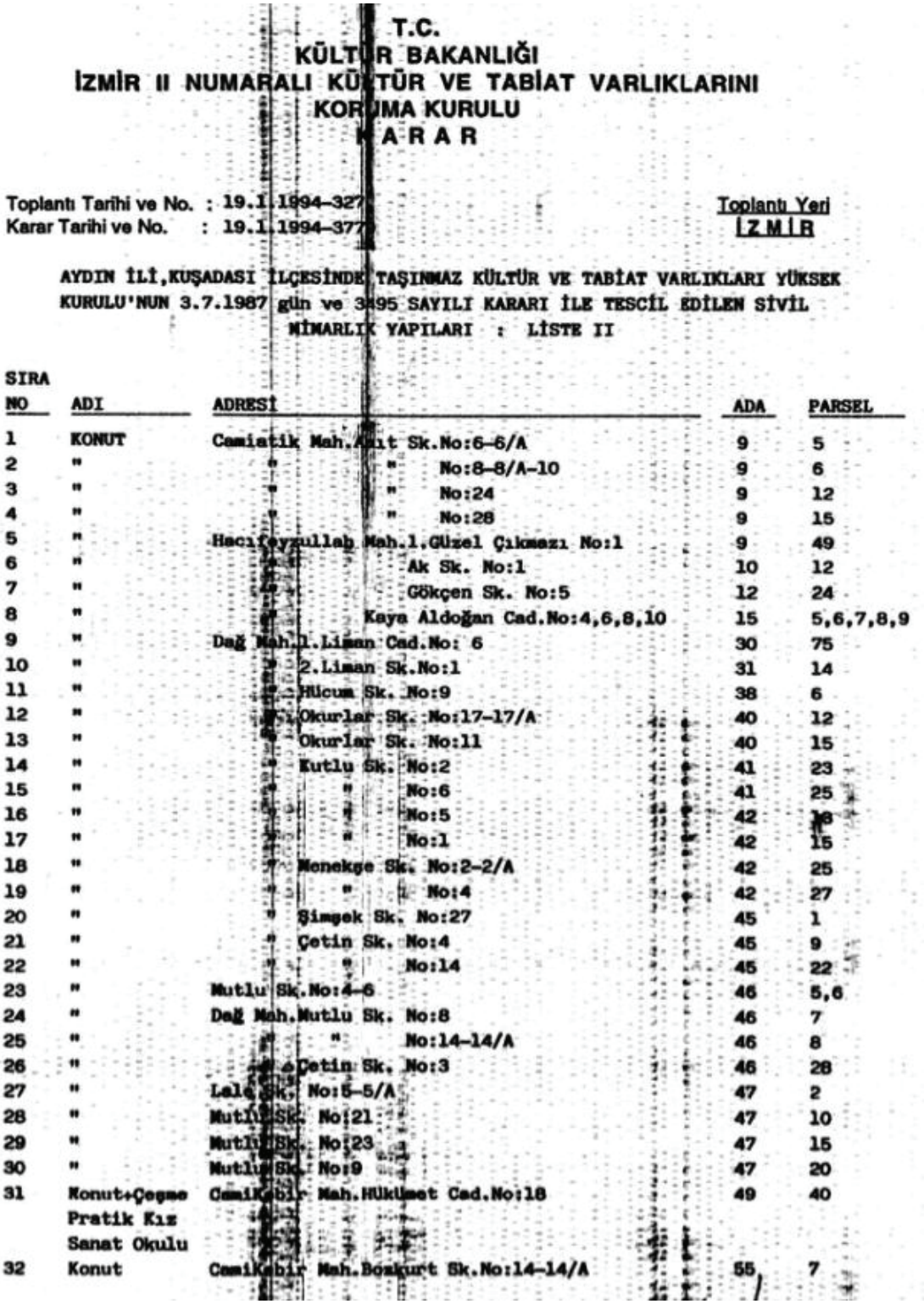
Toplantı Yeri
İZMİR

AYDİN İLİ,KUŞADASI İLÇESİNDE TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU'nun 3.7.1987 GÜN VE 3495 SAYILI KARARI İLE TESCİL EDİLEN ANITSAL YAPILAR LİSTESİ: LİSTE I

SIRA NO	ADI	ADRESİ	ADA	PARSEL
1	Hükümet Binası	Cephane Sk.No:1	58	4
2	Öküz Mehmet Paşa Kervansarayı		34	1
3	Güvercin Adadaki Kale.			
4	Hanım Cami+Şadırvan	Sabuncali Köşesi	53	1
5	Kale İçi Camii	Camii Kebir Mah.	56	3
6	İki Oluklu Camii	Camii Atik Mah.	85	13
7	Hacı İbrahim Camii	Alacamescit Mah.	191	1
8	Kale İçi Hamamı	Yedi Eylül Sk.No:17	65	16
9	Gönül Hamamı	Camiatik Mah.Yıldırım Cad.	73	3
10	Kale Kapısı+Çeşme	Sağlık Cad.Köşesi	55	58
11	Burç	Camikebir Mah.Sağlık Sk.	49	1
12	Sur Duvarı		49	1
13	Sur Duvarı	Sağlık Cad.	55	22
14	Sur Duvarı	Sağlık Cad.boyunca	55	58
15	Sur Duvarı	Hükümet Cad.	59	
16	Sur Duvarı	Menekşe Sk.	45	26
17	Sur Duvarı+Kon	Deniz Sk.Köşesi	40	27-25
18	Sur Duvarı	Deniz Sk.	40	24
19	Çeşme	İleri Sk. Gümüş Sk.Köşesi	10	
20	Çeşme	Hacı feyzullah Mah.Kanal Sk.	24	
21	Çeşme	Dağ Mah.Okurlar Sk.	40	
22	Çeşme	Dağ Mah.Okurlar Sk.	40	15
23	Çeşme	Dağ Mah.Çetin Sk.	45	22
24	Çeşme	Dağ Mah.Çetin Sk.	49	9
25	Çeşme	Soysal Sk.Üzerinde.		

Figure B.4. The decision numbered 3779 dated 19.1.1994
(Source: Conservation Council Archive)

Figure B.4. (cont.)



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA KURULU
K A R A R

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-377

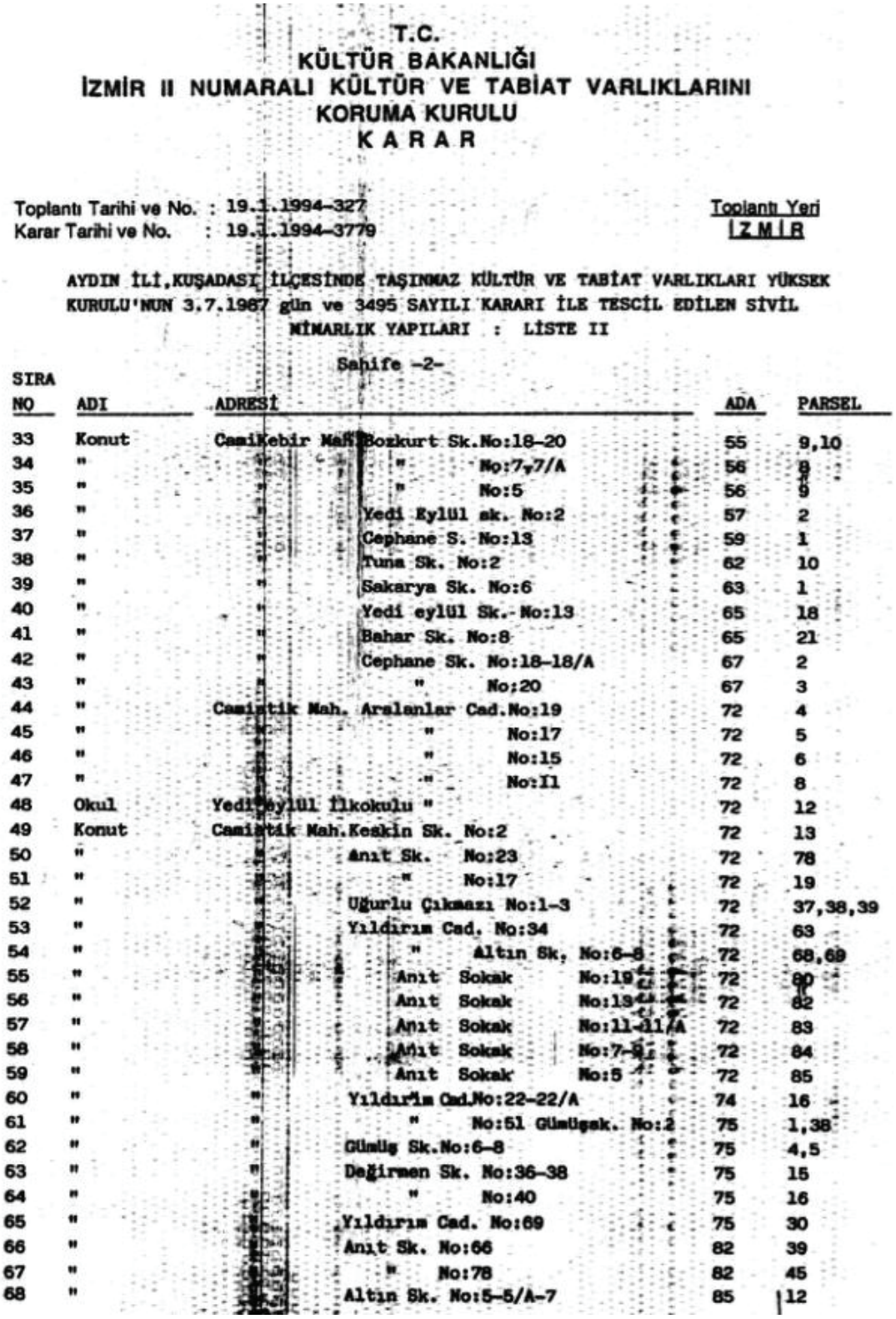
Toplantı Yeri
İZMİR

AYDIN İLİ,KUŞADASI İLÇESİNDE TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU'NUN 3.7.1987 gün ve 3895 SAYILI KARARI İLE TESCİL EDİLEN SİVİL MİMARLIK YAPILARI : LİSTE II

SIRA NO	ADI	ADRESİ	ADA	PARSEL
1	KONUT	Camiatik Mah. Atatürk Sk.No:6-6/A	9	5
2	"	" " No:8-8/A-10	9	6
3	"	" " No:24	9	12
4	"	" " No:28	9	15
5	"	Hacıfeyzullah Mah.1.Güzel Çıkmazı No:1	9	49
6	"	" Ak Sk. No:1	10	12
7	"	" Gökçen Sk. No:5	12	24
8	"	" Kaya Aldoğan Cad.No:4,6,8,10	15	5,6,7,8,9
9	"	Dağ Mah.1.Liman Cad.No: 6	30	75
10	"	" 2.Liman Sk.No:1	31	14
11	"	" Hücum Sk. No:9	38	6
12	"	" Okurlar Sk. No:17-17/A	40	12
13	"	" Okurlar Sk. No:11	40	15
14	"	" Kutlu Sk. No:2	41	23
15	"	" " No:6	41	25
16	"	" " No:5	42	18
17	"	" " No:1	42	15
18	"	" Menekşe Sk. No:2-2/A	42	25
19	"	" " No:4	42	27
20	"	" Şimşek Sk. No:27	45	1
21	"	" Çetin Sk. No:4	45	9
22	"	" " No:14	45	22
23	"	Mutlu Sk.No:4-6	46	5,6
24	"	Dağ Mah.Mutlu Sk. No:8	46	7
25	"	" " No:14-14/A	46	8
26	"	" Çetin Sk. No:3	46	28
27	"	Lale Sk. No:5-5/A	47	2
28	"	Mutlu Sk. No:21	47	10
29	"	Mutlu Sk. No:23	47	15
30	"	Mutlu Sk. No:9	47	20
31	Konut+Çeşme Pratik Kız Sanat Okulu	CamiKebir Mah.Hükümet Cad.No:18	49	40
32	Konut	CamiKebir Mah.Boskurt Sk.No:14-14/A	55	7

(cont. on next page)

Figure B.4. (cont.)



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULU
K A R A R

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779

Toplantı Yeri
İZMİR

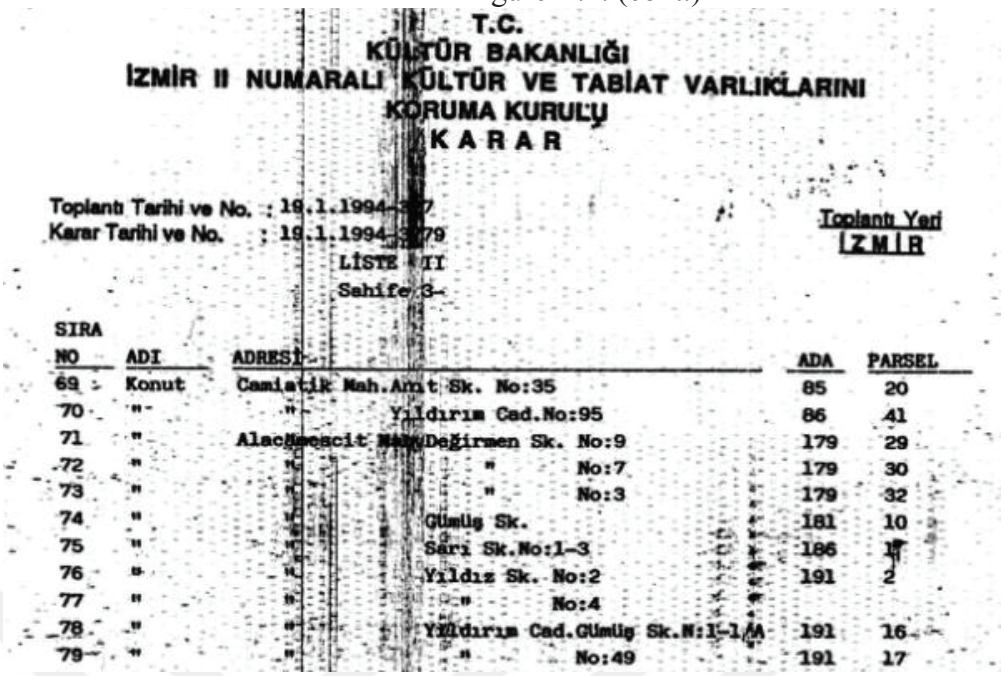
AYDIN İLİ,KUŞADASI İLÇESİNDE TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU'NUN 3.7.1987 gün ve 3495 SAYILI KARARI İLE TESCİL EDİLEN SİVİL MİMARLIK YAPILARI : LİSTE II

