

LATE OTTOMAN RESORT HOUSES IN ISTANBUL:
BÜYÜKADA AND KADIKÖY

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ABSTRACT

LATE OTTOMAN RESORT HOUSES IN ISTANBUL: BÜYÜKADA AND KADIKÖY

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The thesis aims to study the development of late 19th and early 20th century domestic architecture in Büyükada and Kadıköy as new resort districts of Istanbul. The urban development of Istanbul and Büyükada is introduced as a basis to discuss the architectural context and domestic life. The discussion centers on the emergence of concept of ‘resort houses’ as a new dwelling type in Istanbul in the late Ottoman period. Selected case studies are described and compared to illustrate how such houses were conceptualized, built and utilized.

Keywords: Late Ottoman Period, Domestic Architecture, Resort House, Büyükada, Kadıköy.

ÖZ

İSTANBUL’ DA GEÇ OSMANLI DÖNEMİ SAYFIYE KONUTLARI: BÜYÜKADA VE KADIKÖY

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Yüksek Lisans, Mimarlık Bölümü

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Tezin amacı geç 19.yy ve erken 20.yy Büyükada ve Kadıköy konut mimarisinin İstanbul’da yeni sayfiye yerleşimleri olarak gelişimini incelemektedir. Mimari bağlam ve konut yaşamını tartışmak için İstanbul ve Büyükada’nın kentsel gelişimi temel alınmıştır. Tartışma geç Osmanlı dönemi İstanbul’unda yeni bir konut tipi olarak ortaya çıkan ‘sayfiye konutları’ üzerine odaklanmaktadır. Bu evlerin nasıl yapıldığı ve kullanıldığı seçilmiş örnekler üzerinden sunulacak ve karşılaştırılacaktır.

Anahtar Kelimeler: Geç Osmanlı Dönemi, Konut Mimarisi, Sayfiye Konutları, Büyükada, Kadıköy.

To Harika K seoglu, Peker K seoglu and aęıl K seoglu

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CHAPTER 1

INTRODUCTION

If Napoli has Capri and Ischia, Istanbul has Princes Islands. The residents of Istanbul, bragging about their delightful districts whose silhouettes fall onto the entrance of Marmara Sea, have more right than the Italians who brag about their islands decorating Napoli Gulf like pearls.¹

The Princes Islands fascinates visitors even before the boats approach the port. The green nature and the charming silhouette on Bosphorus provide serenity not much seen in Istanbul today. When I visited the islands in my first year of master studies I was captivated by the sight. It is not surprising in this respect why the late Ottoman residents of Istanbul chose Islands as resort residences in 19th century. A recreational atmosphere attracts the traveler while the boat gradually approaches the islands. Low rise buildings within green landscape divided by promenades call for discovery. Throughout this journey what strikes most are the houses which are ornamented like laceworks. These lavish mansions, some hidden between the trees and some decorating the streets impress the sightseer. They are indeed the remnants of the late 19th and 20th century settlements.

This study attempts to present and discuss the architecture of these houses by putting them into the context of 19th century urban developments and modernization in Istanbul.

¹ Schlumberger (2006), p.7.

Among the newly emerged neighborhoods in Istanbul some were distinguished as 'rural', isolated and 'serene' and hence had become attractive for building summer mansions. Such districts acquired the character of a resort settlement by the gradual increase in the number of seasonally used residences at the end of the century. These settlements provided the opportunity for a lifestyle influenced by the West.

In the 19th century new building types and transportation facilities changed the urban character of the city. Efforts of modernizing Istanbul in an urban sense gave way to the development of new neighborhoods where houses exhibited western architectural trends.

The emergence of resort settlement as a new settlement type introduced in the modernization period is discussed in this context. A new type of house used as a resort house is the focus of discussion and documentation. It is discussed that the late Ottoman domestic architecture is distinguished by the emergence of seasonally used mansions in addition to other residential buildings like apartments.²

Büyükdada and Kadıköy developed as resort settlements in the late Ottoman period. Such houses were built and owned by the wealthy Muslim and non-Muslim residents of Istanbul. They show a remarkable amount of resemblance in terms of domestic architecture. Both were populated with resort houses in large and landscaped gardens. In both the newly built houses display characteristics of a resort lifestyle which is distinguished with an increased amount of outdoor expansion and use of garden. Selected examples from both districts are presented in detail in terms of describing and illustrating how the

² For the emergence of apartment as a western house type see Enlil(1994), pp151- 194.

architecture and decoration were interpreted in terms of creating a more leisurely lifestyle.

Increased social gatherings and recreational activities introduced new relations between the house and its environment, between the plan layout and its appearance and decoration. The study examines those relationships by looking at the architectural organization of plans and facades in detail.

The examples selected are those for which projects are provided by the municipalities or the Preservation Boards.³ In this sense they represent a selected group of mansions in both neighborhoods where necessary photographs of other houses are provided to illustrate the discussion.

³ The examples in Büyükkada are provided by the municipality and the examples from Kadıköy are supplied from the Cultural Heritage Preservation Board.

CHAPTER 2

PRINCES ISLANDS IN CONTEXT

2.1 Geography, History and Settlement

Prior to the name Princes Islands the islands of Istanbul were named as Demonisoi (Islands of Demons), Kadıköy (Chalkedon) Islands in ancient times and Prinkiponissa and Papadonissia (Islands of Priests) in the Byzantine period.⁴ The islands had been the residence of exiled and descended Byzantine emperors, princes and princesses and hence were later named as Prinkiponissa (Islands of Princes) by the Europeans.⁵ Following the Ottoman Rule the islands became vacational settlements and were called as Scarlet Islands (Kızıl Adalar) by the Turks due to the colour of the soil.⁶

Princess Islands since 1868 is an administrative district.⁷ The district includes nine islands and two rocks hosting Batmaz and Vordonoz light houses. The islands are Kınalı (Proti), Burgaz (Antigone), Heybeli (Halkis), Büyükada (Prinkipo) and Kaşıkadası (Pita), Sivriada (Oksia), Sedef (Terevintos), Tavşanadası (Niandros), Yassiada (Plati).⁸ The islands lie parallel to Bostancı- Maltepe- Kartal shores and are located as two rows between the south end of

⁴ Daleon (2001), p. 45.

⁵ Tuğlacı (1995), p.19.

⁶ Behramoğlu (2009), p.30.

⁷ Dünden Bugüne İstanbul Ansiklopedisi (1994), p. 74.

⁸ Schlumberger (2006), pp. 10-11.

Bosphorus and İzmit Gulf.⁹ (Figure 2.1)The islands are at the northeastern part of Marmara Sea and are at a distance of four to eight kilometers from the Anatolian shores of Istanbul.¹⁰ The surface areas of the islands range from 0,008 km² to 5,4 km²¹¹ and are 10,48 km² in total.¹² (Figure 2.2)

The islands initially existed as a compound land as was the Anatolian shores of the city and separated from the mainland due to geological changes.¹³ The geographical formation had varied altitudes beneath the sea level; the extent of sea between the islands and the mainland are rather shallow then Bosphorus. The formed rocks are now marked with lighthouses.¹⁴

⁹ Behramoğlu (2009), p.29.

¹⁰ Tuğlacı (1995), p.1.

¹¹ Düden Bugüne İstanbul Ansiklopedisi (1994) p. 66.

¹² Behramoğlu (2009), p.29.

¹³ Allom (1841), p.20.

¹⁴ At the beginning of the last phase of Earth's formation the valley running through Marmara and Çanakkale collapsed and Bosphorus was formed. The Anatolian shores and the islands were formed as a result of that movement. Düden Bugüne İstanbul Ansiklopedisi (1994) p. 66.



Figure 2. 1 Princes Islands in Marmara Sea.

Source:

<http://maps.google.com/?ll=40.882363,29.089506&spn=0.147176,0.338173&t=f&z=12&ecpse=40.88236288,29.08950573,25468.57,7.869,0,0>



Figure 2. 2 Surface area of the islands.

Source:

<http://maps.google.com/?ll=40.882363,29.089506&spn=0.147176,0.338173&t=f&z=12&ecpse=40.88236288,29.08950573,25468.57,7.869,0,0>

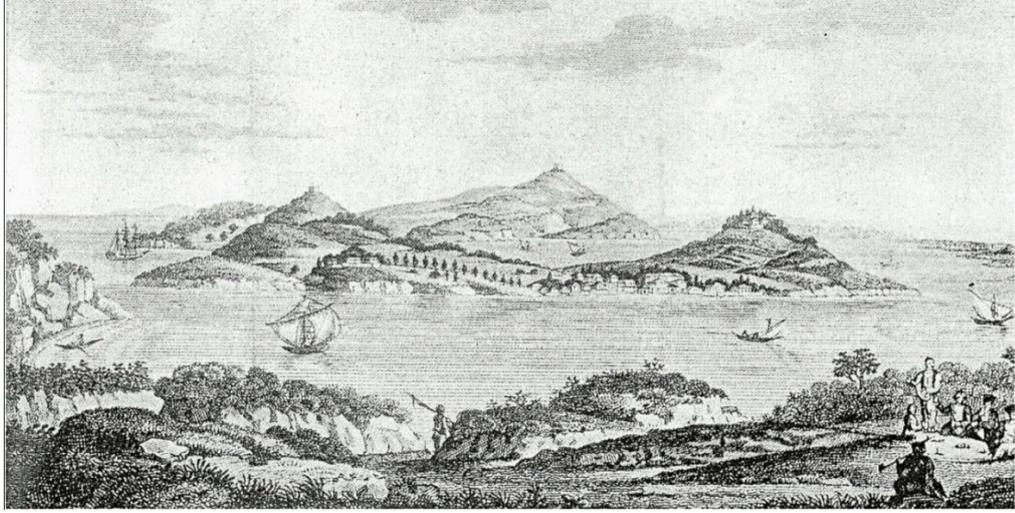


Figure 2. 3 View of Princes Islands by Melling Antoine Ignace's 1819 drawing.
Source: Tuğlacı (1995), p.95.

The topography of the islands rises gradually towards southeast of Kocaeli peninsula. The slope reaches the heights of 40-50 meters in Kınalı, Burgaz and Hayırsızadalar. The peak height is reached in Ayia Yorgi Hill in Büyükada with 202 meters.¹⁵(Figure 2.32)

The inhabited Princes islands were Büyükada, Heybeliada, Burgazada, Kınalıada and Sedefadası however Sivriada, Yassıada, Tavşanadası and Kaşıkadası always remained uninhabited throughout the history.¹⁶

The population in the islands in the midst of 18th century was mostly Greek and Armenian fishers and priests. The total population was noted to have been 1200 in 1816, 6000 in 1865, 1053 in 1890 and 16814 in 1935. In the 1890 census the distribution of residents according to their religion in the islands were noted as 2990 Muslims, 5010 Greek Orthodox, 1300 Armenian

¹⁵ Hayırsız adalar includes Sivri and Yassıada; Tuğlacı (1995) pp. 1-2.

¹⁶ Ibid., p.10.

Gregorian, 903 Armenian Catholics and 300 Latin Catholics.¹⁷ According to the 1985 census the residential population in the islands was 5627 in Büyükada, 5636 in Heybeliada, 1468 in Burgazada, 1886 in Kınalıada and 61 in Sedefadası while the seasonal population increase drastically especially at the weekends¹⁸ reaching 250 000 in Büyükada, 100 000 in Heybeliada, 25 000 in Kınalıada and 18 000 in Burgaz.¹⁹

The population of the Princes Islands which mainly consisted of Greeks changed in the 20th century. Following the foundation of Turkish Republic in 1923, the Greek population decreased as in Istanbul and Anatolia. The destructive reactions in 1955 and 1960 also reduced the Greek population in Istanbul and the islands.²⁰ The rise in the migration from eastern Anatolia in the 1960's however caused an increase in the population. After the Second World War wealthy families of Istanbul and English and French foreigners preferred the islands especially Büyükada, as resort settlements and the islands acquired an active social life from then on.²¹

According to Byzantine historians the earliest settlements known in the islands were the convents built around the 8th century. The archeological evidence however indicates that Princes Islands were inhabited in the Roman period as well. Traces of Roman convents found in Burgazada and Prinkipo (Büyükada)

¹⁷ Ibid., pp. 10- 11.

¹⁸ The populated islands are Büyükada, Heybeli, Kınalı, Burgaz and Sedefadası with a total population of 20.000 residents which increases in summer. Behramoğlu (2009), pp.29-30.

¹⁹ Tuğlacı (1995), p.11.

²⁰ Behramoğlu (2009), pp.35-36.

