

EVALUATION OF URBAN REGENERATION ISSUES FOR AN EARLY
20TH CENTURY QUARTER: KADIKÖY-YELDEĞİRMENİ

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ABSTRACT

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In the 60s, a new notion *gentrification* was used as a kind of residential transformation and gained importance in the 1970s and 1980s through the world. The notion used for the quarters invaded by upper income people and transformed to eloquent and expensive quarters after some renewal projects. This process is criticized because of some negative effects such as, displacement of old residents, increase of the prices in the area, appearance of conflict between the people of community and disappearance of social diversity.

Different waves of *gentrification* caused transformations in some urban quarters of İstanbul. Yeldeğirmeni, as an early 20th century historical urban quarter of Kadıköy, is a potential area that may face with the threat of *gentrification* in the coming years because of some properties like historical character of the quarter, location that is close to the Kadıköy center, diverse transportation facilities and the existence of pioneers and investors.

Considering that sustainable settlements of a city upgrade the environmental quality and life patterns of the inhabitants, provide social unity between them, increase the social consciousness, this thesis proposes a sustainable *regeneration* model for Yeldeğirmeni to avoid *gentrification*. İskele Street in Yeldeğirmeni is selected to make the spatial and social analyses in the quarter. According to these analyses, a pilot *regeneration* proposal which includes physical needs, physical interventions, functional decisions, social and environmental recommendations and average total cost is provided for İskele Street. Taking into the pilot *regeneration* proposal of one street, some decisions are constituted for the *regeneration* process throughout Yeldeğirmeni.

Keywords: Urban quarter, gentrification, sustainability, urban regeneration

ÖZ

BİR ERKEN 20. YÜZYIL KENT MAHALLESİ İÇİN KENTSEL YENİLEŞME KONULARININ DEĞERLENDİRİLMESİ: KADIKÖY YELDEĞİRMENİ

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1960'larda yeni bir kavram olan *soylulaştırma*, bir çeşit yerleşimin dönüşümü anlamında kullanıldı ve 1970'lerde ve 1980'lerde dünya çapında önem kazandı. Kavram, üst gelir grubu insanlar tarafından istila edilen, bazı yenileme projeleri ardından etkili ve pahalı mahallelere dönüştürülen mahalleler için kullanıldı. Bu süreç, eski yerleşenlerin yerinden oynaması, fiyatların artışı, toplumdaki insanlar arasında çatışma yaratması, sosyal çeşitliliği yok emesi gibi sebeplerle eleştirilmektedir.

Farklı soylulaştırma dalgaları İstanbul'un bazı mahallelerinde dönüşümlere neden olmuştur. Kadıköy'ün erken bir 20. y.y. kent mahallesi olarak Yeldeğirmeni, mahallenin tarihi karakteri, Kadıköy merkezine yakın konumu, çeşitli ulaşım imkanları ve öncüler ile yatırımcıların varlığı gibi bazı özellikleri nedeniyle gelecek yıllarda *soylulaştırma* tehdidi ile karşılaşabilecek potansiyel bir alandır.

Sürdürülebilir yerleşmelerin çevresel kaliteyi ve oturanların yaşam şekillerini iyileştirdiği, sosyal birliği sağladığı, sosyal bilinci arttırdığı göz önüne alındığında, bu tez *soylulaştırmanın* engellenebilmesi amacıyla Yeldeğirmeni için sürdürülebilir *yenileşme* modeli önermektedir. Alanda mekansal ve sosyal analizlerin yapılması için Yeldeğirmeni'ndeki İskele Sokak seçilmiştir. Bu analizlere göre fiziksel ihtiyaçları, fiziksel müdahaleleri, işlevsel kararları, sosyal ve çevresel önerileri ve ortalama toplam maliyeti içeren pilot bir *yenileşme* önerisi elde edilmiştir. Bir sokaktaki *yenileşme* önerisi göz önüne alınarak Yeldeğirmeni'nin genelindeki *yenileşme* süreci için bazı kararlar oluşturulmuştur.

Anahtar kelimeler: Kent mahallesi, soylulaştırma, sürdürülebilirlik, kentsel yenileşme

To my Family

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CHAPTER 1

INTRODUCTION

1.1. General View

Economical, political, administrative technological, socio-cultural and spatial changes affect urban spaces and make some transformations to them. There are some notions to describe the urban transformations, such as *renovation, revitalization, rehabilitation, renewal, upgrading, gentrification* and *regeneration*.

In Turkey, the cities have been shaped through different urban transformation types mentioned above with the effects of global trends, different political and administrative models in different periods of time. Especially squatter settlements at the periphery of the cities, peripheral rural areas and dilapidated city centers are subjected to different types of urban transformation with the effect of new legislation.

The urban transformation types in Turkey are described in three periods of time in the thesis. The first period is between the years 1950- 1980 which witnessed the upgrading of squatter settlements and renewal of these areas to construct new apartments. Second period is between the years 1980-2000 and in this period *renewal* projects which aimed to transform the urban regions with lower life quality to the regions with higher quality, *upgrading* of squatters, transformation of the squatters through reform construction plans and *gentrification* of the old historical city centers were the transformation types to shape the cities. And during 2000s, *renewal* of

squatters at the periphery of the cities, *upgrading* of the apartments built in 1960-70s in the city centers, *development* of the rural areas at the periphery of the cities to provide housing complexes for upper income groups and *gentrification* of the historical housing areas in the old city centers were the initial transformation types.¹

İstanbul is the initial city of Turkey that different political and administrative models, their social and spatial changes can clearly be observed during long history of the city. One effect of these changes is the *gentrification* process. Different housing districts of the city have faced with *gentrification* from the early 1980s until now, with the existence of two component of *gentrification*- gentrifiable areas and potential gentrifiers.

Therefore, *gentrification* is discussed extensively as an urban transformation process which rehabilitated the urban environment but also criticized because of some negative effects such as, the inevitable displacement of old residents, increase of the real estate prices in the area, appearance of conflict between community and disappearance of social diversity.

The definitions and affects of *gentrification* mentioned in the thesis show that it is an economic, cultural, political and institutional phenomenon.² Because of the negative effects of the process it is needed to find comprehensive and sustainable solutions to the problems of an urban area. So in this thesis a sustainable *regeneration* process is proposed to avoid *gentrification*.

As a case study, Yeldeğirmeni which is an early 20th century historical urban quarter of Kadıköy that may face with the threat of *gentrification* in the coming years is selected.

¹ Anlı Ataöv and Sevin Osmay. “Türkiye’de Kentsel Dönüşüme Yöntemsel Bir Yaklaşım”, METU Journal of the Faculty of Architecture, Ankara: METU Press, 2007, Vol. 24, Number 2, p. 71.

² Loretta Lees, Tom Slater and Elvin Wyly. Gentrification. New York : Routledge, Taylor and Francis Group, 2008. p. 9.

1.2. Aim of the Thesis

Considering that sustainable settlements of a city upgrade the environmental quality and life patterns of the inhabitants, provide social unity between them and increase the social consciousness, this thesis aims to search a sustainable *regeneration* process for an urban quarter to avoid *gentrification*. So, effects of some issues such as; developing a strategy about the district, land usages, spatial configurations, spatial practices, cultural heritage issues, participation and collectivity in the area, social impact assessment, environmental issues, traffic and transformation issues, public safety and security are explored in the process of *regeneration*.

Depending on the indicated issues, this thesis aims to discover implementable proposals for a sustainable *regeneration* process in Kadıköy Yeldeğirmeni.

1.2. Method of the Thesis

The next chapter of the thesis begins with transformation of urban spaces and different notions used to describe these transformations. The notion of *gentrification* is focused on with its different definitions, positive and negative effects. And to avoid *gentrification*, a sustainable urban *regeneration* process is searched. A review of the existing literature on *gentrification* and sustainable urban *regeneration* is presented in this chapter.

The third chapter deals with social, economic, cultural, ethnic and technical conditions of early 20th century İstanbul and the effects of these conditions for the formation of new housing districts of the city. So, this chapter begins with the scale of İstanbul, presents its historical and spatial background. Then, Kadıköy which is an essential district of İstanbul is searched in detail. And the research is focused on the scale of quarter. Yeldeğirmeni which is an historical urban quarter of the city is selected for case study. Firstly, literature review is made to get historical data about İstanbul, Kadıköy and Yeldeğirmeni. The plans of the area in different periods of time are gathered. Further documental and visual data about Yeldeğirmeni

Conservation Site is supported from the archives of İstanbul Regional Conservation Council Number V.

In the fourth chapter, the study is focused on the scale of street. Firstly, all the quarter is scanned and İskele Street is selected to evaluate it in the context of sustainable *regeneration* process. The reasons for selecting İskele Street are qualified apartments which reflect the history of neighborhood clearly and the existence of different kinds of monumental and religious buildings. Street is close to the land, maritime and railway transportation facilities. There is pioneer group who lives in the street and aim to revive the social, historical and cultural traces of Yeldeğirmeni. Also nowadays, there is a TV series film set in the street and it arouses the interest of people to see the street and its historical buildings. So the street reflects convenient properties for a probable *gentrification* process.

Firstly, a review of the existing literature about the quarter is scanned and documental data about the street and buildings are gathered. Some other documental and visual data are provided from General Directorate of Cultural Monuments and Museums, İstanbul Regional Conservation Council Number V and Mukhtar of Rasimpaşa. Then spatial and social analyses are made in the street to search the topic of the thesis. An inventory of important apartments, religious and educational buildings of İskele Street are constituted. To have further information about the quarter, a survey is conducted in the street to determine the interventions to the buildings, functions and physical conditions of the buildings and satisfactions or dissatisfactions with the street. In order to have an access to this information, a questionnaire was held among 30 people which are the current residents of the apartments in İskele Street. With reference to the sample of 30 people, it is tried to infer a general idea about the quarter.

According to the findings of this survey, it is thought that Yeldeğirmeni may face with *gentrification* process in the coming years. And to prevent the negative effects of *gentrification* such as, displacement of old residents, increase of the prices in the area, appearance of conflict between community and disappearance of social

diversity, a sustainable *regeneration* process is preferred to be carried out in the quarter.

To develop a sustainable *regeneration* process for Yeldeğirmeni, new proposals are developed for strategy and partnership issues, spatial issues, conservation issues, environmental issues, social and community issues and participation issues.

After indicating the issues for a sustainable *regeneration* process of Yeldeğirmeni, a pilot *regeneration* project is proposed for İskele Street. According to the current physical conditions and social usages of the buildings, a proposal chart which involves physical interventions and functional changes are developed.

Chapter V deals with the conclusions about *regeneration* of an urban quarter based on the findings presented in the previous chapters.

CHAPTER 2

URBAN TRANSFORMATION ISSUES AND URBAN REGENERATION

2.1. Notions Used for the Transformation of Urban Spaces.

People form the spaces and attribute some values to these spaces. Spaces gain meaning with people living and experiencing them. Henri Lefebvre discusses about space as a social production. According to his definition, space contains all things, objects, people, relations between them, their togetherness and synchrony.³ So space has physical, social and cultural aspects.

Cities on the one hand preserve continuity in their spatial, social and cultural structures; on the other hand differentiate by transformation due to the continuous motion of life.⁴ People are primary actors who interfere spaces in all the periods of time, constitute, change and transform the spaces.⁵ Inhabitants of the city, politicians, administrators, investors, planners, architects, infrastructure engineers are some of these actors.⁶ These transformations usually occur with the effects of physical, social, economical and administrative changes. Transformation of spaces also means the transformation of lives. These lives contain cultural accumulations of a long time. So it is not an easy process to change or transform an urban space. But new knowledge, new technology due to this knowledge, developments in the production

³ Henri Lefebvre. The Production of Space, translated by Donald Nicholson-Smith. Oxford: Blackwell, 1991. p. 73.

⁴ Cana Bilsel. "Transformation of Squatters On Urban Regeneration and Urban Design", Bülten, Number 33, Chamber of Architects, 2005, p. 61.

⁵ D. Erbey. Kensel Yenileşmede Dönüşüm Projeleri. Doktora Tezi, İstanbul: MSGSÜ, 2003.

⁶ Cana Bilsel. "Transformation of Squatters On Urban Regeneration and Urban Design", Bülten, Number 33, Chamber of Architects, 2005, p. 61.

styles, international economic changes, changes of socio-cultural tendencies, increase in the population, movement of population to big cities, increasing damage of environment and natural disasters cause a continuous change in urban spaces.⁷

There are many similar but also different notions used for the transformation of urban spaces. These are:

Renovation: The change of areas which are dilapidated according to the economic conditions of the time. The aim of the renovation process is to make the urban areas more attractive for living, working and investments.

Revitalization: The revival of urban spaces which are dilapidated socio-culturally, economically and physically with removing the factors causing dilapidation.

Rehabilitation- sanitation: Renewal of urban spaces, which are dilapidated and outmoded but did not lost their original properties, with repairs and reorganization. By this way urban areas approach the facilities of the time. The difference of rehabilitation from renovation is that the implementation of rehabilitation occurs with the participation of inhabitants.

Renewal: Destruction of dilapidated urban regions and construction of the new ones according to the new social, economical needs of the time. Renewal is a radical intervention and it reacts to the oldness. This kind of intervention is a solution for urban areas which are physically risky and have lower quality of life.⁸ But this process threatens historical urban areas.

Upgrading: Making a dilapidated urban region or a squatter settlement more sanitary place to live through infrastructure implementations.

⁷ Burcu Budak. Kentsel Yenileşme Süreci Bağlamında ‘Soylulaştırma’: Fener-Balat Örneği, Yüksek Lisans Tezi, İstanbul: MSGSÜ, 2007, p. 10.

⁸ Anlı Ataöv and Sevin Osmay. “Türkiye’de Kentsel Dönüşüme Yöntemsel Bir Yaklaşım ”, METU Journal of the Faculty of Architecture, Ankara: METU Press, 2007, Vol. 24, Number 2, p. 67.

Gentrification: Refurbishment and upgrading of the poor and working class neighborhoods of the inner cities via an influx of private capital and middle-class homebuyers and renters.⁹

Regeneration: Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.¹⁰

The last two notions, *gentrification* and *regeneration* are searched comprehensively in this thesis.

2.2. Urban Transformation Issues in Turkey

In Turkey, the cities have been shaped through the urban transformation types mentioned above with the effects of global trends, different political and administrative models in different periods of time.

Between the years of 1950-1980, economic growth and industrialization affected the big cities in Turkey. Immigrations from the rural areas to these cities caused a rapid urbanization with the construction of squatters at the periphery of the cities. In this period, whereas big industrial areas were settled outside the city centers, some little manufacturing activities concentrated in the historic city centers. This kind of activities caused dilapidations in the historical urban areas. Also in this period new legislation were made to transform the squatters to the legal settlements. Act number: 307 Municipal Law (1963), act number: 775 Squatters Law (1966), act number: 6735 Construction Law (1972) are some of the legislation. Some transformations started to occur after the announcement of these regulations. Ataöv and Osmay summarize the

⁹ Neil Smith. The New Urban Frontier Gentrification and the Revanchist City, London ; New York : Routledge, 1996. pp: 67-70.

¹⁰ Peter Roberts. "The Evolution, Definition and Purpose of Urban Regeneration", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, p. 17.

urban transformations of this period in three different processes. The first one is *upgrading* of the squatters through infrastructure implementations. The second one is *redevelopment* of the squatters, moving of the people to the newly constructed apartments instead of squatters. And the third one is *urban renewal* implementations such as demolition of old urban areas or squatters to construct new apartments and wide roads.¹¹

After the 1980s, outward oriented industrial activities increased. Industrial zones were created at the periphery of cities and little manufacturing activities continued to be located in the center of the cities. Before the 1980s, squatters were being legalized and in this period they started to be constructed in an organized way and transform into four or five storey apartments.¹² The plans named as “reform construction plans” were the initial tools of this transformation process.

In this period the cities continued to be transformed with the help of some new legislation. With the announcement of act number 3194 Construction Law (1984), planning authorities were transferred to municipalities, their budgets were increased and many cities faced with comprehensive construction and planning activities. Some different amnesty laws were made to legitimize the squatters. Act number 2805 (1983), act number 2981 (1984) and act number 3290 (1986), act number 3366 (1987) and act number 3414 (1988) are these amnesty laws which enabled the squatters to be owned, sold and transformed into legal housing areas. Beside these laws about housing areas, some other legislation which affected urban transformation issues were; act number 2634 Law on Promotion of Tourism, act number 2863 Law on the Conservation of Cultural and Natural Property (1983), act number 2872 Environmental Law (1983), act number 2960 Bosphorus Law (1983), act number 2873 National Parks Law (1983) and act number 2495 Coastal Law.¹³

¹¹ Anlı Ataöv and Sevin Osmay. “Türkiye’de Kentsel Dönüşüme Yöntemsel Bir Yaklaşım”, METU Journal of the Faculty of Architecture, Ankara: METU Press, 2007, Vol. 24, Number 2, pp: 61-64.

¹² Ibid. pp: 64-65.

¹³ Burcu Budak. Kentsel Yenileşme Süreci Bağlamında ‘Soylulaştırma’: Fener-Balat Örneği, Yüksek Lisans Tezi, İstanbul: MSGSÜ, 2007, p. 118-119.

In this period, urban *renewal* projects continued to transform the urban regions which have lower life quality to the regions with higher quality and income. *Upgrading* of squatters continued with the effect of new legislation. Also the old squatter settlements were being demolished because of the plans made under the name of *reform construction plans*, instead stereotype parcellation projects were being formed. Application of this standard reconstruction plans which excluded environmental aesthetics and ignored urban formation created poorly constructed environments.¹⁴ And a new urban transformation type *gentrification* was firstly introduced in the early 1980s and started to affect some districts of big cities.

After 2000s, urban transformation issues took place in some new legislation. The announcement of act number 5366 Conservation and Usage of Dilapidated Urban Tissues in 2005 provided new approaches for the urban conservation sites. This arrangement enabled to make new plans for the conservation and reuse of the urban conservation sites. But the approach is criticized because in this process it is aimed to rearrange land ownership with expropriation, current urban conservation plans are ignored, new plans are prepared in the scale of building plots and continuity of the plans are damaged.

In this period urban transformations appeared in four different types. First one is the *renewal* of squatters at the periphery of the cities, the second one is *upgrading* of the apartments built in 1960-70s in the city centers, third one is the *development* of the rural areas at the periphery of the cities to provide housing complexes for upper income groups and the last one *gentrification* of the historical housing areas in the old city centers.¹⁵

¹⁴ Cana Bilsel. "Transformation of Squatters On Urban Regeneration and Urban Design", Bülten, Number 33, Chamber of Architects, 2005, p. 61.

¹⁵ Anlı Ataöv and Sevin Osmay. "Türkiye'de Kentsel Dönüşüme Yöntemsel Bir Yaklaşım ", METU Journal of the Faculty of Architecture, Ankara: METU Press, 2007, Vol. 24, Number 2, p. 71.

2.3. The Notion of Gentrification

Economic, socio-cultural, spatial changes affect the physical qualities of a residential area and can cause residential differentiation. This residential differentiation can occur in different ways and processes. In the 60s, a new term *gentrification* was used as kind of residential differentiation and this topic gained importance in the 1970s and 1980s.¹⁶

The term *gentrification* was first used by Ruth Glass in 1964 for the quarters of working class which were invaded by the middle and upper classes, transformed to eloquent and expensive residences and by this way changed their social character.¹⁷

Glass stated this process in his words:

One by one, many of the working class quarters of London have been invaded by the middle classes, upper and lower. Shabby, modest mews and cottages - two rooms up and two down- have been taken over, when their leases have expired, and have become elegant, expensive residences. Large Victorian houses, downgraded in an earlier or recent period –which were used as lodging houses or were otherwise in multiple occupation- have been upgraded once again. Nowadays, many of these houses are being subdivided into costly flats or ‘houselets’ (in terms of the new real estate sob jargon). The current social statue and value of such dwellings are frequently in inverse relation to their size, and in any case enormously inflated by comparison with previous levels in their neighborhoods. Once this process of ‘gentrification’ starts in a district, it goes on rapidly until all or almost of the original working class occupiers are displaced, and the whole social character of the district is changed.¹⁸

Since the introduction of the term *gentrification*, the process started to occur in the initial cities of some countries and during the four decades of introduction, the process has been studied by various disciplines such as urban geography, sociology, urban planning, geography and political science.¹⁹

¹⁶ Cemile Nil Uzun. Gentrification in İstanbul: A Diagnostic Study, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. p. 43.

¹⁷ Glass (1964) cited in Nilgün Ergün. “Gentrification Kuramlarının Uygulanabilirliği”, İstanbul’da “Soylulaştırma” Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 15.

¹⁸ Glass (1964) cited in Rowland Atkinson and Gary Bridge. Gentrification in a Global Context The New Urban Colonialism, edited by Rowland Atkinson and Gary Bridge. London; New York: Routledge, 2005. p. 4.

¹⁹ Altan İlkuçan. Gentrification, Community and Consumption: Constructing, Conquering and Contesting “The Republic of Cihangir”. Master Thesis, Ankara: Bilkent University, 2004. p. 7.

Different researchers provided different explanations of *gentrification*. Whereas some of these researchers studied the economical reasons which caused the formation of *gentrification*, some of them studied the social and cultural reasons. For example Neil Smith (1979) emphasizes the economical side of this process. He mentions about a theory called *rent gap theory*. He defines rent gap as “the disparity between the potential ground rent level and the actual ground rent capitalized under the present use”. According to his theory *gentrification* occurs when the gap is sufficiently wide that developers can get the structures cheaply, rehabilitate the old buildings and sell the end product for a sale price that leaves a satisfactory return to the developers. Now, the ground rent is capitalized, the neighborhood is recycled and a new cycle of use begins. Implementations of rehabilitation mostly begin where the gap is greatest and the highest return is available. These kinds of neighborhoods are particularly close to the city center and have declining values. So, Smith describes the *gentrification* as “back-to-the-city movement by capital rather than people.”²⁰

Holcomb and Beauregard (1981) define two processes in residential revitalization. In the first process they define *gentrification* as the movement of middle and upper-middle income people, renovation of houses by these people and resulting of the process with the displacement of previous inhabitants. They define *incumbent upgrading* as a second process. In this process, upwardly mobile residents of a neighborhood stay put, they refurbish their homes and as a result displacement does not occur.²¹

Chris Hamnett (1991) tries to explain *gentrification* process in the context of *production-consumption, capital- culture and supply-demand* dualities.²² According to him there are five reasons that increase the importance of *gentrification*. Firstly, it

²⁰ Neil Smith. The New Urban Frontier Gentrification and the Revanchist City, London ; New York : Routledge, 1996. pp: 67-70.

²¹ Holcomb and Beauregard (1981) cited in Cemile Nil Uzun. Gentrification in İstanbul: A Diagnostic Study, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. p. 47.

²² Ayça İnce. “Asmalımescit’te Kültür Endüstrisi Destekli ‘Yer Değişim’”, İstanbul’da “Soylulaştırma” Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 101.

is a new subject for geographers and sociologists. Secondly this *gentrification* process is a challenge to traditional theories of growth and change in the cities. Third issue is the political and policy database of the topic. Fourth, it is a leading edge of contemporary metropolitan restructuring and finally it is one of the key theoretical battlegrounds in the urban geography.²³

David Ley (1996) analyzes the social aspects of social and spatial renovation. He states that, gentrifiers consisting of professionals working in arts and applied arts, media, teaching, social services and other non-profit sectors start to prefer to live inner city locations because of the cultural, historical values and lifestyles of the area. In the first stage of the process, this group of people starts to rehabilitate the houses and surroundings in accordance with their socio-cultural preferences.²⁴ Ley defines this group of people *risk-oblivious group*. In the second stage, there is another group of people called *risk-averse group* consisting of new middle class and investors who choose to live in the inner-city because of the investment opportunities. With these new human dimensions; personal choices, cultural properties, gender relations and inner-city life change. Ley defines this process as '*geography of gentrification*'.²⁵

According to Gonzalez who is a Professor in Chicago and works about *gentrification*, there are some necessities to start *gentrification* process. First of all there must be a group of entrepreneurs, secondly there must be an uncared housing area which has an attractive architecture and location in the city. Thirdly, inhabitants of the area have to be unable to rehabilitate their houses because of economical conditions. And finally there must be professionals who have money to move into the district.²⁶

²³ Hamnett (1991) cited in Cemile Nil Uzun. *Gentrification in İstanbul: A Diagnostic Study*, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. p. 47.

²⁴ Cemile Nil Uzun. "İstanbul'da Seçkinleştirme (Gentrification): Örnekler ve Seçkinleştirme Kuramları Çerçevesinde Bir Değerlendirme", *İstanbul'da "Soylulaştırma" Eski Kentin Yeni Sahipleri*, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 34.

²⁵ Cemile Nil Uzun. *Gentrification in İstanbul: A Diagnostic Study*, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. pp: 48-49.

Kennedy and Leonard (2001) emphasize four important properties of *gentrification*. According to them firstly, *gentrification* causes the low income inhabitants to leave their homes unwillingly because of increasing rents and taxes. Secondly, some physical and social results of *gentrification* occur except rehabilitation of houses. For this reason thirdly, social and structural characters of the area change. And finally, although *gentrification* is a term defined for the scale of housing areas, its effects are seen in the scale of city and region.²⁷

2.3.1. Positive and Negative Effects of Gentrification

Table 2.1 Some Neighborhood Impacts of Gentrification²⁸

Positive Impacts of Gentrification	Negative Impacts of Gentrification
	Displacement through rent/ price increases
	Secondary psychological cost of displacement
Stabilization of declining areas	Community resentment and conflict
Increased property values	Loss of affordable housing
	Unsustainable speculative property
Reduced vacancy rates	Price increases
	Homelessness
Increased local fiscal revenues	Greater take of local spending through lobbying/articulacy
Encouragement and increased viability of further development	Commercial/ industrial displacement
Reduction of suburban sprawl	Increased cost and changes to local services Displacement and housing demand pressures on surrounding poor areas
Increased social mix	Loss of social diversity (from socially disparate to rich ghettos)
Rehabilitation of property both with and without state sponsorship	Under- occupancy and population loss to gentrified areas

²⁶ Lyderson (1999) cited in Nilgün Ergün. “Gentrification Kuramlarının Uygulanabilirliği”, İstanbul’da “Soylulaştırma” Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi University Press, 2006. p. 18.

²⁷ Kennedy and Leonard (2001) cited in Nilgün Ergün. “Gentrification Kuramlarının Uygulanabilirliği”, İstanbul’da “Soylulaştırma” Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi University Press, 2006. p. 17.

²⁸ Rowland Atkinson and Gary Bridge. Gentrification in a Global Context The New Urban Colonialism, edited by Rowland Atkinson and Gary Bridge. London; New York: Routledge, 2005. p. 5.

2.3.2. Reasons of Gentrification in İstanbul

İstanbul is the initial city of Turkey that different political and administrative models, their social and spatial changes can clearly be observed during long history of the city. One effect of these changes is the *gentrification* process. Different housing districts of the city have faced with *gentrification* in different times.

