

A PROPOSAL FOR PRESERVATION AND REHABILITATION OF
YENİ GALLE PAZARI HANI (FORMER ALİ PAŞA KERVANSARAYI)
AND ITS IMMEDIATE SURROUNDING
IN BURSA

A THESIS SUBMITTED TO
THE GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES
OF
MIDDLE EAST TECHNICAL UNIVERSITY

BY

SERMİN ÇAKICI

IN PARTIAL FULFILMENT OF THE REQUIREMENTS
FOR
THE DEGREE OF MASTER OF SCIENCE
IN RESTORATION
IN ARCHITECTURE

MAY 2008

Approval of the thesis:

**A PROPOSAL FOR PRESERVATION AND REHABILITATION OF
YENİ GALLE PAZARI HANI (FORMER ALİ PAŞA KERVANSARAYI)
AND ITS IMMEDIATE SURROUNDING
IN BURSA**

Submitted by **SERMİN ÇAKICI** in partial fulfillment of the requirements for the degree of **Master of Science in Architecture Department, Restoration, Middle East Technical University** by,

Prof. Dr. Canan Özgen
Dean, Graduate School of **Natural and Applied Sciences** _____

Assoc. Prof. Dr. Güven Arif Sargın
Head of Department, **Architecture** _____

Assoc. Prof. Dr. Emre Madran
Supervisor, **Architecture Dept., METU** _____

Examining Committee Members:

Assoc. Prof. Dr. Gül Asatekin
Architecture Dept., METU _____

Assoc. Prof. Dr. Emre Madran
Architecture Dept., METU _____

Assoc. Prof. Dr. Neriman Şahin Güçhan
Architecture Dept., METU _____

Dr. Ahmet Uzel
UTTA Planlama Ltd. Şti., ANKARA _____

Bora Akçay (M.Arch.)
AKÇAY Mimarlık, BURSA _____

Date: 15.05.2008

I hereby declare that all information in this document has been obtained and presented in accordance with academic rules and ethical conduct. I also declare that, as required by these rules and conduct, I have fully cited and referenced all material and results that are not original to this work.

Name, Last Name : Sermin ÇAKICI

Signature :

ABSTRACT

A PROPOSAL FOR PRESERVATION AND REHABILITATION OF YENİ GALLE PAZARI HANI (FORMER ALİ PAŞA KERVANSARAYI) AND ITS IMMEDIATE SURROUNDING IN BURSA

Çakıcı, Sermin
M.S. in Restoration, Department of Architecture
Supervisor: Assoc. Prof. Dr. Emre Madran

May 2008, 174 pages

The theme of the thesis is the influence of the urban development activities on the historic commercial areas. Hence, the thesis focuses on the evaluation of these factors which cause alterations and transformations within the area and aims to propose compatible solutions against the problems in order to achieve the sustainability of the historic texture within the commercial area.

In this thesis, Yeni Galle Pazarı Hanı, one of the 16th century Ottoman Hans in the Hanlar District of Bursa, is studied together with its immediate surrounding. In order to define necessities and requirements of a transformed historic commercial area, it is aimed to conduct research, analysis, and decision stages concerning the studied area. For this purpose, the values, the problems and the potentials of the study area are defined and alternative conservation solutions are proposed. It is also aimed to present the principles and decisions on the preservation and rehabilitation of the study area, called as ‘Yeni Galle Pazarı Hanı and its immediate surrounding’, in environmental scale.

Therefore, the main aim of the thesis is to determine the principles and the tools of an urban conservation project within the context of environmental scale and to re-gain the unity of Yeni Galle Pazarı Hanı as much as possible by integrating it into the current atmosphere of Hanlar District in Bursa together with the traditional texture surrounding it.

In this study, the insufficiency observed in preparatory stages of most of current restoration projects was emphasized. Hence, before intervention of such kind of traditional areas, it is aimed to take care of documentation, to make a comprehensive study on unobserved parts of traditional texture such as archeological excavation, and to form a worksheet containing principles and decisions for future studies that would be done under various disciplines. The proposal for the case of Yeni Galle Pazarı Hanı is significant as being composed of documentation, observation and decision parts of a proper intervention, although it can be accepted as an incomplete project, since being the first step of a comprehensive restoration project for the study area.

In conclusion, this study exemplifies the documentation and the evaluation of the transformation in a historic commercial area and the suggestion to solve the general problems among the Historical Commercial Center of the cities by taking decisions on conservation and rehabilitation for the sustainability of the study area.

Keywords: Bursa, Historic Commercial Center, Yeni Galle Pazarı Hanı,
Tanzimat Movements, Transformation, Conservation

ÖZ

BURSA'DA YENİ GALLE PAZARI HANI (ESKİ ALİ PAŞA KERVANSARAYI) VE YAKIN ÇEVRESİNİN KORUNMASI VE SAĞLIKLAŞTIRILMASI ÜZERİNE BİR ÖNERİ

Çakıcı, Sermin
Yüksek Lisans, Restorasyon, Mimarlık Bölümü
Tez Yöneticisi: Doç. Dr. Emre Madran

Mayıs 2008, 174 sayfa

Tezin ana konusu, kentsel imar hareketlerinin tarihi ticaret alanları üzerindeki etkileridir. Bu nedenle bu tezde, tarihi ticaret alanlarındaki değişim ve dönüşümleri doğuran etkenlerin değerlendirilmesi üzerine odaklanılmış ve tarihi dokunun sürdürülebilirliğine ulaşmak için bu problemlere uygun çözümler üretilmesi amaçlanmıştır.

Tez kapsamında, Bursa Hanlar Bölgesi'ndeki 16. yüzyıl Osmanlı Hanları'ndan biri olan Yeni Galle Pazarı Hanı yakın çevresi ile birlikte çalışılmıştır. Dönüştürülmüş tarihi bir ticaret alanının gereksinim ve ihtiyaçlarını tanımlamak için çalışılan alana dair araştırma, inceleme ve karar aşamalarını yürütmek amaçlanmıştır. Bu amaçla, çalışma alanının değer, problem ve potansiyelleri tanımlanmış ve korunması üzerine alternatif çözümler önerilmiştir. Aynı zamanda, Bursa'nın Tarihi Ticaret Merkezi sınırları içerisindeki 'Yeni Galle Pazarı Hanı ve yakın çevresi' olarak tanımlanmış çalışma alanının çevre ölçeğinde korunması ve sağlıklaştırılması üzerine ilke ve kararların sunulması da amaçlanmıştır.

Bu nedenle, tezin ana amacı çevre ölçeğinde kentsel koruma projesi araç ve ilkelerini tanımlamak ve Yeni Galle Pazarı Hanı'nı yakın çevresiyle birlikte Bursa'daki Hanlar Bölgesi benliğine katarak bu tarihi yapının bütünlüğünü yeniden kazandırmaktır.

Bu çalışmada günümüzde uygulanan restorasyon projelerinin çoğunda gözlenen uygulama öncesi hazırlık aşamasındaki yetersizlik vurgulanmıştır. Buna göre, böylesine değişim görmüş geleneksel bir dokuya müdahaleden önce kapsamlı bir araştırma yapılması, gözlemlenemeyen kısımlara dair kazı çalışması gibi araştırma kararlarının alınması ve bir sonraki aşamada farklı disiplinlerden çalışma gruplarına aktarılacak üzere ilke ve kararlardan oluşmuş bir ana taslak oluşturulması amaçlanmıştır. Yeni Galle Pazarı Hanı ile ilgili hazırlanmış olan bu öneri, kapsamlı bir restorasyon projesinin ilk basamağını oluşturduğu için aslında bitmemiş bir proje niteliğinde olmakla birlikte sağlıklı bir uygulamanın temel taşlarını oluşturan araştırma, inceleme, ve karar verme aşamalarından oluşan bir öneri olarak da değer kazanmaktadır.

Sonuç olarak, bu çalışma tarihi bir ticaret alanındaki dönüşümün belgelenmesi ve değerlendirilmesini örneklemektedir ve çalışma alanının sürdürülebilirliği için korunma ve sağlıklılaştırma üzerine kararlar alınarak kentlerdeki Tarihi Ticaret Merkezleri'ndeki genel problemlerin çözülmesi için örnek bir öneri niteliğindedir.

Anahtar Kelimeler: Bursa, Tarihi Ticaret Merkezi, Yeni Galle Pazarı Hanı,
Tanzimat Hareketleri, Dönüşüm, Koruma

To my family

ACKNOWLEDGEMENTS

I express my deepest gratitude to my supervisor, Assoc. Prof. Dr. Emre Madran for his endless support and guidance in any time and any circumstances during my thesis research. I also thank to the jury members, Assoc. Prof. Dr. Gül Asatekin, Assoc. Prof. Dr. Neriman Şahin Güçhan, Dr. Ahmet Uzel, and MArch Bora Akçay for their constructive criticism and suggestions.

I wish to extend my thanks and appreciation to Prof. Dr. Aysıl Yavuz, for pushing me forward during my thesis work and Assist. Prof. Dr. A. Güliz Bilgin Altınöz for her understanding during my study. I also appreciate for the grateful help of my colleagues Mert Nezih Rifaioğlu and Pınar Aykaç for their endless support during the work sharing in the department.

I express my sincere thanks to Kemal Gülcen and MArch Ufuk Toktaş for their support during the site survey in Bursa. I am indebted to Basri Sönmez and Aziz Elbas for allowing me to use the archival material of Osmangazi Municipality and to supply the visual documents concerning my study. I also thanks to Raif Kaplanoğlu for sharing his knowledge and documental archive about my study.

Many special thanks to my dear friends, Aslı Er Akan and Hilal Tuğba Örmecioğlu, who have continued their close compassions and support till the end of the study. I am grateful to Zeynep Kutlu, Gürem Özbayar, and Figen Kıvılcım for their instructive comments, valuable encouragements and cheerful friendships at various stages of my study. I also thank to my friends from the ODTUKent Guesthouse-1 and to my close friend Derya Fındık for their spiritual supports during my study. Thanks are also to Ceren Katipoğlu for spending a lot of her time in order to help me.

Finally, I wish to express my gratitude to my lovely mother, Nursel akıcı and my beloved father Sabri akıcı for their encouragement, trust and self-sacrifice throughout all my life. I also sincerely thank to my sister Semiha Günaydın for listening me at any time in her life and her husband Orhun Günaydın for his support and friendship as a big brother. I would like to express my gratefulness to them for sharing the happiness of my thesis with a baby expected to be born at June 2008. I also thank to my grandmother, Habibe Özbilen for her spiritual support and prayer for my happiness in my life. I can never tell enough how I am grateful to them. I love my preciouses and thank God for giving me such a perfect family.

2.2.5 NUMBER OF STOREY OF BUILDINGS WITHIN THE STUDY AREA	63
2.2.6 TYPICAL STREET SECTIONS WITHIN THE STUDY AREA.....	66
2.2.7 TRANSFORMATIONS AND ALTERATIONS IN THE STUDY AREA	66
2.2.8 CONSTRUCTION DATES OF BUILDINGS IN THE STUDY AREA.	80
2.2.9 FUNCTIONS OF BUILDINGS IN THE STUDY AREA IN DETAIL ..	80
2.2.10 CONSTRUCTION TECHNIQUES AND THE CONDITION OF BUILDINGS IN THE STUDY AREA	83
2.3 CHARACTERISTIC OF YENİ GALLE PAZARI HANI.....	85
2.3.1 GENERAL DESCRIPTION OF <i>YENİ GALLE PAZARI HANI</i>	85
2.3.2 ALTERATIONS ON PHYSICAL CHARACTERISTIC OF <i>YENİ GALLE PAZARI HANI</i>	101
2.4 RESTITUTION SCHEME OF THE STUDY AREA.....	111
2.4.1 RESTITUTION IN SITE SCALE.....	116
2.4.2 RESTITUTION IN THE SCALE OF Yeni Galle Pazarı Hanı.....	119
3. GENERAL EVALUATION	123
3.1 EVALUATION OF THE STUDY AREA IN SITE SCALE.....	123
3.2 EVALUATION OF THE STUDY AREA IN ‘HAN’ SCALE	135
4. PRINCIPLES AND DECISIONS	140
4.1 GENERAL PRINCIPLES ON STUDY AREA	140
4.2 PRINCIPLES GOVERNING THE INTERVENTIONS FOR THE HANS ..	143
4.2.1 YENİ GALLE PAZARI HANI.....	144
4.2.2 ANONYMOUS HAN.....	146
4.3 DECISIONS AT SITE SCALE	148
4.4 DECISIONS AT HAN SCALE	152
5. CONCLUSION.....	158
BIBLIOGRAPHY.....	161

APPENDICES	
APPENDIX A	164
APPENDIX B.....	165
APPENDIX C.....	166
APPENDIX D	167

LIST OF FIGURES

FIGURES

Figure 2.1: The Location of the Study Area within the Historic Commercial Center of Bursa	10
Figure 2.2: The Location of the Historic Commercial Center within Bursa City at the end of the 19 th century.....	14
Figure 2.3: Construction Dates of Hans within the H.C.C. of Bursa	15
Figure 2.4: The Urban Development Activities during the 19 th century	22
Figure 2.5: Location of Reyhan-Kayhan-Hanlar District (as C.B.D.) in Conservation Plan of Bursa.	26
Figure 2.6: The Locations of ‘Special Project Areas’ according to the Conservation Plan of Reyhan-Kayhan-Hanlar District	30
Figure 2.7: The Location of two Bazaars used for Trade of Grain within Historic Commercial Center in the 16 th century	32
Figure 2.8: Yeni Galle Pazarı Hanı (Y.G.P.H.) in 1862	35
Figure 2.9: Registration Status of Building Lots within Y.G.P.H.	38
Figure 2.10: Location of ‘the anonymous Han’.	40
Figure 2. 11 : (a) plan of Eskişehir Hanı (b) – (c) views of Eskişehir Hanı in Bursa	41
Figure 2. 12 : (a) plan of Mudanya Hanı (b) view of Mudanya Hanı in Bursa.....	41
Figure 2. 13 : (a) – (b) views of the new Hans within ‘Tahtakale Bazaar’	41
Figure 2.14: (a) – (b) views of the existing spaces of ‘the anonymous Han’	42
Figure 2.15: Registration Status of ‘the anonymous Han’	42
Figure 2. 16 : Accesses to the Study Area	46

Figure 2. 17 : The Main Scheme of the Study Area	48
Figure 2. 18 : Traffic Density within the Study Area	50
Figure 2. 19 : Building Categories within the Study Area.....	52
Figure 2. 20 : Conservation Decisions concerning the Study Area.....	54
Figure 2. 21 : Registration Status of Building Lots within the Study Area (1977-1989).....	55
Figure 2. 22 : The Building Lots at Different Dates.....	57
Figure 2. 23 : The Buildings at Different Dates	58
Figure 2. 24 : Ownership Pattern of the Building Lots.....	59
Figure 2. 25 : Current Ownership Patterns of the Building Lots.....	61
Figure 2. 26 : Distribution of Privately Owned Building Lots	62
Figure 2. 27 : Current Uses of Open Areas within the Study Area	64
Figure 2. 28 : Number of Storeys of Buildings within the Study Area	65
Figure 2. 29 : Typical Courtyard Sections within the Study Area	67
Figure 2. 30 : Typical Street Sections within the Study Area.....	68
Figure 2. 31 : The Study Area before ‘Tanzimat Movements’	70
Figure 2. 32 : Spatial Changes in the Study Area (1862-1881).....	71
Figure 2. 33 : Spatial Changes in the Study Area (1881-1922).....	73
Figure 2. 34 : The Changes of Building Lots in the Study Area (1933-2001).....	75
Figure 2. 35 : The Chronological Status of Buildings (1862-1933).....	76
Figure 2. 36 : The Chronological Status of Buildings (1933-2007).....	78
Figure 2. 37 : Ownership Changes of Buildings Lots in the Study Area.....	79
Figure 2. 38 : Construction Dates of Buildings in the Study Area.....	81
Figure 2. 39 : Current Functions of Buildings in the Study Area.....	82

Figure 2. 40 : Construction Techniques of Buildings in the Study Area.....	84
Figure 2. 41 : Current Physical Conditions of Buildings in the Study Area.....	86
Figure 2. 42 : Ground Floor Plan of Y.G.P.H.	89
Figure 2. 43 : First Floor Plan of Y.G.P.H.....	90
Figure 2. 44 : Second Floor Plan of Y.G.P.H.....	91
Figure 2. 45 : Roof Plan of Y.G.P.H.....	92
Figure 2. 46 : Façade and Section Drawings of Y.G.P.H (I).	93
Figure 2. 47 : Façade and Section Drawings of Y.G.P.H (II).	94
Figure 2. 48 : Façade and Section Drawings of Y.G.P.H (III).	95
Figure 2. 49 : (a) the remains of the vaults at the back wall of Y.G.P.H. (b) small rooms on the upper storey of Y.G.P.H.....	96
Figure 2. 50 : (a) Five small units of Y.G.P.H. at the south of Cumhuriyet Street (b) partially collapsed vault at the PART I of Y.G.P.H.	99
Figure 2. 51 : Current Condition of the Remains of Y.G.P.H.....	100
Figure 2. 52 : Current Uses of the Ground Floor Spaces of Y.G.P.H.	102
Figure 2. 53 : Current Uses of the First Floor Spaces of Y.G.P.H.	103
Figure 2. 54 : Current Uses of the Second Floor Spaces of Y.G.P.H.....	104
Figure 2. 55 : (a) Status of Y.G.P.H. before ‘Tanzimat Movements’ (b) Status of Y.G.P.H. after ‘Tanzimat Movements’.....	106
Figure 2. 56 : Alterations within the Boundary of Y.G.P.H. between 1881-1938 and 1938-1999.....	108
Figure 2. 57 : (a) new reinforced concrete buildings attached to the walls of Y.G.P.H. (b) the structural deformation at the column of the vault	110
Figure 2. 58 : (a) the status of the north gate of Y.G.P.H. in 1995 (b) the current status of the north gate of Y.G.P.H. (2007).....	111
Figure 2. 59 : First Period of the Restitution (1862).....	112

Figure 2. 60 : Second Period of the Restitution (1922-1933)	113
Figure 2. 61 : Third Period of the Restitution (2007)	114
Figure 2. 62 : (a) Restitution Drawing on Yeni Galle Pazarı Hanı (b) report written by Kemal Bengü (1967) about the Restitution Drawing.....	121
Figure 4. 1 : General Conservation Principles in Site Scale	141
Figure 4. 2: : Intervention Decisions at Site Scale (I).....	149
Figure 4. 3 : Intervention Decisions at Site Scale (II).....	153
Figure 4. 4 : Intervention Decisions at Han Scale	154
Figure 4. 5 : view from the south-east corner (a) before interventions (b) after interventions	155
Figure 4. 6 : view from the north-east corner (a) before interventions (b) after interventions	156
Figure 4. 7 : view form the north-west corner (a) before interventions (b) after interventions	156
Figure 4. 8 : view from the south-west corner (a) before interventions (b) after interventions	156
Figure 4. 9 : a view of Yeni Galle Pazarı Hanı after interventions	157

LIST OF TABLES

TABLES

Table 2.1 : Degree of Rehabilitation of Information in Site Scale	117
Table 2.2 : Degree of Rehabilitation of Information in Y.G.P.H.	120
Table 3.1 : Evaluation of Traditional Buildings (I)	125
Table 3.2 : Evaluation of Traditional Buildings (II).....	126
Table 3.3 : Evaluation of the Courtyards of Hans and Dwellings.....	128
Table 3.4 : Evaluation of the New Buildings	130
Table 3.5 : Evaluation and Intervention in Site Scale.....	134
Table 3.6 : Evaluation and Intervention in Han Scale	139

CHAPTER 1

INTRODUCTION

The historic commercial center of an Ottoman city reflects social, cultural, and economical developments and transformations since it is in close contact with industrial evolution. Hence, each monument in the commercial center reflects the social and spatial structure of the society.

The location of the Historic Commercial Center (H.C.C) within the city and the distribution of the Han buildings within the center cause the traditional texture survive until present day. Bursa can be accepted as a good example for this situation as having a living commercial center within the city since the 15th century.

Unfortunately, changes within the Bursa city center, under the name of 'modernization', have caused rapid deformations in the H.C.C. As a result of inappropriate refunctioning of the abandoned traditional buildings within the H.C.C. of Bursa, many destructive interventions on Han buildings have occurred. Meanwhile, new functions were also not suitable to the spatial characteristic of the H.C.C. when the production processes transformed from craftsmanship to small industry in H.C.C. of Bursa. On the other hand, due to the significant location within the Commercial Center, economic income of building lots including traditional remains of the H.C.C. causes new illegal constructions. Thus, harmonious new buildings were constructed surrounding these cultural properties to be used as service buildings or office blocks.

Being a 16th century Ottoman Han, Yeni Galle Pazarı Hanı is located at the east-end of the Commercial Center of Bursa. Today the physical integrity of the Han can not be perceived because of transformations and interventions implemented since

Tanzimat Movements (1839). At present, only scattered remains of the Han can be seen whereas there are new illegal constructions and dense vehicular and pedestrian traffics flow in and around the Han. There are also remains of another Han building next to Yeni Galle Pazarı Hanı which was constructed in the late Ottoman period. Although the spatial characteristic of this Han is more perceivable, there are again destructive interventions and transformations in and around it. Considering all these interventions developed during the history, it became necessity to study the near surroundings of Yeni Galle Pazarı Hanı to preserve its values as a whole.

Within these considerations, the aim of this thesis is to propose research, analysis, and decision stages to define the general principles and interventions for the preservation and rehabilitation of “Yeni Galle Pazarı Hanı and its immediate surrounding” located in the Hanlar District in Bursa.

1.1 THE REASON FOR SELECTION OF THE STUDY AREA

The following factors effected the selection of the study area:

- The study area is located at the eastern part of the H.C.C. of Bursa. It is also located at the intersection of two major traffic axes within the H.C.C., which are named as ‘Cumhuriyet Street’ and ‘İnönü Street’. Hence, it is accepted as one of the significant pieces of the H.C.C. in Bursa.
- As being a part of the H.C.C., the study area is composed of both traditional and new buildings at present. It includes two historical Han buildings constructed in different periods. One of them is a 16th period Ottoman Han which is called as ‘Yeni Galle Pazarı Hanı’ and the other one is a late period Ottoman Han which was constructed in between 1881 and 1922 as being attached to Yeni Galle Pazarı Hanı and called as ‘*anonymous Han*’ in this thesis.

- In the meantime, Yeni Galle Pazarı Hanı was registered and seen in the list of “religious and cultural monuments” within the decision code of (A-625) in the date of 09.07.1977 by GEEAYK (*Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu*) in İstanbul¹.
- There is not any conservation decisions on the anonymous Han attached to Yeni Galle Pazarı Hanı until today. Yet, the existing remains of this Han are not accepted as ‘cultural property’.
- Despite the legal decisions of GEEAYK, TKTVKK (*Tarihi Kültür ve Tabiat Varlıklarını Koruma Kurulu*), and BKTVKK (*Bursa Kültür ve Tabiat Varlıklarını Koruma Kurulu*) until the date of 14.10.2004, illegal new constructions developed in and around the Hans destroyed the physical integrity.
- In fact, the loss of buildings and traditional materials within the site has spread quickly and today especially Yeni Galle Pazarı Hanı can not easily be perceived on the intersection of Cumhuriyet Street and İnönü Street which are the main axis caused the destruction and intervention in the area.
- Moreover, new illegal constructions have appeared due to the demands of new commercial functions within the study area and they cause the traditional fabric not to be perceivable at present.
- Nowadays, Bursa Osmangazi Municipality has just started to develop a project concerning ‘the revitalization of Historical and Cultural Road of Bursa’ from west to east, on which Yeni Galle Pazarı Hanı is located together with the anonymous Han. The study area is indicated in the ‘*Abdal Mehmed Câmî-Galle Han ve Çevresi Kentsel Tasarım Projesi*’ by the Municipality in October 2003. The name of the study area is called as ‘3th Specail Project Area (*3 nolu Özel Proje Alanı*) on the project.

¹ (9.7.1977/A 625) numbered conservation decision, GEEAYK, 1977: 19-20.

Therefore; to define necessities and requirements for the purpose of conservation of a transformed historic commercial area within Hanlar District of Bursa, ‘the immediate surrounding of Yeni Galle Pazarı Hanı’, including the anonymous Han, is selected as the Study Area of the thesis.

1.2 THE AIM OF THE STUDY

The changes resulted from the developing activities within the H.C.C. of Bursa, have negatively affected the integrity of Hanlar District since the beginning of the 20th century. Whereas new wide traffic axes were opened, lots of monuments, such as ‘han’s, ‘kervansaray’s, and ‘hamam’s, in the H.C.C. were damaged by being divided into two unconsciously. As a result, the original functions of historic buildings could not continue and increasing potential with new functions has caused incompatibility between traditional and new fabric in Hanlar District of Bursa.

As a part of the Hanlar District, Yeni Galle Pazarı Hanı and ‘the anonymous han’ within study area are exposed to such kind of destructions together with their surrounding. Hence, illegal interventions make these two Ottoman Han Buildings imperceivable.

Therefore, the main aim of the study is to determine the principles and the tools of an urban conservation project within the context of environmental scale and to re-gain the unity of Yeni Galle Pazarı Hanı and ‘the anonymous Han’ as much as possible by integrating them into the current atmosphere of Hanlar District in Bursa. For this purpose, it is aimed to define the values and the problems of the study area and to propose alternative conservation solutions to them. It is also aimed to bring the principles and the decisions on preservation and rehabilitation of the historical fabric of the study area.

Thus, this study can be used as a ‘local authority project’ by determining the first step of the organization of different groups of work for the rehabilitation of the study area. For such a study it would be essential to evaluate the past and present state of the two types of Ottoman Hans by documentation. As a result, the east-end of the Hanlar District of Bursa can be interrelated to its vicinity in its historical context by introducing these cultural properties to the citizens of Bursa.

1.3 THE METHODOLOGY OF THE STUDY

After collecting the required data concerning the study area in both environmental and building scales; the research, analysis, evaluation and decision steps on preservation and rehabilitation of “Yeni Galle Pazarı Hanı and its immediate surrounding” is prepared in this thesis. Therefore, the study developed in four stages.

1. Firstly, general information is gathered in environmental scale by the description of the spatial and socio-economic characteristics of the study area. To do this, the relationship between lots-buildings-streets is evaluated to describe the spatial characteristic of the study area. In addition, the socio-economical structure of the site is studied and the distribution of the current ‘ownership’ and ‘function’ of the built-up lots of the study area are presented. Secondly, detailed information is gathered in building scale by the documentation and description of spatial and structural conditions of the traditional buildings or remains within the study area. In this context, the measured drawings of Yeni Galle Pazarı Hanı are prepared in 1/200 scale.

Meanwhile, the current state of the study area and Yeni Galle Pazarı Hanı is associated with these analytical studies by using;

- The Conservation Plan of ‘Reyhan-Kayhan-Hanlar District’ (1989) taken from Doç.Dr. Emre Madran
 - The photographs taken by Y. Mimar Bora Akçay (April 2006) and by the author (July 2006)
 - The old photographs taken from Osmangazi Municipality (August 2006)
 - The Development Plan of the study area taken from Osmangazi Municipality (2006-2007)
2. The historical documentation of the study area is prepared by collecting reliable information with the help of both ‘primary documents’ and ‘secondary documents’. Each of the documentations is classified into two as ‘written documents’ and ‘visual documents’. These documents are given below :

The Primary Documents:

A) Written Documents:

- The “Vakfiye of Yeni Galle Pazarı Hanı”; taken from ‘*Vakıflar Genel Müdürlüğü*’
- Ottoman Court Registers (*Mahkeme Şer’iyye Defterleri*) about Yeni Galle Pazarı Hanı; collected by Dağlıoğlu (1940: 22, 89) and provided from the Library of Bilkent University
- The contemporary writings concerning the study area; collected from the literature (see *Bibliography*)
- The reports and conservation decisions on Yeni Galle Pazarı Hanı; collected from the archive of B.K.T.V.K.K. in Bursa

B) Visual Documents:

- The old maps of Bursa as documentary materials (1862 – 1922); collected from the archive of Bursa Municipality Library in Setbaşı and taken directly from Raif Kaplanoğlu and Sinem Türkoğlu.

- The Cadastral Maps of the study area (1933 - 2001); collected from ‘*Tapu Kadastro*’ and Osmangazi Municipality in Bursa.
- The old aerial photo of the study area (1938); taken from Osmangazi Municipality
- The old photographs of the H.C.C. which were taken by Prof. Dr. Gönül Tankut (METU) and collected from the archive of the Faculty of Architecture, METU (1988).
- The Conservation Plan of ‘Reyhan-Kayhan-Hanlar District’; from the archive of Emre MADRAN
- The old photographs of Yeni Galle Pazarı Hanı and its surrounding (1980s – 1990s), collected from the archive of B.K.T.V.K.K. in Bursa.

The Secondary Documents:

A) Written Documents:

- The memories (*Seyahatname*) of the travelers, who visited Bursa in between 15th century and 20th century; collected from the literature

B) Visual Documents:

- Sketches by the travelers; collected from the literature
- Sketches prepared by the researchers who studied on Bursa and Hanlar District in Bursa; collected from the literatures

3. The values, the problems and the potentials in environmental scale are evaluated according to the analyses prepared by utilizing the site survey. After the determination of the problems within the study area, periodical changes on the spatial characteristics of the buildings together with its environment are presented. In addition, the functional continuity within the study area and the re-functioning of the new and traditional buildings are revealed as the potentials of the site.

4. The principles and the decisions on the preservation and rehabilitation of the study area are prepared. At first, the preservation of historic fabric, composed by the remains of two Hans in the study area, is emphasized with proper solutions. In the meantime, the location of the site in Hanlar District of Bursa is handled together with traffic in and around the study area. Secondly, both the traditional and the new structures composing the study area are evaluated and new appropriate functions are proposed. Finally, the decisions on development of the study area by the financial and legal conservation strategies are prepared in environmental scale.

CHAPTER 2

THE STUDY AREA

The study area is located within the Historic Commercial Center (H.C.C.) of Bursa which is surrounded by the Citadel and Tophane District at west, by Gökdere Street at east, by Nalbantođlu and İnebey Districts at south, and by Dođanbey District at north (Figure 2.1). It is divided into two by Cumhuriyet Street and İnönü Street which are the main roads of the vehicular traffic passing through H.C.C. It is also an easily accessible site by the pedestrian ways connected to the Commercial Center of Bursa. The south part of Fevzi Çakmak Street is used as the pedestrian way at the western section of the H.C.C and carries the pedestrian density via traditional bazaars, which are called as ‘*Uzunçarşı*’, ‘*Tuzpazari*’, ‘Okçular Bazaar’, ‘Bat Bazaar’ and ‘Demirciler Bazaar’ from west to east. By the way, the pedestrian access to the study area is maintained via ‘*Uzunçarşı*’ and ‘*Tuzpazari*’.

As a part of the H.C.C, the study area includes buildings which are used for both commercial and residential functions. The houses are located at the north part of the study area and they still keep their traditional characteristic on the current urban pattern. Moreover, today commerce is the dominant function within the study area. The study area includes both new and traditional commercial buildings which are multi-storeyed office buildings (*iřhani*) and two kinds of traditional Han Buildings from different periods. One of these historic Hans is known as a 16th century Ottoman Han and called as ‘Yeni Galle Pazarı Hanı’ whereas the other Han was built in the beginning of the 20th century as attached to the older one. These Hans are combined with the new commercial buildings which are mostly constructed as a result of development activities within the H.C.C.

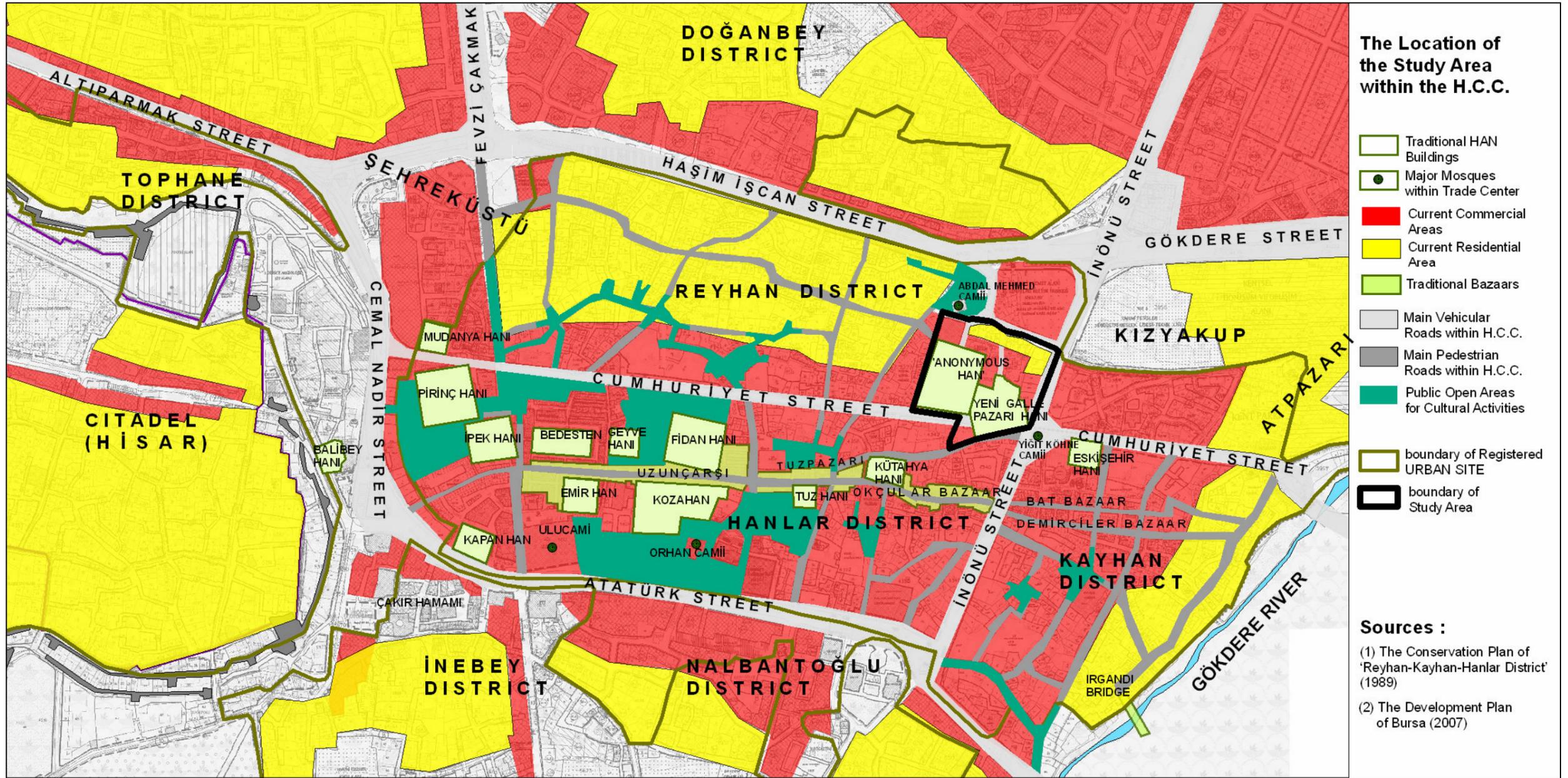


Figure 2.1: The Location of the Study Area within the Historic Commercial Center of Bursa

On the other hand, according to the Conservation Development Plan of ‘Reyhan-Kayhan-Hanlar’ District (1989), the study area is within the boundary of the Urban Site in Bursa (Figure 2.1).

At the first part of this chapter, the history of the study area and the two Han buildings are given. In the second part, the spatial characteristic of the study area is defined according to the analytical documents gathered through the site survey, the visual documents and literature concerning the study area. Finally, according to these informations, a restitution scheme is developed to define the original characteristic of the study area.

2.1 HISTORICAL BACKGROUND

The study area, which including Yeni Galle Pazarı Hanı and ‘the anonymous Han’ next to it, is a part of the H.C.C. of Bursa. Therefore, it is appropriate to explain the historical development of the Center together with study area since the 15th century that is claimed to be the beginning of the formation of the Commercial Center in Bursa.

The historical background of the H.C.C. can be classified in three periods as;

- the period between 15th and 19th century,
- the early period of 20th century,
- the Republican Period.

Meanwhile, the development activities, influencing the H.C.C since Tanzimat Movements, and current planning decisions are presented together with transformations occurred within the study area. Then, the current conservation decisions and interventions concerning the Han are revealed according to the Conservation Plan of ‘Reyhan-Kayhan-Hanlar District’ in 1989. The historical description of Yeni Galle Pazarı Hanı (since 16th century) and ‘the anonymous Han’ (since 20th century) are also presented in this chapter.

2.1.1 DEVELOPMENT OF HISTORIC COMMERCIAL CENTER IN BURSA

Bursa has been known as a production center of Anatolia during the Ottoman period. The development of commercial center of Bursa started to be formed by the end of the 14th century and has remained onwards. As an example of the early period Ottoman City, the Commercial Center located inside the city center of Bursa (CERASİ, 2001: 80-81). Because of its location, it has been affected by the development and transformation of the urban form during its growth. Therefore, it is necessary to explain the development of H.C.C. in Bursa in parallel to the formation of the urban development from the 15th century to the present.

As a settlement policy of the Ottoman Empire's first five Sultans, named as Orhan Gazi, Murad I, Yıldırım Bayezid, Çelebi Mehmed (Mehmed I), and Murad II; the construction of the new complexes on different sides of Bursa shaped the urban form of the city. That caused the development of commercial centers between east and west direction of the city at the end of the 15th century (Figure 2.2). Until the end of the 19th century, the boundary of H.C.C. was already extended from the Citadel to the Gökdere River. Hence it was revealing a linear development in a long distance from west to east including religious monuments, *imaret* buildings for social activities and commercial buildings (CERASİ, 2001: 120)

After the conquest of Bursa by the Ottomans in 1326, commercial activities were located just inside the Citadel as bazaars. After the construction of Orhan Mosque out of the Citadel, the Commercial Center was also moved to that area. It was located at a distance of about 200-300 m. from the ancient Citadel (CEZAR, 1983: 35). Bursa Bazaar was including both *Uzunçarşı* and *Kapalı Çarşı*. As Cezar mentions, firstly *Kapalı Çarşı* spread from the west walls of bedesten to the north gate of Kozahan, then *Uzunçarşı* was extended from Kozahan gate at west and finished at the beginning of Tuz Pazarı District. However, just after a certain time, these two bazaars were connected to each other under the name of '*Uzunçarşı*' during the first half of the 15th century (CEZAR, 1983: 118).

The location of the Bazaar has maintained its security and central position within developed commercial center for centuries. On the other hand, the removal of commercial activities from the inner citadel to the newly developed commercial area had already changed the relationship between the nucleus of the ancient city and the commercial center of new Ottoman City.

Being located on the intersection of trade routes from İstanbul to Asia Minor, Bursa had preferential commercial importance which had revealed new demands for new commercial buildings. These main commercial buildings of the Center were located around Bursa Bazaar and just near the Mosque of Orhan Gazi and Ulucami. They have been also classified by Cezar (1983: 21) as shops (*dükkan*), Hans, and Bedesten until the industrial revolution (Figure 2.3). The shops were the common elements of the Commercial Center with various materials used in their simple construction technique. They were not only attached to the Han buildings among the center but also arranged along a street of the bazaar. In order to monitor exchange of commodity in the H.C.C., Han buildings were required to be built up. They were located within a commercial area, called as 'Hanlar District' which started to develop by the construction of Emir Han just close to the Mosque of Orhan Gazi, down the Citadel. Emir Han was the first commercial building of the H.C.C. which was used as bedesten building (CEZAR, 1983: 168) in order to store and sell valuable products until the construction of 'Bedesten'. The Bedesten was the building providing the economical profit for the city. According to Cezar (1983: 168-171), it can be described as an example to '*bedestens with cells*' as including 32 shops inside and 68 shops on the outside. By the construction of the 'Bedesten' in the reign of Yıldırım Bayezid, all types of commercial buildings were started to be built around this building to create the unique form of the H.C.C.

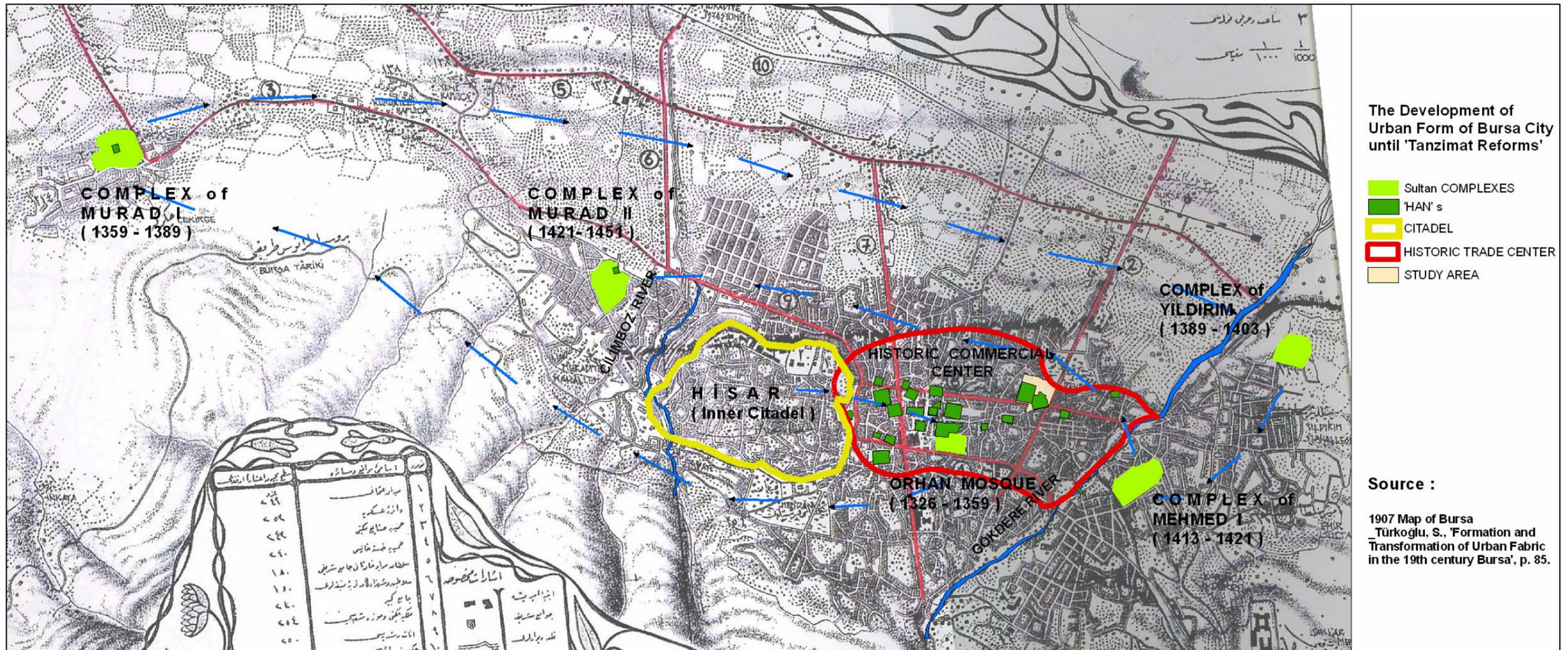


Figure 2.2: The Location of the Historic Commercial Center within Bursa City at the end of the 19th century

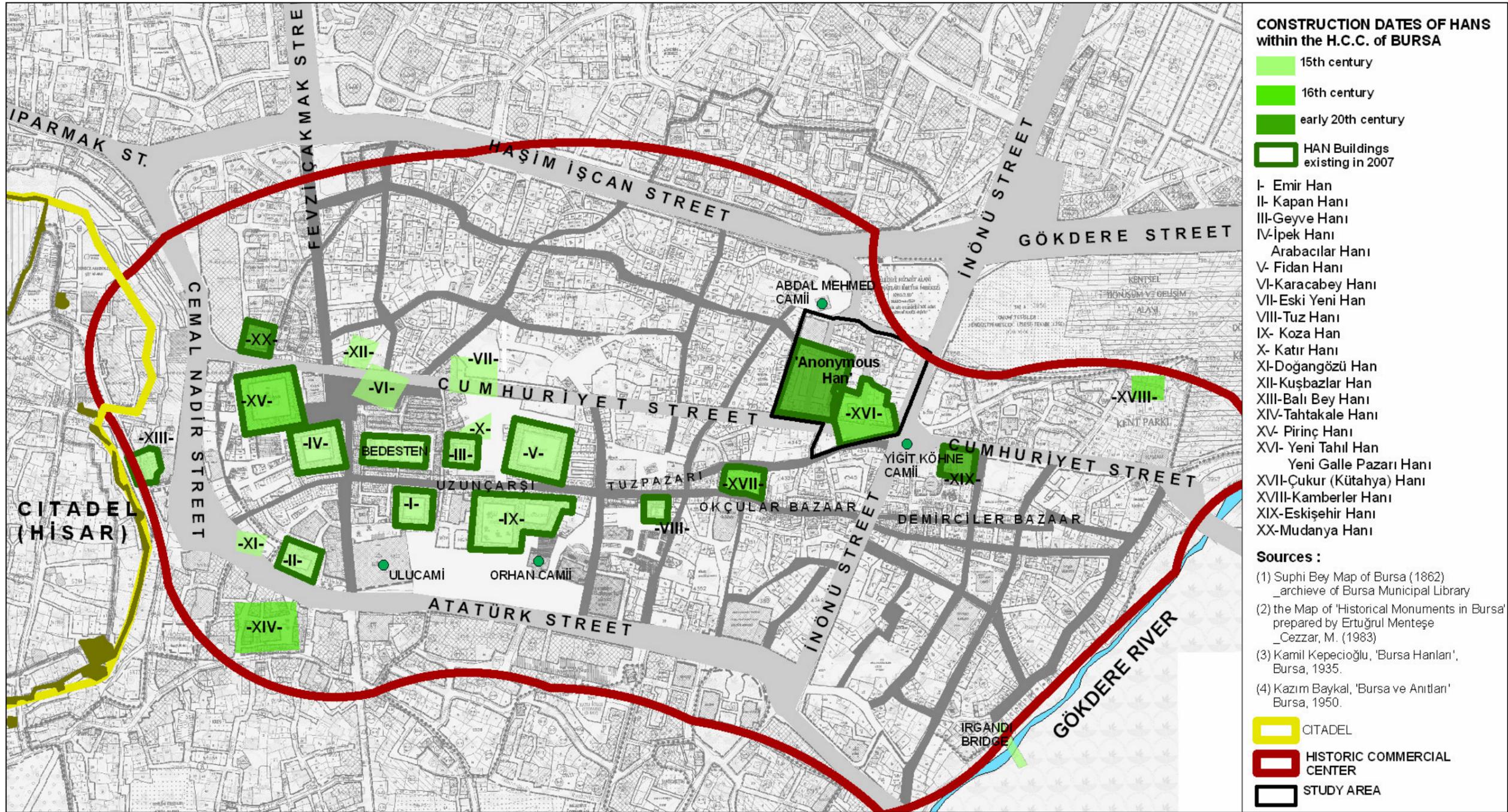


Figure 2.3: Construction Dates of Hans within the H.C.C. of Bursa

Baykal (1950: 88-121) and Cezar (1983: 62-66) mention that after the construction of *Kapan Han* at the west of Ulucami, *Geyve Han* and *İpek Han* were built to the east and west side of the Bedesten. Afterwards, *Fidan Hanı*, *Karacabey Hanı*, *Eski Yeni Han*, and *Pirinç Hanı* were constructed around the Bedesten by developing the first part of the Bursa Hanlar District (Figure 2.3). Meanwhile, the constructions of shops continued not only around the Bedesten or Han buildings but also along the new bazaars spreading to the east of the center. Hence, *Kozahan*, *Katr Hanı*, *Doğangözü Han*, *Balibey Han*, and *Tahtakale Han* started to enlarge the boundary of the Commercial Center to the south of the main Bazaar, called as *Uzunçarşı*. Finally, *Tuz Han*, *Tahl Han* (*Yeni Galle Pazarı Hanı*), *Kütahya Hanı*, and much more new Han buildings were also built on the area bounded by ‘Tuz Pazarı Street’ on the west and ‘At Pazarı District’ along the Gökdere River on the east.

At the end of the 15th century and during the 16th century, the Commercial Center of Bursa became popular within ten major trading establishments (*han büzürg*) according to ‘*Muhasebe-i Vilayet-i Anadolu Defteri*’ (LOWRY, 2004: 16) and promoted its administrative and socio-economic importance. This has influenced the distribution of population within the commercial area due to the tasks in trade. Beside Muslims, Jews, Armenians, and Greek Orthodox, known as minority groups in Bursa, started to take a part in commercial activities. According to the travelers’ books from the 16th century (LOWRY, 2004), it can be claimed that Christian inhabitants preferred to live inside Byzantine citadel along a few quarters whereas Jewish inhabitants were distributed down to the Citadel and became popular especially in the Commercial Center as much as Muslims.