²¹ Dünden Bugüne İstanbul Ansiklopedisi (1994). p.351.

are dated to 3rd century.²² The Roman settlement consisted of small farms and some religious structures and was inhabited by fishermen, villagers, Roman priests and clergymen.²³ In the Byzantine period more convents and mansions were built and the settlement expanded.²⁴

²² The earliest find is a gravestone with Latin engravings found in Burgazada. It was related with the castle built by Dimitrios Poliorkites who ordered the building in 298BC. , in name of his father Antigonos, who was one of the commanders of Alexandre the Great. The castle was built after the salvaging Çanakkale and Istanbul from Lisimakhos and Kasandros in 311B.C. The golden coins which belonged to the Macedenian Emperor II.Philip and were found in Büyükkada in 1930 indicate the date of the early settlements. Tuğlacı(1995), pp.20-21.

²³ Schlumberger (2006), p.13.

²⁴ Behramoğlu (2009), p.31.

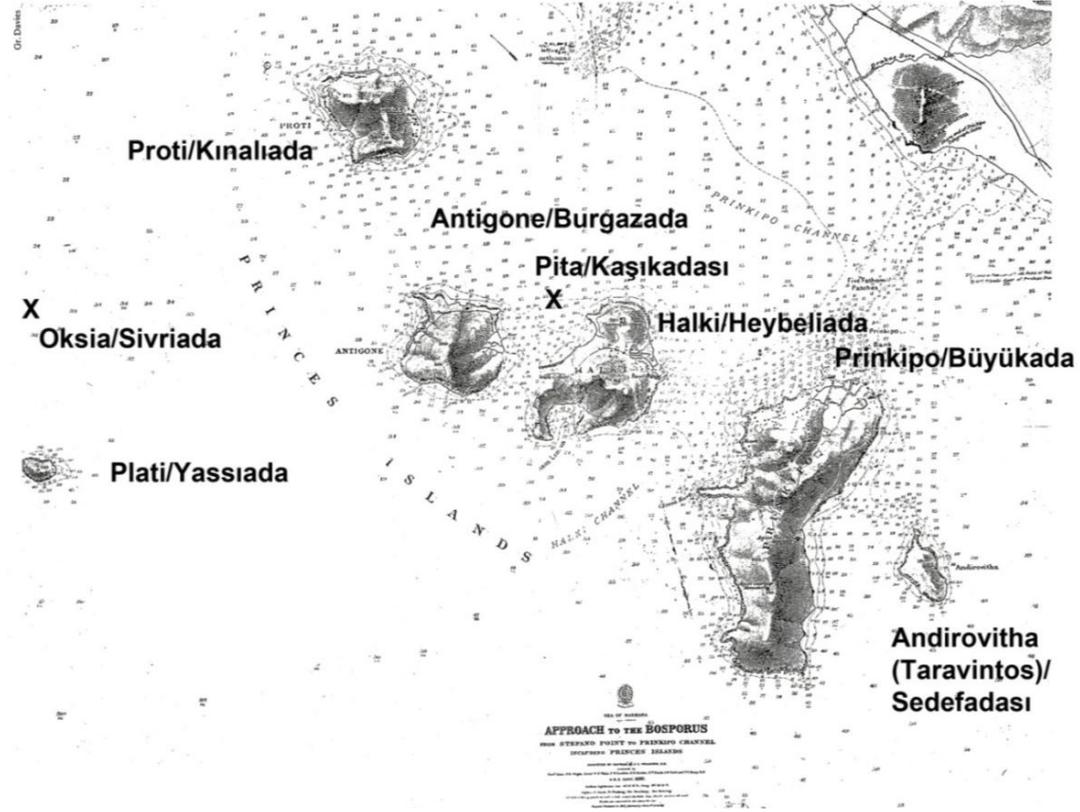


Figure 2. 4 Naval map of Prinkipo Channel including Princes Islands surveyed by Captain J.L. Wharton in 1880.
Source: Tuğlacı (1995), pp.22-23

During the Byzantine rule, the islands became exile places for descendent prince and princesses, who were tortured and deported from their palaces.²⁵ During the Iconoclastic period between 726- 842 AC. several religious people, emperors and their families were sent to and tortured in the Islands.²⁶ They were known as isolated sanctuaries and remote exile places located in the middle of the Marmara Sea. The first known exile took place in Yassıada. I. Nerses and his commission of ten people were sent by the Armenian King as ambassadors to Constantine the Great were exiled to the island in 350. AC.²⁷ The exiles continued with Atterik, who was charged with treason sent to Büyükada in 637. Queen Irini sent her son Constantin and her granddaughter Efrosini to the convent, which was built on II.Iustinos's palace in Büyükada.²⁸ At the end of her reign she herself was exiled to Midilli (Lesbos) and burried in the graveyard of the same convent in Büyükada. The emperor IV.Romanos Diogenis likewise was tortured and sent by his family to the convent in Kınalıada which was built during his reign.²⁹

Princes Islands came under the rule of Ottomans shortly after the conquest of Constantinople by Fatih Sultan Mehmet. During the siege of Constantinople in 1453, Kınalıada, Burgazada and Heybeliada surrendered while Büyükada was conquered by the navy general Baltaoğlu Süleyman.³⁰

²⁵ Schlumberger (2006), p.7.

²⁶ For more information on exiles see Janin (1975), p.68.

²⁷ Mamboury (1943), p.31.

²⁸ Dünden Bugüne İstanbul Ansiklopedisi. (1994), p. 351.

²⁹ Tuğlacı (1995), pp.141- 151.

³⁰ Türker (2004), p.10.

Following the Ottoman conquest the convents became deserted and the residents migrated to Istanbul and the neighboring villages; except the priests. The Greek population later returned to the islands.³¹

In the 19th century the islands became known as serene and comfortable vacational areas for the Ottomans and non-Muslim residents and foreign visitors of Istanbul. The Turkish population started to increase following the establishment of the Naval School at Heybeliada in 1824. The permanent residents of the islands however were mostly Greeks and Armenians. After the midst of 19th century seasonal visitors increased the population in the islands.³² When II. Abdülhamid was forced to give up throne in 1908 his officers were sent to Princes Islands and hence the islands were chosen once again as exile places.³³

³¹ In 1894 Istanbul and Princes Islands were struck by the earthquakes and several buildings were damaged. Tuğlacı (1995), pp. 30-31.

³² The population in Princes Islands increases in summers in between May and November. Ibid., p.10.

³³ The officers were named the “Guests of Islands”. Ibid, p. 30.

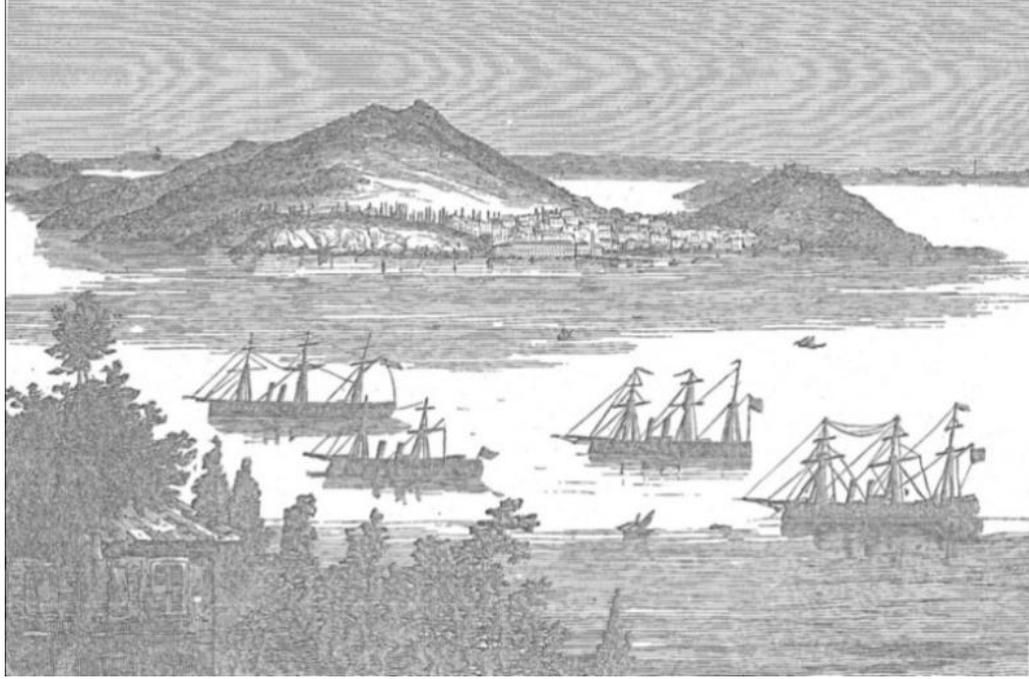


Figure 2. 5 British navy anchored in Marmara Sea in front of Büyükada.
Source: Schlumberger (2006), p.157.

The anchoring of the British Navy in front of Büyükada (Figure 2.5) during the Crimean War (1854-1855) increased the foreign interest in the island. In the 19th century, in contrast to its past the island became a popular holiday resort for visiting foreigners and non-Muslims and Muslim residents of Istanbul.³⁴

The largest island Büyükada is at four kilometers away from the Anatolian shore. It's surface area is 5,36 km²³⁵ with a 5,2 km length (N-S) 4 km width (E-W) and 8 km diameter. The island has two hills. The northern hill called İsa Tepesi (Hristos Hill) is 164 meters high, while the southern one called Yüce

³⁴ Ibid, p. 147.

³⁵ Dünden Bugüne İstanbul Ansiklopedisi (1994), p. 350.

Tepe (Ayios Yeoryios Hill) reaches 202 meters.³⁶ The shallow basin between these two hills is named as Birlik Square. At the western part of the island is Dil Cape which projects 500x100 meters from the shore. The beaches of the island are at Dil Cape's southern shores at Yörükali Bay in the northern shore at Nizam Bay and also at the eastern shore.³⁷

Büyükada's population is between 2000-3000 in 19th century as noted by the western travelers. The population increased following the migration of fishers and olive farmers from Darıca, Kuri, Karamürsel, Mudanya, Gemlik and Aegean Islands such as Andros, Niksos, Sifros, Dimos and Midilli and Sakız in 1825.³⁸

The main economic activities were fishing, mining and tourism. The residents were mainly engaged in fishing and mining at the end of the 18th century, t. Iron mining started in Maden region around 1824. In 1846, marble quarries opened in addition to new iron mines.³⁹ Tourism became an important source of economy in the island following the increase in the boat services that operated in between the islands and Istanbul.

Büyükada attract wealthy families from Beyoğlu as a resort settlement, like those in Yeniköy and Anatolian shores.⁴⁰

³⁶ Tuğlacı (1995), pp. 135-136.

³⁷ Ibid, pp.133-134.

³⁸ Ibid, p.154.

³⁹ Ibid, p.147.

⁴⁰ Schlumberger (2006), p.11.

The hotels, restaurants, beaches and fashionable mansions with flowered gardens together with social events like tours and balls attracted visitors. Popular touristic activities were touring by donkeys and horse carriages within the island, sailing around the islands by motorboats visiting Dil Yörükali beach, Güvercin cave, Tavşan and Sedef islands, tracking, bicycling and religious visitations. The activities and social gatherings were mostly organized in the popular hotels and clubs⁴¹ located were the two promenade streets; Yirmiüç Nisan and Çankaya streets.⁴²

After the Republic of Turkey was established Büyükada continued its popularity as a touristic district. Many visitors such as the Russian royalty and foreign government officers visited and stayed in the island. During the 20th century, the active social life was further cherished with the participation of Atatürk.⁴³ During the Second World War, social events continued and the island preserved its resort status despite the fact that the country was in poverty.⁴⁴ In this period the island also became the exile residence of Bolshevik revolutionists of the Red Army. Leon Troçki had lived in Büyükada in Con Pasha's Mansion after the war.⁴⁵

⁴¹ For the touristic lodges in the island see Appendix A

⁴² For touristic facilities see Appendix D.

⁴³ Among the other prominent attendants were the brother of the Japanese emperor in 1931 and the Prime Minister of Greece who visited Büyükada with Atatürk in 1933. Tuğlacı (1995), pp.148-151.

⁴⁴ Dünden Bugüne İstanbul Ansiklopedisi (1994), p. 351.

⁴⁵ Leon Troçki, who was one of the leading figures of 1917 Bolshevik revolution, and founder of the Red Army lived in Büyükada and wrote his memoirs after he has been deported from Russia in 1929. Tanrıverdi (2007), pp.105-109.

At the beginning of the 13th century a village with few farms existed in the eastern part of Büyükada named Karia. By the 16th century some settlements grew into villages which were concentrated in two regions; Prinkipo and Karia. Prinkipo was on the northeast part of the island where Iustinianos's citadel and convent are thought to have been situated, in the old Prinkipo village (in Kumsal region).⁴⁶ The earliest village Karia was on the eastern shore, in the environs of Karacabey where Ayia Nikola was later built in Maden neighborhood. It contained no more than 200 families.⁴⁷

The first Byzantine period buildings in Büyükada were the convent and the palace located on the eastern shore of the island, in Maden district (just at the end of Selvili slope). The buildings which were called Megale in the ancient period were built by the commission of II.Iustinos in 589 AC. Some suburban houses were also built for the Byzantine emperors in Büyükada and Heybeliada in the same period. The palace was later replaced by Empress Irini's monastery.⁴⁸ The monastery located towards the end of Selvili Hill⁴⁹ included a convent and a church.⁵⁰

Three castles, a citadel, and a village called Karia are also known to have existed in the Byzantine period Büyükada. The castles were located in Ayia Nikola (which was commissioned by V. Aleksios Dukas in 1204), at the

⁴⁶ It was later replaced by Empress Irini's convent in 569 B.C.