The historical housing reserve of İstanbul dates to the end of 19th century and the beginning of 20th century. During those years, housing areas had usually plural ethnic and religious structure and after the foundation of Turkish Republic these houses changed owner because of economic and political reasons. Besime Şen (2005) roughly states these changes in a chronologic order:

- 1914-1924: The non-Muslim population started to abandon the country because of economical and political reasons.
- 1923-1924: The obligatory exchange of people between the Turkey and Greece.
- 1948: The Jews started to leave Turkey and move to the new found Israil.
- 1950s: The heavy immigration movement towards İstanbul; attacks against non-Muslims on 5-6th September 1955.
- 1974: The non-Muslim Greeks started to leave the country after the disagreement between Greece and Turkey due to Cyprus Operation.
- 1980s: Second immigration movement from rural areas towards İstanbul.²⁹

Because of economic and political reasons, middle and upper income non-Muslim minority population of İstanbul started to abandon the city until the 1950s. This was also the rapid industrialization and urbanization period of the city. So immigration from rural cities to İstanbul started with the effects of liberal economic policies. People emigrated from rural cities started to live in the squatter settlements which were built illegally in the periphery of the city. Besides, some of these immigrants settled in the old city center where minority population lived before. So in 1960s and 1970s, the old districts of İstanbul were deprived of maintenance because of the lower socio-economic situation of the inhabitants. Therefore the old districts where

²⁹ Şen (2005) cited in Nihal Coşkun and Selcen Yalçın. “Gentrification in a Globalising World, Case Study: İstanbul”, 2007. p. 2. [WWW, Internet], Address: www.enhr2007rotterdam.nl/.../W11_paper_Coskun_yalcin.pdf [Last Accessed: 05.11.2009].

minorities used to live started to become dilapidated and convenient areas for *gentrification* with their easily displaceable occupants and inexpensive housing stock they possess.³⁰

Especially the 1980s was a new era for İstanbul that instead of inward-oriented development policies, neo-liberal economic policies were adopted and Turkey's economy was opened to world capital flows. Between the years 1980 and 2001, the volume of imports and exports increased five and ten fold, the number of foreign capital companies increased from 78 to 5841. The share of industry in the foreign investments fell from 91.5 to 45.7 percent and share of service sector increased from 8.5 to 45.7 percent. In this liberal political economic climate, people living in İstanbul adopted new cultural consumption patterns. Indicators of the new life style in the city were new shopping centers, hypermarkets, fast-food chains, bars, night-clubs and artistic organizations like music, film, jazz and art festivals. Also, between the years of 1975-2001 the average household number decreased from 4.9 to 3.9 and labour force participation rate of females increased from 14.9 percent to 27.3 percent.³¹

These occupational and cultural reconstruction processes caused spatial transformation within İstanbul in 1980s. With the developments of communicational technology and transportation facilities, many urban renewal projects started to be implemented in the city. At the north of Beyoğlu, new business districts emerged along Levent-Maslak axis. Beyoğlu was pedestrianised, became a focal point of cultural and leisure activities. Because of the increasing desirability of the area and increasing demand for the housing, the districts like Beyoğlu became convenient areas for *gentrification* process. So in the early 1980s, with the existence of two component of *gentrification*- gentrifiable areas and potential gentrifiers, some districts of İstanbul experienced *gentrification* waves.³²

³⁰ Tolga İslam. "Outside the Core Gentrification in İstanbul", Gentrification in a Global Context, edited by Rowland Atkinson and Gary Bridge. London; New York: Routledge, 2005. p. 124.

³¹ Ibid. pp: 125-126.

³² Ibid. pp: 126-127.

2.3.3. Gentrified Urban Tissues of İstanbul

Gentrification in İstanbul occurred in different waves in different times. The first wave was seen in the 1980s in bosphorus villages; Kuzguncuk, Arnavutköy and Ortaköy. Then second wave was in the 1990s in the districts of Beyoğlu, Cihangir, Galata and Asmalımescit.

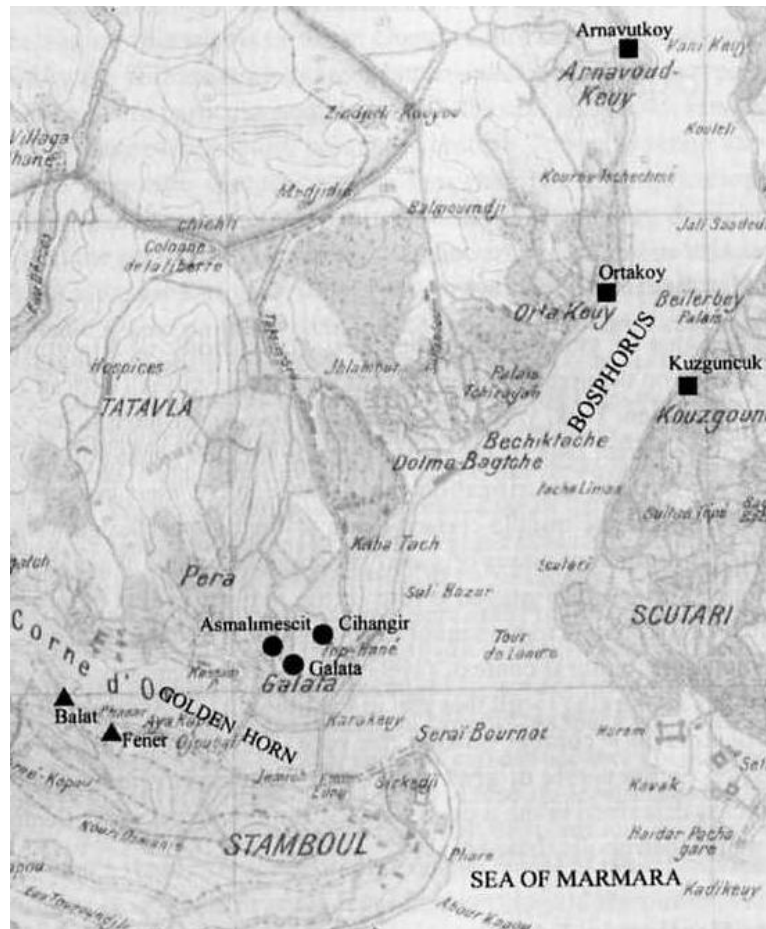


Figure 2.1 The Gentrified Neighborhoods of İstanbul³³

³³1918 Engineer Nedjib Map. Atatürk Library of Metropolitan Municipality cited in Tolga İslam. "Outside the Core Gentrification in İstanbul", *Gentrification in a Global Context*, edited by Rowland Atkinson and Gary Bridge. London; New York: Routledge, 2005. p. 122.

In the 15th century, formation of housing settlements started in the area and Kuzguncuk became a special district of İstanbul where Greeks, Armenians and Jewish people lived together. In those years the area was not in favor among Muslims because of the predominance of Non-Muslim population. But after the Second World War an out-migration of Non-Muslims started and they sold their houses. But some of the diverse social and cultural groups continued to live in the area.³⁴

By the 1960s, migrants from different cities, especially from Kastamonu, Sivas, İnebolu and Rize came to Kuzguncuk. These people either bought or rented the houses where Non-Muslim population lived before. With these new comers socio-cultural profile of the district changed.³⁵

The first wave of *gentrification* in Kuzguncuk started with the arrival of a well known architect Cengiz Bektaş into the district who owned a house in the area and restored it at the end of 1970s.³⁶

Bektaş tells the start of the process in Kuzguncuk as follows:

Number 47 Üryanizade Street had been standing empty for a long time. The roof was leaking, and they said the building was rotting in parts. The people who lived there had moved into a flat. I sold my 80 m² flat in Göztepe and bought number 47 Üryanizade street. I repaired it and installed central heating. I did it up and furnished it (around 1978 that was), and still a quarter of the proceeds from the flat in Göztepe were left over. I have already described elsewhere how my activities at the house became the talk of the neighborhood. At first they wondered if I was mentally deficient. But when the work was finished they asked one another if they would exchange that house for a flat. What's more, I had not genteelized the house with luxury modernization, I had just patched it up like a shoe. My first attempt was a success! My neighbors began to think that their houses were not so bad either. And they no longer thought I was mad.³⁷

³⁴ Cemile Nil Uzun. Gentrification in İstanbul: A Diagnostic Study, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. pp: 116-119.

³⁵ Ibid.

³⁶ Cemile Nil Uzun. "İstanbul'da Seçkinleştirme (Gentrification): Örnekler ve Seçkinleştirme Kuramları Çerçevesinde Bir Değerlendirme", İstanbul'da "Soylulaştırma" Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 39.

³⁷ Bektaş (1996) cited in Cemile Nil Uzun. Gentrification in İstanbul: A Diagnostic Study, Utrecht: Faculteit Ruimtelijke Wetenschappen, Universiteit Utrecht, 2001. p. 122.

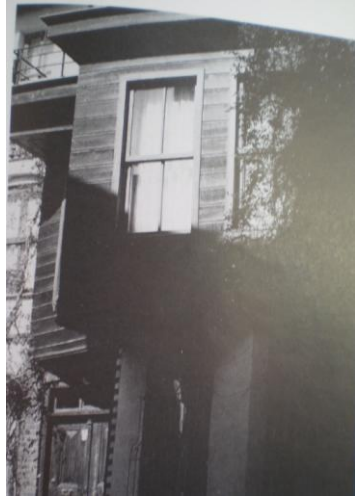


Figure 2.2 Number 47 on
Üryanizade Street³⁸



Figure 2.3 General View of
Üryanizade Street³⁹

After Cengiz Bektaş, many architects and artists followed him and chose Kuzguncuk to live. Beside these pioneer people, other inhabitants were interested in restoring their houses. With constraints of Bosphorus Development Law of 1983, for the front-side of the Bosphorus, successful conservation examples were achieved in the neighborhood by the local people instead of public intervention. After restorations, the owners refused to exchange their houses with apartments. Also with the changing population, many cultural and social events like plays, workshops, summer schools, basketball matches and street theatres took place in the neighborhood. All these activities helped to improve the social and cultural interaction among the residents. So Kuzguncuk became a model for the conservation of social and physical environment through modern democratic processes like participation, integration of local initiatives, transparency, mediation and cooperation.⁴⁰ (Uzun, 2001: pp. 123-125).

³⁸ Ibid

³⁹ Ibid. p. 123.

⁴⁰ Ibid. pp: 123-125.

According to Uzun, the initial property of Kuzguncuk is the protection of social and spatial integrity of the neighborhood and having a *gentrification* process without negative effects of social and structural renewals.⁴¹

Second wave *gentrification* process was seen in Cihangir, Galata and Asmalımescit in Beyoğlu at the end of the 1980s. These neighborhoods had late 19th and early 20th century apartments with bosporus view. In Asmalımescit, especially residential and commercial *gentrification* took place. But because of too much intensification of commercial activities, middle and upper-middle class residents started to leave the area.⁴²

In Galata, *gentrification* started with the effects of architects and artists who bought or rented the uncared flats of apartments with high ceilings to use as studio. This process caused the buildings to be upgraded physically but did not become successful in social aspect.⁴³

In Cihangir, residential *gentrification* became more prevalent. Because of the fact that Cihangir is located close to the city center and thanks to the transportation facilities and historic buildings; the neighborhood became more attractive. There are two groups of people that preferred to live or invest in Cihangir. First group of people preferred to live in Cihangir because of the architectural styles of houses, central location of the neighborhood and its environmental qualities. There were young professionals, writers, architects, artists and academicians in this group and they started to renew the buildings faithfully according to their original looking. The second group was investors, who bought the buildings in low prices, renewed and then sold or rented them in high prices. The second process caused an increase in the

⁴¹ Cemile Nil Uzun. "İstanbul'da Seçkinleştirme (Gentrification): Örnekler ve Seçkinleştirme Kuramları Çerçevesinde Bir Değerlendirme", İstanbul'da "Soylulaştırma" Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 39.

⁴² Tolga İslam. "Outside the Core Gentrification in İstanbul", Gentrification in a Global Context, edited by Rowland Atkinson and Gary Bridge. London; New York: Routledge, 2005. p. 129.

⁴³ Nilgün Ergün. "Gentrification Kuramlarının Uygulanabilirliği", İstanbul'da "Soylulaştırma" Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. p. 25.

prices and damaged the originality of houses in the district. On the other hand, in 1990s, commercial activities such as cafes, restaurants and hotels started to increase in the district. Because of all these factors, a social conflict started and lower income groups were forced to leave the district.

One other urban transformation project is started in Fener-Balat 1990s. European Union supported the project through non-governmental organizations and the project is realized in collaboration with Fatih municipality. The rehabilitation program included the rehabilitation of 200 houses. People who owned their houses before 1997 could benefit for the credits for rehabilitation of their houses. This kind of financial aid became a catalyst for the appearance of *gentrification* and some gentrifiers started to settle in this region. So, according to other spontaneous *gentrification* processes, the process in Fener-Balat appeared with the intervention of governmental institutions.⁴⁴

2.4. Urban Regeneration

The definitions and affects of *gentrification* mentioned above show that *gentrification* is an economic, cultural, political and institutional phenomenon.⁴⁵ *Gentrification* is criticized because of the results of process such as increasing rents and displacement of previous inhabitants unwillingly. So it is needed to find comprehensive and sustainable solutions to solve the problems of an urban area. In this chapter a sustainable *regeneration* process is proposed to avoid *gentrification*.

Urban *regeneration* is defined by Peter Roberts as:

Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic,

⁴⁴ Tolga İslam. "Merkezin Dışında: İstanbul'da Soylulaştırma", İstanbul'da "Soylulaştırma" Eski Kentin Yeni Sahipleri, edited by David Behar and Tolga İslam. İstanbul: İstanbul Bilgi Üniversitesi Yayınları, 2006. pp: 56-57.

⁴⁵ Loretta Lees, Tom Slater and Elvin Wyly. Gentrification. New York : Routledge, Taylor and Francis Group, 2008. p. 9.

physical, social and environmental condition of an area that has been subject to change.⁴⁶

Urban *regeneration* is beyond the urban renewal, urban redevelopment or urban rehabilitation processes because of its longer-term and strategic approaches and its social and economical goals beside physical ones.⁴⁷

There are some principles of urban *regeneration* to achieve its goals. Peter Roberts summarizes these principles as:

- Detailed analysis of the condition of urban area,
- Simultaneous adaptation of the physical fabric, social structures, economic base and environmental condition of an urban area,
- Simultaneous adaptation through the generation and implementation of a comprehensive and integrated strategy,
- Development of a strategy and the resulting program of implementation,
- Best possible usage of natural, economic, human and other resources including land and built environment,
- Consensus through the fullest possible participation and co-operation,
- Measuring the progress of process and monitoring changing nature and urban areas.⁴⁸

The dilapidated and historical city centers, rundown housing estates, tracts of vacant lands, derelict industrial areas and decaying city centers which fail to serve the needs of inhabitants and users may be the subject of *regeneration* process.⁴⁹

⁴⁶ Peter Roberts. "The Evolution, Definition and Purpose of Urban Regeneration", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, p. 17.

⁴⁷ Ibid. p. 18.

⁴⁸ Peter Roberts. "The Evolution, Definition and Purpose of Urban Regeneration", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, pp: 18-19.

⁴⁹ Ibid. p. 86.

2.4.1. The Aims of Urban Regeneration

Essential aims of urban *regeneration* process are:

- Upgrading the physically dilapidated urban regions (lands and buildings) and bringing them into effective reuse,
- Upgrading the social life of the urban region,
- Increasing the quality of life of the inhabitants,
- Providing the economic vitality,
- Providing environmental quality,
- Motivating different cultural dynamics of the region,
- Providing participation of wide range of actors and stakeholders, including local communities, city and national government, property owners, investors and organizations.⁵⁰

2.4.2. Sustainability of Urban Regeneration

The cities are seen as material support for an integrated multiplex patterning of social, economic and cultural activities. The different scales from region to the local scale of neighborhood and building interact to generate the dynamics of urban activity, produce and sustain and vitalize urban life. In this light, the pursuit is to generate solutions for a sustainable development.⁵¹

⁵⁰ Ibid. p. 19.

⁵¹ A. Van Timmeren, J. Kristinsson and L.C. Röling. "Existing Infrastructures: A Restriction for real Sustainable Development", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 13.

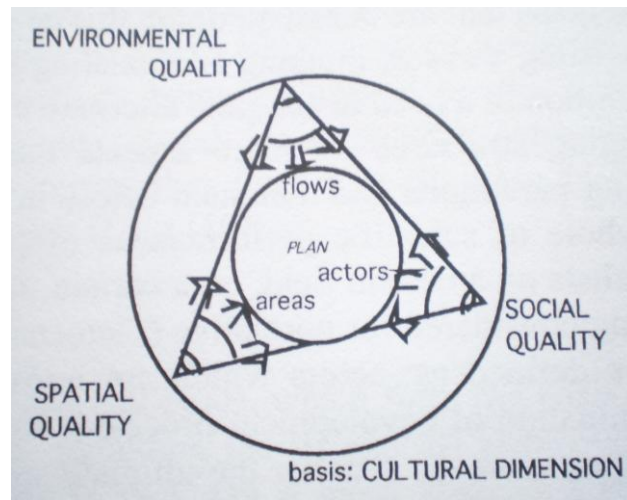


Figure 2.4 Threefold (Ecopolis) Approach ⁵²

Different strategies have been developed for sustainable planning. According to the *Ecopolis Strategy* there is threefold approach that they are spatial quality, social quality and environmental quality to support a process of sustainable planning. And this strategy focuses on three basic elements for urban planning: flows, areas and participants.⁵³

Urban *regeneration* process is a sustainable concept that seeks to alleviate social, spatial, environmental and economic problems. The process contains different aspects like re-use of derelict land and rejuvenation of impoverished housing stock,⁵⁴ fulfillment of personal prosperity and fundamental needs of people, conservation of natural environment, minimum usage of nonrenewable resources, providing

⁵² Ibid.

⁵³ Tjallingii (1996) cited in A. Van Timmeren, J. Kristinsson and L.C. Röling. "Existing Infrastructures: A Restriction for real Sustainable Development", *The Sustainable City III : Urban Regeneration and Sustainability*, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 13.

⁵⁴ Phil Jones and James Evans. *Urban Regeneration in the UK*. London: SAGE Publications, 2008. p. 84.

economic vitality and diversity,⁵⁵ participatory decision making and partnership that can enhance the legitimacy of *regeneration* projects between people.⁵⁶

So there are some aspects that should be searched about for a sustainable *regeneration* process.

Developing a strategic approach about the district

Different strategies have been developed for a sustainable planning. But it is important to support a strategic approach and a longer term perspective that considers spatial quality, social quality and environmental quality together to provide a sustainable planning process.

Strategic approach for an urban *regeneration* process should have a long-term vision that should emphasize longer term goals, aims and objectives of the inhabitants, outcomes and benefits. It should specify the role and contribution that the public, private and community partners would make to *regeneration*. Also a strategic approach should identify the level of private, public, and community financial recourses that would be committed over defined periods of time.⁵⁷

2.4.2.1. Spatial Aspects of the Process

Spatial practices

Spatial practice is a process of giving meaning to spaces in daily life of individuals and the community. Spatial practices of communities can be perceived in the urban spaces of the city. Instead of aiming to sustain a consensus of lump sum, polyphonic

⁵⁵ Seda Kundak. İstanbul Konut Alanlarında Mekansal Sürdürülebilirlik. Yüksek Lisans Tezi, İstanbul: İTÜ, 1999. pp: 11-18.

⁵⁶ Phil Jones and James Evans. Urban Regeneration in the UK. London: SAGE Publications, 2008. p. 84.

⁵⁷ Andrew Carter. "Strategy and Partnership in Urban Regeneration", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, pp: 41-42.

spatial projects which contain conflicts should be carried out through spatial practices.⁵⁸

Spatial configurations

As cities conceived as set of spaces, urban spaces consist of buildings, streets, alleys, roads, boulevards, highways, squares, etc. According to A. Van Nes, three aspects of spatial configuration can provide an understanding of lively urban areas that they are *spatial integration, spatial segregation and spatial connectivity*.⁵⁹

Land usage

Life span of the buildings is one of the basic concerns for the land use forecasts. Therefore an analysis should be made to get a database of buildings, usage of buildings and demolished ones. The construction materials and building areas are important considerations in regard to the life span of buildings. It is possible to grasp more detailed characteristics of buildings being demolished with the help of these considerations.⁶⁰

Cultural heritage issues

Historical areas can be considered as amalgamation of architecture over time that is composed of semi-layered accumulation of history, buildings, streets, open spaces, city blocks, etc.

⁵⁸ Can Atalay. "Kentsel Sürdürülebilirlik Açısından Kültürel Planlama ve Mekansal İcraatlar", Dosya 05. TMMOB Mimarlar Odası Ankara Şubesi, Haziran 2007. p. 27.

⁵⁹ A. Van Nes. "Configurations and Urban Sustainability", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 415.

⁶⁰ T. Osaragi. "Factors Leading to Buildings Being Demolished and Probability of Remainder", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 333.

It is needed to act in a systemized way to improve the housing conditions of the old city centers in a coherent way and to adapt them to modern living conditions. There are many strategies and methods to systematize various tasks in a city renovation process, which effectiveness depends mainly on the type of buildings (structural schemes and techniques, type of construction materials), on the type of global project approach (singular buildings, group of buildings, urban intervention zone, etc.) and on the exact final purpose.⁶¹

2.4.2.2. Social Aspects of the Process

Social impact assessment

Social impacts of urban plans and projects refer to various factors such as quality of housing, local services and living environment, experienced health and security, people's way of life, *gentrification* or segregation, conditions of transportation, etc.⁶²

According to International Association for Impact Assessment:

Social impact assessment includes the process of analyzing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.⁶³

So, social impact assessment has some benefits for the urban projects and community life. It provides better understanding of social conditions and the links between social

⁶¹ J. A. R. Mendes Silva and R. S. Vicente. "Strategies for Building Patology reports in a rehabilitation process: In the old city center of Colombia", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 251.

⁶² R. Sairinen. "Social Impact Assessment in Urban Planning", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 424.

⁶³ IAIA (International Association For Impact Assessment), "Social Impact Assessment International Principles", IAIA. Special Publication Series No: 2, May 2000. [WWW Internet], Address: <http://www.iaia.org> [Last Accessed: 16.01.2010].

and physical worlds. It is a tool for conflict management, community empowerment and social sustainability. Also it raises consciousness and the level of understanding of the community and puts the residents in a better position to understand the broader implication of the proposed actions.⁶⁴

Participation and collectivity

Participation of citizens to the urban projects is very important to achieve the goals of urban developments. For example district meetings between residents, local authorities and civil organizations and other participatory methods contribute to changing the role of civil associations and carrying out urban projects.⁶⁵

2.4.2.3. Cultural Aspects of the Process

There are many built forms of various ethnicities in historic and cultural enclaves. Also these historic urban areas have an advantage over newly established urban centers because of the collective memory of past.⁶⁶ According to Boyer, collective memories are supported by a group framed in space and time. So they are relative to that specific group, not a universal history shared by many disparate groups.⁶⁷

2.4.2.4. Environmental Aspects of the Process

The rapid concentration of population in the metropolises and the inability of the government to control their growth affect the surrounding areas. Dumping tons of

⁶⁴ R. Sairinen. "Social Impact Assessment in Urban Planning", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 430.

⁶⁵ L. Laigne and Oehler. "How to Integrate Social and Environmental Aspects in Housing and Urban Policies: Some Experiences from France and Germany", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 451.

⁶⁶ S. S. Zubir and W. A. Sulaiman. "Deciphering Urban Cultural Heritage, Community and the City", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. pp. 233-238.

⁶⁷ M. Christine Boyer. The City of Collective Memory : Its Historical Imagery And Architectural Entertainments. Cambridge, Mass: MIT Press, 1994. p. 64.

garbage, removing the plant life, replacement of organic materials with inorganic ones and inappropriate land use cause environmental pollution. To replace the unsustainable cities with sustainable ones, it is important to develop the urban areas with environmental considerations. So management both at national and local level should be corrected, rules for the preservations of natural resources and the prevention of pollution and destruction of environment should be revised.⁶⁸

Traffic and transportation issues

Public safety and security

Sustainable settlements of a city upgrade the environmental quality and life patterns of the inhabitants, provide social unity between them and increase the social consciousness.

⁶⁸ S.R. Hosseinzadeh. "Environmental Crises in the Metropolises of Iran", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. pp: 185-186.

CHAPTER 3

AN EARLY 20TH CENTURY URBAN QUARTER OF İSTANBUL: KADIKÖY-YELDEĞİRMENİ

3.1. İstanbul in Early 20th Century

In the 19th century, Ottoman Empire was under political, commercial, technical and cultural influences of western societies. Western influences were brought to İstanbul by ambassadors, foreign engineers, merchants, educationists, artists and also by government officers.⁶⁹ Also in that period, the population of İstanbul had a complex structure. Towards the middle of the 19th century, population of the city is estimated to be around 400.000. In the second half of the century the population increased because of the influx of Muslim immigrants from the Balkan countries.⁷⁰ In 1876 the population of the city was 873.000.

According to these estimations, nearly half of the population was composed of non-Muslims.

At the end of this century, the population of İstanbul increased to 900.000 due to immigrations of Turks and Muslims from Balkans, east of Anatolia, Caucasus, Crimean and Crete.⁷¹ And at the beginning of 20th century the population of the city was reached to 1.150.000.

⁶⁹ Serim Denel. Batılılaşma Sürecinde İstanbul'da Tasarım ve Dış Mekanlarda Değişim ve Nedenleri. Ankara: ODTU, 1982. p. 55.

⁷⁰ Doğan Kuban. İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul. İstanbul: The Economic and Social History Foundation of Turkey, 1996. p. 395.

⁷¹ Ibid.

Table 3. 1 Distribution of Population in 1876⁷²

Ethnic Groups	Percentage of Population
Muslims	44
Greeks	17.5
Armenian	17.1
Jewish	5.1
Others	16.3
Total	100

Table 3. 2 Distribution of Population at the Beginning of the 20th Century⁷³

Ethnic and Religious Groups	Percentage of Population
Muslims	66 (762. 902 people)
Greeks	16 (193.152 people)
Armenian	9 (104.856 people)
Jewish	5 (59.253 people)
Others	0.4 (4.782 people)
Catholics	(3.300 people)
Protestants	(170 people)
Others	(21.585 people)
Total	100 (1.150.000 people)

⁷² Robert Mantran. İstanbul Tarihi. İstanbul: İletişim Yayınları, 2001. p. 286.

⁷³ Doğan Kuban. İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul. İstanbul: The Economic and Social History Foundation of Turkey, 1996. p. 395.

Most of the minorities used to live in Galata, Pera and in the new neighborhoods at the north of Taksim. In these neighborhoods the rate of Muslims could scarcely constitute the 21 percent of population. But at the other side of Haliç, 55 percent of the population was Muslims and there were 284 neighborhoods where Muslims used to live. Also Greeks used to live in 24 neighborhoods, Armenian in 14 neighborhoods and Jewish in 8 neighborhoods.⁷⁴

Doğan Kuban defines 19th century as the first period of systematic organizations in the building field. In 1931, *Şehremini* who was the financial controller of the sultan's buildings was abolished and an Office of Imperial Buildings (*Ebniye_i Hassa Müdürlüğü*) was formed.⁷⁵

With the announcement of administrative reforms in 1839 (*Tanzimat*), new administrative, political, economical improvements were made. In this period, many new regulations about construction were made. Serim Denel stated the topics in law articles about construction as:

- Establishment of organizations to carry out constructions and to control them
- Road construction and repairment
- Height of buildings
- Width of streets
- Finding, selecting and using of materials
- Control of materials' dimension, quality and price.⁷⁶

During the *Tanzimat* period, the construction of wide and straight roads was a sign of westernization. But these new roads were made because of some necessities. For example big fires were one of the reasons. To prevent the devastating effects of fires, some precautions were taken by the government like increasing the distances between houses, construction of straight roads and refraining from forming cul-de-sacs. Some articles of the laws pointed out this issue: if an entire neighborhood was

⁷⁴ Robert Mantran. *İstanbul Tarihi*. İstanbul: İletişim Yayınları, 2001, p. 290.

⁷⁵ Doğan Kuban. *İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul*. İstanbul: The Economic and Social History Foundation of Turkey, 1996. p. 381.

⁷⁶ Serim Denel. *Batılılaşma Sürecinde İstanbul'da Tasarım ve Dış Mekanlarda Değişim ve Nedenleri*. Ankara: ODTU, 1982. pp: 55-56.

burned because of fire, plan of the neighborhood would be made, new plots would be defined, instead of cul-de-sacs new roads would be constructed. These regulations started the formation of grid plan types and the disappearance of vista of streets. To prevent the spread of fire, not only wide and straight roads were constructed, but also material qualities and sizes were controlled. Instead of timber, using brick or stone was promoted for housing constructions.⁷⁷

Beside the improvements of *Tanzimat* Period, some new regulations were prepared by the government. *Ebniye Nizannamesi* (Regulations for Buildings) of 1848 and *Ebniye Beyannamesi* (Declaration on Building Construction) of 1849 were some of these regulations which determined the plot sizes, construction permits for plots and open fields, clauses concerning for the quarters destroyed by fires, maximum height for masonry buildings and timber construction. Kuban mentions all these elaborate regulations as the bureaucratic process of control by the government.⁷⁸

Following these regulations, in 1855 The *Şehremaneti* which had a municipal council was founded and replaced *İntisab Nezareti*.⁷⁹ In 1856 Commission for City Order (*İntizam ı Şehir Komisyonu*) was founded and this commission established the new norms for streets, pavements, lighting, cleaning, garbage disposal and etc. And in 1857, İstanbul was divided into 14 municipal zones (*Daire-i Belediye*). Eyüp, Üsküdar and Kadıköy had their own municipality, so Kadıköy was no longer linked to Üsküdar Municipality. In this period, municipal council of Şehremaneti executed construction of buildings and roads, regional municipalities controlled the buildings, roads, markets, health, cadastral surveys, cleaning, maintenance and planning.⁸⁰ With these new regulations and new institutions, many new buildings were constructed and as a result traditional environment of İstanbul had begun to change.