According to Cezar (1983: 34), the process up to the end of the 16th century can be accepted as ‘the period of early growth’ of Bursa Hanlar District. By the end of the 16th century, city center of Bursa reached at a certain form with newly constructed Hans, hamams, and bazaars. The Han buildings were distributed in two parts one of which was located to the south of *Uzunçarşı* whereas the others are located to the east, west, and north sides of the Bedesten. The H.C.C. reveals an organic

development with bazaars scattered widely away from the center, composed of Bedesten and *Uzun Çarşı* which spreads to 'At Pazarı' at east and ends at 'Kapan Hanı' at west (ERGENÇ, 2006: 37). Besides, the east-end part of the Commercial Center has already included Yeni Galle Pazarı Hanı, which is one of the Hans within the study area, at the end of the 16th century.

Moreover, the H.C.C. of Bursa is classified into two according to the distribution of commercial functions. Üngörgil mentions that (2004: 13), the first part of the center, composed of the *hans* and *Kapalı Çarşı*, was surrounded the Bedesten for the purpose of workmanships and draft selling. On the other hand, the typical foodstuffs, carried by the traveling merchants, were sold at the outside of the city center in order to provide sanitary conditions of the commercial spaces. While the center of the commercial area was settled on the west, the Han buildings used for storing and selling the foods such as grain were gathered at the east part in which Yeni Galle Pazarı Hanı was located.

The role of artistic works in the economic power of the City started to loose its importance against rapidly developed commercial life. It is known that most of the Hans and shops within the Commercial Center were built by Foundations (*vakıf*). In order to respond the increased demand of commercial functions in the Hanlar District, it was preferred to increase the number of the shops and Han buildings instead of enlarging their typical form. Meanwhile, the economic subscriptions of *vakıf* / pious foundations on the construction of han buildings have developed the structure of H.C.C. in Bursa in parallel with commercial demands, until the beginning of the 17th century.

According to Evliya Çelebi, who visited Bursa in 1640s, there were approximately 9000 shops and 180 Han buildings, gathered within the Commercial Center (CEZAR, 1983: 60) and these shops spread between bedesten and han buildings. In addition, there were many public spaces such as *kahvehane*, *bozahane*, and promenades all around the city (TÜRKOĞLU, 2002: p.18-20).

By the help of Evliya Çelebi, the characteristic of the H.C.C. of Bursa can be perceived until the end of the 17th century in Bursa.

On the other hand, just before the 17th century, the war between Ottoman Empire and Iran (1578-1639) was resulted in the requirement of sericulture in Bursa as the deduction of raw silk importing from Iran. (ERGENÇ, 2006: 218) That brought up a new type of commercial activity of both production and sale of silk within the H.C.C. in Bursa.

Consequently, during the 17th and 18th century, Bursa has developed its silk industry and started to export silk products to European countries in order to respond the demands. However, the demand to the Bursa silk decreased by the end of the 18th century because of the redundancy of product in Europe. In addition, Cezar claims that (1983: 35) the Commercial Center was in ‘the period of stagnation’ during these two centuries. Although the commercial and manufacturing activities concerning sericulture and weaving have stumbled and monopolized, the Han buildings together with public commercial spaces were still functioning in the early 19th century in Bursa.

Cerasi mentioned that (2001: 50-51) the effective authority of the chief men (*ayan*) on commerce was resulted in industrial revolution and constructions of new factories at the beginning of 19th century in the Ottoman cities. At the same time, new small factories began to appear on the northern vacant areas of Bursa. The huge filature (*ipek ve dokuma fabrikası*), which was built in Namazgah District (1891), was one of the six silk factories of Ottoman Empire which were located in Muradiye District. As a result of these technological developments starting from the middle of the 19th century in Bursa, the commercial importance of the Hanlar District declined. On the other hand, there are a few Han buildings, which are constructed in the transition period from the 19th century to the 20th century. They were used not only for selling productions but also as resting places for tracemen.

Therefore, the planning types of these Hans are similar to the classic Ottoman Hans whereas their spatial and structural characteristics differentiate from the older ones. Some of them still exist under the names of '*Eskişehir Hanı*' and '*Mudanya Hanı*' at present (Figure 2.3).

According to the travelers, Marie-de-Lone and Hasan Taib, the number of the functioning Han buildings within the Commercial Center of Bursa has decreased from 62 to 49 between 19th and 20th centuries in Bursa (DARA, 2003: 29-30). However, in the same period, the number of silk factories has increased from 36 to 103 in the Commercial Center of Bursa (KAPLANOĞLU, 2003: 26). Similar to the other Ottoman cities, the reason was the exchange of economical demands in trade of Bursa, at the end of 19th century.

Until the middle of the 19th century, there are not any detailed maps showing Bursa during the Ottoman Period; however, there are many descriptions concerning physical and social conditions of the city made by the travelers. The form of the commerce in Bursa changed as a result of industrialization. Meanwhile, an earthquake, dated to 1855, seriously damaged the City Center of Bursa and especially the western part of the Commercial Center. The earthquake also brought many aftermaths such as fires and aftershocks of earthquake. According to the description of Cevdet Paşa, who was an important Ottoman historian, most of the monuments, mosques, Hans, and houses were collapsed or fell into ruin (TÜRKOĞLU, 2002: 31). Besides, the earthquake made the Hanlar District susceptible to destructive affects of Tanzimat Movements (1839) that had started to be effective in Bursa from 1860s. After that disaster, Suphi Bey, known as the head of an engineer group of the Ottoman General Staff (*Erkan-ı Harbiye*), has prepared a detailed map of Bursa between 1862 and 1866. The aim was to document the present state of the city center of Bursa just before the interventions occurred as a result of Tanzimat Movements. After the completion of the map in 1866 by Suphi Bey, wide and straight traffic arteries were passed through the H.C.C. and new public buildings were constructed along these new streets together with large-scaled reconstructions.

Hence, the characteristic of the Commercial Center started to lose its originality by these transformations.

After the foundation of Municipality in 1877, Bursa was regarded as a settlement within the boundaries of Hüdavendigâr Province (*Hüdavendigâr Vilayeti*) just before the 20th century. By the time, Ottoman Government aimed to apply the decisions of Tanzimat Movements in Bursa which has been in ruin since the great 1855 earthquake and required for a comprehensive renovation as being the first capital of the Empire. For this purpose, Ahmet Vefik Paşa was appointed as the governor of Hüdavendigâr Province in 1879, and recalled in 1882 (LAURENT, 1996: 79). Considering both Turkish and Islamic values, he has had respectful doctrines on the cultural properties of Ottoman Empire, along with a reformist approach to reach an elegant quality of Western City. In this respect, it can be argued that he was probably one of the important figures aiming to compose the synthesis between ‘modernism’ and ‘tradition’ in the H.C.C. of Bursa.

Bursa has already been influenced by the trend of modernization especially in commercial activities together with affective innovations in both architectural and urban scale. First renovations in transportation have provided new connection networks between different centers of the developing city together with the permanent alterations within its urban planning (Figure 2.4). In addition to the new arteries in and around the city boundary, the existing roads were enlarged, new grid-plan types were applied within new districts, and new public buildings, such as municipality buildings, hospitals, theatres, and thermal hotels, were attached along these new roads within the City Center after 1879 (LAURENT, 1996: 86-91). However, it is essential to remark the disharmony between new interventions and traditional fabric of Bursa city with special emphasis on the H.C.C.

First of all, Deveciler Graveyard, which was located at the north-east side of the study area, was divided into two parts by Gemlik Street, known as İnönü Street at present. This new road was indicated by the preparation of the map of Bursa in 1881.

Consequently, this street can be accepted as the first provider of the trade transportation between the inner parts of the city located at the north. By the time, all the dead-end streets within the traditional commerce fabric were transformed into wide streets due to the increasing traffic density within the H.C.C.

The main reasons of these interventions were to connect not only the separate centers of the city but also to transform of the traditional monuments to new public buildings located along the new streets. Therefore, enlarged Hükümet Street was claimed as connecting Ulucami and the ancient Citadel to the new Government House and the Theatre Building in the direction of west to east (LAURENT, 1996: 88). These new buildings were constructed in both ‘traditional’ and ‘new’ architectural styles and techniques. Beside these Governmental Buildings, the structural variation was observed in the Commercial Buildings; such as ‘*Eskişehir Han*’, ‘*Mudanya Han*’, and another new Han just around ‘*Tahtakale Hanı*’. (Figure 2.4) ‘The anonymous Han’, attached to Yeni Galle Pazarı Hanı within the study area, can also be another example to explain the composition of new and traditional construction techniques in Bursa Hans just before Republican Period.

On the other hand, the early period Ottoman Han buildings, which were destroyed after 1885 earthquake and fires, needed to be repaired immediately. Therefore, Ahmet Vefik Paşa called Violette-le-Duc and Léon Parvillée in the name of the Ottoman Government for the preparation of the restoration projects of these monuments. As a result of ‘the unity of style’ accepted by these two French architects, these hans were re-constructed according to their original plan and construction techniques and the additions or changes occurred in time were ignored. Finally, the art of tile-making, which has survived from 15th century till 18th century in Bursa, was tried to bring up in the reign of Ahmet Vefik Paşa by the help of Osman Hamdi Bey and İbrahim Edhem Paşa (LAURENT, 1996: 97).

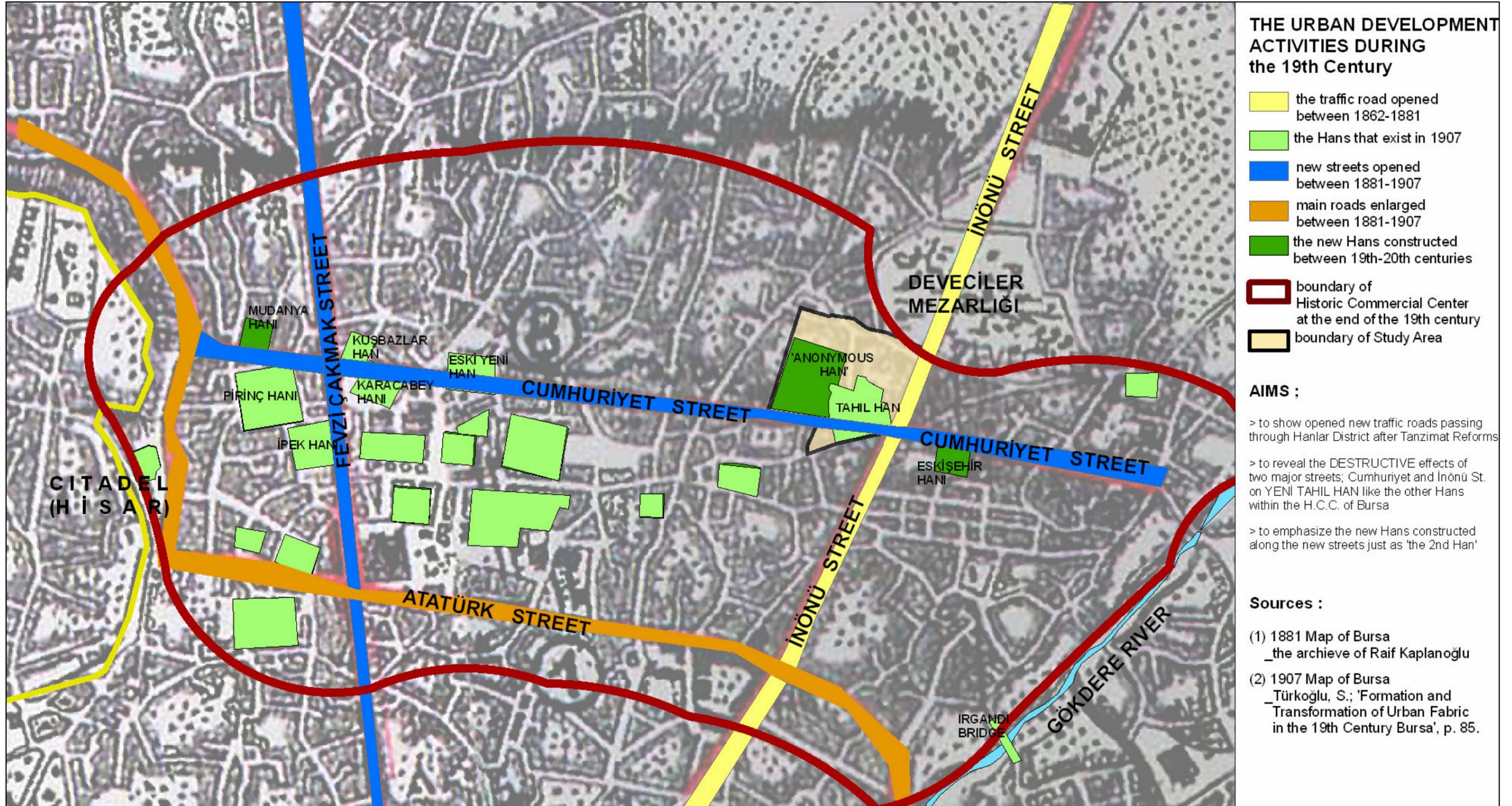


Figure 2.4: The Urban Development Activities during the 19th century

In conclusion, there are two maps of Bursa just before the Republican Period. The map of Suphi Bey (1862) is the first one to reveal the differentiation within the study area before and after modernization movements. The other one is the map of Bursa, which was prepared in 1907, in order to reflect the reconstruction and modernization works during the reign of Abdülhamid II (TÜRKOĞLU, 2002: 72). However, this map is not as detailed as Suphi Bey's Map and used to indicate just the major streets which were opened at the beginning of the 20th century while passing in and around the study area (Figure 2.4). According to Kırayoğlu (2004: 147), just like 'Fevzi Çakmak Street', which has passed through the west part of the H.C.C. of Bursa, 'Cumhuriyet Street' was opened in the reign of Mümtaz Paşa on the east although it has decomposed the integrity of Yeni Galle Pazarı Hanı within the study area since 1900s. It has also broken the development of H.C.C. in the direction of east and west. As a result of these interventions by Tanzimat Movements in the urban planning of Bursa, the historic trade fabric was hardly damaged just before the War of Independence and the Republican period of Turkey.

The number of the silk factories in Bursa was documented as 41 by the Ottoman Trade Counting (*Osmanlı Ticari Sayım*) which is dated to 1913-1915 (KAPLANOĞLU, 2003: 26). During the Independence War, there were many civil accommodations among different groups from different districts of Bursa and finally the city was occupied by Greeks from 8 July 1920 until 11 September 1922. After the war, the existing Han buildings in the Hanlar District of Bursa were mostly dated to the 17th and the 18th century. By the Republican period, the factories, managed by the minority groups in Bursa, were abandoned. Thereupon, Merinos Silk Factory was built up in 1938 as the initiation of the silk industry in Bursa as a modern city of Turkish Republican Period in Turkey. By the time, many plans of Bursa in different scales have been prepared till today.

The first plan was prepared by Carl Christoph Lörcher in 1924. According to the plan, the Historical Monuments and H.C.C. of Bursa were ignored to be preserved. Fortunately, this plan was not applied because of being unrealistic. Secondly, 'the

plan of Henri Prost', which was prepared between 1938 and 1940, aimed to attach Atatürk Street (Hükümet Street) to the H.C.C. of Bursa. However, that approach made the traditional urban fabric of Hanlar District not to be perceived in urban scale because of rapid constructions arranged along these newly developed axes.

The next plan concerning decisions on H.C.C. is dated to 1958 by Luigi Piccinato and Emin Canpolat. After the 1958, another fire occurred again within the Commercial Center of Bursa, and these plannes were employed to prepare a renovation plan for the H.C.C. in 1/4000 scale. Piccinato aimed to evaluate the existing historic area apart from the potential empty areas for new constructions. According to the plan, it was decided not to change the traditional commerce fabric of Bursa while new constructions were respectful to the spatial characteristic of the H.C.C. Therefore, this plan can be accepted as much more sensitive to the traditional urban fabric as the previous ones.

The historic commercial center of Bursa was considered also in 'the master plan of Bursa' dated to 1976. It is aimed to define and preserve these cultural properties together with the decisions on preventing them from dense traffic and constructions within the center. Hence, it was emphasized to shift the new commercial area to the north of the Haşim İşcan Quarter, which also includes another historic urban fabric having residential functions in 'Reyhan District'.

By the way, the study area was subjected to new illegal constructions and demolitions of historic monuments together with the dense traffic, until the first conservation decisions on historic sites in Hanlar District of Bursa in 1978.

In spite of the stagnation between 1960 and 1980, the historical, archeological, and natural site areas were registered in 1978 and these decisions on Hanlar District were taken by GEEAYK (*Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu*) in 1979 (KIRAYOĞLU, 2004 : 149). According to the decisions, the Commercial Center of Bursa would be carried to the Haşim İşcan District located at the north of Hanlar

District. In addition, the conservation plans were demanded to be presented to the Conservation Council after being prepared by both Ministry of Culture and Municipality of Bursa. Although these decisions could not be applied in the historic area, they are important as determining the transitory period building provisions concerning the H.C.C.

As a revision in the previous master plan dated to 1976, Hanlar District was handled in 1984 with another master plan of Bursa in 1/5000 scale. However, it was also inadequate to solve the problems of the historic area in practice. Moreover, the role of Reyhan District on the development of the new commercial area was still active which has caused permanent deteriorations within Traditional Residential Fabric of the area until present day. Besides, there was not any proposal about the requirement of green areas in the city center except the decision concerning the natural site area located at the south of Bursa. There has been a few master plans for the development of Bursa City whereas not proposing any decisions on the H.C.C. until 1989.

The Conservation Plan of 'Reyhan-Kayhan-Hanlar District' in Bursa'² was prepared in 1989, in 1/1000 scale. The policy of the macro-planning of the project named as '*Bursa Merkez Koruma Geliştirme Projesi*' was to conserve the Historic Environment at first, and then to optimize the economical development of functions affective in the center (TANKUT, 1988: 6-9). The planning area or the studied area of the project is called as Central Business District (C.B.D.) including the historic monuments in the H.C.C. of Bursa City as a witness of the whole silk trading between Asia and Europe beginning from the 15th century. According to Meral Oğuz (1999:101), C.B.D. can be defined as a metropolitan district including commerce function, specialized not only in Turkey but also around the world trade, while including the main access network as the transportation within the commercial area. This commercial area also contains both the traditional and new companies together like the compounds of the study area.

² Conservation Plan of Central Bursa District was prepared by the Faculty of Architecture in Middle East Technical University in 1989 and approved by BKTVKK in 1991

The Historic Commercial Center is composed of three districts, which are named as Reyhan, Kayhan, and Hanlar Districts at present (Figure 2.5). At the north of the major street passing through the area, Reyhan District is located while the other two districts are distributed at the south. Hanlar District is accepted as the developed center of this Ottoman City while Kayhan District has preserved its urban character in harmony with the main center. The commerce function has been dominant within these two districts until present. On the other hand, Reyhan District reveals the quality of a residential urban area instead of being settled just near an active commercial center. Moreover; the previous interventions to the area have eliminated the preservation of Traditional Residence Fabric since 1970s.

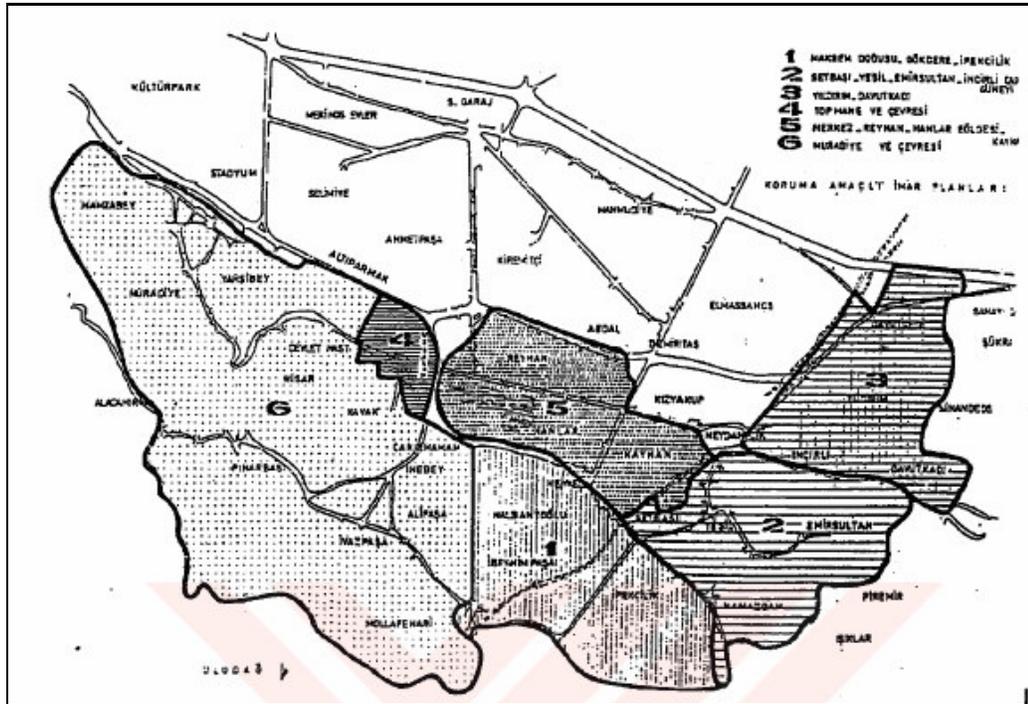


Figure 2.5: Location of Reyhan-Kayhan-Hanlar District (as C.B.D.) in Conservation Plan of Bursa.
Source: Oğuz, M., 'Bursa Tarihi Kent Merkezi ve Yakın Çevresini Oluşturan M.İ.A. Altı Bölgesi (Hanlar Bölgesi-Reyhan-Kayhan) İşlevsel, Mekansal ve Mimari Analizi', p. 67.

The common problems of these districts are ‘rehabilitation’, ‘conservation’, and ‘renovation’ whereas they have separate problems in titles as ‘transportation’, ‘service’, ‘rehabilitation of open areas as green area of the city center’.

Therefore, the main goals of the project can be listed as follows (TANKUT, 1988: 8):

1. *To provide the Integrity of the Spatial Characters of these three districts*
2. *To prevent the ‘gentrification’, which means a gradual process in which an area in bad condition where poor people live is changed by wealthy people coming to live there and improving it, within the existing social structure in the area*
3. *To create active potentials within the conserved Historic Area against the economic limitations for both the public and the municipality*

In general approach to the conservation of the H.C.C. (TANKUT, 1988: 8-9), it is aimed:

1. *to preserve the liveliness of the function within the Commercial Center of Bursa*
2. *to develop the functional structure of the center in coherent with*
 - *preserving open areas,*
 - *shifting some commercial activities such as ‘storing’, and ‘wholesaling’, to the outside of the H.C.C.,*
 - *restoring and refunctioning the existing urban and architectural spaces of the center,*
 - *monitoring new constructions to make them compatible to the traditional ones.*
3. *to solve the vehicular traffic problem causing structural deformations and to prefer new arrangements in pedestrian traffic among the H.C.C. of Bursa.*

According to these principles, the planning of the whole center was classified into three projects, under the name of these three districts. Since the study area is located within the Hanlar District, which is the south-east part of the Commercial Center, it

is appropriate to focus on the assessments and the decisions resulted in the planning on conservation and development of the Hanlar District (*Hanlar Bölgesi Koruma-Geliştirme Planlaması*).

According to the report of Tankut (TANKUT, 1988: 9-12), general threat for the Historic Fabric of the Commercial Center was informations new office buildings (*işhanları*) in the place of traditional commercial buildings. Many of them were gathered especially along Cumhuriyet Street and İnönü Street, cutting the area into pieces on the east. Moreover, new demands for access, such as carparks and service roads, were tried to be responded causing the increase of vehicular density. In addition, the lack of the green areas within the study area was another problem. On the other hand, the dominant function of the Hanlar District can be claimed as the ‘commercial functions’ which was a strong potential for refunctioning and the sustainability of the area.

Considering the decisions described in the report (TANKUT, 1988: 11), the rehabilitation of the Hanlar District can be provided as follows:

1. *the existing traditional buildings should be conserved whereas the inharmonious new constructions should be monitored.*
2. *first of all two private projects including Kütahya Hanı and Tuz Hanı at the east part of the center should be prepared to make them perceivable.*
3. *it is required to form two commercial centers, containing courtyards, at the side of İnönü Street.*
4. *Instead of forming green areas, it is better to organize public open areas by using the spatial character of the courtyards.*
5. *It is essential to limit the height of the new constructions among the H.C.C.*
6. *The existing street pattern can be preserved due to easy access, furthermore ‘traffic management’ can be required within the whole area.*
7. *It is unnecessary to change or socialize the existing state of ownerships of the building lots which is leading minimum interventions at present.*

The Conservation Plan of ‘Reyhan-Kayhan-Hanlar District’ was approved in 1989 and included three main groups of information :

1. General presentation of the conservation decisions of the plan (see APPENDIX A)
2. Cultural Properties classified as ‘monument’ and ‘traditional residents’ according to the registration decisions taken by ‘Cultural and Natural Objects Preservation Regional Council’ (K.T.V.Y.K.) in 1986 and by M.E.T.U in 1988. (1988) (see APPENDIX B)
3. The description of Interventions on both Building Lots and Common Public Areas (see APPENDIX C)

It is easy to observe the boundaries of the study area, the urban site, and the proposed conservation area in the H.C.C. of Bursa by the help of the first document (APPENDIX A). This document is reconsidered in order to show the various boundaries described in the Conservation Plan and to define the locations of “Special Project Areas”, one of which is the subject of this thesis (Figure 2.6.).

While including not only the remains of Yeni Galle Pazarı Hanı but also some dwellings and traditional buildings of different periods, the study area is located within the boundary of ‘3 nolu Özel Proje Alanı’ and decided to be evaluated as one of the “Special Project Areas” marked in the Conservation Plan³. However, the recent boundary of the project area could not be defined until 1997⁴. Hence, that project area covers only the north block of the study area, which is located on the northern side of Cumhuriyet Street. On the other hand, the restoration projects concerning the remains at the south block of the study area can be discussed according to the conservation principles of ‘3 nolu Özel Proje Alanı’.

³ [23.6.1993/3224] nolu karar; BKTVKK, İstanbul; ‘...Tahıl Han olarak tescil edilmiş olan sözkonusu taşınmazın Reyhan-Kayhan-Hanlar Koruma Amaçlı İmar Paftalarına işlenmesine, planda ‘3 nolu özel proje alanı’ olarak belirlenen bu bölgenin sınırlarının belirlenmesine ...’

⁴ [3.5.1997/5820] nolu karar; BKTVKK, Bursa; ‘...168 pafta, 422 ada, 2 nolu parsel için teklif edilen projenin 3 Nolu Özel Proje Alanına ait planlama rölöve-restorasyon, yeni kullanım ve kentsel tasarım projelerinin Kurulumuzca onaylanmasından sonra Özel Proje Alanının bütünlüğü kapsamında değerlendirilebileceğine ...’

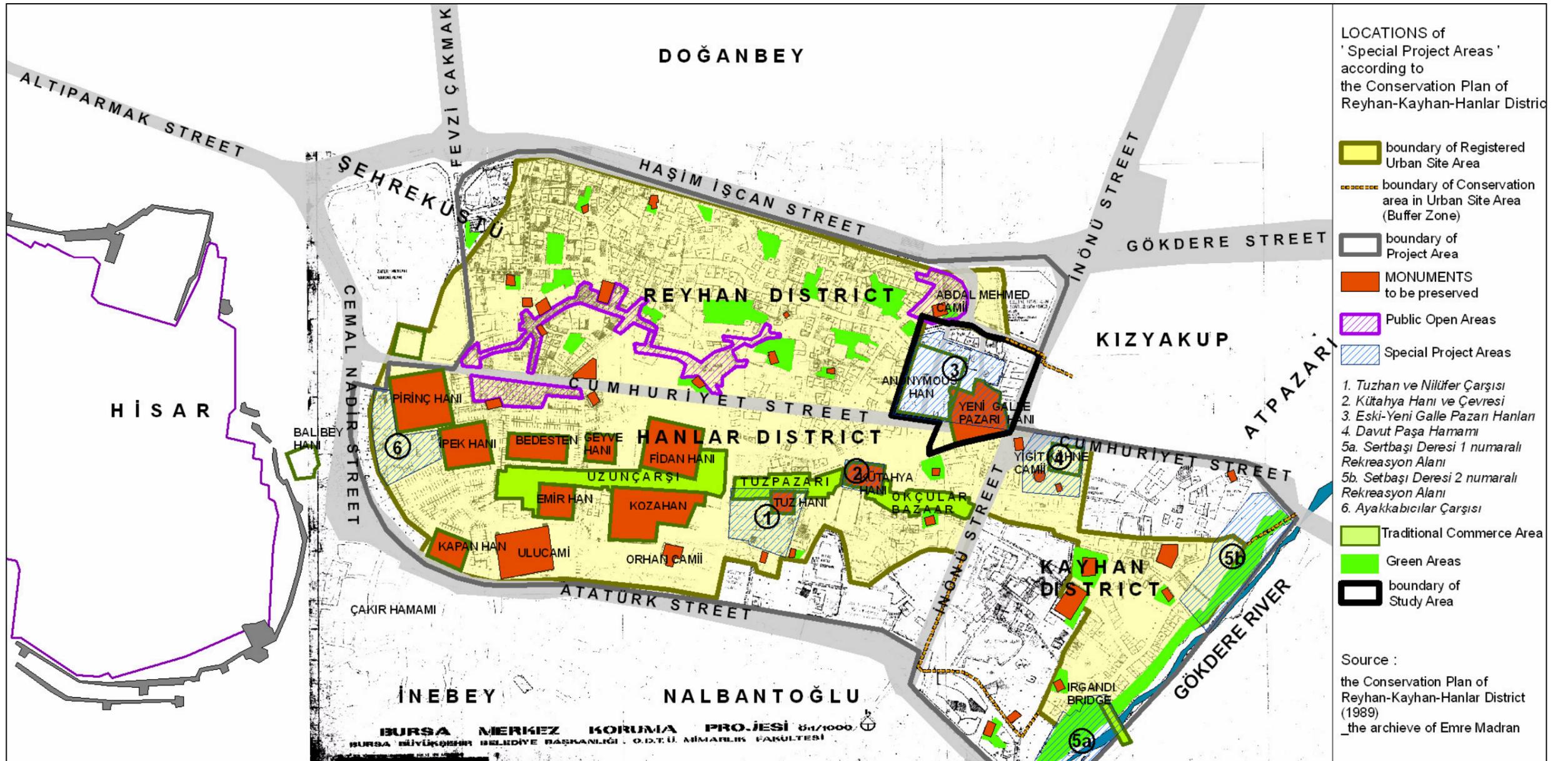


Figure 2.6: The Locations of 'Special Project Areas' according to the Conservation Plan of Reyhan-Kayhan-Hanlar District

2.1.2 YENİ GALLE PAZARI HANI IN HISTORY

According to Ergenç (2006: 37-39), beside *UzunÇarşı* as the core of the Commercial Center of Bursa City, there were many bazaars that reveal integrity with different guilds (*esnaf loncası*). One of them is described as ‘*Yeni Tahıl Pazarı*’ which was combined with ‘*Bit Pazarı*’ and ‘*Yeni Tahte’l-kal’a Bazaar*’ (çarşı) in order to form a separate trade group. That trade group was so close to ‘*At Pazarı*’ which is known as the east-end point of the Commercial Center in Bursa (ERGENÇ, 2006: 37-39). *Yeni Galle Pazarı Hanı* was also located within the boundary of this bazaar as the names of ‘*Ali Paşa Kervansarayı*’, ‘*Ali Paşa Hanı*’ and ‘*Yeni Tahıl Hanı*’.

Yeni Galle Pazarı Hanı was defined as ‘*Ali Paşa Kervansarayı*’ at the 10th part of ‘*Tezkiretü’l-Ebniye*’, which is a document including the monuments built by Mimar Sinan (DEVELİ, 2002: 116, 184)⁵. Before the construction of *Ali Paşa Kervansarayı*, *Eski Tahıl Hanı (Galle-I Atik Süku)* has already been specialized to the trade of grain (*galle / tahıl*) within ‘*Eski Tahte’l-kal’a*’ Bazaar which was settled within the area between the Citadel and the district of İnebey. It was located just close to ‘*Kapan Hanı*’ which also provided its connection with the west part of the Commercial Center (Figure 2.7). However, it was required new spaces for the store of grain and the vacation of merchants together with their tools, at the end of the 16th century. Meanwhile, a new Bazaar called as ‘*Yeni Tahte’l-kal’a*’ Bazaar was formed at the east part of the Commercial Center. ‘*Yeni Tahte’l-kal’a Bazaar*’ was settled within ‘*Karakedi District*’ which became popular in trade during the reign of Kanuni Sultan Süleyman. By the time, *Ali Paşa Kervansarayı* was constructed within this new Bazaar by the demand of Semiz Ali Paşa, grand vizier of Kanuni and its pious foundation is documented as ‘*Semiz Ali Paşa Vakfı*’ (KEPECİOĞLU, 1935: 21).

5 ‘...Onuncu Bâb: Binâ olunan Kârbânsarâyıların [Esâmî ve] A’dâdın Beyân Eder: ... Brusa’da Ali Paşa Kârbânsarâyı. Bet(bit) Pâzânında Ali Paşa Kârbânsarâyı. ...’

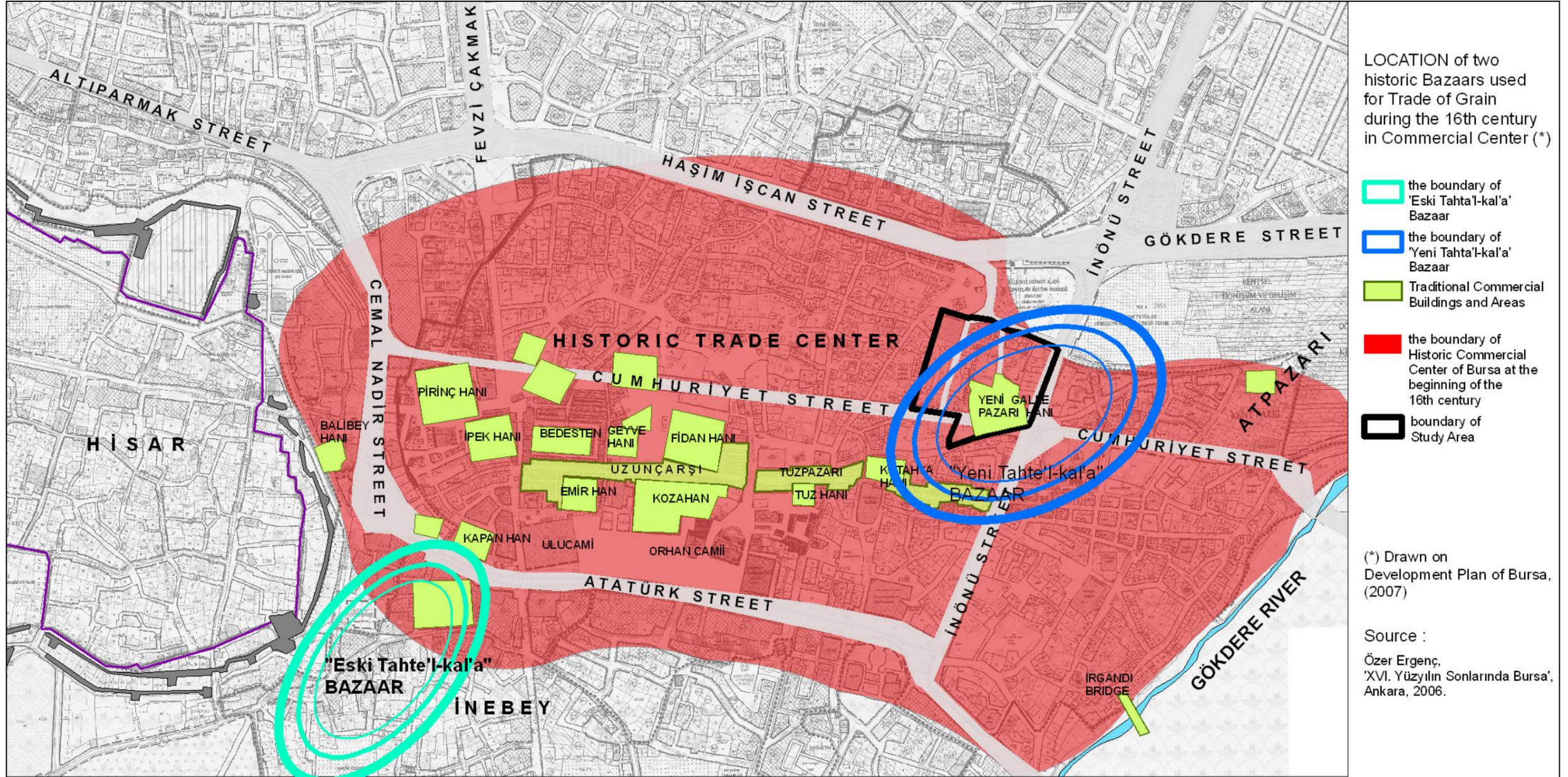


Figure 2.7: The Location of two Bazaars used for Trade of Grain within Historic Commercial Center in the 16th century

It was suitable for the demand of new store spaces of not only grain but also vehicles of the merchants. Therefore, this historic monument constructed as '*kervansaray*' was transformed to a 16th century Ottoman Han and also the name of '*Ali Paşa Kervansarayı*' was changed to '*Ali Paşa Hanı*' together with its new function.

On the other hand, there are two descriptions concerning Yeni Galle Pazarı Hanı, called as '*Ali Paşa Hanı*', in the Ottoman Court Registers (*Mahkeme Şer'iyye Defterleri*) dated between 1558 and 1589. According to the records dated to 1559, '*Ali Paşa Hanı*' was demanded to be used for the vacation of Muslim merchants, together with their vehicles or camels (DAĞLIOĞLU, 1940: 22). In addition, the records dated to 1579 reveals that the economical income of the Han was gained from the *medrese* of Grand Vizier Ali Paşa (DAĞLIOĞLU, 1940: 89) which was constructed in İstanbul (DEVELİ, 2002: 112, 181)⁶.

Hence, it is clear that Yeni Galle Pazarı Hanı was active in trade of grain by the name of '*Ali Paşa Hanı*' during the 16th century. It also contributed to enlarge the boundary of the Commercial Center of Bursa into the eastern direction together with the district of At Pazarı, just before the 17th century.

At that point, it is better to give brief information about the spatial characteristics of Hans in Bursa Commercial Center together with their functions. In general, the use of human scale and pedestrian roads are the main factors forming the spatial characteristic of Han buildings within the H.C.C. It was easy to perceive the commercial activities in human scale together with traditional trade transportation passing through the courtyards of the Han buildings.

The early period Ottoman Hans in Bursa generally reflect the features of the Seljuk caravansarais (CEZAR, 1983: 33, 160) by their strong masonry construction techniques and single gates. However, they are differentiated from the Seljuk examples in functional design as they were constructed primarily according to the

6 '...Üçüncü Bâb: Binâ olunan Medârisüñ [Esâmî ve] A'dâdın Beyân Eder: ... Baba Eskisi'nde Ali Paşa Medresesi ...'

functional requirements without aesthetic concerns. Especially the Hans within the bazaars were made up of both stone and brick masonry while being used as manufacturing houses and shops. In other words, the Han buildings constructed with stone and brick masonry were built to provide income to the Commercial Center and formed the term of official bazaar. They can be accepted as dead-end streets in the H.C.C. which makes them closed and semi-private commercial spaces. They also have central courtyards which are surrounded by collonadial as porticoes and revak along the sides of the court. A small mosque (mescid) or a fountain (*şadırvan*) as water element can be found in the middle or outer corner of the Han, as street elements.

The city hans of Bursa are generally two-storeyed buildings (DARA, 2003: 38-39). The spaces on the ground floor of the Hans were used for daily commercial activities in order to contact with other commercial areas. At the back of the riwaqs, surrounding the courtyard of the Hans, there is a huge space in which the animals or the vehicles of the merchants were kept in safe. There were not any openings to the outside from the ground floors for the security of the products and visitors. The stairs, used for the vertical circulation between the spaces in different storeys, were generally located within the courtyard or inside the riwaqs. On the second floor, there are also riwaqs just in front of the rooms as an opened corridor and rooms with similar arrangement as the ground floor. The rooms are generally vaulted whereas the riwaqs are covered with domes.

The mass of Yeni Galle Pazarı Hanı can be perceived at first in the map of Suphi Bey dated to 1862 (Figure 2.8). As a part of the H.H.C., it is accepted as a typical classic period Ottoman Han with an open courtyard surrounded by riwaqs. According to Baykal (1950: 110), Yeni Galle Pazarı Hanı is a two storeyed Ottoman Han in Bursa Hanlar District. Its construction technique is masonry with cut stone and brick. There were revaks in front of the rooms on both ground and first floors of the Han. Baykal claims that (1950: 110) there were also many workshops within Yeni Galle Pazarı Hanı for the production of carriages to Anatolia.

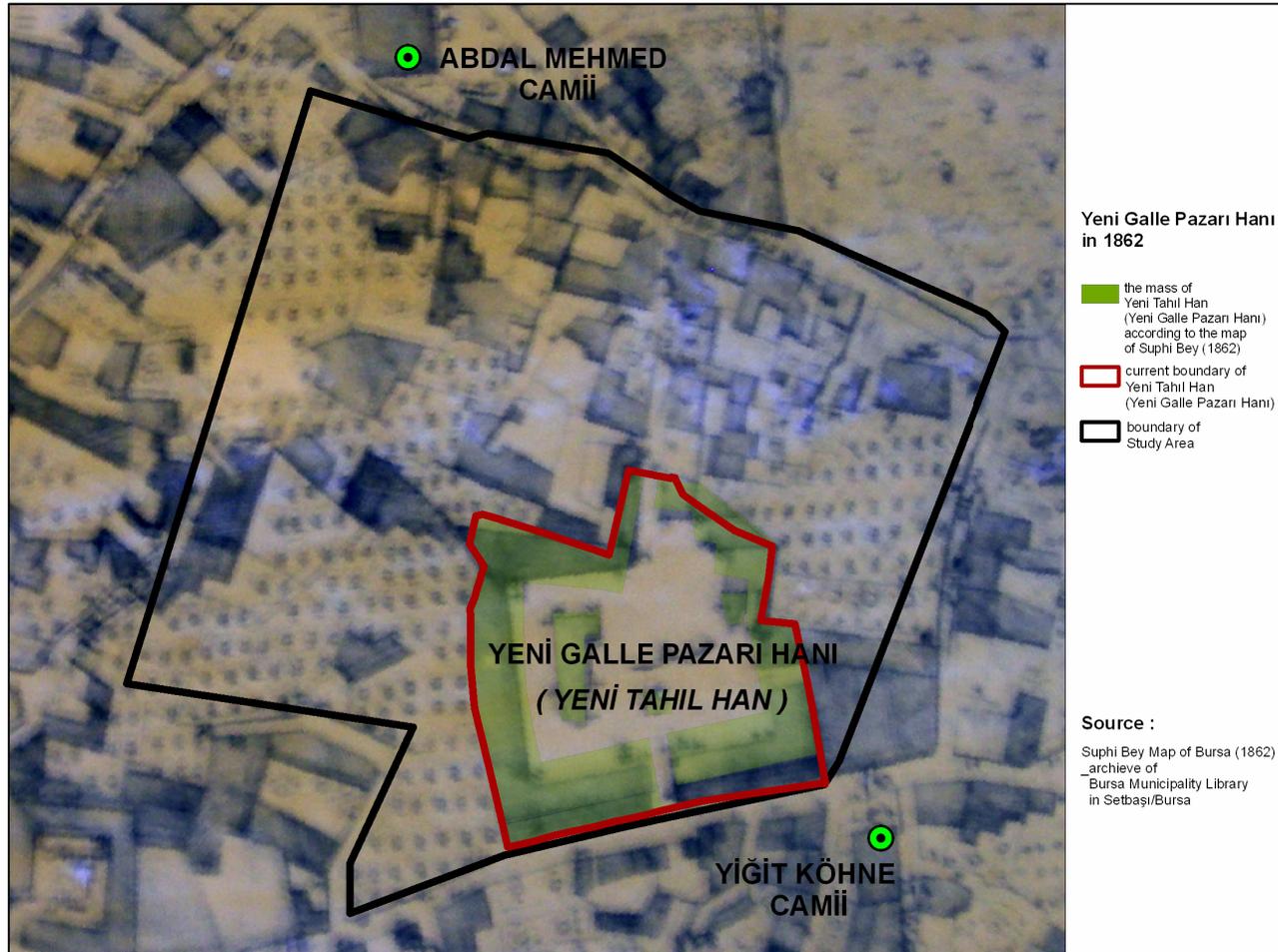


Figure 2. 8 : Yeni Galle Pazarı Hanı in 1862

Although it was not constructed as an Ottoman Han in Bursa, its form was not in similar with the others. However, it had a central courtyard and two gate openings, contributing to the entrance of the carriages in to the courtyard, as a typical commercial building within the Hanlar District of Bursa. According to Kepeciođlu (1935: 21-11) and Baykal (1950: 110), the Han was subjected to many deformations due to the results of ‘Celali İsyamları’ and the earthquakes and it was also repaired by the Ottoman Empire until the end of the 19th century. However, its integrity was lost as a result of the interventions made by the ‘Tanzimat Movements’ at the beginning of the 20th century. According the maps of 1881 and 1922, two new wide streets, current ‘Cumhuriyet Street’ and ‘İnönü Street’, were passed inside the Han and divided the Han into two pieces. After this intervention, Yeni Galle Pazarı Hanı was subjected to decay as a result of the inappropriate functions given to the building until today.

As being a cultural property to be preserved, the first demand for the conservation of the remains of the Han is dated to 1960s (16.05.1966) and made by ‘*Bursa Müzeler Müdürlüğü*’. In addition, the illegal constructions as mass additions within the Courtyard was reported by the governor in 1966 and the change in the ownership of the courtyard lot from ‘*Sicil Muhafızlığı*’ to the Treasury or the Municipality was recommended. On the other hand, the re-construction of ‘Tahıl Han’ (Yeni Galle Pazarı Hanı at present) was decided by GEEAYK in (13.05.1967) which would deactivate Cumhuriyet Street. However, GEEAYK decided not to re-construct the Han in 1969 considering the importance of Cumhuriyet Street as the main axis within city center.

By the time, the registration decision concerning the south-east part of Yeni Galle Pazarı Hanı was taken by GEEAYK, in 1977⁷.

⁷ [9.7.1977/A 625] nolu karar eki s.19, 20.; GEEAYK, İstanbul

According to this decision, the added traditional two storeyed buildings along Cumhuriyet Street, which have commercial function at present, were registered as Dwellings (*Konut*) whereas the main spaces of the Han was registered as Monument. Meanwhile, there are many reports presented to both GEEAYK and TKVKK in ten years until the decisions on repair and conservation of these cultural properties were started to be taken in 1989 by BKTVKK.

Beside these registration and conservation decisions taken by GEEAYK, TKTVKK, and BKTVKK since 1966 (APPENDIX D), the current registered lots, including the remains of the Hans, were preserved by the decisions of the Conservation Plan of Bursa dated to 1989 (Figure 2.9). Yeni Galle Pazarı Hanı has been located within the boundary of the Registered Urban Site since 1989. According to registration decisions taken by the Conservation Plan of ‘Reyhan-Kayhan-Hanlar District’, approximately 60% (29 of 51 lots) of building lots within the boundary of Yeni Galle Pazarı Hanı are registered at present. Three of them have already registered in 1977 by GEEAYK before the approval of this plan.

On the other hand, the registration state of the building lot located at the south-east corner of the Han (documented as *E.475/Y.2398 ada, E.2/Y. 72 parsel*) was canceled in between 1977 and 1989. In addition, the restoration projects prepared for the remains and traditional spaces of Yeni Galle Pazarı Hanı depend on the principles of ‘*3 nolu Özel Proje Alanı*’⁸. Hence, the latest decision on Yeni Galle Pazarı Hanı was taken by BKTVKK in 2004.