⁴⁷ Tuğlacı (1995), pp.152-156.

⁴⁸ Behramoğlu (2009), p.31.

⁴⁹ The ruins of the monastery dated to 573/4 AC. was described by Mamboury (1920), pp. 8-200

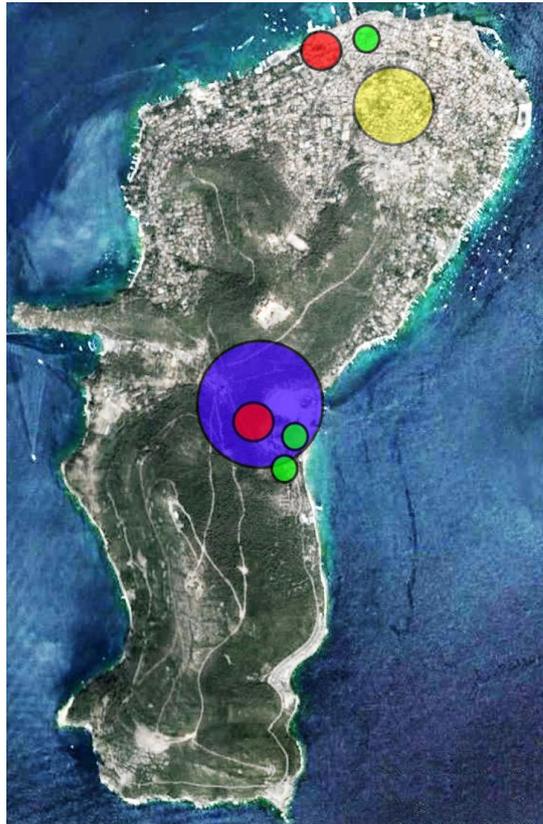
⁵⁰ The church (14x13 meters) was built at the center of the convent (70x160 meters) surrounded by a number of chambers. A dock, a guard house and a cistern also existed inside the convent. The area between the cistern and the convent was used as a graveyard. The ruins (called 'The Cave' by Turks, and Kamares by local Greeks) of the convent indicate that the building was approximately 250 meters long while the cistern had a diameter of 18 m.

seaside in the northern side of Büyükada. The citadel was built by Duke Aleksios Apokavkos in 1342 within the estates of Empress Irini's Convent. The remains of this citadel included three towers until 1880⁵¹ which was most probably destroyed during the conquest of Baltaoğlu Süleyman.⁵² (Figure 2.6) Throughout its history, Büyükada like most of the Princes Islands were frequently pillaged by pirates, Crusaders and Latins due to their remoteness. Therefore none of the Byzantine buildings survived from the island.⁵³

⁵¹ The towers were located between Karia village and Ayia Nikola convent; at the seashore and between Çınar Square and the shore (Aşağıkuyu area) and in Maden district the ruins of which could be seen until 1969.

⁵² Tuğlacı (1995), p.152.

⁵³ Tanrıverdi (2006), p.71.



- II. Iustinos's Citadel/Empress Irini's Convent
- The Castles from Byzantine period.
- The Towers of Apokavkos Citadel
- Karia Village

Figure 2. 6 Settlement and the main buildings in the Byzantine period.

Source:

<http://maps.google.com/?ll=40.882363,29.089506&spn=0.147176,0.338173&t=f&z=12&ecp=se=40.88236288,29.08950573,25468.57,7.869,0,0>.

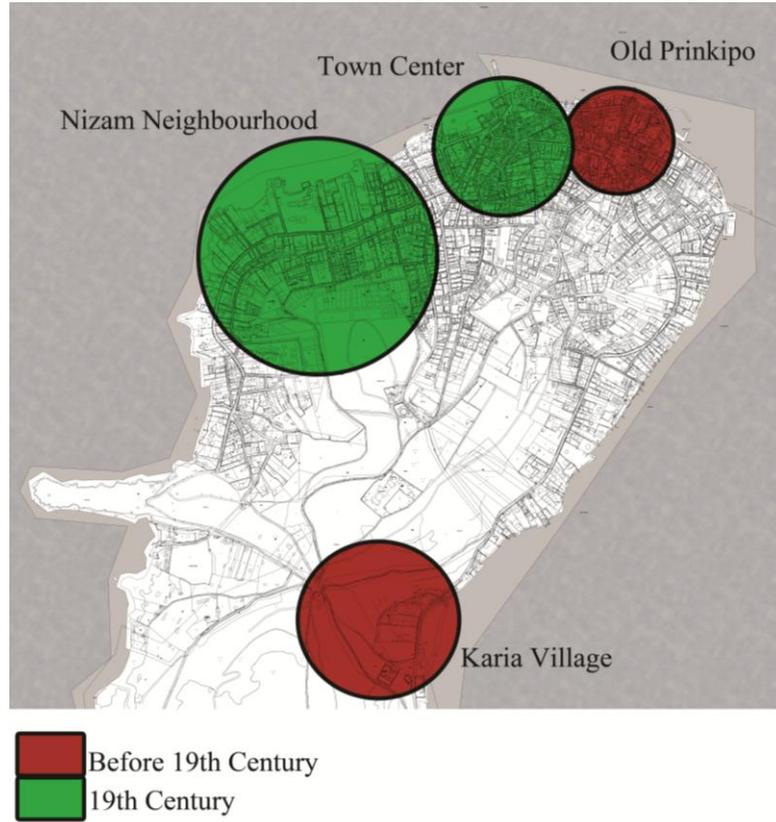


Figure 2. 7 Development of settlements in Büyükada.

In the 19th century the settlement spread into the northern region. The center of the island developed around this area, where the Orthodox Church Ayios Dimitrios was built in between 1856-1857. In 1855 boat services started and the island became easily accessible and hence livable. Another new settlement area started to develop in the Nizam area and gradually became an upper class neighborhood. (Figure 2.7) The expansion of residential areas and the interest on the island as a seasonal resort resulted in the construction of mansions and also hotels.⁵⁴ Beginning with the 19th century the green texture of Büyükada,

⁵⁴ Tuğlacı (1995), pp.152-154.

which was composed of the hills and mountains covered with forests were enriched further by the newly constructed mansions.⁵⁵(Figure 2.8)



Figure 2. 8 Nizam Neighbourhood
Source: Gülersoy (1997), p.105.

2.2 Travel Journals

The travel routes and practices changed in the 18th century Europe and travelling to distant lands became more frequent and popular than in the previous centuries. The journals kept during these travels became important historical sources for many sites and cities. Istanbul in this respect was among

⁵⁵ For 19th century houses in Büyükkada see Appendix E.

the cities visited by many travelers and in some of the journals Princes Islands were included.

The earliest travel diary that mentioned about Princes Islands and Istanbul was written by French traveler Pi rre Gilles in 1545. Gilles wrote about the Karia village in B y kada and noted that the residents were engaged in fishing.⁵⁶ The Ottoman traveler Evliya  elebi who visited Heybeliada, Tav anadası, Burgaz, Kınalıada and B y kada in 1641 noted in his *Seyahatname* that the villages in the islands consisted of 100-200 houses and that the residents were occupied by fishing and farming. Evliya  elebi describes B y kada as such:

The island is a prosperous one. It is in 20 miles length. About two hundred Greek houses exist. It is called ‘Kızılada’ (Scarlet Island) due to its red mountains. It (the island) is close to  sk dar lands. It has its church, orchards and gardens, rich fish garths surrounding it in four sides. These (Princes Islands) are seven islands, big and small in scale. All are supervised by palace gardener *bostancıbaşı* and all belonged and reserved to the general of the navy *Kaptanpa a*. Each island has security officers and a janissary sentry. These seven islands are eighteen miles from Istanbul.⁵⁷

Armenian historian Eremya  elebi K m rc yan,⁵⁸ visited the islands during his journey to Bursa in 1653 to meet with Grand Vizier K pr l  Mehmet Pasha. In his travel diary, K m rc yan wrote that the Princes Islands were beautiful and that they were occupied by Greeks:

In some of them, priests live, while in some religious areas, domed churches and convents with magical gardens exist. All of

⁵⁶ Tuđlacı (1995), p.27.

⁵⁷ Ibid, pp. 27-30, p.147.

⁵⁸ İnciciyan (2010), p.14.

these belong to Greeks. In the villages that are built in seashore, facing each other, the villagers live.⁵⁹

In 1925 French historian Gustave Schlumberger visited Turkey and Princes Islands. In his book *Les Iles des Princes* Islands he described the islands and wrote about their Byzantine history:

The coffee houses, that are high above, alongside the seashore are never vacant. Behind this active and lively front, houses and rich mansions; that are framed by oleander trees which grew nowhere as lavish as they do around Istanbul, and all kinds of trees, ivy and flowers, jasmines, judie trees, stem straight up to hill sides.

Schlumberger a noted traveler also mentioned about the Byzantine past of the island and described the ruins of the convent of Empress Irini:

The rooms, the destroyed chambers with half standing domes, ruined cloisters, the thick walls buried below ground, covers a wide area. All these ruins were named as Kamares meaning the chambers. Empress Irini's grave also exists there. The sections of stone decorations were used as construction material for corrals. The last remains of church and cistern proves their existence.⁶⁰

Another traveller who referred to the same convent in his book on Princes Islands, is Ernst Mamboury, a professor in Glatasaray Highschool:

In the middle of the ruins, the remnants of church and the two wings running in north and south which holds the chambers exists. The ruins cover area of 250 meters. The small dock, at the shore is still seen. The circular cistern with eighteenth meter diameter still exists. The ruins of walls, half standing domes,

⁵⁹ Tuğlacı (1995), p.30.

⁶⁰ Schlumberger (2006), pp.75-87.

marble column sections, Byzantine bricks were scattered through the field.⁶¹

2.3 Transportation

After the increased transportation facilities following the end of the 18th century, both the Princes Islands and the ridges of Bosphorus, Kadıköy and Erenköy neighborhoods became popular resort settlements. Wealthy Muslims and Levantene families including scientists, poets, writers, historians, doctors, artists, and government officers built houses often labeled by the name of their owners.

The water transportation of Istanbul was maintained by barges and rowboats until regular steam boats started to operate in 1851. The rowboats operated in three lines from Eminönü to Galata, Golden Horn villages and Bosphorus villages to European-Asian shores.⁶² In the 18th and the beginning of 19th centuries the transportation between Istanbul and Büyükada was also maintained by rowboats.⁶³(Figure 2.9)

⁶¹ Tuğlacı (1995), p.152.

⁶²The rowboats operated from certain quays and were owned by government officers. When the need for the sea traffic increased rapidly by the mid-19th century, from 4000 to 19000, steamboats operated by foreigners were also put into service in Bosphorus. Çelik (1986), pp. 82-83.

⁶³ Tuğlacı (1995), pp.537.

The increase in the population in Büyükada⁶⁴ in 19th century necessitated the establishment of steam boat services.⁶⁵ (Figure 2.10) In 1846 ferry services were put into operation from Kadıköy by *Seyr-i Sefain*, *Fevaid-i Osmaniye*, *İdare-i Aziziye*, *İdare-i Mahsusa* and *Şirketi Hayriye* companies.⁶⁶ The first steamboat service for Princes Islands was provided by *Fevaid-i Osmaniye* in 1843.⁶⁷ (Figure 2.11)

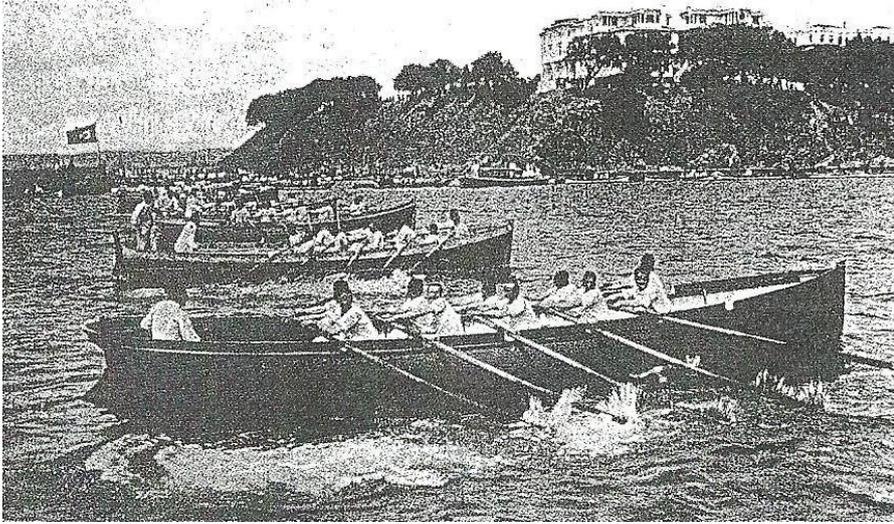


Figure 2. 9 Rowboats operating between Eminönü and Kadıköy.
Source: Ekdal (2008), p. 46.