⁷⁷ Serim Denel. *Batılılaşma Sürecinde İstanbul'da Tasarım ve Dış Mekanlarda Değişim ve Nedenleri*. Ankara: ODTU, 1982. pp: 61-62.

⁷⁸ Doğan Kuban. *İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul*. İstanbul: The Economic and Social History Foundation of Turkey, 1996. pp. 382-383

⁷⁹ İntisab Nezareti was an institution which controlled the commercial life of the city during Ottoman period.

⁸⁰ Doğan Kuban. *İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul*. İstanbul: The Economic and Social History Foundation of Turkey, 1996. pp. 382-383.

As mentioned before, devastation of houses after big fires was another and important reason for the formation of new streets. After the fire of Aksaray in 1856 The *Islahat ı Turuk Komisyonu* (Commission for Road Improvements) was established and this commission classified the streets into three categories. According to the commission's regulations, main streets would be about 19 m, secondary streets would be about 14 m. and smallest streets would be about 6 m.

In the westernization period, population of Muslims and non-Muslims, distribution of population according to religious and ethnic groups affected the formation of neighborhoods in İstanbul. Especially with the announcement of administrative reforms in 1839, beside new administrative, political, economical arrangements; the idea of equality of religious and ethnic groups gained importance. Minority groups gained many rights in different fields. Construction was one of them. Legislation which restricted the storey number of buildings which were constructed by minorities was removed and neighborhoods of minority groups spread in the city. Even so, religious and ethnic groups continued to live in particular neighborhoods of the city. But in these neighborhoods, the number of buildings and their sizes started to increase.⁸¹

As a new structural solution for housing problem, apartments in different heights shaped the cities of 19th and 20th centuries in Turkey. Especially in the 19th century, westernization in military, social life, politics and architecture affected vernacular house architecture and many new neighborhoods started to appear in İstanbul.⁸² In new neighborhoods, many new apartments started to be built. The reasons for the increase of these apartments were increase in population, rapid urbanization, decrease in building land, social and cultural changes of the society. Most of these buildings had plan types which were directly imported from Europe. Also many new buildings designed because of new necessities and progresses. In other words, effects

⁸¹ Serim Denel. Batılılaşma Sürecinde İstanbul'da Tasarım ve Dış Mekanlarda Değişim ve Nedenleri. Ankara: ODTU, 1982. p. 42.

⁸² Elif Soylu Altın. Toplu Konut ve Kimlik. Yüksek Lisans Tezi, İstanbul: İTÜ, 1997. p. 51.

of westernization were adjusted and interpreted according to İstanbul's requirements.⁸³

In this period, Galata and Pera were the main regions where many new multi-storey apartments could be seen because of the pressure of economy and intensive commercial life. Generally the minorities preferred to live in these apartments because of their cultural and economic similarities with the western societies.

At the beginning, these apartments were usually built by the foreign architects. Then these architects trained some native architects and contractors or some of the native architects were affected from foreign architects. So, native architects first got acquainted with new building types, new construction techniques and new design principles. Then, they started to build similar examples of the preceding apartments. And these approaches can be seen as the first 'modern discourses' in Turkish architectural culture.⁸⁴

From the second half of the 19th century, because of the regulations to prevent fires, the buildings started to be built of brick or stone. Moreover, unlike past practices, the buildings were being positioned by the two sides of roads and this new practice provided the roads to have orderly appearance. Even so, the apartments built between 1864 and 1875 were far away from European standards. For example Zeynep Çelik mentions that, ventilation, lighting and heating were the initial aspects that were not emphasized sufficiently. But after a short while, a group of architect who had education and ability to realize better house plan and facade configuration came from Europe. So in 1900s, many new and luxurious apartments appeared in Taksim and Pera. But still there was housing shortage for people with modest income and workers in İstanbul.⁸⁵

⁸³ Serim Denel. Batılılaşma Sürecinde İstanbul'da Tasarım ve Dış Mekanlarda Değişim ve Nedenleri. Ankara: ODTU, 1982. p. 42.

⁸⁴ Aynur Özmen. 1920 Sonrası Apartman Konut Gelişimi ve Sosyal Değişim ile Etkileşimim Üzerine Bir Araştırma, Doktora Tezi, Ankara: Gazi Üniversitesi, 1995. p. 27.

In order to meet the increase in demand for houses, at the last quarter of the 19th century and in the beginning of the 20th century new houses started to be built for small tradesmen, merchants and government officers. These houses had different qualities from vernacular houses.⁸⁶ In this period, some of these houses in İstanbul were unattached apartments and some of them were ‘row houses’. The notion of ‘row house’ as a western style had an important place for the 20th century housing formations. This housing style was also a sign of modernization, rationalism, new room configurations and changes in the house usages.⁸⁷

With the construction of these apartments, not only ordinary outer designs of houses but also interior spaces changed. Changes in both exterior and interior spatial organization of houses can be seen as a reflection of increasing tendency towards nuclear family organizations and improvement in living conditions.⁸⁸ Moreover, for the residents of apartments ‘use value’ of the apartments was more important than their ‘exchange value’.⁸⁹

Living in a rented flat of these new apartments was so expensive that only people with high income could afford to live in these houses.⁹⁰ So apartment life was considered to be a sign of higher social status. Whereas in the imperial period, traditional regions like Fatih, Şehzadebaşı and Beyazıt were the neighborhoods where upper class administrators used to live, in the republican years Beyoğlu became an important neighborhood where high income groups lived.

In the initial years of republican period, İstanbul lost its socio-economic and cultural importance. After the fall of Ottoman Empire and the establishment of Turkish

⁸⁵ Zeynep Çelik. 19. Yüzyılda Osmanlı Başkenti Değişen İstanbul., çeviren Selim Deringil, İstanbul: Türkiye Ekonomik ve Toplumsal Tarih Vakfı, 1996. pp: 109-110.

⁸⁶ Ibid. p. 110.

⁸⁷ Robert Mantran. İstanbul Tarihi. İstanbul: İletişim Yayınları, 2001. p. 295.

⁸⁸ Devrim Yücel. Changes in Spatial Organization of Apartment Houses a Survey in Ankara. Master Thesis. Ankara: METU, 1995. p. 27.

⁸⁹ İlhan Tekeli. “Türkiye Kentlerinde Apartmanlaşma Sürecinde İki Aşama.” Çevre Dergisi. Sayı 4, 1979.

⁹⁰ Willy Sperco. Yüzyılın Başında İstanbul. İstanbul: İstanbul Kütüphanesi Yayınları, 1989. p. 39.

Republic, capitulations were removed. Moreover, with the change of capital from İstanbul to Ankara and exclusion of local minorities from economic arena, minorities and diplomats started to leave the city. The increase in the taxes levied on the commercial activities of minorities was another factor which fueled the exclusion of local minorities from the economic arena.⁹¹ Accordingly, population of İstanbul decreased. Whereas at the beginning of the 20th century population was 1.445.000, then in 1927 it was under 700.000. Foreigners and minorities also shifted their capital and professions to Europe.⁹²

In subsequent years, with inner immigration from rural cities to İstanbul, most of the 19th and early 20th century housing quarters where foreigners and non-Muslims lived before changed and contradicted with their past situation. Multi-ethnic population of housing quarters had disappeared and a cultural change started to take place.⁹³ Due to the changes in the density of population (because of inner immigration) and changes in family structures, people in İstanbul started to adapt living in apartments and consequently new housing areas emerged in the city.

In this period, Kadıköy was one of these newly emerging housing areas in the Anatolian side of İstanbul.

3.2. The History of Kadıköy

Kadıköy is a district of İstanbul that extends along the coast of Marmara from Haydarpaşa to Bostancı. It can be said that the borders of Kadıköy are railway in the north and northeast, Kurbağlıdere (Kuşdili Deresi) and bay of Kalamış in the east, Marmara Sea and Haydarpaşa Bay in the west. The historical settlements of Kadıköy

⁹¹ C. Meyer Schlichtmann. "İstanbul-Beyoğlu'ndaki Bir Binayla Arsa'nın 130 Yıllık Tarihi", Prusya Elçiliği'nden Doğan Apartmanı'na. İstanbul: Turing Yayınları, 1992. p. 39.

⁹² Hülya Arı. Ekonomik ve Toplumsal Gelişmelerin Apartmanlaşma Sürecinde Konut Birimine Etkileri. Yüksek Lisans Tezi, İstanbul: İTÜ, 1994. p. 95.

⁹³ C. Meyer, Schlichtmann. "İstanbul-Beyoğlu'ndaki Bir Binayla Arsa'nın 130 Yıllık Tarihi", Prusya Elçiliği'nden Doğan Apartmanı'na. İstanbul: Turing Press, 1992. pp: 39-40.

were situated around the Haydarpaşa Bay, Yeldeğirmeni and cape of Moda.⁹⁴ Archeological and historical sources documented that the history of Kadıköy extends to the periods before Chris. Because Fikirtepe of Kadıköy is considered to be the oldest settlement in the Anatolian side of İstanbul. This culture was dated between B.C. 4000 and B.C. 3000.⁹⁵

During the years of the conquest of İstanbul, Kadıköy was probably a village-like settlement, consisting of several hundred houses. In this period, mostly Greeks who engaged in agriculture and animal husbandry used to live in Kadıköy. And for a long period of time, the Turkish population did not increase in the area.⁹⁶ In the subsequent years of Ottoman period, Kadıköy became a valuable meadowy area which was in state property and continued to be a popular place for summer houses and picnics, as well as being an agricultural area.⁹⁷ Every spring, horses of palace used to be grazed on these meadows. Besides, people used the area for promenading and feeling relieved. With the changes in social and military formations after administrative reforms (*Tanzimat*), this area started to be sold by public auction, so its former position had changed. Until the initial years of republic, with little changes, meadows of Kadıköy were, Haydarpaşa, Kuşdili, Paşa, Yoğurtçu, Uzunçayır and Moda meadows.

In the 18th century, whereas Haydarpaşa meadow used to be a training area of horsemen, Yeldeğirmeni and Talimhane were the training area of battalions. Also in this period, during the management of I. Abdulhamid (1774-1789), four windmills had been constructed in Yeldeğirmeni to supply the need of flour for palace and the city. The last remains of these windmills had been destroyed in 1903.⁹⁸

⁹⁴ Dünden Bugüne İstanbul Ansiklopedisi. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. p. 329.

⁹⁵ Dünden Bugüne İstanbul Ansiklopedisi. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. p. 329.

⁹⁶ *Ibid.* p. 332.

⁹⁷ Jacques Pervititch Sigorta Haritalarında İstanbul. İstanbul: Axa Oyak Yayınları, 2000. p. 205.

Because of increasing houses between the years 1789-1807, streets started to be constructed in Kadıköy by the order Sultan III. Selim. And after the announcement of administrative reforms (*Tanzimat*), many restrictions for non-Muslims in the field of construction were removed. This affected the social and urban life drastically. Because there used to be a group called 'Levantine' and this group of people used to engage in trade. Their living areas, houses and house appliances were completely different from Muslims. So there was an important role of Levantine group for the development process of Kadıköy.⁹⁹

The neighborhoods where Levantine group used to live in Kadıköy were mostly Rasimpaşa, Moda, Bahariye, Altıyol, Yoğutçu, Erenköy and Bostancı. There could be seen many building types constructed for this group in these neighborhoods. French School for girls and boys, Hemdat Israel Synagogue and Ayia Yorgi Church were the buildings for the needs of different groups in Yeldeğirmeni.¹⁰⁰

Whereas in the first half of the 19th century Kadıköy continued to be a place for military activities, in the second half of the century, some changes could be seen in the area. After the construction of Haydarpaşa railway station, big meadowy area of Kadıköy was divided into two parts. Municipal ferry services and the opening of Haydarpaşa-İzmit railway were important factors for the development of Kadıköy in the second half of the 19th century. So integration of little villages with the city center could be possible and the meadows around the city center started to be transformed into new settlements. Until this term there were four neighborhoods in Kadıköy which were Osmanağa, Tuğlacı, Caferağa and İbrahimağa. Then new settlements started to appear firstly around the railway line and subsequently Kadıköy became a residential quarter of the city.¹⁰¹

⁹⁸ Dünden Bugüne İstanbul Ansiklopedisi. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. p. 332.

⁹⁹ Engin Eyüboğlu. Kentsel Sit Alanlarının Planlanmasına Yönelik Bir Yöntem Araştırması ve Kadıköy- Yeldeğirmeni Örneği. Yüksek Lisans Tezi, İstanbul: İTÜ, 1991. pp: 43-44.

¹⁰⁰ Ibid. p. 44.

During the 19th century and the beginning of the 20th century, Kadıköy also witnessed to many big fires. Especially the big fire of 1856 or 1860 was a turning point in development of the district. Today's gridal road design stems from that fire.¹⁰² After the fire the roads of 8-10 m. width were constructed, and some little squares were formed between building blocks.¹⁰³ (Dünden Bugüne İstanbul Ansiklopedisi, 333).

Table 3.3 Fires of Kadıköy Between 1856-1922¹⁰⁴

Fires of Kadıköy Between 1856-1922		
Year	Place	Number of burning buildings
1856	Center	250
1877	Osmanağa	150
1892	Moda-Çarkçı	150
1894	Moda-Çarkçı	40
1894	Moda-Çarkçı	30
1897	Moda	42
1899	Moda	14
1900	Yeldeğirmeni	100
1901	Yeldeğirmeni	40
1911	Moda	50
1922	Haydarpaşa	100+

¹⁰¹ Dünden Bugüne İstanbul Ansiklopedisi. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. p. 333-334.

¹⁰² Jacques Pervititch Sigorta Haritalarında İstanbul. İstanbul: Axa Oyak Yayınları, 2000. p. 205.

¹⁰³ Dünden Bugüne İstanbul Ansiklopedisi. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. pp: 333-334.

¹⁰⁴ *Ibid.* p. 335.

After the fire of Haydarpaşa in 1922, many wooden houses were destroyed and the district had to be reconstructed. So a modern quarter with grid plan type was built on the Haydarpaşa Bay.¹⁰⁵ This caused change in houses with small courtyards and the appearance of higher buildings built of brick or stone with less green areas.¹⁰⁶

Before the First World War Kadıköy had been an outstanding housing area of İstanbul where mostly non-Muslims, Levantines and people with higher income used to live. This group of people mostly used to live in the big pavilions of Bahariye and Moda. And with the outbreak of First World War, Kadıköy had become a fashionable district of İstanbul. The quarters where Turkish people or Levantine group used to live could be differentiated easily.¹⁰⁷ Kuban stated that, upper class people and Levantines imitated the new architectural trends of European capitals in İstanbul and at the quarters where they lived, the traditional building material wood was replacing by stone or brick masonry.¹⁰⁸

At the end of the war, Kadıköy was extended between the borders of Haydarpaşa, Kuşdili Creek and cape of Moda. At the north of Haydarpaşa, medical faculty, military hospital and veterinary school was built around the way to Üsküdar. Yeldeğirmeni was nearly full of buildings except some meadowy places. Çarşı, Bahariye, Moda and Söğütluçeşme were the places of settlements. Beyon Kuşdili Creek there were big meadows, vineyards and orchards.¹⁰⁹

A decade after the foundation of the Republic, the area between Yeldeğirmeni in the north and Mode in the south were nearly full of buildings. Because with the establishment of republic, Kadıköy could benefit from certain modern public utilities

¹⁰⁵ Doğan Kuban. İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul. İstanbul: The Economic and Social History Foundation of Turkey, 1996. p. 397.

¹⁰⁶ Engin Eyüboğlu. Kentsel Sit Alanlarının Planlanmasına Yönelik Bir Yöntem Araştırması ve Kadıköy- Yeldeğirmeni Örneği. Yüksek Lisans Tezi, İstanbul: İTÜ, 1991. p. 44.

¹⁰⁷ Ece Bilgin. "Osmanlı Geleneğiyle Kadıköy". Arkitekt. Nisan 1997. p. 42.

¹⁰⁸ Doğan Kuban. İstanbul an Urban History: Byzantion, Constantinapolis, İstanbul. İstanbul: The Economic and Social History Foundation of Turkey, 1996. p. 397.

¹⁰⁹ M. Rıfat Akbulut. Kentsel Tarih Araştırmalarında Bilgi Teknolojilerinin Kullanımıyla Yeni Bir Yöntem Geliştirilmesi (Kentsel Dönüşümde Kaos Kuramı ve Kadıköy-İstanbul Örneği). Doktora Tezi, İstanbul: Mimar Sinan Üniversitesi, 2004. p. 115.

like city power which came to the region in 1928 and tramway in the same year. On March 23, 1930 Kadıköy was registered as a district.¹¹⁰ Today, in terms of the density of population and economical activities, Kadıköy is one of the most important districts of İstanbul. Although the trace of bourgeois life in Kadıköy is lost, it has settlements that have urban life culture.¹¹¹ We can see this when we look at the increase in population of Kadıköy.

Table 3.4 Population of Kadıköy Between 1940-2009¹¹²

Population of Kadıköy Between 1940-2009			
Year	Urban	Rural	Total Population
1940	57.740	161	57.901
1945	66.540	140	66.680
1950	77.798	195	77.993
1955	102.685	241	102.926
1960	129.918	1.410	131.328
1965	164.289	2.136	166.425
1970	237.519	4.074	241.593
1975	354.957	12.752	367.709
1980	455.465	12.752	468.217
1985	577.863	-	577.863
1990	648.282	-	648.282
1997	699.379	-	699.379
2000	663.299	-	663.299
2007	744.670	-	744.670
2009	553.670	-	553.670

¹¹⁰ Jacques Pervititch *Sigorta Haritalarında İstanbul*. İstanbul: Axa Oyak Yayınları, 2000. p. 205.

¹¹¹ *Dünden Bugüne İstanbul Ansiklopedisi*. İstanbul: Türkiye ve Ekonomik Toplumsal Tarih Vakfı, Cilt 4, 1994. p. 339.

¹¹² *Ibid.* p. 341.



Figure 3. 1 Location of Kadıköy in İstanbul¹¹³

With the announcement of Act No: 5747 in 2008, some neighborhoods of Kadıköy are connected to different districts. So the population of Kadıköy decreased in the census of 2009. Today Kadıköy has 21 quarters. These are: 19 Mayıs, Acıbadem, Bostancı, Caddebostan, Caferağa, Dumlupınar, Eğitim, Erenköy, Fenerbahçe, Feneryolu, Fikirtepe, Göztepe, Hasanpaşa, Koşuyolu, Kozyatağı, Merdivenköy, Osmanağa, Rasimpaşa, Sahra-ı Cedid, Suadiye and Zühtüpaşa.

¹¹³ [WWW, Internet], Address: www.earth.google.com [Last Accessed: 17.03.2010].



Figure 3. 2 Quarters of Kadıköy ¹¹⁴

Today one of the residential neighborhoods of Kadıköy is Yeldeğirmeni.

3.3. The Historical Evolution of Kadıköy Yeldeğirmeni

Before the republican years and in the initial years of the republic, the general opinion about the housing architecture emphasized on houses around a street and the streets which formed a quarter.¹¹⁵ Living in a quarter gave confidence to people in

¹¹⁴ IBB “İstanbul İlçe Sınırları Haritası”. [WWW, Internet], Address: http://www.ibb.gov.tr/tr-TR/SiteImages/Haber/nisan2008/2008_mahalle_harita.jpg. [Last Accessed: 07.07.2009].

¹¹⁴ Ibid.

¹¹⁵ The Turkish term of ‘mahalle’ is translated as ‘quarter’ in English.

their social lives and everyday activities.¹¹⁶ So it was the name of authority in traditional settlements.¹¹⁷ With importance of respect to neighborhood, houses in a quarter didn't compete with each other.

In traditional settlements, quarter shouldn't be understood as only a housing district; it also includes working areas, schools, religious spaces and etc. People who live in a quarter share similar customs, similar life patterns and a collective culture. So people can't have expectations free from their surrounding, otherwise they can be excluded from this collectivity.¹¹⁸

Yeldeğirmeni has been an example of quarter since the Ottoman Period. In this period, horses of the palace used to graze on Haydarpaşa Meadow. This meadow was also a gathering and training area of the army. Whereas horsemen were being trained at the Haydarpaşa Meadow, soldiers were being trained in Talimhane and Yeldeğirmeni.

After the First World War, Haydarpaşa Meadow had become very small. In the republican period; the rest of Haydarpaşa Meadow, railway station, buildings of harbor and Yeldeğirmeni, Talimhane and Söğütlüçeşme were gathered and named Rasimpaşa.¹¹⁹

¹¹⁶ Elif Soylu Altın. Toplu Konut ve Kimlik. Yüksek Lisans Tezi, İstanbul:İTÜ, 1997. p. 60.

¹¹⁷ Ramazan Özbek. Modern ve Geleneksel Yerleşimlerde Konut ve Yakın Çevresindeki Kullanıcı Memnuniyetinin Ataşehir ve Kuzguncuk Örneğinde Değerlendirilmesi. Yüksek Lisans Tezi, İstanbul: İTÜ, 1998. p. 17.

¹¹⁸ Ibid.

¹¹⁹ M. Rıfat Akbulut. "Haydarpaşa". Dünden Bugüne İstanbul Ansiklopedisi, İstanbul: Kültür Bakanlığı ve Türkiye Ekonomik ve Toplumsal Tarih Vakfı, 1994. [WWW, Internet], Address: <http://www.haydarpasadayanismasi.org/index.cfm?sayfa=tarih&sub=genel> [Last Accessed: 24.05.2009].



Figure 3.3 Location of Rasimpaşa in Kadıköy ¹²⁰

In Ottoman period, when the plan of the quarters were being prepared, important people's the names were given to the certain quarters and streets. Rasimpaşa was the minister of the navy during period of II. Abdülhamit, so his name was given to a quarter of Kadıköy. Rasipaşa Quarter had a mukhtar in 1930.¹²¹

¹²⁰ [WWW, Internet], Address: www.earth.google.com [Last Accessed: 17.03.2010].

¹²¹ Zeki Teoman. Kadıköy ve Kadıköyün Öyküsü. İstanbul: Gençlik Kitabevi, 1984. p. 26.

The population of Rasimpaşa was 18.389 in 1975 and 28.354 in 1985. It was stated that there had been 12.000 houses, 6 main roads and 43 streets in 1985. The population of the quarter decreased to 17.250 in 1990 with the change of the boundaries.¹²²

Table 3.5 Population of Quarters in Kadıköy According to Census of 1985¹²³

Population of Quarters in Kadıköy According to Census of 1985	
Name	Population
Osmanağa	15.334
Caferağa	38.707
Rasimpaşa	28.354
Zühtüpaşa	12.538
Koşuyolu	9.803
Acıbadem	33.670
Hasanpaşa	15.584
Fikirtepe	25.540
Eğitim	18.857
Merdivenköy	33.829
Dumlupınar	21.660
Fenerbahçe	26.699
Feneryolu	31.790
Göztepe	52.441
Caddebostan	40.584
Erenköy	43.462
Kozyatağı	49.564

¹²² Engin Eyüboğlu. Kentsel Sit Alanlarının Planlanmasına Yönelik Bir Yöntem Araştırması ve Kadıköy- Yeldeğirmeni Örneği. Yüksek Lisans Tezi, İstanbul: İTÜ, 1991. p. 40.

¹²³ Ibid. p. 40.

Table 3.5 (cont'd)

Sahra-1 Cedit	4.828
Suadiye	38.255
Bostancı	38.094
Yenisahra	17.310
İçerenköy	31.611
Küçübbakkalköy	19.018
Kayışdağı	6.769
TOTAL	654.301

Today the neighborhood between Haydarpaşa at the north, Rıhtım Street at the west, Söğütlüçeşme Street at the east is called Yeldeğirmeni. The neighborhood was named because of windmills which were set to utilize northern winds. These windmills used to provide flour for the palace in Ottoman period. Whereas Beyoğlu was the address of high income people at the beginning of century, Yeldeğirmeni has become the neighborhood of low income tradesmen and craftsmen. Today from Rıhtım Street to top, housing area continues to exist under the pressure of increasing commercial activities.¹²⁴

Until the 20th century, the population of the neighborhood had ethnic and cultural diversity. At the beginning of the 20th century, Jewish people constituted the majority of population in Yeldeğirmeni. Because in this period it is supposed that whereas 26.000 Jewish people lived in Turkey approximately 23.000 of this number lived in İstanbul.¹²⁵

¹²⁴ Ömür Barkul. İstanbul'da İlk Dönem (19. yy Sonu- 20. yy Başı) Apartman Konutlarının Yapısal, İşlevsel ve Çevresel Yönden Değerlendirilmesi. Yüksek Lisans Tezi, İstanbul: Yıldız Teknik Üniversitesi, 1993. p. 37.

¹²⁵ In the 16th century there were 30-40 Jewish community and nearly 50.000 Jewish people in İstanbul. They were dealing with trade, import and export business. The fires destroyed many Jewish settlements

During the initial years of republican period, the number of Turks and Jewish were nearly equal, and there were fewer Greeks and Armenians. There were a synagogue, a mosque and a Greek church which has still been in use. There was a shopping area in Karakolhane Street where minorities had shops. Whereas old shopping area of Kadıköy was silent and quiet in the evening, shopping area of Yeldeğirmeni was being lively and active during those times. Until the First World War there was a good relation and division of labour between the people of neighborhood.¹²⁶ Today population of non-Muslims is not much; instead, people who immigrated from rural regions constitute the majority of population.



Figure 3.4 The Air Foto of Yeldeğirmeni¹²⁷

in the 17th century. There were nearly 656 neighborhoods in which Jewish people lived in the 17th century. In the 18th century, many synagogues, institutions, libraries which had valuable manuscripts burned beside houses. And with the reforms of 19th century, some synagogues were repaired. Also in this period some new synagogues were opened like Haydarpaşa Hemedat Israel Synagogue (Yusuf Besalel. *Osmanlı ve Türk Yahudileri*. İstanbul: Gözlem Gazetçilik Basın ve Yayın A.Ş., 1999. p. 233.)

¹²⁶ Adnan Giz. *Bir Zamanlar Kadıköy (1900-1950) Güzel Kadıköy-Köşkerin Dramı Kadıköy'ün İnsanları*, İletişim Yayınları, 1988. pp: 97-101.

¹²⁷[WWW, Internet], Address: www.earth.google.com [Last Accessed: 07.07.2009].

There are some focal points close to Yeldeğirmeni and they affect the quarter in terms of economic, social and cultural aspects. Kadıköy bus and minibus stops and Kadıköy Port are the main transportation facilities which connect the quarter to the other districts of İstanbul. Haydarpaşa Train Station is also an essential place that provides the connection of İstanbul with the other Anatolian cities. In these days there are some intentions to provide projects for the redevelopment of Haydarpaşa. But there are resistances to these projects by some non-governmental organizations. So, developments in Haydarpaşa may affect the future of Yeldeğirmeni positively or negatively.

Kadıköy Bazaar and Altiyol which are essential commercial centers of İstanbul are located closed to Yeldeğirmeni. On one hand, intensive effects of these commercial activities extend to Rıhtım Street and penetrate through the housing area at some points; on the other hand, bazaar area makes Yeldeğirmeni to be closed to the center of attraction.

Bahariye and Moda are the other focal points that affect Yeldeğirmeni in social and cultural aspects. These areas have many cultural facilities such as cinema, theatre, exhibition halls and other cultural centers. Moda Sea Club also has historical meaning in the life of the inhabitants of Kadıköy. The club has become a prestigious symbol of cultural and sportive activates since 1935.¹²⁸ Today club continues to provides many social and cultural facilities.