⁸ [\[14.10.2004/00185\]](#) nolu karar; BKTVKK, Bursa

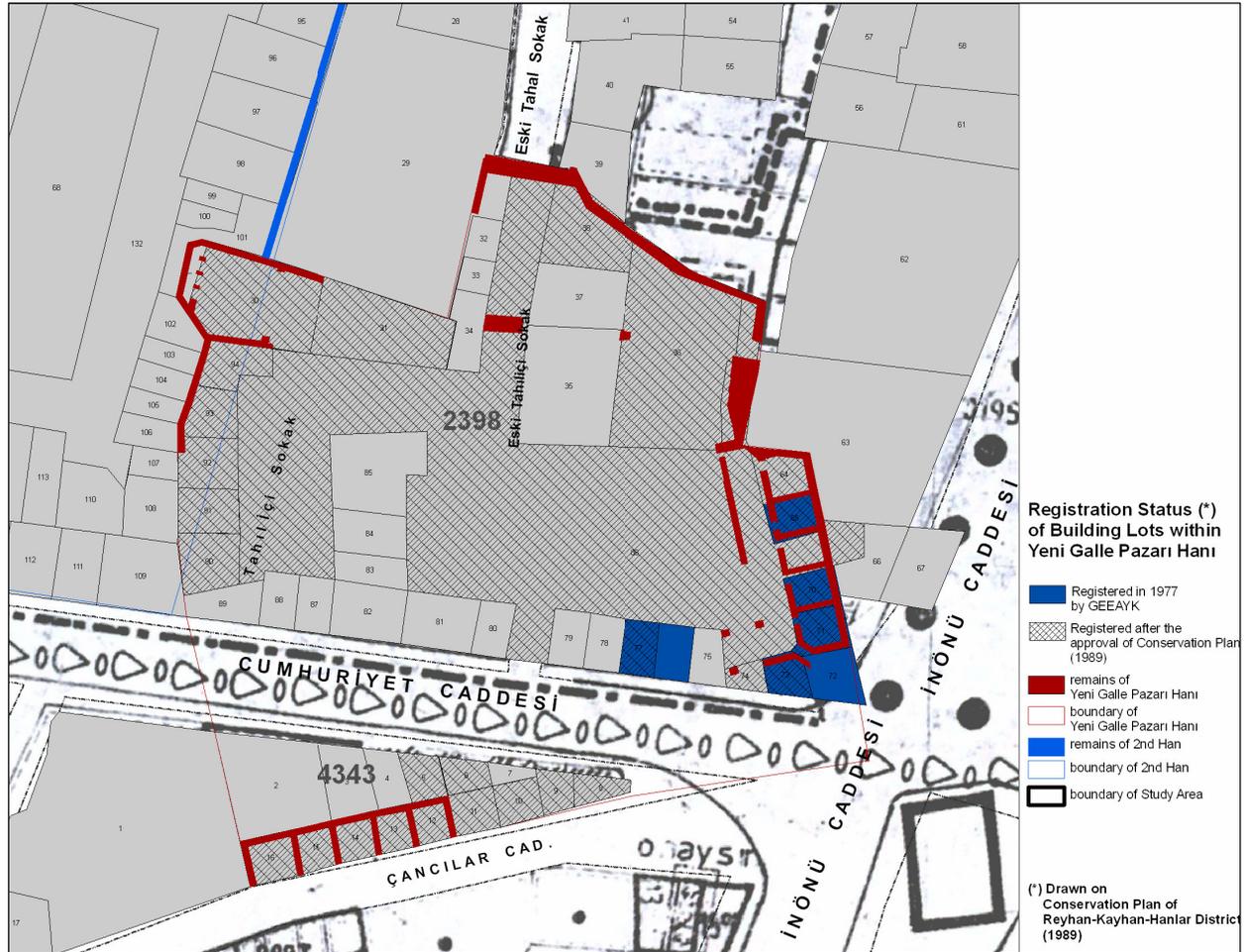


Figure 2.9 : Registration Status of Building Lots within Yeni Galle Pazarı Hanı

2.1.3 'THE ANONYMOUS HAN' IN HISTORY

There is not enough written documents about 'the anonymous Han' within the study area. According to Baykal (1950: p.110), this Han was constructed and attached to Tahıl Han (Yeni Galle Pazarı Hanı) by the opening of '*Cumhuriyet Street*' in 1907. Although it can not be perceived in the map of Suphi Bey (1862), this new Han can be seen in the map of Bursa, prepared in 1922 (Figure 2.10). Hence, the Han is one of the last period Ottoman Hans, which was constructed after Tanzimat Movements within the H.C.C. of Bursa.

Most of the informations about the Bursa Hans are regarding the early period Ottoman Hans (between 14th century and 16th century) and there is not any written documents describing the spatial characteristic of the late period Bursa Hans. On the other hand, a few of them still exist in and around the H.C.C. which can be used to illustrate the characteristics of the early 20th century Hans in Bursa. During the survey study Eskişehir Hanı, Mudanya Hanı, and new Han buildings located within the Tahtakale Bazaar (Figure 2.3) were examined as being the Bursa Hans constructed in 1900s. *Eskişehir Hanı* (Figure 2.11) was located at the eastern part of Cumhuriyet Street however it is not bounded within the registered Urban Site and the H.C.C. at present. *Mudanya Hanı* (Figure 2.12) was constructed at the western end of Cumhuriyet Street and located within the H.C.C. Finally 'Tahtakale Bazaar' includes two Han buildings (Figure 2.13) which are dated to the late period Ottoman Han in Bursa.

They reveal the typical characteristics of a 20th century Ottoman Hans in Bursa. However, Mudanya Hanı and the others within 'Tahtakale Bazaar' were repaired or restored several times and today they are not preserving their features in terms of material and construction technique as well as Eskişehir Hanı. Therefore, Eskişehir Hanı was chosen to exemplify the original characteristics of a 20th century Ottoman Hans in Bursa.

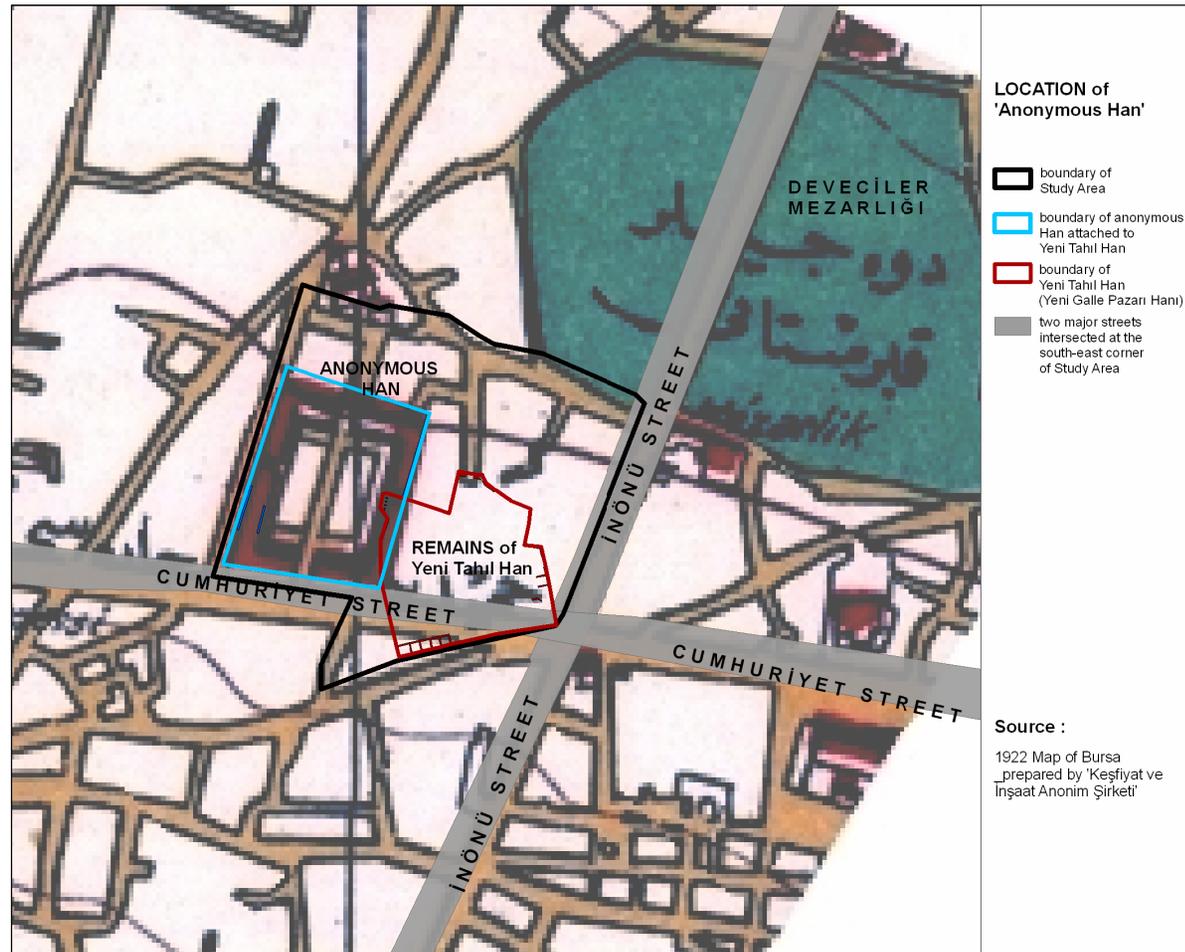


Figure 2. 10 : Location of 'the anonymous Han'

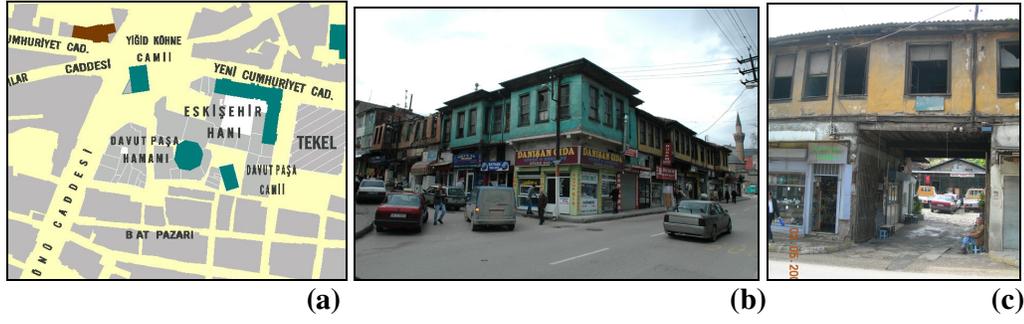


Figure 2. 11 : (a) plan of Eskişehir Hanı (b) – (c) views of Eskişehir Hanı in Bursa



Figure 2. 12 : (a) plan of Mudanya Hanı (b) view of Mudanya Hanı in Bursa



Figure 2. 13 : (a) – (b) views of the new Hans within 'Tahtakale Bazaar'

The plan scheme of Eskişehir Hanı is composed of building blocks arranged side by side in attached order. The buildings surrounding the courtyard are two storeyed in high timber frame constructions. These buildings seem as traditional houses from the exterior. Due to the transformation in commercial life after 18th century in Bursa, the late period Hans were used both for commercial and residential functions. Hence, the ground floor of Eskişehir Han was used for the production and trade carriages while the upper floors were used for accomodation of the visitors and tradesmen. According to the witnesses, the Han has continued its original function as a combination of residence and commerce until 1970s.

Baykal mentioned that (1950: p.110) ‘the anonymous Han’ had two huge gates and it was used as Grain Exchange (*Zahire / Tahıl Borsası*), in 1950s. According to the visual documents collected during the survey study, it differentiates from the other late period Ottoman Hans in Bursa as having only one storeyed buildings surrounding the courtyard (Figure 2.14). Besides, it was constructed in masonry technique composed of stone and brick. Timber was used both in the roof and revak section of the anonymous Han, which makes this 20th century Han different from the other examples in Bursa.



(a)



(b)

Figure 2.14: (a) – (b) views of the existing spaces of ‘the anonymous Han’

Although it is located within the Registered Urban Site according to the Conservation Plan (1989), there are not any registered building lots, which still includes the remains of this Han (Figure 2.15). On the other hand, there are decisions for the removal of the new service buildings, which were located in the boundary of ‘the anonymous Han’ and attached to the back wall of Yeni Galle Pazarı Hanı⁹.

2.2 CHARACTERISTIC OF THE STUDY AREA

In this chapter, focuses on the characteristic of the study area. At first, the analyses on the study area are presented not only in site scale but also with special emphasis on Yeni Galle Pazarı Hanı. Secondly, the physical transformation and alteration in the study area are described again in both two scales. Finally, a brief restitution scheme of Yeni Galle Pazarı Hanı is presented according to the reliability of both visual and written documents.

According to Tankut (1988: 9-10), Hanlar District of Bursa, which is shaped as a trapezoid form, is composed of two parts. The west part is full of traditional Han buildings together with their new functions. However, east part is neither dense with traditional monuments nor coordinated by planning. By the time, the study area is located at the east part of the District while including not only traditional commercial buildings, which are called as ‘han’s, but also traditional dwellings.

Therefore, it is essential to present the current state of the study area by the analyses prepared by the collected data during the site survey. As methodology, the collected data is superimposed with the visual documents, such as maps, plans, and aerial photos, utilizing Geographical Information Systems (ArcGIS 9.1) in digital format and presented in various styles with colour or hatch.

⁹ [14.10.2004/00185] nolu karar; BKTVKK, Bursa: ‘...E.147/Y.H.22d.07a.3a pafta, E.475/Y.2998 ada, E.127/Y. 101 parselde yer alan tuvaletlerin;... bekçi kulübesi, abdest alma yerleri ve üstteki saçığın kaldırılarak, Tahıl Han’ın taş duvarının açığa çıkarılmasına...’

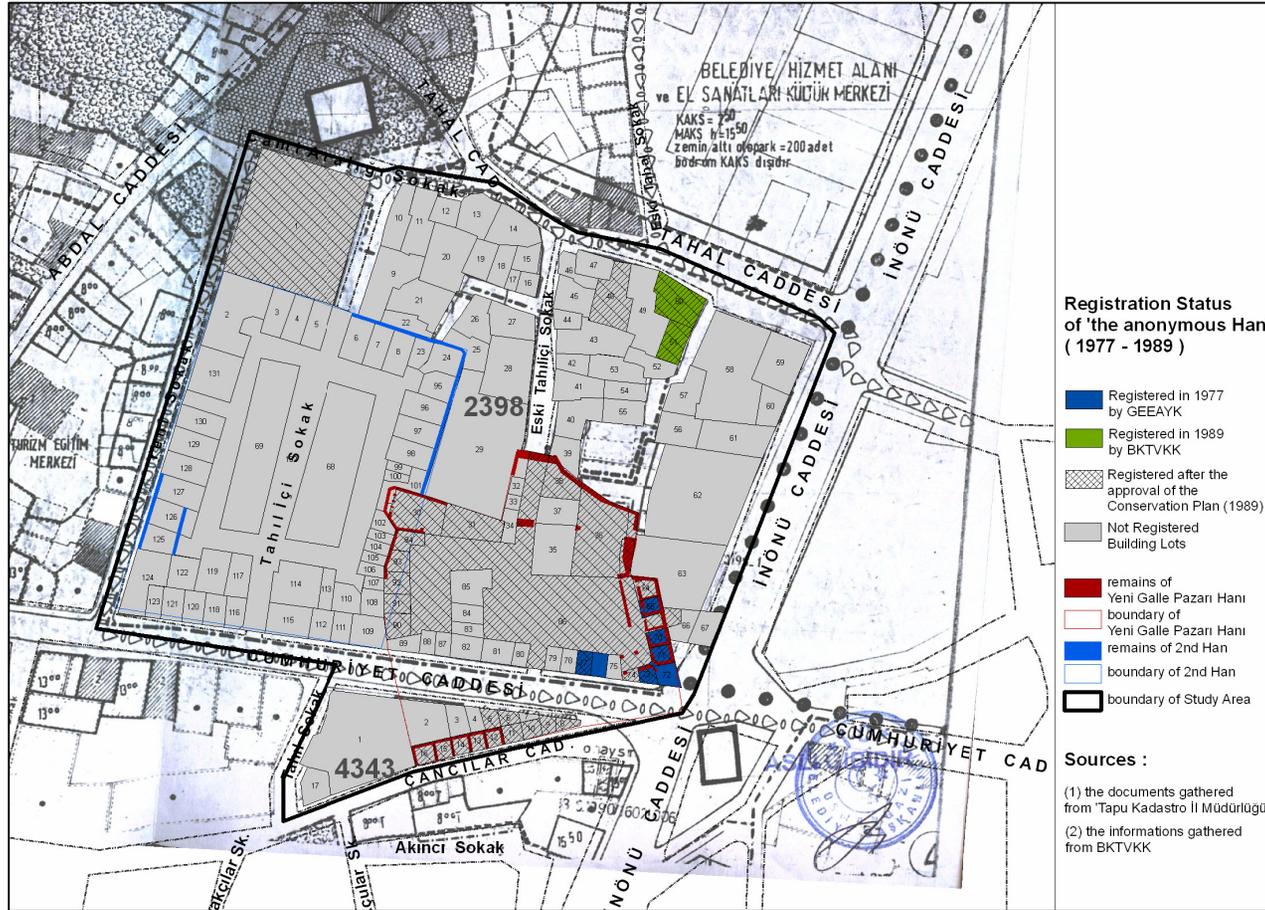


Figure 2. 15 : Registration Status of 'the anonymous Han'

In order to explain the characteristic of the study area, after a current definition of the study area, general approach to the study area is given at the beginning. Then, it is preferred to give the conservation decisions on the study area according to the Conservation Plan of ‘*Reyhan-Kayhan-Hanlar* District’ (1989). In addition, the development of both the cadastral pattern and ownership pattern are presented according to the Cadastral Maps dated to 1933-1934 and 1999-2001. Finally, the physical and functional characteristics of the study area are explained according to the detailed analyses on buildings within the study area. By the time, the buildings are described as ‘traditional’ and ‘new’ according to their construction techniques and architectural properties.

2.2.1 CHARACTERISTIC OF THE STUDY AREA IN SITE SCALE

The Hanlar District, in which the study area is located, is surrounded by Cemal Nadir Street at west, İnönü Street at east, Haşim İşcan Street at north, and Atatürk Street at south. These four main streets make the study area to be accessed from the surrounding areas in direction of both south-north and east-west. The study area is located at the intersection of İnönü Street and Cumhuriyet Street. The current vehicular access to the study area is explained as in the direction between west and east.

As revealed in the map (Figure 2.16), the vehicular traffic flows from western to eastern via two routes;

- 1st route; Cemal Nadir St. → Atatürk St. → İnönü St. → Cumhuriyet St.
- 2nd route; Altıparmak St. → Haşim İşcan St. → Eski Tahal St.

In order to access the study area from east side of the city, another two routes are followed as;

- 1st route; Setbaşı St. → Atatürk St. → İnönü St → Cumhuriyet St.
- 2nd route; Yeni Cumhuriyet St. → Cumhuriyet St.

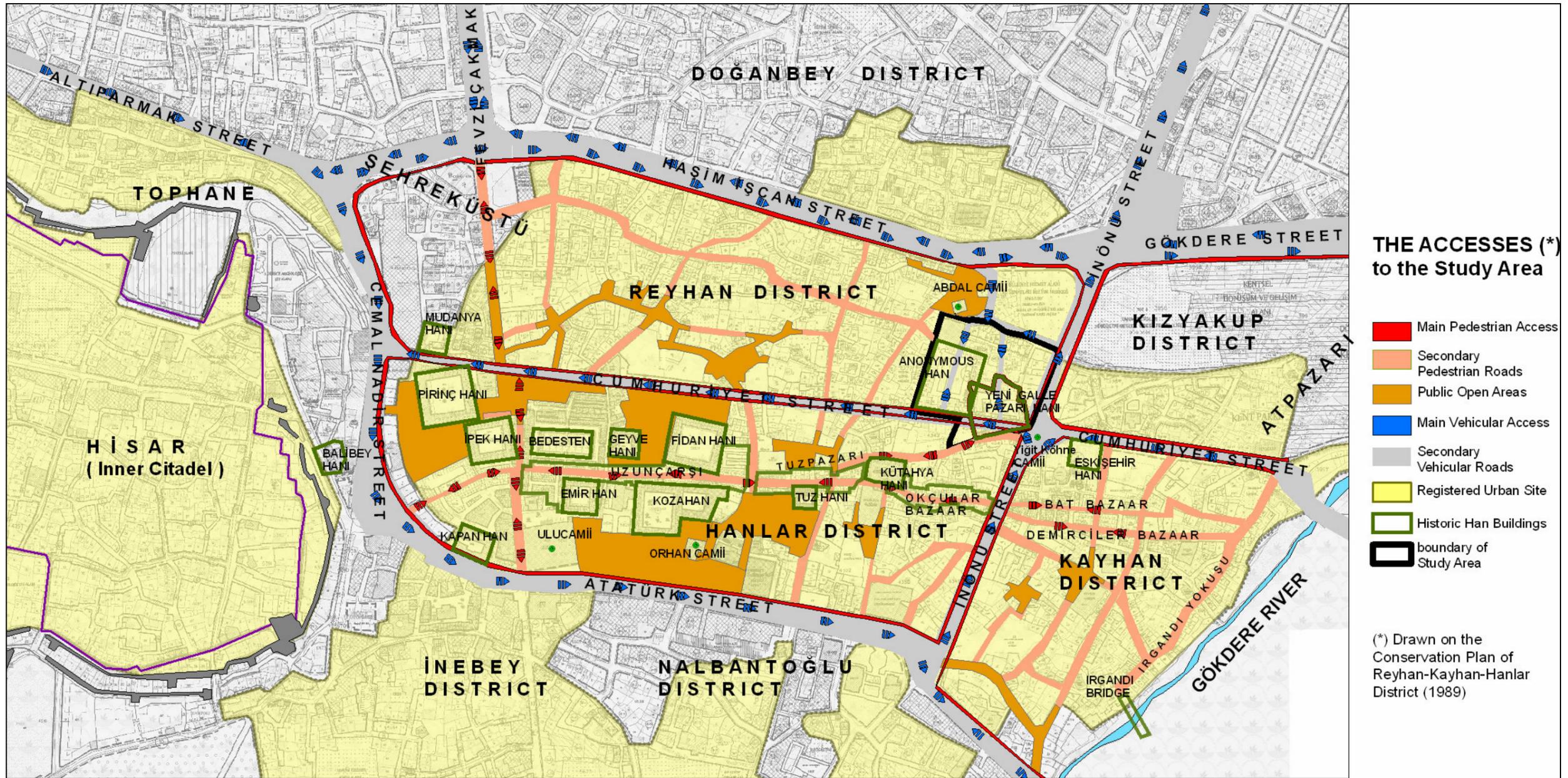


Figure 2. 16 : Accesses to the Study Area

On the other hand, the pedestrian access to the study area is from various directions within the Hanlar District of Bursa (Figure 2.16). Fevzi Çakmak Street, which let the traffic flow between Atatürk Street and Haşim İşcan Street, has become the major axis for the pedestrian network within Hanlar District of Bursa since being closed to the vehicular traffic. At the south part of the District, the pedestrian roads, regulated by the Development Plan of Bursa, are connected to ‘Uzunçarşı’, ‘Tuzpazarı’, ‘Demirciler Bazaar’ and ‘Bat Bazaar’. Beside the row of the current commercial spaces along this flow, the pedestrian narrow roads distributed among the traditional residence area of the site also cause the traditional organic form to be preserved within the Commercial Center in Bursa.

The study area is located at east-end of the Hanlar District in Bursa which is the intersection of *Cumhuriyet Street* and *İnönü Street*. It is surrounded by *Tahal Street* and *Cami Aralığı Street* at north, by *Cumhuriyet Street* and *Çancılar Street* at south, by *İnönü Street* at east, and by *Yeni Street* at west. The area is also divided into parts by many service roads which are named as *Eski Tahıl İçi Street* and *Tahıl İçi Street*. It is important to define the traffic flow by showing the access directions in and around the study area (Figure 2.17).

The direct access into the study area is possible from both Cumhuriyet Street on south and Tahal Street on north together with ‘*Cami Aralığı Sokak*’. On the other hand there is not any access from İnönü Street which is one of the main traffic axes at east of the area. In short, it is possible to reach the study area only in south-north axis. The access direction from Cumhuriyet Street is definitely from east to west whereas there is not enough control on the direction of service roads flowing inside the study area. The circulation of vehicular traffic inside the area is along the two service roads named as ‘*Tahıl İçi Sokak*’ and ‘*Eski Tahıl İçi Sokak*’. In addition, five spaces of Yeni Galle Pazarı Hanı, which are located on the other building block at the south part of Cumhuriyet Street, can be reached directly from Çancılar Street at south.

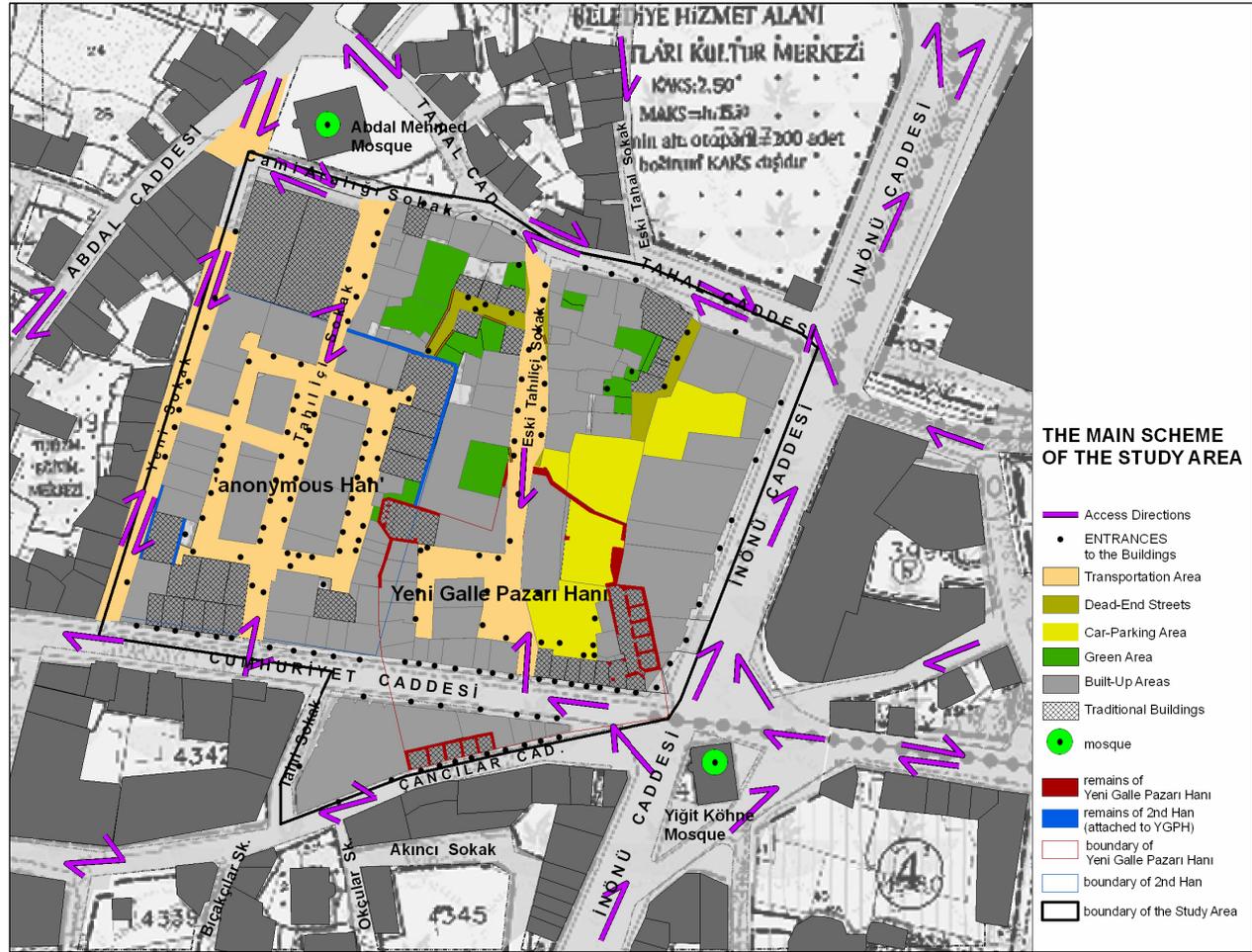


Figure 2. 17 : The Main Scheme of the Study Area

There is not much open area used as green area or courtyard because many of them are filled with buildings or used as car park within the traditional tissue of the study area (Figure 2.17). The majority of the study area is built up and composed of both traditional and new buildings. Such that, it indicates the remains of two Hans constructed in two different periods, a few residential buildings and many small industrial shops attached to the remains.

One of the historic commercial monuments is known as a 16th century Ottoman Han, named as Yeni Galle Pazarı Hanı (Tahıl Han), and the other one is an early 20th century Ottoman Han, but not termed in a name at present. Hence it is called as ‘the anonymous Han’ during the analysis. The spaces of these monuments have still commercial function whereas they have been hardly damaged by many interventions. The three service roads two of which are also passing through the study area (Eski Tahıl İçi and Tahılıçi Street) by breaking the integrity of these Hans.

Hence, the boundary of the study area is also at north and the traditional residential area gathering at south. There are also two historic religious monuments, mosques, just close to the study area which gives the area a historical character together with traditional buildings it includes.

On the other hand, the entrances to the buildings within the study area are distributed in various axes (Figure 2.17). Especially, the entrances to the buildings, having façade to the courtyards of the Historic Hans, are not only from the streets but also from the courtyards. Except the commercial buildings around these two courtyards, the entrances into the dwellings are not from the gardens or courtyards at present which shows the deformation of the ‘traditional tissue’ in the site.

In order to analyze what types of traffic in what density in and around the study area, it is decided to reveal the differentiation in types of the traffic and the distribution of the traffic density (Figure 2.18).

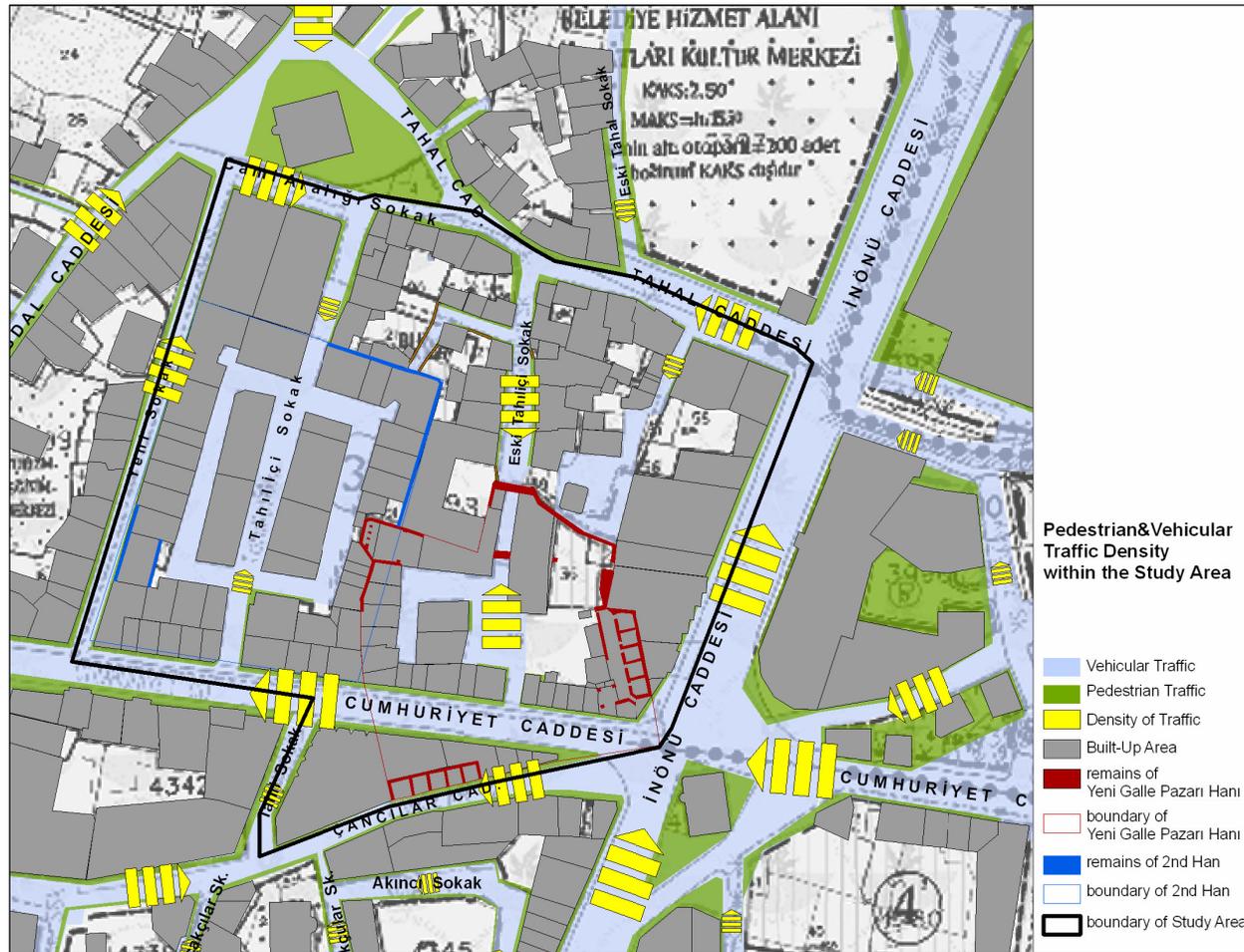


Figure 2. 18 : Traffic Density within the Study Area

It is primarily observed that most of the public open areas can be used by both pedestrian and vehicles. The more dense pedestrian and vehicular traffic is seen clearly along Cumhuriyet Street, İnönü Street and Çancılar Street. The density of traffic is decreased in parallel with the width of service roads and dead-end streets inside the study area. For instance, it is observed that '*Eski Tahılıçi Sokak*', passing through Yeni Galle Pazarı Hanı, is including more traffic than '*Tahılıçi Sokak*'. Hence, the traffic density differs between two parts of the area. The east part, including the remains of Yeni Galle Pazarı Hanı, is much denser in both vehicular and pedestrian traffic than the west one. In addition, the east part can be used as a transportation point from Haşim Işcan Street to Cumhuriyet Street, which makes the study area important for the commercial activity of Hanlar District in Bursa at present.

In order to define what type of buildings is present within study area, the original functions and building types are revealed in general (Figure 2.19). It is primarily observed that commercial function is dominant in the area. Both new and traditional commercial buildings are densely located especially along Cumhuriyet Street and İnönü Street whereas residential ones spread at the north part of the study area. Traditional buildings are located at the boundaries of two historical Hans. However, new buildings are built especially along the streets and the courtyards which serving the vehicular traffic within the study area.

2.2.2 CONSERVATION STATUS AND DECISIONS ON THE STUDY AREA

Tankut defines (1988) the threats for the east-end part of the H.C.C. of Bursa as;

- New Inharmonious Constructions gathered especially along the two main axis of the Center, Cumhuriyet Street and İnönü Street
- The Dense Vehicular Traffic causes service roads and car parks which are inharmonious with the traditional texture
- The lack of the green areas and inappropriate uses of public open areas.

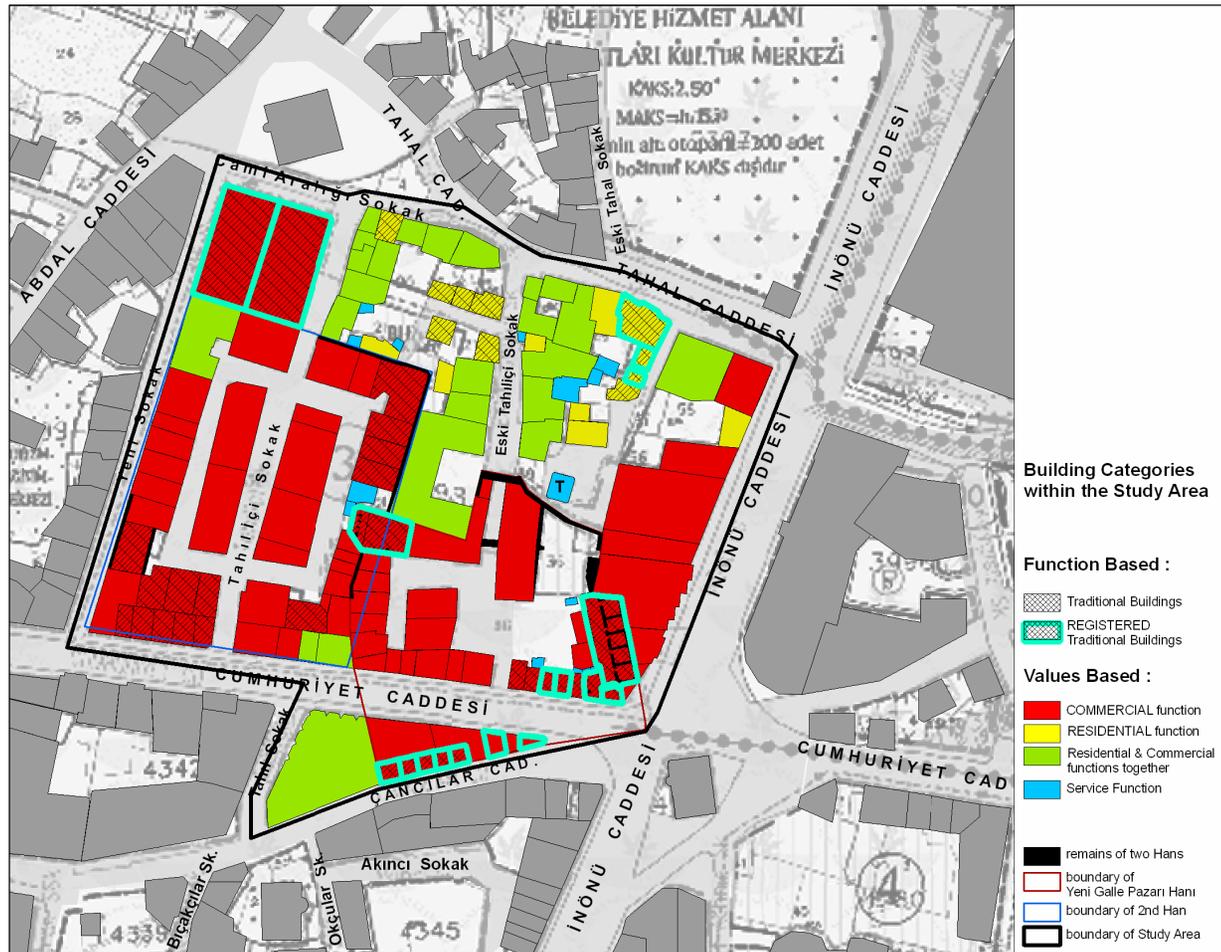


Figure 2. 19 : Building Categories within the Study Area

Due to the problems dated to 1988, it is required to prepare the decisions on the problems of the study area according to the planning named as '*Hanlar Bölgesi Koruma Geliştirme Planlaması*' by the study of the Faculty of Architecture in the Middle East Technical University (TANKUT, 1988: 9-12).

The main decisions concerning the conservation and rehabilitation of the study area are classified as:

- (1) The management of the vehicular traffic through the study area,
- (2) The preservation of the existing traditional buildings,
- (3) The organization of public open areas by using the traditional spatial character of the courtyards,
- (4) The control of new constructions among the study area are the main decisions concerning the conservation and rehabilitation of the study area.

After the approval Conservation Plan of 'Reyhan-Kayhan-Hanlar' District in 1989, the study area is registered as in the boundary of the Urban Site (Figure 2.20). The boundary of the Urban Site was registered in 1989 excluding the study area, however the site was mentioned as being conserved and rehabilitated under the name of '*3 Nolu Özel Proje Alanı*' as a private project area.

Consequently, the boundary of the Registered Urban Site in Hanlar District is covering the study area at present day. In addition to the buildings registered between 1977 and 1989, the effective registration activities on Yeni Galle Pazarı Hanı and its immediate surrounding are presented in (Figure 2.21). Hence, at present, there are 34 registered building lots, 25 of which still include registered traditional buildings or remains of Yeni Galle Pazarı Hanı. On the other hand, there are also 13 building lots not registered yet instead of including traditional remains such as the walls of the anonymous Han in the study area.

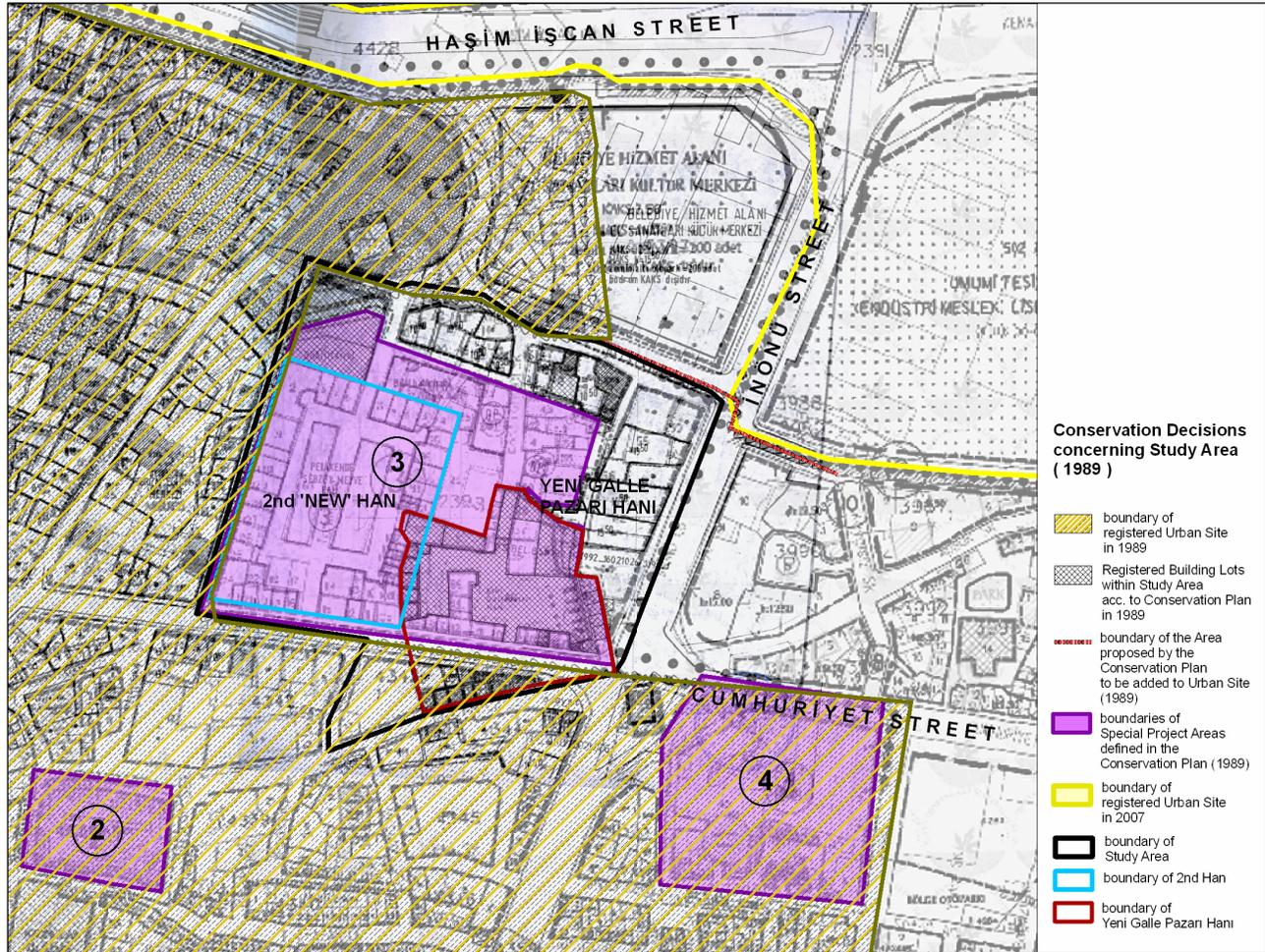


Figure 2. 20 : Conservation Decisions concerning the Study Area

In addition, the study area is one of the 6 ‘Private Project Area’s (*Özel Proje Alanı*) defined by the principles during the preparation of the Conservation Plan of the H.C.C. of Bursa (1989). It is called as ‘*3 nolu Özel Proje Alanı*’ the boundary of which is not surrounding the small building block at the north of Cumhuriyet Street, despite it includes registered original spaces of Yeni Galle Pazarı Hanı.

2.2.3 CADASTRAL PATTERN WITHIN THE STUDY AREA

The first Cadastral Map of Bursa was prepared in between 1933-1934 and the last one is dated to 1999-2001. A comparison is made by looking at the boundaries of both building lots and buildings by suğerimposition of these maps (Figure 2.22). In this way it is found that the names of the two building blocks within study area are changed together with the codes of the building lots. For instance, the building lot which was coded as ‘*475 ADA-98 parsel*’ in 1933 is changed to ‘*2398 ADA-36 parsel*’ in 1999-2001 cadastral map.

By the same techniques the differences in built-up areas between 1933 and 2001 was searched (Figure 2.23). As a result, it is noticed that the new constructions are added in to the courtyards of both Yeni Galle Pazarı Hanı and the anonymous Han. In addition, by the changes on building lots, some huge and multi-storeyed buildings were constructed into the empty lots after the preparation of 1933-1934 Cadastral Map. On the other hand, the residences located at north part, has not changed still keeps the pattern characteristics within the study area.

According to the Cadastral Map of Bursa dated to 1933-1934, the first ownerships within the boundaries of the two Historical Ottoman Hans are classified into five types (Figure 2.24).

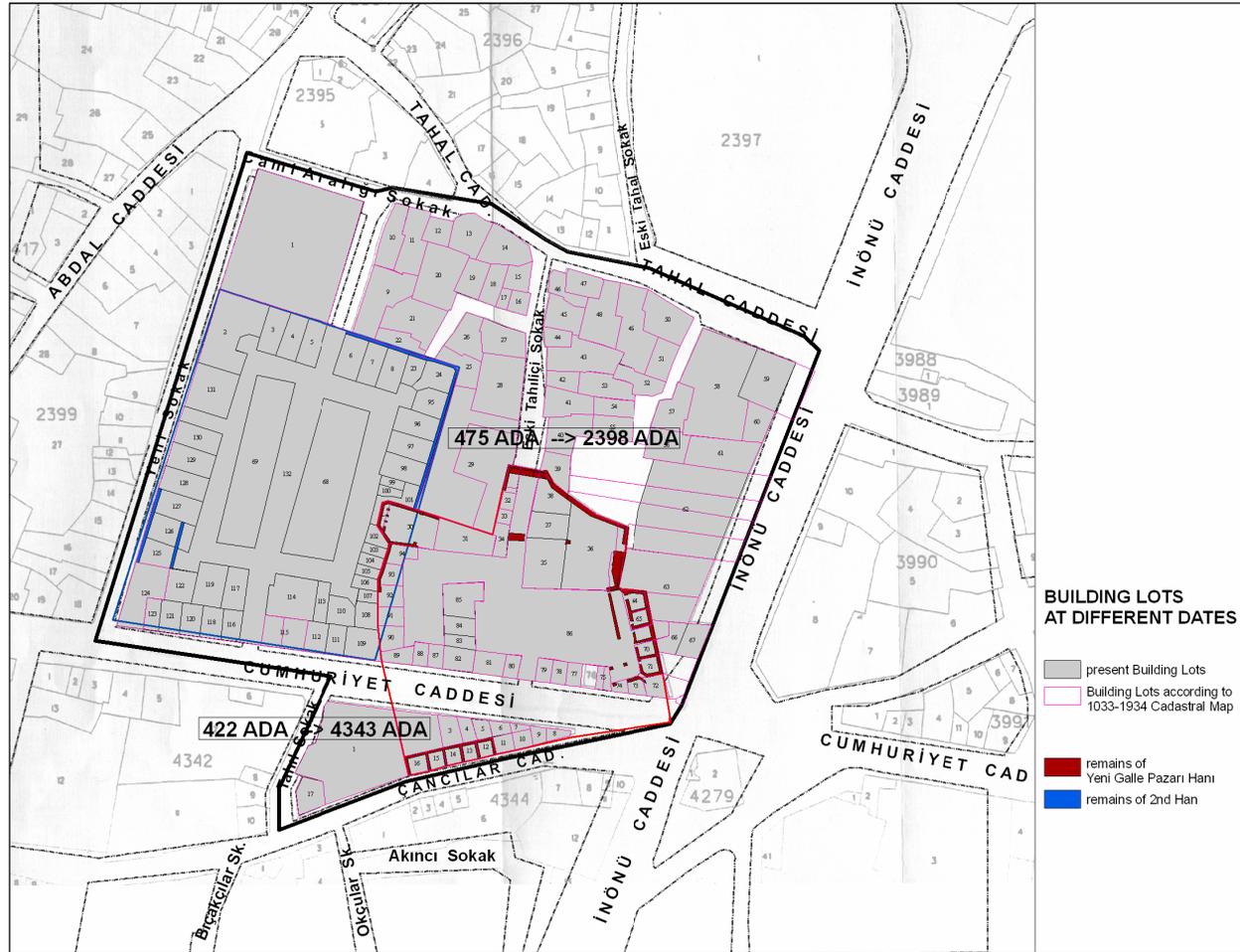


Figure 2. 22 : The Building Lots at Different Dates



Figure 2. 23 : Buildings at Different Dates

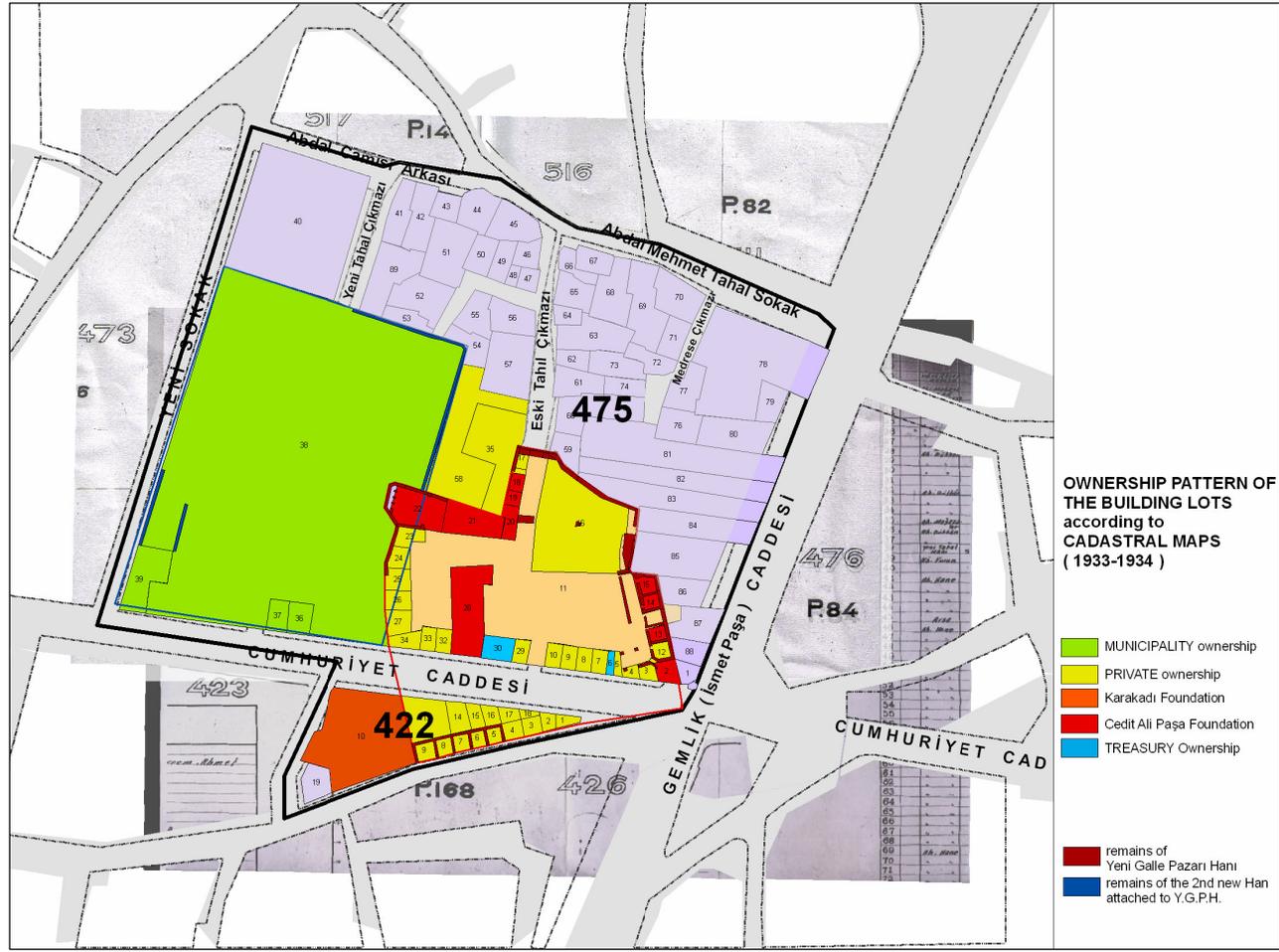


Figure 2. 24 : Ownership Pattern of the Building Lots

Two of these ownerships are two ‘vakıf’'s named as ‘*Karakadı Vakfı*’ and ‘*Cedid Ali Paşa Vakfı*’ on which the remains of Yeni Galle Pazarı Hanı were located. The other building lots within the boundary of Yeni Galle Pazarı Hanı were mostly in private ownerships whereas the first owner of the building lots including ‘the anonymous Han’ is the Municipality of Bursa.