⁶⁴ Public facilities such as religious and educational buildings were organized according to the increased population and the needs of the islands' residents. See Appendix B.

⁶⁵ Çelik (1986), pp. 82-83.

⁶⁶ Akçura (2010), p.90.

⁶⁷ *Şirket-I Hayriye Company* stopped the service to the islands after the *Seyr-i Sefain* was closed in 1933. The route was later put back into service by Akay Corporation. Tanrıverdi (2006), pp.131-133.

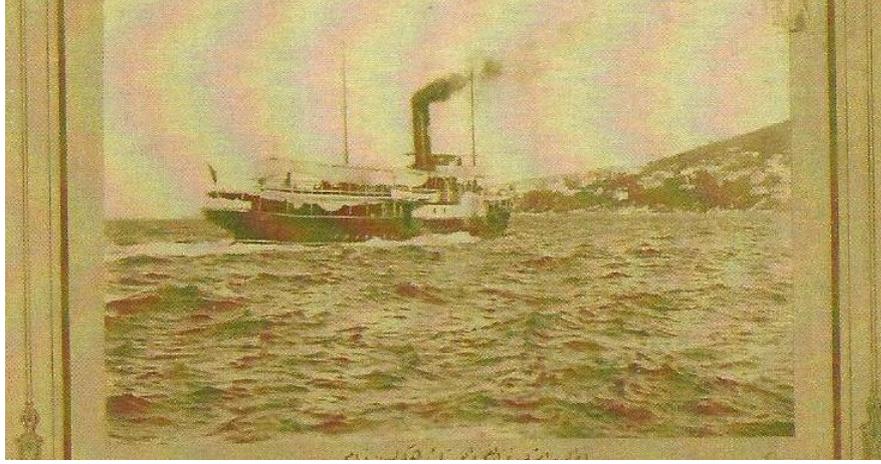


Figure 2. 10 Fenerbahçe Boat, travelling from Kadıköy to Princes Islands.
Source: Akçura (2010), p.90.

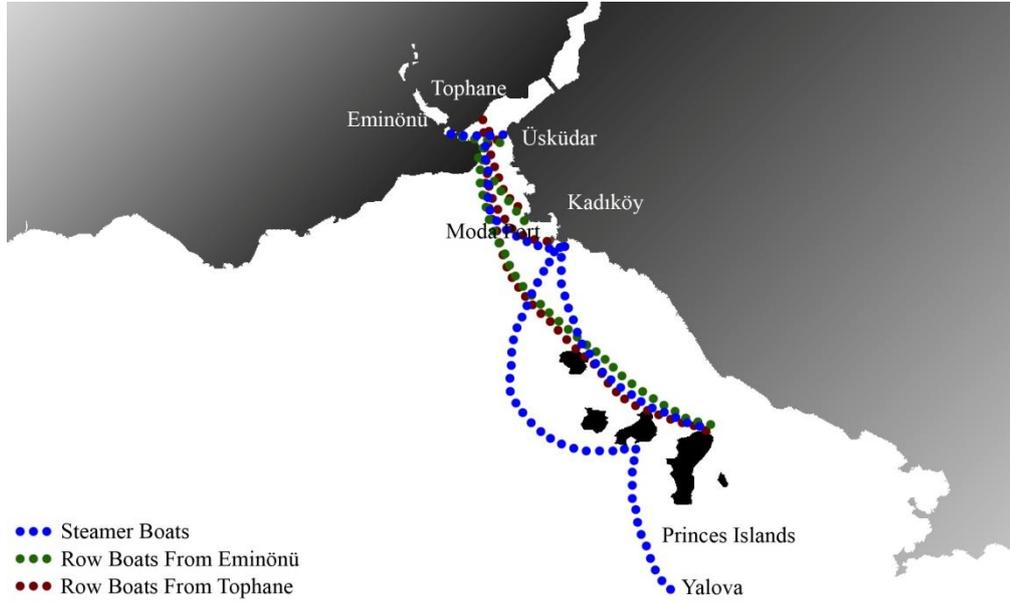


Figure 2. 11 The connection of islands to the mainland.

By the initiation of ferry services, establishment of a port became necessary in the island. In this respect, a wooden port called *Debarcadere* was built in front

of Plaj Hotel in 1899 and served for about a century. The current larger quay and pier building were built by Mihran Azeryan in 1915.⁶⁸

The urban development of the island was affected by newly settled society who populated the island especially after the increased transportation facilities. The increase in population and established port created a town center and introduced new building types such as pier building and tourism establishments.⁶⁹(Figure 2.12, 2.13)

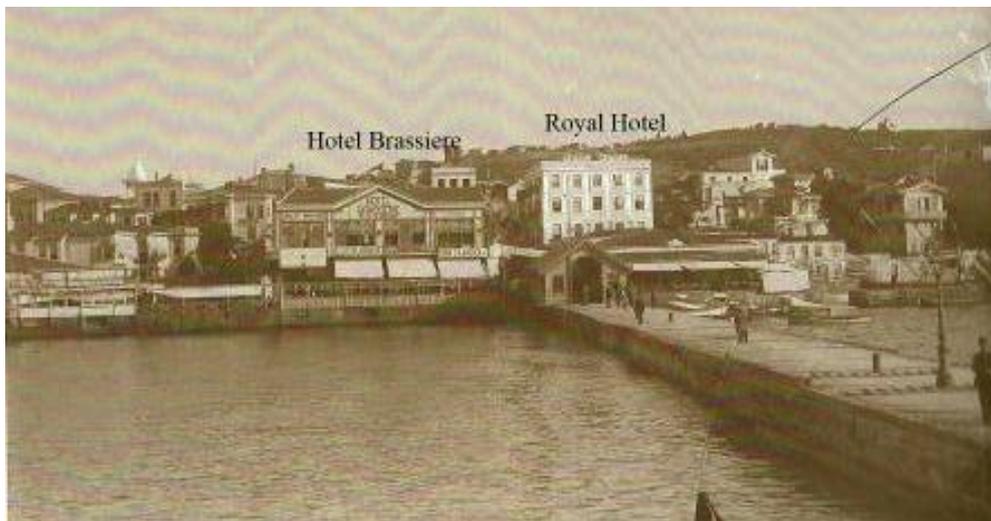


Figure 2. 12 Port at the end of 19.th Century.
Source: Akçura (2010), p.12.

⁶⁸ Tuğlacı(1995), p.537.

⁶⁹ Akçura (2010), p.118.



Figure 2. 13 Port at the end of 1800's.
Source: Gülersoy (1997), p.21.

The internal transportation means influenced the development of the town center and the expansion of residential neighborhoods. The physical environment of the island was shaped by the routes and streets. A main transportation artery which surrounded the island became a route for touring an important social event.

The main transportation vehicles within the island were horses, phaetons and bicycles in the 18th and 19th centuries, and no vehicular traffic was allowed beyond the port.⁷⁰(Figure 2.14, 2.16)

The main transportation routes also serve for the popular social activities such as the evening tours with horse carriages. Wealthy families owned their own carriages and stables, while others hired carriages. Two types of carriage tours were organized in the island. *Küçük Tur* started from the Clock Tower, passed from Nizam street to Lunapark continued from Maden neighbourhood to

⁷⁰ The transportation within the island is still done as mentioned; the motorized vehicles were restricted with the exception of mayor and fire department. Tuğlacı(1995), pp. 541-542.

Kumsal region and came back to the tower. *Büyük Tur*, included visiting the forests.⁷¹ In addition touring around the island from the sea was also possible in these tours rowing boats and yachts were used.⁷²(Figure 2.15)



Figure 2. 14 Horse carriages, tours.
Source: Akçura (2010), p.111.

⁷¹ Behremoğlu (2009), pp.129-130.

⁷² Tuğlacı (1995), pp.537-542.

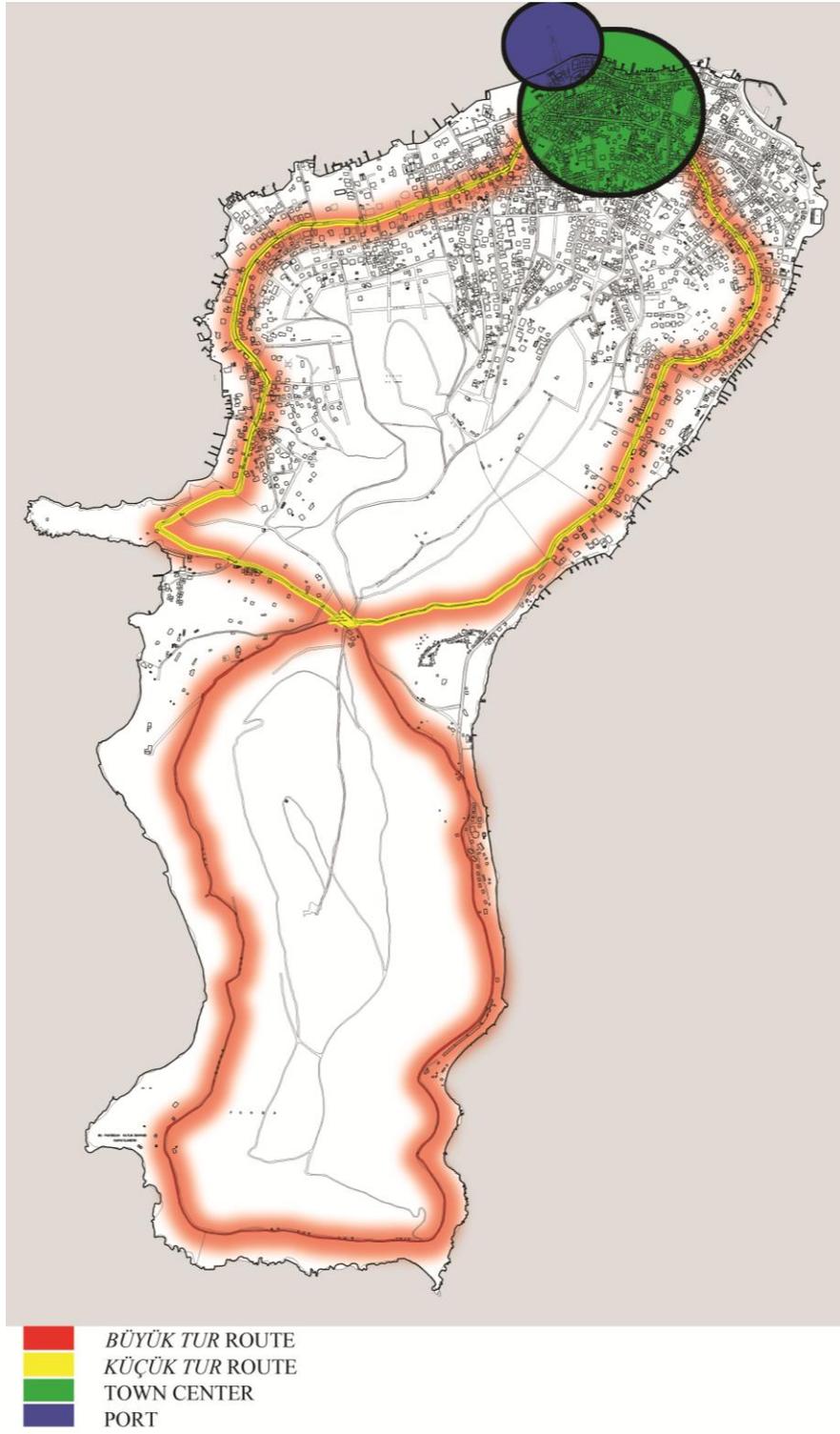


Figure 2. 15 Transportation Routes within Büyükada.



Figure 2. 16 Yachts, boats and bicycles as principle transportation vehicles in Prinkipo.
Source: Akçura (2010), pp.114-115.

2.4 Daily life

Princes Islands became a new settlement district for French, English, Levantines and wealthy Muslim families at the end of the 18th century.⁷³ The island became popular especially as a resort settlement offering a vibrant social medium. This vibrancy continued until the end of the 20th century. Thus the social activities were among the main attractions that caused an increase in population. As a new district of Istanbul, Büyükada offered possibilities for building new houses and social events which appealed to many families.⁷⁴ In addition to the seasonal residents of Büyükada, non-Muslims chose the island for recreational purposes in Sundays and during Christian feasts.⁷⁵ (Figure 2.18, 2.19)

Clubs, hotels, beaches and restaurants hosted social activities and became the social and recreational facilities that turned island into a fashionable resort.⁷⁶ The social facilities were located in specific areas.