Fenerbahçe Şükrü Saraçoğlu Stadium is one other focal point of Kadıköy that the district is mostly identified with Fenerbahçe Sport Club.

¹²⁸ Müfid Ekdal. Bizans Metropolünde Bir Türk Köyü, İstanbul: Kadıköy Belediyesi Yayınları, 1996, p. 58.



Figure 3.5 Focal points close to Yeldeğirmeni

Yeldeğirmeni also has connections with the other districts of İstanbul through highway, railway or maritime transportation facilities. Rıhtım Street joins with E-5 highway and connects the quarter to the other side of İstanbul and other cities. There are ferry services from Kadıköy to Beşiktaş, Karaköy, Eminönü and Adalar. And also Haydarpaşa Train station is closed to the quarter.

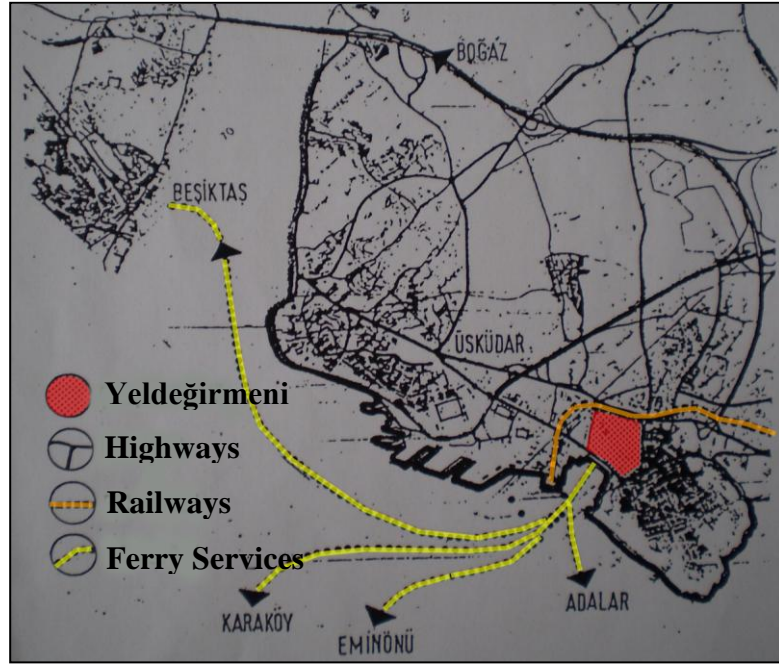


Figure 3.6 Transportation facilities of Yeldeğirmeni¹²⁹

Beginning from the 19th century, streets started to be formed in Yeldeğirmeni. Attached houses and big villas started to be constructed along these streets. At the beginning of the 20th century, the city blocks were being formed as it could be seen in the plans made by Charles Edouard Goad in 1906. But these blocks were not full of buildings, there were some empty plots.

During the middle of the 20th century, some villas in Yeldeğirmeni were demolished, some of the city blocks were divided and new apartments were constructed instead of them. It is seen in the plans of Jacques Pervititch in 1936-1938 that new roads and apartments were being constructed in the area and the city blocks were getting full of apartments.

¹²⁹ Engin Eyüboğlu. Kentsel Sit Alanlarının Planlanmasına Yönelik Bir Yöntem Araştırması ve Kadıköy- Yeldeğirmeni Örneği. Yüksek Lisans Tezi, İstanbul: İTÜ, 1991. p. 37.

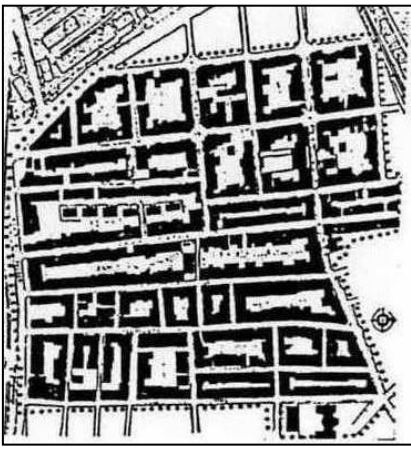
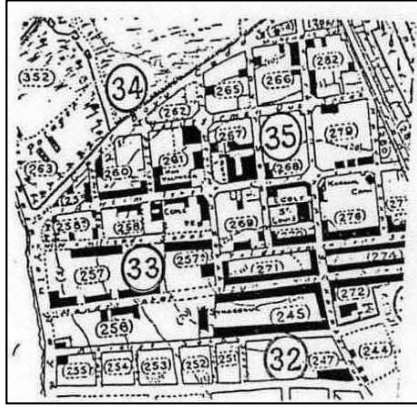


Figure 3.8 Construction of Buildings in Yeldeğirmeni¹³²

- - Until 1930
- - Between 1931-1960
- - Between 1961-1990

¹³² Engin Eyüboğlu. Kentsel Sit Alanlarının Planlanmasına Yönelik Bir Yöntem Araştırması ve Kadıköy- Yeldeğirmeni Örneği. Yüksek Lisans Tezi, İstanbul: İTÜ, 1991. p. 49.

Because of the historical buildings in the neighborhood, some regions of Rasimpaşa were determined as urban conservation site by Superior Council for Conservation in 1981. Conservation plan of Rasimpaşa was made in 1996 and approved by İstanbul Regional Conservation Council Number II. In 1998, the borders and the plan of the urban conservation site were revised by the same commission. In the plan notes, general rules were defined as:

- In the housing+ commercial field;
Office, housing and cultural facilities can be located in the historical buildings.
On the other plots, commercial facilities can be located on the ground floor; office, housing, cultural facilities or policlinic can be located on the upper floors.
- The heights of buildings in the area are defined on each city blocks. The height of historical buildings and the height of the buildings which are near historical buildings will be defined by the commission.
- Every intervention on the facade of historical buildings or on buildings near the historical buildings can be made after getting approval of the commission.
- Ground floors cannot be made more than one.
- Advertisement signboards can be put on historical buildings or on buildings near the historical buildings after getting commission's approval.

Rules for plots except historical ones:

- On the roofs; the slope will be %33, roof tiles will be used.
Flat roofs, roof spaces and attics cannot be made.
Roof eaves can be made provided that they are not higher than 0.9 m.
- Bay windows can be made provided that they are not wider than 2/3 width of facade and not nearer than 1.5 m. to the neighboring plots.
These bay windows cannot be less than 0.8 m. depth, 2 m. width and 5 m. height.
- Open bay windows can be made after commission's approval.¹³³

¹³³ Plan notes of Rasimpaşa Conservation Plan which is approved by İstanbul Regional Conservation Council Number II.

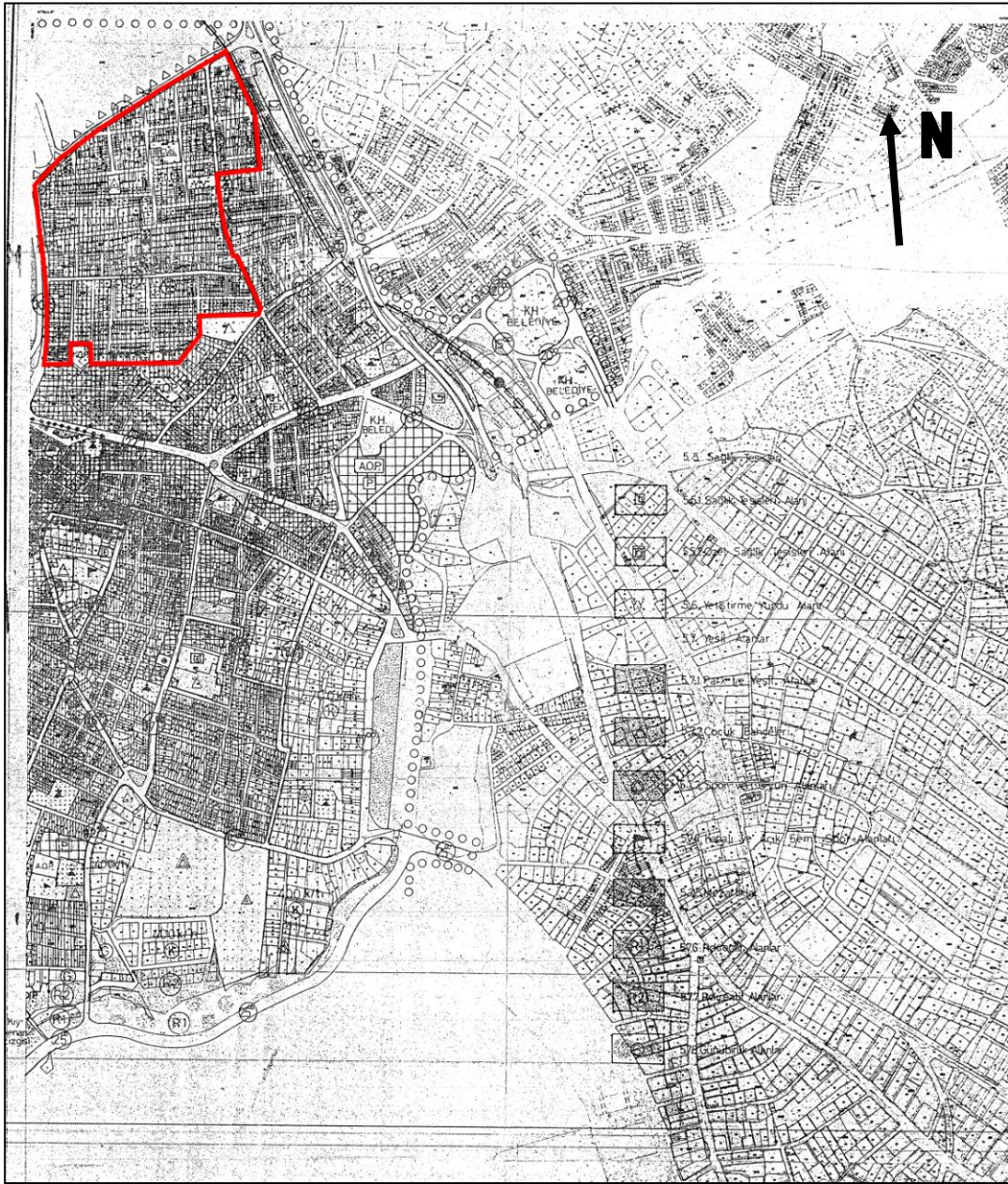


Figure 3.9 Borders of Urban Conservation Site in Yeldeğirmeni¹³⁴

¹³⁴ The border of the urban conservation site is revised by İstanbul Regional Conservation Council Number II with the decision number of 4840 in 1998.

Today there are 184 houses which are registered as cultural property by Superior Council for Conservation and İstanbul Regional Conservation Councils in Rasimpaşa District.

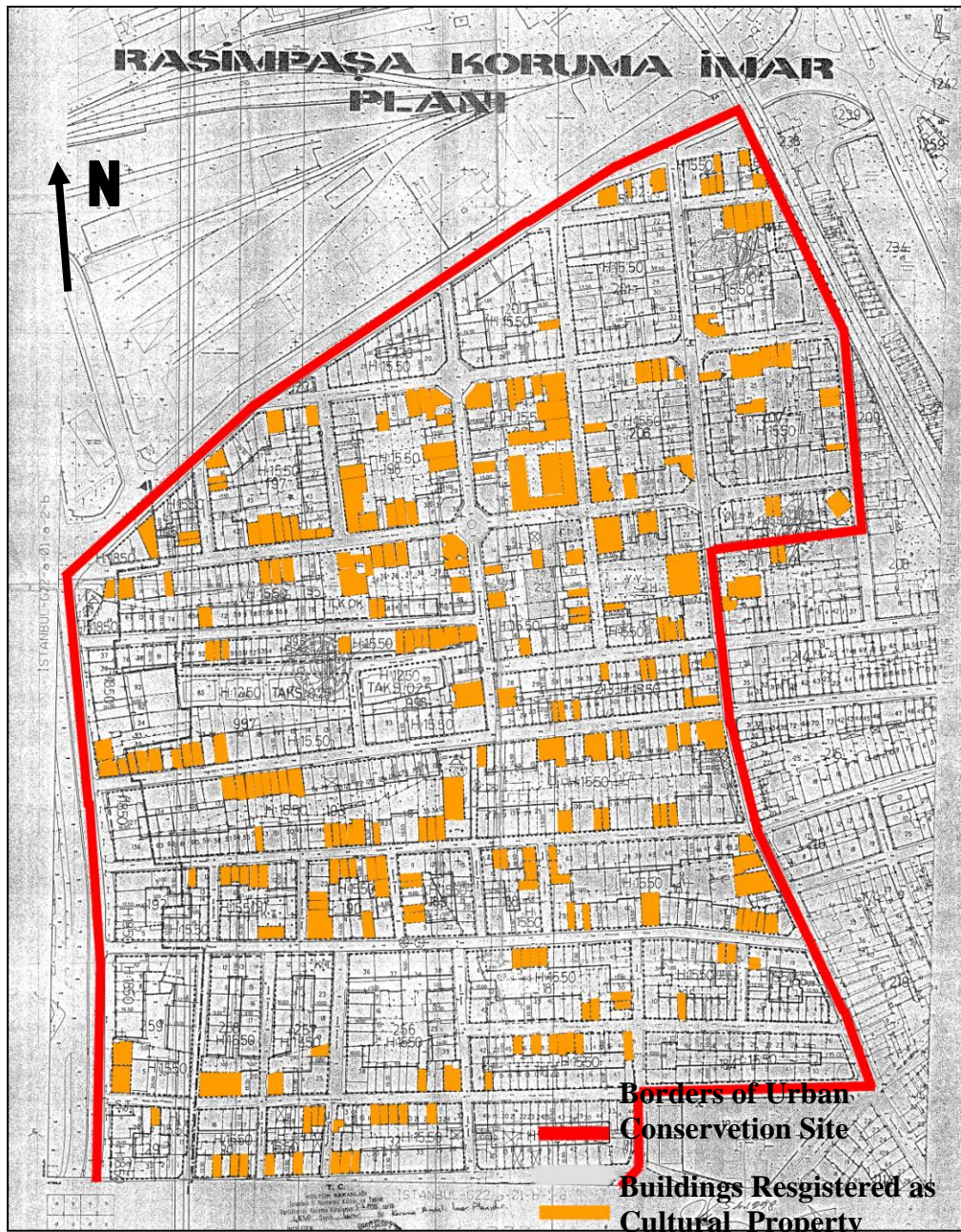


Figure 3.10 Buildings Registered as Cultural Property in Urban Conservation Site

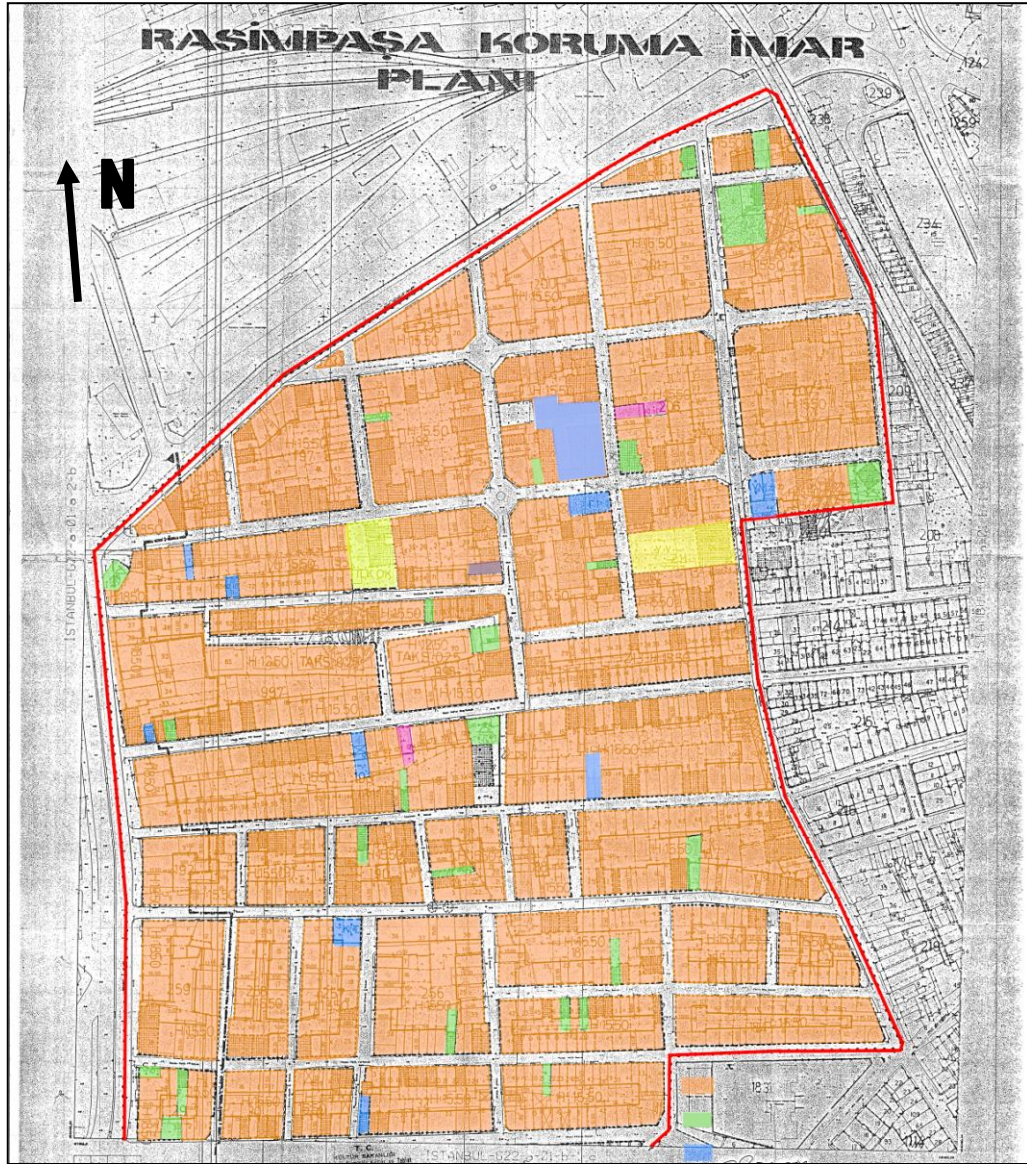


Figure 3.11 Ownership Pattern of Buildings in Urban Conservation Site of Yeldeğirmeni

- Private Property
- Ministry of Finance
- Endowments
- İstanbul Metropolitan Municipality
- Provincial Administration of İstanbul
- Institution of Electricity
- Institution of Postal Telephone and Telegraph (PTT)



Figure 3.12 Construction Dates of Buildings

- Before 1930
- Between 1930 and 1960
- After 1960

CHAPTER 4

SUSTAINABLE REGENERATION PROPOSAL FOR YELDEĞİRMENİ

After the 1980s, physical, social and cultural character of Yeldeğirmeni started to change. During these years many old houses started to be demolished to construct higher apartments. Many old apartments were being changed and losing their original character because of wrong and unqualified interventions. Decreasing population of non-Muslims caused the disappearance of ethnical and cultural diversity in the district. Depending on this situation, many of the buildings had functional changes. For example Jewish school was transformed to a coolhouse. Synagogue and church was not being used as in the old days. Also in these years people who immigrated from Karadeniz and Doğu Anadolu settled in Yeldeğirmeni and changed the socio-cultural and economic profile of the neighborhood.

Beside these changes, Yeldeğirmeni has some properties that may trigger *gentrification* process in the neighborhood.

4.1. Gentrifiable Properties of Yeldeğirmeni

Yeldeğirmeni is a potential urban quarter that may experience *gentrification* process in the coming years because of some reasons. The most initial factor is the historical properties of Yeldeğirmeni as one of the oldest housing and apartment settlements of the Anatolian part. Another reason is that, the location of Yeldeğirmeni is close to the center of Kadıköy which is an essential focal point of the Anatolian side. It is possible to go the center of Kadıköy by walking in a few minutes. Also there are

many business places close to the quarter. So living in Yeldeğirmeni may ensure the economy of time which is a problem for people living in İstanbul.

This high qualified housing settlement draws the attention of middle and upper income people and investors. There are some examples of apartments that are bought by a person or a company, renewed and transformed into a hotel, a dormitory or an office building. Also some buildings are bought, renewed and then rented in high prices.

Yeldeğirmeni has many diverse transportation facilities. From there it takes maximum 5-10 minutes on foot to reach highway, railway or maritime transportation facilities. There are road connections to nearly all the focal points of İstanbul from Kadıköy. There are maritime transportation facilities from Kadıköy to Eminönü, Beşiktaş, Karaköy and Adalar. Also Haydarpaşa Railway Station which is the connection point between İstanbul and Anatolia is in Kadıköy and very close to Yeldeğirmeni. But today there are some plans about the transformation of Haydarpaşa Railway Station as a cultural and touristic facility and hotel. This kind of projects may also accelerate the process of *gentrification* in Haydarpaşa-Kadıköy.

Yeldeğirmeni is deprived of cultural and entertaining activities, but it is possible to reach the theaters, cinemas, cafes and bars of center of Kadıköy, Bahariye and Moda in a few minutes.

One other reason is the existence of a pioneer group of people who live in the neighborhood and aim to revive the social, historical and cultural traces of Yeldeğirmeni. This group consists of painters, academicians, anthropologists, writers, poets, directors, scenarists, journalists and musicians. They formed a platform called 'Yeldeğirmeni Culture and Art Platform'. The aim of the platform is to gather up the residents, to constitute a consciousness about the quarter, to revitalize it with cultural and artistic activities and to improve the physical, social and cultural aspects of Yeldeğirmeni. They plan to realize their aims with some projects and workshops. Exhibitions, concerts, oral history researches, theatrical

representations, literary conversations, wall paintings and some activities in the historical buildings are some of the projects.¹³⁵ But financial support is needed so the group investigates to find fund to realize the projects.

Also nowadays, there is a set of TV serial called ‘Melekler Korusun’ in İskele Street. The set of serial is established in İtalyan Apartment is which is one of the oldest buildings of the street and four flats of the building is used by the film company. Beside İtalyan Apartment, many other historical buildings and physical structure of the quarter are shown in this serial. Presence of this set and the presence of the actors arouse the interest of people to come and see the actors, Yeldeğirmeni and its historical buildings.

As it could be seen in the former *gentrification* cases, the process is likely to occur in the dilapidated historic neighborhoods of the old city centers. Because of the convenient properties mentioned above Yeldeğirmeni may face *gentrification* process in the coming years.

4.2. Field Survey in İskele Sokak of Yeldeğirmeni

Today apartments constitute the majority of building stock in Yeldeğirmeni. Except these apartments there are some monumental buildings in the area. Rasimpaşa Mosque, Saint Euphemie French School (Kemal Atatürk Secondary School), The Church of Eglisia N.D. Du Rosarie, Hemdat Israel Synagogue, school of Jewish Community, Ayios Yeorgios Greek Orthodox Church, Sain Louis Primary School (Dormitory for children), German School (Osmangazi Primary School) and Gazi Mustafa Kemal Paşa Primary School are the examples of monumental buildings in Yeldeğirmeni. Some of these buildings could survive with their original form and function, some of them changed so much because of unfaithful interventions and some of them were destroyed.

¹³⁵ Yüksel Aydın, İsmet Arasan ve Fulya Barut. 2010 Kültür Sanat Projesi, Yeldeğirmeni Kültür ve Sanat Platformu, 2009. pp: 10-12.

İskele Street in Yeldeğirmeni is selected to make the spatial and social analysis to search the topic of the thesis. The reasons for selecting İskele Street are qualified apartments which reflect the history of neighborhood clearly and the existence of different kinds of monumental and religious buildings. Except the apartments, Saint Euphemie French School (Kemal Atatürk Secondary School), The Church of Eglisia N.D. Du Rosarie, German School (Osmangazi Primary School) and Rasimpaşa Mosque are the monumental buildings situated on İskele Street. Besides, Sain Louis Primary School (Dormitory for children) and Hemdat Israel Synagogue are closed to the street.

The location of İskele Street is convenient for land, seaway and railway transportation. Also there are some examples of buildings that are owned by upper income investors, restored and used as a working place or rented in high prices.

4.2.1. Physical and Spatial Profile of the Buildings on İskele Street

To evaluate the buildings on İskele Street in physical and spatial aspects, firstly building information forms are prepared for the initial buildings in the street. In these forms; addresses, construction dates, construction systems of the buildings, elements of facades and physical interventions to the buildings are mentioned. Also short histories of the important buildings are included in these forms. Some of the data in the forms are collected from the achieve of İstanbul Regional Conservation Council Number V.

To have further information about the quarter, a survey was conducted to determine the interventions to the buildings, functions and physical conditions of the buildings and satisfactions or dissatisfactions with the street. In order to have an access to this information, a questionnaire was held among 30 people which are the current residents of the apartments in İskele Street. The people who attended the questionnaire were selected randomly. With reference to the sample of 30 people, it is tried to infer a general idea about the quarter.

4.2.1.1. Apartments

One important property of Yeldeğirmeni was the construction of first big apartments of the Anatolian side of İstanbul. In the 19th century and especially in the second half of the 1800s, after the fire in Kuzguncuk Dağhamamı, Jewish population came to Yeldeğirmeni.¹³⁶ Accordingly streets and apartments started to appear in the quarter. On the slopes towards the sea there were apartments, and wooden houses were constructed on the flat areas above. Whereas the owners or renters of these apartments which were designed and constructed by foreign architects were usually minority people, wooden houses belonged to Muslims. Most of these apartments which were usually called with their owners' names could survive until today, because they were multiple-storey buildings so it was not profitable to receive flat from contractors for landownership.¹³⁷

The slope of the quarter decreases towards Rıhtım Street and Iskele Street is one of the perpendicular streets that connect to Rıhtım Streets. Because of this street pattern there are rectangular building lands in the neighborhood. So we can say that there is a regular plan type in the area. This grid plan type provides small gardens in the middle of city blocks most of which are uncared today. Also shapes of apartments on the corner of city blocks provide small squares at the intersection points of streets. The formation of this grid plan type can be clearly observed in the plans of Charles Eduard Goad in 1906. It can be seen in this plan that there were some empty parcels and big empty areas in the quarter. But in the coming years parcels were getting filled with newly constructed apartments as it could be seen in the plans of Jacques Pervititch between the years 1938-1939.

In Iskele Street, building materials used for construction of apartments are timber, brick, stone or reinforced concrete. Timberworks are usually one or two-storey buildings. For this reason most of timberworks in the area have been demolished to

¹³⁶ Arif Atılğan. Yeldeğirmeni. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 11.

¹³⁷ Ibid. p. 57.

construct multiple-storey buildings. Because it was profitable for the owners to receive more flats from contractors for landownership. So the number of timberworks in the street is not so many. Most of early apartment are constructed with brick walls, subsequent ones are constructed with reinforced concrete. So the early apartments have little openings and narrow facades. There is usually one house on each storey; some big apartments have two houses on each storey. If we look exteriorly, traditional traces like bay windows above ground floors can be observed. Also some apartments are decorated with ornaments in style of *art-nouveau*.¹³⁸

It can be seen in the street that apartments which are completely owned by one person are well cared or restored. Apartments which are restored have some modifications like elevators, other heating systems and well-cared courtyards. These building are usually used as working places or rented to other users, so owners live in better districts of city. Generally tenants and students live in rest of houses which are in worse condition and some of tenants share their houses with students to afford the rent.

¹³⁸ Arif Atılgan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 11.