According to ‘the ownership list’ given by Osmangazi Municipality, there are three main types of ownerships named as municipality, foundation, and private ownerships. It can be easily observed that private ownership is the major type of lot ownership in study area. The building lots including the remains of both Yeni Galle Pazarı Hanı and ‘the anonymous Han’ attached to it are also in private ownership at present. The ownership on the courtyard of Yeni Galle Pazarı Hanı can not be identified because of the lack of the information gathered from ‘*Tapu Kadastro Bursa İl Müdürlüğü*’. On the other hand, the presence of the two ‘vakıf’ ownerships within the study area is still existing although the number of building lots owned by ‘*Cedid Ali Paşa Vakfı*’ has decreased according to the current Cadastral Map dated to 2001. Hence, the registered building lots are mostly in private ownerships except one lot owned by the Municipality of Bursa (Figure 2.25).

In addition, it is essential to reveal the distribution of private ownerships because of being the dominant ownership pattern within the study area (Figure 2.26). Private ownerships are classified into two as personal and company ownerships. Private ownerships with only 1 owner are distributed within whole study area whereas the building lots owned by more than one person are gathered along both Cumhuriyet Street and İnönü Street. The building lots at the north part of Yeni Galle Pazarı Hanı, especially the ones located along ‘Eski Tahılıçı Sokak’, are also in private ownership with more than one owner. There are also a few Private Company ownerships distributed along the streets around the study area.

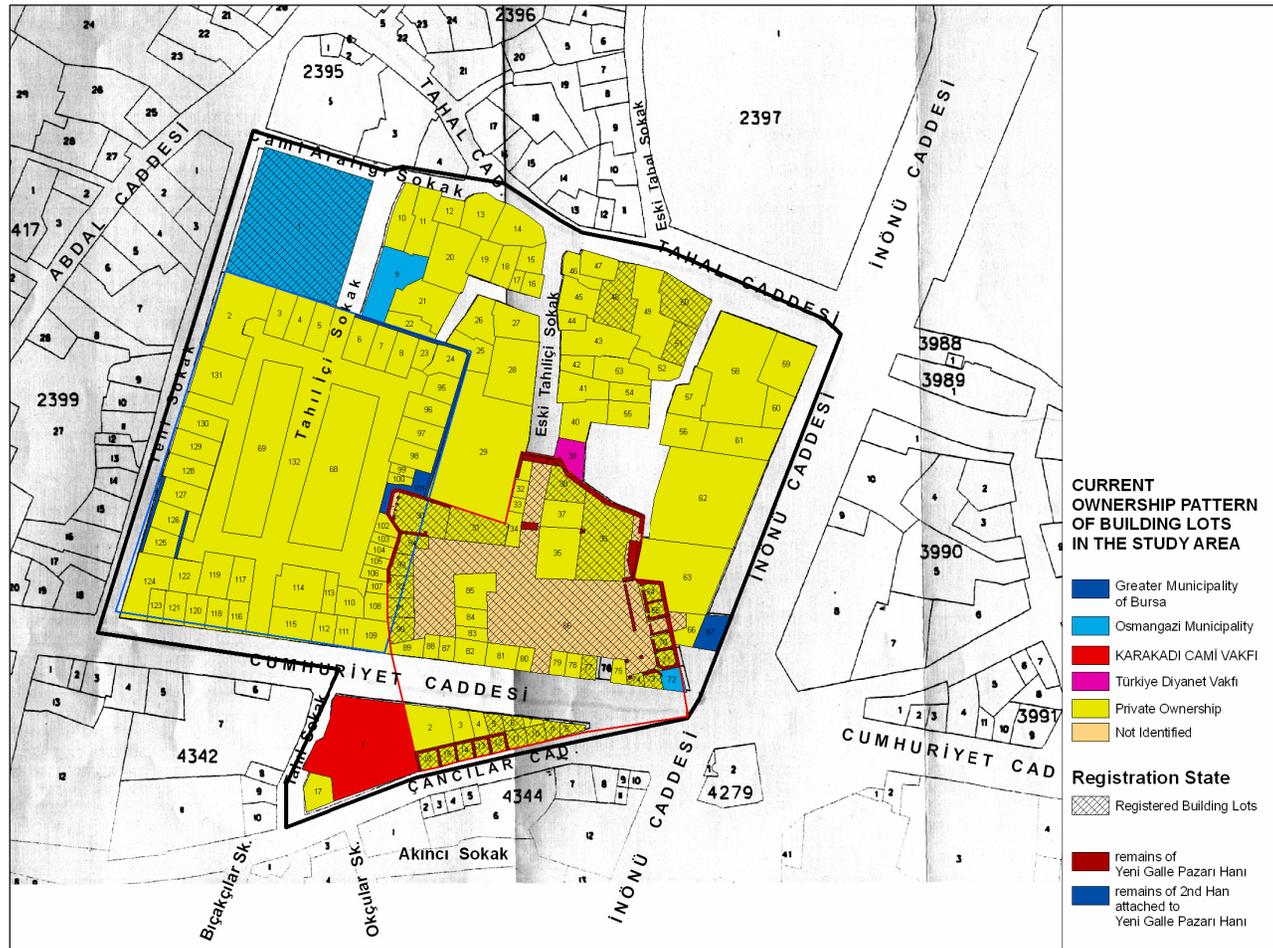


Figure 2. 25 : Current Ownership Pattern of Building Lots within the Study Area

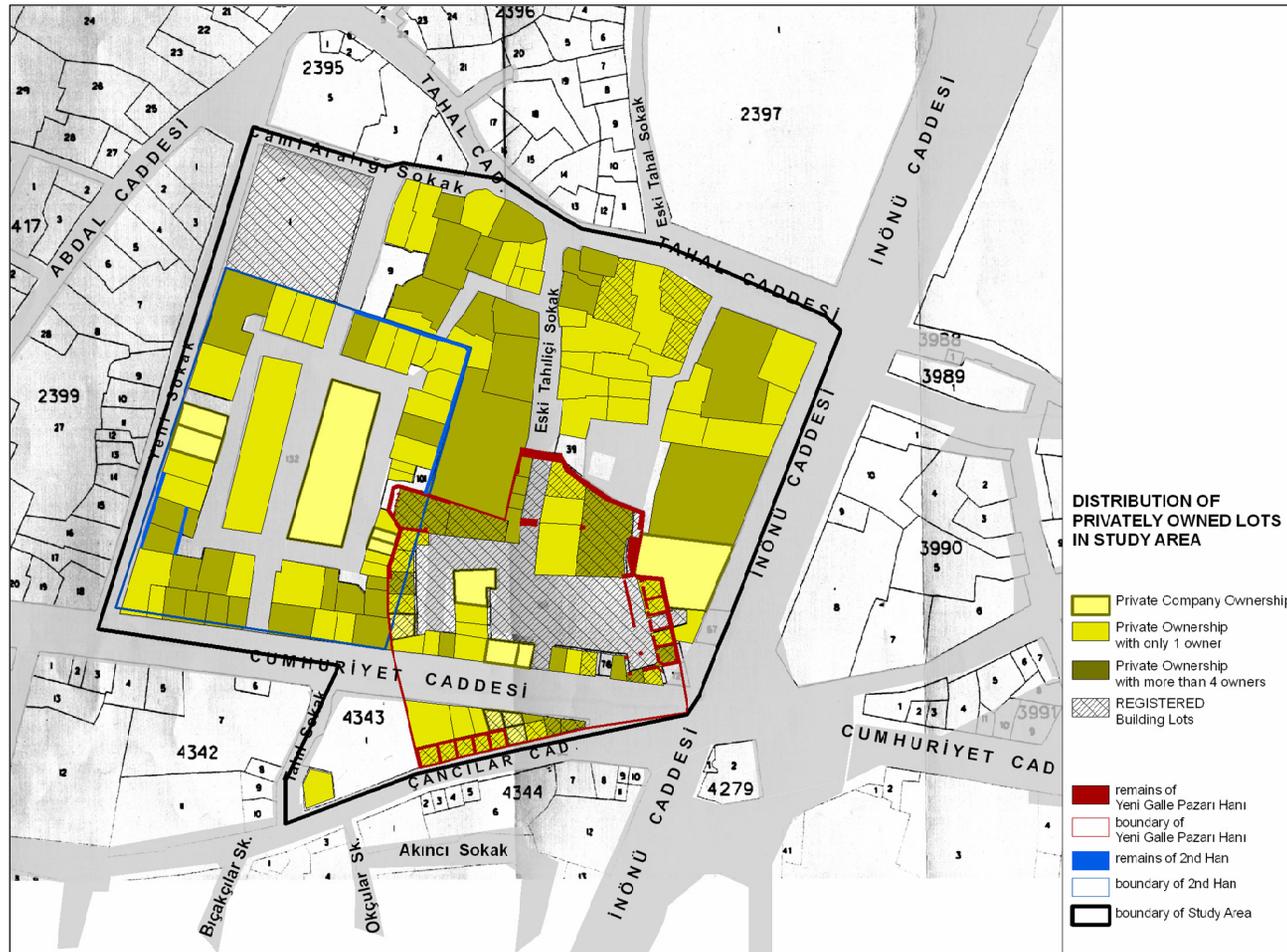


Figure 2. 26 : Distribution of Privately Owned Lots in Study Area

2.2.4 CURRENT USES OF OPEN AREAS WITHIN THE STUDY AREA

The open areas used in study area are analyzed in terms of their public and private uses. The Public Open Areas are used as 'streets' and 'service roads'. In addition, private open areas especially the courtyards of the two hans are used as 'car parks'. In addition, the private open areas of dwellings are used as 'garden' / 'courtyard' in harmony with the traditional character of the dwellings. On the other hand, there are still not used, neglected, private open areas called as 'empty lot', in the north-east part of the study area (Figure 2.27).

2.2.5 NUMBER OF STOREY OF BUILDINGS WITHIN THE STUDY AREA

While one or two storeyed buildings are most common in the study area, three storeyed buildings are generally located along Cumhuriyet Street (Figure 2.28). However, they are perceived as two storeyed buildings in view of the street because of topographic slope and most of them do not disturb the silhouette. On the other hand, there exist much higher buildings with more than four storeys along İnönü Street at east and they have diffused to the inner courtyard.

In addition, there are huge masses located at various separate parts of the study area, such as

- two buildings attached to each other at west,
- a few buildings in harmonious height located within the boundary of the anonymous Han attached to Yeni Galle Pazarı Hanı,
- a multi-storeyed building attached to the wall of Yeni Galle Pazarı Hanı and large multi-storeyed buildings located on the other building block at south part of the study area.

In conclusion, the heights of the buildings are increased while coming to Cumhuriyet Street and İnönü Street.

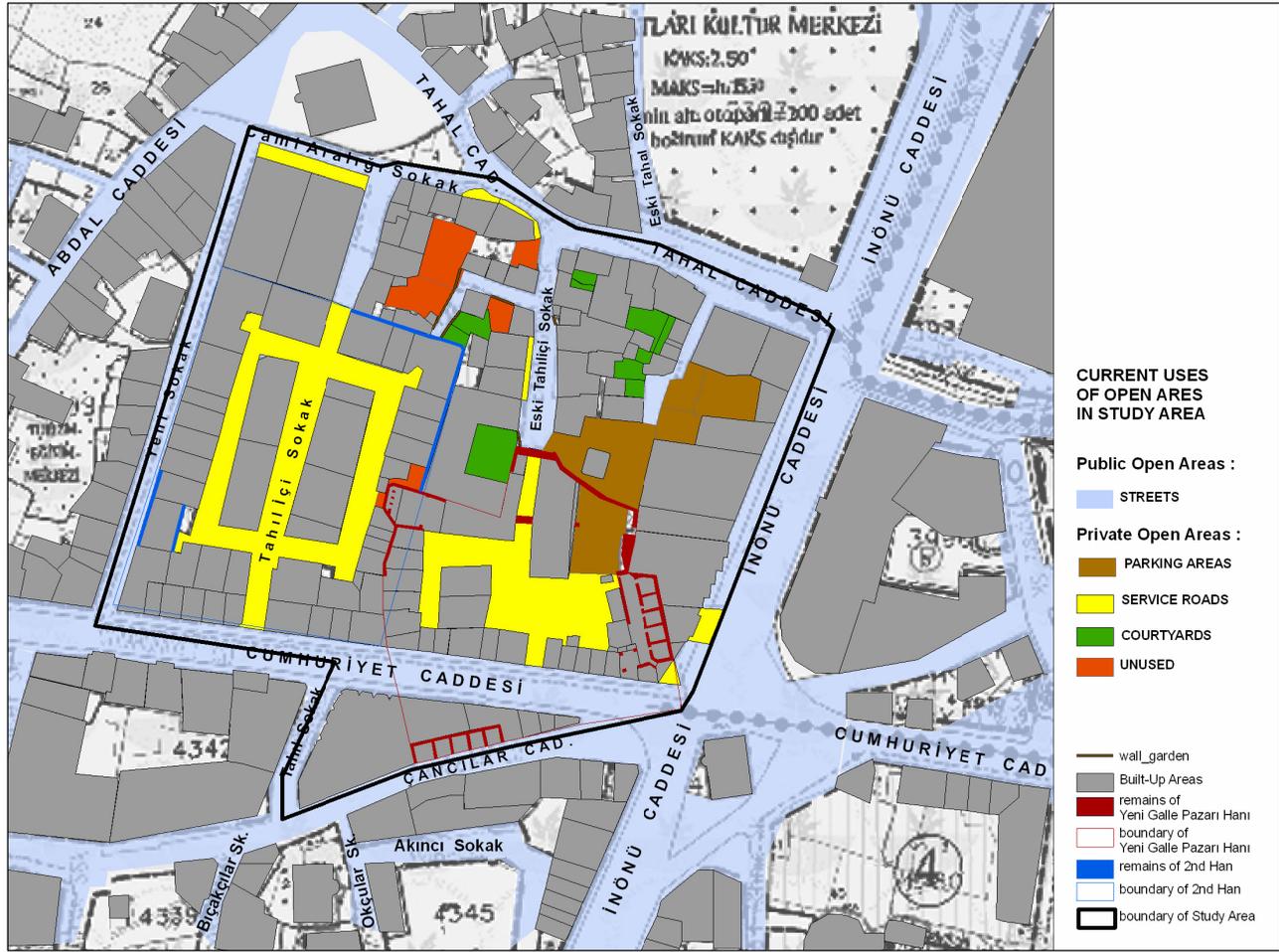


Figure 2. 27 : Current Uses of Open Areas within Study Area

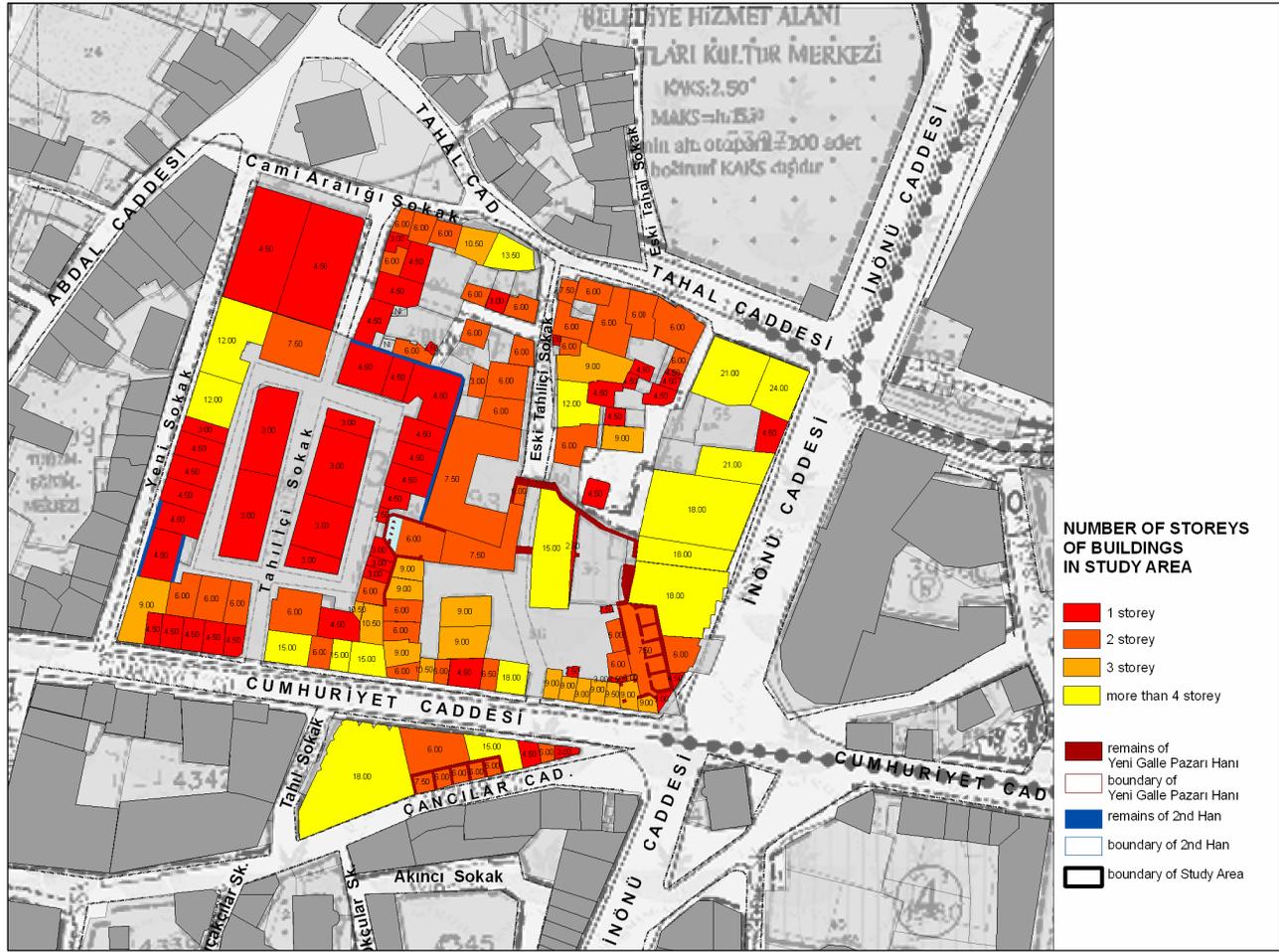


Figure 2. 28 : Number of Storeys of Buildings in Study Area

2.2.6 TYPICAL STREET SECTIONS WITHIN THE STUDY AREA

In order to read the typical characteristics of both the courtyards and streets in and around the study area, the relationship between traditional and new buildings surrounding them are revealed by taking sections within study area.

According to the courtyard sections (Figure 2.29), it is observed that the first courtyard is much more densely built than the second one. In addition, the heights of new buildings are inharmonious with traditional dimensions. Thus, it is hard to read traditional texture inside the first courtyard whereas the second courtyard is still perceivable.

On the other hand, according to the street sections (Figure 2.30), new and high buildings are observed along two main streets, Cumhuriyet and İnönü Streets, by breaking the continuity of traditional texture in study area. Service roads being perpendicular to main streets are narrow and are again densely surrounded by incompatible new buildings. Otherwise, traditional dimensions can be still displayed at the north part of study area.

2.2.7 TRANSFORMATIONS AND ALTERATIONS IN THE STUDY AREA

2.2.7.1 Transformation in the Physical Structure of the Study Area after ‘Tanzimat Movements’

The transformation in the physical structure of the study area is described by comparing the states in site scale according to the changes appeared ‘before’ and ‘after’ the interventions as a result of ‘Tanzimat Movements’ (1839) and ‘Cadastral Maps’ (1933-2001) concerning the study area. At first, the effects of ‘Tanzimat Movements’ to the physical change of the study area are revealed with the help of old maps of Bursa, which were prepared since 1862 until the Republican Period.

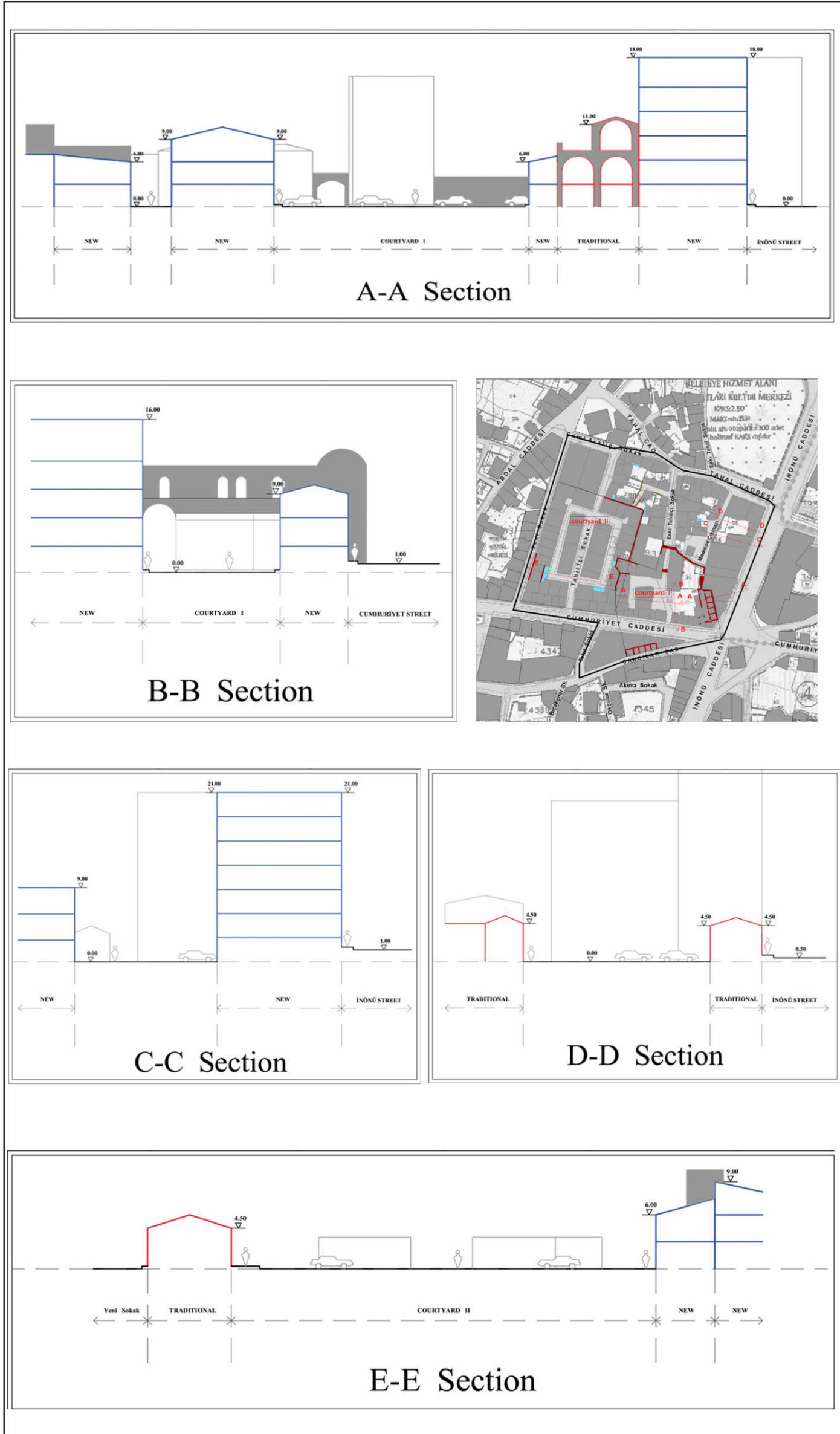


Figure 2. 29 : Typical Courtyard Sections within tStudy Area

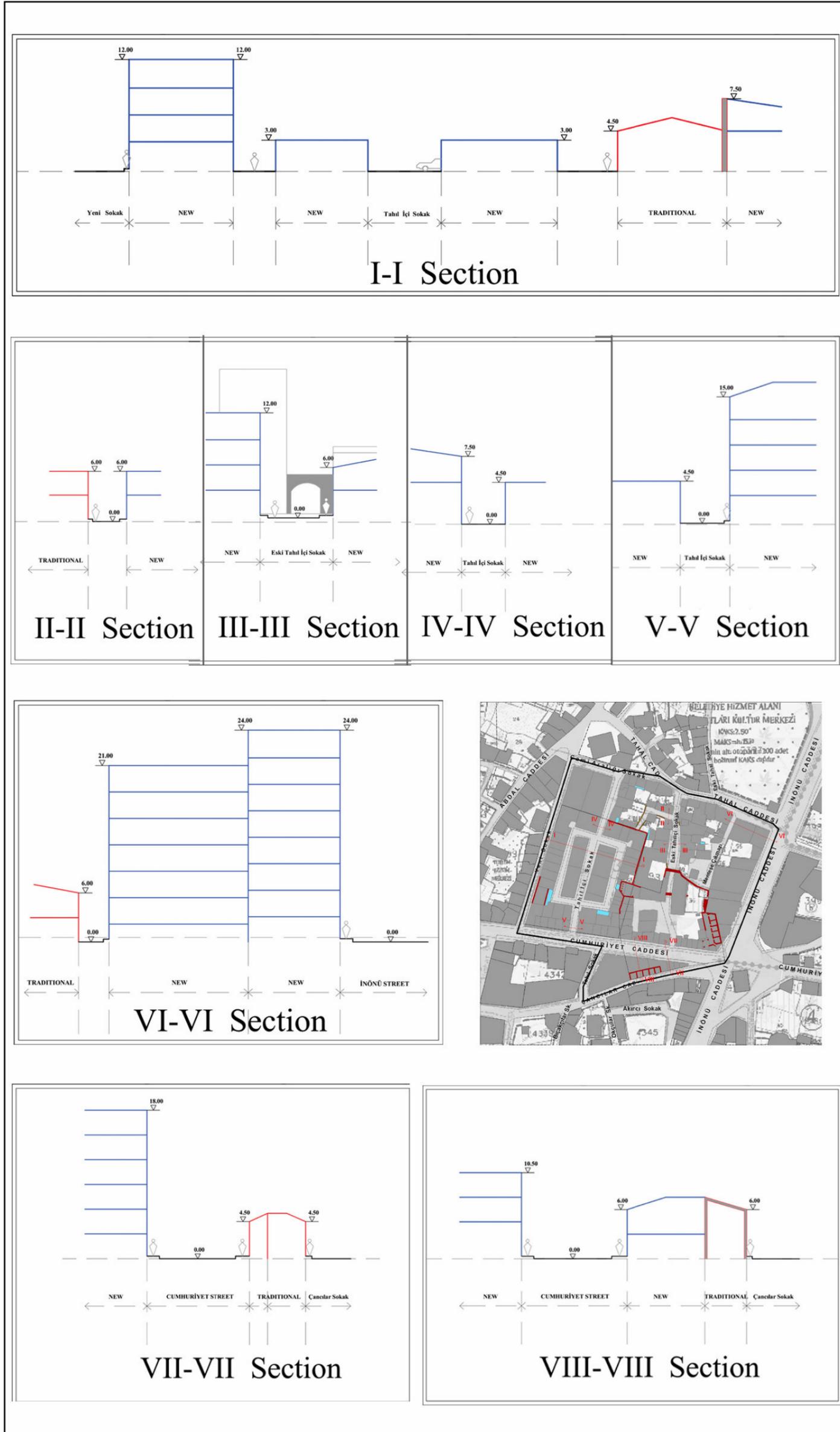


Figure 2. 30 : Typical Street Sections within Study Area

Secondly, the spatial changes on the building lots and buildings within the study area are described according to the results achieved by the comparison of two ‘Cadastral Maps’ of Bursa, which were prepared in between 1933-34 and 1999-2001, concerning the study area.

As mentioned in the historical background of Hanlar District between the beginning of the 20th century and the Republican Period, the modernism principles by ‘Tanzimat Movements’ (1839) have started to be put into practice since at the end of 1860s. A detailed map of Bursa was prepared by Suphi Bey in between 1862 and 1866 which is also the evidence to reveal the traditional fabric of Hanlar District until the application of ‘Tanzimat Movements’ in Bursa. Therefore, it is preferred to present the state of the study area ‘before’ the transformations by ‘Tanzimat Movements’ (Figure 2.31). According to Suphi Bey Map of Bursa, the whole mass of Yeni Galle Pazarı Hanı can be read together with small dwellings which form the characteristic of the residential area. This residential area at the north of the study area still exists within the boundary of its traditional fabric. On the other hand, the main two streets (Cumhuriyet and İnönü Streets) passing through the study area and ‘the anonymous Han’ attached to Yeni Galle Pazarı Hanı were not drawn on the map.

Just after the preparation of this map, large scaled destructions on the physical character of the historic Han buildings were appeared as a result of interventions; like straight wide streets and new buildings. Especially, the east-end section of the Commercial Center was seriously affected by the transformation in the physical structure of the area in which Yeni Galle Pazarı Hanı is located. When the maps of Bursa dated to 1862 and 1881 are compared, the first transformation in traditional fabric of the study area is clearly observed (Figure 2.32). With reference to this comparison map; İnönü Street, which is one of the major transportation axes within the H.C.C. in Bursa, has already been opened by the demand of Ahmet Vefik Paşa whereas cutting the east part of Yeni Galle Pazarı Hanı directly. In addition, there are a few buildings constructed in the study area which do not exist at present day.

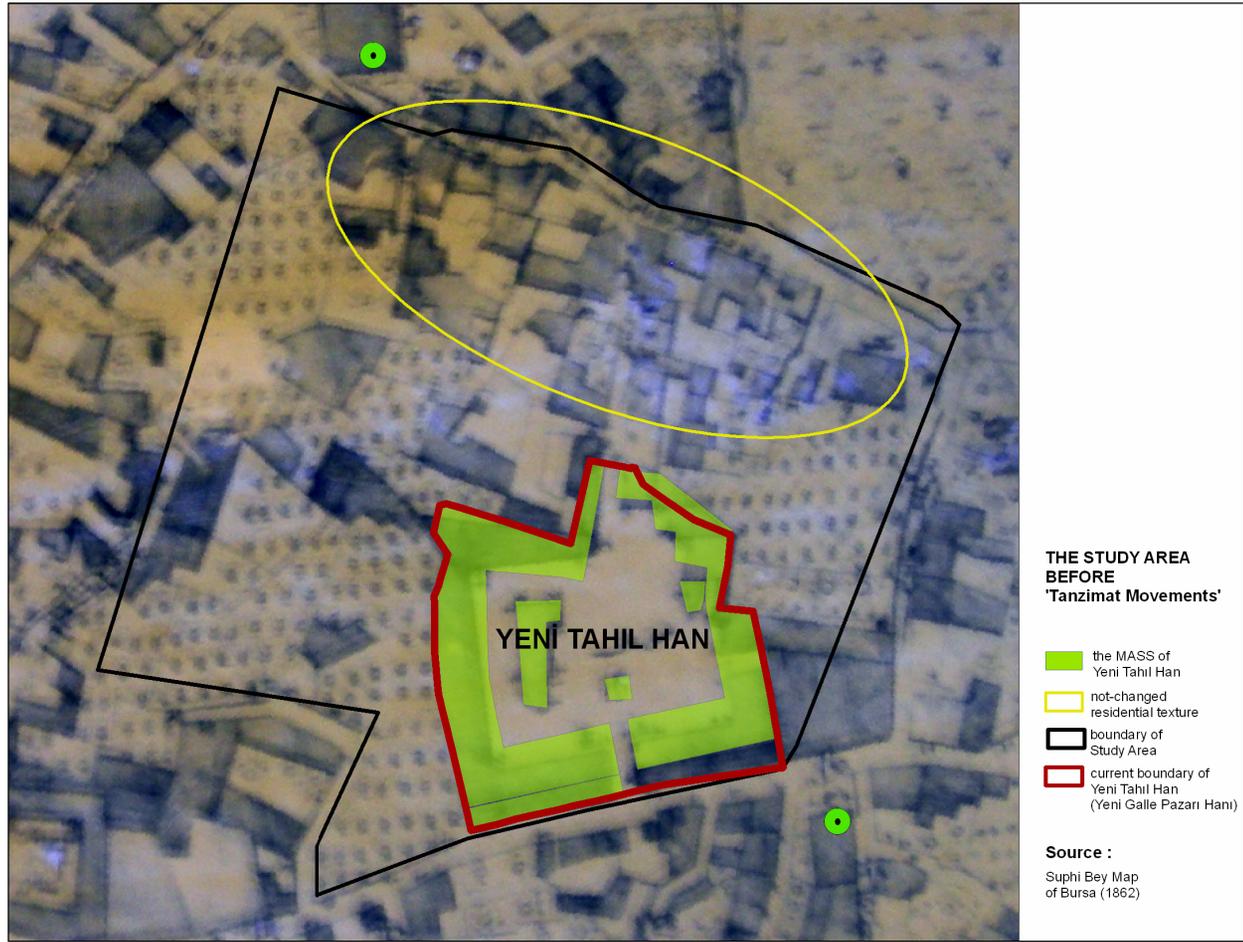


Figure 2. 31 : The Study Area before 'Tanzimat Movements'



Figure 2. 32 : Spatial Changes in Study Area (1862-1881)

The modernist interventions in the physical character of the Commercial Center have continued with new constructed monuments and newly opened streets until Republican Period. In order to see the transformation within the study area in the beginning of the 20th century, the maps of Bursa dated to 1881 and 1922 are compared (Figure 2.33). As being the second major street for the commerce transportation, Cumhuriyet Street was opened (1903-1907) during the reign of Mümtaz Paşa, while cutting not only Yeni Galle Pazarı Hanı but also the studied area into two directly. Some of the traditional buildings located on the way of Cumhuriyet Street were also demolished unconsciously. In addition, the boundary of a new Han building attached to Yeni Galle Pazarı Hanı was constructed along this new street and drawn on the map of Bursa dated to 1922. Hence, the opening of Cumhuriyet Street caused the study area to loose its historic integrity since the early period of the 20th century, just before the Republican Period in Bursa.

2.2.7.2 Transformations and Alterations during Republican Period

There is not any administrative document concerning the Cadastral and Ownerhip Patterns of Bursa before 1933. The first data was gathered from the Cadastral Map dated to 1933-1934 and compared with the second and also the final Cadastral Map dated to 1999-2001.

As a result this comparison, the boundary changes of both building lots and the buildings are observed in order to show primarily the transformation of the Cadastral Pattern within the study area.

Meantime, the ownership changes are determined according to the informations ‘*Tahrir Defterleri*’ which have been gathered in ‘*Tapu Kadastro İl Müdürlüğü*’ since 1933. Consequently, the differentiation between the old and the new owners of the building lots within the study area is brought up in order to see the effects of the Cadastral Maps in transformation of the study area since 1933.

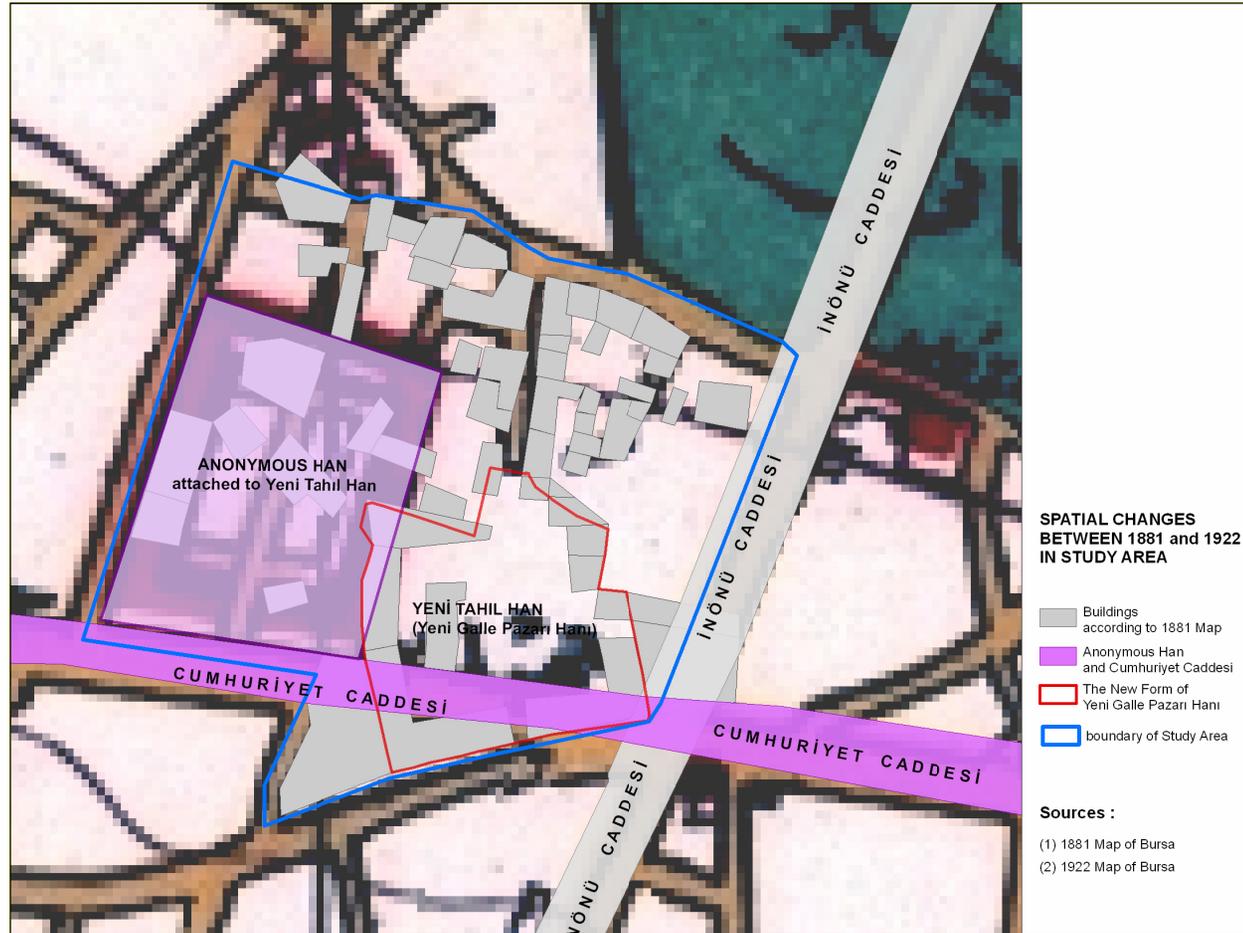


Figure 2. 33 : Spatial Changes in Study Area (1881-1922)

The boundary of building lots is compared on these two Cadastral Maps in order to identify the changes on building lots. (Figure 2.34) It is observed that most of the building lots within the boundary of Yeni Galle Pazarı Hanı, which are also the registered ones, have not changed since 1933 whereas the building lot including ‘the anonymous Han’ was divided into many small building lots, which feed the new-incompatible constructions within the south part of the study area. In similar, the Divisions (*ifraz*) and the Unifications (*tevhid*) are mostly seen along İnönü Street at east. In addition, there are five building lots partially transformed to İnönü Street after the Division. However, the residential area located at north and the small building block located at south have contained ‘not changed’ boundary of building lots since 1933. As a result, the most of the changes on building lots is observed along two main axis, İnönü Street and Cumhuriyet Street, together with tight service roads

Before explaining the boundary change of buildings within study area according to these two Cadastral Maps, it is better to give a brief explanation concerning the changes according to the maps of Bursa prepared between 1862 and 1933 (Figure 2.35) .It is clearly observed that the boundaries of the spaces of Yeni Galle Pazarı Hanı, located along the north of Cumhuriyet Street, together with the traditional dwellings, located at the north part of the study area, did not changed until 1933. On the other hand, many buildings distributed to the whole area did not exist in the Cadastral Map (1933-1934) which shows the destructions within the study area. To illustrate, almost half part of Yeni Galle Pazarı Hanı was demolished since the beginning of the 20th century by the opening of Cumhuriyet Street.

In addition, new constructions were applied in the study area. First of all, a new anonymous Han was built just attached to Yeni Galle Pazarı Hanı in between 1881 and 1922, and then new buildings were added along both Cumhuriyet Street and İnönü Street. By the way, the traditional texture of Yeni Galle Pazarı Hanı starts not to be read whereas the residential area at the northern and the boundary of ‘the anonymous Han’ can be clearly seen until 1933.

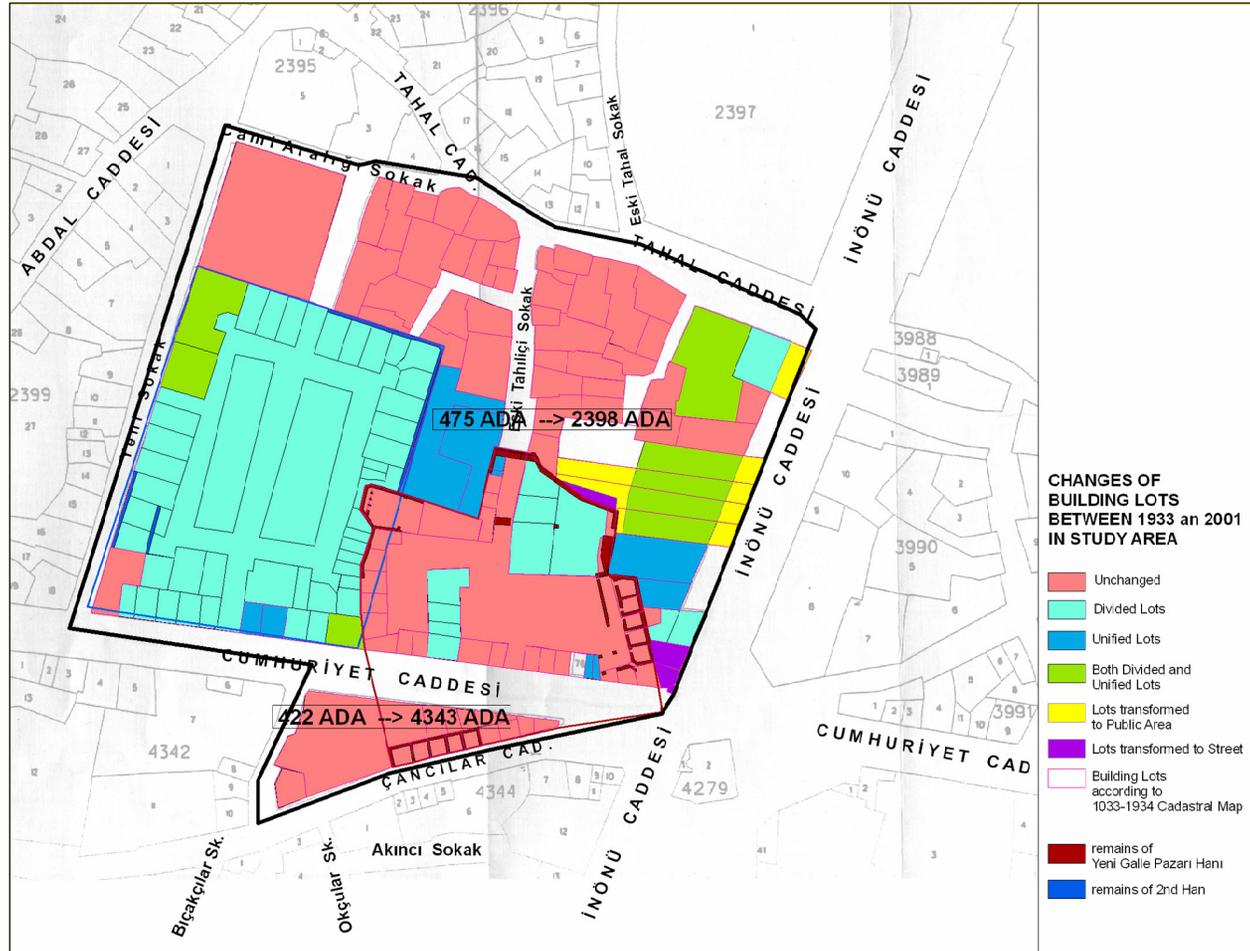


Figure 2. 34 : The Changes of Building Lots in Study Area (1933-2001)

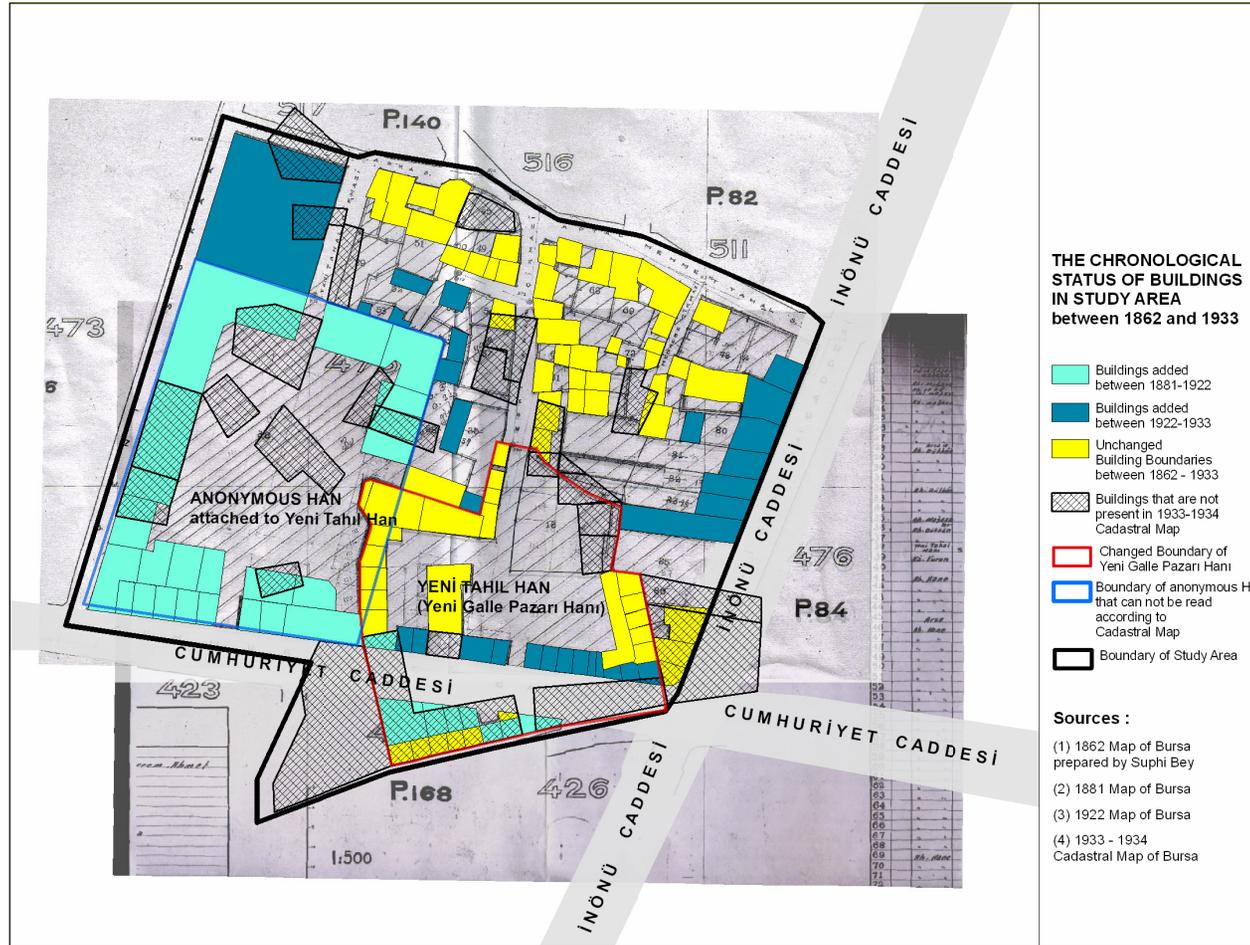


Figure 2. 35 : The Chronological Status of Buildings in Study Area (1862-1933)

When we compare the two Cadastral Maps of Bursa (1933-1934 and 1999-2001), it is observed that most of the buildings within the boundary of ‘the anonymous have not changed their boundaries since 1933 whereas two groups of new buildings were added inside the courtyard and small workshop buildings were attached to the walls of Yeni Galle Pazarı Hanı until 1938. (Figure 2.36) Meanwhile, Yeni Galle Pazarı Hanı contains both changed and added buildings beside not changed ones. Especially at the north part of Yeni Galle Pazarı Hanı, there have been additions in the courtyard of the Han and alterations on the boundaries of the buildings. In addition, the boundaries of the buildings along İnönü Street changed together with the buildings added to the empty lots in between 1938 and 2001. Hence, there are also not existing buildings of which the building lots are filled with new multi-storeyed buildings at the east part of the study area. On the other hand, the traditional texture of the residential area is not perceived clearly because of new buildings constructed with service additions and changes on the boundaries of buildings until present day.