The restaurants for example were situated around the port and Dil cape, Birlik Square and Luna Park.⁷⁷ (Figure 2.17) Two of the three beaches were in Yörükali district, while the third in Kumsal region. (Figure 2.20) The evenings in particular were spent with popular social activities. Meeting visitors, family members and friends at the port was among the special evening activities.

⁷³ Dünden Bugüne İstanbul Ansiklopedisi, pp.351-352.

⁷⁴ Tuğlacı (1995), p.463.

⁷⁵ Schlumberger (2006), p.11.

⁷⁶ Tuğlacı (1995), pp.463-536.

⁷⁷ 'Bella Vista' and 'Luna Park' restaurants were the most popular active social gathering places. While 'Bella Vista' hosted modest families, Luna Park restaurant was preferred by wealthy Muslims and Levantens. For more information on hotels in Büyükada see Appendix A and D.

Ladies of prominent families took tours by their private horse carriages accompanied by musicians on their way to the port.⁷⁸(Figure 2.21)

In the 19th century the island witnessed a vibrant social life dominated mostly by touristic, recreational and religious activities.



Figure 2. 17 Views of the restaurants.
Source: Akçura (2010), pp.144-150.

⁷⁸ Behramoğlu (2009), p.115.



Figure 2. 18 Amusement Park.
Source: Gülersoy (1997), p.86.



Figure 2. 19 Aya Yorgi Hill.
Source: Gülersoy (1997), p.93.



Figure 2. 20 Yörükali Beach.
Source: Akçura (2010), p.48.

In the early 20th century, clubs as new social environments enriched the daily life in Büyükada. The Yacht club, Seferoğlu Club and the associations like *Adaları Güzelleştirme Cemiyeti* which were established⁷⁹ in the beginning of the century contributed to the recreational lifestyle in the island.⁸⁰(Figure 2.22)

⁷⁹ Tuğlacı (1995), pp.463-536.

⁸⁰ For more information on daily life and social activities see Tanyolaç (2004), Tanrıverdi (2006), and also Devrim (2010), who is the granddaughter of Cevad Paşa the grandvezier of II. Abdülhamid who lived in Büyükada after his brother was sent to Halicarnassus.



Figure 2. 21 Horse carriage, tours.
Source: Akçura (2010), p.111.



Figure 2. 22 Flower Festival organized by *Adaları Güzelleştirme Cemiyeti*.
Source: Akçura (2010), p.62.

The clubs attracted many foreign residents of Istanbul to Büyükada in summer time. The foreigners and Muslim wealthy classes preferred Büyükada especially for the presence of clubs. In this respect the most active and important social environment was the Yacht Club which was established in 1906. (Figure 2.23) Located in 23 Nisan Street and founded by a British lawyer the club was opened as a branch of British Yacht club founded in United Kingdom. The members of the club which associates, high government and embassy officers hosted balls and social gatherings included both for Turkish residents and foreigners. The balls organized in the club were also attended by foreign statesmen, intellectuals and residents of the island and also by Gazi Musfata Kemal Pasha.(Figure 2.24) The club continued to function as a social and sportive center under the name Yacht Club Joint Corporation and Anadolu Club consequently during the Republican Period as well.⁸¹(Figure 2.25)



Figure 2. 23 Büyükada Yacht Club, *Anadolu Kulübü*.
Source: Gülersoy (1997), p.49.

⁸¹ Tuğlacı (1995), pp.478-498.



Figure 2. 24 Atatürk in Büyükada Yacht Club.
Source: Gülersoy (1997), p.49.



Figure 2. 25 Büyükada Yacht Club.
Source: Gülersoy (1997), p. 56.

CHAPTER 3

19th CENTURY URBAN DEVELOPMENTS IN ISTANBUL

The Ottoman capital in 19th century changed spatially and socially as a result of the growing relations with foreign cultures. The cultural changes introduced and also influenced the aesthetic preferences and new necessities of daily life. The social changes guided the developments in urbanization practices.⁸² In order to understand the urban developments, it is relevant to examine the dynamics that motivated these changes and conditions that shaped the material and ideological context.⁸³

19th century Europe continued to flourish according the social and economic policies of the previous centuries.⁸⁴ In this sense West was experiencing transformations on law, government and educational systems as a result of Enlightenment.⁸⁵ The advancements in technology transformed trading practices. The colonist and commercial interests of European countries triggered reciprocal international relations which led to cultural influence in between Europe and East.⁸⁶ The impact of west on Middle East entered a new phase in

⁸² Çelik (1986), p. 31.

⁸³ Batur (1985), p. 1038.

⁸⁴ Quataert (2000), p. 54.

⁸⁵ Ching, Jarzombek, Parakash (2007), p. 583.

⁸⁶ Lewis (1982), pp. 45- 49.

18th century due to the political and economical transformations in Europe. Territorial changes as well as introduction of new cultural inspirations also influenced the Ottoman Empire.⁸⁷ The interest and increasing relations with West introduced social and cultural changes. New social groups such as administrative officials and tradesmen emerged and also the economic power of non-Muslim residents strengthened. The non-Muslims composed of minorities and Levantines were in close relation with Europe and given certain advantages in terms of international trade taxing. This privilege created a wealthy bourgeoisie social class. A new social group of Muslim officers trained in west became members of the ruling classes. Thus Non Muslims, high administrative officers and Muslim ruling classes became influential in cultural changes and the modernization of the Ottoman Empire. The impacts of this influence were seen in the lifestyle of the new social groups. The rising Ottoman bourgeoisie favoring European lifestyle changed the physical fabric of the city.⁸⁸

One of the triggering factors that increased the amount of relations with Europe was traveling. Travels were organized to Europe by the palace in order to obtain information about the technical developments and lifestyle. Such travels became more frequent in between the 18th -19th centuries. The visits of royal envoys to Europe supplied both the imagery⁸⁹ and the information about the western life.⁹⁰ The most important visit to Europe in this period was that of

⁸⁷ Ibid, pp. 49- 57.

⁸⁸ Peker (2006), pp. 83-91.

⁸⁹ Peker (2006), pp.87-89.

⁹⁰ The entertainments, furnitures, decorations, settings and gardens of palace life as well as cultural facilities like opera were introduced. Peker (2006), p.88.

Twenty Eighth Mehmet Çelebi⁹¹ who was sent to France and been to palaces of Versailles, Trianon and Marly by the Ottoman palace. He collected notes and observations which upon his return provided information on the life style, settlement and garden arrangements of European palaces. The large and planned garden designs and the importance given to water in landscapes in the palaces he visited for example were noted in his travel journals and later influenced the landscape planning of Kağıthane.⁹²

In the 19th century centralized urban schemes were planned to replace the decentralized and organically formed urban layout of Istanbul. The aim was to reorganize the city in a modern context.⁹³ The urban reforms were done by western architects and engineers who designed new schemes and offered urban models. These efforts resulted in developing partial urban renewal projects. Furthermore new building types such as banks and office buildings were built and new transportation facilities were introduced. All these urban novelties; new urbanization practices, new building types and transportation facilities transformed Istanbul and gave way to further urban expansions and developments in especially certain parts of the city.⁹⁴

3.1 19th Century Urban Developments in Istanbul

The urban structure of Istanbul changed several times under the Ottoman rule.⁹⁵ However the city remained within the Theodosian walls until the 19th

⁹¹ For detailed information on his visit see his *Memuar*, Yirmisekiz Mehmet Çelebi (1970).

⁹² Kuban (1982b), pp. 116- 117.

⁹³ Ardaman (2007), pp. 110- 116.

⁹⁴ Tekeli (1985) , pp.879- 886.

⁹⁵ Ibid. , p.881.

century. In 19th century, new settlements developed outside the city walls and the urbanization practices started.

Under the Ottoman rule Istanbul developed within the Theodosian walls. Even after the 16th century when a new palace and bazaar were built the city remained inside the fortifications. A new commercial center was built close to the palace and the new housing settlements developed around religious complexes.⁹⁶

In the modernization era the settlements in Istanbul had concentrated in two centers.(Figure 3.1) In addition to the old city, a new city center was formed at the northern side of Golden Horn due to the increase in population.⁹⁷ This completely new settlement created a second city center populated by the merchant non-Muslims and foreigners⁹⁸. It was equipped with the rising commercial instruments and developed according to the trends of lifestyle in the 19th century Istanbul.

The commercial and cultural novelties of the modernizing era included new building types adopted for a modern urban life such as banks, office buildings, piers, hotels and customs. New institutions regulating communication and transportation for trading purposes were also introduced. New transportation facilities required lodging services and stations new piers and hotels offering different accommodation options than *Kervansarays* were built. Banks and office buildings were established to serve the increased international

⁹⁶ Kuran (1996), pp.114-125.

⁹⁷ Ardaman (2007), p.112.

⁹⁸ Foreigners term is used to refer the foreign originated mostly British and French tradesmen inhabitants who moved to Istanbul for commercial purposes.

commercial relations and operation of foreign capitals. New administrative institutions replaced houses of military officers who used to conduct work in the *selamlık* part of their houses. Last but not the least, the changes towards adopting a European culture introduced shops, theaters, entertainment centers and cafes and thus offered various recreational and leisure facilities.⁹⁹

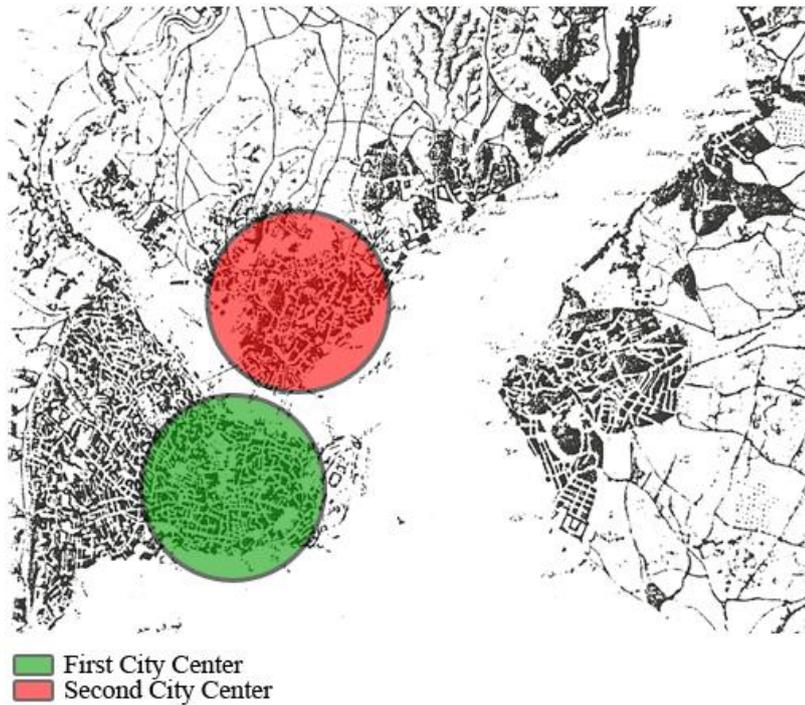


Figure 3. 1 The growth of the city during 19th century according to Davies map.
Source: Çelik (1986), p.40.

⁹⁹ Tekeli (1985), pp. 878-881.

New planning practices¹⁰⁰ were put into action in order to organize the expanding city and new settlements. The most significant were the establishment of an administrative system and development of urban plans.¹⁰¹

The growth in the demographic structure and physical boundaries of the city necessitated new administrative solutions. In this context the administrative reformations had started with the introduction of municipal services which replaced the functions of *Vakıf* and *Kadı*'s. *Şehremaneti* commission was founded to organize the urbanization and social services. The commission functioned to establish municipalities, plan and construct road enlargements, parks and preparing plans by referring European examples.¹⁰²

Western influenced urban planning principles such as regular street patterns and geometric layouts were adopted in developing new urban schemes and gradually transformed the Ottoman capital into a cosmopolitan one.¹⁰³ Three urban schemes were proposed by Moltke, Aradin and Bouvard¹⁰⁴ for introducing a modernized transportation network and creating an urban image

¹⁰⁰ Fires played an important role in the transformation of urban fabric, as the rebuilding of burnt areas gave opportunity for implementing western influenced urban planning practices.

¹⁰¹ Çelik (1986), p. 49.

¹⁰² Ibid. , pp.42-47.

¹⁰³ Ibid. , p. 49.