Sahife -2-

SIRA NO	ADI	ADRESİ	ADA	PARSEL
33	Konut	Camikebir Mah. Bozkurt Sk.No:18-20	55	9,10
34	"	" No:7,7/A	56	8
35	"	" No:5	56	9
36	"	Yedi Eylül sk. No:2	57	2
37	"	Cephane S. No:13	59	1
38	"	Tuna Sk. No:2	62	10
39	"	Sakarya Sk. No:6	63	1
40	"	Yedi eylül Sk. No:13	65	18
41	"	Bahar Sk. No:8	65	21
42	"	Cephane Sk. No:18-18/A	67	2
43	"	" No:20	67	3
44	"	Camiatik Mah. Aralanlar Cad.No:19	72	4
45	"	" No:17	72	5
46	"	" No:15	72	6
47	"	" No:11	72	8
48	Okul	Yedi Eylül İlkokulu "	72	12
49	Konut	Camiatik Mah.Keskin Sk. No:2	72	13
50	"	Anıt Sk. No:23	72	78
51	"	" No:17	72	19
52	"	Uğurlu Çıkmazı No:1-3	72	37,38,39
53	"	Yıldırım Cad. No:34	72	63
54	"	" Altın Sk, No:6-8	72	68,69
55	"	Anıt Sokak No:19	72	80
56	"	Anıt Sokak No:13	72	82
57	"	Anıt Sokak No:11-11/A	72	83
58	"	Anıt Sokak No:7-9	72	84
59	"	Anıt Sokak No:5	72	85
60	"	Yıldırım Cad.No:22-22/A	74	16
61	"	" No:51 Gümüşsak. No:2	75	1,38
62	"	Gümüş Sk.No:6-8	75	4,5
63	"	Değirmen Sk. No:36-38	75	15
64	"	" No:40	75	16
65	"	Yıldırım Cad. No:69	75	30
66	"	Anıt Sk. No:66	82	39
67	"	" No:78	82	45
68	"	Altın Sk. No:5-5/A-7	85	12

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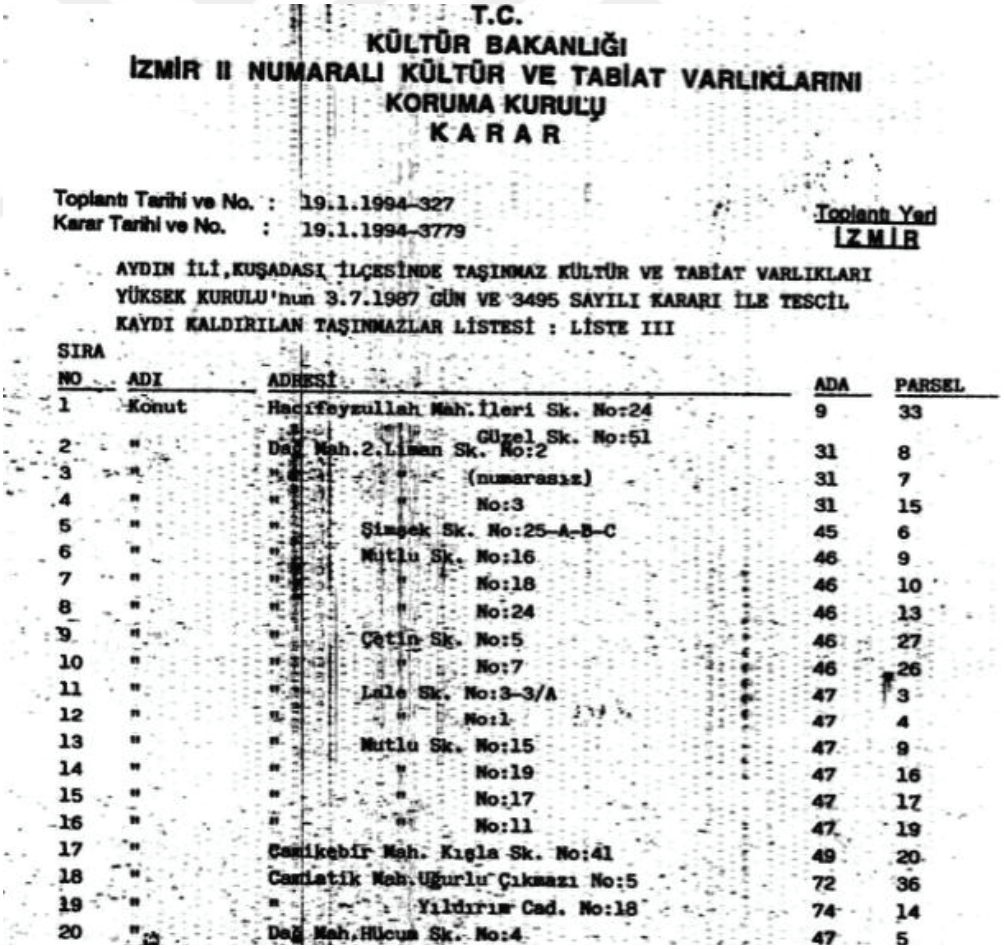
Figure B.4. (cont.)



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA KURULU
KARAR

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779
Toplantı Yeri: İZMİR
LİSTE : II
Sahife 3-

SIRA NO	ADI	ADRESİ	ADA	PARSEL
69	Konut	Camiatik Mah.Anıt Sk. No:35	85	20
70	"	" Yıldırım Cad.No:95	86	41
71	"	Alaçamescit Mah. Değirmen Sk. No:9	179	29
72	"	" " No:7	179	30
73	"	" " No:3	179	32
74	"	" Gümüş Sk.	181	10
75	"	" Sarı Sk.No:1-3	186	1
76	"	" Yıldız Sk. No:2	191	2
77	"	" " No:4		
78	"	" Yıldırım Cad.Gümüş Sk.N:1-1/A	191	16
79	"	" " No:49	191	17



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI
KORUMA KURULU
KARAR

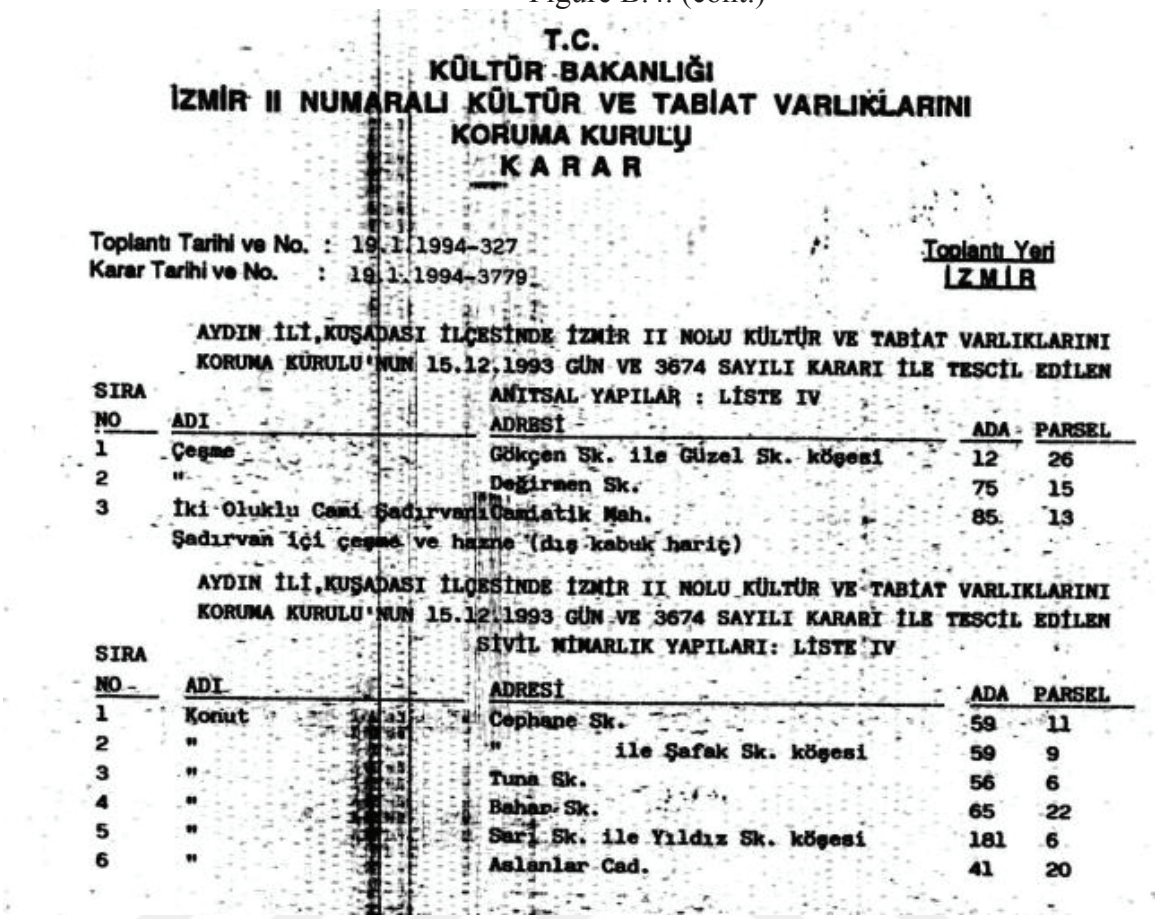
Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779
Toplantı Yeri: İZMİR

AYDIN İLİ,KUŞADASI İLÇESİNDE TAŞINMAZ KÜLTÜR VE TABİAT VARLIKLARI YÜKSEK KURULU'nun 3.7.1987 GÜN VE 3495 SAYILI KARARI İLE TESCİL KAYDI KALDIRILAN TAŞINMAZLAR LİSTESİ : LİSTE III

SIRA NO	ADI	ADRESİ	ADA	PARSEL
1	Konut	Hacıfeyzullah Mah.İleri Sk. No:24	9	33
		" " Güzel Sk. No:51		
2	"	Dağ Mah.2.Liman Sk. No:2	31	8
3	"	" " (numarasız)	31	7
4	"	" " No:3	31	15
5	"	" Şimşek Sk. No:25-A-B-C	45	6
6	"	" Mutlu Sk. No:16	46	9
7	"	" " No:18	46	10
8	"	" " No:24	46	13
9	"	" Çetin Sk. No:5	46	27
10	"	" " No:7	46	26
11	"	" Lale Sk. No:3-3/A	47	3
12	"	" " No:1	47	4
13	"	" Mutlu Sk. No:15	47	9
14	"	" " No:19	47	16
15	"	" " No:17	47	17
16	"	" " No:11	47	19
17	"	Camikebir Mah. Kışla Sk. No:41	49	20
18	"	Camiatik Mah.Uğurlu Çıkmazı No:5	72	36
19	"	" Yıldırım Cad. No:18	74	14
20	"	Dağ Mah.Hücum Sk. No:4	47	5

(cont. on next page)

Figure B.4. (cont.)



T.C.
KÜLTÜR BAKANLIĞI
İZMİR II NUMARALI KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULU
KARAR

Toplantı Tarihi ve No. : 19.1.1994-327
Karar Tarihi ve No. : 19.1.1994-3779

Toplantı Yeri
İZMİR

AYDIN İLİ,KUŞADASI İLÇESİNDE İZMİR II NOLU KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULU'NUN 15.12.1993 GÜN VE 3674 SAYILI KARARI İLE TESCİL EDİLEN ANITSAL YAPILAR : LİSTE IV

SIRA NO	ADI	ADRESİ	ADA	PARSEL
1	Çeşme	Gökçen Sk. ile Güzel Sk. köşesi	12	26
2	"	Değirmen Sk.	75	15
3	İki Oluklu Cami Şadırvanı	Camiatik Mah.	85	13
	Şadırvan içi çeşme ve hazne (dış kabuk hariç)			

AYDIN İLİ,KUŞADASI İLÇESİNDE İZMİR II NOLU KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULU'NUN 15.12.1993 GÜN VE 3674 SAYILI KARARI İLE TESCİL EDİLEN SİVİL MİMARLIK YAPILARI: LİSTE IV

SIRA NO	ADI	ADRESİ	ADA	PARSEL
1	Konut	Cephane Sk.	59	11
2	"	" ile Şafak Sk. köşesi	59	9
3	"	Tuna Sk.	56	6
4	"	Bahar Sk.	65	22
5	"	Sarı Sk. ile Yıldız Sk. köşesi	181	6
6	"	Aslanlar Cad.	41	20

KUŞADASI KENTSEL SİT ALANI

KORUMA PLANI YAPILAŞMA KOŞULLARI

1. TANIMLAR :

1.1. YAPI TABAN ALANI : YAPININ PARSELE OTURACAK BÖLÜMÜNÜN YATAY İZDÜŞÜMÜNDE KAPLAYACAĞI ALANDIR.

1.2. İNŞAAT ALANI : BODRUMLAR HARİÇ İSKANI MÜMKÜN OLAN BÜTÜN KATLARIN IŞIKLIKLARI (AYDINLIKLAR) ÇIKTIKTAN SONRAKİ ALANLARI TOPLAMIDIR.

KAPALI ÇIKMALAR, AÇIK VE KAPALI MERDİVENLER VEYA YAPIYA MAHREÇ VEREN ZEMİN KAT DIŞINDAKİ AÇIK KORİDORLAR YAPI İNŞAAT ALANINA DAHİLDİR.

AÇIK ÇIKMALAR, TERASLAR VE İÇ YÜKSEKLİĞİ 1.80 M.Yİ GEÇMEYEN VE SADECE TESİSATIN GEÇİRİLDİĞİ TESİSAT GALERİ VE KATLARI, YANGIN MERDİVENLERİ İLE MÜŞTEMİLAT (GARAJ, KALORİFER DAİRESİ, KÖMÜRLÜK, KAPICI DAİRESİ, SIĞINAK, VB.) BU ALANA DAHİL DEĞİLDİR. İSKANI MÜMKÜN KATLAR İFADESİ İLE KONUT, İŞYERİ, EĞLENCE VE DİNLENME YERLERİ GİBİ İKAMETE, ÇALIŞMAYA VE EĞLENCEYE TAHSİS EDİLMEK ÜZERE YAPILAN KATLAR KASTEDİLMEKTEDİR.