2.2.7.3 Ownership Changes of the Building Lots within the Boundaries of the two Historic Hans

Because of the presentation of the ownerships only within the boundaries of two Historic Hans, as a result of comparison between the first and the current ownerships of these lots, five types of changing in ownerships are revealed. (Figure 2.37) Only two building lots did not change their ownerships one of which is in ownership of ‘*Karakadı Vakfi*’. On the other hand, the ownerships on the building lots, that owned by ‘*Cedid Ali Paşa Vakfi*’ within the boundary of Yeni Galle Pazarı Hanı, changed to private ownerships. In addition, the ownership of the building lots within the boundary of ‘the anonymous Han’ is completely changed from the Municipality to the Private Ownership. In conclusion, the current ownership of the most of the building lots within the study area has become the Private Ownership by the preparation of the Cadastral Map of Bursa dated to 2001.

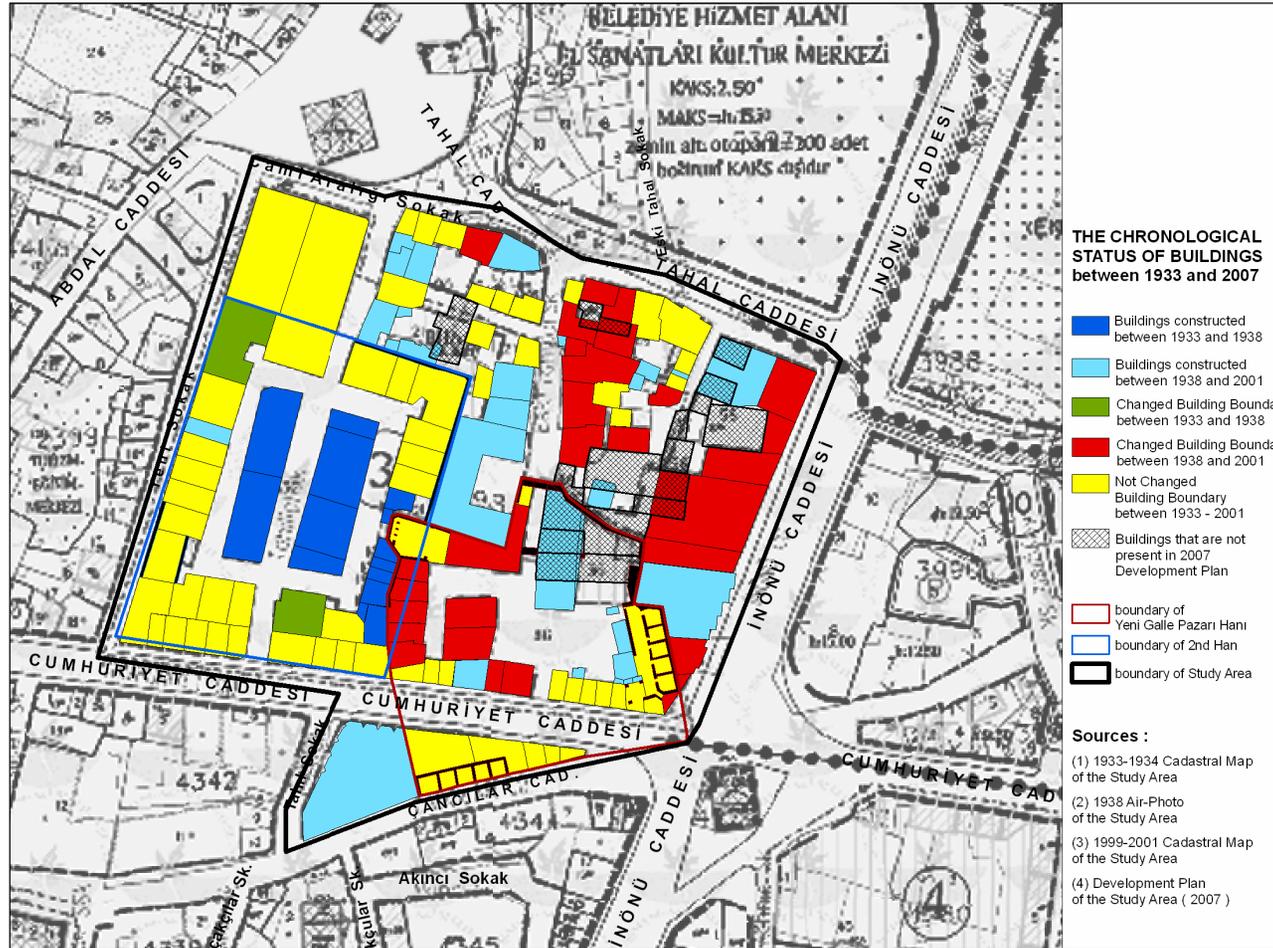


Figure 2. 36 : The Chronological Status of Buildings (1933-2007)

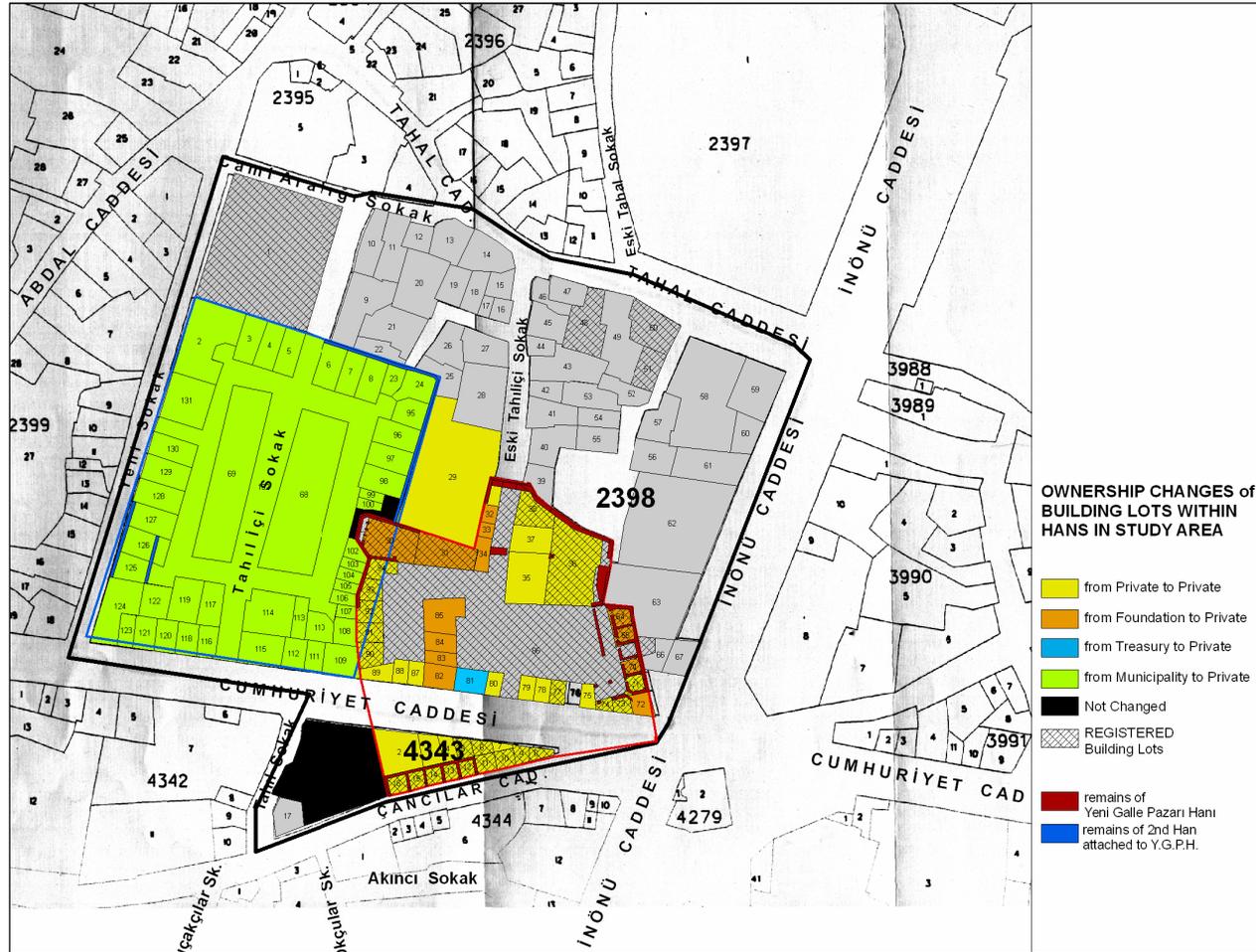


Figure 2. 37 : Ownership Changes of Building Lots within Hans in Study Area

2.2.8 CONSTRUCTION DATES OF BUILDINGS IN THE STUDY AREA

The results gathered by the comparison of visual documents, such as old maps (1862-1922), aerial photos (1938, 2007), and cadastral maps (1933-2001), are used to determine the construction dates of the buildings in order to reveal the constructional changes within the study area. The information about the construction techniques of the buildings, which is gathered during the survey study, is also superimposed with these results in order to stabilize the discovery (Figure 2.38).

Consequently, the east half of the study area is mostly full of new buildings, which were constructed between 1938 and 2001, except the south-east corner of Yeni Galle Pazarı Hanı. The remains of the Han observed in 1862 map of Bursa and the buildings constructed in between 1922 and 1933 next to the Han still exist within the Study Area. On the other hand, a few of the buildings, located within the boundary of ‘the anonymous Han’, are dated to the beginning of the 20th century, whereas most of them were constructed in between 1933 and 1938. In addition, the current traditional dwellings, located at the north part of the study area, were most probably constructed in between 1922 and 1933.

2.2.9 FUNCTIONS OF BUILDINGS IN THE STUDY AREA IN DETAIL

The current functions of buildings are presented in order to define whether the buildings within study area are used or not and how they are used at present (Figure 2.39). It is primarily observed that most of the buildings within study area are currently in use while there are only 11 empty buildings which were most probably in residential use. Commercial buildings are located along two main streets and directly in relation with transportation. Since the area is densely composed of commercial activities, commercial buildings are determined in detail by three different uses, as shops, commercial office buildings, depots, and workshops.

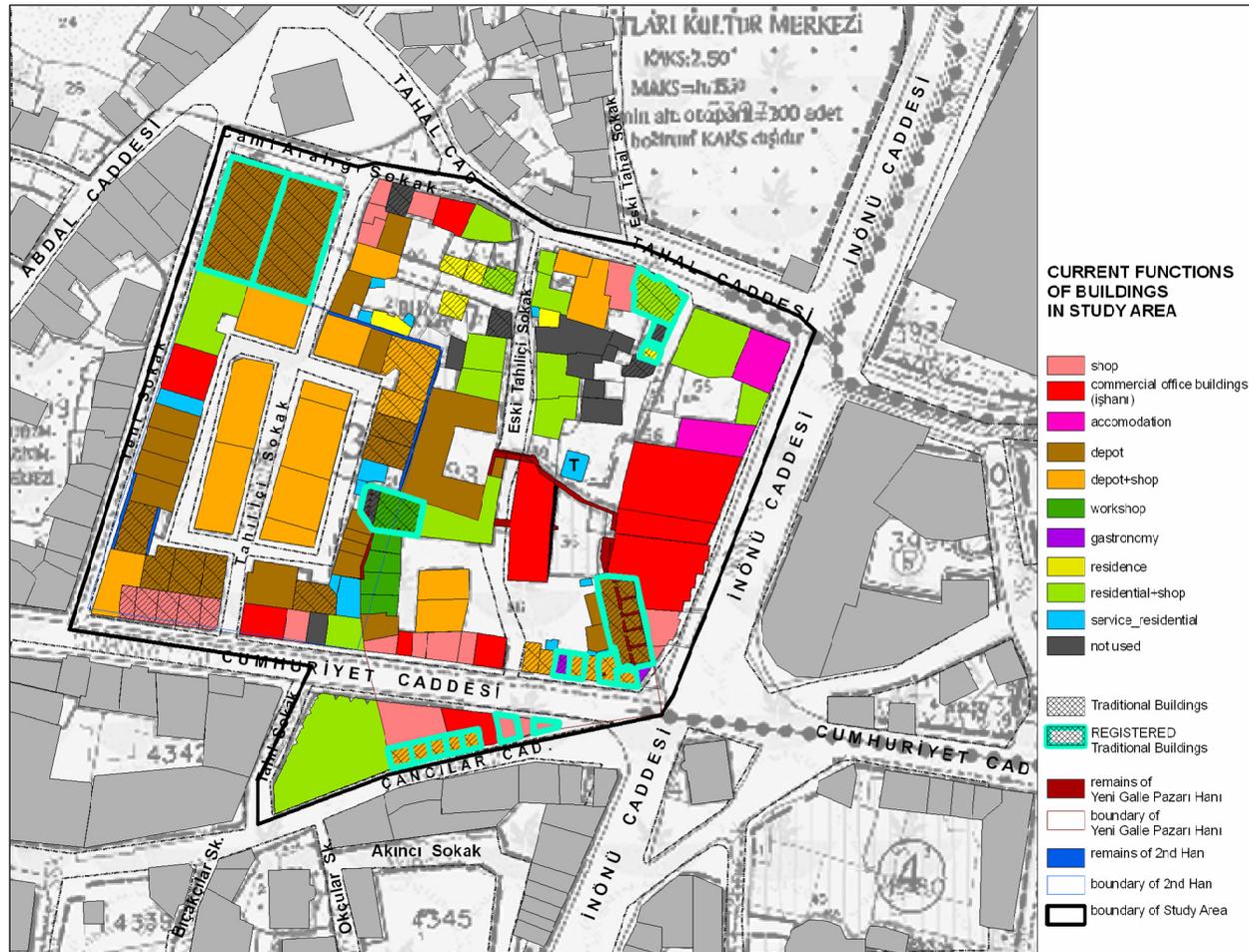


Figure 2. 39 : Current Functions of Buildings in Study Area

Many of the shops are also used as depots, especially in the spaces of traditional two Hans within study area. On the other hand, residential buildings are active at the north-inside part of study area. There are also many small buildings used as service places within the garden of the residences. In addition, the buildings in both residential and commercial functions are distributed among whole study area without any order. The buildings used for accommodation are good example to that type of buildings which are especially seen at the intersection of İnönü Street and Tahal Street at north. As a result, it is also necessary to show the registered traditional buildings within study area in order to define their commercial function varied as depots, shops, and workshops at present.

2.2.10 CONSTRUCTION TECHNIQUES AND THE CONDITION OF BUILDINGS IN THE STUDY AREA

With reference to the visual observations done during the survey, four main construction techniques named as ‘masonry’, ‘timber frame’, ‘reinforced concrete’, and ‘masonry stabilized with reinforced concrete’ can be defined within the study area (Figure 2.40). There are also buildings constructed in combined techniques. While the construction technique of some buildings can not be examined properly, they are described as ‘not identified’.

It is primarily observed that the most common construction technique in whole study area is ‘reinforced concrete’. Approximately %80 of the buildings are constructed in reinforced concrete. On the other hand, there are still buildings surviving their traditional construction techniques, such as ‘masonry’ and ‘timber frame’, especially within boundaries of Yeni Galle Pazarı Hanı and ‘the anonymous Han’ attached to it. However, approximately %90 of them is plastered with cement or stabilized with reinforced concrete and cement mortar which are not suitable for continuity of their traditional structure.

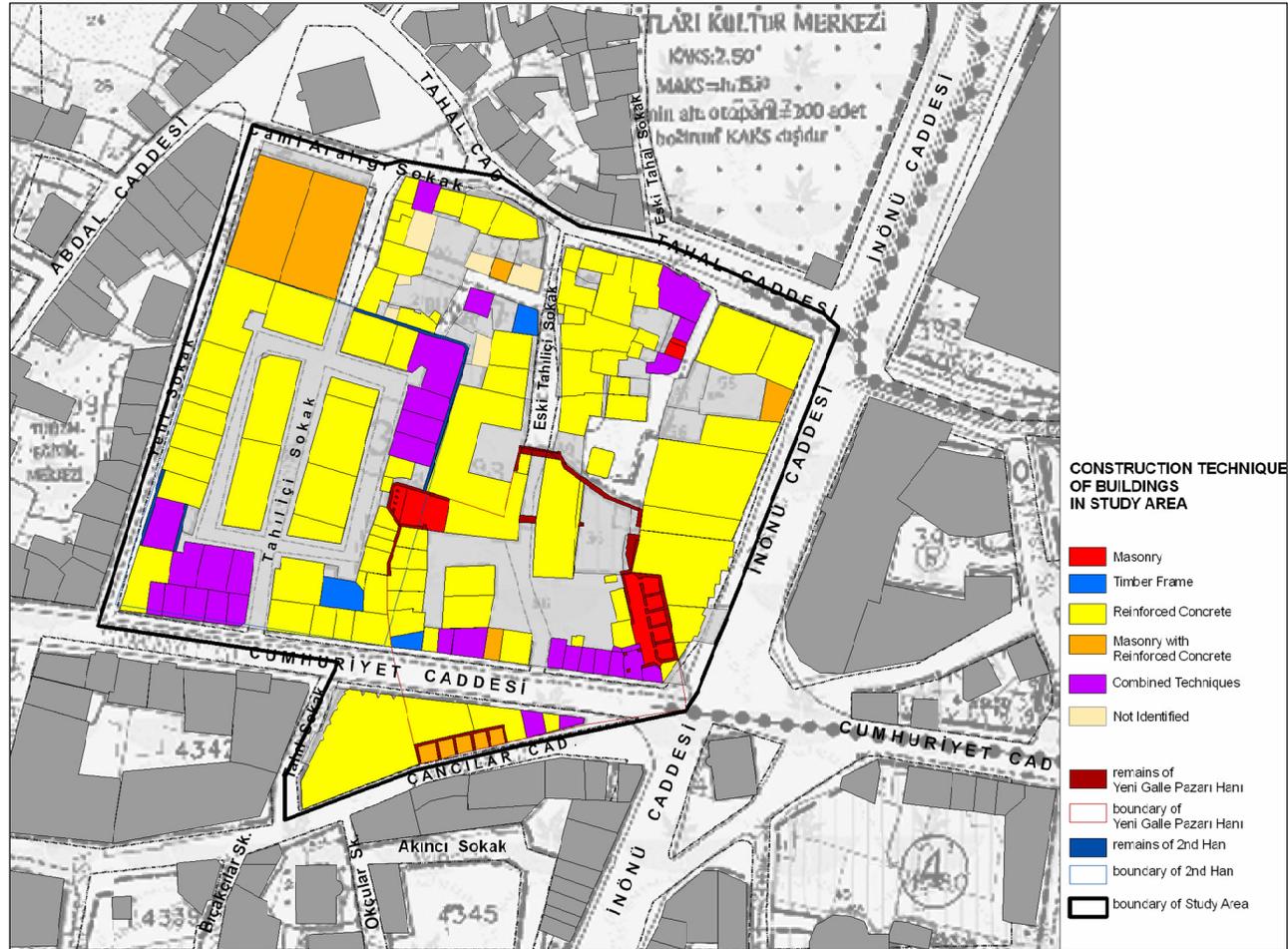


Figure 2. 40 : Construction Techniques of Buildings in Study Area

It is important to define what the overall condition of buildings within study area. In this respect, current conditions of the buildings are classified as both in ‘good’ and ‘bad’ conditions. The bad condition is also detailed as ‘slight surface deterioration’, ‘material deterioration’, and ‘structural deterioration’ according to the condition of structural systems of buildings (Figure 2.41).

It can be easily seen that buildings are mostly in good condition. Some of the buildings are destroyed slightly as a result of interventions on surfaces. On the other hand, material deteriorations are observed just in four buildings located inside Han boundaries. In addition, the main mass of Yeni Galle Pazarı Han and a dwelling at the back are severely damaged in structural system at present.

However, it is important to define the traditional and registered traditional buildings within the study area in order to observe the condition of them at present and to describe the solutions for their continuity in the following chapter. It also reveals that most of the buildings in good condition are constructed in reinforced concrete.

2.3 CHARACTERISTIC OF *YENİ GALLE PAZARI HANI*

2.3.1 GENERAL DESCRIPTION OF *YENİ GALLE PAZARI HANI*

The spatial characteristic of the remains and traditional spaces of ‘Yeni Galle Pazarı Hanı’ is described with the help of the measured drawings and the detailed visual analyses emphasized on the Han. Hence, it is essential to give the methodology in measuring the existing remains of the Han at first.

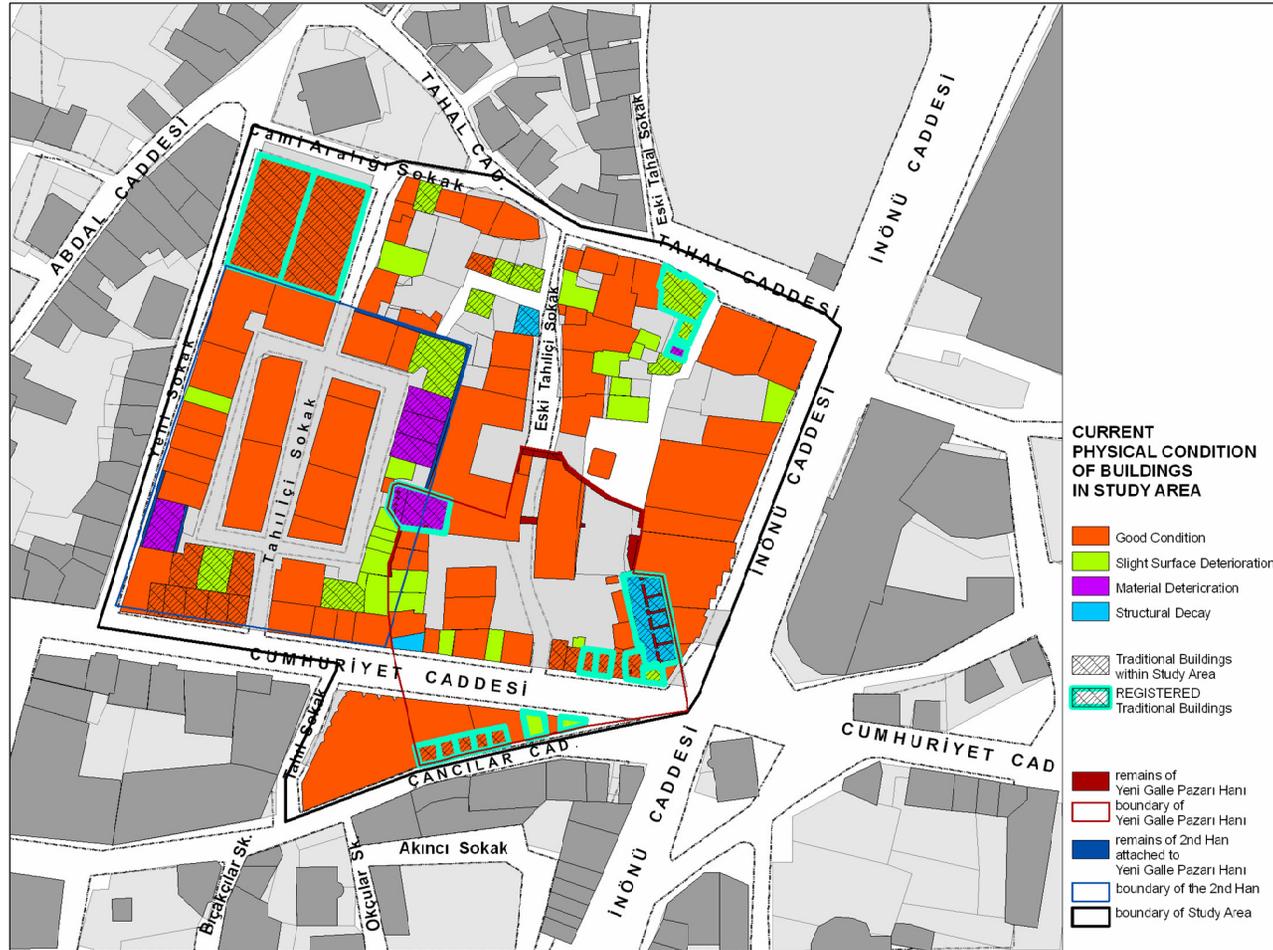


Figure 2. 41 : Current Physical Condition of Buildings in Study Area

The measured drawings of the remains of Yeni Galle Pazarı Hanı were prepared in 1/200 scale, as in plan, section, and façade, in order to reveal the recent condition of the remains within the study area. Because of the widespread disorganization between the remains of the Han within the study area, optical measurement was made in Total Station 3D. This documenting technique aids to expose the spatial location of Yeni Galle Pazarı Hanı by planning in site scale which becomes the base map to the other drawings. For example, the section drawings were prepared according to that base map in addition to their optical measurements. On the other hand, the façade photographs of the Han were rectified in MSR (single image photogrammetry) and then used for the façade drawings which are composed by drawing above them in AutoCad 2003. In addition, most of the horizontal and vertical measurements could not be taken exactly inside the spaces of Yeni Galle Pazarı Hanı because of the stored materials. Hence, it was possible to take the measurement of only one upper room of the Han as in reference to the others in similar technique.

Because of the widespread distribution of the existing spaces of Yeni Galle Pazarı Hanı within study area, the spatial description of the Han is given by classification into three parts. The parts, named as 'PART I', 'PART II', and 'PART III', are presented in keymaps, attached to each of the measured drawings of the Han.

The expression of measured drawings is tried to be explained by the differentiation in colour of the hatches and presented in legend on drawings. Accordingly, the adequate measurement is expressed in hatch with flat line in red colour whereas the inadequate one is expressed distinctly for each floor plan. Since the continuity of the remains is known but not able to be measured, the inadequate measurement is expressed in hatch with short interrupted line in black colour. On the other hand, not seen but measured parts in sections and facades of the Yeni Galle Pazarı Hanı are expressed with dotted line. In addition, it is essential to reveal the differentiation between section and elevation parts of the drawings by giving different thickness to the lines (such as 0,5 mm. for sections, 0,2 mm. for elevations).

As in general, the ground storey of an Ottoman Han Building in Bursa is in approximately 6.00 metres height while having potential to be used as in two storeys currently. However, the ground storey of the Han was divided vertically into two floors because of the interventions and alterations appeared inside the spaces of the Han as a result of refunctioning. Therefore, the measured drawings in plan schemes are named as ‘ground’, ‘first’, and ‘second’ which does not mean that Yeni Galle Pazarı Hanı is a three storeyed building. Finally, it is also required to give the roof plan of the spaces in relation with the surrounding buildings.

1. Ground Floor Plan.....(Figure 2.42)
2. First Floor Plan.....(Figure 2.43)
3. Second Floor Plan.....(Figure 2.44)
4. Roof Plan.....(Figure 2.45)
5. Façade I and Section A-A.....(Figure 2.46)
6. Façade II and Section B-B.....(Figure 2.47)
7. Façades along ‘Cumhuriyet Street’ and ‘İnönü Street’(Figure 2.48)

Yeni Galle Pazarı Hanı is known as a 16th century Ottoman Han which was partially destroyed at the beginning of the 20th century. But the walls of the Han still exist. The north wall still stands in its location while including the remains of the two gates of the Han in approximately 7.00 metres height (Facade II). In addition, there are remains, partially existing at the north-east corner of the Han, which also include the rest of five small cells or rooms on the ground. The rooms, in around 2.50-3.00 metres height, are not clearly read however their structure is displayed in the drawing of (Section A-A).



Figure 2. 42 : Ground Floor Plan of Yeni Galle Pazarı Hamı (2007)

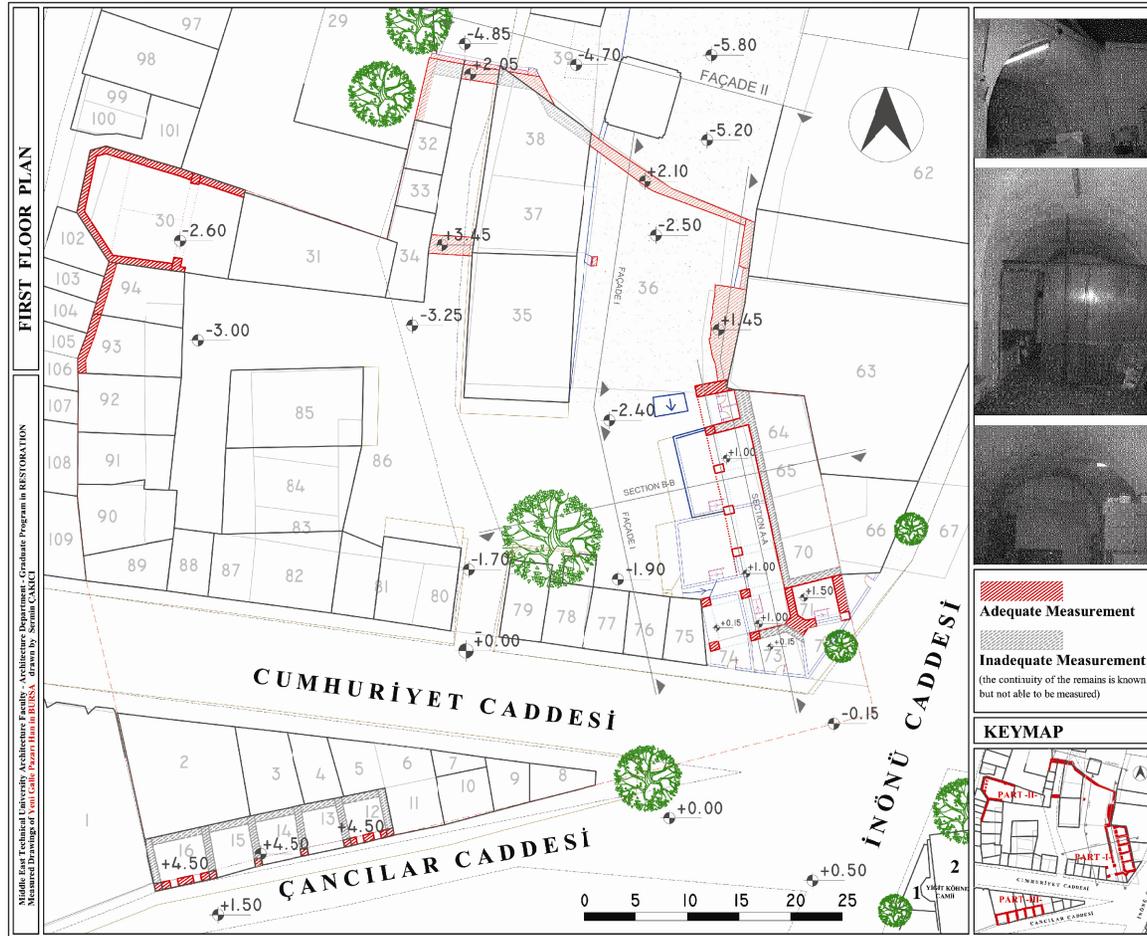


Figure 2. 43 : First Floor Plan of Yeni Galle Pazarı Hanı (2007)

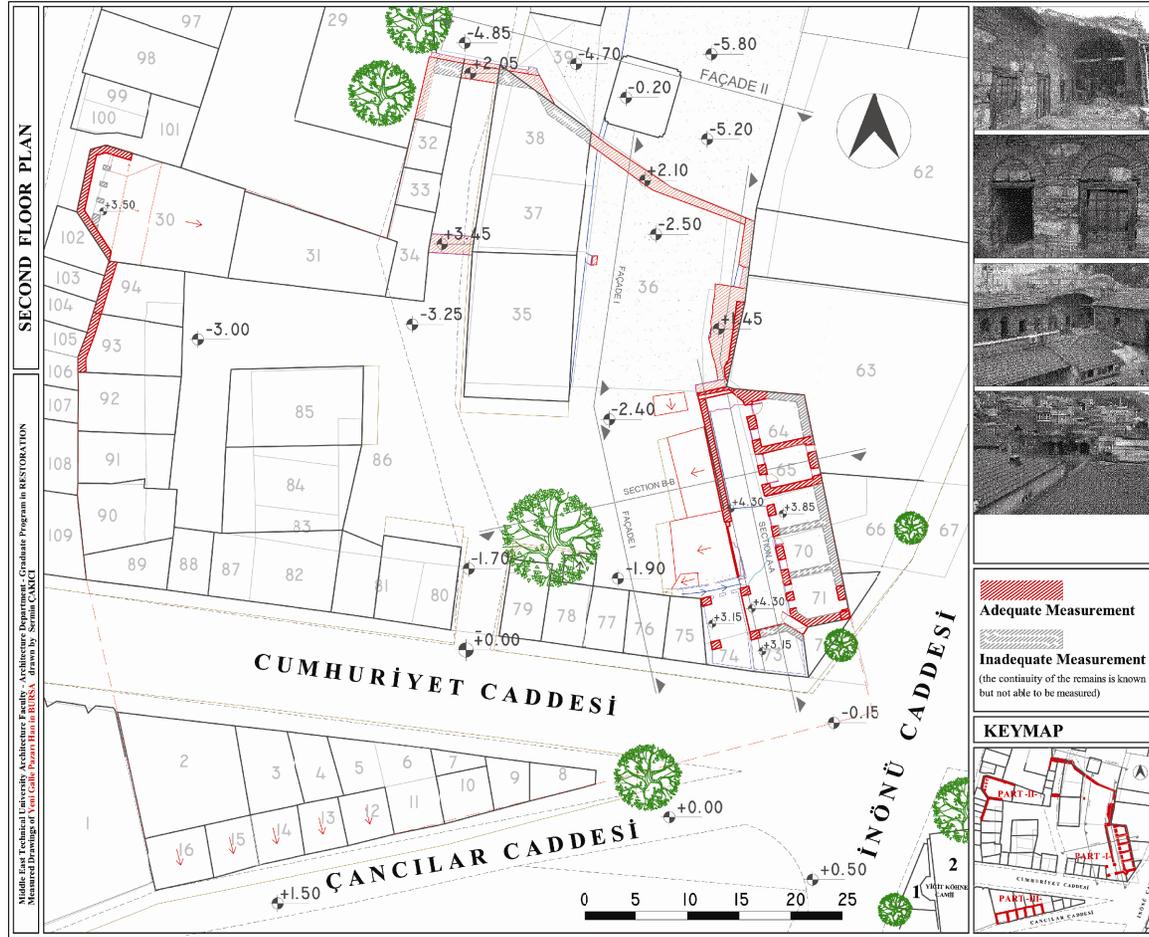


Figure 2. 44 : Second Floor Plan of Yeni Galle Pazarı Hanı (2007)

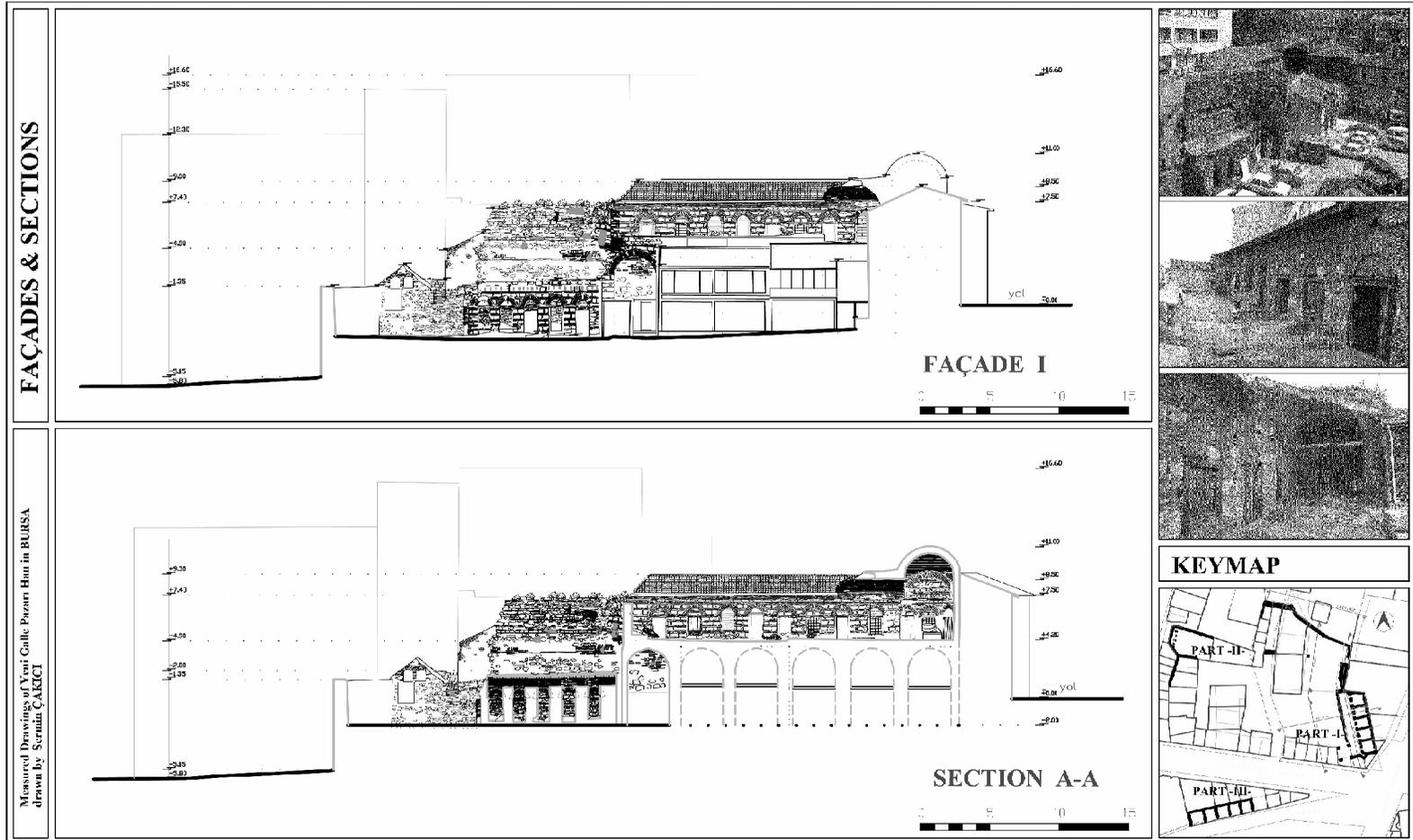


Figure 2. 46 : Façade and Section Drawings of Yeni Galle Pazarı Hamı (I)

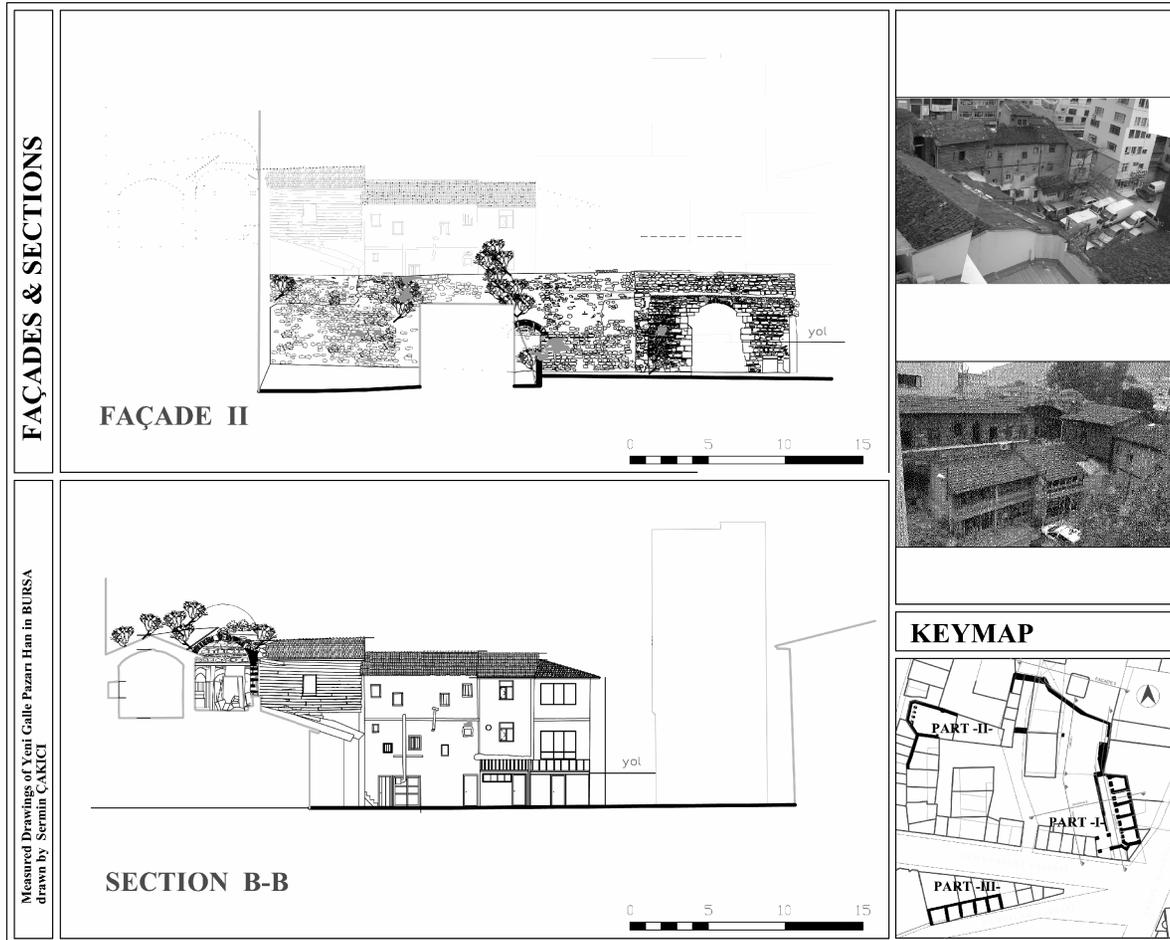


Figure 2. 47 : Façade and Section Drawings of Yeni Galle Pazarı Hamı (II)

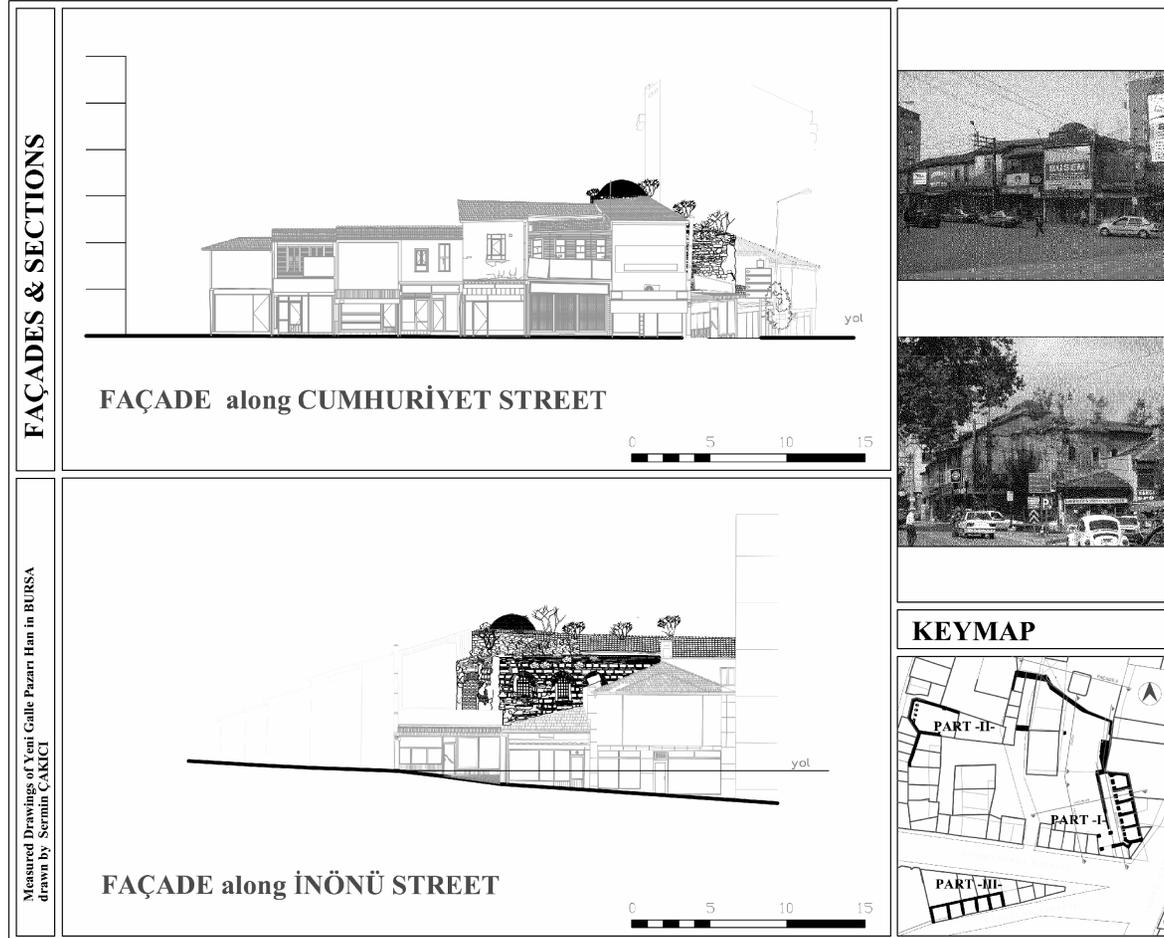


Figure 2. 48 : Façade and Section Drawings of Yeni Galle Pazarı Hanı (III)

Moreover, the traditional construction technique and materials of Yeni Galle Pazarı Hanı can be partially observed by the remains of the vaults, as attached to the back wall of these cells (Figure 2.49a). According to the continuity of the structure at the next side, they are most probably the parts of the covering above the colonnade / corridor around the courtyard. The heights and legible structure of these remains are also documented by the drawings of façades and sections.

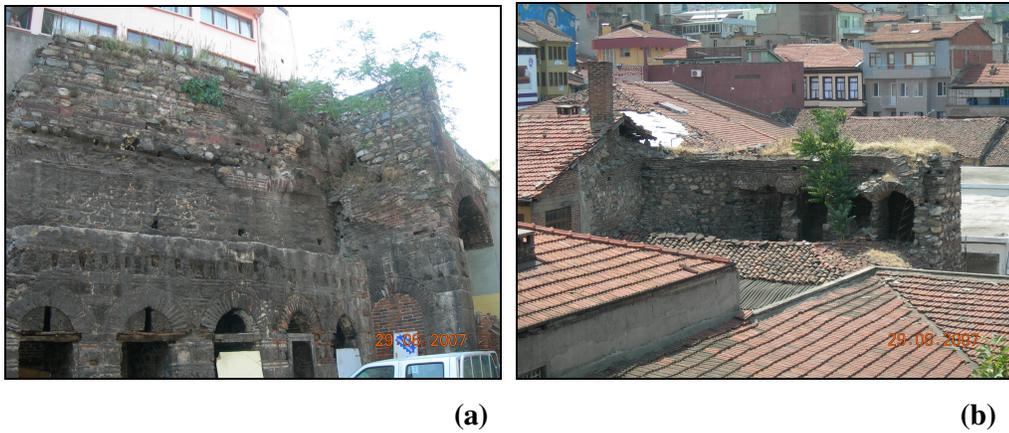


Figure 2. 49 : (a) the remains of the vaults at the back wall of Y.G.P.H. (b) small rooms on the upper storey of Y.G.P.H.

On the other hand, the existing traditional spaces of Yeni Galle Pazarı Hanı are distributed at separated three parts of the study area which means that the whole of the structure of the Han can not be read clearly at present. The two of these three parts are located at the north of Cumhuriyet Street while the third one is observed at the south of the Street. Therefore, the traditional spatial character of these separated parts is preferred to be described according to this classification together within the presentation of the measured drawings.