¹⁰⁴ Moltke's plan (1829) proposed arteries to combine the administrative regions with the old Byzantine gates, the conversion of wooden houses to masonry ones and the regulation of arteries. Aradin proposed a railroad connection across the Anatolian shore (Üsküdar) via a bridge with stylistic towers. Bouvard's proposal depended on Beaux-Art principles; regularization, symmetrical compositions, isolation of monuments, creation of vistas and also offered several demolitions. In all an rational urban scheme is desired, the proposals by Moltke and Bouvard included European features such as large squares and straight boulevards, Aradin's proposal however included Islamic features such as domes and *minarets* on pylons. Ibid., pp.107-125.

and infrastructure based on European technology and culture.¹⁰⁵ The schemes were not implemented. They on the other hand provided insights for plans and regulations, such as in *Ebniye Nizamnamesi* (Regulations for buildings).¹⁰⁶ Accordingly areas destroyed by fire were reorganized with new street networks, height limitations and construction methods.¹⁰⁷

Transformation of the urban fabric of the Ottoman capital differed from the urbanization efforts that were experienced in Europe in the same. In the west urban schemes were developed as a solution for problems of industrialization. In the Ottoman case however the aim was to prevent fires, to meet the road requirements for new transportation vehicles and to organize new settlement areas for the increased population.¹⁰⁸

Another factor that guided the physical boundaries of urban settlements in 19th century Istanbul was the transportation system. Transportation systems of Istanbul involved water transportation, tram, subway and trains.¹⁰⁹ Railroad transportation entered the empire in 1873- 1874 with two lines. The route from Europe to Istanbul was extended to the old peninsula with six stops in 1875. By these stops suburbs like Bakırköy, Yeşilköy and Küçük Çekmece were connected to Sirkeci, Kumkapı, Yedikule.¹¹⁰ The route from the Anatolian to

¹⁰⁵ Ibid., p. 104.

¹⁰⁶ Tekeli (1985), p. 890.

¹⁰⁷ Çelik (1986), pp. 53- 73.

¹⁰⁸ Tekeli(1985), p. 884.

¹⁰⁹ Çelik (1986), p. 82.

¹¹⁰ Ibid. , pp. 99 103.

the Asian side had its first station in 1909.¹¹¹ The water transportation in addition was an important means of connection within Istanbul. The opposite shores of the city were linked with water transportation. The new urban schemes and western building types re-shaped the city while the new transportation facilities accelerated the transformation in between the districts.¹¹² When the population in suburban districts increased the facilities that served these areas were improved.

3.2 Urban Expansion and New Districts of Istanbul

The old city boundaries started to expand in 19th century. New settlements developed in the northern side of Golden Horn, while palaces and residential neighborhoods were founded along the shore line. Districts such as Kadıköy and Erenköy on the Eastern banks and Bakırköy and Yeşilköy on the western banks of Bosphorus¹¹³ and also the Princes Islands developed.

In the new urban fabric the palaces along Beşiktaş shore showed the royal preference for this area. The shores of Bosphorus were populated with the seaside mansions that belonged to Muslim bourgeoisie, the royal administrative officers. Suburbs emerged on the opposing shores of Bosphorus at Yeşilköy-Bakırköy and Kadıköy- Erenköy. Among them Kadıköy, Bakırköy and Princes Islands originated as resort settlements.¹¹⁴ (Figure 3.2)

¹¹¹ The train station in Sirkeci Istanbul (built in 1887) incorporated a Beaux-Arts design with Islamic revivalist approach and has Oriental facade. The one on Asian side however was designed in Neoclassical style, thus met the traveler coming from Asia with western facade. Ibid., pp.99-103.

¹¹² Tekeli(1985), p. 882.

¹¹³ Çelik(1986), pp.39-42.

¹¹⁴ Kalafatoğlu (2009), p. 31.

The suburbs became denser and popular following the increase in transportation facilities. Kadıköy and Büyükada developed in this century mostly as a result of new transportation means that connected them to the mainland and center. In this respect Kadıköy which started to be populated densely after it became a resort neighborhood, was connected with railroad that is operated during summer season.¹¹⁵ Transportation to the Princes Islands was supported with increased ferry services.¹¹⁶ Hence increased facilities and social life turned the distant lands of Istanbul into popular, resort settlements of the wealthy residents.

¹¹⁵ Ekdal (2004), p. 396.

¹¹⁶ Çelik (1986), pp. 84-85.



Figure 3. 2 Map of Istanbul in 1900
Source: Çelik (1986), p.41.

The expansion of the borders of the city also influenced existing housing fabric. In this respect the houses in the city center were used mostly in winter time and were the permanent residences named as “konak”. Those located along the shores however are often used in summer time and were named as “yalı”. Also there were the ones that were situated in big gardens.¹¹⁷ In this context mansions in vacant areas constituted the resort districts of Istanbul while the seaside mansions lined the waterfront. (Figure 3.3)

¹¹⁷ Çelik (1986), pp. 39-42.



Figure 3. 3 Settlement scheme in 19th century Istanbul.

3.3 ‘Resort’ as a Concept

Resort settlements and resort houses that became popular in 19th century Istanbul (Figure 3.4) had their predecessors in earlier periods. In Byzantine times, palaces and mansions were built outside the city center, generally at the peripheries of the old city and occasionally at the southern parts of Bosphorus including Kadıköy.¹¹⁸

¹¹⁸ İnciciyan (2010), pp.67- 79.

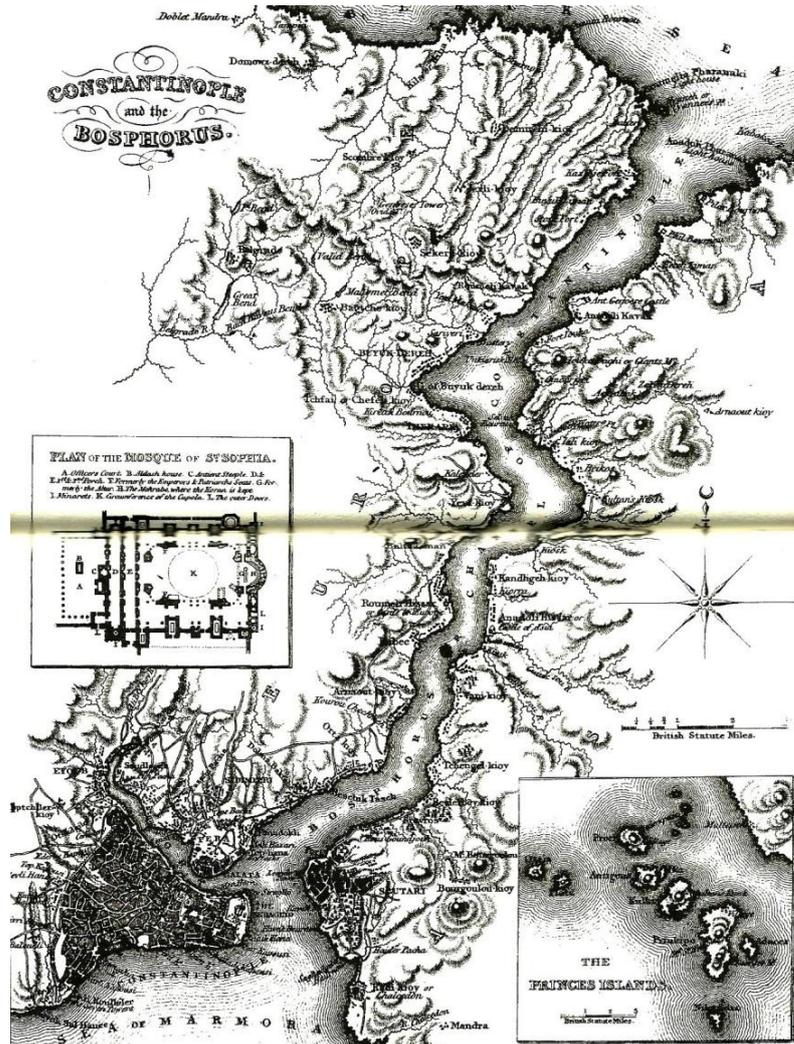


Figure 3. 4 Map of Bosphorus in 1839 by Alexander Findlay
 Source: İnciciyan (2010), pp.72- 73.

The newly emerging wealthy families of 19th century Istanbul who were admirers of a more European lifestyle are the primary actors for introducing a ‘suburban culture and suburban house’. The suburban neighborhoods were distant from the city center and grew as resort settlements.¹¹⁹ As they were

¹¹⁹ The term Resort Settlement is used to correspond to the term *Sayfiye Yerleşimleri* in Turkish.

built in vacant areas distant from the city center building large houses and gardens were possible, which appealed to wealthy families. They became the neighborhoods where a modern and lavish life with social and recreational activities could be pursued. Büyükada and Kadıköy in this sense became the popular resort settlements of Istanbul. The popularity of these neighborhoods increased with the development of various touristic and social activities.

In Europe as well resort settlements offering touristic and recreational facilities developed outside the city center.¹²⁰ In Britain for example suburban developments similar to those in Istanbul were developed in the 19th century. The rise of the economic power of the middle class in Victorian Britain led to an increase in the amount of landownership. Cottages and country houses of various scales were built in the country side by the emerging middle class.¹²¹ Their individual features include arched and decorated pediments, lacelike ornaments on eaves, and decorated banisters.¹²² The cottages were generally surrounded by gardens which were designed as leisure spaces rather than as farm lands. The facades were designed to integrate more with landscape.¹²³ Similar houses were also seen in the colonies of Britain, France and in United States after the midst of 19th century. These houses were often built according to the house plans and projects published in books. The books in this sense became the sources for building resort houses even in distant countries.¹²⁴

¹²⁰ For seaside resort towns in England and Wales see Barrett, (1958) and for transformation in resort settlements see Farrant (1987).

¹²¹ For Victorian British houses see Osband (2002).

¹²² Kalafatoğlu(2009), pp.27-30.

¹²³ For information in suburban settlements and cottages see Loudon (2000).

¹²⁴ For Victorian Architecture in America and projects see Garvin (1981).

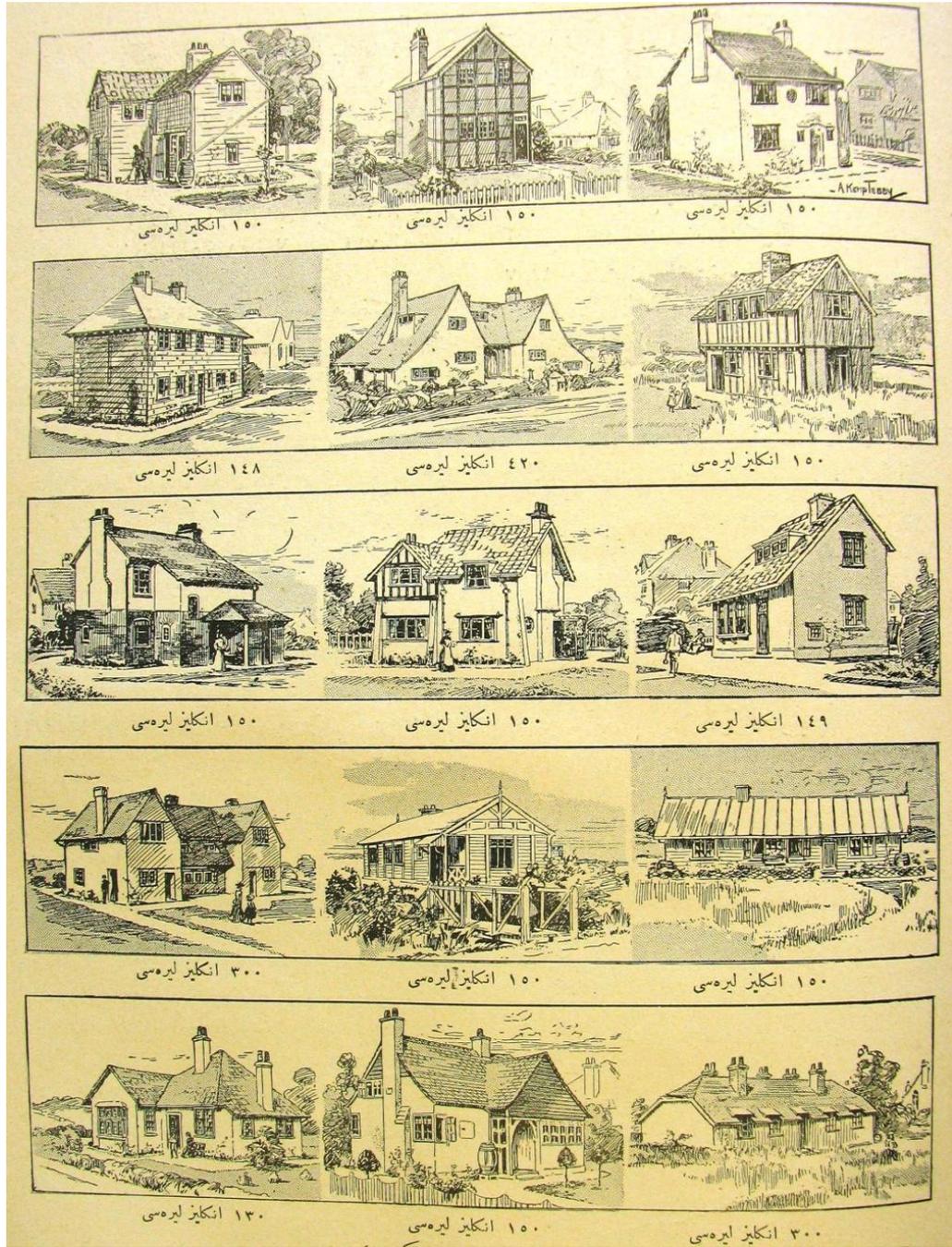


Figure 3. 5 Exhibition on Wooden Mansions in London narrated in *Servet-i Fünun* Magazine(1894).
Source: Kalfatoğlu (2009), p.32.