1.3. TABAN ALANI KATSAYISI (TAKS) : İMAR PLANI ÜZERİNDE YAZILI TABAN ALANI KATSAYISI O İMAR ADASINDAKİ İMAR PARSELİNE YAPILACAK İNŞAATIN TOPRAK ÜZERİNDE KAPLAYACAĞI EN BÜYÜK BİNA SAHASININ İMAR PARSELİ ALANINA ORANIDIR.

BU DEĞER MAX. OLUP , YAPI TABAN ALANI DAHA AZ OLABİLİR.

1.4. KAT ALANI KATSAYISI (KAKS-EMSAL) : ~~İMAR PLANI ÜZERİNDE YAZILI KAT ALANI KATSAYISI O~~ İMAR ADASINDAKİ

Figure B.5.1. Construction provisions for Kuşadası urban site
(Source: Aydın Metropolitan Municipality Archive)

Figure B.5. (cont.)

İMAR PARSELİNDE YAPILACAK BİNANIN İNŞAAT ALANLARI TOPLAMININ İMAR PARSELİ ALANINA ORANIDIR.

BU DEĞER MAX. OLUP, İNŞAAT ALANI DAHA AZ OLABİLİR.

1.5. BİNA DERİNLİĞİ : BİNANIN ÖN CEPHE HATTI İLE ARKA CEPHESİNİN EN UZAK NOKTASI ARASINDAKİ DİK UZAKLIKTIR.

1.6. SAÇAK SEVİYESİ : BİNALARIN SON KAT TAVAN DÖŞEMESİ ÜST KOTUDUR.

1.7. BİNA YÜKSEKLİĞİ : BİNANIN KOT ALDIĞI NOKTADAN SAÇAK SEVİYESİNE KADAR OLAN MESAFEDİR.

1.8. ZEMİN KAT : DÖŞEME ÜST SEVİYESİ BİNANIN KOT ALDIĞI NOKTADAN EN ÇOK 0.50 M. YÜKSEKLİKTE OLAN KATTIR.

1.9. BODRUM KAT : TABAN DÖŞEMESİ YOLDAN VEYA OTURDUĞU TABİİ ZEMİNDEN AŞAĞI SEVİYEDE OLAN KATTIR.

1.10. RESMİ BİNALAR : GENEL, KATMA VE ÖZEL BÜTÇELİ İDARELERLE, İL ÖZEL İDARESİ VE BELEDİYE 'YE YADA BU KURUMLARCA SERMAYESİNİN YARISINDAN FAZLASINA İŞTİRAK EDİLEN KURULUŞLARA AİT OLUP, BİR KAMU HİZMETİ İÇİN KULLANILAN BİNALARDIR.

1.11. AYRIK DÜZENDE YAPI : KOMŞU PARSEL SINIRLARININ HİÇBİRİNE BİTİŞİK OLMAYAN YAPIDIR.

1.12. BİTİŞİK DÜZENDE YAPI : İKİ TARAFI KOMŞU PARSEL SINIRLARINA BİTİŞİK YAPIDIR.

1.13. SERBEST DÜZENDE YAPI : AYRIK VE BİTİŞİK DÜZENİN BİRLİKTE UYGULANDIĞI YAPILARDIR.

1.14. YAN BAHÇE MESAFESİ : YAPININ YAN CEPHESİNİN KENDİ PARSEL HUDUDUNA EN YAKIN MESAFESİDİR.

1.15. ÖN BAHÇE MESAFESİ : YAPININ ÖN CEPHESİNİN KENDİ PARSEL HUDUDUNA EN YAKIN MESAFESİDİR.

1.16. PARSEL GENİŞLİĞİ : PARSELİN ÜZERİNDE BULUNDUĞU YOLDAKİ CEPHE GENİŞLİĞİDİR. (KÖŞE BAŞINA RASTLAYAN

(cont. on next page)

Figure B.5. (cont.)

PARSELLERDE DAR KENAR, PARSEL GENİŞLİĞİ OLARAK KABUL EDİLİR.)

1.17. PARSEL DERİNLİĞİ : PARSELİN ARKA ÇİZGİSİ İLE ÖN ÇİZGİSİ ARASINDAKİ ORTALAMA DİKEY MESAFEDİR.

2. KENTSEL SİT ALANI BÜTÜNÜNDE GENEL HÜKÜMLER :

2.1. 1 / 25 000 ÖLÇEKLİ KUŞADASI ÇEVRE DÜZENİ PLANI İLE 1 / 5 000 ÖLÇEKLİ KUŞADASI NAZIM İMAR PLANI VE ONLARIN TAMAMLAYICISI OLAN PLAN NOTLARI İLE 1 / 1 000 ÖLÇEKLİ KUŞADASI UYGULAMA İMAR PLANI VE BU PLANDA SINIRLARI BELİRLENEN KENTSEL SİT ALANI İÇİN HAZIRLANAN KORUMA PLANININ TAMAMLAYICISI OLAN PLAN NOTLARI VE YAPILAŞMA KOŞULLARI HÜKÜMLERİNE UYULACAKTIR. BU HÜKÜMLER TÜM ÖZEL VE TÜZEL KİŞİLER İÇİN BAĞLAYICIDIR.

2.2. PLANLAMA ALANI 1. DERECE DEPREM BÖLGESİNDE OLDUĞUNDAN TÜM YAPILARDA DEPREM YÖNETMELİĞİNE UYULACAKTIR.

2.3. YAPILACAK BİNALARIN İÇ KISIMLARINDAKİ DÜZENLEMELERDE VE BU YÖNETMELİKTE BELİRTİLMEYEN KONULARDA 3194 SAYILI İMAR KANUNU' NUN "3030 SAYILI KANUN KAPSAMI DIŞINDA KALAN BELEDİYELER TİP İMAR YÖNETMELİĞİ" HÜKÜMLERİNE UYULACAKTIR.

2.4. MEVCUT PARSELASYON ANA HATLARINI GÖSTEREN ÇİZGİLER , ESASLAR AYNI KALMAK KOŞULUYLA, KADASTRO SINIRLARINA GÖRE DÜZELTİLEBİLİR.

2.5. KENTSEL SİT ALANI İÇİNDEKİ TESCİLLİ BİNALARDA YAPILACAK HER TÜRLÜ İNŞAİ MÜDAHALEDEN ÖNCE, BİNANIN 1 / 50 ÖLÇEKLİ TEKNİĞİNE UYGUN TAM RÖLEVESİ, YETERİNCE TANITICI İÇ VE DIŞ FOTOĞRAFLARI, VAZİYET PLANI, ONARIM DEĞİŞİKLİĞİNE VEYA RESTORASYONUNA AİT 1 / 50 ÖLÇEKLİ PROJESİ EKLENMEK SURETİYLE İZMİR 2

(cont. on next page)

Figure B.5. (cont.)

NO'LU KORUMA KURULU'NDAN KARAR ALINMASI VE BU KARARA GÖRE İŞLEM YAPILMASI ZORUNLUDUR.

ANITSAL VE SİVİL MİMARİ ÖRNEĞİ OLARAK TESCİLLİ YAPI PARSELİNE YAPILARA HER İKİ YANINDAN BİTİŞİK PARSELLERDEKİ YAPILAŞMADA; MEVCUT BİNADAKİ BASİT ONARIM VE KULLANIM DEĞİŞİKLİKLERİ DIŞINDA, HER TÜRLÜ İNŞAİ MÜDAHALEDE; (YENİDEN YAPMA, EKLENTİ YAPIMI, KAZIM-HAFRİYAT-, CEPHE VE DIŞ GÖRÜNÜMLERİNİN -MALZEME,AÇIKLIK V.B.- DEĞİŞTİRİLMESİNDE) İZMİR 2 NO'LU KORUMA KURULU' NDAN KARAR ALINMASI VE ONA GÖRE İŞLEM YAPILMASI ZORUNLUDUR.

İZMİR 2 NO'LU KORUMA KURULU'NDAN KARAR ALINMADAN UYGULAMA YAPILMAYACAK DİĞER KONULAR ŞUNLARDIR:

* TEVHİD EDİLECEK PARSELLER

* RESMİ KURUMLARA AİT YAPILAR

* ÖZEL DÜZENLEME GEREKTİREN SOKAKLAR İÇİN GELİŞTİRİLECEK KENTSEL TASARIM PROJELERİ

* CEPHESİ KORUNACAK YAPILAR

2.6. KENTSEL SİT ALANI İÇİNDEKİ 2.5 MADDESİNDE BELİRTİLENLER DIŞINDAKİ PARSELLERDE HER TÜRLÜ YAPILAŞMADA (YENİDEN YAPMA, EKLENTİ YAPIMI, MEVCUT YAPILARDAKİ BASİT ONARIM ,YIKIM VE KAZIMIN -HAFRİYAT- YANISIRA , TAŞINMAZLARIN KULLANIMLARININ VE YAPILARIN CEPHE VE DIŞ GÖRÜNÜMLERİNİN -MALZEME, AÇIKLIK,RENK V.B- DEĞİŞTİRİLMESİNDE) KUŞADASI BELEDİYESİ YETKİLİDİR.

2.7. ÇATI VE ÇEKME KATI YAPILAMAZ . MEVCUTLAR TAMAMLANAMAZ.

2.8. KAMU KURULUŞLARINA AİT TÜM HİZMET VE LOJMAN BİNALARINDA TİP PROJE UYGULANAMAZ. KENTSEL SİT ALANI YAPILANMA KOŞULLARINA UYULACAKTIR.

2.9. TİCARET VE TURİSTİK KULLANIMI GETİRİLEN ALANLAR DIŞINDAKİ BÖLGELER TERCİHLİ KULLANIM ALANLARIDIR. BURADA KONUT, TURİZM VE TURİZME YÖNELİK TİCARET

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Figure B.5. (cont.)

KULLANIMLARI İLE BÜROLAR YER ALABİLİR. ANCAK KULLANIM NE OLURSA OLSUN, YAPILARDA PLANDA BELİRTİLEN YAPILAŞMA KOŞULLARINA VE KUŞADASI GELENEKSEL MİMARİ ÖZELLİKLERİNE UYULACAKTIR. TERCİHLİ KULLANIM ALANLARINDA OLUŞACAK TİCARET ÜNİTELERİNDE VİTRİN YAPILAMAZ. GAYRİ SIHHI MÜESSESELER VE K. SANATLAR ÜNİTELERİ YER ALAMAZ.

3. KENTSEL SİT ALANI BÜTÜNÜNDE YAPILAŞMA KOŞULLARI :

3.1. YAPI DÜZENİ VE YAPILANMA KATSAYILARI :

* PLAN SINIRLARI İÇİNDE KALAN KENTSEL SİT ALANINDA, HER ADANIN ORTALAMA TAKS DEĞERİ BELİRLENMİŞTİR. PLAN ÜZERİNDE (T) LEJANTI İLE TARİFLENMİŞ PARSELLERİN BİR KISMI BOŞ PARSELLER OLUP, BİR KISMI DA GELENEKSEL DOKUYA VE TAKS DEĞERİNE (ORJİNAL TABAN ALANI) AYKIRI TEŞEKKÜL ETMİŞ, YAPI YOĞUNLUĞUNUN FAZLA OLDUĞU PARSELLERDİR. BU PARSELLERDE YAPILACAK YENİ UYGULAMALARDA ORTALAMA ADA TAKS' INA UYULACAKTIR.

SİT ALANI İÇİNDEKİ DİĞER PARSELLER ORJİNAL TAKS DEĞERİNİ KORUMAKTADIR. BU PARSELLERDE YENİDEN YAPILACAK İNŞAATLARDA ESKİ YAPININ TAKS' I, BULUNDUĞU ADANIN ORTALAMA TAKS' INDAN KÜÇÜK İSE ORTALAMA TAKS' A KADAR BÜYÜTÜLEBİLİR. DAHA BÜYÜK OLMASI HALİNDE İSE YAPININ KONUMU VE ORJİNAL TAKS DEĞERİ AYNEN KORUNACAKTIR.

*PLANDA (A) LEJANTI İLE GÖSTERİLMİŞ PARSELLER, GELENEKSEL ÇEVREYE VE MİMARİ ÖZELLİKLERE AYKIRI ÖĞELER TAŞIMAKTA OLUP,GÖRSEL BOZUKLUK

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Figure B.5. (cont.)

YARATMAKTADIR. BUNLARIN ZAMAN İÇİNDE YÖRESEL MİMARİ ÖZELLİKLERE UYUM SAĞLAMASI GEREKMEKTEDİR.

GÖRSEL BOZUKLUK YARATMAKLA BİRLİKTE BU PARSELLER ORJİNAL TAKS DEĞERİNİ KORUMAKTADIR. BU AÇIDAN YENİDEN YAPILANMADA ESKİ YAPININ TAKS' I BULUNDUĞU ADANIN ORTALAMA TAKS' INDAN KÜÇÜK İSE ORTALAMA TAKS' A KADAR BÜYÜTÜLEBİLİR. DAHA BÜYÜK OLMASI HALİNDE İSE YAPININ ORJİNAL TAKS DEĞERİ KORUNACAKTIR.

PLANDA (A) VE (T) LEJANTI BİRLİKTE GÖSTERİLEN PARSELLER HEM GÖRSEL BOZUKLUK YARATMAKTADIR, HEM DE ORJİNAL TAKS DEĞERİNE AYKIRI TEŞEKKÜL ETMİŞ, YAPI YOĞUNLUĞUNUN FAZLA OLDUĞU PARSELLERDİR. BU PARSELLERDE YAPILACAK YENİ UYGULAMALARDA ORTALAMA ADA TAKS' INA UYULACAKTIR.

* TURİSTİK TESİSLERDE ADA İÇİN VERİLEN ORTALAMA TAKS DEĞERİ UYGULANDIĞINDA BİNA TABAN ALANI 150.00 M2'Yİ AŞAMAZ. BU DURUMDA TAPUNUN BEYANLAR HANESİNE TURİSTİK TESİS ŞERHİ DÜŞÜLECEKTİR.

* SİT ALANI İÇİNDE YAPI DÜZENİ SERBEST DÜZENDİR. SERBEST DÜZENDE YAPILARIN BİTİŞİK VEYA AYRIK DÜZENDE YAPILACAĞINA İLİŞKİN KARARI VERMEKTE, YAPI ADASINDAKİ MEVCUT OLUŞUM DİKKATE ALINMAK KOŞULUYLA, KUŞADASI BELEDİYESİ YETKİLİDİR.