The first part, named as 'PART I', is located at the south-east corner of Yeni Galle Pazarı Hanı and accepted as the main part of the whole mass of the Han. There are eight units in both the ground and first floor of 'PART I' (Ground Floor Plan and First Floor Plan). Seven of them collaborate with the attached buildings in front of them, for new functions. The construction technique of these seven units can not be read clearly because of cement plaster on the surface except the eighth unit which is still displaying the traditional technique of the Han. According to this unit, the original construction technique of Yeni Galle Pazarı Hanı is masonry with both brick and stone. The ground storey of the Han is covered with vault in brick masonry and each unit is opened to the courtyard through arches between two columns. The unit is nearly a square shaped of about 3.50 x 3.00 metres and is totally in 5.70 metres height. The upper storey of 'PART I', which is presented in the measured drawing of Second Floor Plan, is composed of five small units, approximately in 4.50 metres height, together with a terrace just in front of them. It is easy to mention that the terrace is the semi-closed corridor / balcony of the Han which provides the connection between the units, known as rooms, and the central open area, known as the courtyard of the Han. However, the traditional covering above that corridor / balcony was hardly damaged and mostly collapsed. On the other hand, only the corner of the upper floor is still standing while exhibiting the structure of the covering in section (Section B-B). As observed in the measured drawings of sections and facades, the masonry in stone and brick continues from the ground to the upper storey while changing to only brick masonry in the construction of the covering. Meanwhile, the major covering element is the dome above both the rooms and the corridor in front of them. The dome structure also connects to the columns with arches. As a result, the general structure of the Han is fairly explained according to the clues depending on the structure of 'PART I'. In addition, there are seven traditional buildings attached to the mass of this first part since the opening of Cumhuriyet Street (1903). These buildings are presented just in façade and section schemes (FAÇADE along Cumhuriyet Street) and (SECTION B-B) because of the lack of the planning drawings of them.

The second part, called as 'PART II', contains a huge unit and a part of the wall of Yeni Galle Pazarı Hanı at west. The construction technique of that huge unit is similar to the ones in 'PART I' whereas not so regular in spatial characteristics of them. The trapezoid shaped plan of the unit ascends approximately to the 6.00 meter height. Although the whole of the unit was hardly damaged due to the interventions, the remains of four small cells / rooms on the upper storey still exist (Figure 2.49b).

However, it is hard to perceive these upper rooms from the ground because of new covering added to the huge unit within that second part of the Han. Hence, they can not be presented by measured drawings in façade or section schemes. On the other hand, the resemblance of the spatial characteristics between the first and second parts of Yeni Galle Pazarı Hanı is clearly observed, in general.

At the south of Cumhuriyet Street, cutting Yeni Galle Pazarı Hanı into two parts since the beginning of the 20th century, there are also five small units which form 'PART III' as the third part of the Han. These units are similar to the eight units located on the ground storey of 'PART I' while being square shaped of about 4.00 x 4.50 metres. On the other hand, they are different from the other units within the other two parts of the Han. Each of them has two storeys and is constructed totally in 6.00 metres height (Figure 2.50a). In addition, in contrary with the other parts, the entrances of these five units are from the outside façade of the Han whereas the others are entered from the inner courtyard (Ground Floor Plan). Because of the interventions for new functions in units, the spatial character of 'PART III' can not be documented directly by measured drawings both in planning and façade schemes. The construction technique and material of the units can not be read because of the cement plaster on the surface although the arched entrances on the façade still reveal the traditional character of the ground storey of the Han.

The classification of the existing spaces of Yeni Galle Pazarı Hanı is also used to describe the current condition of them (Figure 2.51).

According to this classification, 'PART I' is hardly deteriorated together with partial destructions and collapses in structure (Figure 2.50b). Especially the covering of the corridor is almost completely collapsed at present whereas the domes covering the rooms still exist with structural cracks. On the other hand, the traditional buildings attached to the remains of the Han are in good condition according to the visual observation during the survey study. They have been repaired simply as being used and refunctioned until present day which makes them to survive with small deformations. However, they are most probably in good condition, in contrary with the remains.



Figure 2. 50 : (a) Five small units of Y.G.P.H. at the south of Cumhuriyet Street (b) partially collapsed vault at the PART I of Y.G.P.H.

The remains of the Han within 'PART II' are in similar condition with 'PART I' because of the destruction type such as collapsed rooms at the upper storey and deteriorated materials, used in the structure of the remains. Besides, the traditional spaces of Yeni Galle Pazarı Hanı, composing PART III within the boundary of the Han, are still in good condition. Since frequent repairs with cement plaster are applied to these five buildings of the Han, their structural condition is not demonstrated clearly.

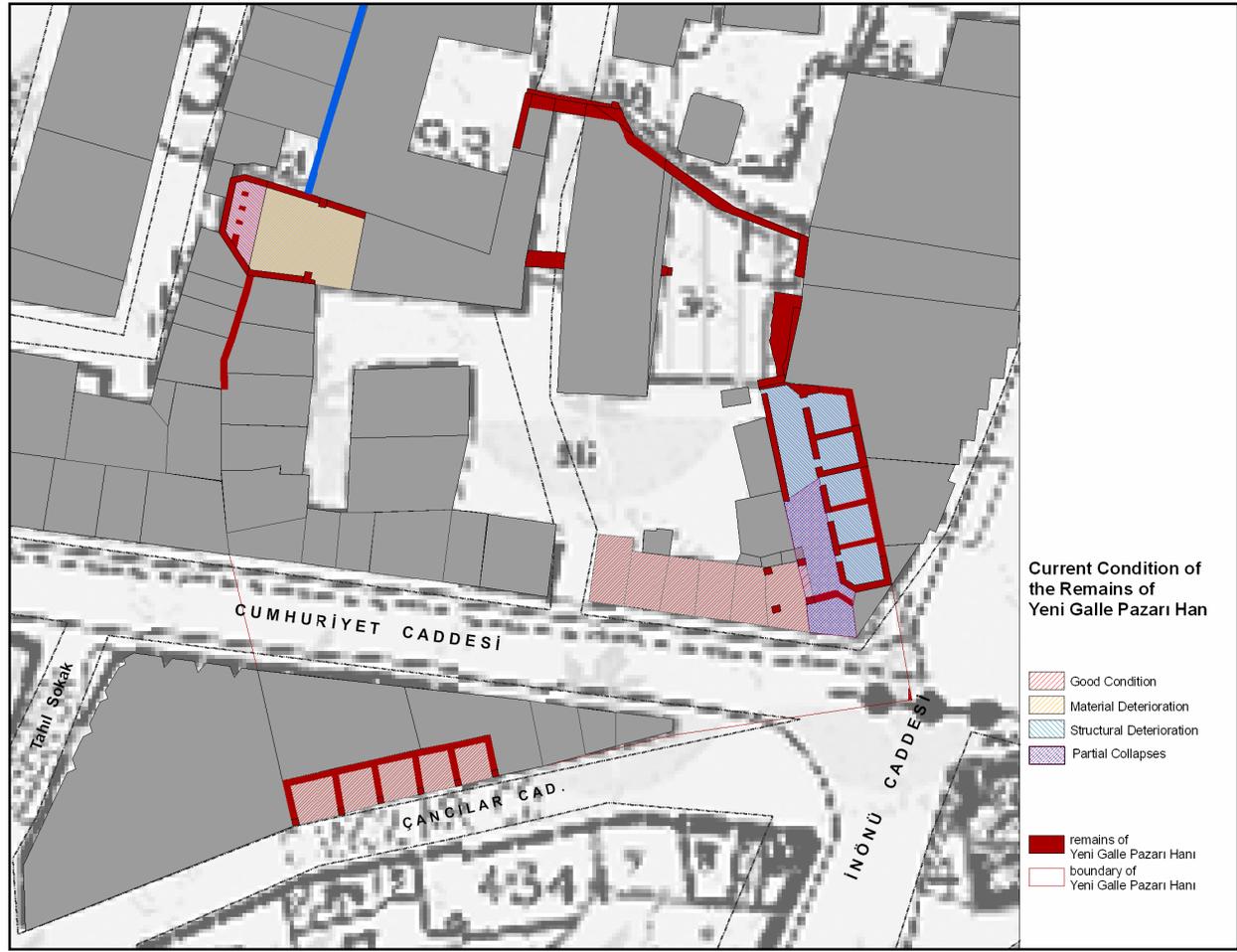


Figure 2. 51 : Current Condition of the Remains of Y.G.P.H.

The current uses inside the traditional spaces of Yeni Galle Pazarı Hanı differentiate due to the various functions in storeys of the Han. Therefore, the descriptions of the uses of these spaces are given by three analyses on ‘ground’, ‘first’ and ‘second’ storeys of the Han. The existing spaces on the ground storey of Yeni Galle Pazarı Hanı are generally used as depots except one unit within ‘PART II’ which is used as carpenter’s workshop at present day (Figure 2.52). The traditional buildings along Cumhuriyet Street within ‘PART I’ and the existing spaces of Yeni Galle Pazarı Hanı in ‘PART III’ are used as shops while having entrances from the street (Figure 2.53). On the other hand, the first storey of main traditional units within ‘PART I’ and ‘PART II’ are used as depots and workshop which shows a continuity of the function from the ground to the upper floor of the Han. However, the second storeys of these units are not used at present (Figure 2.54). Meanwhile, the other traditional buildings, as shops arranged along the street, are used as depots of these shops in the second storey.

2.3.2 ALTERATIONS ON PHYSICAL CHARACTERISTIC OF *YENİ GALLE PAZARI HANI*

The physical alterations within the boundary of Yeni Galle Pazarı Hanı started to be observed by the effects of ‘Tanzimat Movements’ and spread by the effects of ‘Cadastral Maps’ prepared between 1933 and 2001. Therefore, it is preferred to define the alterations within the Han according to the visual documents gathered from the maps and aerial photographs together with the written documents by Evliya Çelebi, Kepecioğlu (1935), and Baykal (1950) concerning the changes on the Han between these periods. In addition, the old photographs and written reports, gathered from the archive of B.K.T.V.K.K. aid to determine the later alterations in and around the traditional spaces of Yeni Galle Pazarı Hanı since 1960s. In conclusion, the physical alterations in the traditional spaces of Yeni Galle Pazarı Hanı are described in detail according to the both visual and written documents.

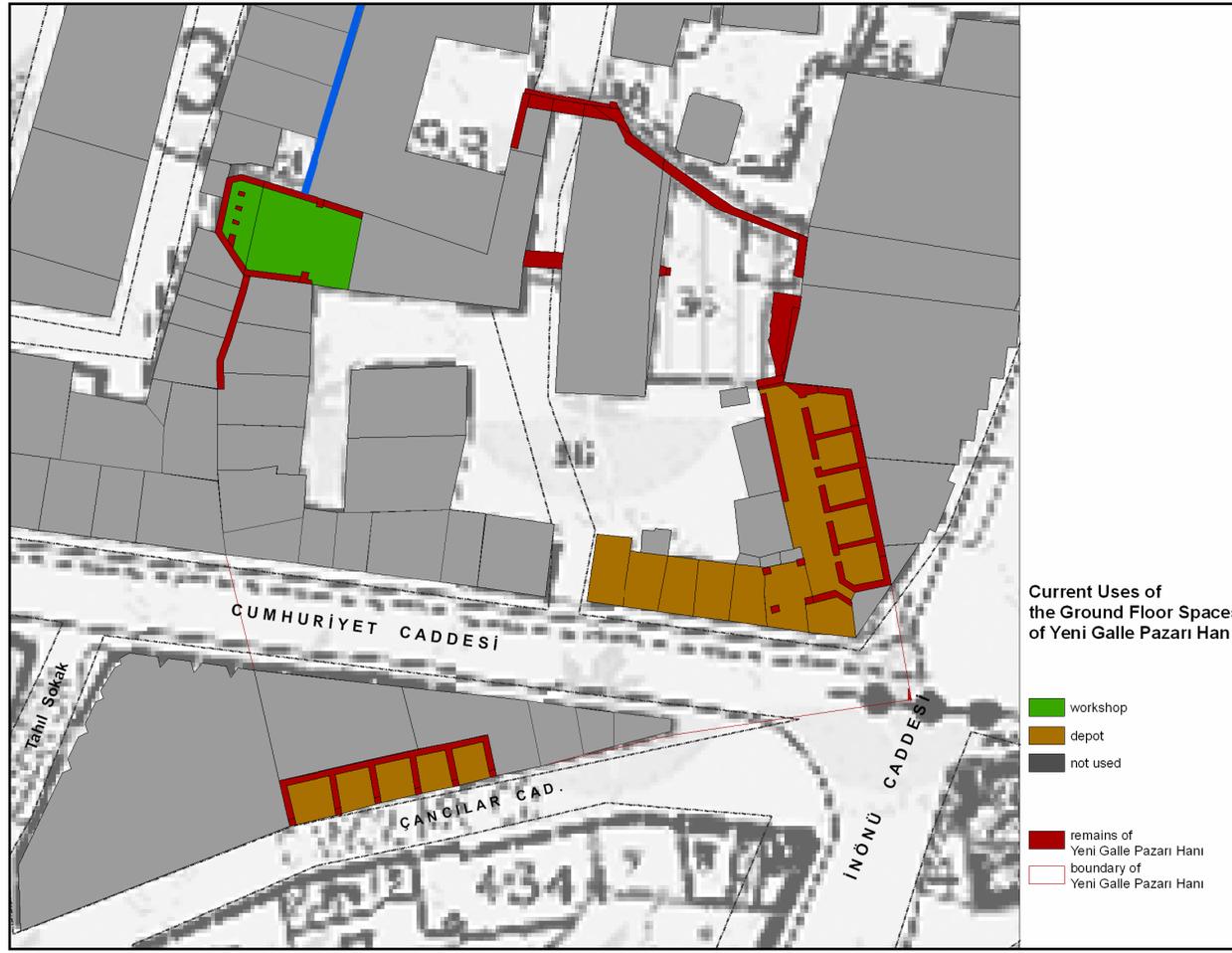


Figure 2. 52 : Current Uses of the Ground Floor Spaces of Y.G.P.H.



Figure 2. 53 : Current Uses of the First Floor Spaces of Y.G.P.H.



Figure 2. 54 : Current Uses of the Second Floor Spaces of Y.G.P.H.

As being a part of the study area, Yeni Galle Pazarı Hanı altered due to the interventions in and around the spaces of the Han since ‘Tanzimat Movements’. While determining the physical changes on the spatial characteristic of the Han, all visual documents, such as maps and photographs, are used together with written documents concerning the Han. The old written documents by Evliya Çelebi, Kepecioğlu (1935) and Baykal (1950) are accepted as the primary sources and they are also important to view the effects of ‘Tanzimat Movements’ and new interventions as a result of innovation within the Commercial Center of Bursa.

Yeni Galle Pazarı Hanı can be perceived completely in Suphi Bey Map of Bursa (1862) before innovations by ‘Tanzimat Movements’ in Bursa (Figure 2.55a). Therefore, the map of Suphi Bey can be accepted as a significant document revealing the original locations of Yeni Galle Pazarı Hanı together with other commercial buildings within the H.C.C. just before the modernization movements by Tanzimat Movements. According to the written documents by Kepecioğlu and Baykal, there are many repairs and interventions within the Han since the 17th century. Kepecioğlu mentioned that (KEPECİOĞLU, 1935: 21-22) Yeni Galle Pazarı Hanı (Yeni Tahıl Han) was partially repaired after the decays due to the harmful results of ‘*Celali İsyamları*’ and harmful uses within the inner spaces of the Han. It is informed that after the effects of ‘*Celali İsyamları*’ in Bursa; nine shops attached to Yeni Galle Pazarı Hanı, the roof covering the gates and the barn locating at the east sides of the Han were repaired in 1608. It is also added that there are thirty-two rooms within the boundary of the Han some of which were used inappropriately and these inharmonious ones were repaired in 1610 by the aid of financial profit taken from the foundation (*vakıf*) operated inside the Han. On the other hand, Baykal mentioned that (BAYKAL, 1950: 110) after a fundamental repair on Yeni Galle Pazarı Hanı in 1690; the timber door of the Han was also repaired in 1844. However, the integrity of the Han has already been destroyed by the opening of two main streets, called as Cumhuriyet Street and İnönü Street, as a result of ‘Tanzimat Movements’. Yeni Galle Pazarı Hanı was divided into pieces at the south and the east sections (Figure 2.55b).

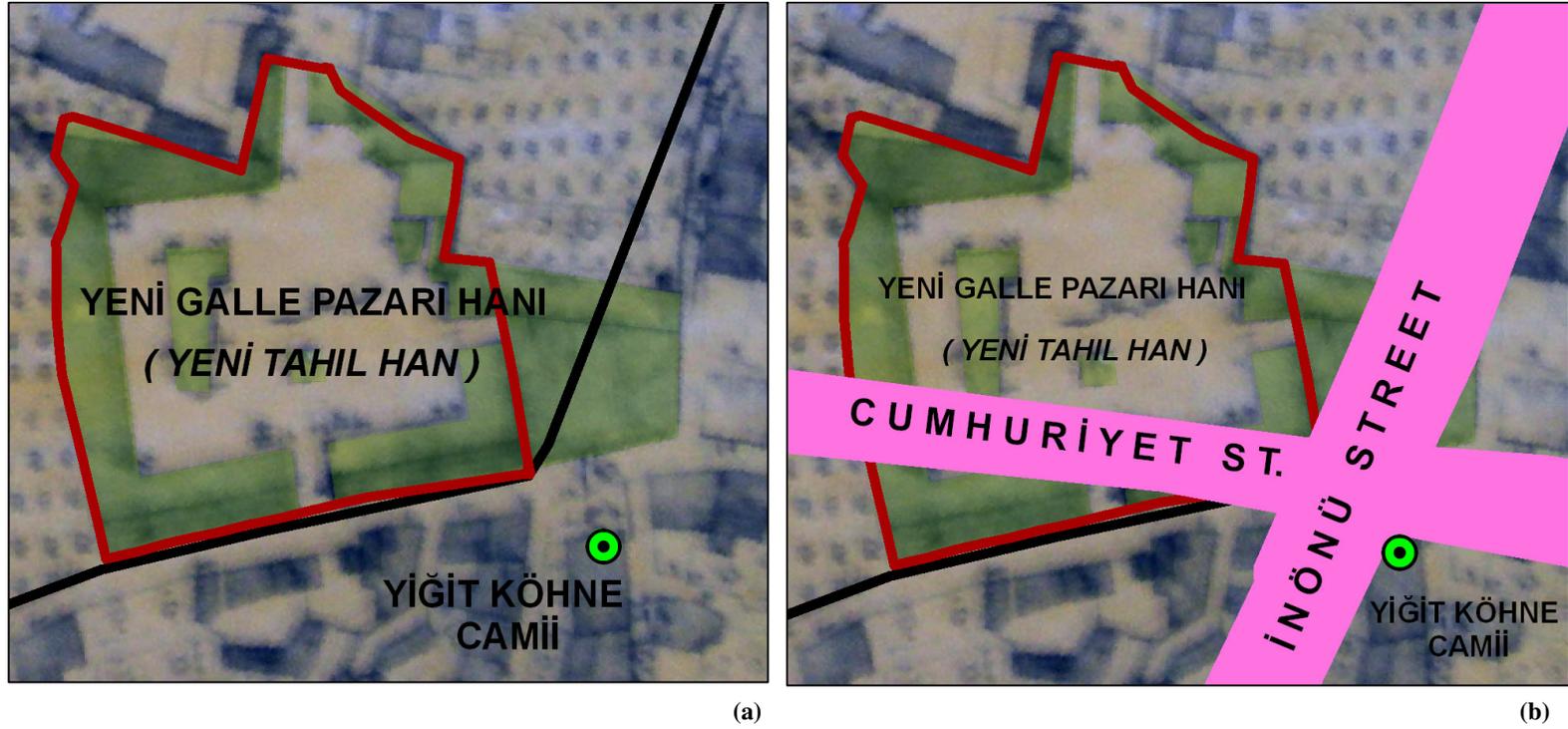


Figure 2. 55 : (a) Status of Y.G.P.H. before 'Tanzimat Movements' (b) Status of Y.G.P.H. after 'Tanzimat Movements'

Baykal (1950: 110) also reminds that the whole mass of Yeni Galle Pazarı Hanı has already been destroyed in consequence of the earthquake or the fires dated to 1855 and the opening of new wide straight streets called as Cumhuriyet Street and İnönü Street until Republican Period.

Before the preparation of the first Cadastral Map of Bursa in 1933-1934, there existed changes on physical characteristic of Yeni Galle Pazarı Hanı. In similar to the transformation in the site scale explained previously, there were both traditional and new buildings within the boundary of the Han. Most of the spaces at the northern of Cumhuriyet Street have existed until 1933 together with the existing five units at the southern of the Street. However, new building constructions are observed along Cumhuriyet Street according to the 1933-1934 Cadastral Map of Bursa (Figure 2.56). Although there is not any additions within the boundary of Yeni Galle Pazarı Hanı during the period between 1933 and 1938, the multi-storeyed additions in and around the courtyard of the Han are clearly observed in the 1999-2001 Cadastral Map of Bursa. On the other hand, the boundaries of buildings, existing inside the Han until 1933, changed in between 1938 and 1999. Therefore, according to the comparison of these maps, the main alteration on boundaries of the buildings located in and around Yeni Galle Pazarı Hanı has already appeared until 1990s.

The state of Yeni Galle Pazarı Hanı in 1950 was described by Baykal in detail (BAYKAL, 1950: 110). Such that, the added buildings along Cumhuriyet Street were used in shops for flour seller while the north part of the Han, used as the barn in previous time, was used for making and selling carters especially on the ground storey. However, these spaces were not in good condition because of unconscious interventions.

Besides, the transformation process of Yeni Galle Pazarı Hanı is also mentioned by the help of the reports, which were prepared by the authorities or eyewitnesses and gathered from the archive of BKTVKK together with old maps attached to these written documents.

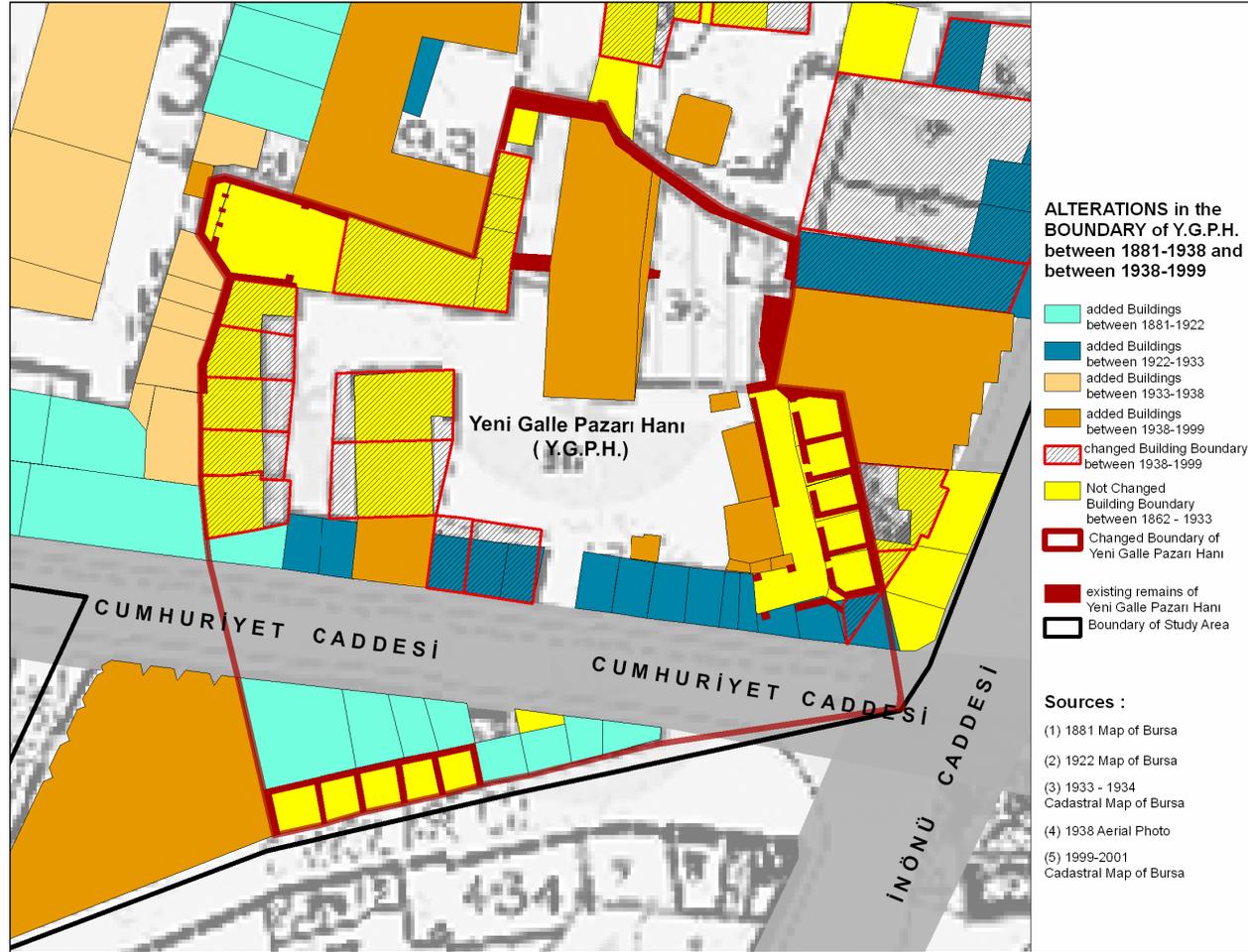


Figure 2. 56 : Alterations in the Boundary of Y.G.P.H. between 1881-1938 and 1938-1938-1999

Accordingly, the illegal constructions of new shops and office buildings, existing within the courtyard of Yeni Galle Pazarı Hanı, were mentioned at first in 1966 by Celalettin Unseli, who was the governor of Bursa. In addition to these reports, concerning the physical changes in Yeni Galle Pazarı Hanı as a result of the interventions, Kaplanoğlu mentioned that (1994: 54) the plane-tree within the courtyard and the fountain at the corner of the Han, which was constructed after the opening of the streets and ornamented with tile, were removed by the illegal new constructions surrounding the Han until 1980s.

On the other hand, the changes by the deformations on the remains of the Han were not described until the report written in 1981 by Dursun Öcalan, who is the assistant in the museum. He gave a detailed description about the new constructions within the boundary of Yeni Galle Pazarı Hanı such as reinforced concrete building with four storeys constructed in the courtyard and another reinforced concrete new building with seven storeys attached to the east part / façade of the Han, along İnönü Street. He reported that the existing two arches, which are the traditional remains of Yeni Galle Pazarı Hanı, were standing as in jammed between these high storeyed new buildings within the Han. It was also mentioned that there is a transition from the inner courtyard to İnönü Street through one of the rooms of the Han on the ground floor which was formed as a result of severe destruction on a part of the east wall of the Han.

The destruction on the remains at the north of the Han occurred as a result of the location of the vehicular traffic, passing through the north gates of Yeni Galle Pazarı Hanı, according to the report prepared in 1981 by Ceyhan Tiruman. In addition, he mentioned that the remains of the west wall of the Han could not be perceived due to the fact that new reinforced concrete buildings have attached to it until 1980s (Figure 2.57a).

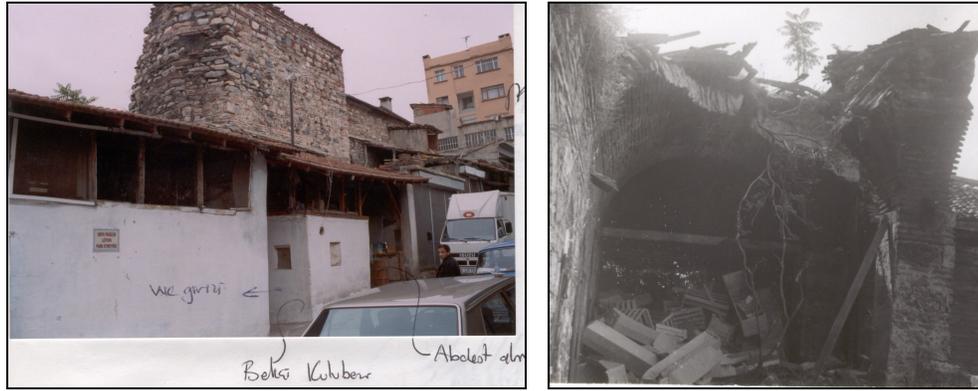


Figure 2. 57 : (a) new reinforced concrete buildings attached to the walls of Y.G.P.H. **(b)** the structural deformation at the column of the vault

According to another report which was represented to TKTVKK in 1984 by Veysi Cengiz, the brick vault, covering the balcony in front of the rooms on the upper floor of the Han, was mostly collapsed. Hence it was mentioned that the structural deformation at the column of the vault could be danger for the buildings and people around the courtyard unless it was repaired as soon as possible (Figure 2.57b). At the end of the 1980s, another report concerning the condition of Yeni Galle Pazarı Hanı was prepared in 1987 by Recep Okçu, who was the researcher of the museum in Bursa. He also mentioned that new illegal buildings, with one or two storeys, had been constructed within the courtyard of the Han for approximately 30 years which causes narrow service roads while destroying the traditional fabric of the courtyard. The deformation at the north gate of the Han, which formed as a result of the car crash happened in 1995, was reported by Erdal Korkmaz. As an archaeologist, he mentioned the imperceptibility of the foundations or the remains of the Han and he documented the composition of the north gate together with its surrounding by the photographs which reveal the existence of a traditional dwelling just attached to the gate (Figure 2.58a). However, this dwelling does not exist at present (Figure 2.58b).

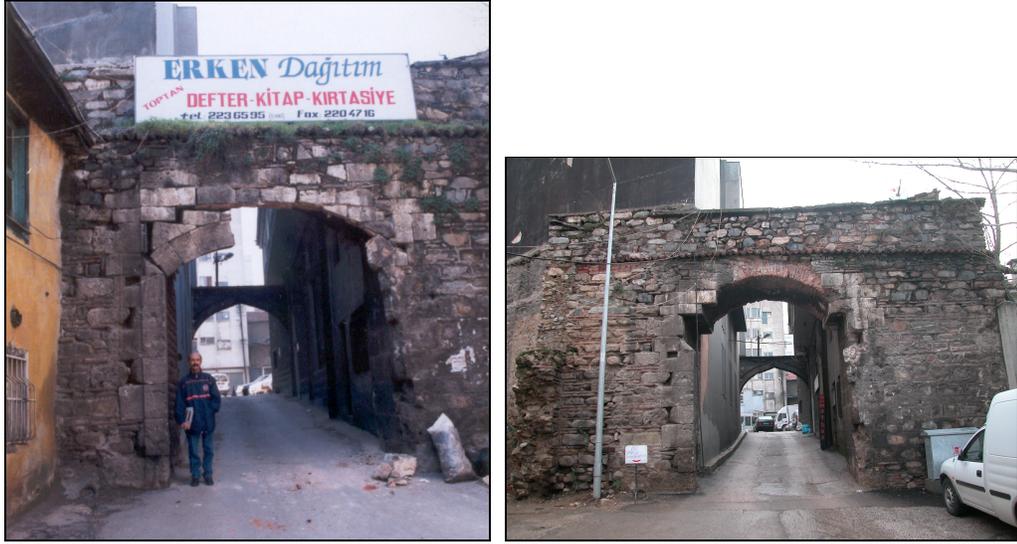


Figure 2. 58 : (a) the status of the north gate of Y.G.P.H. in 1995 (b) the current status of the north gate of Y.G.P.H. (2007)

2.4 RESTITUTION SCHEME OF THE STUDY AREA

The detailed descriptions and the results of the physical transformations within the study area together with Yeni Galle Pazarı Hanı are given at previous parts of the chapter. Hence, it is essential to give the chronological development within the characteristic of the study area in different periods. The transformation of the study area and the changes on Yeni Galle Pazarı Hanı is analyzed under three periods classified as;

1st period : The original state before the effects of ‘Tanzimat Movements’
(Figure 2.59)

2nd period : The altered state after the effects of ‘Tanzimat Movements’
(Figure 2.60)

3rd period : The current state in present day (Figure 2.61)

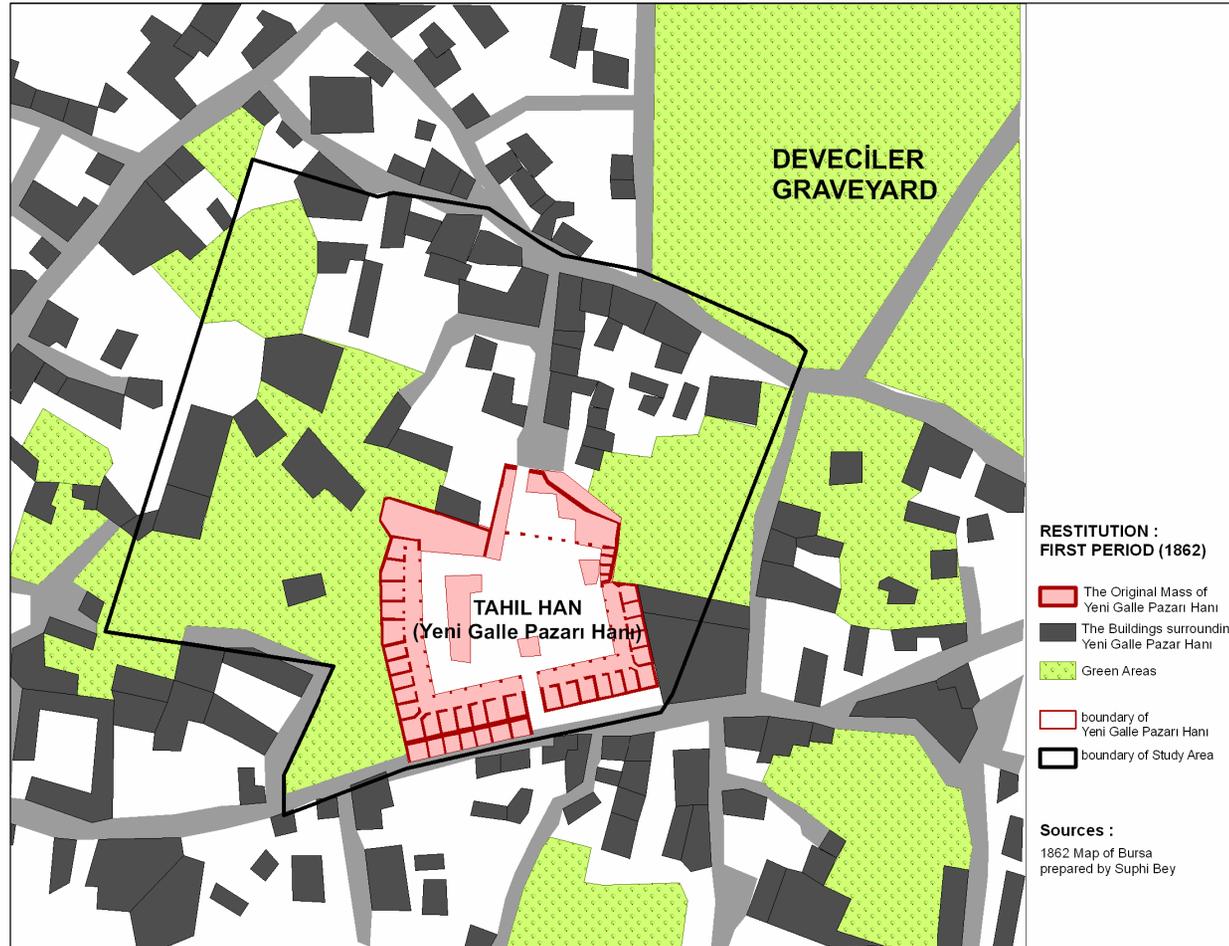


Figure 2. 59 : First Period of the Restitution (1862)

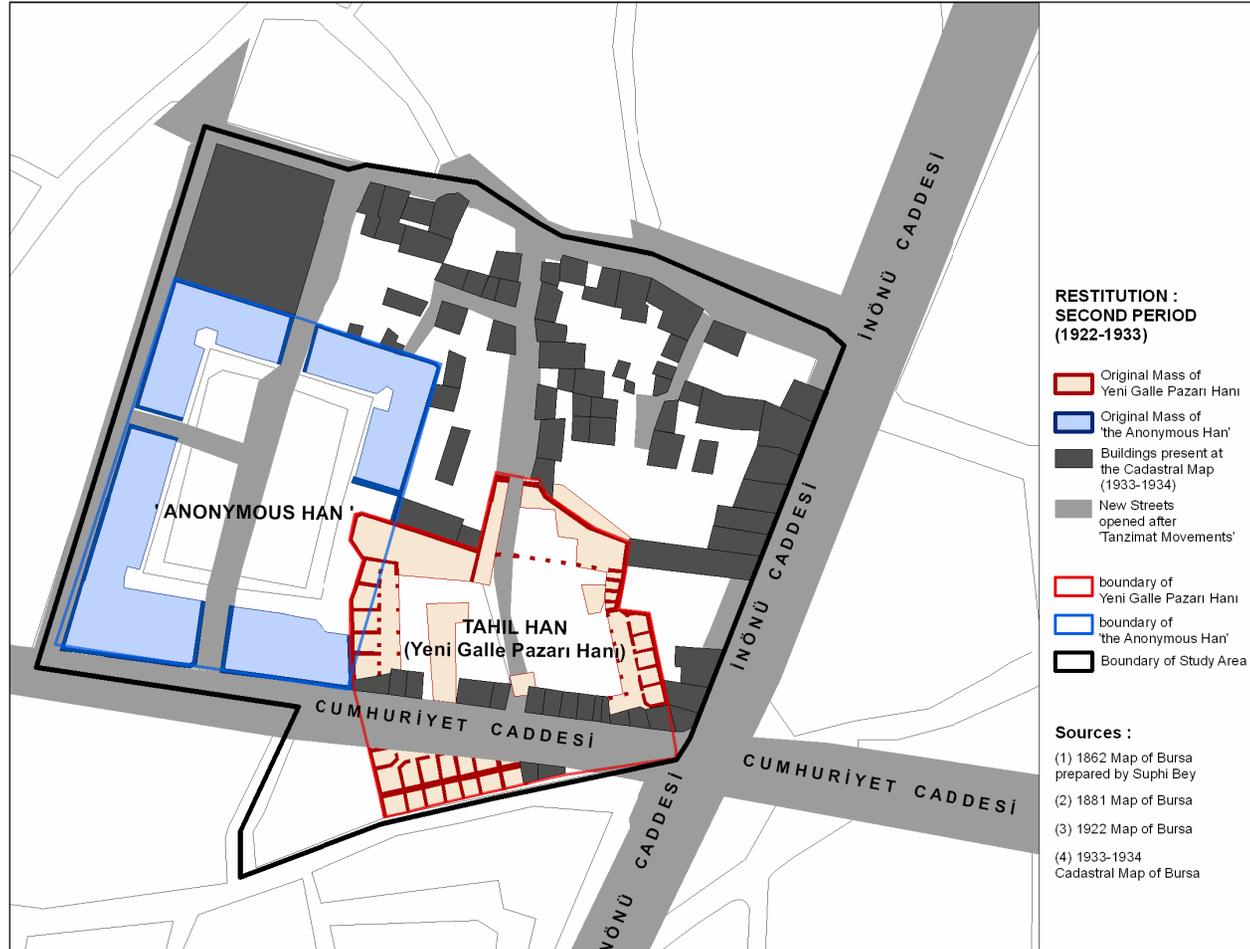


Figure 2. 60 : Second Period of the Restitution (1922-1933)

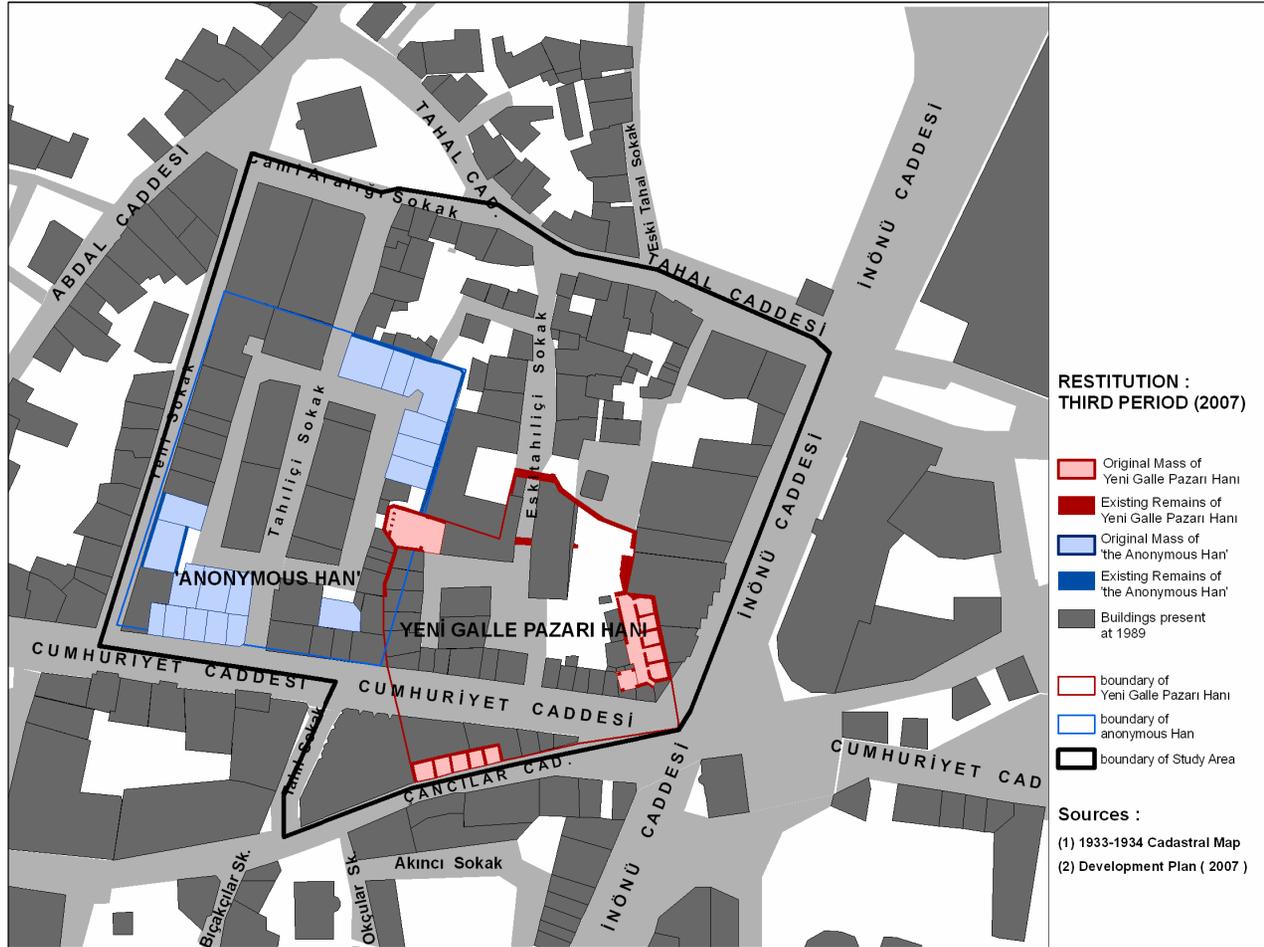


Figure 2. 61 : Third Period of the Restitution (2007)

By this way, the restitution schemes are prepared in three periods in order to determine the original settlement of the buildings inside the study area while defining the original forms of the two Historic Han Buildings, which are called as ‘Yeni Galle Pazarı Hanı’ and ‘the 2nd New Han’ at present. In addition, the initial spatial characteristic and the changes on this original form of Yeni Galle Pazarı Hanı are also handled in detail.

It is necessary to reveal the reliability of the restitution study both in site and Yeni Galle Pazarı Hanı scales. For this purpose, the information, gathered from the survey study and the literature, is used and evaluated.

The sources of the information, used in dependability of the restitution study, are classified as;

1. Analyses during the Survey Study
2. The Primary Visual Documents:

The primary visual documents are accepted as ‘the old maps’ (1862-1922), ‘the contemporary development plan’ on the study area (2006-2007), both old and new ‘photographic documentation’ concerning the study area and ‘the previous restitution studies’ planning the integrity of the Han.

3. The Primary Written Documents:

The primary written documents are accepted as ‘the old written documents’, ‘the contemporary writings’ in literature and ‘the written reports’ from the archive of B.K.T.V.K.K.

On the other hand, the data, as a part of the case study, is evaluated according to;

- E : the existence of the data
- C : the contour of the data
- H :the dimension of the data in height
- F : the function of the data
- M : the material and the technique of the data

2.4.1 RESTITUTION IN SITE SCALE

The restitution schemes in three periods concerning the study area are prepared according to the transformation in its spatial characteristic (Table 2.1). The traditional and new buildings form the study area together with the open areas within the study area. The traditional buildings within the study area are named as ‘Yeni Galle Pazarı Hanı’, ‘the anonymous Han’, and ‘the dwellings’. Therefore, the differentiation of their situations is evaluated in three periods and their restitution reliabilities are presented by the table.

1st PERIOD: (1862)

According to the documentary information, ‘Cumhuriyet Street’, ‘İnönü Street’, ‘the anonymous Han’ and the other dwellings do not exist in the 1st period of the study area. However, the mass of ‘Yeni Galle Pazarı Hanı and the boundary of the traditional residential area within the study area can be clearly read on the map of Suphi Bey, as a visual primary document. In the meantime, the original height, function and material of the Han are observed according to the written documents from the literature together with the support of the analytical documents collected from the survey study by the researcher herself. On the other hand, there is not enough documentary information about the architectural character of the dwellings beside the analytical study in survey. In addition, the boundaries of the courtyard of Yeni Galle Pazarı Hanı and the green areas between the buildings can be perceived directly on the map of Suphi Bey which demonstrates the original distribution of the open areas within the study area in the 1st period. Consequently, the original state of Yeni Galle Pazarı Hanı is determined as in the 1st degree of reliability whereas the dwellings can be accepted just as a residential area at the north of the study area.

Table 2.1 : Degree of Reliability of Information in Site Scale

E:existence C:contour	H:height F:function	M: material & technique	DEGREE OF RELIABILITY OF INFORMATION IN SITE SCALE															1ST DEGREE	2ND DEGREE	3RD DEGREE		
1ST PERIOD (1862)	sources of information		Cumhuriyet & İnönü St.	TRADITIONAL BUILDINGS									NEW BUILDINGS					OPEN AREAS				
			Yeni Galle Pazarı Hanı	the 2nd New Han'			Dwellings															
			E	C	E	C	H	F	M	E	C	H	F	M	E	C	H	F	M		E	C
	Survey by the author					√		√								√						
Primarily Important Documents	Maps		√	√				√	√				√	√						√	√	
	Written Sources		√		√	√	√			√	√				√					√		
2ND PERIOD (1922-1933)	sources of information		Cumhuriyet & İnönü St.	TRADITIONAL BUILDINGS									NEW BUILDINGS					OPEN AREAS				
			Yeni Galle Pazarı Hanı	the 2nd New Han'			Dwellings															
			E	C	E	C	H	F	M	E	C	H	F	M	E	C	H	F	M		E	C
	Survey by the author			√			√		√			√		√	√	√	√		√			
Primarily Important Documents	Maps	√	√	√	√			√	√				√	√				√	√		√	
	Written Sources				√	√	√			√	√				√	√				√	√	
3RD PERIOD (2007)	sources of information		Cumhuriyet & İnönü St.	TRADITIONAL BUILDINGS									NEW BUILDINGS					OPEN AREAS				
			Yeni Galle Pazarı Hanı	the 2nd New Han'			Dwellings															
			E	C	E	C	H	F	M	E	C	H	F	M	E	C	H	F	M		E	C
	Survey by the author		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		√	√
Primarily Important Documents	Maps	√	√	√	√	√		√		√	√		√	√	√			√	√	√		
	Written Sources			√		√	√	√						√		√	√	√			√	√

2nd PERIOD: (1922-1933)

The existences of open and built-up areas within the study area can be perceived on the map of Bursa dated to 1922, which exhibits the development activities (imar hareketleri) after Tanzimat Movements. Therefore, Cumhuriyet Street, İnönü Street, ‘the 2nd New Han’ and the New Buildings constructed along these streets exist on the restitution scheme of the 2nd period. The functions of the traditional buildings, composed of two Historic Hans and dwellings, merely depend on the primary written documents which decrease its reliability. On the other hand, there is not any documentary information about the building material and construction technique of ‘the anonymous Han’ and the dwellings whereas the masonry construction technique of Yeni Galle Pazarı Hanı is described according to the written documents. As a result, the physical characteristics of both the traditional and new texture within the study area can be read in the 2nd period of the restitution study and it is defined as in the 1st degree of reliability by the help of the primary visual documents.

3rd PERIOD: (2007)

The 3rd period on the restitution scheme of the study area refers to the current state in present time. Therefore, the reliability of the restitution study in site scale depends on the information gathered during the survey study. The current open and built-up areas within the study area are defined as in the 1st degree of reliability according to the primary documents in literature and the analytical documents in site survey. The reports, which are collected from the archive of B.K.T.V.K.K. since 1980s, are accepted as the primary written documents in order to give detailed information about the functions, dimensions, and materials of the existing remains of Yeni Galle Pazarı Hanı and the new buildings located around it. However, there is not enough description about the spatial characteristic of the anonymous Han and dwellings within the study area.