Figure 4.1 Plan of İskele Street in the plans of Charles Edouard Goad (1906)¹³⁹

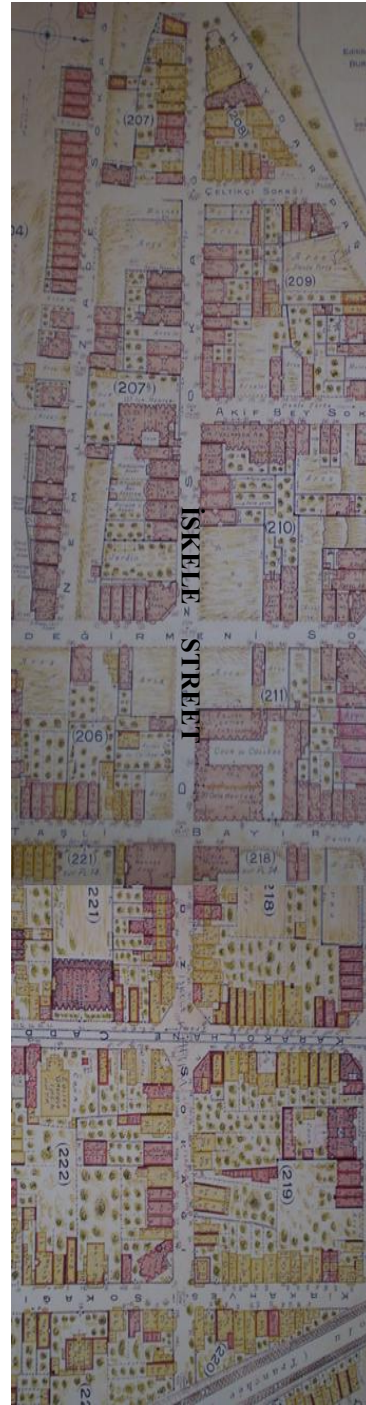


Figure 4.2 Plan of İskele Street in the plans of Jacques Pervititch (1938-1939)¹⁴⁰

¹³⁹ Dağdelen, İrfan. *Charles Edouard Goad'ın İstanbul Sigorta Haritaları*, edited by Ali Mazak, İstanbul: İstanbul Büyükşehir Belediyesi, Kütüphane ve Müzeler Müdürlüğü Yayınları, 2007, pp: 51-60.

4.2.1.2. Religious Buildings

Religious buildings constitute another building type in İskele Street. These buildings are Rasimpaşa Mosque and Eglisia N.D. du Rosarie Church. Hamdet Israel Synagogue is not on İskele Street but it is closed to the street. So we can say three main religious beliefs are represented in the area.

Rasimpaşa Mosque was constructed between the years 1835-1836. After the fire of Kuzguncuk Dağhamamı, Jewish people who immigrated to Yeldeğirmeni constructed Hamdet Israel Synagogue in 1899. And finally in 1912 a catholic church was constructed near the Saint Euphemie French School. Especially in the second half of the 1800s, Yeldeğirmeni was a dynamic neighborhood about religious aspects.¹⁴¹

4.2.1.3. Educational Buildings

There are two educational building on İskele Street. They are Saint Euphemie French School (Kemal Atatürk Secondary School) and German School (Osmangazi Primary School). Except them Sain Louis Primary School (Dormitory for children) is very close to İskele Street.

There are 98 building on İskele Street. 90.8 percent of these buildings are owned by private property. 4.08 percent of them are owned by the Ministry of Finance (Kemal Atatürk Secondary School, two apartments and an empty parcel), 4.08 percent of them are owned by the endowments (Rasimpaşa Mosque, two apartments and an empty plot) and 1.08 percent of them are owned by Provincial Administration of İstanbul (Osmangazi Primary School).

¹⁴⁰ Jacques Pervititch *Sigorta Haritalarında İstanbul*. İstanbul: Axa Oyak Yayınları, 2000.

¹⁴¹ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükşehir Şubesi, Anadolu 1. Büyükşehir Bölge Temsilciliği Yayınları, 2007. pp: 73-74.



Figure 4.3 Some Examples of Buildings on İskele Street

Table 4.1 Ownership Pattern of Buildings on İskele Street

	Ownership Pattern of Buildings on İskele Street	Number of Buildings	Percentage
	Private Property	89	90.8
	Ministry of Finance	4	4.08
	Endowments	4	4.08
	Provincial Administration of İstanbul	1	1.04
	Total Building Number	98	% 100



Figure 4.4 Ownership Pattern of Buildings on İskele Street

Because of the intensive commercial activities on Rıhtım Street, the apartments nearer to Rıhtım Street are under the influence of these commercial activities. So there are shops or working places on the ground floors of most of the apartments there. Totally, 35 of the apartments have commercial activities on the ground floors.

Table 4.2 Commercial Activities on İskele Street

Commercial Activities on İskele Street	Number
Market	5
Orthopedic materials sales agency	3
Bakehouse	3
Computer service	3
Plumber	3
Stationary shop/plotter	2
PVC material shop	2
non-governmental organization	2
Estate agency	2
Kiosk	1
Coffeehouse	1
Consulting company	1
Financial consulting company	1
Hairdressing salon	1
Maritime business center	1
Law office	1
Tourism office	1
Student dormitory	1
Transportation company	1
Total	35

İskele Street is located within the confines of urban conservation site of Yeldeğirmeni. There are 37 buildings which are registered as cultural property on the street. So, historical character of the neighborhood can be perceived in İskele Street. And 22 of 30 people who joined the questionnaire live in apartments which are registered as cultural property.

Table 4.3 Building Types on İskele Street

Type of Buildings	Number of Buildings	Percentage
Registered as cultural property	37	37.8
Not Registered but should be conserved	4	4
Modern buildings	57	58.2
Total	98	% 100



Figure 4.5 Registered Buildings on İskele Street

Historical buildings in the street and also in the neighborhood are mostly built of brick and stone. On İskele Street there are only 4 houses built of timber frame. There are nearly 20 buildings built of old concrete and the rest of the buildings are built of concrete in the recent years.

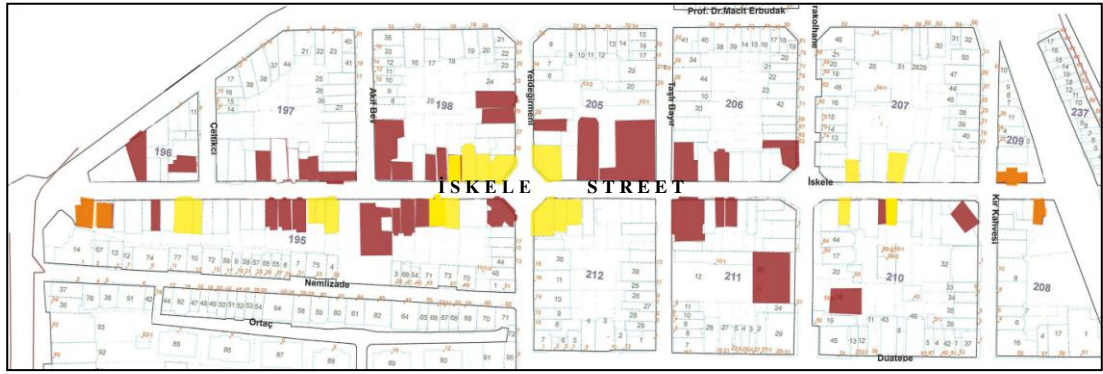


Figure 4.6 Construction System of Buildings on İskele Street

- Built of brick or stone
- Timber Frame
- Old concrete
- Concrete

Most of the historic apartments on İskele Street need to be repaired or restored. Usually people living in historical buildings know that it is forbidden to make interventions without getting permission from İstanbul Regional Conservation Council or Kadıköy Municipality. Even so, some of the houses on the street have basic repairs such as changing of wooden windows with pvc ones, repairing of plasters and painting outside and inside of the buildings. Historical ones mostly need restoration but because of the economic reasons people cannot afford to do it.

Most of the buildings on İskele Street are in an average physical condition. Almost none of the buildings are in a desired condition on the street.

Table 4.4 Interventions to the Flats on İskele Street

Interventions to the Flat	Number of Flats	Percentage
Flat does not have any repair	9	30
Flat has been repaired	13	43.3
Flat has been restored	3	10
Interventions without permission	5	16.7
Total	30	% 100

Table 4.5 Interventions to the Construction Elements on İskele Street

Interventions to the Construction Elements	Number of Flats
Columns are repaired	2
Walls are repaired	4
Floors are repaired	6
Doors are changed	8
Windows are changed	14
Plasters are repaired	9
Painting	25
Total	68

Table 4.6 Physical Condition of the Buildings on İskele Street

Physical Condition of the Building	Number of Flats	Percentage
Very good	1	3.3
Good	9	30
Average	12	40
Bad	8	26.7
Total	30	% 100

Most of the apartments on İskele Street are used as house. Two of 30 people who attended the questionnaire said the building used only as a working place and one of them said that the apartment is used both as a house and a working place. But actually the amount of working places is much more than the results of the questionnaire. Because as mentioned before, there are 35 working places on the basements or ground floors of the apartments and most of them are the commercial activities.

Table 4.7 Functions of the Flats on İskele Street

Function of the Flat	Number of Flats	Percentage
House	26	86.8
Working place	2	6.6
House+working place	1	3.3
Student dormitory	1	3.3
Public space	-	
Total	30	%100

Most of the people living in the apartments on İskele Street are pleasant to live in this neighborhood because of the historical character of the area and its location that is very close to the center of Kadıköy. Also the rents in the quarter are partially affordable when compared with the other central districts of İstanbul.

But also there are some reasons that make people felt unpleasant to live in the quarter. For example traffic is an important problem. Because, people living in the apartments or working in the quarter park their cars on the sides of the narrow roads. Besides them, some other people who live in different districts of the Anatolian side put their cars on the roads of Yeldeğirmeni and walk to the public transportation

facilities. So they use the neighborhood as a parking place. This situation causes problems for pedestrians, too.

One other important problem is the cleanliness of the quarter. The wastes of houses and working places, deficiency of municipal services make the problem bigger in the neighborhood.

Also the residents of the street and the quarter think that the neighborhood has absence of places to feel relieved.

Table 4.8 Reasons for the Satisfaction of İskele Street

Reasons for the Satisfaction of the Street	Number of Flats
Location	27
Security	14
Cleanliness	1
Affordable rent	12
Historical environment	15
Total	69

Table 4.9 Reasons for the Dissatisfaction of İskele Street

Reasons for the Dissatisfaction of the Street	Number of Flats
Traffic	17
Security	4
Cleanliness	22
High rent	3
Lack of social spaces	14
Parking area	18
Total	78

4.2.2. Social and Economic Profile of the Neighborhood

50 percent of the people attended the questionnaire survey are middle aged and 40 percent of the responders have been living in the quarter for less than 10 years. In other words they are not the old inhabitants of the quarter. But also there are substantial numbers of old people who have been living in the area for almost 40 years. These old inhabitants are mostly born in İstanbul, but nearly 70 percent of the responders are immigrants from other countries.

Table 4.10 Age of the Respondents

Age of Respondent Living in the Flat	Number of Respondents	Percentage
Young (Between 18-25)	6	20
Middle-aged (Betwwen 25-60)	15	50
Old-aged	9	30
Total	30	% 100

Table 4.11 Year of Moving to the Building

Year of Moving to the Building	Number of Respondents	Percentage
Before 1970	9	30
1971-1980	2	6.6
1981-1990	-	0
1991-2000	7	23.4
2000-2009	12	40
Total	30	% 100

Table 4.12 Birth Place of the Respondents

Birth Place of the Respondent	Number of Respondents	Percentage
Born in İstanbul	8	26.5
Born in Rasimpaşa	2	6.6
Migrants from other cities	20	69.9
Total	30	% 100

Nearly 74 percent of the people who attended the questionnaire survey are living in a nuclear family. 64 percent of the people are living in their own houses and mostly students constitute the tenant group.

Table 4.13 Family Structure of the Respondents

Family Structure of the Respondent	Number of Respondents	Percentage
Nuclear family	22	73.3
Extended family	1	3.3
Single	7	23.4
Total	30	% 100

Table 4.14 Ownership Pattern of the Flat

Ownership Pattern of the Flat	Number of Flats	Percentage
Owner	19	63.4
Tenant	11	36.6
Total	30	% 100

Nearly 53 percent of the people attended the questionnaire survey are employers. Most of them are self employers and workers who work in the private sector. But generally people living in the apartments of the quarter are lower income groups. But also there are some higher income groups who don't live in the quarter but use the buildings in the street as a law office, estate agent or other working places.

Table 4.15 Employment Status of the Respondents

Employment Status of the Respondent	Number of Respondents	Percentage
Employer	16	53.4
Unemployed	3	10
Retired people	11	36.6
Total	30	% 100

Table 4.16 Occupation of the Respondents

Occupation of the Respondent	Number of Respondents	Percentage
Government officer	2	7.5
Worker	9	33.3
Tradesmen	3	11.1
Self-employment	13	48.1
Total	27	% 100

40 percent of the responders think that they have a good relationship in their apartment. Mostly middle and old-aged people who live been living in the same apartment for a long time constitute this group of people. Young single people and especially students don't have any neighborhood relationship in their apartment.

Table 4.17 Neighborhood Relationship of Respondent in the Building

Neighborhood Relationship in the Apartment	Number of Flats	Percentage
Very good	-	0
Good	12	40
Average	9	30
Not good	9	30
Total	30	% 100

4.2.3. Cultural Profile of the Neighborhood

Table 4.18 Educational Level of Respondents

Educational Level of the Respondent	Number of Respondents	Percentage
Illiterate	3	10
Primary school	9	20
Secondary school	5	16.6
High school	7	33.4
University	6	20
Total	30	% 100

Table 4.19 Leisure Time Activities of the Respondents

Leisure Time Activities of the Respondent	Number of Respondents
TV	24
Newspaper	8
Cultural activities	-
Social organizations	-
Shopping	12
Total	44

Table 4.20 Social and Cultural Activities in the Quarter

Activities in the Quarter	Number of Respondents
Cinema	-
Cafe	-
Bar	-
Park	-
Library	-
Total	0

Gentrification is generally seen as a transformation involving economic, social, cultural and spatial developments. So, the findings of the case study is important to have an idea about social, cultural, structural and economic structure of a part of the quarter and have a general opinion about Yeldeğirmeni.

4.3. Evaluation of Yeldeğirmeni in the Context of Sustainable Regeneration

It is considered from the findings of the field survey that Yeldeğirmeni had physical, spatial, socio-economic and cultural change and transformation especially after the 1980s. Besides the retrogressive process, there are some valuable indicators that may attract the attention of upper income groups, intellectuals or investors to the quarter. Especially the historical tissue which is in an uncared situation, central location of the quarter in the city center, transportation facilities, nearness of the quarter to the cultural and entertaining facilities and the presence of a pioneer group who aims to revive the historical, cultural and social traces of Yeldeğirmeni are some of these indicators.

Because of these reasons Yeldeğirmeni may face with a *gentrification* process in the coming years. To prevent the negative effects of *gentrification* such as, displacement

of old residents, increase of the prices in the area, appearance of conflict between community and disappearance of social diversity, a *sustainable regeneration process* is recommended to be carried out in the quarter.

To develop a sustainable *regeneration* process for Yeldeğirmeni, it is important to search and find solutions for some issues.

4.3.1 Strategy and Partnership

To improve the quality of social, spatial, economic and environmental life in Yeldeğirmeni and to achieve a successful *regeneration* process in the quarter, there is need for a strategic vision, strategic framework and a partnership approach. Today there is an emerging consensus in the world that successful urban *regeneration* requires a strategically designed, locally based, multi sector, multi agency partnership approach. Because, it has been proven that single sector and single agency approaches have major limitations to tackle the social, economic and physical problems in many urban areas.¹⁴²

Aims of this strategic approach are to reduce the dilapidation, to make the quarter high qualified affordable housing area for its residents, to help the residents to become more conscious about the problems of the quarter, to promote the mixed community life, to enable people to take roles in the community life, to enable the residents and other users to use the resources in a sustainable way and to make the quarter safer for living.

So in this part to achieve these aims, strategic framework of a pilot project in İskele Street and the roles of the partners for a sustainable *regeneration* process are described.

¹⁴² Andrew Carter. "Strategy and Partnership in Urban Regeneration", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, p. 37.

The *regeneration* project should be planned in physical, economical, social, environmental and also legal, administrative and financial aspects.

Kadıköy and Haydarşapa are the strategic places which can contribute for economic and cultural development of the city. So the city plans should serve some potential developments for these areas. Strategic approach of sustainable *regeneration* project in Yeldeğirmeni should take part in the strategic plan of İstanbul Metropolitan Municipality. The quarter should be indicated as an urban *regeneration* area in planning decisions and notes of the scale of 1/25.000. This will enable to realize the subscale projects more easily. Because Rasimpaşa Conservation Plan and the notes of the plan include some physical and functional sanctions about the quarter but these spatial sanctions don't relate with any social, cultural and economic programs. At this point it can be said that because of the historical values of the quarter Ministry of Culture and Tourism should be another partner of the process and the Ministry should provide the compatibility of the conservation plans with the current strategic urban approaches.

Kadıköy Municipality should be principal coordinator of the pilot *regeneration* project in Yeldeğirmeni. Related directorates of the municipality, Kadıköy City Council which is an essential mechanism of Kadıköy Municipality should take part in the project. Besides the municipal organizations; representatives of the inhabitants, representatives of private sector, non-governmental organizations should be the other partners of the *regeneration* process. Participation of these groups to the planning, designing and implementation processes can provide a community based *regeneration* approach for Yeldeğirmeni.

Financial support is one other issue of the *regeneration* process in Yeldeğirmeni. Central administration and İstanbul Metropolitan Municipality should provide financial support for projects in the quarter and they can apply for international funds. So they should be the other strategic partners for the *regeneration* process of Yeldeğirmeni and work together with Kadıköy Municipality.

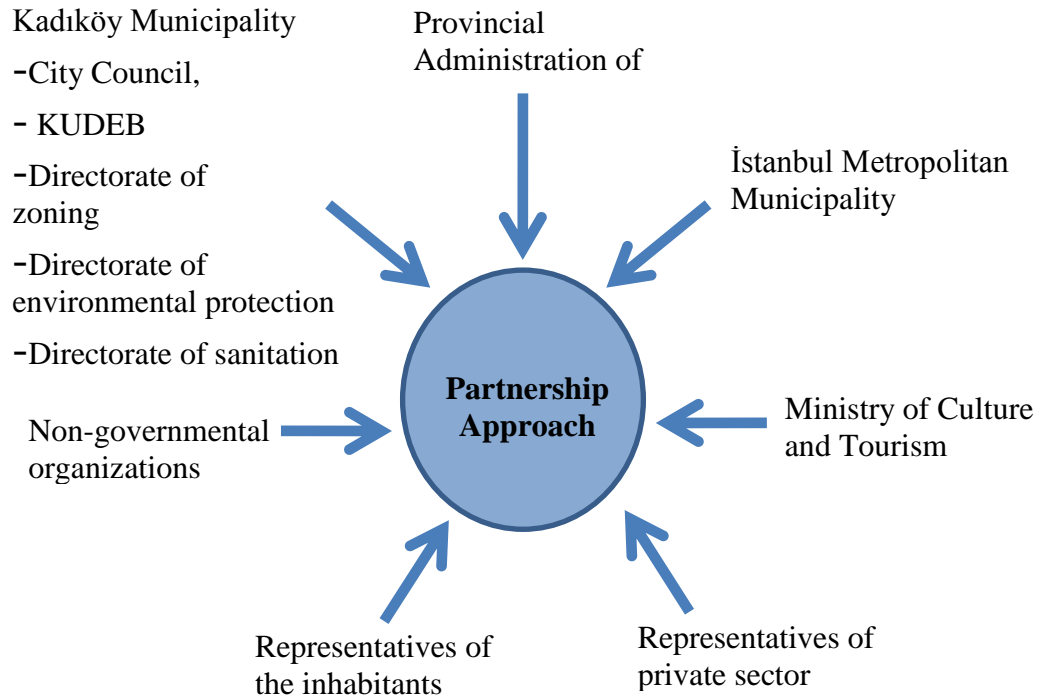


Figure 4.7 Diagram of Partnership Approach for Yeldeğirmeni

4.3.2 Spatial Issues

According to Jeffrey and Pounder, the physical appearance and environmental quality of cities and neighborhoods are highly potent symbols of their prosperity and of the quality of life and confidence for their enterprises and citizens. They also indicate that, the key to successful physical *regeneration* is to understand the constraints and the potential of the existing physical stock. So, to provide physical *regeneration* of a neighborhood it is essential to address the components of the physical stock, new requirements of the physical stock and developing solutions for these requirements.¹⁴³

¹⁴³ Paul Jeffrey and John Pounder. "Physical and Environmental Aspects", Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, pp: 86-87.

Yeldeğirmeni as a housing quarter has many components of its physical stock. Urban elements such as buildings, roads, pavements, squares, open spaces and other landscape elements are these components. Configuration of these elements according to the different functions is an issue that should be worked on for a sustainable *regeneration* process of the quarter.

In the area, width of the roads is nearly 8-10 m. and they have a gridal design. Attached apartments near the both side of the roads constitute a high density of buildings. There are small courtyards in the middle of some building blocks. Narrow pavements are the borders between the roads and the apartments. The shape of the buildings at the intersection points of some streets form small squares in the quarter. These squares are the prosperous focal points of the quarter. There are some indicators like an old tree or a historical fountain in the middle of the squares on İskele Street.

In Yeldeğirmeni, the initial usages of the buildings are houses. Working places and commercial places are the other usages in the area. The quarter is being preferred by a lot of entrepreneurs because of its location that is close to the city center. But increasing density of commercial activities affects the spatial configuration of the quarter negatively. Because, the quarter is planned as a housing area and it can hold a limited amount of commercial activities related to the necessities of the area. But similar commercial activities located in short distances change the historical housing character of the district. So it is preferred to limit the commercial activities in İskele Street. Especially wholesale trades should be removed from the quarter and only limited retail trade for providing the daily needs of the residents should be located at the vital points of street. The basement of the buildings close to Rıhtım Street can be used for limited commercial activities but they shouldn't be expanded to the inner side of İskele Street. Also the basement of the buildings around the small square of the street may be arranged as street cafes. By this way, this area may become the gathering place of the residents and the social life of the street may be revived.

Today most of the courtyards in the middle of the building blocks of İskele Street are in uncared condition and they are not being used for any purposes. These areas can be utilized by transforming them to common spaces of the apartments or playgrounds for children. By this way social integration may occur between the inhabitants of the quarter.

If one spatial practice becomes dominant, the daily life of the quarter may be damaged. In this situation people may prefer to leave the quarter as seen in most of the *gentrification* processes. So it is essential to arrange the spatial configurations successfully. Correct spatial configurations will also reinforce polyphonic spatial practices in the area. Each spatial practice should be performed in its own domain without disturbing and invading each other. By this way spatial integration and spatial segregation can be provided in the quarter.

Life span of the buildings is one of the basic concerns for land use forecasts. Age of buildings, construction materials, building type and the characteristic of place (land use zoning, building area to plot ratio) are the factors affect the life span of the buildings.¹⁴⁴ Also historical value of the buildings is another factor for the life span of the buildings in Yeldeğirmeni. Because there are many buildings which are registered as cultural property in the area. According to the legal regulations, these buildings have to be conserved even though there are in very bad condition. If they are demolished it is compulsory to reconstruct the same of the original buildings in their original plots. So it is very important to take precautions for making the life span of the historical buildings longer. Because the new buildings constructed instead of the original ones won't have the same physical, spiritual, social and cultural properties with the old ones.

Besides the historical buildings, there are some buildings which are not registered as cultural properties but reflect the similar cultural and spatial spirit with the older

¹⁴⁴ T. Osaragi. "Factors Leading to Buildings Being Demolished and Probability of Remainder", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 325.

ones. They contribute to the social and spatial property of the quarter. So it is important to sustain the existence of these buildings in the quarter in a good condition.

But the buildings which are physically and aesthetically in bad condition and don't contribute to spatial, social, cultural and economic life of the quarter should be evaluated in different forms and functions. Some of them may be recommended to be built down and new buildings may be constructed instead of them. Or after building down them, the plots may be evaluated in different functions like an open space or a playground.

One other issue is improving the physical conditions of cultural heritages in the quarter. Developing city life and its changing conditions affect the buildings directly. For this reason, some of the buildings lost their original functions, some of them are demolished and some of them exposed to physical interventions with the changing life styles, technology, regulations, economy and environmental effects in the quarter.¹⁴⁵ So it is needed to improve the housing conditions of Yeldeğirmeni in a coherent way.

The results of the field survey in the quarter show that most of the people are aware of living in historical buildings. So they try to refrain from making comprehensive interventions without permit. But they usually make some physical interventions such as changing doors and windows, repairing plasters, painting the building and etc. without any permit. Or some of the owners of the buildings get permission from the Kadıköy Municipality for the basic repairs but their applications go beyond basic repair. These interventions are seen as basic interventions but they affect the originality and esthetic quality of the buildings so much.

¹⁴⁵ G. Ozay and N. Ozay. "Re-use of Historic Buildings in North Cyprus", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. pp: 267-268.

To prevent irreversible changes of the buildings, people living in the quarter should be enlightened about the structural techniques, construction materials, application methods and financial supports. Firstly, it will be useful to develop an organized conservation approach in the quarter. An establishment of an association or a nongovernmental organization consisting of the inhabitants of the quarter with a manager who is directly concerned about conservation and rehabilitation of historical settlement may be a starting point of an organized approach. This association may act as an intermediary between the inhabitants, conservation council and municipality. So inhabitants can apply the association to find solutions for their problems about houses and environment. For example Representative Office of Chamber of Architects in İskele Street should act as an intermediary between the inhabitants and other government institutions or investors.

Rehabilitation of an historical settlement is also an economic issue. This association may attempt to get international funds and help the inhabitants to be aware about the subsidies to rehabilitate the houses which need urgent restoration. According to the number of 2863 law of the natural and cultural conservation, % 10 of the estate taxes is transferred to provincial administrations for the conservation of cultural heritages. This fund is used for planning of a historical districts, conservation projects or repair of the cultural heritages. So the association of the quarter may apply to get money from this fund for the urgent and necessary projects.

Also a new unit is constituted for the conservation, application and supervision activities of cultural heritages within Kadıköy Municipality (KUDEB). The inhabitants have to apply to this unit to get permit for the basic repairs. Also the unit has to supervise the applications. The employees working for this unit should enlighten people about the correct applications and they should not overlook the wrong interventions.

4.3.3 Social Issues

Participation of inhabitants to the urban projects is very important to achieve the goals of urban rehabilitation and development projects. For example meetings with the attendance of residents, local authorities and civil organizations, cultural activities and other participatory methods contribute to carrying out urban projects.¹⁴⁶ These community actions help to develop partnership between the local authorities and inhabitants of the quarter based on the principle of sharing power, resources and information. This will enable inhabitants to define and release their own aspirations and help them to develop skills and abilities to organize their own community needs.¹⁴⁷ Also with the formation of a social network, inhabitants of the quarter will feel that they belong to this place and by this way, a consciousness may occur between the inhabitants.

After indicating the issues for a sustainable *regeneration* process of Yeldeğirmeni, a pilot *regeneration* project is proposed for İskele Street. Firstly codes are given to all the buildings on both sides of the street. These codes are shown on the plan of the street and a list of buildings is prepared according to these codes. The list involves the ownership pattern, registration status, storey number, construction material and current function of each building. According to the physical conditions and social usages of the buildings some proposals are developed. These proposals involve physical interventions and functional changes.

Because of the factors that may contribute *gentrification* process in Yeldeğirmeni, an effective effort should also be concerted to preserve and create affordable housing for low income households.

¹⁴⁶ L. Laigne and Oehler. "How to Integrate Social and Environmental Aspects in Housing and Urban Policies: Some Experiences from France and Germany", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 451.

¹⁴⁷ L. Joubert. "Creative communities: the arts, social responsibility and sustainable planning and development", The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 474.

To provide this, the community should have strong network of local organizations, unified in their commitment to maintaining a diverse community and experienced in influencing government decisions that affect the community. Because only a unified community can be effective in influencing housing decisions that support and maintain an economically diverse community in the face of market pressures. And only this coalition can influence city and state government to provide the programs and resources to maintain affordability.¹⁴⁸

4.3.4 Environmental Issues

Environmental issues are other topics for Yeldeğirmeni. There is an uncontrolled waste disposal by the inhabitants and other users in the quarter. It is needed to take precautions to make the quarter more sanitary, comfortable and livable place for the inhabitants and visitors. This can be achieved through new legal regulations and the supervision of the implementations. By this way Kadıköy Municipality will have to conduct a sustainable waste management in the quarter. For example a garbage sorting program should be conducted by the municipality and recyclable materials should be sorted by the inhabitants. So some garbage collection and sorting elements should be located at some points of the quarter and people should reach them easily.