* KENTSEL SİT ALANI İÇİNDE PLANDA CEPHE KORUMASI ÖNERİLEN YAPILARDA, CEPHEDEKİ YABANCI MALZEME BOZUKLUKLARI, GELENEKSEL YAPIYA AYKIRI TEŞEKKÜL ETMİŞ AÇIKLIKLAR GİDERİLEREK; GELENEKSEL CEPHE BOYUTLARI VE SAÇAK KOTLARI KORUNACAKTIR.

* SİT ALANI İÇİNDE YENİ İNŞA EDİLECEK TÜM YAPILARDA YÜKSEKLİK, SU BASMAN SEVİYESİ DAHİL 6.50 METREYİ GEÇEMEZ. BU YÜKSEKLİĞİN UYGULANMASINDA SIFIR KOTU, OLUŞACAK BİNANIN EN YÜKSEK CEPHESİ H=6.50 M.Yİ

(cont. on next page)

Figure B.5. (cont.)

EĞİMLİ ALANLARDA BODRUM YAPILDIĞI TAKTİRDE, SU BASMAN KOTU EN FAZLA ARAZİ ORTALAMASINDAN + 0.50 METREDE TEŞEKKÜL ETTİRİLECEKTİR.

* YENİ YAPILACAK YAPILARDA 1 BODRUM KAT YAPILABİLİR. BODRUMLAR MÜŞTEMİLAT OLARAK KULLANILACAK OLUP, EMSALE DAHİL DEĞİLDİR. MAX. YÜKSEKLİK 2.20 METREYİ GEÇEMEZ. BODRUMLARA ÖN CEPHEDE PENCERE AÇILAMAZ.

* YENİ YAPILARDA ARKA BAHÇE MESAFESİ 3.00 METRENİN ALTINA DÜŞEMEZ.

* YAN BAHÇE MESAFELERİNİN BİRİNE MESAFE BIRAKILMAKSIZIN İNŞAAT YAPILABİLİR. KOMŞU PARSELE 3.00 METREDEN FAZLA YAKLAŞILDIĞI HALLERDE YAN CEPHELERE PENCERE AÇILAMAZ.

*KONAKLAMA TESİSLERİNDE HAVUZ YAPILABİLİR. EĞİMLİ ARAZİLERDE HAVUZ ALTINDA OLUŞABİLECEK ALANLARDA TEKNİK TEÇHİZATTAN BAŞKA KULLANIM OLUŞTURULAMAZ.

* GEREKLİ OLDUĞUNDA TEVHİD YAPILABİLİR. KENTSEL SİT ALANI İÇİNDE KUŞADASI'NIN GENEL KONUT DOKUSUNU KORUMAK VE SÜRDÜRMEK AMACIYLA BİRBİRİNDEN FARKLI ÖZELLİKLER GÖSTEREN MAHALLELERE FARKLI TEVHİD KOŞULLARI GETİRİLMİŞTİR.

UYGULAMA AŞAĞIDAKİ ŞEKİLDE OLACAKTIR:

CAMİKEBİR MAHALLESİ :

- TÜM EMSALİ UYGULANACAK YAPILARDA TABAN ALANI 100.00 M2 'DEN BÜYÜK OLAMAZ.
- TEVHİDDE MAKSİMUM PARSEL BÜYÜKLÜĞÜ 150.00 M2
- " " CEPHESİ 10.00 M
- " BİNA " 10.00 M
- " PARSEL DERİNLİĞİ 27.50 M

(cont. on next page)

Figure B.5. (cont.)

DAĞ MAHALLESİ :

KONAKLAMA HARİÇ, (T) LEJANTİ UYGULANACAK DİĞER YAPILARDA TABAN ALANI 100.00 M2' DEN BÜYÜK OLAMAZ.

- TEVHİDDE MAKSİMUM PARSEL BÜYÜKLÜĞÜ 150.00 M2
  - " " CEPHESİ 10.00 M
  - " BİNA " 10.00 M
  - " PARSEL DERİNLİĞİ 27.50 M

KONAKLAMA TESİSLERİ İÇİN MAKSİMUM PARSEL BÜYÜKLÜĞÜ 300.00 M2' YE, PARSEL CEPHESİ VE BİNA CEPHESİ 15.00 METREYE ÇIKARILABİLİR.

TESİSLERDE TABAN ALANI 150.00 M2' Yİ AŞAMAZ.

HACIFEYZULLAH + CAMİATİK + ALACAMESCİT MAHALLELERİ :

KONAKLAMA HARİÇ, (T) LEJANTİ UYGULANACAK DİĞER YAPILARDA TABAN ALANI 100.00 M2' DEN BÜYÜK OLAMAZ.

- TEVHİDDE MAKSİMUM PARSEL BÜYÜKLÜĞÜ 175.00 M2
  - " " CEPHESİ 10.00 M
  - " BİNA " 10.00 M
  - " PARSEL DERİNLİĞİ 35.00 M

KONAKLAMA TESİSLERİ İÇİN MAKSİMUM PARSEL BÜYÜKLÜĞÜ 300.00 M2' YE, PARSEL CEPHESİ VE BİNA CEPHESİ 15.00 METREYE ÇIKARILABİLİR. TESİSLERDE TABAN ALANI 150.00 M2 'Yİ AŞAMAZ.

* TEVHİDLERDE VERİLEN ÖLÇÜLERDE % 5 ORANDA ARTTIRMA YAPILABİLİR.

* İMAR YOLUNA CEPHESİ OLMAYAN PARSEL OLUŞTURULAMAZ.

(cont. on next page)

Figure B.5. (cont.)

* TEVHİD İŞLEMLERİNDE, MEVCUT KADASTRAL DURUMA VE YOLLARA UYULACAKTIR.

3.2. YAPI ELEMANLARI :

*** MÜŞTEMİLATLAR:**

ARKA BAHÇE MESAFESİ İÇİNDE YAPIYA BİTİŞİK VEYA AYRIK OLARAK; ALANI 6 M2 'Yİ, YÜKSEKLİĞİ 2.20 M.'Yİ GEÇMEYEN BİR ADET MÜŞTEMİLAT YAPILABİLİR. MÜŞTEMİLAT YAPIYA AYRIK YAPILDIĞINDA ANA YAPIYA MESAFESİ 3 M.'DEN AZ OLAMAZ. ARKA BAHÇE DUVARINA BİTİŞİK OLARAK DA İNŞA EDİLEBİLİR.

BODRUM YAPILMIŞ İSE, ARKA BAHÇEYE İKİNCİ BİR MÜŞTEMİLAT YAPILAMAZ.MÜŞTEMİLAT ALANI EMSALE DAHİL DEĞİLDİR.

*** ÇATILAR VE SAÇAKLAR:**

YENİDEN YAPILACAK YAPILARDA BİNALAR; BEŞİK ÇATI VE İKİ SATIHLI KIRMA ÇATI İLE ÖRTÜLECEKTİR. ÇATI EĞİMİ %33 OLACAKTIR. ÇATI KAPLAMASI OLARAK ALATURKA KİREMİT KULLANILACAKTIR. SAÇAK ÇIKINTISI 60 CM. OLACAKTIR. BETON SAÇAK YAPILMASI HALİNDE SIVA ÜZERİNE BOYA YAPILACAKTIR. SAÇAK ÖNÜNE YAĞMUR OLUĞU İLAVE EDİLMEYECEKTİR.

ÇEVRENİN KARAKTERİNE UYGUN OLARAK, BACALARDA DÖRTLÜ KIRMALI KİREMİT BAŞLIK YAPILACAKTIR. BACALAR TUĞLADAN ÖRÜLECEK, ANCAK SIVANARAK BOYANACAKTIR.

*** CEPHE DUVARLARI:**

YENİDEN YAPILACAK YAPILARDA DUVAR, HER TÜRLÜ YAPI MALZEMESİNDEN İNŞA EDİLEBİLECEKTİR. ANCAK CEPHE KAPLAMASI OLARAK KİREÇ ÇİMENTO HARÇLI SIVA ÜZERİNE BOYA YAPILACAKTIR. SIVASIZ MOLOZ TAŞ DUVARLARI OLAN

(cont. on next page)

Figure B.5. (cont.)

ESKİ YAPILARIN YENİDEN İNŞASINDA DUVAR AYNI TEKNİKTE ÖRÜLECEK VE GİZLİ DERZ YAPILACAKTIR.

*** ÇIKMALAR:**

SOKAK ÖLÇEĞİNDE ESKİDEN ÖRNEĞİ OLDUĞU TAKTİRDE, YENİ VEYA YENİDEN YAPILACAK YAPILARDA ÖN ÇIKMALAR EN FAZLA 60 CM. OLMAK ÜZERE VE KAPALI OLARAK YAPILABİLİR.

ARKA CEPHEDE AYNI ÖLÇÜLER VE KOŞULLARA UYGUN KAPALI VEYA AÇIK ÇIKMA YAPILABİLİR. ANCAK ARKA BAHÇE MESAFESİNİN 3.00 M.'NİN ALTINA DÜŞMESİ DURUMUNDA ÇIKMA YAPILAMAZ.

ZEMİNDEN ÇIKMA ALTINA KADAR OLAN DÜŞEY MESAFE 2.40 M DEN AŞAĞI OLAMAZ. ÇIKMALARIN ALTI EMSALE DAHİL DEĞİLDİR.

*** PENCERELER - KAPILAR:**

KAPILAR MASİF AHŞAPTAN, TEK VEYA ÇİFT KANATLI OLACAKTIR. RENKLİ BOYA İLE BOYANABİLECEK, TABİİ GÖRÜNÜMÜNÜ BOZMAYAN BİR KORUYUCU İLE KAPLANABİLECEKTİR. KAPININ ÜST PERVAZINDAN İTİBAREN 50 CM' Yİ GEÇMEYEN BİR IŞIKLIK YAPILABİLECEKTİR. IŞIKLIK ÖNÜNE DEMİR PARMAKLIK YAPILABİLİR.

PENCERELER DİKDÖRTGEN OLACAK VE YÜKSEKLİĞİN GENİŞLİĞE ORANI EN AZ 1.50, EN ÇOK 2.00 OLACAKTIR. TEK PENCERENİN YÜZEYİ HİÇBİR ZAMAN 2.00 M2 'DEN BÜYÜK OLMAYACAKTIR. TÜM PENCERELERDE AÇIKLIKLARIN TOPLAM YÜZEYİNİN, CEPHE YÜZEYİNE ORANI KAPI DAHİL %25' 'İ GEÇMEYECEKTİR. PENCERELER ÇİFT VEYA TEK KANATLI OLACAKTIR. PENCERE KASASI VE KANATLARI AHŞAP OLACAKTIR. PENCERELERE DIŞTAN EN FAZLA 15 CM ENİNDE AHŞAP SIVA ÜSTÜ PERVAZI KONULABİLECEKTİR. AHŞAPLAR RENKLİ BOYANABİLECEK, TABİİ GÖRÜNÜMÜNÜ BOZMAYAN KORUYUCU MADDE İLE KAPLANABİLECEKTİR. PENCERELERE TEK VEYA İKİ KANATLI AHŞAP KEPENK

(cont. on next page)

Figure B.5. (cont.)

TAKILABİLECEKTİR. PENCERE, KAPI TASARIMLARINDA TESCİLLİ MİMARLIK YAPILARINDAKİ YÖRESEL PENCERE VE KAPI DETAYLARINDAN YARARLANILABİLİNİR. İSTENDİĞİNDE ZEMİN KAT PENCERELERDE, GELENEKSEL ÖZELLİKLERİ YANSITAN DÜZ KAFES ŞEKLİNDE VEYA 35 CM 'İ GEÇMEYEN CUMBALI DEMİR PARMAKLIK KULLANILABİLİR.

*** ÖN BAHÇE DUVARLARI:**

BAHÇE DUVARLARININ YENİDEN İNŞASI SIRASINDA MOLOZ TAŞ, TAŞ ÖRGÜ SİSTEMİ KULLANILACAK, ÜZERİ YA DOĞRUDAN YADA SIVA ÜZERİ BEYAZ BOYA İLE KAPANACAKTIR. BAHÇE DUVARLARININ YÜKSEKLİĞİ HARPUŞTA DAHİL 2.50 M OLACAKTIR. DUVAR ÜZERİNE ALATURKA KİREMİT ÖRTÜ YAPILACAKTIR.

3.3 DİĞER KENTSEL UNSURLAR:

* KENTSEL SİT ALANI İÇİNDE YENİDEN DÖŞENECEK YOLLAR İLE YENİ AÇILAN YOLLARDA ÖZGÜN SOKAK DOKUSU OLAN TAŞ TERCİH EDİLMELİDİR. AKSİ TAKTİRDE GRANİT PARKE TAŞ DÖŞEME KULLANILMALIDIR.

YOL PROFİLLERİ ORTADAN EĞİM OLUŞTURACAK (ORTADAN AKARLI) BİÇİMDE YAPILACAK VE KALDIRIMSIZ OLACAKTIR.

* KUŞADASI KENTSEL SİT ALANI İÇİNDE KAMUYA AİT YERLERDEKİ TÜM YETİŞMİŞ AĞAÇLAR KORUNACAKTIR.

* KENTSEL SİT ALANINDA GÖRSEL KARMAŞIKLIĞA YOL AÇABİLECEK ELEKTRİK DİREKLERİ VE HATLARI, TELEFON KABLOLARI GİBİ ALTYAPI UNSURLARI YERALTINA ALINACAKTIR. ÇEŞİTLİ AMAÇLARLA KULLANILAN TABELALARDA, KENTSEL MOBİLYADA (TELEFON KULÜBELERİ, OTURMA GRUPLARI, ÇÖP KUTULARI, AYDINLATMA ELEMANLARI GİBİ) KUŞADASI' NIN ÖZGÜN KİMLİĞİ İLE BÜTÜNLEŞEBİLECEK BİR ORTAK FORMUN VE STANDARDIN KULLANILMASI KUŞADASI BELEDİYESİ TARAFINDAN SAĞLANACAKTIR.

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Figure B.5. (cont.)

GEÇMEYECEK ŞEKİLDE KUŞADASI BELEDİYESİ'NCE SAPTANACAKTIR.