On the other hand, the functional and architectural state of the buildings within the study area is evaluated only according to the survey study while the traditional and new spaces within the boundary of ‘the anonymous Han’ are not mentioned in the primary documents as a Cultural Property. Therefore, currently, the anonymous Han is defined as in the 2nd degree of reliability on the restitution scheme in the 3rd period.

2.4.2 RESTITUTION IN THE SCALE OF Yeni Galle Pazarı Hanı

As a part of the study area, the restitution schemes of Yeni Galle Pazarı Hanı are prepared according to the alterations of its physical characteristic in three periods (Table 2.2). The traditional texture within Yeni Galle Pazarı Hanı is composed of the existing spaces of the Han, the courtyard of the Han and the architectural elements or street elements within the boundary of the Han. Beside the traditional buildings, new buildings constructed in and around the Han are also presented on the restitution schemes in three periods together with their reliabilities.

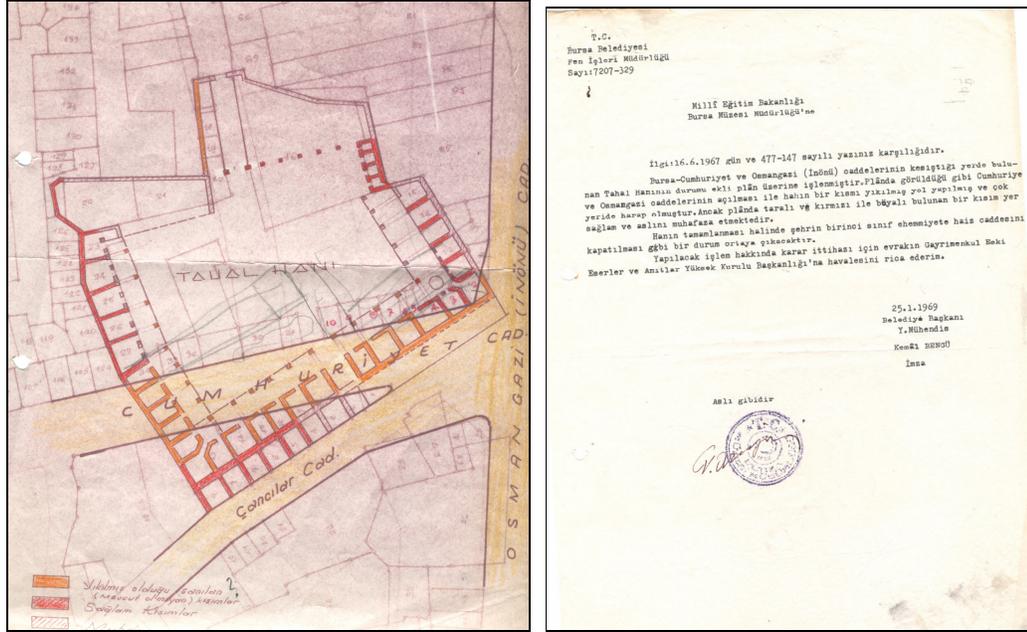
1st PERIOD : (1862)

In the 1st period, which is dated according to the map of Suphi Bey (1862), the mass of Yeni Galle Pazarı Hanı and the contour of its courtyard are defined as in the 1st degree of reliability.

Moreover, a restitution drawing of Yeni Galle Pazarı Hanı (Figure 2.62) was prepared in 1967 by Y. Mühendis Kemal Bengü from ‘*Fen İşleri Müdürlüğü*’ in the Municipality of Bursa. This drawing contributes to draw the original plan scheme of the Han in detail together with the detailed descriptions about the existence of the rooms, the shops, and the barn within the boundary of the Han.

Table 2.2 : Degree of Reliability of Information in Y.G.P.H.

E:existence C:contour	H:height F:function	M: material & technique	DEGREE OF RELIABILITY OF INFORMATION in <i>Yeni Galle Pazar Hanı</i>								1ST DEGREE				2ND DEGREE				3RD DEGREE				
1ST PERIOD (1862)	sources of information		the Spaces of Y.G.P.H. (i)				the COURTYARD of Y.G.P.H				the Architectural & Street Elements				NEW ADDITIONS								
			E	C	H	F	M	E	C	F	M	E	C	F	M	E	C	H	F	M			
	Survey by the author				√		√																
	Primarily Important Documents	Maps	√	√				√	√			√	√										
	Written Sources	√		√	√	√	√		√														
2ND PERIOD (1961-2011)	sources of information		the Spaces of Y.G.P.H.				the COURTYARD of Y.G.P.H				the Architectural & Street Elements (ii)				NEW ADDITIONS (iii)								
			E	C	H	F	M	E	C	F	M	E	C	F	M	E	C	H	F	M			
	Survey by the author				√		√									√	√	√	√	√			
	Primarily Important Documents	Maps	√	√				√	√			√	√			√	√						
	Written Sources	√		√	√						√		√	√	√		√	√					
3RD PERIOD (2007)	sources of information		the Spaces of Y.G.P.H. (iv)				the COURTYARD of Y.G.P.H				the Architectural & Street Elements				NEW ADDITIONS (v)								
			E	C	H	F	M	E	C	F	M	E	C	F	M	E	C	H	F	M			
	Survey by the author		√	√	√	√	√	√	√	√						√	√	√	√	√			
	Primarily Important Documents	Maps	√	√	√	√	√	√	√	√						√	√	√		√			
	Written Sources	√		√	√	√	√		√						√		√	√	√				
(*) detailed descriptions from the written documents		(i) nine shops				(ii) a plane-tree in the courtyard				(iv) collapsed brick wall of the Han													
		the two gates				a fountain at the corner of the Han				the barn used for selling carters													
		the barn				a fountain covered by tile				(v) narrow service roads within the courtyard													
		32 rooms				(iii) new buildings along Cumhuriyet St.				new illegal buildings constructed in the courtyard													



(a) **(b)**
Figure 2. 62 : (a) Restitution Drawing on Yeni Galle Pazarı Hanı (b) report written by Kemal Bengü (1967) about the Restitution Drawing

In addition, the primary written documents about the function, the number of storeys, and the construction technique of the Han determine the original spatial characteristic of Yeni Galle Pazarı Hanı directly. Although the location of the architectural elements inside the courtyard of the Han is determined on the map, there is not enough information about their functional and the architectural properties. Therefore, the reliability of the existence of the traditional texture of the Han is in the 1st degree while the functional and architectural informations about the remains or spaces of the Han depend on both the analytical observations during the survey study and the primary written documents. However, the information about the architectural quality of the elements in the courtyard is defined as in the 2nd degree of reliability due to the lack of the written documents. Because there is not any remain of these architectural elements at present, there is not any information about their original characteristic depending on the survey study.

2nd PERIOD: (1922-1933)

The existence of the traditional texture, which is composed of spaces of the han and the courtyard, and the new buildings added into the courtyard of the Han is clearly observed in the restitution scheme dated to the 2nd period. However, the functional and the architectural properties of the whole structures within the Han can not be read clearly and there is not any information about the function of the courtyard in the 2nd period. Therefore, the location of the remains of Yeni Galle Pazarı Hanı and the new buildings, which were constructed during the 2nd period as an addition inside the Han's contour, are determined as in the 1st degree of reliability in restitution. On the other hand, the degree of reliability on the functional and architectural characteristic of the Han decreases due to the lack of the documentation in Han's scale.

3rd PERIOD: (2007)

The information about the current state of Yeni Galle Pazarı Hanı is directly achieved according to the visual documentation. In addition, the measured drawings of the existing remains of the Han, which were prepared by the researcher herself, are essential to exhibit the original architectural characteristic of the Han building. On the other hand, due to the lack of both visual and written documentation, the traditional architectural elements and the street elements within the contour of Yeni Galle Pazarı Hanı do not exist anymore.

CHAPTER 3

GENERAL EVALUATION

The evaluation of the study area will be given in two scales namely “site” and “the hans”, and will be based on three topics which are ‘the values’, ‘the problems’, and ‘the potentials’.

3.1 EVALUATION OF THE STUDY AREA IN SITE SCALE

The evaluation of the study area is primarily presented in site scale with reference to the visual documents, such as photographs and maps. ‘The values’, ‘the problems’ and ‘the potentials’ of the study area are defined during the evaluation of the various data collected from the analytical studies. The environmental characteristic of both built-up and open areas within the study area are superposed and then evaluated on the bases of these three main inputs of the evaluation.

The main titles defining the current state of the study area and also the subjects of evaluation process are classified as;

- the location and access
- the characteristics of the traditional buildings
- the characteristics of the open areas
- the characteristics of the new buildings
- the current functions
- the conservation and ownership status

The Location and Access:

Because of being located at the east part of the H.C.C., it is easy to access to the study area by two main streets passing through the Hanlar District. These streets, called as ‘Cumhuriyet Street’ and ‘İnönü Street’, creates very heavy vehicular and pedestrian traffic without any preventive measures. This factor has negative impacts on the study area and causes the degradation of the traditional characteristics of tissue.

On the other hand, these two streets have both documentary and historic values gained during the urban development of Bursa and also reveal the effects of Tanzimat Movements at the beginning of the 20th century. Therefore, if the traffic is managed properly, the high level of accessibility can be a potential to keep the study area alive, and the evidences of Tanzimat Movements will be preserved.

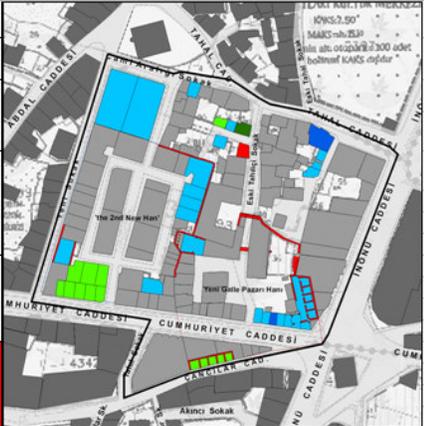
The Characteristic of the Traditional Buildings:

The word “traditional” covers both hans and dwellings. The traditional buildings in the site will be grouped according to the values they possess. By this way it is easy to decide the priority and category of interventions together with their problems and potentials.

Hence, the traditional buildings within the study area are primarily evaluated according to their state of preservation and functional continuity (Table 3.1). The preservation state and current function of the traditional buildings are scored as 3, 2, 1 according to their significance. The well-preserved traditional building is more valuable than the not-preserved one whereas the continuity of traditional function is more important than the new function.

Table 3.1 : Evaluation of Traditional Buildings (I)

EVALUATION OF TRADITIONAL BUILDINGS				
		STATE OF PRESERVATION		
		Well-Preserved (3)	Not Well-Preserved (2)	Existing just as Remains (1)
FUNCTIONAL CONTINUITY	Traditional Function (3)	A	B	
	New Function (2)	B	C	
	Not Used (1)			D



As a result, the traditional buildings are grouped as:

A: well-preserved and continuing traditional function

B: well-preserved but not continuing traditional function

/ not well preserved but continuing the traditional function

C: not well-preserved and not continuing traditional function

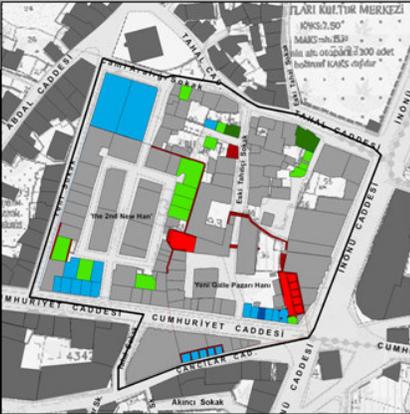
D: in ruin condition

According to the table, it is observed that the spatial and functional characteristics of the traditional buildings within the study area are well preserved in general. However, the shops as the parts of the Hans, aligned along Cumhuriyet Street and Çançılar Street, were repaired with concrete which changes their originality.

Secondarily, the evaluation of traditional buildings is also prepared according to their current condition and functional continuity (Table 3.2). The score of this evaluation again depends on the significance of current condition and function they possess. Hence, the traditional building in good condition is more valuable than the deformed one whereas the continuity of traditional function is more important than the new function.

Table 3.2 : Evaluation of Traditional Buildings (II)

EVALUATION OF TRADITIONAL BUILDINGS				
		CONDITION		
		Good Condition (3)	Material Deterioration (2)	Structural Deformation (1)
FUNCTIONAL CONTINUITY	Traditional Function (3)	A	B	C
	New Function (2)	B	C	
	Not Used (1)			D



As a result of this table, the traditional building are grouped as:

A: good condition and continuing traditional function

B: good condition but not continuing traditional function

/ material deterioration but continuing traditional function

C: material deterioration and not continuing traditional function

/ structural deformation but continuing traditional function

D: structural deformation and not used remains

According to the table, it is clearly observed that, the repaired shops along the streets are in good condition for refunctioning, whereas the authentic spaces of two Hans are not in good physical condition together with the dwellings at the north part of the study area.

The historical Han buildings within the study area can easily be accessed depending on their location at the east end of Hanlar District of Bursa. They are still reflecting the main characteristic of the H.C.C. which makes the traditional texture of the study area to be preserved and maintained. Each of the two Han buildings are ‘cultural property’ to be preserved while having historic, documentary, and economic values beside functional value. They also display the spatial design features and

construction techniques of Ottoman Hans belonging to two different periods according to the data gathered from both the historical and analytical studies. However, most of the traditional spaces or remains of two Hans are not in good condition because of either abandonment or improper use of the buildings. For example, the rooms on the upper floor of Yeni Galle Pazarı Hanı are not used at present. In addition, the illegal constructions, attached to the walls of the Han Buildings, have also negative visual and physical impacts on them.

The dwellings, defining the traditional residential area at the north part of the study area, are also evaluated as 'cultural property to be preserved'. They have historic architectural and functional values as being the living evidences of the 19th century dwellings scattered around the H.C.C. However, the improper functioning, harmful interventions and insufficient sanitary conditions are the handicaps of this building stock in the residential area. Furthermore, new additions, such as service buildings, have been attached to the dwellings and caused the degradation of the traditional texture. Nevertheless, these historic dwellings are one of the main components of the site and will be re-evaluated in the preservation process.

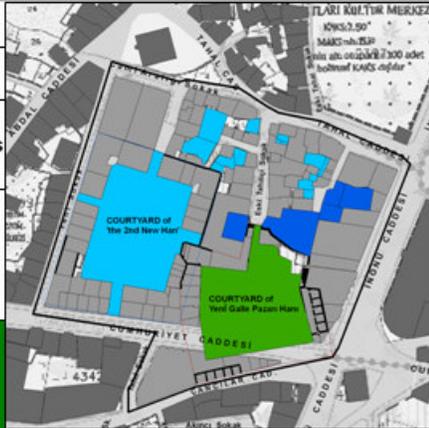
The Characteristic of the Open Areas:

The open areas within the study area are classified as public and private open areas. Beside the streets in and around the area, the courtyards of the Hans are accepted as the public open areas whereas the courtyards or gardens of the dwellings are evaluated as the private open areas. In addition, the dead-end streets and small gathering open areas, formed at the end point of the dead-end streets, can also be accepted as public open areas.

The courtyards of the Han buildings and the courtyards of the dwellings (gardens) are evaluated according to their state of legibility and functional continuity in order to define the value they possess (Table 3.3).

Table 3.3 : Evaluation of the Courtyards of Hans and Dwellings

EVALUATION OF COURTYARDS			
		STATE OF LEGIBILITY	
FUNCTIONAL CONTINUITY		Shaped within Original Boundary (2)	Partially surrounded by Traditional Remains (1)
	Traditional Function (2)	A	
	New Function (1)	B	C



Since the state of legibility of the original form of the courtyard is essential in the score, the courtyards of the Hans buildings and Dwellings are grouped as;

A: shaped within the original boundary and having traditional functions

B: shaped within the original boundary but not maintaining traditional function

C: partially surrounded by traditional remainins but not maintaining traditional function

According to the table, the courtyard of ‘the anonymous Han’ is more legible and preserved than the other one due to the negative impact of Cumhuriyet Street. This street seperated the courtyard of Yeni Galle Pazarı Hanı in two parts and spoiled the integrity of it. In the meantime, the small open areas of dwellings at the north part of the study area continue their spatial and functional value whereas the ones at the back part of Yeni Galle Pazarı Hanı are used for carparking which is not proper to the traditional texture.

Each of the two courtyards of the Hans can be accepted as the main central space of a typical Ottoman Han building. However, the problems of those major elements directly effect the degradation of the traditional texture of the study area. Inappropriate uses of the courtyards, such as car park and vehicular service roads,

also disturb the visual and spatial integrity of the courtyards. In addition, the illegal constructions within the courtyards spoil the integrity of the traditional design principles and cause the perception of the cultural heritage negatively. Those negative issues can not avoid the functional values of these courtyards and they can easily be adapted to new functions, such as gathering spaces for public.

Besides, the courtyards of the dwellings are unseparable parts of a traditional residence area together with Dead-End Streets used as service roads among them. However, unused courtyards are in bad condition; some of them are used as parking area, in contrary with their traditional functions. On the other hand, they are potential green areas not only within the study area but also for the east part of the Hanlar District, according to the decisions of the Conservation Plan of 'Reyhan-Kayhan-Hanlar District' (1989).

The Characteristic of the New Buildings:

By the opening of the two major streets, called as 'Cumhuriyet Street' and 'İnönü Street', new constructions have appeared along both sites of them. The comparison of cadastral maps clearly shows the changes on the building lots by division and / or unification which is one of the main reasons of constructing the new illegal buildings. As a result of this trend until 1980s, a new texture within the study area is observed at present. These new buildings possess various values according to their compatibility with the function and physical characteristic of the traditional texture. Therefore, the new buildings are evaluated according to their relation with the traditional fabric within the study area. In order to determine necessary interventions on these new buildings a table is prepared in detail concerning the new constructions within the study area (Table 3.4).

Table 3.4 : Evaluation of New Buildings

Location (Block ID)	EVALUATION OF NEW BUILDINGS							DECISIONS in Compatibility
	Building-Lot Relation	Number of Storey	Mass Proportion	Functional Continuity	Constructed inside the Courtyard	Constructed above the Remains		
1, 11, 14, 15, 16, 65, 87, 88, 107, 114, 117, 118, 119	✓	X	X					Compatible New Buildings
13, 120, 121, 122	✓	✓	✓	●				Compatible New Buildings
48, 54, 56, 57, 59, 64, 62, 63, 64, 67, 77, 78, 81, 88, 94, 92, 93, 94, 95,	✓	✓	✓					Compatible New Buildings
10, 58	X	✓	X	●				Compatible New Buildings
55, 96	X	✓	X					Compatible New Buildings
44, 46, 47, 49, 50, 60, 66, 76, 83, 126	X	X	X					Compatible New Buildings
108, 109, 110, 111, 112, 113	✓	✓	✓	●				Compatible New Buildings
27, 32, 33, 103	X	✓	X					Compatible New Buildings
18, 21, 22, 24, 31, 42	X	X	X					Incompatible New Buildings
40, 45, 74, 133	X	X	X					Incompatible New Buildings
17, 19, 20, 23, 83, 89, 76, 75, 82, 97, 98, 105, 104, 105, 106, 123, 134, 135, 136,	✓	✓	✓	●				Incompatible New Buildings
38, 71, 72	✓	X	X	●				Incompatible New Buildings
36, 37, 127	X	✓	X					Incompatible New Buildings



The indicators of the traditional texture, such as the building-lot relation, the number of storeys, the mass proportion among the architectural elements, functional continuity etc., are taken into consideration in order to determine the evaluation categories for new buildings. In addition, the new buildings constructed inside the courtyards and the remains of traditional buildings are also mentioned in the table which reflects the incompatibility of them with the traditional texture within the study area.

According to the results gathered from the table, the new buildings are classified into two groups, such as 'compatible' and 'incompatible' (Table 3.4). It is clearly observed that Yeni Galle Pazarı Hanı is surrounded by incompatible new buildings and this inharmonious situation continues along Cumhuriyet and İnönü Streets. These buildings have no significance, as far as the traditional and cultural values are concerned.

On the other hand, except the ones constructed inside the courtyard, the new buildings constructed within the original contour of 'the 2nd New Han' are accepted as the compatible new buildings depending on the criteria which are explained by the table in detail. In addition, there are also compatible new buildings at the north part of the site whereas their function changed from residential to "residential+commercial" in due time.

The Current Functions:

The existing spaces of the Hans and traditional buildings have proper functions such as 'shop', 'depot', and 'shop+depot' in general. Therefore, most of the traditional buildings sustain their traditional functions and contribute to the traditional commercial life of the study area. Use of new materials and new mechanical installations, such as air-condition units or ceramic covering on the walls, may cause deterioration of the original materials.

In addition, some of the spaces of the Han buildings are used inappropriately while including manufacturing which requires heavy machines. Hence, the fragile structure of these ‘cultural properties’ is severely damaged and cracks are appeared on the vaults and arches.

Beside the Han buildings, there are also a few residences revealing the traditional dwelling texture at the north part of the study area. However, most of the dwellings’ ground floor are used as shops which may not be in harmony with the design principles and architectural elements of dwellings. The result is undesired changes of the spatial characteristic and structural system of the dwellings.

The decisions of development plans executed since 70’s and created new multi-storeyed buildings which were designed for multi-purpose functions. Both the architecture they represent and the current uses of these new buildings are inharmonious with the traditional commercial fabric. For instance, the new shops and depot buildings, attached to the courtyard façade of Yeni Galle Pazarı Hanı, interrupt the perceptability of the traditional façade and cause again material deterioration in time.

Consequently, the continuity of both commercial and residential functions can be accepted as the potential to keep the study area alive if they are compatible with the traditional ones.

The Conservation Status:

The study area is a part of the Registered Urban Site since 1989 which strengthens its significance. There are various registered building lots on in this registered site which buildings and remains are located.

The new and illegal constructions on registered lots became a problem while spoiling the traditional texture of the area. On the other hand, especially within the boundary of ‘the anonymous Han’, some lots are not registered which also spoils the integrity of the area.

The Ownership Pattern within the Study Area :

A great part of the study area reflects the traditional ownership pattern. To illustrate, there are still building lots in ‘*Vakıf*’ and Treasury Ownerships. Therefore, the traditional character of the current ownerships is a potential to revitalize the traditional aspects and uses of the area.

However, some changes observed on ownerships, like changing from pious foundation (*Vakıf*) to private ownership, affected the traditional pattern negatively. The variety observed in the ownerships of buildings can also create some difficulties while removing the illegal constructions.

General Evaluation in Site Scale:

‘The values’, ‘the problems’ and ‘the potentials’ in site scale are presented on a table in order to gather the whole data contributing to the evaluation of the study area (Table 3.5).

In addition to the evaluation part concerning the current state of the study area, the intervention necessities and decisions on the environmental characteristic of the case study are described in the table. In this way, the relation between evaluation and intervention can be clearly followed or observed. Moreover, the necessities for the conservation of the traditional fabric and the rehabilitation of the study area are also determined before taking decisions on the case study.

Table 3.5 : Evaluation and Intervention in Site Scale

		EVALUATION IN SITE SCALE			INTERVENTIONS IN SITE SCALE				
		VALUE	PROBLEM	POTENTIAL	NECESSITIES	DECISIONS			
LOCATION	TRAFFIC		Study area is subjected to heavy traffic in and around it.	If it is managed properly, it would keep alive the current or proposed functions.	to redefine the places allocated for vehicular and pedestrian traffic	* The vehicular traffic inside the study area should be removed or restricted.			
	ACCESS	in General	The two of major traffic and pedestrian axis of city are surrounding the study area.	Vehicular and pedestrian traffic mixed together without any precaution.		The high level of accessibility would attract the proper functions.	* Entrances of the service cars inside the area should be regulated / limited in daily time.		
BUILDINGS	TRADITIONAL	HANs	Historic Value	* Some spaces of the <i>Hans</i> can not be perceived.	* They are located at the east end node of the Hanlar District of Bursa.	* to preserve the existing traditional building stocks	* The following intervention techniques will be applied after detailed assessments : > maintenace and simple repair > restoration > strengthening the structural system		
			Documentary Value						
			Economic Value					* Inappropriate uses within the spaces of the <i>Hans</i>	* They are easily reached from various direction of Hanlar District of Bursa.
			Functional Value					* The remains of the <i>Hans</i> are surrounded by inharmonius and illegal new buildings.	* They can be utilized with traditional commercial function.
	Dwellings	They are accepted as the living evidences of the 19th century dwellings scattered in the H.C.C.	* Improper new additions are attached to dwellings in the study area. * Unconsciously realized harmful interventions are applied to the dwellings.	They can serve for new uses which would support and develop the revitalization of the whole area.	* to give new functions necessary for development of the study area	* The principles of monitoring after interventions will be defined.			
		They also participate the traditional atmosphere of the study area	* Insufficient sanitary conditions at some dwellings						
NEW		* There are illegal new constructions in study area. * New buildings are not in harmony with the traditional tissue.	The compatible new buildings can be utilized for new functions.	* to eliminate the various features which have negative impacts on the traditional characteristics of the study area	* The illegal and incompatible buildings, with more than 3 storeys, should be demolished. * The compatible building stock within the study area, aid to improve it, should be kept.				
	OPEN AREAS	PUBLIC	the courtyard of the HANs	A courtyard is the main and central space of a typical <i>Han</i> buildings. * Inappropriate uses of them, such as car park and vehicular traffic roads * Illegal constructions within them spoil the integrity of the original courtyard design.	They can be adapted to important new uses, such as recreation and gathering place etc.	* to maintain the unity of design and to clarify the meaning of the courtyard.	* The entrances should be followed from the courtyard into the buildings around the courtyard. * The pavements should be changed as similar to traditional ones.		
PRIVATE	the courtyards of the Dwellings	The Courtyards are typical and essential parts of the dwellings at Bursa. * The vacant open areas of dwellings cause insanitary conditions for the study area. * They have inappropriate uses by the public in contrary to the traditional texture.	The courtyards of the dwellings can be converted to potential green areas of the study area.	* to rehabilitate and display the design and function of a courtyard in a traditional dwelling.	* The incompatible and not used service additions in the courtyard of dwellings should be removed. * The sanitary conditions should be accomodated.				
FUNCTIONS		Some of the functions, such as workshops, depots and shops etc., are the continuation of the traditional commercial life in the study area. * Some of the functions, such as <i>işhan, dershane</i> etc., are not in harmony with the traditional texture. * The development of the new functions cause the multistoreyed constructions within study area.	Some of the present commercial and residential functions keep alive the study area.	to create a balance between the functions and traditional characteristics of both the area and the buildings.	* Residential functions will be kept * Commercial functions which are compatible with the traditional ones (workshop, depot...) will be kept. * The new functions, compatible with the carrying capacities of the traditional and registered buildings, will be encouraged.				
CONSERVATION STATUS		* New illegal constructions appear in the study area. * New building lots need to be registered.	The area can reflect the traditional characteristics of an Ottoman Trade Center in Bursa.	to complete the inventorization and registration processes.	* The unregistered building lots will be examined. * Already registered buildings will be kept				
OWNERSHIP PATTERN		A great part of the study area reflects the traditional ownership pattern while still having building lots owned by pious foundation (ref. to Figure 2.25)	Negative changes on ownerships, like change from ' <i>Vakif</i> ' to Private Ownership, cause the construction of inharmonius new buildings.	It gives chance to revitalize the traditional aspects and uses of the study area.	to preserve and reflect the traditional ownership pattern within the study area	Not changed ownerships on building lots within the study area should be continued by 'legal expropriation'.			

The general evaluation requires action plans for following items for further interventions:

- regulation of the uncontrolled traffic and redefinition the places allocated for both vehicular and pedestrian traffic
- preservation of the existing traditional building stock, and remains
- giving new functions to both cultural properties and tolerable new buildings, in harmony with the historical commercial center
- elimination of negative impacts of past interventions on the traditional characteristic of the study area
- re-definition of the courtyards of the hans
- re-design and refunction the courtyards or the gardens of the traditional dwellings as qualified open areas within the study area
- creation of a balance between traditional and new functions proposed for the sustainable development of the study area
- completion of both inventorization and registration processes as quick as possible

3.2 EVALUATION OF THE STUDY AREA IN ‘HAN’ SCALE

There are two historic Han buildings within the study area, named as ‘Yeni Galle Pazarı Hanı’ and ‘the second Han’. The current state of these two cultural properties are evaluated according to ‘the values’, ‘the problems’, and ‘potentials’ of them, and described by means of;

- the locations of the Hans within the H.C.C. of Bursa
- the appearance and the current state of the remains of the Hans
 - the historic, documentary, spatial, architectural, and functional values of the remains
 - the conservation status of the remains

The Location of the Historic Hans in the H.C.C.:

Yeni Galle Pazarı Hanı is located at the intersection of two main streets, Cumhuriyet and İnönü Streets. These two main axis of buildings; creating a heavy traffic and cutting the Yeni Galle Pazarı Hanı into two parts. On the other hand, the location of the Hans to be accessed easily and to keep the current appropriate functions alive in the study area.

Since it is adjacent to Yeni Galle Pazarı Hanı, it is also easy to reach ‘the anonymous Han’ from various directions. On the other hand, the connection between Cumhuriyet Street and Cami Aralığı Street causes a very dense vehicular traffic together with service roads passing through the Han. Similar to Yeni Galle Pazarı Hanı, ‘the anonymous Han’ can attract the proper functions being located along Cumhuriyet Street.

The Appearance and the Current State of the Remains of the Historic Hans:

The Remains of Yeni Galle Pazarı Hanı:

Yeni Galle Pazarı Hanı is a 16th century Ottoman Han within the Commercial Center of Bursa. It was constructed during the reign of Kanuni Sultan Süleyman by Mimar Sinan. Currently, the remains of the Han also exhibit the spatial character of a 16th century Ottoman Han. It has an architectural value due to the traditional structural system, construction technique and use of material.of the Han. The current functions existing at the building, which are defined as ‘producing, storing, and selling’ provide the continuity of commercial function within the study area.

The existing spaces and remains of the Han can not be perceived clearly at present. The new incompatible additions and buildings are attached to the remains of the Han. Furthermore, some of the new buildings were constructed illegally on the building lots which may include the remains of the hans that are not observable at present.

There are many abandoned and inappropriately used spaces of the Han which causes physical deformations. Hence, comfort and sanitary conditions are not at a sufficient level, and structural deformations are seen inside the existing spaces of Yeni Galle Pazarı Hanı. In addition, the courtyard of Yeni Galle Pazarı Hanı is used for car parking and vehicular traffic passing through the building which have no relation with its original function.

The Remains of ‘ the anonymous Han ’:

‘The 2nd New Han’, which is attached to Yeni Galle Pazarı Hanı at present, was constructed in 1900s by the opening of Cumhuriyet Street after Tanzimat Movements. In Hanlar District there are a few “han” buildings which are completely different from classical period Hans as far as the design principles and construction techniques are concerned.

Although ‘the anonymous Han’ reveals some of the general characteristic of classical period Ottoman Hans, it differentiates from the other 20th century Hans in mass, construction techniques and materials (i.e. ground floor plan scheme). Such that, 20th century Hans in Bursa like ‘Eskişehir Hanı’ and ‘new Tahtakale Hanı’ (Figures 2.11, 2.12, 2.13) are somewhat similar to the architectural features of dwellings of the same period. Consequently, besides its historic and documentary values, ‘the anonymous Han’ can be accepted as a unique example within its period. The existing spaces of the Han are currently used in commerce function as ‘storing and selling of the grain’ which is proper to its original function.

However, new incompatible buildings attached to the remains of ‘the anonymous Han’ and constructed in the courtyard make the building difficult to be perceived as Yeni Galle Pazarı Hanı. The incompleteness of registration process concerning the remains of the Han is also a negative aspect. Furthermore, inappropriate uses inside traditional spaces of the Han cause structural deformations on the existing remains.

Similar to Yeni Galle Pazarı Hanı, the courtyard and the remains of ‘the 2nd new Han’ have various potentials to be refunctioned in harmony with the traditional use of the study area.

General Evaluation of the Hans:

‘The values’, ‘the problems’ and ‘the potentials’ in Han scale are presented on a table in order to gather the whole data contributing to the evaluation of the two Hans within the study area (Table 3.6).

In addition to the evaluation part, the intervention necessities and decisions are described in Hans scale. In this way, the relation between evaluation and intervention can be clearly followed. Moreover, the necessities for the conservation of these cultural properties are also determined before taking decisions.

The general evaluation requires action plans for following items:

- to reveal the integrity of the Hans as ‘the historic commercial buildings in the H.C.C’ by providing their perceptability and legibility
- to preserve and maintain the existing remains of the Hans
- to continue the current proper functions inside the Hans
- to stop negative aspects of the vehicular traffic passing through the Hans
- to redefine the boundaries and significance of the courtyards within their historical importance
- to complete inventORIZATION and registration of the building lots including the remains of the Hans.

CHAPTER 4

PRINCIPLES AND DECISIONS

4.1 GENERAL PRINCIPLES ON STUDY AREA

After the evaluation of the the study area, the definition of the principles for conserving the traditional texture and sustaining the commercial life within the study area will take place (Figure 4.1). It is also necessary to handle the immediate surrounding of the study area as a buffer zone which is composed of new office buildings and shops with commercial function. Therefore, new and traditional buildings within the neighbouring buffer zone will be interpreted within the conservation principles and decisions concerning the new constructions in the registered urban site. The new illegal buildings which are constructed so close to the study area would be demolished and reconstructed according to the conservation principles and planning decisions of Conservation Plan (1989).

After this general approach, the general principles are determined for the whole study will be presented under five sub-titles:

1. Principles for the Organization of the current Traffic
2. Principles for the Perception of the Traditional Texture
3. Principles for the Continuity of the Traditional Texture
4. Principles on the current New Buildings
5. Principles on the proposed New Constructions

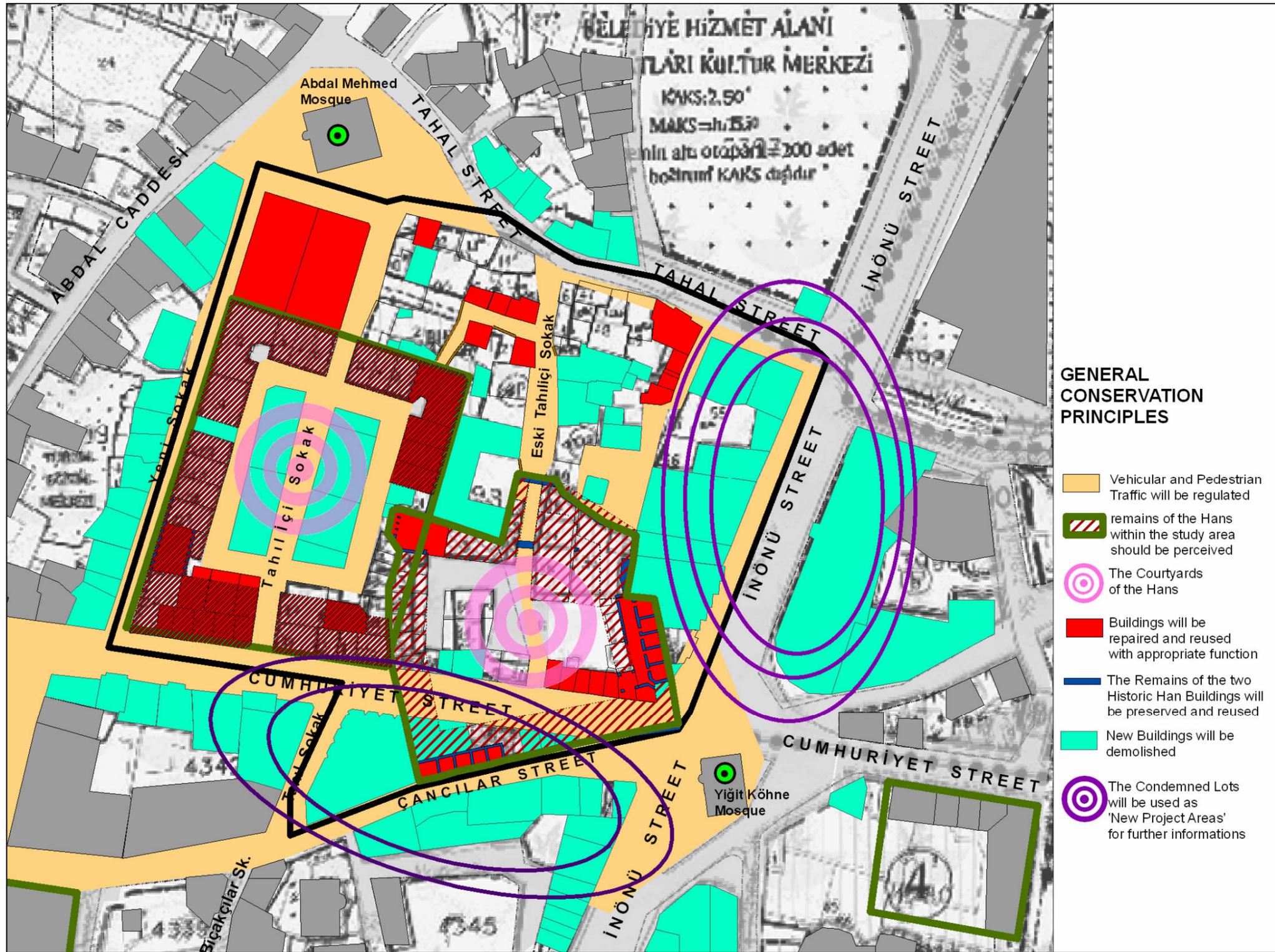


Figure 4. 1 : General Conservation Principles in Site Scale

Traffic within the Study Area

1. To monitor and to organize the vehicular traffic passing through the Hans which currently destroys the unity of the traditional texture in the study area
2. To redefine proper places allocated for the vehicular and pedestrian traffic inside the study area

Perception of the Traditional Texture

3. To make two traditional Han Buildings more perceptible and to carry the required researches, such as excavation etc., for this purpose
4. To provide the legibility of these two Historic Han Buildings by reading and exhibiting the traditional spatial character of the Hans based on the researches and analyses.
5. To conserve and to mention the development activities dated to the 2nd period together with the remains surviving from the 1st since they are totally accepted as the documentary value of the study area
6. To reveal the physical differentiation between the two periods inside Yeni Galle Pazarı Hanı, which is categorized as ‘before’ and ‘after’ Tanzimat Movements, while using different intervention principles not only for the legibility of the whole of the Han but also for the continuity of the ‘Cumhuriyet Street’.
7. To emphasize the significance each of the two transportation axis, Cumhuriyet Street and İnönü Street, as the witnesses of Tanzimat Movements within the study area

Continuity of the Traditional Texture

8. To provide the accessibility to the two Hans, by using the open areas, such as courtyards or service roads

9. To rearrange both the vehicular and the pedestrian traffic by taking necessary precautions
10. To give appropriate functions, such as resale of grain to the traditional buildings and the existing spaces of the Historic Hans within the study area to keep alive the traditional commercial relations

Present New Buildings within the Study Area

11. To give proper functions compatible with the study area
12. To eliminate some of the new illegal buildings within the study area which give harm to the unity of the traditional texture
13. To adapt the new inharmonious buildings, which were constructed previously especially along İnönü Street, to new strategies which should determine the spatial, architectural, and visual qualities of those buildings

Proposed New Constructions

14. To use 'contemporary construction techniques' during the implementation of restoration projects of Yeni Galle Pazarı Hanı which would be prepared after the excavations
15. To construct new buildings in compatible scale, mass, and construction technique with the traditional ones and to give proper functions

4.2 PRINCIPLES GOVERNING THE INTERVENTIONS FOR THE HANS

These principles will be presented under four sub-titles both for two Hans :

1. Perception of the Hans
2. Conservation and Rehabilitation of the remains
3. Utilization of the Cultural Properties
4. Current New Buildings

4.2.1 YENİ GALLE PAZARI HANI

Perception:

According to the restitution study, Yeni Galle Pazarı Hanı was subjected to two explicit periods which are required to be perceived since they have a documentary value for the study area. In order to exhibit the possible complete mass of the Han which is an important clue of the 1st period, it is decided to make excavation within the boundary of Yeni Galle Pazarı Hanı. In order to provide the perception of the Han it is proposed

- To evaluate the remains for further design of the lost Yeni Galle Pazarı Hanı for the purpose of the completion of the mass of it.
- To regulate the vehicular traffic, flowing along Cumhuriyet Street, within the boundary of the Han in order to perceive the Han without breaking the integrity of its courtyard.

Traffic:

- ‘Cumhuriyet Street’ and ‘İnönü Street’ will be preserved as a clue of the effects of the 2nd period.
- The vehicular traffic passing through Yeni Galle Pazarı Hanı, at the intersection of the two main streets will be directed towards the south of study area, to make a ring.
- The boundaries of the new buildings, which have been settled along the streets, should be preserved in respect to the data collected from the old maps and restitution schemes.

Conservation and Rehabilitation:

Some parts of Yeni Galle Pazarı Hanı are partially collapsed whereas some of them are severely destroyed as a result of various factors. It is necessary to conserve and maintain the remaining parts in order to make them to be perceived as the parts of a historic commercial Han building within the H.C.C.

- The interventions should take care of the characteristics of a 16th century building,
- The spatial character of the Han should be displayed while preparing a design project for restoration.

Utilization:

The existing traditional spaces of Yeni Galle Pazarı Hanı are generally in poor condition. After a restoration project concerning the remains, it is required to use them continuing the present uses in the study area. Therefore, it is decided to give new functions compatible with the traditional environment.

- Appropriate commercial functions, such as ‘workshop’, ‘depot’, etc. can take place in the Han.
- The new functions, proposed for the existing spaces of the Han, should be regulated and encouraged in harmony with its traditional capacity.
- The current buildings and function in the courtyard of Yeni Galle Pazarı Hanı is not in harmony with its traditional use since it is a public open area and they also spoil the integrity of the courtyard. Therefore, new illegal constructions and carpark use within the courtyard should be removed in order to perceive the unity of the courtyard as a part of the Han.
- As a part of the Han, the courtyard of Yeni Galle Pazarı Hanı should be utilized not only as a transportation area but also as a gathering space of a traditional Han building.

The current New Buildings within ‘Yeni Galle Pazarı Hanı’:

There are many illegally constructed new buildings within the boundary of Yeni Galle Pazarı Hanı which complicated the perceptibility of the spatial characteristic of the Han. It is necessary to rearrange the courtyard of the Han in order to regain the traditional characteristics;

- The new buildings constructed on the registered building lots should be demolished.
- The new additions in and around Yeni Galle Pazarı Hanı should be removed.

4.2.2 ANONYMOUS HAN

Perception:

The anonymous Han, which was constructed at the beginning of the 20th century by the effects of ‘Tanzimat Movements’ in the H.C.C of Bursa, can not be perceived easily because of multi-storeyed new buildings added within the boundary of the Han.

In order to reveal this historic Han building as a document of the 2nd period mentioned during the restitution study on the site, the incompatible additions within the Han should be removed. Therefore;

- An excavation should be executed inside the anonymous Han at some parts of the building to find out the original boundaries and plan scheme of it.
- The two new buildings inside the courtyard should also be demolished to reveal the unity of the courtyard as a traditional part of the anonymous Han.
- The vehicular traffic passing through the anonymous Han should be restricted for only the service use of the commercial buildings.

Conservation and Rehabilitation:

The existing original parts of the anonymous Han are composed of the walls observed at different façades and the inner spaces of the traditional spaces of the Han. As a result of various interventions applied since the 20th century, simple repair work should be applied as follows:

- The existing original parts of the Han as the pieces of a cultural property should be repaired
- The compatible additions in the Han should also be repaired for further uses.
- In order to maintain the traditional construction technique of the anonymous Han, conservative interventions should be applied according to the detailed restoration projects.

Utilization:

The traditional spaces of the anonymous Han are currently used as grain depots and retail areas which are in harmony with the traditional character of the commercial life within the Han. Therefore;

- The current commercial functions within the anonymous Han should be kept and should not exceed the spatial capacity of the traditional spaces.
- The new illegal buildings, which were constructed inside the courtyard illegally, should be removed to use the open area as a courtyard.
- The courtyard of the Han should be utilized not only as a transportation area, connecting the pedestrian axis in north-south direction, but also as a gathering area within the anonymous Han.

The current New Buildings within ‘the anonymous Han

The inharmonious new buildings which destroy the integrity and perceptibility of the spatial character of the Han should be removed. Therefore;

- The compatible new buildings should be repaired and refunctioned in harmony with the traditional functions.

4.3 DECISIONS AT SITE SCALE

In order to rehabilitate and reuse the study area, the decisions are given under five sub-titles: (Figure 4.2)

1. Decisions related with Circulation
2. Decisions related with Traditional Texture
 - a. Decisions related with Existing Remains
 - b. Decisions related with Courtyards
 - c. Decisions related with Traditional Buildings
3. Decisions related with New Buildings
4. Decisions related with Utilization of the area
5. Decisions related with the 'New Project Areas'

Decisions related with Circulation in and around the Study Area:

While being located at the intersection of two main streets, 'Cumhuriyet Street' and 'İnönü Street', the study area is subjected to heavy vehicular and pedestrian traffic. Therefore, it is necessary to redefine the places allocated for vehicular and pedestrian traffic, by taking following measures:

- The vehicular traffic surrounding the study area should be controlled in order to slow down the traffic flow.
- The current traffic axis cuts the study area into two pieces and also destroys the integrity of the study area. In order to avoid this handicap, turning from İnönü Street to Cumhuriyet Street should be cancelled and a new connection should be provided to Cumhuriyet Street via Abdal Street, which will pass through the western side of the study area.

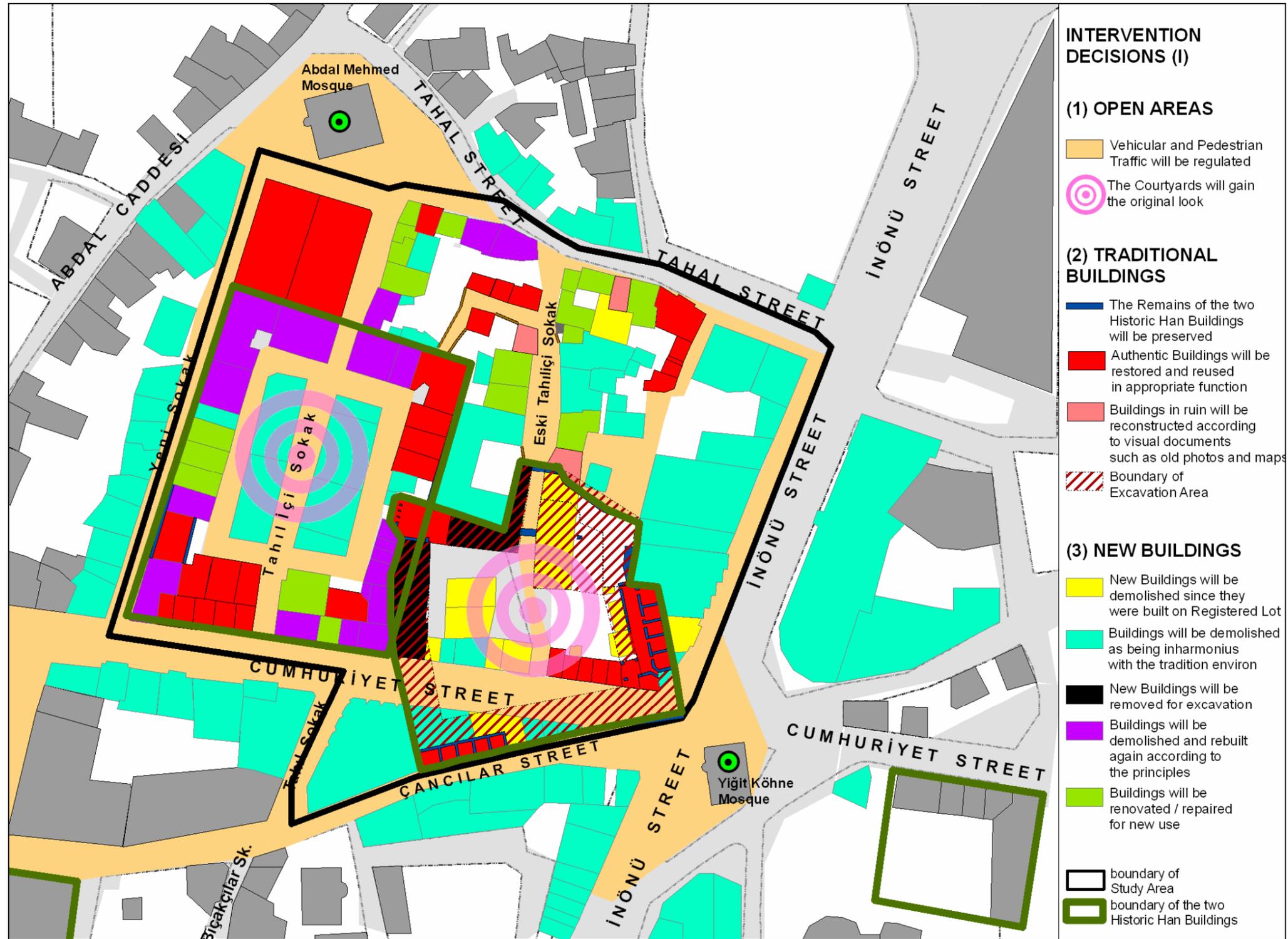


Figure 4. 2 : Intervention Decisions at Site Scale (I)

- A part of Cumhuriyet Street, within the boundary of the study area, should be closed to vehicular traffic and regulated only for pedestrian circulation together with compatible pavement and street furnitures.
- The vehicular traffic passing inside the courtyards of the Hans should be limited and should be regulated for the pedestrian use in order to strengthen the pedestrian transportation in south-north direction.
- The cars which will serve for the commercial units should enter the study area at limited hours.
- The dead-end streets within the study area should be closed to the vehicular traffic and should be used for only pedestrians.