Traffic is another environmental problem of Yeldeğirmeni. Streets of the quarter are used as parking plot by people who live in different districts of the Anatolian side but leave their cars in Yeldeğirmeni for using the transportation facilities of Kadıköy to go to the other side of the city. Also the cars of inhabitants and other commercial vehicles use the narrow streets of the quarter. So, most of the streets and also the pavements of the quarter are invaded by cars. This makes the life harder for pedestrians and other visitors. Kadıköy Municipality should take precautions about the vehicle traffic in the narrow streets of the quarter. Big commercial vehicles

¹⁴⁸ Cristopher Giangreco, Kale Williams and Michael Rohrbeck. “Gentrification and Affordable Housing in Rogers Park: Community of Change Community of Opportunity”, 2002. [WWW, Internet], Address: <http://housingquest.info/d5.pdf> [Last Accessed: 01.05.2010].

should enter these streets in the limited hours which may be determined with the negotiation of Kadıköy Municipality and tradesmen of the quarter.

Physical interventions are categorized in six groups. These interventions are:

- I : Plan and the facade of the building should be conserved in accordance with its original situation. It is allowed to make interventions inside of the building providing not to damage the originality of the building.
- II : Facade of the building is recommended to be conserved in accordance with its original situation. It is allowed to make changes inside of the building according to new functional proposals.
- III : Facade of the building is recommended to be reconsidered. (Building materials, height of the roof, proportions of the doors and windows on the front facade, etc.)
- IV : Building is recommended to be reconstructed in accordance with the historical character of the street.
- V : Building is recommended to be demolished and the plot of the building is recommended to be used as an open space for the public interest.
- VI : New building is recommended to be constructed in accordance with the character of the street in the empty plot.

According to these decisions of interventions, physical needs of buildings are formulated as:

- RP : Repair (Revitalization, rehabilitation)
- RS : Restoration
- C : Construction
- RC : Reconstruction
- N : No intervention

Besides these physical decisions, functional decisions are made for each building according to current usages of buildings and socio-cultural needs of the street. Functional codes of the buildings are formulated as:

- H : House
- WH : Working place + house
- CH : Commercial place + house
- W : Working place
- HO : Hotel
- D : Dormitory
- R : Religious building
- S : School
- CS : Common space
- SS : Social space
- NGO : Non-governmental organization

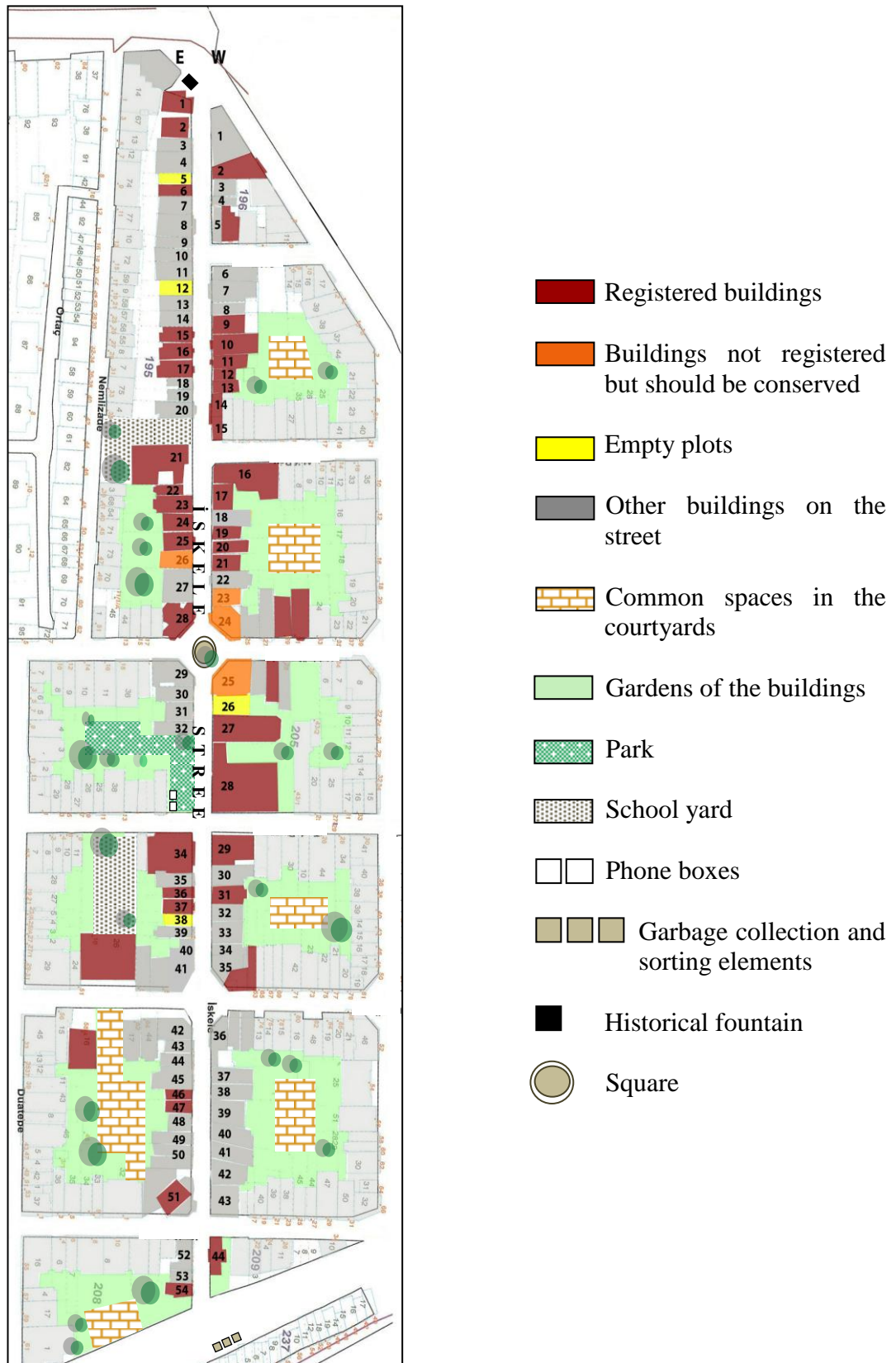


Figure 4.8 Plan of the Iskele Street Showing the Building Stock Quality

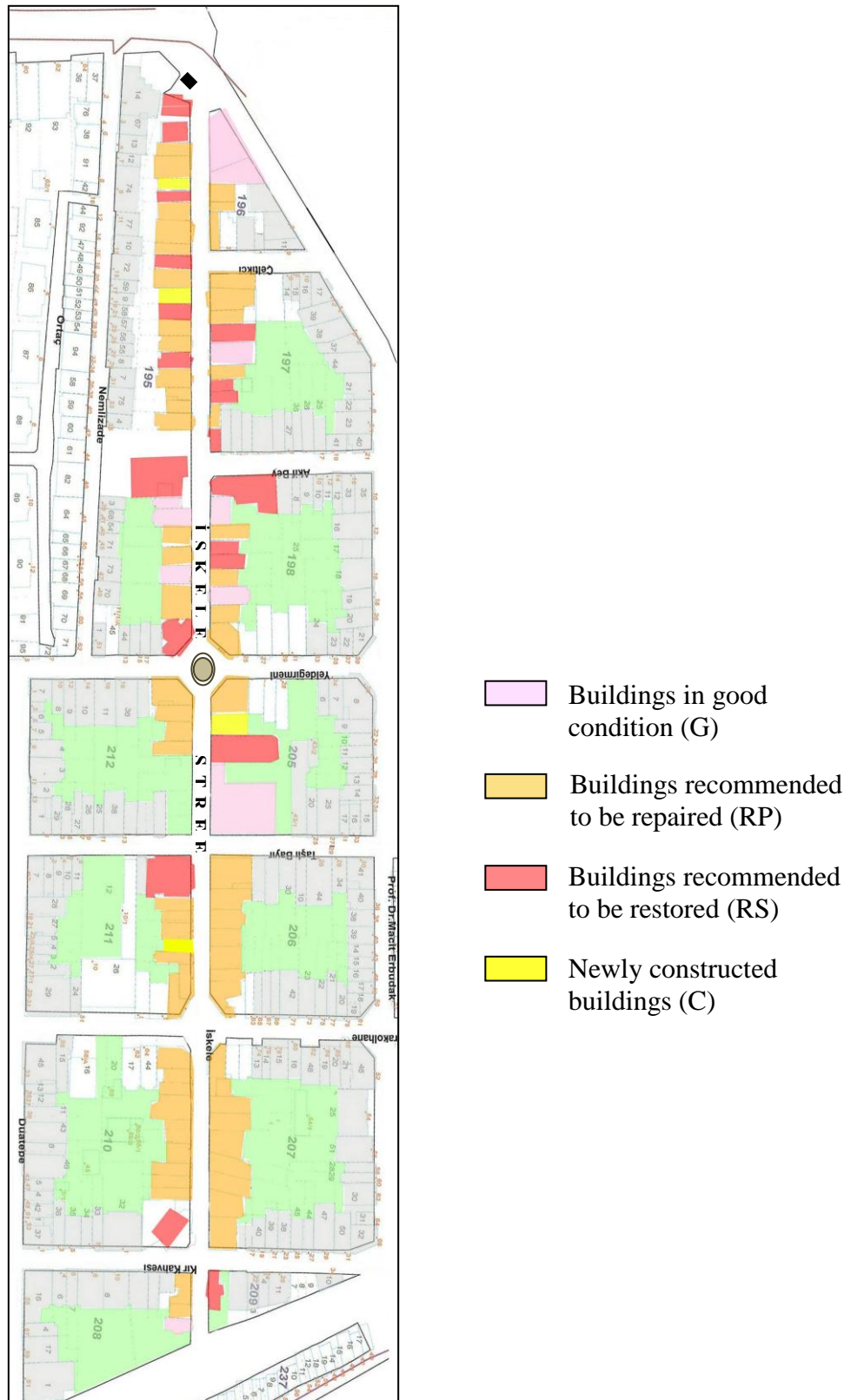


Figure 4.9 Plan of the İskele Street Showing the Buildings' Physical Needs

Table 4.21 The Current Situations and the Implementation Codes of the Buildings on İskele Street

Build. Num.	Own.	Regist. Status	Storey Num.	Const. Mat.	Current Func.	Interv. proposal	Phys. Needs	Func. Prop.
W1	Priv.	-	B+6	Conc.	HO	III	N	O
W2	Priv.	+	B+4	Brick	H	I	N	H
W3	Priv.	-	B+2	Conc.	W	III	RP	WH
W4	Priv.	-	B+5	Conc.	WH	III	RP	WH
W5	Priv.	-	B+5	Conc.	WH	III	RP	WH
W6	Priv.	-	B+5	Conc.	WH	III	RP	WH
W7	Priv.	-	B+4	Conc.	WH	III	RP	WH
W8	Priv.	-	B+4	Conc.	H	III	RP	WH
W9	Priv.	+	B+3	Brick	W	II-III	RS	H
W10	Priv.	+	B+2	Brick	H	II	N	H
W11	Priv.	+	B+2	Brick	H	I	RP	H
W12	Priv.	+	B+2	Brick	H	I-III	RS	H
W13	Priv.	+	B+1	Brick	-	II	RS	SS
W14	Priv.	+	B+2	Brick	H	I-III	RP	H
W15	Priv.	+	B+2	Brick	H	I-III	RS	H
W16	Priv.	+	B+5	Stone	H	I	RS	H
W17	Priv.	+	B+3	Brick	NGO	II	N	NGO
W18	Priv.	-	Z+4	Conc.	H	IV	RP	H
W19	Priv.	+	Z+2	Brick	H	I-III	RS	H
W20	Priv.	+	Z+2	Conc.	H	I	RS	H
W21	Priv.	+	Z+2	Conc.	H	I	RP	H
W22	Priv.	-	Z+4	Conc.	H	III	N	H
W23	Priv.	-	Z+2	Conc.	H	II	RP	H
W24	Priv.	-	Z+3	Conc.	CH	II	RP	CH
W25	Priv.	-	Z+3	Conc.	CH	II	RP	CH
W26	Endw.	-	-	-	-	VI	C	SS

Table 4.21 (cont'd)

W27	Priv.	+	Z+2	Stone	-	I	RS	R
W28	Mins. of fin.	+	Z+2	Stone	S	II-III	N-P	S
W29	Endw.	+	Z+6	Stone	H	I	RP	H
W30	Priv.	-	Z+4	Stone	CH	III	RP	H
W31	Priv.	+	Z+4	Conc.	CH	III	RP	H
W32	Priv.	-	Z+4	Conc.	CH	III	RP	H
W33	Priv.	-	Z+4	Conc.	CH	III	RP	H
W34	Priv.	-	Z+3	Conc.	CH	III	RP	CH
W35	Priv.	-	Z+3	Conc.	CH	III	RP	CH
W36	Priv.	-	Z+3	Conc.	CH	III	RP	CH
W37	Priv.	-	Z+4	Conc.	H	III	RP	CH
W38	Priv.	-	Z+4	Conc.	H	III	RP	H
W39	Priv.	-	Z+4	Conc.	H	III	RP	H
W40	Priv.	-	Z+4	Conc.	H	III	RP	H
W41	Priv.	-	Z+4	Conc.	H	III	RP	H
W42	Priv.	-	Z+4	Conc.	H	III	RP	H
W43	Priv.	-	Z+4	Conc.	H	III	RP	H
W44	Priv.	+	Z+1	Tim.F.	H	I	RS	H
E1	Priv.	+	Z+1	Tim.F.	-	I	RS	H
E2	Priv.	+	Z+1	Tim.F.	-	I	RS	H
E3	Priv.	-	Z+4	Conc.	WH	III	RP	WH
E4	Priv.	-	Z+4	Conc.	H	III	RP	H
E5	Mins. of fin.	-	-	-	-	VI	C	SS
E6	Priv.	+	Z+4	Conc.	WH	II-III	RS	H
E7	Priv.	-	Z+4	Conc.	WH	III	RP	H
E8	Priv.	-	Z+4	Conc.	H	III	RP	H
E9	Priv.	-	Z+4	Conc.	WH	III	RP	H

Table 4.21 (cont'd)

E10	Priv.	-	Z+4	Conc.	W	III	RS	H
E11	Priv.	-	Z+4	Conc.	WH	III	RP	H
E12	Priv.	-	-	-	-	VI	C	O
E13	Priv.	-	Z+2	Conc.	W	I-III	RS	H
E14	Priv.	-	Z+1	Conc.	H	I	RP	H
E15	Priv.	+	Z+3	Brick	H	I	RP	H
E16	Priv.	+	Z+2	Brick	H	I	RS	H
E17	Priv.	+	Z+3	Brick	H	I	RP	H
E18	Priv.	-	Z+2	Conc.	H	III	RP	H
E19	Priv.	-	Z+4	Conc.	H	III	RP	H
E20	Priv.	-	Z+4	Conc.	WH	III	RP	H
E21	Pr.Ad. of Ist.	+	Z+2	Conc.	SC	I	RS	SC
E22	Priv.	+	Z+3	Brick	W	II	N	W
E23	Priv.	+	Z+4	Brick	WH	I	N	H
E24	Priv.	-	Z+4	Conc.	H	III	RP	H
E25	Priv.	+	Z+3	Conc.	H	I	RP	H
E26	Priv.	-	Z+1	Conc.	H	I	N	H
E27	Priv.	-	Z+4	Conc.	H	III	RP	H
E28	Priv.	+	Z+4	Stone	H	I	RS	H
E29	Priv.	-	Z+4	Conc.	CH	III	RP	CH
E30	Priv.	-	Z+4	Conc.	H	III	RP	H
E31	Priv.	-	Z+4	Conc.	H	III	RP	H
E32	Priv.	-	Z+4	Conc.	H	III	RP	H
E33	Mins. of fin.	-	-	-	Parking area	-	-	Park
E34	Priv.	+	Z+5	Stone	H	I	RS	H
E35	Priv.	-	Z+5	Conc.	CH	III	RP	WH
E36	Priv.	-	Z+4	Conc.	CH	III	RP	WH

Table 4.21 (cont'd)

E37	Priv.	+	Z+3	Brick	W	II-III	RP	H
E38	Priv.	+	-	-	-	I-VI	C	H
E39	Priv.	-	Z+4	Conc.	CH	III	RP	H
E40	Priv.	-	Z+4	Conc.	CH	IV	RP	CH
E41	Priv.	-	Z+4	Conc.	CH	IV	RP	CH
E51	Endw.	+	Z+1	Stone	R	I-III	RS	R
E52	Priv.	-		Conc.	H	III	RP	H
E53	Priv.	-		Conc.	H	III	RP	H
E54	Priv.	+	Z+1	Tim.F.	H	I	N	H

According to the chart above, 55 of the buildings are recommended to be repaired and 19 of the buildings are recommended to be restored on the İskele Street. To estimate an average cost of the repairs, a cost calculation chart is prepared for one building. Then the total cost of repairs is calculated. The average width of facade is measured 10m and the average height of the building is measured 15m (5 storey building).

Table 4.22 Average Cost of Repair for One Building

Type of Intervention	Material Code	Related institution	Quantity	Unit price	Total Cost
Repair of the roof					
1-Removing the rain gutters	3.950	(Ministry of Culture and Tourism) ¹⁴⁹	70 m	3,28 TL	229,6 TL

¹⁴⁹ Kùltür ve Turizm Bakanlıđı 2010 Yılı Birim Fiyatları.

[WWW, Internet], Address:

<http://kvmgm.kulturturizm.gov.tr/Genel/BelgeGoster.aspx?F6E10F8892433CFFB672A08AF0819B75A815D607F36785E6> [Last Accessed: 01.05.2010].

Table 4.22 (cont'd)

2-Removing the downspouts	3.950	(Min.of Cul. and Tou.)	45 m	3,28 TL	147,6 TL
3-Removing the roof tiles	29.104	(Min. of Pub. Works) ¹⁵⁰	170 m2	2,05 TL	348,5 TL
4-Removing the ridge of the foof	29.105	(Min. of Pub. Works)	35 m	1,30 TL	45,5 TL
5-Removing sheets made of zinc	29.106	(Min. of Pub. Works)	15 m	4,97 TL	74,55 TL
6-Removing the eaves made of zinc	29.108	(Min. of Pub. Works)	15 m	10,58 TL	158,7 TL
7-Repair of the timer roof	29.135	(Min. of Pub. Works)	2 m3	930,43 TL	1860,86 TL
8-Removing the membrane under tiles	3951	(Min.of Cul. and Tou.)	170 m2	1,63 TL	277,1 TL
9-Laying down roof tiles	18.201	(Min. of Pub. Works)	170 m2	21,64 TL	3678,8 TL
10-Putting downspots made of zinc	24.002	(Min. of Pub. Works)	45 m	18,75 TL	843,75 TL
11-Putting rain gutters made of zinc	24.011	(Min. of Pub. Works)	70 m	34,11 TL	2387,7 TL
					10.052,66 TL
Repair of the windows					
12-Removing the pvc and aluminum window frames	29.151	(Min. of Pub. Works)	30 m2	1,16 TL	34,8 TL
13-Removing the glass of windows	3.918	(Min.of Cul. and Tou.)	30 m2	3,86 TL	115,8 TL
14-Removing the plasters near the windows and making again	3.702	(Min.of Cul. and Tou.)	70 m	14,86 TL	1040,2 TL
15-Putting new window frames	3.155	(Min.of Cul. and Tou.)	30 m2	18,10 TL	543 TL
16-Putting sash windows	3.156	(Min.of Cul. and Tou.)	30 m2	218,6 TL	6558,3 TL
17-Making new windowsills	3.170	(Min.of Cul. and Tou.)	20 m	51,12 TL	1022,4 TL
					9.314,50 TL

¹⁵⁰ Ünal Akçalı. 2008 Yılı İnşaat Birim Fiyat Analizleri, Bayındırlık ve İskan Bakanlığı,2008.

Table 4.22 (cont'd)

Repair of the facade					
18-Removing of the outer plaster	18.193	(Min. of Pub. Works)	100 m2	4,13 TL	413 TL
19-Making new plaster	27.531	(Min. of Pub. Works)	100 m2	8,44 TL	844 TL
20-Making a plastic plaster	275.582	(Min. of Pub. Works)	100 m2	9,78 TL	978 TL
21-Cleaning the facades with ornament	3.928	(Min.of Cul. and Tou.)	20 m2	11,60 TL	232 TL
22-Setting scaffolding	21.069	(Min. of Pub. Works)	150 m2	3,76 TL	564 TL
23-Making wall covering	27.570	(Min. of Pub. Works)	100 m2	22,86 TL	2286 TL
24-Taking of the ornaments of the façade	3.700	(Min.of Cul. and Tou.)	5 m2	136,16 TL	680,8 TL
25-Putting the pieces of ornament on the facade	3.701	(Min.of Cul. and Tou.)	5 m2	87,74 TL	438,7 TL
					6.436,50 TL
Paintings					
26-Preparing the iron materials for painting	29.146	(Min. of Pub. Works)	15	4,55 TL	68,25 TL
27-Painting the iron materials	25016-1	(Min. of Pub. Works)	15	9,32 TL	139,8 TL
28-Painting the wooden windows	250041	(Min. of Pub. Works)	30	11,72 TL	351,6 TL
					559,65 TL
TOTAL					26.361.00 TL

Cost of repair for 1 building	26.361,00 TL
Cost of repair for 55 buildings on İskele street	26.361,00 TL X 55= 1.149.655,00 TL

To estimate average cost of the restorations, a calculation chart is prepared for one building which has an averagely 130 square meter basement area. The buildings have mostly 3 storeys except basement. Then total area is 520 square meters. According to the unit price lists of Ministry of Public Works in 2008, total unit price of the restoration of a building (such as historical ones and the ones need to be restored or totally rebuilt) is about 1.559 TL/m² X 520 m²=810.680 TL (total cost) It is assumed that there is not much problem about the structural system of the building. It is assumed that there is not much problem about the structural system of the building.

The total costs of restorations contain physical interventions but don't contain any restoration project costs.

Table 4.23 Average Cost of Restoration for One Building¹⁵¹

Intervention	Rate	Cost
Roof works are about	6% of the total cost	48.640 TL
Frame works are about	10% of the total cost	81.068 TL
Interior plaster works are about	4% of the total cost	32.427 TL
Exterior plaster works are about	3% of the total cost	24.320 TL
Paint works are about	3% of the total cost.	24.320 TL
Floor and wall covering works are about	8% of the total cost.	64.854 TL
Other works are about	5% of the total cost.	40.534 TL
TOTAL	%39	316.163 TL

¹⁵¹ Ünal Akçalı. 2008 Yılı İnşaat Birim Fiyat Analizleri, Bayındırlık ve İskan Bakanlığı,2008.

Table 4.23 (cont'd)

Cost of restoration for 1 building	316.163 TL
Cost of restoration for 19 buildings on İskele Street	$316.163 \times 19 = \mathbf{6.007.097 \text{ TL}}$

Table 4.24 Average Total Cost of Repair and Restoration for İskele Street

Cost of repair for 55 buildings	1.149.655,00 TL
Cost of restoration for 19 buildings	6.007.097,00 TL
TOTAL COST FOR İSKELE STREET	7.156.752,00 TL

This average cost of the physical intervention of the buildings on İskele Street may give an idea about the total cost for the rehabilitation of the quarter. Considering the *regeneration* proposal and the cost calculation in the scale of street, some decisions are constituted for the *regeneration* of Yeldeğirmeni. Kadıköy Municipality is recommended to be the coordinator to realize these decisions in cooperation with other government institutions and private sector.

These decisions are:

1. *Making a feasibility study for the regeneration of Yeldeğirmi.*

This feasibility study should contain social, economical, spatial, technical, legal and financial analyses. Firstly the searches about the socio-economic structure of the quarter will indicate the profile of the inhabitants and their life quality. Spatial analyses from the scale of quarter to the scale of street and then the scale of building will help to provide the physical and environmental needs of the buildings and the quarter. Then technical requirements should be determined to provide the physical rehabilitation of the quarter. Also legal conditions must be suitable to realize the intended projects for the social, economical and spatial upgrading of the quarter. Due to these analyses, a cost analysis should be made to determine the budget which is necessary to realize the *regeneration* project.

2. *Determining the regeneration stages for Yeldeğirmi*

The *regeneration* proposal of İskele Street gives ideas about physical intervention models, community issues and total cost of the project. But the *regeneration* of one street cannot upgrade physical, social and environmental qualities of the inhabitants living in this street. At least the total building plots of the parcels on this street should be regenerated to provide rehabilitation in the scale of quarter.

According to the feasibility study, the areas which need precedence for the *regeneration* should be determined. So it is recommended to determine the stages of *regeneration* process of Yeldeğirmi with taking into account the budget.

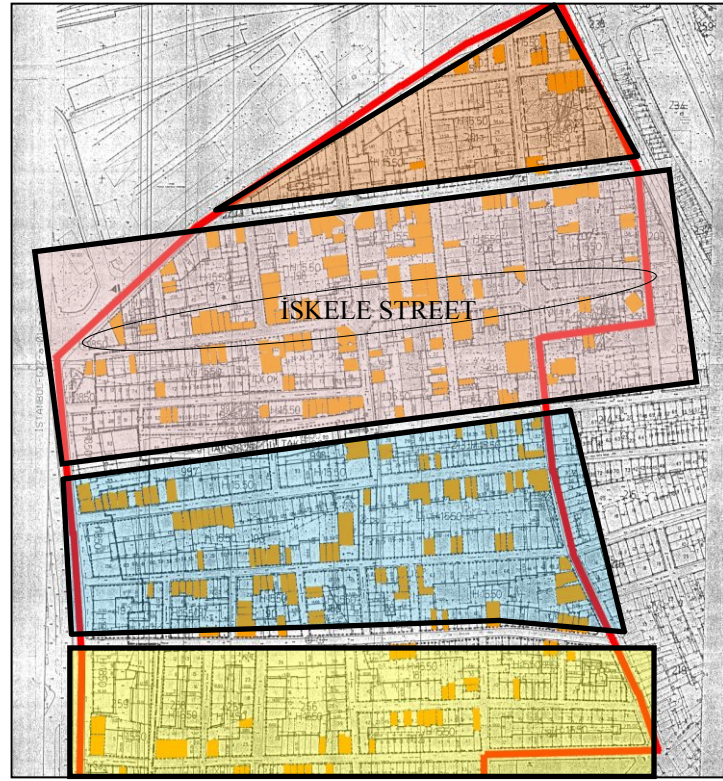


Figure 4.10 Stages of Regeneration Process of Yeldeğirmeni

CHAPTER 5

CONCLUSION

In Turkey, cities have been shaped through different urban transformation types with the effects of global trends, different political and administrative models in different periods of time. Especially squatter settlements at the periphery of the cities, peripheral rural areas, dilapidated industrial areas and city centers are subjected to different types of urban transformation models with the effect of new legislation.

Some urban transformation models that deal with only the physical problems of an urban area may cause social, cultural and economic problems among the inhabitants. *Gentrification* is an example of this kind of urban transformation. The impact of *gentrification* process is mostly started to be seen in the initial metropolis of Turkey, İstanbul in 1980s and many different districts experienced the process in different periods of time. Conservation and renewal of the old city centers are the positive impacts of *gentrification*. But the process is mostly criticized because of ignoring social and communal issues. So displacement of old tenants and low income groups due to the increasing real estate prices in the area appeared as the negative impacts of the process.

Although *gentrification* is an unforeseen and unplanned transformation, some potential districts of İstanbul may encounter similar processes in the coming years. Yeldeğirmeni which is an urban quarter of Kadıköy-İstanbul is a potential area that may face with the threat of *gentrification* in the coming years because of some

properties like historical character of the quarter, location that is close to the Kadıköy center, diverse transportation facilities and the existence of pioneers and investors. Considering that the area witnessed nearly 100 years of history and accordingly life patterns of this period, the total quarter is more important historical documents than the buildings alone. As a part of such neighborhood, a building acquires meaning and value beyond its own identity. So it is worth to search these building identities, the quarter they formed and community life it includes.

To have further information about the quarter, a survey was conducted in İskele Street which is situated between the confines of urban conservation site of Yeldeğirmeni. In order to have an access to this information, a questionnaire that consists of 19 questions was held among 30 people which are the current residents of the apartments in İskele Street to determine the interventions to the buildings, functions and physical conditions of the buildings and satisfactions or dissatisfactions with the street.