GELENEKSEL MİMARİ ÖZELLİKLER TAŞIYAN PARSELLERDE YENİDEN YAPILACAK İNŞAATLARDA YÜKSEKLİK, MEVCUT KOTTAN DAHA YÜKSEK OLMAYACAKTIR. BUNUN İÇİN YIKIM RUHSATI ALINMADAN ÖNCE MEVCUT YAPININ SAÇAK KOTU TESPİT EDİLEREK BELEDİYESİ'NCE ONAYLANACAKTIR.

ÇEVREYE AYKIRI TEŞEKKÜL ETMİŞ , GELENEKSEL MİMARİ ÖZELLİKLERİ GÖSTERMEYEN YAPILARDA YENİDEN YAPILANMADA H=6.50 Yİ GEÇMEZ.

* KENTSEL SİT ALANI İÇİNDE 1 PARSELE 1'DEN FAZLA YAPI YAPILAMAZ .

* ÖN BAHÇELİ PLAN TİPLERİNDE BAHÇE DUVARLARI KORUNACAKTIR. BAHÇE DUVARINA PENCERE AÇILAMAZ.

* YENİ YAPILAŞMALARDA ESAS OLARAK ÖN BAHÇE MESAFESİ "0" METREDİR.

* BİNALARA KOT VERİLİRKEN :

- ARAZİ DÜZ İSE: BİNA YÜKSEKLİĞİ, PARSELİN CEPHE ALDIĞI. YOLUN PARSEL ÖNÜNDEKİ EN YÜKSEK NOKTASINDAN SON KAT TAVAN ÜSTÜNE KADARDIR.

- ARAZİ EĞİMLİ İSE : BİNANIN PARSEL ZEMİNİNDE OTURDUĞU TABANIN ORTA NOKTASINDAN SON KAT TAVANI ÜSTÜNE KADAR OLAN YÜKSEKLİKTİR.

EĞİMLİ ARAZİLERDE ÖN CEPHEDEKİ BODRUM KATIN GÖRÜNEN KISMI EN FAZLA 1.50 M.OLACAKTIR.

- BİNALARA KOT VERİLİRKEN, İMAR PLANININ APLİKASYONUNDAN SONRA BELİRLENECEK KIRMIZI YOL KOTU ESAS ALINACAKTIR. ANCAK KIRMIZI YOL KOTU OLUŞMAMIŞ İSE MEVCUT YOL, TRETUVARSIZ YOLLARDA İSE MEVCUT YOL KAPLAMASI ESAS ALINIR.

* DÜZ ARAZİLERDE EN BASMAN KOTU 0.50 METREDİR.

* KENTSEL SİT ALANI İÇİNDE SU BASMAN KOTU EN FAZLA 0.50 m. DİR

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Figure B.5. (cont.)

* KULLANILACAK YAPI MALZEMESİ: YAPILARIN DIŞ DUVARLARI VE BAHÇE DUVARLARI TAŞ ÖRGÜDEN YAPILMIŞ İSE SIVANMASI İSTEĞE BAĞLIDIR. ANCAK DİĞER YAPI MALZEMELERİ KULLANILMIŞ İSE SIVANACAKTIR. (TUĞLA, BETON, YAPAY TAŞ, BİRİKET GİBİ) SIVALI DUVARLAR BEYAZA BOYANACAKTIR.

MEVCUT TAŞ ÖRGÜ MUTLAKA KORUNACAKTIR.

3.4 TİCARET ALANLARI:

PLANDA TİCARET OLARAK GÖSTERİLMİŞ ALANLARDA, KENTSEL SİT ALANININ BÜTÜNÜNDE GEÇERLİ YAPILANMA KOŞULLARINA UYULACAKTIR. (T) HARFİ İLE TANIMLANMIŞ PARSELLERDE, VARSA TİCARET TARAMASI ÜZERİNDE GÖSTERİLEN TAKS DEĞERİNE; YOKSA ADA İÇİN VERİLEN TAKS DEĞERİNE UYULACAKTIR. DİĞER PARSELLERDE İSE YENİDEN YAPILACAK İNŞAATLARDA ESKİ YAPININ TAKS' I BULUNDUĞU ADANIN ORTALAMA TAKS' INDAN KÜÇÜK İSE ORTALAMA TAKS' A KADAR BÜYÜTÜLEBİLİR. DAHA BÜYÜK OLMASI HALİNDE İSE YAPININ MEVCUT TAKS DEĞERİ VE KONUMU AYNEN KORUNACAKTIR.

ZEMİN KAT TİCARET OLARAK KULLANILDIĞINDA, CEPHENİN AÇIKLIK ORANI % 40' A YÜKSELTİLEBİLİR. VİTRİN ÇEVRESİNE 15 CM GENİŞLİĞİNDE AHŞAP PERVAZ GEÇİRİLEREK AHŞAP KEPENK TAKILABİLİR. VİTRİNLER YERDEN EN AZ 90 CM PARAPETLİ OLACAKTIR.

BARBAROS HAYRETTİN PAŞA,KAHRAMANLAR, SAĞLIK CADDELERİ' NDEKİ VE ATATÜRK BULVARI İLE BARLAR SOKAĞI 'NDAKİ YAPILAR, TÜMÜ İLE TİCARETE DÖNÜŞMÜŞ VE BU FONKSİYONA UYGUN CEPHELER GELİŞTİRİLMİŞTİR. YENİ İNŞAAT VEYA ONARIM HALİNDE MEVCUT AÇIKLIKLAR %40' I GEÇMEYECEK ŞEKİLDE OLUŞACAKTIR.

APPENDIX C

ANALYSIS OF
CONSERVATION COUNCIL DECISIONS

Table C.1. Legend of the decision analysis

a.	27.02.2014 - 2463 (single building scale)
b.	listed monumental building (56/9) (Decision related with listed edifics and lots)
c.	Decision related with type of intervention:
d.	approval of simple repair
e.	- emphasis of principle decision No.660: application to be controlled by the Municipality - documents regarding implementation to be presented to the C.C - municipal supervision of all works

a.	date and number of the decision = red
b.	listing status of an asset = black
c.	type of conservation council decision = blue
d.	content of decision = green
e.	details of decision = black

Table C.2. 2013 Conservation council decisions list

23.01.2013 - 1271 (single building scale) new/unlisted building (40/31) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of simple repair - repair of wooden ceiling - change of rotting iron door and window joinery - documents regarding implementation to be presented to the C.C
23.01.2013 - 1275 (single building scale) listed monumental building - government office (58/4) (Decision related with listed edifices and lots) Decision related type of intervention: approval of maintenance - repair of roof - repair of interior and exterior plaster & painting white colour - emphasis of principle decision No.660: application to be controlled by the Municipality - documents regarding implementation to be presented to the C.C
21.02.2013 - 1365 (single building scale) new/unlisted building (183/23) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - repair of roof - documents regarding implementation to be presented to the C.C
21.02.2013 - 1369 (single building scale) listed traditional building (62/2) (Decision related with listed edifices and lots) Decision related with type of intervention: approval of simple repair - plastering exterior of the building, with original colour and material texture - emphasis of principle decision No.660: application to be controlled by the Municipality - documents regarding implementation to be presented to the C.C
21.02.2013 - 1373 (single building scale) listed traditional building (72/12) (Decision related with listed edifices and lots) Decision related with type of intervention: request for restoration project - consideration of drainage system - documents regarding implementation to be presented to the C.C
21.02.2013 - 1376 (single building scale) new/unlisted building (49/36) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C

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Table C.2. (cont.)

21.03.2013 - 1458 (single building scale) unlisted power distribution building (34/4) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of demolition approval of renewal - demolition of existing power distribution unit and approval of new project - documents regarding implementation to be presented to the C.C
21.03.2013 - 1462 (single building scale) listed monumental building - Hacı İbrahim Mosque (191/1) (Decision related with listed edifices and lots) Decision related with type of intervention: n rejection of restoration project compleiton of preliminary work re-submission of restoration project after correction - necessity of scraping - emphasis of principle decision No.660 - documents regarding implementation to be presented to the C.C
21.03.2013 - 1464 (single building scale) n listed traditioal building (46/7) (Decision related with listed edifices and lots) Decision related with type of intervention: approval of measured survey approval of restitution request for restoration project request for material conservation report - request of plaster analysis - emphasis of principle decision No.660 - documents regarding implementation to be presented to the C.C
21.03.2013 - 1467 (single building scale) listed monumental building - Kaleiçi Mosque (56/3) (Decision related with listed edifices and lots) Decision related with type of intervention: rejection of alteration of decoration program in the scope of simple repair - alteration of authentic but westernization period decoration program with clasical one
21.03.2013 - 1468 (single building scale) listed traditioal building (181/6) Decision related with listed edifices and lots) Decision related with listing: identification of listing degree - declaration of 2nd degree listed building - request for restoration and environmental organisation projects - emphasis of principle decision No.660
18.04.2013 - 1553 (single building scale) listed traditioal building (181/10) (Decision related with listed edifices and lots) Decision related with type of intervention: rejection of restoration project - request for measured survey and restitution phases - emphasis of principle decision No.660

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Table C.2. (cont.)

18.04.2013 - 1555 (single building scale) listed traditioal building (75/30) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of reconstructio project revision - request of revision of reconstructio detail based on recently discovered photographs - minor revision of revision proposal by the Council - documents regarding implementatio to be presented to the C.C
18.04.2013 - 1556 (single building scale & urban scale) listed traditioal building (86/41) (Decision related with listed edifics and lots & environmental organisatio) Decision related with type of interventio: approval of restoratio project revision Decision related with type of interventio (urban) : request for environmental organisatio project Decision related with permissions: approval of change of functio Decision related with listin: identificatio of listin degree - declaratio of 2nd degree listed building - request for restoratio project revision and environmental organisatio project - emphasis of principle decision No.660
18.04.2013 - 1558 (single building scale) new/unlisted building (61/2) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: request for occupancy permit evaluatio of the subject after compleiton of documents - being moved to building license to council by municipality - documents regarding implementatio to be presented to the C.C
23.05.2013 - 1640 (single building scale) listed monumental building - Hacı İbrahim Ağa Mosque(191/1) (Decision related with a listed edifics and lots) Decision related with type of interventio: approval of measured survey - emphasis of principle decision No.660 - request for restitutio and restoratio phases - documents regarding implementatio to be presented to the C.C
23.05.2013 - 1642 (single building scale) new/unlisted building (72/91) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: determinatio of constructioal limits - hmax=6.50m, 2stories - harmonious with listed neighbouring buildings - in line with K.C.A.D.P - documents regarding implementatio to be presented to the C.C

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Table C.2. (cont.)

23.05.2013 - 1643 (single building scale) new/unlisted building (84/21) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of new building project - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
23.05.2013 - 1644 (single building scale) new/unlisted building (183/23) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal implementation
23.05.2013 - 1648 (urban scale) (63/3,4,5) (Decision related with streets and single building facade rehabilitation) Decision related with interventions made without permission: adapted to the provisions in the previous project - emphasis of previous street rehabilitation project - documents regarding implementation to be presented to the C.C - emphasize principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
23.05.2013 - 1649 (single building scale) listed monumental building - Kaleiçi Mosque (56/3) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of mass addition project - project for masjid, place for performing ablutions and toilet additions to the courtyard - emphasize principle decision No.731: application to be controlled by the G.D.P.F - documents regarding implementation to be presented to the C.C
25.06.2013 - 1742 (single building scale) new/unlisted building (15/11,12) (Decision related with new/unlisted buildings and building elements) Decision related with cadastral operations: n rejection of ownership arrangements - *tevhid-ifraz-yola terk* - emphasis of K.C.A.D.P
25.06.2013 - 1743 (single building scale) new/unlisted building (75/34) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - documents regarding implementation to be presented to the C.C
25.06.2013 - 1745 (single building scale) facade to be conserved (191/12) (Decision related with buildings whose facades are to be conserved) Decision related with type of intervention: rejection of demolition - necessity of further documentation for evaluation of the listing conservation status of the building - documents regarding implementation to be presented to the C.C

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Table C.2. (cont.)

25.06.2013 - 1746 (single building scale) listed traditioal building (86/41) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of restoration project - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
25.06.2013 - 1747 (single building scale) new/unlisted building (72/91) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of new building project - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
25.06.2013 - 1751 (single building scale) listed building (62/2) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of simple repair implementation - exterior plastering
25.06.2013 - 1755 (single building scale) listed monumental building - Hacı İbrahim Ağa Mosque (191/1) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of restoration project - emphasize principle decision No.731: application to be controlled by project designer and G.D.P.F
30.07.2013 - 1857 (single building scale) listed traditioal building (65/18) & new/unlisted building(65/17) (Decision related with listed edifics and lots & new/unlisted buildings and building elements) Decision related with type of intervention: approval of removal of implementatios
30.07.2013 - 1858 (single building scale) listed traditioal building (181/10) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of restoration project request for material conservation report - emphasis of principle decision No.680: application to be controlled by project designer - documents regarding implementation to be presented to the C.C
30.07.2013 - 1860 (single building scale) new/unlisted building (40/9) (Decision related with new/unlisted buildings and building elements) Decision related with cadastral operations: approval of development status certificate - construction limits for a lot with a new/unlisted building in the buffer zone determined

Table C.3. 2014 Conservation council decisions list

24.01.2014 - 2371 (single building scale) listed traditioal building (67/2) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of restoratio project revision - emphasis of principle decision No.680: applicatio to be controlled by the project designer - documents regarding implementatio to be presented to the C.C
24.01.2014 - 2376 (single building scale) listed traditioal building (186/1) (Decision related with listed edifics and lots) Decision related with permissions: reminding of a previous C.C decision - security precautios to be taken by the Municipality
24.01.2014 - 2378 (single building scale) new/unlisted building (40/9) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: approval of new building project - emphasis of principle decision No.696: applicatio to be controlled by the project designer - documents regarding implementatio to be presented to the C.C
24.01.2014 - 2379 (single building scale) new/unlisted building (9/53) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: n rejectio of renewal - conservatio area development plan notes to be considered - documents regarding implementatio to be presented to the C.C
24.01.2014 - 2380 (single building scale) listed monumental building (58/4) (Decision related with listed edifics and lots) Decision related with type of interventio: n rejectio of restoratio project - emphasis of principle decision No.660 - necessity of scraping for guiding restitt ion
27.02.2014 - 2461 (single building scale) listed traditioal building (191/17) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of restoratio project as corrected request for material conservatio report - emphasis of principle decision No.680: applicatio to be controlled by the project designer - documents regarding implementatio to be presented to the C.C
27.02.2014 - 2462 (single building scale) new/unlisted building (66/4) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: approval of renewal - emphasis of principle decision No.696: applicatio to be controlled by the project designer - documents regarding implementatio to be presented to the C.C

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Table C.3. (cont.)