Resort houses were also advertised as ‘British houses’ in *Servet-i Fünun* magazine.¹²⁵ (Figure 3.5) Therefore it is not surprising to see that the resort houses that were built in Istanbul in 19th century were similar to the British cottages in terms of appearance.¹²⁶ A new house type emerged in Istanbul especially show great resemblance. Mansions in Erenköy such as the Tophani Pasha Mansion in Kadıköy and Keresteciyan Twin Mansions in Büyükkada for instance show a great similarity with their pitched roofs, pediments having lacelike ornaments and ornamented wooden facades to the British resort houses.(Figure 3.6, 5.9, 4.23)



Figure 3. 6 A House from Sussex.
Source: http://pm.gc.ca/grfx/sussex/12561_2_history.jpg

¹²⁵ Kalfatoğlu (2009), p.32.

¹²⁶ For a detailed study on British Victorian Resort Houses in Istanbul see Kalfatoğlu (2009). In her thesis Kalfatoğlu studied the Victorian styled mansions in Istanbul named as Erenköy Mansions by Sedat Hakkı Eldem.

In the modernization period the Ottoman house transformed gradually from a non-European rural origin to a modern European one. Starting with the 18th century the Ottoman society composed of Muslim and non-Muslim residents adopted the architecture and life of their European counterparts. The adopted architectural elements were applied with local building techniques.¹²⁷ This synthesis was initiated first by the sultans in kiosks and pavilions as examples of light and inexpensive buildings that articulated domestic architecture.¹²⁸ The ornamentations and architectural compositions aimed to create lighter and less introverted structure as reflections of the new lifestyle that favored an outdoor use as well.

The emerging social classes with economic power in addition to the palace authorities became influential in creating a new understanding in domestic architecture. Cantilevered eaves, slim timber columns, pitched roofs, columned porches, transparency and lightness, spare use of decoration, window compositions and curved Baroque canopies and staircases were among the elements often used to articulate domestic architecture.¹²⁹ The residential context indeed became the most suitable context for adapting western trends as it represented the private context which was more open to personal choices and desires. In this sense the western influence became more visible especially in façade compositions and the appearance of houses.

The new architectural language was applied more comfortably in mansions developed in the resort settlements as these were new foundations and were

¹²⁷ This mixture is mistakenly considered as eclecticism in architecture but it rather can be interpreted as a unitarian expression and ideology in artistry. Cerasi (1998), p. 132.

¹²⁸ Cerasi (1998), pp.131-137.

¹²⁹ Ibid, pp.131-150.

suitable in terms of providing ample land and free space. In the mansions of Kadıköy and Büyükdada the western influence was seen in space organization as well as façade arrangement. The resort houses (Figure 3.8) in these settlements resemble the architecture of masonry city palaces; the *Palazzo* that characterized in Renaissance Italy.¹³⁰(Figure 3.7)



Figure 3. 7 Villa Capodilista built in 1568, in Padoa, Venice, Italy.

Source: http://www.merrioncharles.com/villa-pdfs/Merrion-Charles_Emo-Capodilista.pdf

¹³⁰ Ergut, Erkmen (2011), p.20.



Figure 3. 8 Con Pasha Mansion built in 19th century in Büyükada.
Source: <http://www.panoramio.com/photo/2406051>

The resort houses of Istanbul are owned by wealthy foreign merchant residents, pashas and government officials. These were built either as mansions within big gardens or as seaside mansions on the shores of Bosphorus. In this sense previously uninhabited lands were transformed into residential areas by the social classes who had the means and desire to create an elite neighborhood. They shaped the built environment and the physical context of the neighborhoods where they resided seasonally. The seasonally populated resort areas of Istanbul in this sense were created as products of the new era. Large and grand houses had limited applicability in denser areas of Istanbul but could well be built easily in the vacant lands at the Anatolian side and the islands. Thus the once isolated areas of Istanbul gradually turned into resort settlements in the late Ottoman period.

The resort houses exhibit a plan type similar to those found in the city center with some alterations. Accordingly the living floors did not undergo radical changes. However some spaces such as kitchens and bathrooms were added to the houses. In the traditional urban houses of the period, as seen in the example below, the ground floor was organized to include service spaces and the rooms were arranged around a central sofa that runs through the entire floor. The houses often had two entrances on the same floor, one for private use and one for public use.(Figure 3.9) Windows were arranged at upper floors and ground floors have solid facades.(Figure 3.10) Resort houses built in Kadıköy and Büyükdada show resemblances in terms of such planning features and also façade compositions.

Local craftsman of timber work was utilized and developed within new interpretations especially on facades. The decorations and articulation seen in the masonry palaces of the West became more and more adapted in the wooden mansions of 19th century Istanbul; a development to be seen in the suburbs and islands as well.

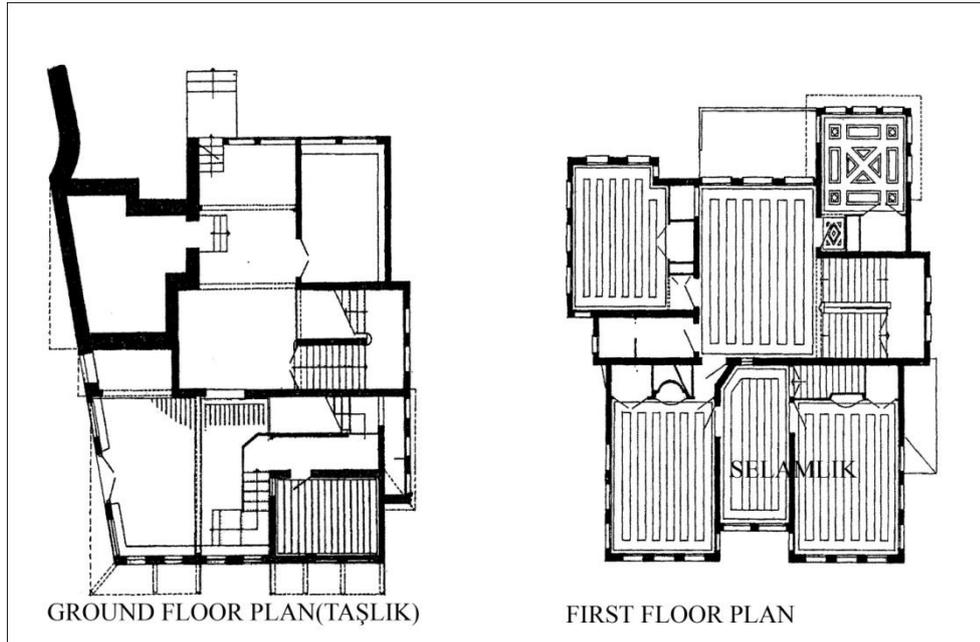


Figure 3. 9 Floor plans of a *Konak* in Haydar neighborhood, built around 18th century Istanbul.
Source: Eldem (1986), p.274.

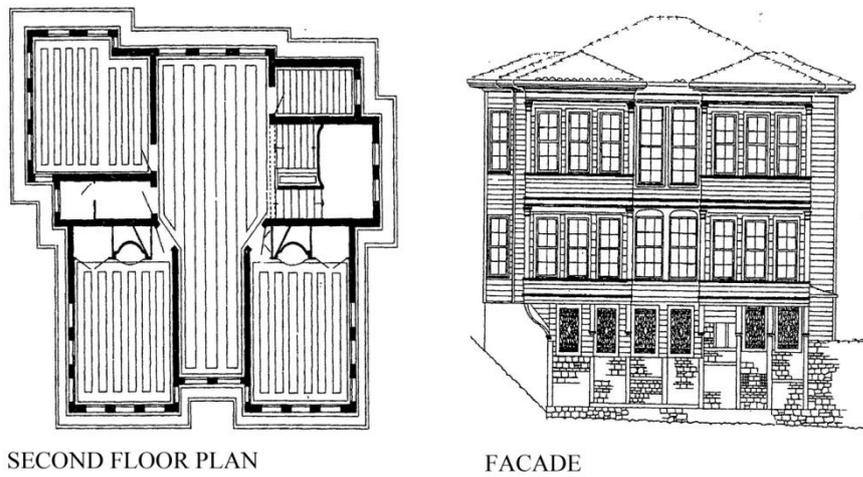


Figure 3. 10 Plan and View OF a *Konak* in Haydar neighbourhood.
Source: Eldem (1986), p.274.

CHAPTER 4

19th CENTURY HOUSES IN BÜYÜKADA

Princes islands were appealing in terms of being distant from the urban crowd and having social facilities such as hotels and clubs. This relatively isolated location provided an opportunity for pursuing a more independent and free lifestyle reflected also in architecture.¹³¹ The grand and comfortable houses with large gardens provided an escape from the narrow streets of Galata and Pera.

The Ottoman upper class like foreign residents, started to spend their summer in the islands and especially in Büyükkada which became the new resort of Istanbul. Areas occupied by the religious complexes of previous centuries were turned into recreation districts. The foreigners,¹³² wealthy Levantines and high officials of Istanbul had lived in their resort houses situated in the airy environments among floral gardens as opposed to the dense urban areas in the mainland.

The domestic architecture followed those seen in the newly developed suburbs along the Bosphorus. The major accelerator of increased building activities after the midst of the 19th century was the increased means of water

¹³¹ Behramoğlu (2009), p. 35.

¹³² Foreigners refer to the traders and residents with different occupations who were mostly English or British origin and lived in Istanbul.

transportation between the islands and the mainland.¹³³ The momentum in building activities in turn necessitated the formation of an administrative organization and an initial division was done in 1861.¹³⁴ In 1867 the islands became a township and in 1876 a district governorship was formed.¹³⁵ The urban regulation activities such as organizing roads and dividing the settlements into urban quarters accelerated especially after the big earthquakes until the First World War.¹³⁶ In terms of both building activities and urban regulations Büyükada assumed a leading role.¹³⁷

4.1 Settlement and Urban Development

The settlements in Büyükada developed in areas that had a convenient, flat topography. A look into the inhabited regions illustrate that the settlements were spread over approximately 21% of the surface area of Büyükada, while the town center occupies only 0, 65%. (Figure 4.1) Although the center remained localized in a small area it was marked by the port¹³⁸ and post tower and was a focal point for transportation routes.(Figure 4.2) The urban layout composed mostly of houses, hotels and religious buildings that spread from the town center into two main roads.

¹³³ Behramoğlu (2009), p. 115.

¹³⁴ Tuğlacı (1995), p.15.

¹³⁵ Ergut, Erkmen (2011), pp. 20-21.

¹³⁶ Ibid, p. 22.

¹³⁷ Ibid, p. 20.

¹³⁸ The earlier port with timber pier was built in front of the Plaj Hotel and the post tower was built on the graveyard in the Ayia Nikola of Karacabey region.