Decisions related with Traditional Texture:

As explained in the evaluation of the study area, the traditional texture is composed of the two Han Buildings and the traditional dwellings at the northern of the study area.

As the courtyards of two Hans were discussed in previous chapters, the gardens of the dwellings, defined as the private open areas within the study area, will be discussed in this part. Those open areas are abandoned or filled with inappropriate additions. The rehabilitation of the gardens within the traditional dwellings is also necessary to display their spatial characteristics. For this purpose;

- The sanitary conditions within the gardens should be accommodated.
- These private open areas should be used as green areas or gardens of the dwellings.
- The traditional buildings still exist within the study area at present despite of the destructions caused by various factors. They were also subjected to unconcious interventions. This leads us to define proper solutions against these problems observed in traditional buildings by offering appropriate new functions for the development of the study area while preserving the existing traditional building stocks.

Decisions related with current New Buildings

Most of the new buildings constructed within the study area are inharmonious with the traditional tissue in scale, function, material and construction technique. To avoid this handicap, the following decisions are proposed for regulating the new building activities:

- The illegal and incompatible buildings, with more than 3 storeys, should be demolished in order to make the Hans perceptible. In this way, the east part of the study area, which also includes Yeni Galle Pazarı Hamı, will be completely emptied and re-utilized.
- The new buildings constructed within the boundary of the neighbouring buffer zone should also be removed in order to maintain the perceptibility of the Hans.

As a result of this cleaning, 'New Project Areas' (N.P.A) will be appeared in and around the study area and they will be potential for new interventions proposed on both open and built-up areas.

- The new illegal buildings within the courtyards of these Hans should be removed in order to make the traditional spatial character of the Hans to be perceived clearly.
- The illegal constructions above the remains of the Hans under the ground should be demolished in order to apply suggested excavations within their boundaries. By this way, the existence of these cultural properties are detected and exhibited.
- The incompatible and not used new service additions inside the gardens should be removed.
- The illegal and incompatible new buildings should be regulated by the intervention principles and utilization which make them compatible to the traditional texture of the study area.

- The compatible building stock within the study area should be repaired and renovated for new functions in order to improve them according to the commerce development.

Decisions related with the proposed ‘New Project Areas’ (N.P.A.):

The emptied building lots in private ownership are proposed to define as ‘New Project Areas’ (N.P.A.). (Figure 4.3) The rules and regulations valid for such areas are given below:

- The buildings heights should not exceed 2 or 3 storeys.
- Contemporary construction techniques can be used during implementations.
- The emptied lots, especially the ones that are attached to the remains of Yeni Galle Pazarı Hanı, should be left as ‘open area’s to create a “green belt” surrounding the Han. In the meantime, each of them will be used as ‘Open Public Gathering Space’ for cultural activities and as ‘Private Car-Park’ only for the ‘service vehicles’ serving for the study area.

4.4 DECISIONS AT HAN SCALE

According to the intervention principles in Han scale, the decisions on the sustainability of Yeni Galle Pazarı Hanı are described by the classification into five titles: (Figure 4.4)

1. Decisions related with Perception
2. Decisions related with Conservation and Rehabilitation of the remains
3. Decisions related with Utilization
4. Decisions on current New Buildings within the Hans
5. Decisions on Construction of New Buildings within the ‘New Project Areas’

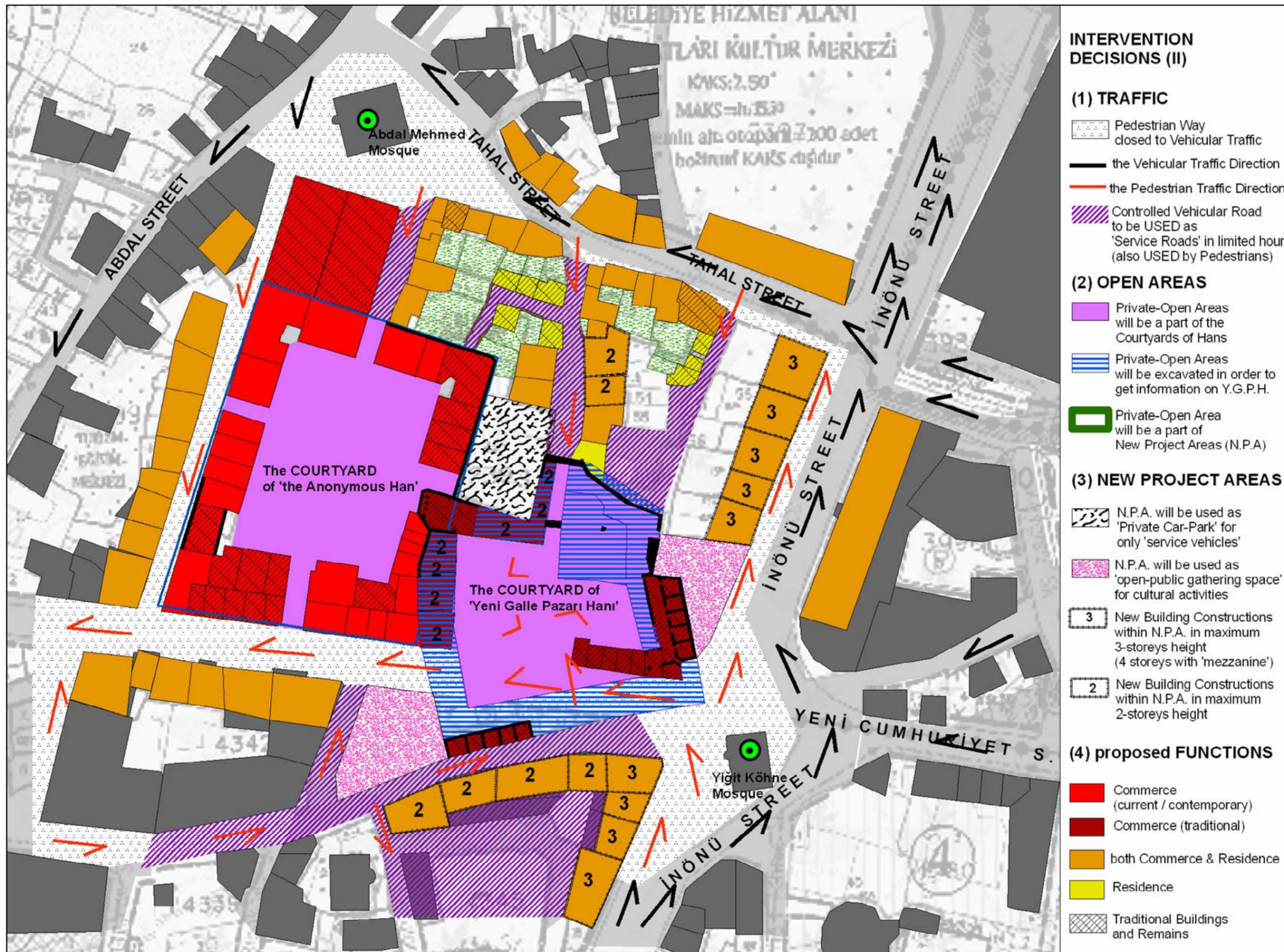


Figure 4.3 : Intervention Decisions at Site Scale (II)

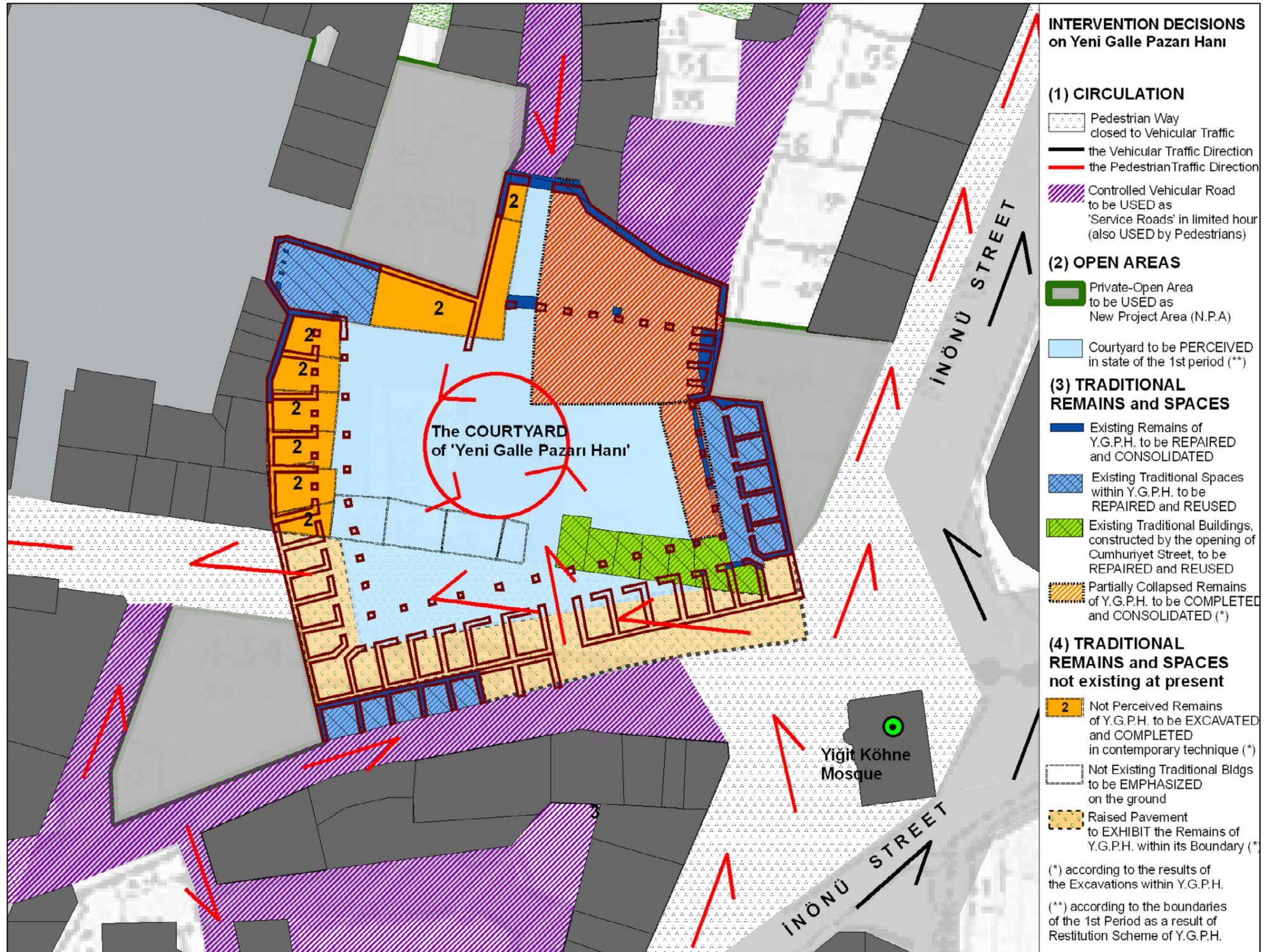


Figure 4. 4 : Intervention Decisions at Han Scale

In addition to the previous descriptions of these five sub-titles, the more detailed intervention decisions are described as follows;

- The remains found as a result of the excavations within the boundary of the Han, depending on the restitution scheme of the 1st period, should be exhibited by raised pavement in order to make the original planning scheme of the Han on the ground floor.
- According to the reliability and adequacy of the excavations within the Han, the founded remains should be raised in compatible scale and completed in contemporary techniques to determine the final intervention date.

As a result of this completion, not seen remains of the Han will be read and presented to contribute to the perceptibility and legibility of the Han.

- In order to provide perception of the two period relied on the restitution study on the Han, the boundaries of the new buildings along İnönü Street and Cumhuriyet Street should be preserved and constructed in compatible scale.

Consequently, the status of ‘Yeni Galle Pazarı Hanı and its immediate surrounding’ before and after the interventions are compared and presented in 3D design drawings as follows:

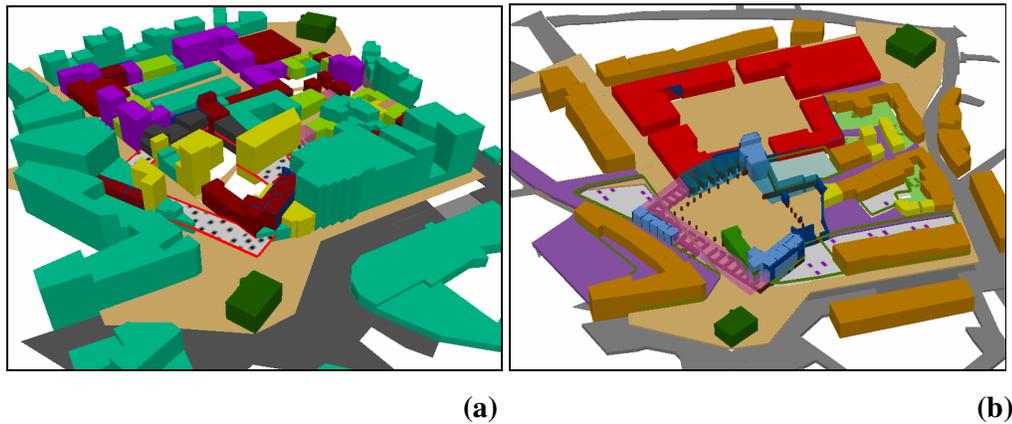
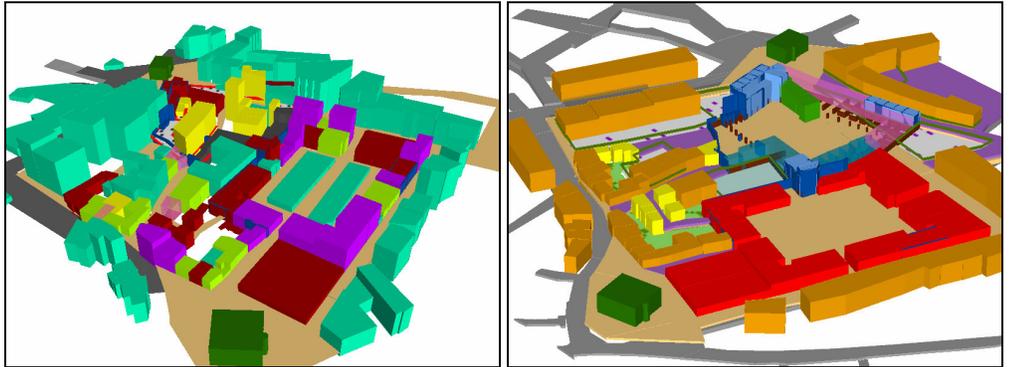


Figure 4. 5 : view from the south-east corner (a) before interventions (b) after interventions



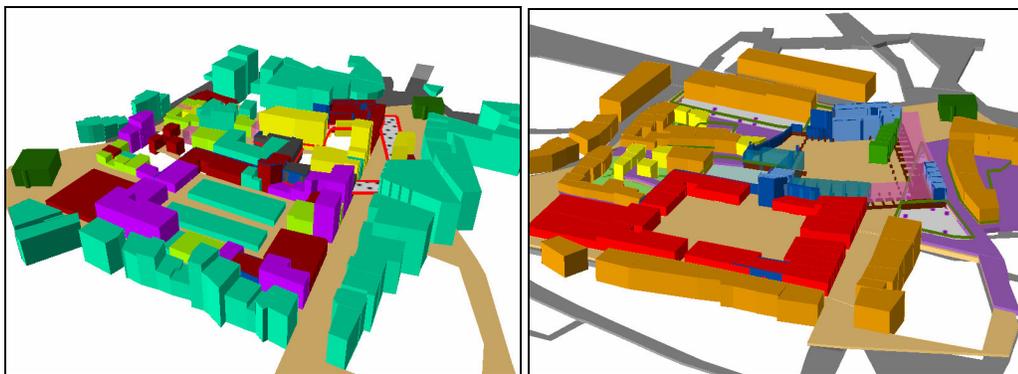
(a) (b)

Figure 4. 6 : view from the north-east corner (a) before interventions (b) after interventions



(a) (b)

Figure 4. 7 : view form the north-west corner (a) before interventions (b) after interventions



(a) (b)

Figure 4. 8 : view from the south-west corner (a) before interventions (b) after interventions

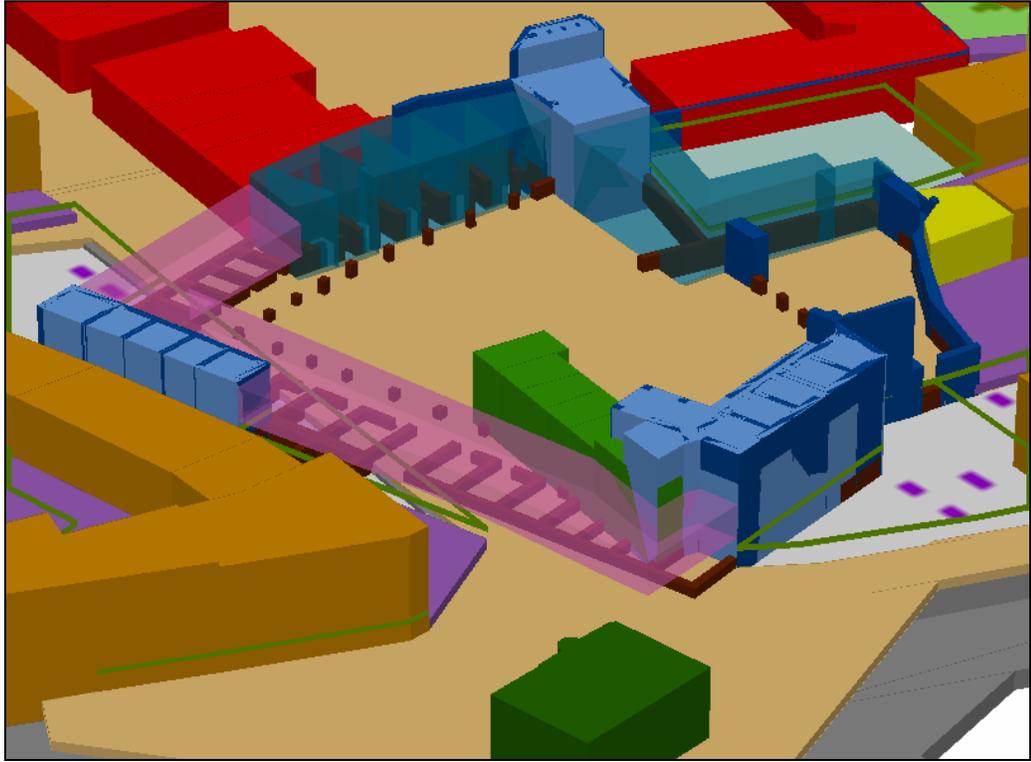


Figure 4. 9 : a view of Yeni Galle Pazarı Hanı after interventions

CHAPTER V

CONCLUSION

The commercial activities of an Ottoman Town, which were generally settled at the center of the town, are heavily influenced by the development activities and transformations in history. The Hanlar District in Bursa is an example of such relations between the urban development and the traditional commercial life. The location of the Historic Commercial Center (H.C.C.) provides its sustainability while being subjected to alterations and deformations in its traditional texture. New constructions defined by development plans have changed the original characteristics of the area. The first planned transformation within the Hanlar District of Bursa can be accepted as the development activities as a result of 'Tanzimat Movements'. The new wide and geometric streets and the new constructions along those streets were the main factors which changed the traditional texture. Some of the monuments, namely Hams, Hamams, and Mosques, within the H.C.C. of Bursa were negatively affected by those implementations. As a result, the traditional texture of the H.C.C. of Bursa can not be perceived. However, it is necessary to preserve and maintain the authenticity while designing compatible rehabilitation projects for cultural properties together with their surrounding.

Yeni Galle Pazarı Hanı is located at the east-end of the H.C.C. while being surrounded by both traditional and new buildings. The immediate surrounding of the Han includes dwellings together with another Ottoman Han, which is called as 'the anonymous Han' during the study. Although it is cut into two parts by the opening of Cumhuriyet Street, there are still remaining parts of the Han to be perceived and preserved. The Han is located also within the boundary of registered urban site according to the Conservation Plan (1989).

However, there are illegally constructed new buildings in and around the Han despite the legal conservation decisions. In addition to these illegal constructions, the vehicular traffic, unconsciousness functions in the spaces, and the physical deformations on material and structure of the Han can be accepted as the main problems which need to be solved as soon as possible. Hence, 'Yeni Galle Pazarı Hanı and its immediate surrounding' is defined as the case study since it is essential to reveal the transformation of a historic commercial area and to propose the decisions for the rehabilitation of it.

As a result of the study, it is aimed;

- to provide the perception of the traditional texture within the study area
- to define the problems of the study area and to propose alternative solutions
- to determine principles of conservation on the existing traditional remains and buildings
- to determine principles and decisions on preservation and rehabilitation of the traditional texture in the study area

This study illustrates a proper 'local authority project' by determining the first step of the organization of different groups of work for the rehabilitation of a transformed historic commercial area. In fact, it is adequate to present just the principles and the decisions on the conservation and sustainability of the historic texture at the end of the study. Therefore, it is aimed to mention the primer necessities for the rehabilitation of such a heavily transformed historic area in this study, just before the implementations applied according to the proper restoration projects. Consequently, due to the deficient and unconsciousness application of the current restoration projects on transformed historic areas, the importance of the previous part of the project is revealed in this study. These primer requirements were mentioned at the end of the study as follows;

- It is informed that a detailed documentation is required at first in order to evaluate the past and present states together with the alterations within the transformed area. In this study, both written and visual sources were used to achieve the historical background of the study area directly.
- Beside the documentation of the existing qualities, the determination of undefined or unknown information is secondarily required within these primer necessities. Hence, to illustrate, a systematical excavation was proposed in the light of the results of the restitution study on Yeni Galle Pazarı Hanı.
- Finally, the intervention principles and conservation decisions concerning a transformed area are defined as the initial stage of an extensive implementation project. According to the decision schemes, which are presented at the end of the study, the demolishment of the new illegal constructions are mentioned whereas the construction techniques, materials, and spatial qualities, such as number of storey and façade, of proper new constructions are not described in detail. Hence, this study can be accepted as an incomplete project which does not include the description of the implementations prepared by different experts and gives just general decisions after a detailed evaluation on the area. By this way, it constitutes a background to the restoration projects just before the division of labor between different types of working groups.

In conclusion, this study exemplifies the documentation and the evaluation of a historic commercial area and the suggestion to solve the general problems within the H.C.C. of the cities by taking decisions on conservation and rehabilitation for the sustainability of the area.

BIBLIOGRAPHY

Baykal, K., (1950), **Bursa ve Anıtları**, Bursa Aysan Matbaası, Bursa.

Cezzar, M. (1983), **Typical Commercial Buildings of the Ottoman Classical Period and the Ottoman Construction System**, T.C. İş Bankası Kültür Dizisi, İstanbul.

Dağlıoğlu, H. T., (1940), **1558-1589 Onaltıncı Asırda Bursa**, Bursa Halkevi Neşriyatından 10, Bursa Vilayet Matbaası, Bursa.

Develi, H. (2002), **Çelebi, Sai M. Yapılar Kitabı; Tezkiretü'l-Bünyan ve Tezkiretü'l-Ebniye (Mimar Sinan'ın Anıları)**, Koç Kültür ve Sanat Tanıtım, İstanbul.

Dostoğlu, N., Oral, T. (1999), “Bir Osmanlı Başkenti Bursa'nın Tanzimat'tan Cumhuriyet'e Fiziksel Değişim Süreci”, **Osmanlı Mimarlığının 7. Yüzyılı “Uluslararası Bir Miras”**, YEM Yayınları, İstanbul, p. 221-229.

Dostoğlu, N. T. (2001), **Osmanlı döneminde Bursa : 19. yüzyıl ortalarından 20. yüzyıla Bursa fotoğrafları : Photographs of Bursa from mid the 19th to the 20th century**, AKMED, Antalya.

Dostoğlu, N.; Vural, T., (2004), “Lörcher, Prost ve Piccinato'nun Bursa'daki Kenrsel Gelişim Katkıları”, **Bursa'da Yaşam**, Olay Gazetesi Eki; Ekim 2004, p. 122-126, Bursa.

Ergenç, Ö. (2006), **XVI. Yüzyılın Sonlarında Bursa**, Türk Tarih Kurumu, Ankara.

Gabriel, A. (1958), **Une Capitale Turque:Brousse**, Paris.

Kaplanoğlu, R. (1994), **Bursa Anıtları Ansiklopedisi**, Yenigün Yayınları, Bursa.

Kaplanoğlu, R. (1996), **Bursa Yer Adları Ansiklopedisi**, Bursa Ticaret Odası Kültür Yayınları, Bursa.

Kaplanoğlu, R. (2001), **Bursa Ansiklopedisi I (Yer Adları)**, 1. Basım, Avrasya Etnoğrafya Vakfı Yayınları, İstanbul.

Kaplanoğlu, R. (2003), **Doğal ve Anıtsal Eserleri ile Bursa**, Osmangazi Belediyesi Yayınları, İstanbul.

Kepecioğlu, K. (1935), **Bursa Hanları**, Bursa Halkevi Neşriyatı 4, Bursa Yeni Basımevi, Bursa.

Lowry, H. W., (2004), **Seyyahların Gözüyle Bursa 1326-1923**, çeviri: Serdar Alper, Eren Yayıncılık, İstanbul.

Oğuz, M. (1999), **Bursa tarihi kent merkezi ve yakın çevresini oluşturan MİA alt bölgesi (Hanlar bölgesi-Reyhan-Kayhan) işlevsel mekansal ve mimari analizi**, Mimarlık Yüksek Lisans Tezi, Yıldız Teknik Üniversitesi, İstanbul.

Özdeş, G. (1953), **Türk Çarşıları**, İ.T.Ü. Mimarlık Fakültesi 28 Ekim 1952 tarihli doçentlik çalışması, Pulhan Matbaası, İstanbul.

Piccinato, L., “Bursa Planı Deneyimi”, çeviri: Kemal Atakay, **Bursa’da Yaşam**, Olay Gazetesi Eki, Ekim 2004, p.10-34, Bursa. (original: “L’esperienza del Piano di Bursa”, *Urbanistica*, n.36-37, 1961, s.110-136.)

Piccinato, L., “Bursa Nazım Planı Üzerine – 1958”, çeviri: Ertan Arslansoy, **Bursa’da Yaşam**, Olay Gazetesi Eki, Ekim 2004, p. 44-54, Bursa.

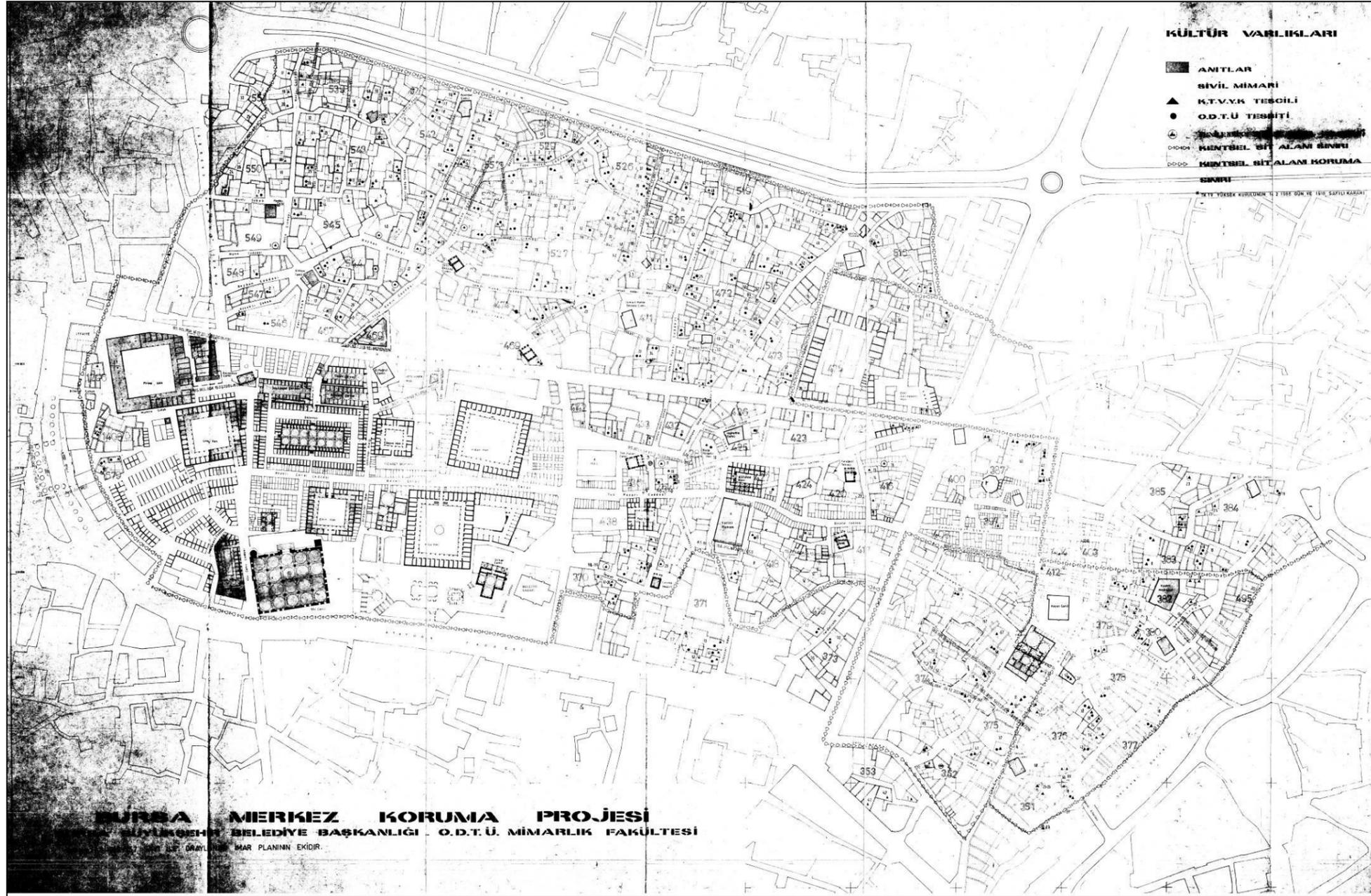
Prost, H., “Bursa Planı”, çeviri: Prof. Dr. Mustafa Durak, **Bursa’da Yaşam**, Olay Gazetesi Eki, Kasım 2005, p.20-36, Bursa.

Saint-Laurent, B., (1996), “Bir Tiyatro Armatörü Ahmet Vefik Paşa ve 19. Yüzyılın Son Çeyreğinde Bursa’nın Yeniden Biçimlenmesi”, ed. Dumont, P. AND Georgeon, F., **Modernleşme Sürecinde Osmanlı Kentleri**, Tarih Vakfı Yyanları, p.8-134, Ankara.

Tankut, G. (1988), “Bursa-Merkez Koruma-Geliştirme Projesi Açıklama Raporu”, archive of Department of Architecture in METU, Ankara.

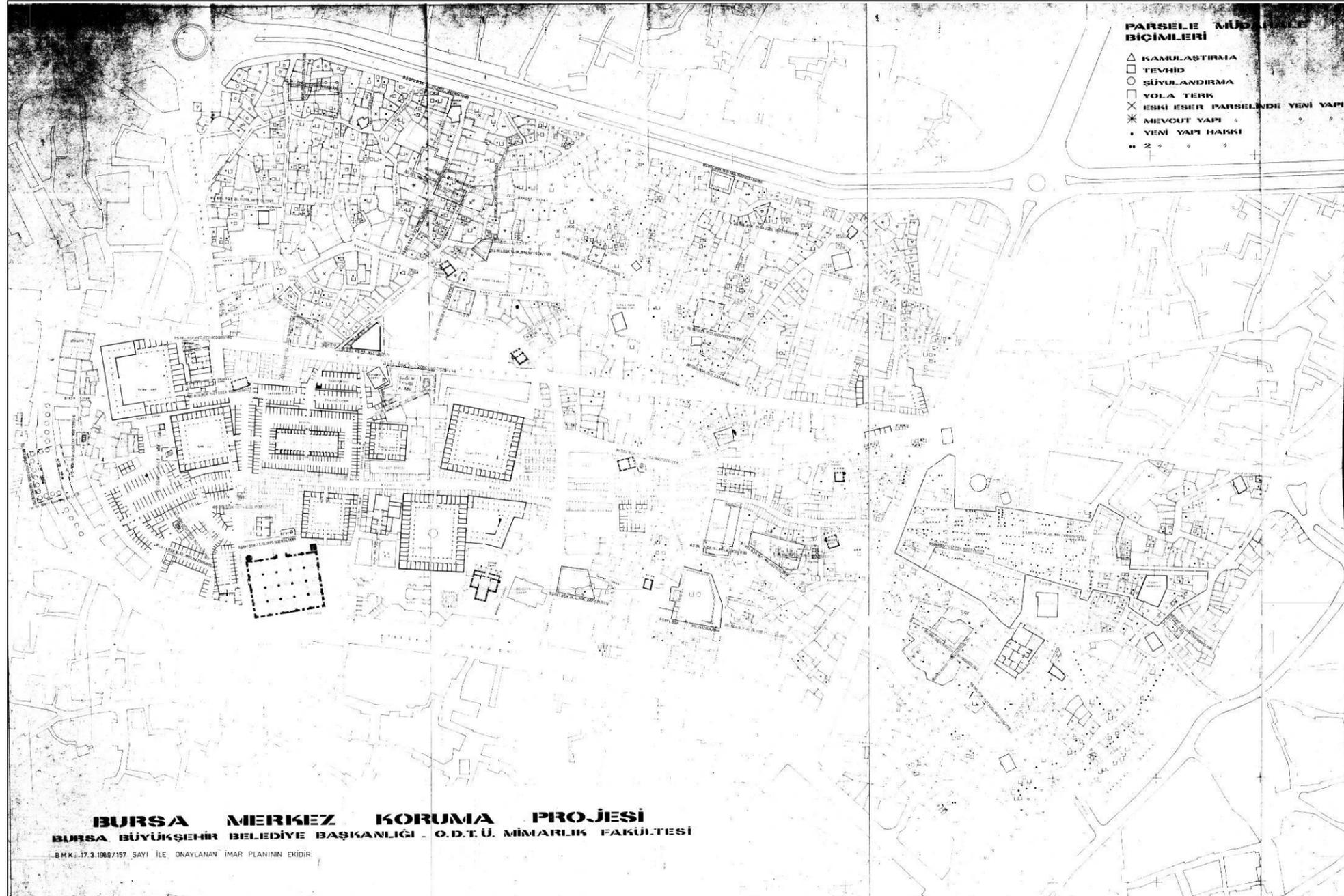
APPENDIX B

CULTURAL PROPERTIES ON CONSERVATION PLAN OF REYHAN-KAYHAN-HANLAR DISTRICT IN BURSA (1989)



APPENDIX C

DESCRIPTION OF INTERVENTIONS ON BOTH BUILDING LOTS AND COMMON PUBLIC AREAS ACCORDING TO THE CONSERVATION PLAN (1989)



APPENDIX D

CONSERVATION DECISIONS ON YENİ GALLE PAZARI HANI

Yeni Galle Pazarı Hanı ve çevresi ile ilgili kurul kararları ve tutulan raporlar¹⁰:

- (16.5.1966) Bursa Müzeler Müdürlüğü'nün 477-119 sayılı yazısı;
 - Hanın eski eser sayılıp sayılmayacağı kesinleşsin talebi;
 - Vatandaş izinsiz istifade ediyor, tetkiki icap etmekte.

- (14.7.1966) Bursa Valisi Celalettin Ünseli'den Milli Eğitim Bakanlığı'na yazı;
 - Avluda kaçak dükkan ve iş yeri yapılmakta
 - 147 pafta 475 ada 11 parselde Sicil Muhafızlığı'na kayıtlı; maliki hanesi boş
 - Yıkım için avlunun Hazine veya Belediye adına veya Tapu Kütüğü'ne kayıtlı olması şart

- [13.5.1967/3467] nolu karar; GEEAYK, İstanbul

“...Mevcut kalıntılar Tahal Hanı'nın bütün strüktür ve stilini ifade etmekte olduğundan muhafazasına ve tamamlanarak, çarşıdaki diğer hanlar gibi yeniden inşası yolunun aranmasına...”

- [25.5.1969/4651] nolu karar; GEEAYK, İstanbul

“...Yolun açılması sırasında kesilen Tahıl Hanı'nın tamamlanması halinde şehirde I. Derecede önemi haiz bir caddenin kapanması gibi

¹⁰ BKTVKK, March, 2006.

bir durum hasıl olacağından, yol dışında kalan kısımların restorasyonu için hazırlanacak bir proje Kurul'a gönderildiği takdirde mevzunun yeniden müzakere edilmesine..."

- [9.7.1977/A 625] nolu karar eki s.19, 20.; GEEAYK, İstanbul

Dini ve Kültürel Anıtlar:

Env. No Adı _____ : Adresi

ı

1 - Eski Tahıl Hanı 147 paf. 475 ada, 2,12, 13, 14
parseller

Sivil Yapılar:

Env. No Adı _____ : Adres :

1- Konut 475 ada, 8 parsel
2- Konut 475 ada, 7 parsel
3- Konut 475 ada, 3 parsel

➤ (27.10.1981) Müze Asistanı Dursun Öcalan'ın Raporu;

→ 14,15,101, 102 parselleri le ilgili;

Sadece doğu cephesi ayakta, geri kalan harap

→ 101, 102, 102 parsellerde yapımı bitmiş 4 katlı B.A.bina mevcut

→ 98 parselde bulunan marangoz atölyesi geniş ahşap sundurma

Sundurmanın çatı kuzey ve doğu kısımları han duvar kalıntısına dayalı

→ 14 ve 15 parsellerde hanın orijinal 2 dükkanı var

→ Resim 1de görülen beyaz boyalı yerden girilerek, hanın zemin kattaki dükkanının arkasındaki duvarın kaldırıldığı ve arkadaki İnönü Caddesi'ne bakan ahşap bir bina ile birleştirildiği görülmekte

→ 1-2 katlı ahşap dükkanlar ve 7 katlı B.A. bina

→ Güneye-Cumhuriyet Caddesi'ne bakan cephesinde 2 katlı ahşap binalar

→ Batı kısmında 2 katlı beton+1 katlı ahşap binalar

→ 101, 102, 103 parsellere oturmuş 4 katlı yapı ile yandaki binalar arasında handan kalan kemerler

Öneri; değişiklik tarihi parçalar korunarak yapılsın

➤ (**24.12.1981**) **Ceyhan Tiruman'ın G.E.E.A.Y.K.'na raporu;Ankara→İstanbul**

→ A65 sayılı genel kararlarla tescilli, 147 pafta, 475 ada, 14, 15, 98, 101, 102, parsellerdeki fiilen yol durumunda bulunan Eski Tahıl Çıkması, Halihazır İmar Planında kapanan bir yol olarak gösterilmiş

→ Ancak Bursa Belediye Meclisi kararı ile bölgede mevcut hanın ve kullanılan yolların aynen muhafazası yolunda bir değişiklik yapılması istenmiş

→ Tahıl Çıkması üzerindeki kemerler dikkate alınmamış

→ 98 parsel + İnönü Caddesi cephesi 95, 96 ve 97 parsellerde kalan duvar parçalarının, duvara dayanan B.A. yapıdan dolayı, belirlenemediği gözlenmiş

➤ (**16.1.1982**) **öneri;**

→ Hanın orijinal rölövesi ve yol kavşak çevresindeki diğer eski eserlerle beraber İmar Planı üzerine işlenmesi gerekli

➤ (**10.10.1984**) **Veysi Cengiz'in Vali Muavini Yusuf Ziya Ünal imzalı raporu;**

→ Tonozun 4.9.1984'te çökmesi sonucu boşlukta kalan ayak altındaki dükkanlar için tehlikeli durum arzettiğinden Belediye tarafından yıkılması istenmektedir.

• [7.12.1984/1016] nolu karar; TKTVKK, İstanbul

“...korunmasına karar verilen Tahıl Han’da çöken tonozun yıktırılmayıp tehlikeyi giderecek tedbirler alınmasına 4651 sayılı kararımız uyarınca hazırlanacak “Tahıl Han” restorasyon projesinin Kurulumuza bir an önce gönderilmesine...”

- **[14.2.1986/1918] nolu karar; TKTVKK kararı; s. 3**

Env. No Adres : Kadastro

:

49 Tahıl Han 147 pafta, 475 ada

- Milli Eğitim Bakanlığı’nın [732.14-6147—14.9.1986] sayılı karar eki;
Bursa Belediyesi Harita Bürosu

➤ **(10.11.1987) Müze Araştırmacısı Recep Okçu’nun raporu;**

Eski Tahıl Hanı Külliyesi:

→ yalnızca güneybatıdaki 3 hücreli bir bölümün *moloz taş+adi tuğla* ile restore edildiği,

→ geri kalan büyük bölüm zamanla iskana açıldığı,

→ tek ve 2 katlı yeni yapılar (25-30 senelik) kompleksler olduğu tespit edilmiş.”

111 nolu parsel :

→ tek katlı, kagir, kiremit çatılı dükkan ;

doğu-kuzey yönünde tek katlı

batı-kuzeybatı yönünde 2 katlı dükkan+ev

cephenin karşısında güney yönünde 3-5 katlı yapılar.

113 nolu parsel :

→ kötü restore edilmiş Eski Tahıl Hanı’nın 3 hücrelerinde güney bölümünde oda mevcut (resim 6-7-8)

→ bu hücrenin doğu yönünde bitişik, tek katlı, kiremit çatılı dükkanlar var,

→ hücrenin güney yönünde ise orijinal hanın avlusu olması gereken yerde tek katlı B.A. dükkan grubu yapılarak 2 yönlü sokak haline getirilmiş (resim 5-6-7-8-9)

- **[14.2.1986/1918] TKVKK kararına ek;**
[1.3.1989/426] BKTVKK kararı ile

Tescil edilen sivil mimarlık örneklerinin envanter listesi s. 62

Env. No Adres : Kadastro

:

1275 Tahal Cad. No. 17 475 ada, 70 parsel

1276 Tahal Cad. Çıkmaç 425 ada, 71 parsel

➤ **(5.4.1989)**

Belediye Başkanı'ndan yazı → 3 nolu özel bölgede inşa uygulama

izni yok → bölgedeki 111-113 parsellerde inşa izni isteniyor.

➤ **(26.4.1989)**

Karakadı Mah. Özel İdare Bina 193, 475 ada, 111 parsel
Münip ve Muharrem Atasoy üzerine 1949 yılına kayıtlı.

➤ **(20.6.1989)**

Tahıl Hanı: 49A env.

Önündeki yapılar: 54 env. 7-8. parsel

55 env. 3. parsel

bunlar plana işlenecek

14.2.1989/1918 sayılı kararla imar planının çelişkili olduğu;

Tahıl Hanı kemerleri planda yok; işlenecek

Rapor : Tahıl Hanı (49 env. no., 147 pafta, 471 ada) ile

3 nolu Özel Proje Alanı içerisinde

“ Eski-Yeni Gale Pazarı Hanı planda önerilen yeni kullanımlar ışığında restorasyon, yeni kullanım ve kentsel tasarım projeleri hazırlanacak.”

Osmangazi Belediyesi’nden onarım takibi istenmiş

• **[23.6.1993/3224] nolu karar; BKTVKK, İstanbul**

“... tescilli olan yapının Reyhan-Kayhan-Hanlar Bölgesi Koruma Amaçlı İmar Planı’nda tescilli olarak gösterilmeyip büyük bir kısmının yıkılarak yola ve açık alanlara terk, bir kısmının ise BHA (itfaiye) olarak gösterilmiş olduğu tespit edilmiştir. Yukarıda belirtilen kurul kararları ile anıtsal yapı (Tahıl Han) olarak tescil edilmiş olan sözkonusu taşınmazın Reyhan-Kayhan-Hanlar Koruma Amaçlı İmar Paftalarına işlenmesine, planda 3 nolu özel proje alanı olarak belirlenen bu bölgenin sınırlarının belirlenmesine ve yukarıdaki tescil kayıtları nedeniyle imar planı tadilatının reddine...”

➤ **(30.3.1995) Arkeolog Erdal Korkmaz’ın raporu;**

(27.3.1995) bekçi Halil Çalış’ın raporuyla birlikte

→ dış kemer kamyon çarpmasıyla tahrip olmuş

→ dış kemerin yanındaki S.M.Ö. henüz mevcut

→ Vakıflar Genel Müdürlüğü tarafından “Mimarbaşı Koca Sinan

Yaşamı, Çağı ve Eserleri” referansıya, 16. yy. yapısı olan Semiz Ali Paşa Kervansarayı olarak adı geçmekte.

Öneriler;

1. Reyhan planında işaretli tescilli kütleler ile 1918 sayılı karar eki paftalarda işaretli kütleler arasındaki farklılıklar giderilmelidir.
2. Reyhan planında 475 ada ve yakın civarı için önerilen yeni yapılar ile 3 nolu Özel Proje Alanı yeniden irdelenmelidir (B.K.K.T.V.K.’nun 23.6.1993/3224 sayılı kararı)

3. 1236 env. nosu ile tescil edilen yapının Cumhuriyet Caddesi'nin kuzeyindeki hana ait parçalarla yapısal ilişkisi konusunda çözümler düşünülebilir.
4. Hanın yayılma alanı olabilecek kısımlar tespit edilerek bu kısımdaki yapılaşma durdurulabilir.

- **[10.4.1995/4266] nolu karar; BKTVKK, Bursa**

“...tescilli Tahıl Han’a ait kapının üst kısmında düşen taşların yerlerine konarak onarımının Belediyesince yapılmasına, ... konunun sağlıklı çözümü açısından ivedilikle değerlendirilmek üzere Kurulumuza getirilmesine...”

- **[3.5.1997/5820] nolu karar; BKTVKK, Bursa**

“... TKTVTKK’nun 14.2.1989/1918 nolu kararına göre 1236 envanter nosu ile tescilli, 168 pafta, 422 ada, 2 nolu parseli de içeren yapının aslında 49A envanter nosu ile tescilli Tahıl Han’a ait Cumhuriyet Caddesi ile sonradan bölünmüş bir parça olduğuna, ... 3 nolu Özel Proje Alanı sınırlarının yeniden irdelenerek Kurulumuza önerilmesine ve alana ait planlama çalışmalarının Belediyesince yaptırılarak Kurulumuza sunulmasına, 168 pafta, 422 ada, 2 nolu parsel için teklif edilen projenin 3 Nolu Özel Proje Alanına ait planlama rölöve-restorasyon, yeni kullanım ve kentsel tasarım projelerinin Kurulumuzca onaylanmasından sonra Özel Proje Alanının bütünlüğü kapsamında değerlendirilebileceğine...”

- **[19.10.2001/8760] nolu karar; BKTVKK, Bursa**

“... 147 pafta, 475 ada, 70 parseldeki SMÖ yapının koruma grubunun KTVKYK’nun 5.11.1999/660 nolu kararına göre 2. grup olarak belirlenmesine, aynı ilke kararının bakım ve basit onarım kapsamında...”

- (31.7.2003) Belediye'den İmar Müdürlüğü'ne yazı;
 - 4 parseldeki binanın Veysi Yaşar tarafından Kurukahve ve Çay Satışı amaçlı kullanılabilme izni

- (21.8.2003) tarihli Belediye'den B.K.K.T.V.K.'ya yazı;
 - tonozlu bir mekan olan zemin katın dükkan olarak, bodrum katın da depo olarak kullanılmak istendiği
 - imar yönetmeliği açısından bu durumun bir sakıncası bulunmadığına dair Hilmi Şensoy tarafından B.K.K.T.V.K.'nun görüşü

- (3.9.2003) tarihli Atilla Balcı imzalı yazı;
 - 4. parseldeki S.M.Ö. 2 katlı bina halinde
 - Bu yapının zeminden üste çıkan merdivenleri yok

- (23.9.2003) B.K.K.T.V.K.'dan yazı;
 - 55 env. nolu 4. parseldeki S.M.Ö. hakkında;
3386 ve 2863 sayılı yasa gereğince; mevcut kullanıma binada fiziksel müdahale olmadan devam.

- [14.10.2004/00185] nolu karar; BKTVKK, Bursa

“... 3 nolu Özel Proje Alanında, kentsel sit koruma alanında, Demirtaşpaşa Mahallesi, Tahılhan'ın tarihi taş duvarına bitişik, Büyükşehir Belediyesi mülkiyetindeki, E.147/Y.H.22d.07a.3a pafta, E.475/Y.2998 ada, E.127/Y.101 parselde yer alan tuvaletlerin; ... TahılHan'ın duvarına zarar verilmeden, 3 nolu Özel Proje Alanına ait projelerin yapılıncaya kadarki süre içinde geçici olarak KTVKYK'nun 5.11.1999/661 sayılı ilke kararı doğrultusunda yapılabileceğine, ... ,bekçi kulübesi, abdest alma yerleri ve üstteki saçağın kaldırılarak, Tahıl Han'ın taş duvarının açığa çıkarılmasına,...”