27.02.2014 - 2463 (single building scale) listed monumental building (56/9) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of simple repair - emphasis of principle decision No.660: applicatio t o be controlled by the Municipality - documents regarding implementatio t o be presented to the C.C - municipal supervision of all works
27.02.2014 - 2464 (urban scale) Hücum and Lale streets (Decision related with streets and single building facade rehabilitatio) Decision related with interventios ma de wi thout pe r mi ssi on: transfer of the evaluatio r esponsibility to the Municipality - unauthorized gaintin of s taircase and pedestrian zones on streets
27.02.2014 - 2465 (single building scale) new/unlisted building (37/8) (Decision related with new/unlisted buildings and building elements) Decision related with typelof interventio: approval of partia r enewal Decision related with permissions: transfer of the evaluatio r esponsibility to the Municipality - approval of facade proposal which faced Barbaros HayrettinP aşa street - structural consolidatio of the bui ldi ng wi ol e t o be evaluated by the Municipality
27.02.2014 - 2470 (single building scale) listed monumental building (58/4) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of restoratio pr oject - emphasis of principle decision No.680: applicatio t o be controlled by the project designer - documents regarding implementatio t o be presented to the C.C
27.03.2014 - 2608 (single building scale) facade to be conserved (62/11) (Decision related with buildings whose facades are to be conserved) Decision related with type of interventio: n rejectio of si mpl e r epair request request for new building project - structural problems present
24.04.2014 - 2673 (single building scale) facade to be conserved (182/28) (Decision related with buildings whose facades are to be conserved) Decision related with type of interventio: approval of reconstructio pr oject wi th correctio - emphasis of principle decision No.680 - mechanical installatio of t oilet to be corrected
30.05.2014 - 2809 (single building scale) listed traditioal bui ldi ng (72/12) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of simple repair - repair of plaster, paint and white wash; with original colour and material texture, drainage system - emphasis of principle decision No.660: applicatio t o be controlled by the Municipality - documents regarding implementatio t o be presented to the C.C

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Table C.3. (cont.)

30.05.2014 - 2812 (single building scale) listed traditioal building (56/9) (Decision related with listed edifics and lots) Decision related with type of intervention: rejection of installation project (renewal) - air conditioer project positios inharmonious with facades
30.05.2014 - 2814 (single building scale) listed traditioal building (67/2) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of restoration implemention
30.05.2014 - 2815 (single building scale) listed traditioal building (181/10) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of material conservation report - plaster/mortar analysis - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
25.06.2014 - 2856 (urban scale) (179/12,13) (Decision related with environmental organisation) Decision related with cadastral operations: n rejection of ownership arrangements - tevhid: inharmonious with K.C.A.D.P
25.06.2014 - 2857 (single building scale) new/unlisted building (63/5) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal implementation with correction - facade rehabilitation; removal of advertisment panel from the facade 23.07.2014 - 2964 (single building scale) listed monumental building - Öküz Mehmet Paşa Caravanserai (34/1) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of renovation project - emphasis of principle decision No.731:application to be controlled by the A.D.P.F - documents regarding implementation to be presented to the C.C
28.08.2014 - 3038 (single building scale) facade to be conserved (191/12) (Decision related with buildings whose facades are to be conserved) Decision related with listing: identification of listing degree Decision related with type of intervention: request for restoration project request for partial reconstruction project - declaration of 2nd degree listed building - widespread structural failures - documents regarding implementation to be presented to the C.C

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Table C.3. (cont.)

28.08.2014 - 3042 (single building scale) listed monumental building - Öküz Mehmet Paşa Caravanserai (34/1) (Decision related with listed edifics and lots) Decision related with permissions: determination of development status approval of occupancy permit Decision related with type of intervention: approval of renovation implementation - documents regarding implementation to be presented to the C.C
30.10.2014 - 3227 (single building scale) new/unlisted building (72/11) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: request for removal of alterations - re-establishment of the characteristic in the new building project - emphasis of principle decision No.671: application to be controlled by the Municipality - documents regarding implementation to be presented to the C.C
30.10.2014 - 3228 (single building scale) new/unlisted building (183/16) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: request for new building project Decision related with permissions: transfer of the evaluation responsibility to the Municipality - determination of the development status
30.10.2014 - 3230 (single building scale) new/unlisted building (40/9) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
30.10.2014 - 3233 (single building scale) new/unlisted buildings (76/1,2,3,4) (Decision related with new/unlisted buildings and building elements) Decision related with listin: n rejegtion of listin new/unlisted building (76/5) (Decision related with new/unlisted buildings and building elements) Decision related with listin: first listin - determination of lot borders as buffer zone
20.11.2014 - 3331 (single building scale) new/unlisted building (45/14) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: n rejection of renewal - roof not harmonious with development law numbered 3194

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Table C.3. (cont.)

20.11.2014 - 3332 (urban scale) (42/21,29) (Decision related with environmental organisatio) Decision related with cadastral operatios : n rejectio of o wnership arrangements - unificatio (t evhid)
20.11.2014 - 3332 (urban scale) (431/47,94) (Decision related with environmental organisatio) Decision related with cadastral operatios : n rejectio of o wnership arrangements - unificatio (t evhid)
25.12.2014 - 3378 (single building scale) new/unlisted building (45/14) (Decision related with new/unlisted buildings and building elemen ts) Decision related with type of interventio: approval of renewal - emphasize principle decision No.696: applicatio t o be controlled by the Municipal,ty - documents regarding implementatio t o be presented to the C.C
20.11.2014 - 3338 (urban scale) (431/47,94) (Decision related with new/unlisted buildings and building elemen ts) Decision related with permissions: determinatio of de velopment status Decision related with type of interventio: request for new building project
25.12.2014 - 3382 (single building scale) facade to be conserved (47/16) (Decision related with buildings whose facades are to be conserved) Decision related with type of interventio: removal of implementatios wi thout per mi ssi on request for renewal project - documents regarding implementatio t o be presented to the C.C
25.12.2014 - 3385 (single building scale) new/unlisted building (42/21) (Decision related with new/unlisted buildings and building elemen ts) Decision related with type of interventio: approval of demolitio

Table C.4. 2015 Conservation council decisions list

29.01.2015 - 3491 (single building scale) listed traditioal building (9/49) (Decision related with listed edifics and lots) Decision related with permissions: reminding of a previous C.C decision - security precautios to be taken by the Municipality
29.01.2015 - 3492 (single building scale) new/unlisted building (45/14) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: approval of revision of renewal - emphasis of principle decision No.696: applicatio to be controlled by the project designer - documents regarding implementatio to be presented to the C.C - staticr esponsibility to be taken by the municipality
29.01.2015 - 3494 (single building scale) facade to be conserved (56/4) (Decision related with buildings whose facades are to be conserved) Decision related with type of interventio: request for restoratio project - emphasis of principle decision No.660: applicatio to be controlled by the Municipality - documents regarding implementatio to be presented to the C.C
29.01.2015 - 3498 (single building scale) new/unlisted building (58/16) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: rejectio of leasing Decision related with type of interventio: rejectio of new building constructio
26.02.2015 - 3603 (single building scale) listed traditioal building (9/49) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of measured survey revision request for restitution request for restoratio project
26.02.2015 - 3604 (single building and urban scale) listed monumental building - Hacı İbrahim Ağa Mosque (191/1) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of restoratio project revision Decision related with type of interventio: (urban scale) approval of environmental organisatio project revision - emphasis of principle decision No.731: applicatio to be controlled by the G.D.P.F and designer - documents regarding implementatio to be presented to the C.C - staticr esponsibility of mosque provided by the G.D.P.F and project designer

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Table C.4. (cont.)

26.02.2015 - 3605 (single building scale) facade to be conserved (182/22) (Decision related with buildings whose facades are to be conserved) Decision related with type of intervention: approval of reconstruction project revision - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
27.03.2015 - 3746 (single building scale) new/unlisted building (72/7) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: determination of constructional limits Decision related with type of intervention: request for new building project - hmax=6.50m
27.03.2015 - 3749 (single building scale) listed traditional building (75/30) (Decision related with listed edifices and lots) Decision related with type of intervention: approval of reconstruction project revision - regarding to the previous restoration project - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
27.03.2015 - 3750 (single building scale) listed traditional building (181/6) (Decision related with listed edifices and lots) Decision related with type of intervention: approval of simple repair with correction - documents regarding implementation to be presented to the C.C
27.03.2015 - 3752 (single building scale) new/unlisted building (39/4) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of demolition - documents regarding implementation to be presented to the C.C
16.04.2015 - 3778 (single building scale) listed monumental building - citadel gate (55/58) (Decision related with listed edifices and lots) Decision related with permissions: rejection of change of function - documents regarding implementation to be presented to the C.C
16.04.2015 - 3779 (single building scale) new/unlisted building (431/47) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: rejection of new building project

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Table C.4. (cont.)

16.04.2015 - 3780 (single building scale) new/unlisted building (431/94) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of new building project - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
16.04.2015 - 3781 (single building scale) facade to be conserved (62/11) (Decision related with buildings whose facades are to be conserved) Decision related with permissions: identification of conservation state:poor Decision related with type of intervention: approval of measured survey request for reconstruction project
16.04.2015 - 3782 (single building scale) new/unlisted building (9/52) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of demolition - only a wall to be demolished - documents regarding implementation to be presented to the C.C
16.04.2015 - 3784 (single building scale) facade to be conserved (56/4) (Decision related with buildings whose facades are to be conserved) Decision related with type of intervention: approval of restoration project - emphasis of principle decision No.680: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
07.05.2015 - 3855 (single building scale) listed traditional building (56/9) (Decision related with listed edifices and lots) Decision related with type of intervention: approval of installation project (renewal) - regarding maintenance - air conditioer project - documents regarding implementation to be presented to the C.C
07.05.2015 - 3856 (single building scale) listed traditional building (65/22) (Decision related with listed edifices and lots) Decision related with type of intervention: n rejection of mass addition request - documents regarding implementation to be presented to the C.C
07.05.2015 - 3859 (urban scale) (58/4 & 49/40) (Decision related with streets and single building facade rehabilitatio) Decision related with type of intervention: request for implementation report and photographs - documents regarding implementation to be presented to the C.C - road piece in front of Öküz Mehmet Paşa Caravanserai and Governorship building considered

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Table C.4. (cont.)

07.05.2015 - 3860 (single building scale) new/unlisted building (49/20) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: rejection of renewal
07.05.2015 - 3861 (single building scale) new/unlisted building (431/47) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of new building project - emphasis of principle decision No.720: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
29.05.2015 - 3908 (single building scale) new/unlisted building (15/11) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: rejection of request for share transfer - ongoing lawsuit; so, the owners of the lot cannot convey their shares
29.05.2015 - 3909 (single building scale) new/unlisted building (42/21) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: rejection of new building project - emphasis of principle decision No.720
29.05.2015 - 3910 (single building scale) new/unlisted building (72/88) (Decision related with new/unlisted buildings and building elements) Decision related with cadastral operations: approval of expropriation - for road construction - documents regarding implementation to be presented to the C.C
29.05.2015 - 3914 (single building scale) listed traditioal building (56/9) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: determination of nonconstructioal limits - rejection of increase in building height - silhouette will be threatened
22.07.2015 - 4007 (single building scale) new/unlisted building (34/2,3) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: removal of additioal masses and elements
26.08.2015 - 4115 (single building scale) new/unlisted building (59/1,2) (Decision related with new/unlisted buildings and building elements) Decision related with typelof intervention: approval of partia renewal - emphasis of principle decision No.696: application to be controlled by the project designer and KUDEB with Aydın Municipality supervision - documents regarding implementation to be presented to the C.C

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Table C.4. (cont.)

26.08.2015 - 4120 (single building scale) listed traditioal building (75/30) (Decision related with listed edifics and lots) Decision related with type of interventio: approval of implementatio results Decision related with permissions: approval of occupancy permit
17.09.2015 - 4195 (single building scale) new/unlisted building (45/45) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: rejectio of renewal
17.09.2015 - 4197 (single building scale) capital of a column (181/6) (Decision related with listed edifics and lots) Decision related with permissions: transfer of the evaluatio responsibility to the Museum Directorate
17.09.2015 - 4198 (single building scale) facade to be conserved (56/4) (Decision related with buildings whose facades are to be conserved) Decision related with type of interventio: approval of restoratio implemen tatio - garden wall
17.09.2015 - 4205 (single building scale) new/unlisted building (49/20) (Decision related with new/unlisted buildings and building elements) Decision related with type of interventio: approval of renewal - emphasis of principle decision No.696: applicatio t o be controlled by the project designer - documents regarding implementatio t o be presented to the C.C
15.10.2015 - 4275 (single building scale) new/unlisted building (184/10) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of demolitio new building project with correctio - emphasis of principle decision No.696: applicatio t o be controlled by the project designer - documents regarding implementatio t o be presented to the C.C
15.10.2015 - 4276 (single building scale) new/unlisted building (39/3) (Decision related with new/unlisted buildings and building elements) Decision related with permissons: evaluatio of the subject again later - re-evaluatio of the subject after compleiton of the report of the Municipality - documents regarding implementatio t o be presented to the C.C
15.10.2015 - 4277 (single building scale) new/unlisted building (183/27) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: - determinatio of constructioal limits

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Table C.4. (cont.)