It is considered from the findings of the field survey that Yeldeğirmeni had physical, spatial, socio-economic and cultural change and transformation especially after the 1980s. Today most of the apartments of Yeldeğirmeni are dilapidated; the quarter is in an uncared condition and has sanitary problems. Besides these retrogressive processes, there are some valuable indicators such as the historical tissue, central location of the quarter in the city center, transportation facilities and nearness of the quarter to the cultural and entertaining facilities that may attract the attention of upper income groups, intellectuals or investors who aim to revive the historical, cultural and social traces of Yeldeğirmeni.

Also there are some examples of apartments which are bought by high income people, restored and used as working places or commercial aims in the quarter. Big differences appear between the physical conditions of restored apartments and the rest. These kinds of interventions which put forward only the physical interventions but don't include any social aspects increase differences between social status and the life patterns of the inhabitants. So people start not to share collective cultures and

life patterns any more. If these kinds of interventions continue in the coming years, the quarter may experience *gentrification* process, lower income groups may be forced to leave their houses unwillingly because of increasing rents and social conflicts in the community.

So, is important to rehabilitate the physical conditions in Yeldeğitmeni and also to upgrade the social, economic and cultural conditions of the inhabitants. Considering that sustainable settlements of a city upgrade the environmental quality and life patterns of the inhabitants, provide social unity between them and increase the social consciousness, in this thesis a sustainable *regeneration* model is proposed for Yeldeğirmeni to avoid *gentrification*. İskele Street in Yeldeğirmeni is selected to make the spatial and social analyses in the quarter. These analyses showed that *regeneration* of the quarter may be realized through a sustainable planning that increase the spatial, social and environmental quality of the quarter. To develop a sustainable *regeneration* process for Yeldeğirmeni, some solutions are searched for the issues of strategic vision, multi agency partnership approach, spatial issues, conservation issues, social participation issues and environmental issues.

After the searches and analyses about the site, a pilot *regeneration* proposal which includes physical needs, physical interventions, functional decisions, social and environmental recommendations and average total cost is provided for İskele Street.

This pilot *regeneration* proposal showed that most of the physical interventions will be repairs that contain rehabilitation and revitalization. There will be restorations less than repairs. The average cost of repairs and restorations on İskele Street may give an idea about the total cost for the rehabilitation of the quarter. Actually, the total budget needed for the *regeneration* of İskele Street will be able to provide only the urgent physical rehabilitation of the buildings, social and environmental necessities of the street, but it will probably not be enough for all kinds of needs. But more of this budget may cause the threat of *gentrification* in the street and consequently in the whole quarter. So the amount of interventions is important for a successful *regeneration* process of the quarter.

According to the pilot *regeneration* proposal of one street, some decisions are constituted for Yeldeğirmeni. These are making a feasibility study and determining the *regeneration* stages for the quarter.

A feasibility study should contain social, economical, spatial, technical, legal and financial analyses. Firstly the searches about the socio-economic structure of the quarter will indicate the profile of the inhabitants and their life quality. Spatial analyses from the scale of quarter to the scale of street and then the scale of building will help to provide the physical and environmental needs of the buildings and the quarter. Then technical requirements should be determined to provide the physical rehabilitation of the quarter. Also legal conditions must be suitable to realize the intended projects for the social, economical and spatial upgrading of the quarter.

With the help of this feasibility study, the areas which should have priority for the *regeneration* process must be determined. So it is recommended to determine the stages of *regeneration* process in Yeldeğirmeni with taking into account the budget. By this way the whole quarter may be physically and socially rehabilitated in a sustainable way.

Kadıköy Municipality is recommended to be the principal coordinator of the pilot *regeneration* project of Yeldeğirmeni to realize these decisions in cooperation with other government institutions and private sector. Related directorates of the municipality, Kadıköy City Council which is an essential mechanism of Kadıköy Municipality should take part in the project. Besides the municipal organizations; representatives of the inhabitants, representatives of private sector, non-governmental organizations should be the other partners of the *regeneration* process. Participation of these groups to the planning, designing and implementation processes can provide a community based *regeneration* approach for Yeldeğirmeni.

Financial support is one other issue of the *regeneration* process in Yeldeğirmeni. Central administration and İstanbul Metropolitan Municipality should provide financial support for projects in the quarter and they can apply for international

funds. So they should be the other strategic partners for the *regeneration* process of Yeldeğirmeni and work together with Kadıköy Municipality.

The strategies to realize sustainable *regeneration* of the quarter will:

- Increase the physical rehabilitation of the buildings,
- Increase the life quality of the inhabitants,
- Provide upgrading of the quarter with its old inhabitants,
- Raise the awareness of the inhabitants about the historical and cultural background of the quarter,
- Raise the concern of the public about the quarter,
- Encourage dialogue and collaboration between the inhabitants,¹⁵²
- Improve the environmental quality of the quarter,
- Best possible usage of natural, economic, human and other resources including land and built environment.¹⁵³

¹⁵² C. Hay. “Humber Centre for Excellence in the Built Environment”, The Sustainable City III : Urban Regeneration and Sustainability, edited by N. Marchettini, C.A. Brebbia, E. Tiezzi and L.C. Wadhwa, Southampton: WIT Press, 2004. p. 225.

¹⁵³ Peter Roberts. “The Evolution, Definition and Purpose of Urban Regeneration”, Urban Regeneration A Handbook, edited by Peter Roberts and Hugh Skyes, London: SAGE Publications, 2000, p. 18.

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APPENDIX A

PHOTOS OF YELDEĞİRMENİ

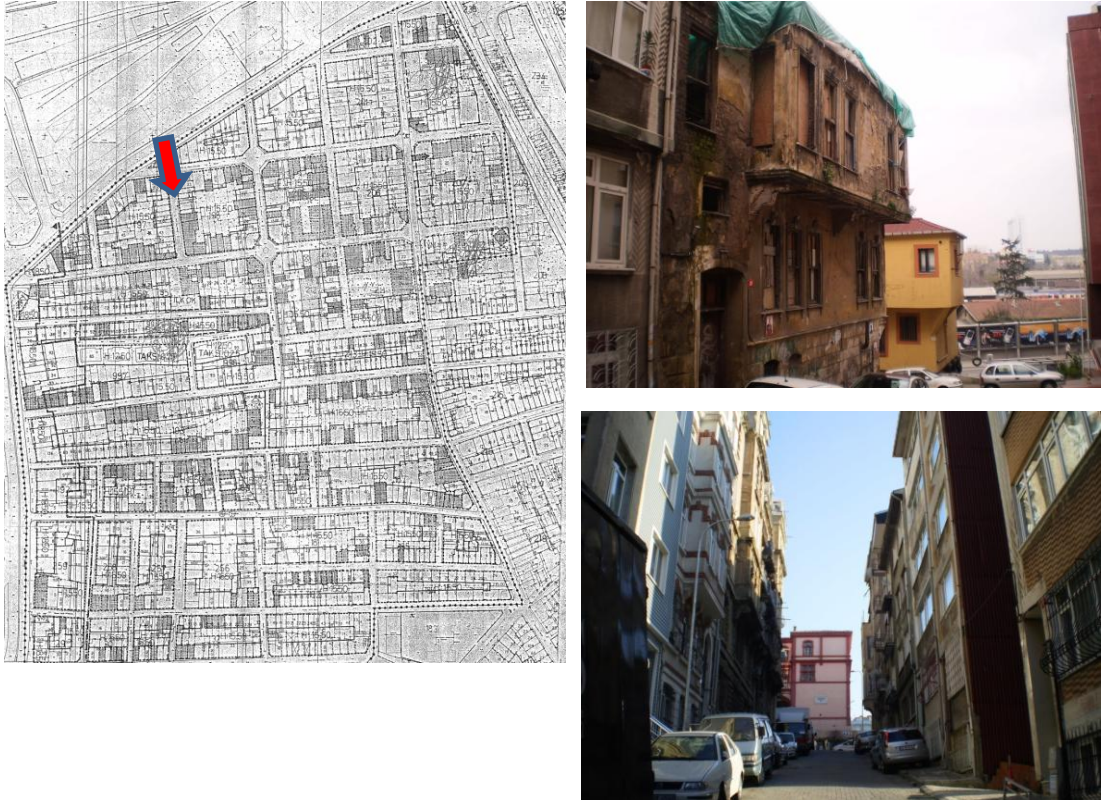


Figure A₁. Photos of Akif Bey Street

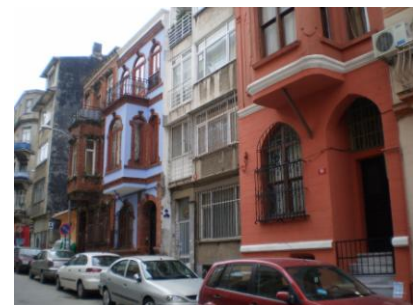
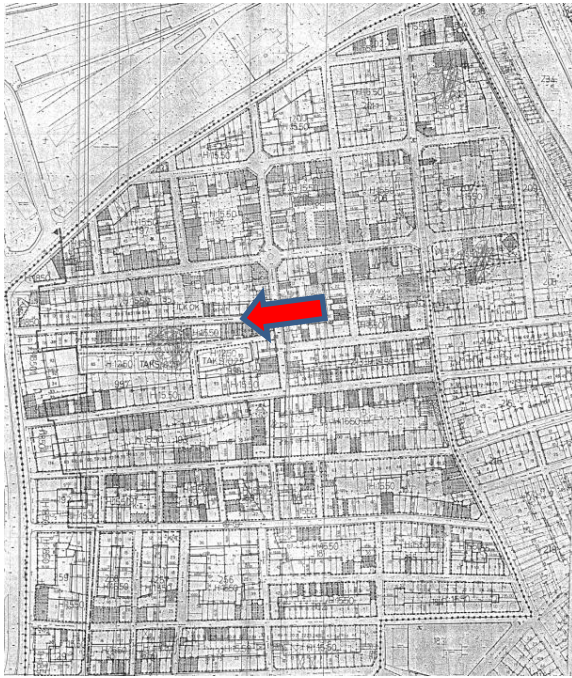


Figure A₂. Photos of Yeldeğirmeni Street



Nemlizade Street



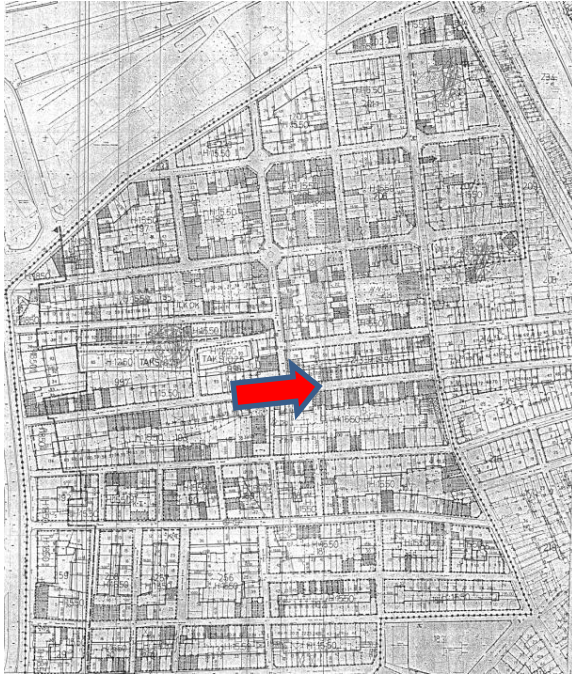
Duatepe Street



Figure A3. Photos of Nemlizade and Duatepe Streets



Figure A4. Photos of Uzunhafız Street



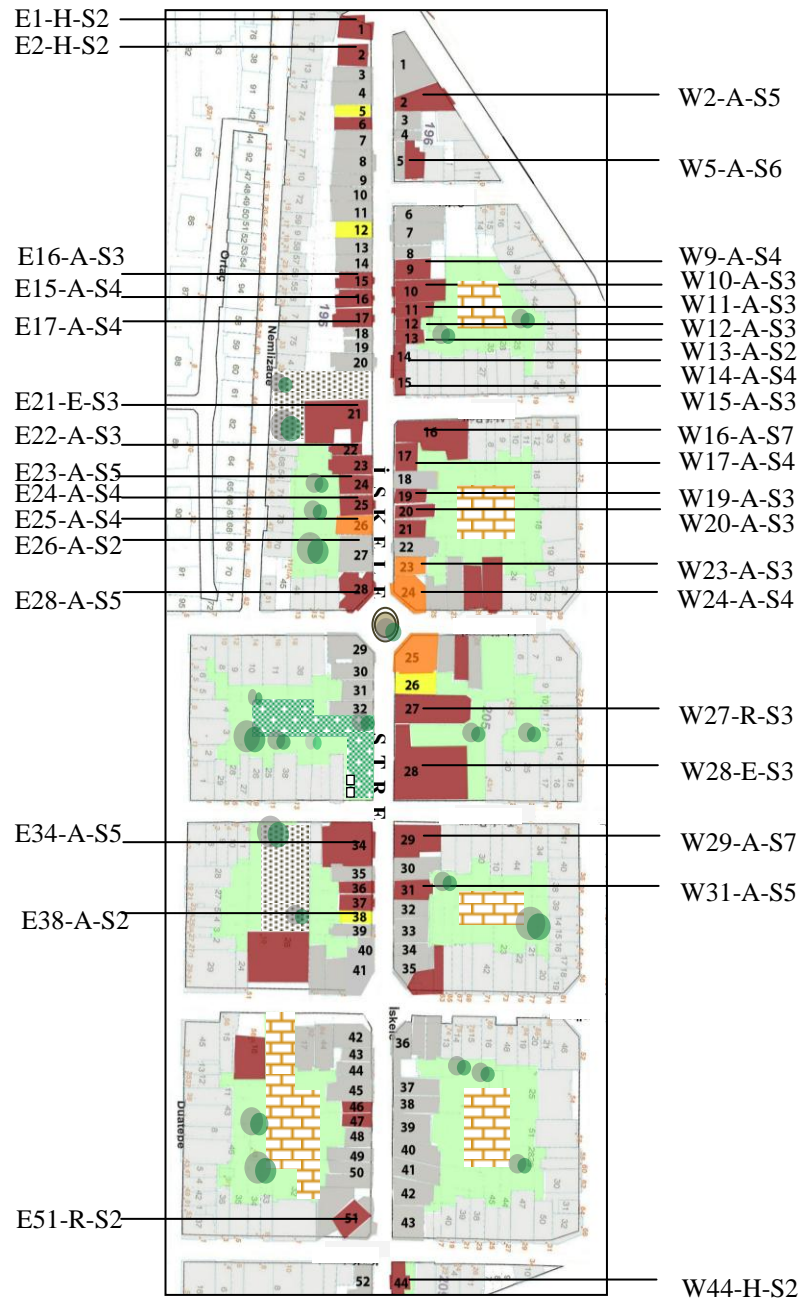
Uzun Hafız Street



Figure A₅. Photos of Uzunhafız Street

APPENDIX B

IDENTIFICATION CODES (IC) OF THE BUILDINGS ON İSKELE STREET



APPENDIX C

BUILDING INFORMATION FORMS



Table C₁. Building Information Form 1

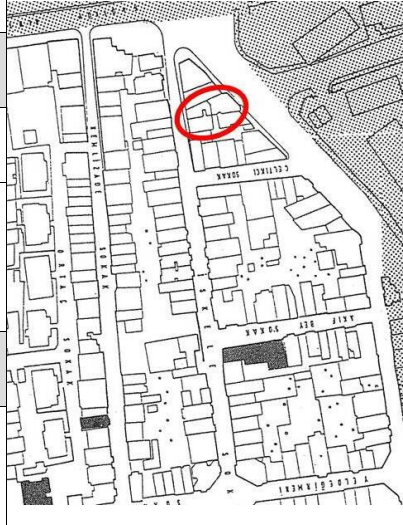
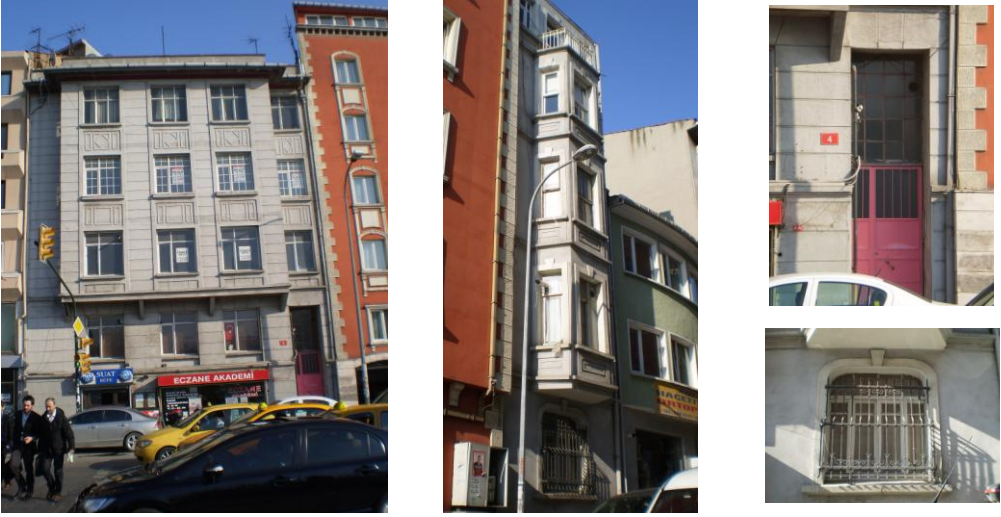
Building Information Form				IC: W2-A-S5	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	4	Before 1930
Construction System				Physical Interventions	
	Walls	Floors	Roof	The building is registered as cultural property. There are some repairs of plasters on the facades.	
	Brick		Roof eaves on the front facade		
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	Bay windows on three storeys	Basement + four storeys		
Balcony	Usage				
-	Upper floors-Working places Ground floor-Shop and drugstore				
					

Table C₂. Building Information Form 2

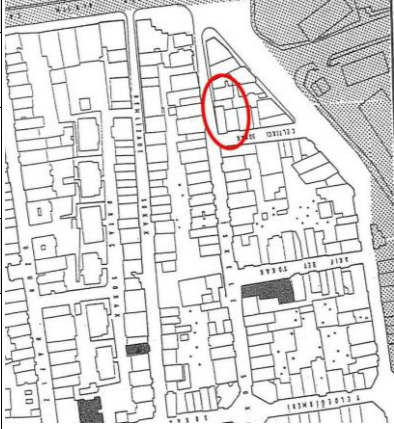

Building Information Form				IC: W4,5-A-S6	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	1,3,5	Between 1960-1990
Construction System				Physical Interventions	
System	Walls	Floors	Roof		
Reinforced concrete	Brick	Reinforced concrete			
Facade Elements					
Doors	Windows	Bay windows	Number of Storeys		
Steel exterior door	Wooden windows	-	basement+5 storeys		
Balcony	Usage				
-	Upper floors- House Basement- Shops and working places.				
					

Table C₃. Building Information Form 3



Building Information Form				IC: W9-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	13 (Parlak Apt.)	Before 1930
Construction System				Physical Interventions	
	Walls	Floors	Roof	<p>The building is registered as cultural property.</p> <p>There are two additional storeys.</p> <p>The plasters of the facades and windows have been repaired.</p> <p>Originality of the building has been damaged because of interventions.</p>	
	Brick		Roof eaves on the front facade		
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows, Sash windows used for the first floor	Bay windows used on the first and third floor	Basement + 3 storeys		
Balcony	Usage				
-	Basement- Working places				



Table C4. Building Information Form 4

Building Information Form				IC: W10-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	15 (Hemşin Apt.)	Between 1960-1990
Construction System				Physical Interventions	
System	Walls	Floors	Roof	The building is registered as cultural property. The plasters of the facades have been repaired and windows are changed.	
Reinforced concrete	Brick	Reinforced concrete			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	PVC windows	Bay windows used on the first and second floor	Basement + 2 storeys		
Balcony	Usage				
-	House				

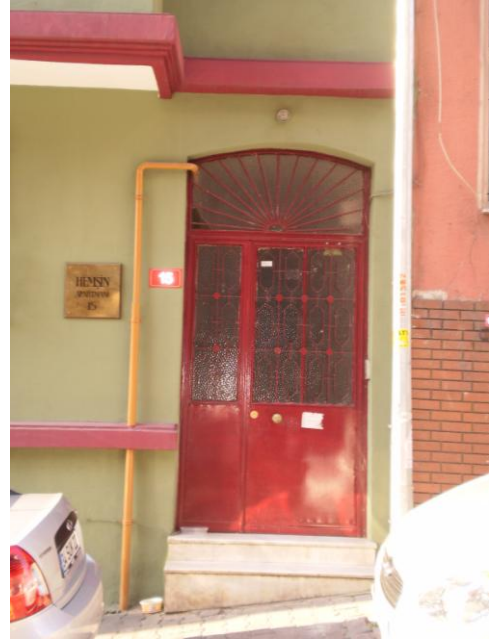


Table C5. Building Information Form 5



Building Information Form				IC: W11-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	17 (Öğütçü Apt.)	Between 1960-1990
Construction System				Physical Interventions	
System	Walls	Floors	Roof	<p>The building is registered as cultural property. The windows of the building have been changed. There are interventions on the ground floor.</p> 	
Reinforced concrete	Brick	Reinforced concrete			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	PVC windows	Bay windows used on the second and third floor	Basement + 2 storeys		
Balcony	Usage				
-	Upper Floors- House Ground Floor- Working Place				
					

Table C₆. Building Information Form 6





Building Information Form				IC: W12-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	19 (Hazar Hun Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The windows of the building have been changed. There are interventions on the ground floor. The balcony of second floor is closed with glass so the originality of the building has been damaged.</p> 	
Brick		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storeys		
Steel exterior door	PVC windows	Bay windows used on the first and second floor	Basement + 2 storeys		
Balcony	Usage				
-	House				
					

Table C7. Building Information Form 7


Building Information Form				IC: W13-A-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	21	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. There are interventions on the ground floor. The building is in very bad condition and needs restoration.</p> 	
Brick		Pediment on the roof			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Wooden door	Wooden windows	-	Basement + 1 storey		
Balcony	Usage				
-	Not in use				



Table C8. Building Information Form 8



Building Information Form				IC: W14-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	23 (H.Çimen Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property.</p> <p>The windows of the building have been changed and iron joineries used on the windows of basement and ground floor.</p> <p>There are interventions on the ground floor.</p> <p>The building has been painted and has some repairs.</p>	
Brick		Roof eaves on the front facade			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Wooden door	PVC windows	Bay windows used on the first and second floor	Basement + 3 storeys		
Balcony		Usage			
-	Upper Floors- House Ground floor - Working Place				

Table C9. Building Information Form 9



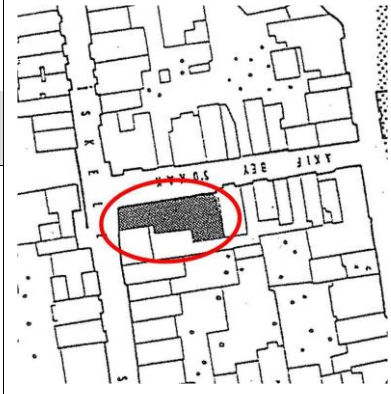
Building Information Form				IC: W15-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	25 (Ayşe Uyar Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. Iron joineries used on the windows and door of basement and ground floor.	
Brick		Flat roof and pergola on it			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Wooden exterior door	PVC windows	Bay windows used on the first and second floor	Basement + 2 storeys		
Balcony	Usage				
-	House				
					

Table C₁₀. Building Information Form 10

Building Information Form				IC: W16-A-S7	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	2 (Valpreda (İtalyan) Apt.)	1909
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property in 1981. Some windows of the building have been changed with pvc materials and iron joineries used on the windows of ground floor. The building has some repairs on the facades but still there are damaged surfaces. It needs restoration.</p>	
Stone					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows and PVC windows	Bay windows used between the second and fourth floors	Basement + 6 storeys		
Balcony	Usage				
There are balconies of four floors	House				
History of the Building					
<p>The building is constructed in 1909 by German engineers of Haydarpaşa Railway Station. Because of the Italian workers who lived in this apartment, it is named Italian Apartment.¹⁵⁴</p>					



¹⁵⁴Arif Atılgan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. pp. 59-60.

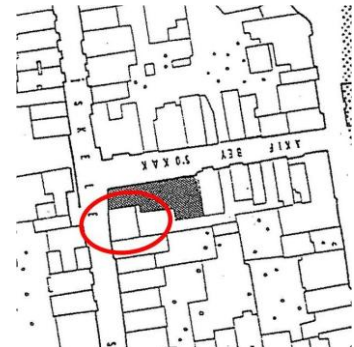
Table C₁₀ (cont'd)



¹⁵⁵ I benefited from the archive of İstanbul Regional Conservation Council Number V, for the inner photos of the building.

Table C₁₁. Building Information Form 11

Building Information Form				IC: W17-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğir menı	İskele	27 (Ekrem Bey Apt.)	1909
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. Restoration project of the building is approved by the İstanbul Regional Conservation Council in 1999. So it is in a good condition.</p> <p>There are;</p> <ul style="list-style-type: none"> - Archive, library and storage spaces on the ground floor, - Membership service and accounting spaces on the basement, - Rooms for seminars and computer training on the first floor, - Meeting rooms on the second floor and - Local on the third floor.¹⁵⁶ 	
Stone walls are strengthened with stell mesh.	Volta floors are strengthened with stell mesh.				
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	-	Basement + 3 storeys		
Balcony	Usage				
There are balconies of three floors	Representative Office of Chamber of Architects				



¹⁵⁶ Mimarlar Odası Genel Merkezi, “Mimarlar Odası Kadıköy Temsilciğili Hizmet Binası”. [WWW Internet], Address: <http://www.mo.org.tr/index.cfm?sayfa=Belge&Sub=odayapi-kadikoy> [Last Accessed: 13.092009].

Table C₁₁ (Cont'd)



Front facade of the building¹⁵⁷

Before Restoration

After Restoration

Seminar and computer training rooms¹⁵⁸

¹⁵⁷ Mimarlar Odası Genel Merkezi, “Mimarlar Odası Kadıköy Temsilciğili Hizmet Binası”. [WWW Internet], Address: <http://www.mo.org.tr/index.cfm?sayfa=Belge&Sub=odayapi-kadikoy> [Last Accessed: 13.092009].