15.10.2015 - 4279 (single building scale) listed traditioal building (75/30) (Decision related with listed edifics and lots) Decision related with type of intervention: approval of mass addition project - documents regarding implementation to be presented to the C.C
15.10.2015 - 4280 (single building scale) new/unlisted building (191/23) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: change of function transfer of the evaluation responsibility to the Municipality - change of the architect responsible of application control requested
15.10.2015 - 4286 (single building scale) new/unlisted building (45/45) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C
15.10.2015 - 4287 (single building scale) 3 spolia (68/13) Decision related with type of intervention: moving - emphasis of principle decision No.25 - antique elements, which are not in-situ, to be carried to the Museum
24.12.2015 - 4479 (single building scale) listed traditioal building (58/4) (Decision related with streets and single building facade rehabilitatio) Decision related with type of intervention: reinstatement of implementatios - the whole of the street in front of the Öküz Mehmet Paşa Caravanserai and Governorship building considered
24.12.2015 - 4480 (single building scale) facade to be conserved (75/31) (Decision related with buildings whose facades are to be conserved) Decision related with permissions: determination of constructioal limits - antique elements, which are not in-situ, to be carried to the Museum

Table C.5. 2016 Conservation council decisions list

22.01.2016 - 4620 (single building scale) (182/29,30,31,32,33 - 191/1,2,3) (Decision related with buildings whose facades are to be conserved & Decision related with listed edifics and lots) Decision related with permission: decision for criminal complaint Decision related with type of intervention: request for reconstruction project - emphasis of principle decision No.660, based on detailed documentation and restitution - documents regarding implementation to be presented to the C.C
11.01.2016 - 4621 (single building scale) new/unlisted building (45/14) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: determination of constructional limits 18.02.2016 - 4720 (single building scale) new/unlisted building (84/21) (Decision related with new/unlisted buildings and building elements) Decision related with type of intervention: approval of renewal - emphasis of principle decision No.696: application to be controlled by the project designer - documents regarding implementation to be presented to the C.C 18.02.2016 - 4724 (single building scale) new/unlisted building (184/19) (Decision related with new/unlisted buildings and building elements) Decision related with permissions: transfer of the evaluation responsibility to the Municipality -development rights to be determined
11.03.2016 - 4842 (urban scale) Menekşe, Kutlu, Deniz, Okurlar, Mutlu, Çetin Cesur and Lale streets Decision related with permissions: approval of street rehabilitation decision - to be realised within the limits of C.A.D.P - application to be controlled by the Municipality
11.03.2016 - 4844 (single building scale) listed monumental building element - fortification wall (55/68) & new/unlisted building (55/77) (Decision related with listed edifics and lots & new/unlisted buildings and building elements) Decision related with type of intervention: request for restoration project Decision related with permissions: request for alteration in C.A.D.P Decision related with type of intervention: approval of renewal - documents regarding implementation to be presented to the C.C
11.03.2016 - 4847 (urban scale) (34/1, 58/4) (Decision related with streets and single building facade rehabilitation) Decision related with type of intervention: approval of implementation

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Table C.5. (cont.)

11.03.2016 - 4849 (single building scale) i listed fortif atio w all (55/68) & new/unlisted buildings 55/54,55,56) (Decision related with listed edifics and lots & new/unlisted buildings and building elements) Decision related with type of interventio: request for restoratio project reinstatement ofimplementatios - documents regarding implementatio t o be presented to the C.C
14.04.2016 - 4952 (single building scale) Intersectio of K ahramanlar & Mumcu Streets (Decision related with streets and single building facade rehabilitatio) Decision related with type of interventio: approval of excavatio r equest - with the aim of telecommunicatio network - documents regarding implementatio t o be presented to the C.C
14.04.2016 - 4955 (single building scale) (182/29,30,31,32,33 - 191/1,2,3) (Decision related with buildings whose facades are to be conserved & Decision related with listed edifics and lots) Decision related withpermissions: rejectio of r equest for alteratio of C C decision - the decision number 4620 is valid

Table C.6. Grouping of conservation council decisions

single building scale

Decision related with listed edifices and lots:
Decisions related with listing: - identification of listing degree - first listing
Decisions related with permissions: reminding of a previous C.C decision determination of constructional limits transfer of the evaluation responsibility to the Museum Directorate approval of change of function approval of occupancy permit rejection of request for alteration of C.C decision rejection of change of function request for alteration in C.A.D.P determination of development status approval of removal of implementation decision for criminal complaint
Decisions related with type of intervention: approval of installation project rejection of installation project approval of maintenance approval of simple repair approval of simple repair implementation rejection of simple repair request approval of simple repair with correction approval of measured survey approval of measured survey revision approval of restitution approval of restoration project approval of restoration project as corrected approval of restoration project revision approval of restoration implementation approval of material conservation report approval of renovation project approval of renovation implementation approval of mass addition project request for restoration project request for material conservation report rejection of restoration project rejection of alteration of decoration program compleiton of preliminary work re-submission of restoration project after correction approval of implementation results approval of demolition rejection of mass addition request request for reconstruction project approval of reconstruction project revision

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Table C.6. (cont.)

Decision related with new/unlisted buildings and building elements:
Decisions related with listing: rejection of listing first listing
Decisions related with cadastral operations: rejection of ownership arrangements approval of development status certificate approval of ownership arrangements approval of expropriation
Decisions related with permissions: determination of constructional limits determinaton of development status evaluation of the subject after compleiton of documents transfer of the evaluation responsibility to the Municipality rejection of request for share transfer evaluation of the renewal project after submission of the report of tne Municipality rejection of development rights request rejection of leasing rejection of new building construction request for change of function approval of removal of implementation
Decisions related with type of intervention: approval of maintenance approval of implementation with correction approval of renewal project approval of simple repair rejection of renewal project approval of simple repair implementation approval of partial renewal project approval of renewal implementation rejection of simple repair approval of revision of renewal project request for restoration project reinstatement of implementations moving approval of demolition approval of new building project approval of new building project with correction rejection of new building project approval of new building project request for new building project removal of additional masses and elements

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Table C.6. (cont.)

Decision related with buildings whose facades are to be conserved:
Decision related with listing: identification of listing degree
Decision related with permissions: rejection of request for alteration of C.C decision determination of constructional limits removal of implementations without permission decision for criminal complaint
Decision related with type of intervention: approval of simple repair rejection of simple repair request approval of partial measured survey approval of restoration project approval of implementation request for restoration project request for partial reconstruction project request for reconstruction project approval of reconstruction project revision approval of reconstruction project with correction request for new building project request for partial demolition approval of demolition rejection of demolition

urban scale

Decision related with streets and single building facade rehabilitation:
Decisions related with permissions: - approval of street rehabilitation
Decision related with interventions made without permission: - adapted to the provisions in the previous project - transfer of the evaluation responsibility to the Municipality
Decision related with type of intervention: - request for implementation report and photographs - approval of excavation request - approval of implementation - reinstatement of implementations

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Table C.6. (cont.)

Decision related with environmental organisation:
Decision related with cadastral operations: - rejection of ownership arrangements
Decision related with type of intervention: - request for environmental organisation project - approval of environmental organisation project revision

Table C7. Conservation council decisions and their contents

block / lot number	address	decision date/ number	meeting number	conservation status	name and/or type of cultural asset	ownership status	scale of the decision	conservation phase considered in the decision	content of the decision
9/52	Hacıfeyzullah neighbourhood, Güzel street	16.04.2015 - 3782	93	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	approval of demolition
9/53	Hacıfeyzullah neighbourhood, Güzel street	24.01.2014 - 2379	61	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	rejection of renewal project
9/49	Hacıfeyzullah neighbourhood, Güzel street	29.01.2015 - 3491	87	listed	traditional building		decision related with listed edifices and lots	permissions	reminding of a previous C.C decision
9/49	Hacıfeyzullah neighbourhood, Güzel street	26.02.2015 - 3603	89	listed	traditional building		decision related with listed edifices and lots	intervention	approval of measured survey revision, request for reconstruction project, approval of partial demolition
15/11,12	Hacıfeyzullah neighbourhood, Kanat street	25.06.2013 - 1742	47	new/unlisted	building		decision related with new/unlisted buildings and building elements	cadastral operations	rejection of ownership arrangements
15/11	Hacıfeyzullah neighbourhood, Kanat street	29.05.2015 - 3908	98	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	permissions	rejection of request for share transfer
34/4	Dağ neighbourhood, Tayyare street	21.03.2013 - 1458	40	new/unlisted	power distribution building		decision related with new/unlisted buildings and building elements	intervention	approval of demolition, approval of new building project, approval of renewal
34/1	Dağ neighbourhood, Tayyare street	23.07.2014 - 2964	74	listed	Öküz Mehmet Paşa Caravanserai	G.D.P.F	decision related with listed edifices and lots	intervention	approval of renovation project
34/1	Dağ neighbourhood, Tayyare street	28.08.2014 - 3042	76a	listed	Öküz Mehmet Paşa Caravanserai	G.D.P.F	decision related with listed edifices and lots	permissions	approval of occupancy permit
34/1	Dağ neighbourhood, Tayyare street	28.08.2014 - 3042	76b	listed	Öküz Mehmet Paşa Caravanserai	G.D.P.F	decision related with listed edifices and lots	intervention	approval of renovation implementation
34/1	Dağ neighbourhood	11.03.2016 - 4847	122	listed	Öküz Mehmet Paşa Caravanserai	G.D.P.F	decision related with streets and single building facade rehabilitation	intervention	approval of implementation
34/2,3	Dağ neighbourhood	22.07.2015 - 4007	102	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	removal of additional masses and elements
37/8	Dağ neighbourhood	27.02.2014 - 2465	63a	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of partial renewal
37/8	Dağ neighbourhood	27.02.2014 - 2465	63b	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	transfer of the evaluation responsibility to the Municipality
39/4	Dağ neighbourhood, Okurlar street	27.03.2015 - 3752	92	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of demolition
39/3	Dağ neighbourhood	15.10.2015 - 4276	108	new/unlisted (only in CADP)	building		decision related with new/unlisted buildings and building elements	permissions	evaluation of the renewal project after submission of the report of tne Municipality
40/31	Dağ neighbourhood, Okurlar street	23.01.2013 - 1271	36a	listed	fountain		decision related with listed edifices and lots	intervention	approval of restoration project
40/31	Dağ neighbourhood, Okurlar street	23.01.2013 - 1271	36b	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	approval of simple repair
40/9	Dağ neighbourhood	30.07.2013 - 1860	49	new/unlisted	building		decision related with new/unlisted buildings and building elements	cadastral operations	approval of development status certificate
40/9	Dağ neighbourhood	24.01.2014 - 2378	61	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of new building project
40/9	Dağ neighbourhood	30.10.2014 - 3230	61	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
42/21,29	Dağ neighbourhood	20.11.2014 - 3332	82	new/unlisted	lots	private	decision related with environmental organisation	cadastral operations	rejection of ownership arrangements
42/21	Dağ neighbourhood	25.12.2014 -3385	85	new/unlisted	building	private	decision related with new/unlisted buildings and building elements	intervention	approval of demolition
42/21	Dağ neighbourhood	29.05.2015 - 3909	98	new/unlisted	building	private	decision related with new/unlisted buildings and building elements	intervention	rejection of new building project
45/14	Dağ neighbourhood	20.11.2014 -3331	82	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	rejection of renewal project
45/14	Dağ neighbourhood	20.11.2014 -3378	85	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
45/14	Dağ neighbourhood	29.01.2015 - 3492	87	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	approval of revision of renewal project
45/14	Dağ neighbourhood	22.01.2016 - 4621	116	new/unlisted (neighbouring listed)	building		decision related with new/unlisted buildings and building elements	intervention	rejection of simple repair
45/45	Dağ neighbourhood	17.09.2015 - 4195	106	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	rejection of renewal project
45/45	Dağ neighbourhood	15.10.2015 - 4286	108	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
46/7	Dağ neighbourhood	21.03.2013 - 1464	40	listed	traditional building		decision related with listed edifices and lots	intervention	approval of measured survey, approval of restitution, approval of restoration project, request for material conservation report
47/16	Dağ neighbourhood, Mutlu street	25.12.2014 - 3382	85	facade to be conserved	building		decision related with new/unlisted buildings and building elements	intervention	approval of removal of implementations
49/36	Camikebir neighbourhood	21.02.2013 - 1376	38	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
49/40	Camikebir neighbourhood	07.05.2015 - 3859	95	listed	traditional building		decision related with streets and single building facade rehabilitation	intervention	request for implementation report and photographs
49/20	Camikebir neighbourhood, Kışla street	07.05.2015 - 3860	95	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	rejection of renewal project
49/20	Camikebir neighbourhood, Kışla street	17.09.2015 - 4205	106	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
55/58	Camikebir neighbourhood	16.04.2015 - 3778	93	listed	citadel gate		decision related with listed edifices and lots	permissions	rejection of change of function
55/68	Camikebir neighbourhood	11.03.2016 - 4844	122a	listed	fortification wall		decision related with listed edifices and lots	intervention	request for restoration project
55/68	Camikebir neighbourhood	11.03.2016 - 4844	122b	listed	fortification wall		decision related with listed edifices and lots	permissions	request for alteration in C.A.D.P
55/77	Camikebir neighbourhood	11.03.2016 - 4844	122	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
55/54,55,56	Camikebir neighbourhood	11.03.2016 - 4849	122	new/unlisted	buildings		decision related with new/unlisted buildings and building elements	intervention	request for restoration project, reinstatement of implementations
56/3	Camikebir neighbourhood	21.03.2013 - 1467	40	listed	Kaleiçi Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	rejection of alteration of decoration program in the scope of simple repair
56/3	Camikebir neighbourhood	23.05.2013 - 1649	44	listed	Kaleiçi Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	approval of mass addition project
56/9	Camikebir neighbourhood	27.02.2014 - 2463	63	listed	traditional building		decision related with listed edifices and lots	intervention	approval of simple repair
56/9	Camikebir neighbourhood	30.05.2014 - 2812	70	listed	traditional building		decision related with listed edifices and lots	intervention	rejection of installation project (renewal)
56/9	Camikebir neighbourhood	07.05.2015 - 3855	95	listed	traditional building		decision related with listed edifices and lots	intervention	approval of installation project (renewal)
56/9	Camikebir neighbourhood	29.05.2015 - 3914	98	listed	traditional building		decision related with listed edifices and lots	permissions	determination of constructional limits

Table C7. (cont.)

56/4	Camikebir neighbourhood, Bahar street	29.01.2015 - 3494	87	facade to be conserved	garden wall		decision related with buildings whose facades are to be conserved	intervention	request for restoration project
56/4	Camikebir neighbourhood, Bahar street	16.04.2015 - 3784	93	facade to be conserved	garden wall		decision related with buildings whose facades are to be conserved	intervention	approval of restoration project
56/4	Camikebir neighbourhood, Bahar street	17.09.2015 - 4198	106	facade to be conserved	garden wall		decision related with buildings whose facades are to be conserved	intervention	approval of restoration implementation
58/4	Camikebir neighbourhood	23.01.2013 - 1275	36	listed	government office building		decision related with listed edifices and lots	intervention	approval of maintenance
58/4	Camikebir neighbourhood	24.01.2014 - 2380	61	listed	government office building		decision related with listed edifices and lots	intervention	rejection of restoration project
58/4	Camikebir neighbourhood	27.02.2014 - 2470	63	listed	government office building		decision related with listed edifices and lots	intervention	approval of restoration project
58/4	Camikebir neighbourhood	07.05.2015 - 3859	95	listed	government office building		decision related with streets and single building facade rehabilitation	intervention	request for implementation report and photographs
58/4	Camikebir neighbourhood	24.12.2015 - 4479	113	listed	government office building		decision related with streets and single building facade rehabilitation	intervention	reinstatement of implementations
58/4	Camikebir neighbourhood	11.03.2016 - 4847	122	listed	government office building		decision related with streets and single building facade rehabilitation	intervention	approval of implementation
58/16	Camikebir neighbourhood, Tayyare street	29.01.2015 - 3498	87	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	rejection of leasing
58/16	Camikebir neighbourhood, Tayyare street	29.01.2015 - 3498	87	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	rejection of new building construction
59/1,2	Camikebir neighbourhood	26.08.2015 - 4115	104	new/unlisted	building		decision related wih new/unlisted buildings and building elements	intervention	approval of partial renewal project
61/2	Camikebir neighbourhood	18.04.2013 - 1558	42	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	request for occupancy permit, evaluation of the subject after compleiton of documents
62/2	Camikebir neighbourhood, Bahar street	21.02.2013 - 1369	38	listed	traditional building		decision related with listed edifices and lots	intervention	approval of simple repair
62/2	Camikebir neighbourhood, Bahar street	25.06.2013 - 1751	47	listed	traditional building		decision related with listed edifices and lots	intervention	approval of simple repair implementation
62/11	Kaleiçi	27.03.2014 - 2608	65	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	rejection of simple repair request, request for new building project
62/11	Kaleiçi	16.04.2015 - 3781	93	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	approval of partial measured survey, request for new building project, request for partial demolition
63/3,4,5	Camikebir neighbourhood	23.05.2013 - 1648	44	new/unlisted	buildings		decision related with streets and single building facade rehabilitation	permissions	adapted to the provisions in the previous project
63/5	Camikebir neighbourhood	25.06.2014 - 2857	72	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal implementation with correction
65/18	Camikebir neighbourhood	30.07.2013 - 1857	49a	listed	traditional building		decision related with listed edifices and lots	intervention	approval of removal of implementation
65/17	Camikebir neighbourhood	30.07.2013 - 1857	49b	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of removal of implementation
65/22	Camikebir neighbourhood, Bahar street	07.05.2015 - 3856	95	listed	traditional building		decision related with listed edifices and lots	intervention	rejection of mass addition request
66/4	Camikebir neighbourhood	27.02.2014 - 2462	63	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
67/2	Camikebir neighbourhood, Cephane street	24.01.2014 - 2371	61	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration project revision
67/2	Camikebir neighbourhood, Cephane street	30.05.2014 - 2814	70	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration implementation
68/13	Sakarya street No:12	15.10.2015 - 4287	108	new/unlisted	spolia		decision related with new/unlisted buildings and building elements	intervention	moving
72/12	Camiatik neighbourhood, Aslanlar street	21.02.2013 - 1373	38	listed	traditional building		decision related with listed edifices and lots	intervention	request for restoration project
72/12	Camiatik neighbourhood, Aslanlar street	30.05.2014 - 2809	70a	listed	traditional building		decision related with listed edifices and lots	intervention	approval of simple repair
72/12	Camiatik neighbourhood, Aslanlar street	30.05.2014 - 2809	70b	listed	traditional building		decision related with listed edifices and lots	intervention	request for new building project
72/91	Camiatik neighbourhood	25.06.2013 - 1747	44	new/unlisted	building	private	decision related with new/unlisted buildings and building elements	permissions	approval of new building project
72/11	Camiatik neighbourhood	30.10.2014 - 3227	80	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	request for removal of alterations
72/7	Camiatik neighbourhood, Aslanlar street	27.03.2015 - 3746	92a	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	determination of constructional limits
72/7	Camiatik neighbourhood, Aslanlar street	27.03.2015 - 3746	92b	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	request for new building project
72/88	Camiatik neighbourhood	29.05.2015 - 3910	98	new/unlisted	building		decision related with new/unlisted buildings and building elements	cadastral operations	approval of ownership arrangements
75/30	Camiatik neighbourhood, Yıldırım street	18.04.2013 - 1555	42	listed	traditional building	private foundation	decision related with listed edifices and lots	intervention	approval of reconstruction project revision
75/34	Camiatik neighbourhood, Yıldırım street	25.06.2013 - 1743	47	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
75/30	Camiatik neighbourhood, Yıldırım street	27.03.2015 - 3749	92	listed	traditional building	private foundation	decision related with listed edifices and lots	intervention	approval of reconstruction project revision
75/30	Camiatik neighbourhood, Yıldırım street	26.08.2015 - 4120	104a	listed	traditional building	private foundation	decision related with listed edifices and lots	intervention	approval of implementation results
75/30	Camiatik neighbourhood, Yıldırım street	26.08.2015 - 4120	104b	listed	traditional building	private foundation	decision related with listed edifices and lots	permissions	approval of occupancy permit
75/30	Camiatik neighbourhood, Yıldırım street	18.10.2015 - 4279	108	listed	traditional building	private foundation	decision related with listed edifices and lots	intervention	approval of mass addition project
75/31	Camiatik neighbourhood, Yıldırım street	24.12.2015 - 4480	113	facade to be conserved	traditional building remain		decision related with buildings whose facades are to be conserved	permissions	determination of constructional limits
75/31	Camiatik neighbourhood, Yıldırım street	24.12.2015 - 4480	113	facade to be conserved	traditional building remain		decision related with buildings whose facades are to be conserved	intervention	request for reconstruction project
76/1,2,3,4	Camiatik neighbourhood	30.10.2014 - 3233	80	new/unlisted	building		decision related with new/unlisted buildings and building elements	listing	rejection of listing
76/5	Camiatik neighbourhood	30.10.2014 - 3233	80	listed	traditional building		decision related with listed edifices and lots	listing	first listing
431/47,94	Camiatik neighbourhood	20.11.2014 - 3338	82	new/unlisted	building		decision related with environmental organisation	cadastral operations	rejection of ownership arrangements
431/47,94	Camiatik neighbourhood	25.12.2014 - 3381	82a	new/unlisted	buildings		decision related with new/unlisted buildings and building elements	permissions	determination of development status
431/47,94	Camiatik neighbourhood	25.12.2014 - 3381	82b	new/unlisted	buildings		decision related with new/unlisted buildings and building elements	intervention	request for new building project
431/47	Camiatik neighbourhood	16.04.2015 - 3779	93	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	rejection ofnew building project

Table C7. (cont.)

431/94	Camiatik neighbourhood	16.04.2015 - 3780	93	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of new building project
431/47	Camiatik neighbourhood	07.05.2015 - 3861	95	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of new building project
84/21	Camiatik neighbourhood	23.05.2013 - 1643	44	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of new building project
84/21	Camiatik neighbourhood	18.02.2016 - 4720	119	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal project
86/41	Camiatik neighbourhood	18.04.2013 - 1556	42a	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration project revision
86/41	Camiatik neighbourhood	18.04.2013 - 1556	42b	listed	traditional building		decision related with listed edifices and lots	permissions	approval of change of function
86/41	Camiatik neighbourhood	18.04.2013 - 1556	42c	listed	traditional building		decision related with listed edifices and lots	listing	identification of listing degree
86/41	Camiatik neighbourhood	18.04.2013 - 1556	42d	listed	traditional building		decision related with environmental organisation	intervention (urban scale)	request for environmental organisation project
86/41	Camiatik neighbourhood	25.06.2013 - 1746	47	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration project
179/12,13	Alacamescit neighbourhood	25.06.2014 - 2856	72		lots		decision related with environmental organisation	cadastral operations	rejection of ownership arrangements
181/10	Alacamescit neighbourhood	18.04.2013 - 1553	42	listed	traditional building		decision related with listed edifices and lots	intervention	rejection of restoration project
181/10	Alacamescit neighbourhood	30.07.2013 - 1858	42	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration project, request for material conservation report
181/10	Alacamescit neighbourhood	30.05.2014 - 2815	70	listed	traditional building		decision related with listed edifices and lots	intervention	approval of material conservation report
181/6	Alacamescit neighbourhood	21.03.2013 - 1468	40	listed	traditional building		decision related with listed edifices and lots	listing	identification of listing degree
181/6	Alacamescit neighbourhood	27.03.2015 - 3750	92	listed	traditional building		decision related with listed edifices and lots	intervention	approval of simple repair with correction
181/6	Alacamescit neighbourhood	17.09.2015 - 4197	106	listed	capital of a column		decision related with listed edifices and lots	permissions	transfer of the evaluation responsibility to the Museum Directorate
182/28	Alacamescit neighbourhood	24.04.2014 - 2673	67	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	approval of reconstruction project with correction
182/22	Alacamescit neighbourhood, Zafer street	26.02.2015 - 3605	89	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	approval of reconstruction project revision
182/29 - 33	Alacamescit neighbourhood	22.01.2016 - 4620	116a	facade to be conserved	building		decision related with buildings whose facades are to be conserved	permissions	decision for criminal complaint
182/29 - 33	Alacamescit neighbourhood	22.01.2016 - 4620	116b	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	request for reconstruction project
182/29 - 33	Alacamescit neighbourhood	14.04.2016 - 4955	125	facade to be conserved	building		decision related with buildings whose facades are to be conserved	permissions	rejection of request for alteration of C.C decision
183/23	Alacamescit neighbourhood,Yıldırım street	21.02.2013 - 1365	38	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal
183/23	Alacamescit neighbourhood,Yıldırım street	23.05.2013 - 1644	44	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	approval of renewal implementation
183/16	Alacamescit neighbourhood	30.10.2014 - 3228	80a	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	request for new building project
183/16	Alacamescit neighbourhood	30.10.2014 - 3228	80b	new/unlisted	building		decision related with new/unlisted buildings and building elements	intervention	transfer of the evaluation responsibility to the Municipality
183/27	Alacamescit neighbourhood	18.10.2015 - 4277	108	new/unlisted	building		decision related wih new/unlisted buildings and building elements	permissions	determination of constructional limits
184/10	Alacamescit neighbourhood	15.10.2015 - 4275	108a	new/unlisted	building		decision related wih new/unlisted buildings and building elements	intervention	approval of demolition
184/10	Alacamescit neighbourhood	15.10.2015 - 4275	108b	new/unlisted	building		decision related wih new/unlisted buildings and building elements	intervention	approval of new building project with correction
184/18,19	Alacamescit neighbourhood	18.02.2016 - 4724	119	new/unlisted	building		decision related wih new/unlisted buildings and building elements	permissions	transfer of the evaluation responsibility to the Municipality
186/1	Alacamescit neighbourhood	24.01.2014 - 2376	61	listed	traditional building		decision related with listed edifices and lots	permissions	reminding of a previous C.C decision
191/1	Alacamescit neighbourhood,Yıldırım street no:33	21.03.2013 - 1462	40	listed	Hacı İbrahim Ağa Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	rejection of restoration project - compleiton of preliminary work - re-submission of restoration project after correction
191/1	Alacamescit neighbourhood,Yıldırım street no:33	23.05.2013 - 1640	44	listed	Hacı İbrahim Ağa Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	approval of measured survey - request for restoration project
191/1	Alacamescit neighbourhood,Yıldırım street no:33	25.06.2013 - 1755	47	listed	Hacı İbrahim Ağa Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	approval of restoration project
191/1	Alacamescit neighbourhood, Yıldırım street	26.02.2015 - 3604	89a	listed	Hacı İbrahim Ağa Mosque	G.D.P.F	decision related with listed edifices and lots	intervention	approval of restoration project revision
191/1	Alacamescit neighbourhood, Yıldırım street	26.02.2015 - 3604	89b	listed	Hacı İbrahim Ağa Mosque	G.D.P.F	decision related with environmental organisation	intervention	approval of environmental organisation project revision
191/17	Alacamescit neighbourhood,Yıldırım street	27.02.2014 - 2461	63	listed	traditional building		decision related with listed edifices and lots	intervention	approval of restoration project as corrected, request for material conservation report
191/12	Alacamescit neighbourhood,Gümüş-Değirmen street	25.06.2013 - 1745	47	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	approval of demolition
191/12	Alacamescit neighbourhood,Gümüş-Değirmen street	28.08.2014 - 3038	76	facade to be conserved	building		decision related with buildings whose facades are to be conserved	listing	identification of listing degree
191/12	Alacamescit neighbourhood,Gümüş-Değirmen street	28.08.2014 - 3038	76	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	request for restoration project
191/12	Alacamescit neighbourhood,Gümüş-Değirmen street	28.08.2014 - 3038	76	facade to be conserved	building		decision related with buildings whose facades are to be conserved	intervention	request for partial reconstruction project
191/23	Alacamescit neighbourhood, Yıldırım street	18.10.2015 - 4280	108	new/unlisted	building		decision related with new/unlisted buildings and building elements	permissions	change of function - transfer of the evaluation responsibility to the Municipality
191/1,2,3	Alacamescit neighbourhood	22.01.2016 - 4620	116a	listed	buildings		decision related with listed edifices and lots	permissions	decision for criminal complaint
191/1,2,3	Alacamescit neighbourhood	22.01.2016 - 4620	116b	listed	buildings		decision related with listed edifices and lots	intervention	request for reconstruction project
191/1,2,3	Alacamescit neighbourhood	14.04.2016 - 4955	125	listed	buildings		decision related with listed edifices and lots	permissions	rejection of request for alteration of C.C decision
Streets	Dağ neighbourhood	27.02.2014 - 2464	63				decision related with streets and single building facade rehabilitation	permissions	transfer of the evaluation responsibility to the Municipality
Streets	Dağ neighbourhood	11.03.2016 - 4842	122				decision related with streets and single building facade rehabilitation	intervention (urban scale)	approval of street rehabilitation
Streets		14.04.2016 - 4952	125				decision related with streets and single building facade rehabilitation	intervention (urban scale)	approval of excavation request