¹⁵⁸ Ibid

Table C₁₂. Building Information Form 12

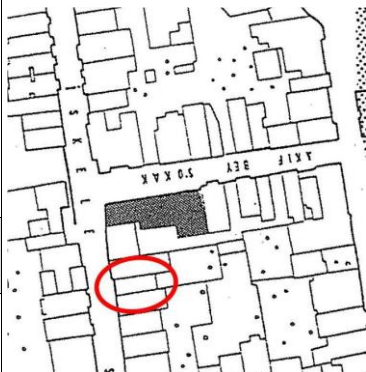
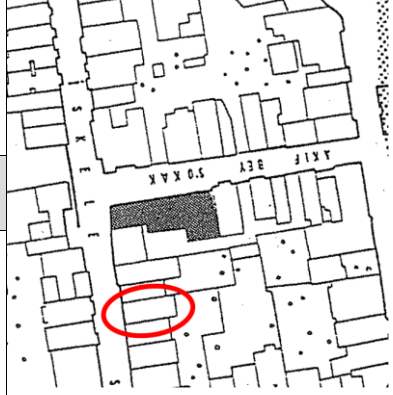
Building Information Form				IC: W19-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	31 (Hacı Niyazi Musa Barışçılar Shore)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. The bay window of second floor is closed with glass so the originality of the building has been damaged. Even so, building is in a good condition.	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door with ornament on it	Wooden windows	Bay windows used on the first and second floor	Basement + 2 storeys		
Balcony	Usage				
-	House				



Table C₁₃. Building Information Form 13

Building Information Form				IC: W20-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	33	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The building is in uncared condition, so it needs restoration and balconies need urgent repair.</p>	
Stone					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows, also sash windows are used	-	Basement + 2 storeys		
Balcony	Usage				
There are balconies on the first and second floor	House				








Table C₁₄. Building Information Form 14



Building Information Form				IC: W23-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	39	Between 1930-1960
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is not registered as cultural property. But it reflects the historical value of the quarter.	
Reinforced concrete					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows, also sash windows are used	-	Basement + 2 storeys		
Balcony	Usage				
There are balconies on the upper floors	House				
					

Table C₁₅. Building Information Form 15

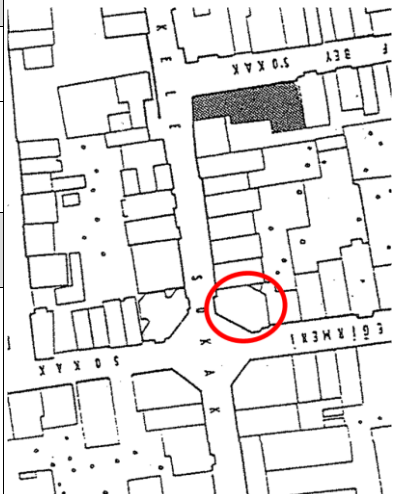
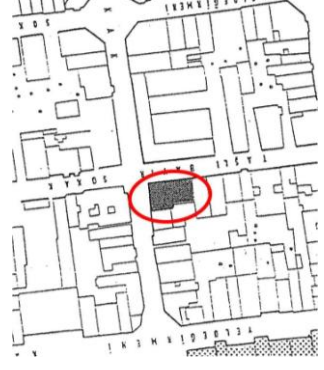



Building Information Form				IC: W24-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	41	Between 1930-1960
Construction System				Physical Interventions	
Walls	Floors	Roof	The building is not registered as cultural property. But it reflects the historical value of the quarter.		
Reinforced concrete					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden window	-	Basement + 3 storeys		
Balcony	Usage				
There are balconies on the upper floors	House				



Table C₁₆. Building Information Form 16

Building Information Form				IC: W29-A-S7	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	16 (Celal Muhtar Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. It is in a good condition. The flats have original plan type.</p> 	
Stone					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	-	Basement + 6 storeys		
Balcony	Usage				
There are balconies on five floors	House				
History of the Building					
<p>The building was constructed in Yeldeğirmeni as the first Turkish apartment during the initial years of the republic. The building was owned by Dr. Celal Muhtar who was the chairman of Association of Hilal-i Ahmer (Kızılay). He lived in this apartment for a very long time.¹⁵⁹</p>					
					

¹⁵⁹ Arif Atılgan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 57.

Table C₁₇. Building Information Form 17


Building Information Form				IC: W31-A-S5	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	49	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. There are two additional storeys. Plasters of the facades have been repaired. There are interventions on the ground floor. Because of all these interventions, the originality of the building has been damaged.</p> 	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	Bay windows used on the second floor	Basement + 4 storeys		
Balcony	Usage				
-	Upper floors- House Basement- Working places.				



Table C₁₈. Building Information Form 18





Building Information Form				IC: E38-A-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	13 (Parlak Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. The building has been destroyed. The parcel is empty today.	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
			Basement + 1 storey		
Balcony	Usage				
					

Table C₁₉. Building Information Form 19

Building Information Form				IC: E34-A-S5	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	14 Menase (Kehribarcı) Apt.	1909
Construction System				Physical Interventions	
Walls	Floors	Roof	Ornament	<p>The building is registered as cultural property.</p> <p>The building was constructed by Jewish people and named as Menase in those years. Then its' name is changed as Ankara Apt.</p> <p>The building is in a good condition.</p> <p>An elevator is put during restoration.</p>	
Stone	Volta	Roof tile, Flat roof on the upper floor and pergola on it	There are ornaments on the guardrails of balconies		
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	Bay windows used on the upper floors	Basement +4 storeys		
Balcony	Usage				
-	House				
History of the Building					
<p>The building was empty for a long time. Profilo Holding bought the apartment and restored as its original usage.¹⁶⁰</p>					

¹⁶⁰ Ömür Barkul. İstanbul'da İlk Dönem (19. yy Sony- 20. yy Başı) Apartman Konutlarının Yapısal, İşlevsel ve Çevresel Yönden Değerlendirilmesi. Master Thesis, İstanbul: Yıldız Teknik Üniversitesi, 1993. p. 11.

Table C₂₀. Building Information Form 20

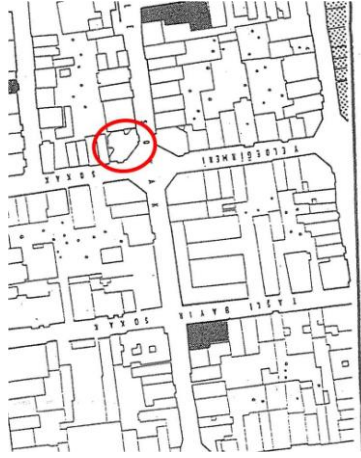

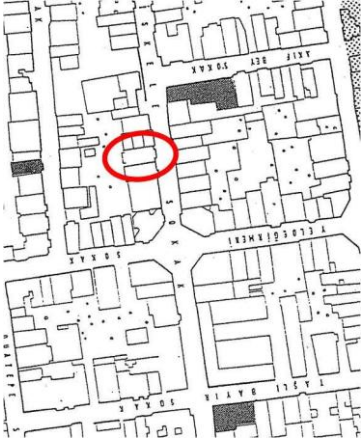
Building Information Form				IC: E28-A-S5	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	54 (Ali Bey Apt.)	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. There is one additional storey. The windows of the building have been changed. The building is in a good condition.</p>	
Brick	Brick archs filled between steel beams.	Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	PVC windows	Bay windows used on the first, second and third floor	Basement + 4 storeys		
Balcony	Usage				
There are balconies of four floors	House				
					

Table C₂₁. Building Information Form 21

Building Information Form				IC: E26-A-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	50	Between 1930-1960
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is in a good condition.	
Reinforced concrete		Roof eaves on the front facade			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	PVC windows	Bay windows used on the second floor	Basement + 1 storey		
Balcony	Usage				
-	House				
					

Table C22. Building Information Form 22

Building Information Form				IC: E25-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	48	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The windows of the upper floors have been changed. There are some repairs of plasters on the facades. The building have been painted and it is in a good condition.</p> 	
Brick		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden sash windows are used on basement, PVC windows are used on the upper floors	Bay windows used on the first, second and third floor	Basement + 3 storeys		
Balcony	Usage				
-	House				






Table C₂₃. Building Information Form 23




Building Information Form				IC: E24-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	46	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The windows of the building have been changed. There are some repairs of plasters on the facades. The building have been painted and it is in a good condition.</p> 	
Brick		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	PVC windows	-	Basement + 3 storeys		
Balcony	Usage				
There are balconies of the upper floors	House				

Table C₂₄. Building Information Form 24

Building Information Form				IC: E23-A-S5	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	44	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The windows of the building have been changed. There are some repairs of plasters on the facades. The building have been painted and it is in a good condition.</p> 	
Brick		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey	<p>The building have been painted and it is in a good condition.</p>	
Steel exterior door	Wooden windows	-	Basement + 4 storeys		
Balcony	Usage				
There are balconies of the upper floors	Upper Floors- House Basement- Working Place				
					

Table C₂₅. Building Information Form 25

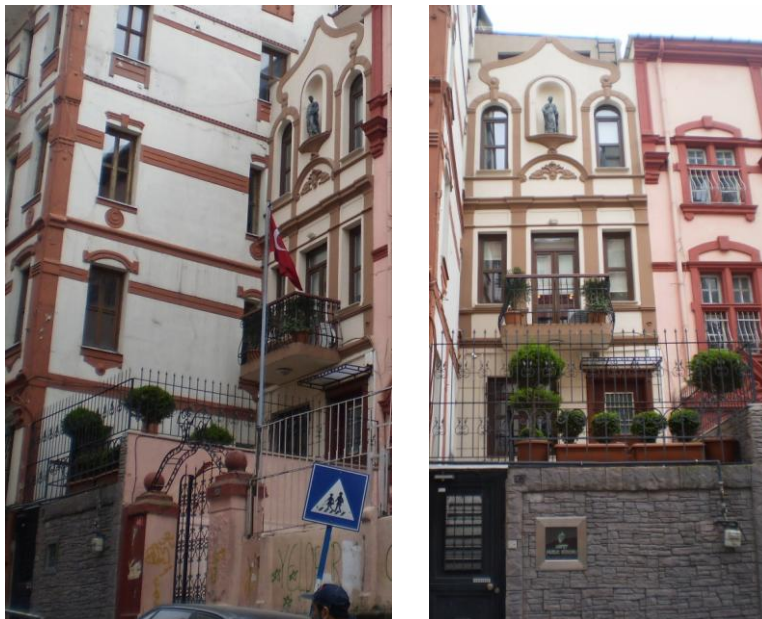
Building Information Form				IC: E22-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	42	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. Restoration project of the building was approved by İstanbul Regional Conservation Council Number II in 1990. There are some changes in the plan types of the building. Front facade of the building has been restored in a suitable way to its original appearance.</p> 	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden sash windows	-	Basement + 2 storeys		
Balcony	Usage				
There is a balcony of the second floor	Law office				
History of the Building					
Some Christians say that the upper floors of the building used to be dwelling for religious functionaries and basement used to be a church. ¹⁶¹					

¹⁶¹ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 45.

Table C₂₅ (cont'd)



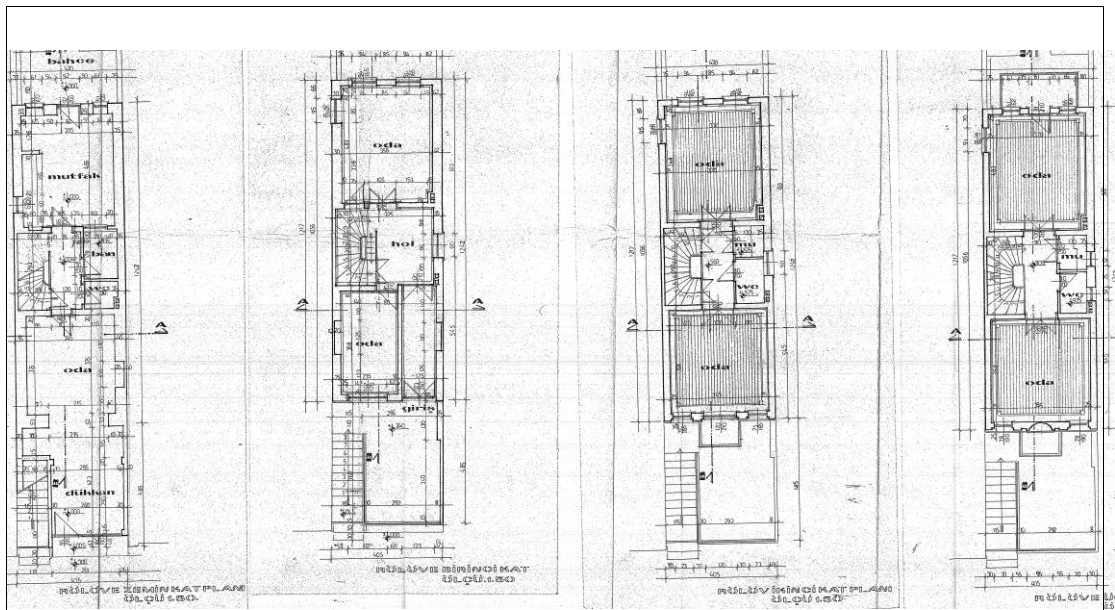
Photos of building before restoration¹⁶²



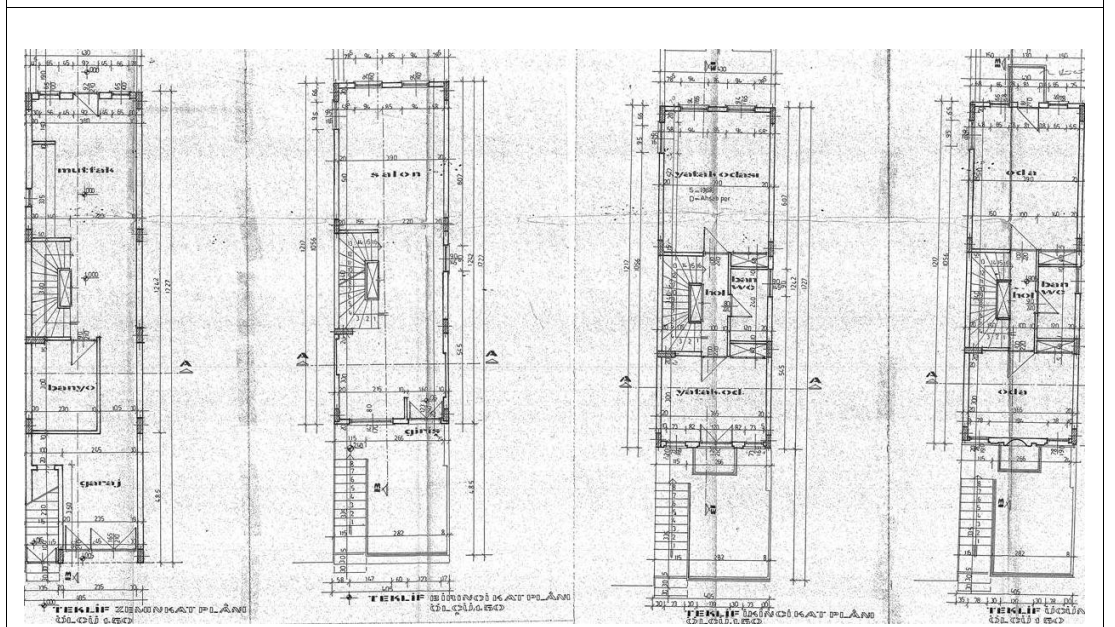
Photos of building after restoration

¹⁶² I benefited from the archives of İstanbul Regional Conservation Council Number V, for the photos of the building before restoration.

Table C25 (cont'd)



Plans of the building before restoration¹⁶³



Plans of the building after restoration¹⁶⁴

¹⁶³ I benefited from the achieves of İstanbul Regional Conservation Council Number V, for the plans of the building before restoration.

¹⁶⁴ Ibid

Table C₂₆. Building Information Form 26



Building Information Form				IC: E17-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	32	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. The building is in uncared condition, so it needs restoration.	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows on the basement, Sash windows used for the first floor	Bay windows used on the upper floors	Basement + 3 storeys		
Balcony	Usage				
There are balconies of the upper floors	House				
					

Table C₂₇. Building Information Form 27






Building Information Form				IC: E16-A-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	30	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof	Ornaments	<p>The building is registered as cultural property. The building is in uncared condition, so it needs restoration. The ornaments need repairing.</p> 	
Brick		Ornaments on the roof parapets	There are ornaments on the roof parapets, front facade and guardrails of balconies		
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	Bay windows used on the upper floors	Basement + 2 storeys		
Balcony	Usage				
Small balconies on the upper floors	House			  	

Table C₂₈. Building Information Form 28





Building Information Form				IC: E15-A-S4	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	28	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. The front facade of the building has been repaired. The windows of the building are changed. But inside is not cared as outside. The entrance hall of the building has its original floor tiles.</p> 	
Brick					
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows on the basement, PVC windows on the upper floors	Bay windows used on the upper floors	Basement +3 storey.		
Balcony	Usage				
Small balconies on the upper floors	House				
					

Table C₂₉. Building Information Form 29







Building Information Form				IC: E2-H-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele		Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. It is in a very bad condition. It needs urgent and comprehensive repair.</p>	
Timber	Timber				
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows		Basement + 1 storey		
Balcony	Usage				
	Not in use				
History of the Building					
					






Table C₃₀. Building Information Form 30

Building Information Form				IC: E1-H-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	2	Before 1930
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. It is in a very bad condition. It needs urgent and comprehensive repair.	
Timber	Timber				
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	Triangular bay windows on the first floor	Basement + 1 storey+ 1 attic		
Balcony	Usage				
Balcony on the attic	Not in use				
History of the Building					
<p>The building situated behind the fountain of Ladikli Ahmet Ağa was constructed in 1793 and restored in 1993.¹⁶⁵</p> <p>Famous author Ahmet Haşim had lived in this house at the first half of 20th century. The old name of İskele Street was Çınar (Plane) Street because of a big plane tree in front of this house, at the beginning of the street. But today only the old body of the plane remained behind.¹⁶⁶</p>				 	

¹⁶⁵ Türker, Armaner. “Rıhtım İskele (Çınar) Sokağı”, *İstanbul Sokakları 101 Yazardan 100 Sokak*, derleyen Murat Yalçın, Yapı Kredi Yayınları, İstanbul, 2008. p. 316.

¹⁶⁶ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. pp: 73-74.






Table C₃₁. Building Information Form 31

Building Information Form				IC: E51-R-S2	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	96	1905
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. There are illegal additions to the mosque. These interventions also threaten the structural system of the building.</p>  	
		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door			Basement + 1 storey.		
Balcony	Usage				
-	Mosque				
History of the Building					
<p>Ahmet Rasim Paşa who gave his name to the mosque was the minister of navy between the years 1877-1881. After the death of Ahmet Rasim Paşa, his wife İkbâl Hanım had the mosque which was constructed between 1835 and 1836 of Yeldeğirmeni repaired in 1905. She gave her husband's name, Rasim Paşa, to the mosque. When Kadıköy was divided into neighborhoods in 1927, the district named as Rasim Paşa because of the mosque situated here.¹⁶⁷</p>					
 <p>Inside of the mosque</p>		 <p>Niche indicating the direction of kiblah</p>		 <p>Inscription of the mosque¹⁶⁸</p>	

¹⁶⁷ Arif Atılğan. Yeldeğirmeni. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. pp: 21-23.

¹⁶⁸ Ibid: pp. 22-23

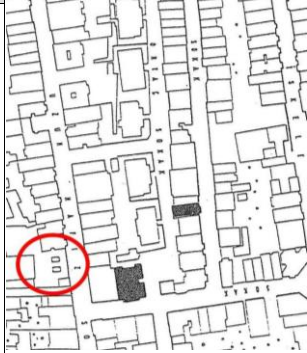
Table C32. Building Information Form 32

Building Information Form				IC: W27-R-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	43	1912
Construction System				Physical Interventions	
Walls	Floors	Roof		<p>The building is registered as cultural property. It is in a very bad condition because of the function of it as a gym. It needs urgent an comprehensive repair.</p> 	
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Steel windows		Basement + 2 storey		
Balcony	Usage				
-	Not in use				
History of the Building					
<p>The church and the nun's school near it were built together in 1912. The church is in a bad condition today because of the function of it as a gym after 1980. There is a meeting room on the ground floor of the building. There is an entrance of the building from the courtyard of the school near it. ¹⁶⁹</p>					
					
Women's section of the church ¹⁷⁰					

¹⁶⁹ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükşehir Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 30.

¹⁷⁰ Ibid.

Table C33. Building Information Form 33

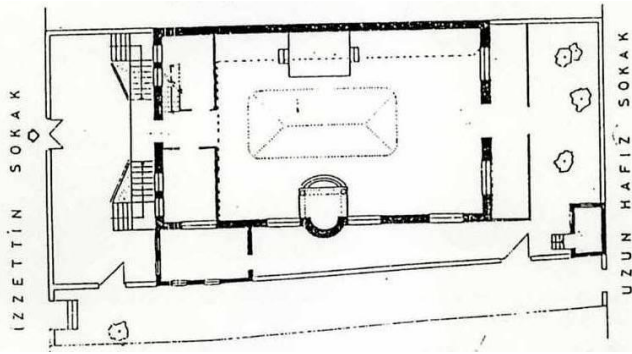
Building Information Form					
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	Uzun Hafız		1899
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. It was restored in 1946. Jewish architect Albert Arditi took charge during the restoration. Especially upper floor which was made of timber was overhauled during the restoration.	
Stone	Upper floor is timber				
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door		-	Basement +1 storey.		
Balcony	Usage				
-	Synagogue				
History of the Building					
<p>In 1942, when Jewish people came to İstanbul, they firstly settled in Eminönü. Between the years 1597-1660, they migrated to Haliç and Galata and because of fires and epidemic diseases they moved to Ortaköy and Kuzguncuk. After the fire of Kuzguncuk Dağhamamı, some of Jewish people came to Yeldeğirmeni. Whereas at the end of 1800s, the number of their dwellings was 200, in 1921 the number increased to 450. Because of the increasing number of Jewish population, they wanted to build a synagogue in the district. In 1895, II. Abdülhamid permitted the construction. So the name of ‘Hamdet’, which meant ‘Hamit’ in Jewish language, was given to the synagogue. The project of the synagogue was designed by an Austrian architect Boris Lekav. The building was opened in 1899. There are some ornaments in the synagogue. The grandiose chandelier in the synagogue was brought from the jeweler of Yıldız Palace Aronaci Efendi.¹⁷¹</p>					

¹⁷¹ Arif Atılgan. Yeldeğirmeni. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. pp: 31-33.

Table C₃₃ (cont'd)



The pathway near the synagogue that links İzzettin and Uzun Hafız Streets



Plan of Hemdat Isreal Synagogue¹⁷²



Entrance of Hemdat Isreal Synagogue



Famous chandelier of the synagogue¹⁷³

¹⁷² Ş. Gaye Balkır Güney, *Yeldeğirmeni (Kadıköy) Geleneksel Sivil Binalarının Yapısal Sorunları ve Korunmaları İçin Çözüm Önerileri*, Yüksek Lisans Tezi, İstanbul: Mimar Sinan Üniversitesi, 2002, p. 17.

¹⁷³ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükşehir Şubesi, Anadolu 1. Büyükşehir Bölge Temsilciliği Yayınları, 2007. pp: 31-33.

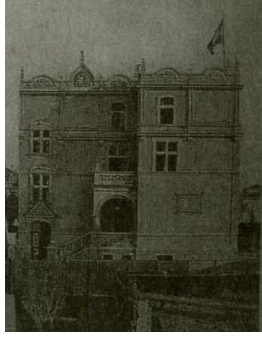
Table C₃₄. Building Information Form 34

Building Information Form				IC: E21-E-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	40	1902-1914
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. Roof tiles are changed, paintings have been made, installations of the building have been repaired, wooden doors and windows have been repaired, some precautions are taken to prevent the moisture problem.	
		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	-	Basement + 2 storey.		
Balcony	Usage				
Small balcony on the first floor	Primary school				
History of the Building					
German engineers and architects who came to construct Haydarpaşa railway station had this school built for the education of their own children. The remainder construction materials of Haydarpaşa were used to build the school. After the Second World War, with the leave of German people from Turkey the school started to be used by English people. In 1935, as the other foreign schools, this school became a Turkish school and in 1950 the school named as Osmangazi Primary School. ¹⁷⁴					



¹⁷⁴ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükşehir Şubesi, Anadolu 1. Büyükşehir Bölge Temsilciliği Yayınları, 2007. p. 44.

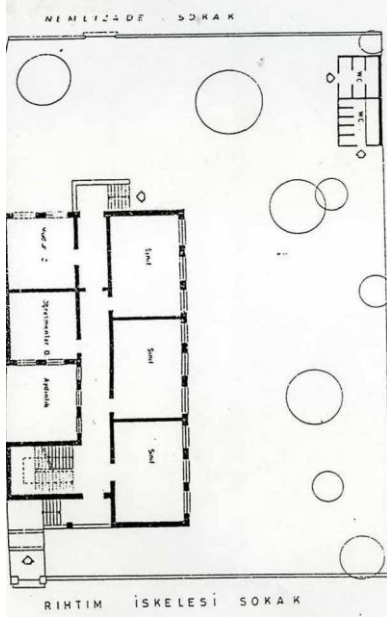
Table C₃₄ (cont'd)



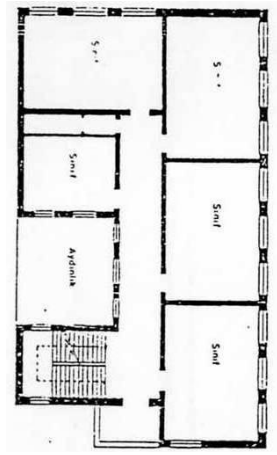
Old photo of Osmangazi Primary School¹⁷⁵



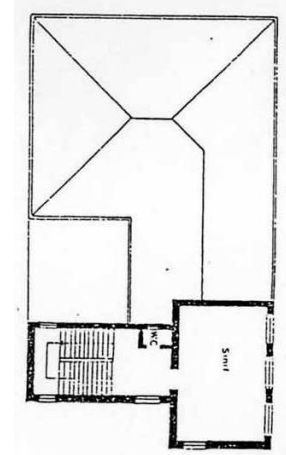
Recent photo of the Scool



Basement plan of the school



First floor plan



Second floor plan¹⁷⁶






Condition of the school before repairs.¹⁷⁷

¹⁷⁵ Arif Atılgan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. p. 44.

¹⁷⁶ Ş. Gaye Balkır Güney, *Yeldeğirmeni (Kadıköy) Geleneksel Sivil Binalarının Yapısal Sorunları ve Korunmaları İçin Çözüm Önerileri*, Yüksek Lisans Tezi, İstanbul: Mimar Sinan Üniversitesi, 2002, p. 19.

¹⁷⁷ I benefited from the archive of İstanbul Regional Conservation Council Number V, for the inner photos of the building.

Table C₃₅. Building Information Form 35

Building Information Form				IC: W28-E-S3	
City	Town	District	Street	No	Date of Construction
İstanbul	Kadıköy	Yeldeğirmeni	İskele	43	1895
Construction System				Physical Interventions	
Walls	Floors	Roof		The building is registered as cultural property. The building is restored and transformed to a high school.	
		Roof tile			
Facade Elements					
Doors	Windows	Bay windows	Number of Storey		
Steel exterior door	Wooden windows	-	Basement + 2 storey.		
Balcony	Usage				
-	High school				
History of the Building					
<p>The school was opened in 1895 and named after Saint Euphemie who was an essential nun of Kadıköy. The aim of the school was to educate nuns. There were 360 students of the school. The building was burned in 1911 and reconstructed in 1912. With the announcement of a law in 1934, it was forbidden to wear religious costumes in public places. So the education of the school was stopped in 1935. In 1950 the school was named as Kemal Atatürk High School. After the earthquake in 1999 the education of school was stopped. But in 2009 the building is restored and opened as a high school again.¹⁷⁸</p>					
					
Before restoration			After restoration		

¹⁷⁸ Arif Atılğan. *Yeldeğirmeni*. İstanbul: TMMOB Mimarlar Odası Büyükkent Şubesi, Anadolu 1. Büyükkent Bölge Temsilciliği Yayınları, 2007. pp: 28-29.

APPENDIX D

QUESTIONNAIRE FORM

NAME-SURNAME :

ADDRESS :

SPATIAL ANALYSIS

What is the ownership pattern of the building?

Private Property	Ministry of Finance	Endowments	İstanbul Metropolitan Municipality	Provincial Administration of İstanbul	Other

What is the registration status of the building?

Registered	Not Registered	New building constructed instead of historic one

Did the flat have any interventions?

Flat does not have any repair	Flat has been repaired	Flat has been restored	Interventions without permission

What are the interventions made to the construction elements of the flat?

Columns are repaired	Walls are repaired	Floors are repaired	Doors are changed	Windows are changed	Plasters are repaired	Painting

What is the function of the flat?

House	Working place	House+working place	House+working place	House+working place

Is there functional change in the flat?

From House to Working Place	From House to Commercial Place	Other

What is the physical condition of the flat?

Very Good	Good	Average	Bad

What are the reasons for the satisfaction of the quarter?

Location	Security	Cleanliness	Affordable rent	Historical environment

What are the reasons for the dissatisfaction of the quarter?

Traffic	Security	Cleanliness	High rent	Lack of social spaces	Parking area

SOCIO-ECONOMIC ANALYSIS

When did you move to the building?

1971-1980	1981-1990	1991-2000	2001-2009

What are the ages of households living in the flat?

Household	1. Household	2. Household	3. Household	4. Household	5. Household	6. Household
Age						

What kind of family do you have?

Nuclear Family	Extended Family	Single

What is your birth place?

Born in İstanbul	Born in Rasimpaşa	Migrants from other cities

What is your education level?

Illiterate	Primary School	Secondary School	High School	University

What is the ownership pattern of your flat?

Owner	Tenant

Are you employer?

Employer	Unemployed	Retired People

What is your occupation?

Government officer	Worker	Tradesmen	Self-employment

How is the neighborhood relationship in the building?

Very good	Good	Average	Bad

CULTURAL ANALYSIS

What are the social and cultural activities in the quarter?

Cinema	Cafe	Bar	Park	Library	Other