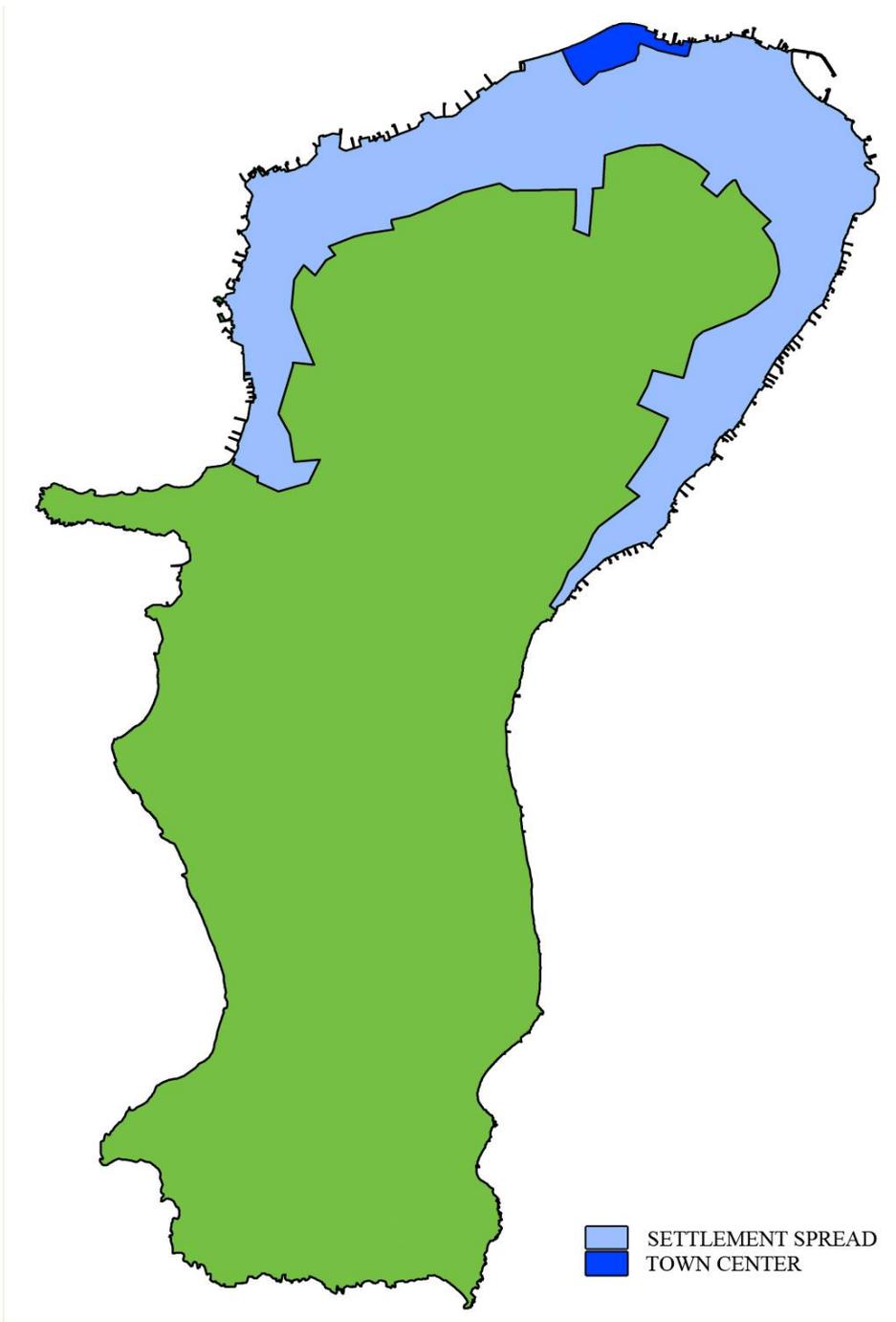


Figure 4. 1 Settlement Areas.



Figure 4. 2 Büyükkada, Post Tower.
Source: Gülersoy (1997), p.30.



Figure 4. 3 Büyükkada in 1860s, wooden port in the middle.
Source: Gülersoy (1997), p.9.

The two main arteries are organized along two directions with a relatively convenient topography. The urban fabric has developed organically from main arteries and had two districts; Nizam and Maden. The roads that stemmed further from the main arteries did not have an axial or a grid system. (Figure 4.4) Presence of organically laid streets was not related to a sloped topography considering the ancient towns such as Priene and Miletus which were successfully planned on sloped hills with streets organized in a grid system.¹³⁹ The organic street system of the island is rather related to the gradual development and expansion in time. The resulting urban fabric composed of main arteries, organically developed streets and *Cul-De-Sacs* that culminated in forested gardens.

The island's urban layout composed of a dominantly residential fabric. The density however varied. The densest neighborhood in the island was at the town center which also included public buildings. The center was the meeting point of the main arteries and thus the center of social activities. It contained tourism establishments, government offices and houses. (Figure 4.5- 4.8)

¹³⁹ For more information on ancient Priene and Miletus and their organic and grid planning see Kostof (1999), and Patronos (2002).

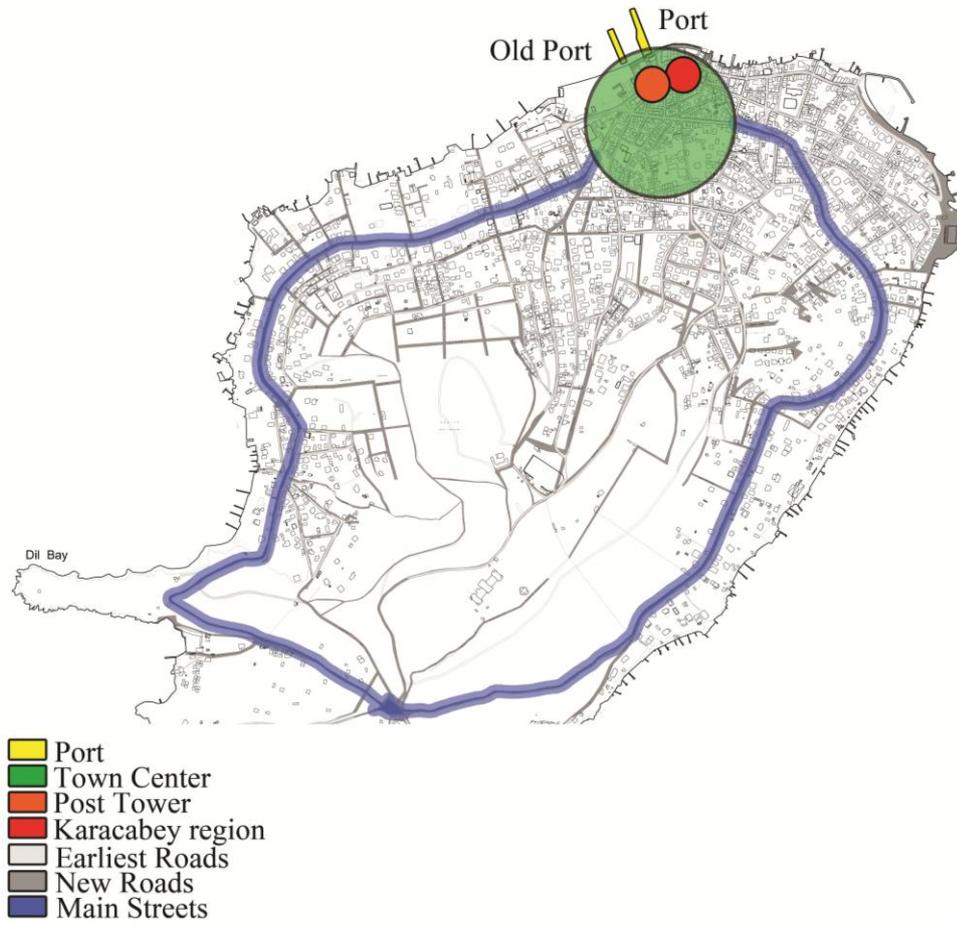


Figure 4. 4 Town Center.



Figure 4. 6 Vista-1; Balıkçıl Street at town center.



Figure 4. 7 Vista-2; Akdemir Street at town center.



Figure 4. 8 Vista-3; Akdemir Street at town center.

A looser building fabric was observed along the two main arteries. Maden and Nizam neighborhoods are along these arteries and mostly composed of houses and few religious buildings.

Maden neighborhood included the center and spreads into Yılmaz Türk Street which was established earlier and has a dense street/house layout that developed in time. The houses here are diverse in terms of having both mansions and attached houses.

Nizam neighborhood on the other hand developed after the mid19th century and has detached houses located to form a loose fabric. The area is also known as the most *ala-franga*¹⁴⁰ area of the island. The houses at this part of the island

¹⁴⁰ Tuğlacı (1995), pp.471.

were built at the end of the century and were mainly in the form of mansions situated among gardens. The Nizam district and especially the Çankaya and Nizam avenues are developed solely by wealthy residences. The houses built as ample summer mansions had dispersed layouts and spacious gardens around. (Figure 4.9)

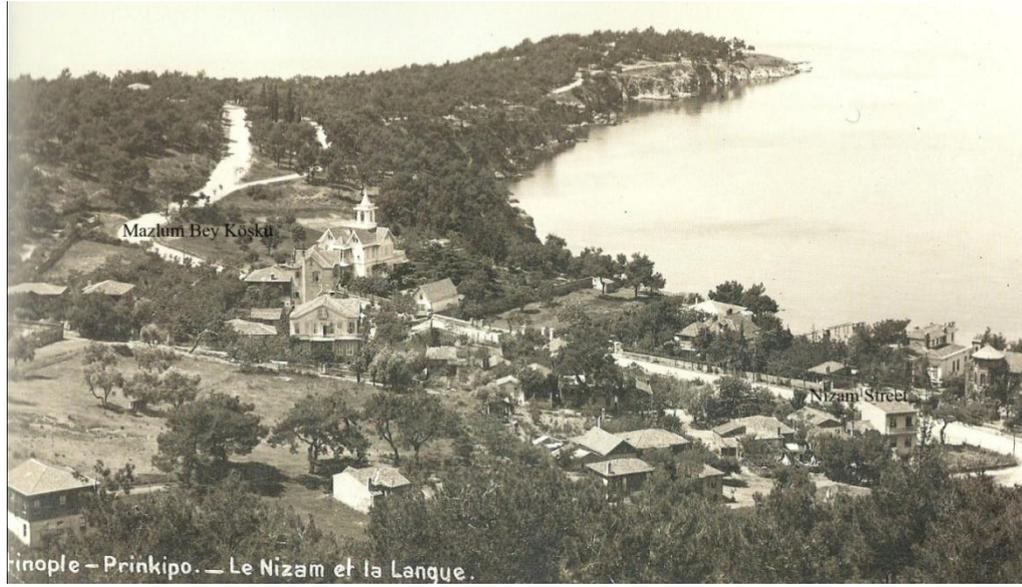


Figure 4. 9 Nizam Street.
Source: Gülersoy (1997), p.63.

4.2 Resort Mansions

There is not any information on the houses of the Byzantine periods. The earliest houses that are known to have been built in Büyükada were from the Ottoman period. The oldest surviving houses are from the 19th century¹⁴¹ and were built in the fashion of resort houses. The urban fabric of the island is

¹⁴¹ Tuğlacı (1995), p.30.

composed of houses built along the two main arteries that start from the town center developed beside the port. The houses were generally two or three stories high houses whose layouts change. Those that were built within the town center have either small gardens or are attached houses. Those that are built away from the center are located in larger lands and hence have gardens around.

The urban settlement of Büyükada was shaped after the mid19th century. Even though they were inhabited since antiquity, the buildings and settlements that exist today are the products of the late Ottoman Empire. In this period the empire was experiencing modernization and the social atmosphere also transformed Büyükada. As secure and distant settlements the islands were convenient environments to build houses that would reflect personal tastes and preferences.¹⁴² In Büyükada the distance and invisibility provided the means for building large and ornamented houses more easily. Such houses in turn represent wealth and status.¹⁴³

The most common construction material was timber in Büyükada. The houses were mostly built with timber and masonry used at the basement and ground floors. Complete masonry houses however also existed. The houses are one to three stories high and their front facades face the streets or the avenues.¹⁴⁴

¹⁴² Ergut, Erkmen, (2011), pp-19-20

¹⁴³ Zaloğlu (1989), p.31.

¹⁴⁴ The known architects and master builders of the houses in 19th century Büyükada are listed in Appendix C.

Houses that are built as lavish resort residences and studied as case studies are at Çankaya Street in Nizam neighbourhood.¹⁴⁵ These houses are Arvantidis Mansion, Keresteciyan Mansion, Con Pasha Mansion and Mizzi Mansion. They all belonged to non- Muslim residents of Istanbul.¹⁴⁶ They differ in terms of size and gardens while all face the main avenue. Mizzi and Con Pasha mansions are distant from the town center, were more ample in size and have large gardens. The other two are closer to the town center and smaller scale. They also differ in terms of orientation. Con Pasha, Keresteciyan and Arvantidis houses have back gardens facing the seaside and their front facades face the avenue. Mizzi house however was built at the opposite side of the street and hence its front facade has sea view while the garden is at the street side and has a lavish landscape. (Figure 4.11, 4. 18, 4.26, 4.34)

¹⁴⁵ The architectural drawings of few houses are provided by municipality. The case studies here are those for which drawings are provided.

¹⁴⁶ Trasivolos Yannaros who was also known as Con Pasha, was the son of Earl Yannaros from Venice. Arvantidis house belonged to a Greek originated ship owner. Keresteciyan houses belonged to Bedros Keresteciyan Efendi, a journalist and relative to Turkish Armenian Patriarch of Istanbul. Mizzi mansion belonged to British originated Giovanni Mizzi who moved to Istanbul as a lawyer with his wife. Tuğlacı (1995), pp.207-318.

4.3.1 Arvantidis Mansion



Figure 4. 10 Front Facade, Arvantidis Mansion.

The Arvantidis Mansion is a wooden structure constructed on a masonry basement floor. The house is a three story structure with the staircase organized in a brick tower. (Figure 4.10)

The below ground floor contained service rooms such as the main kitchen, and the storage room and also two additional rooms; which were probably reserved for the attendants. (Figure 4.12) The ground floor composed of three rooms. Depending on their size and ceiling decorations the two larger rooms are probably used as main living rooms. The third one is reached via an indirect

passage from the entrance hall that has a toilet and storage room on one side. This type of controlled and secluded access to a room suggests a desire for privacy and that it was either used as a guest room or a private study room. (Figure 4.13) The first floor contained four rooms, a kitchen and a bathroom. The decorated ceilings and size of the room facing the seaside suggests that it is probably the main living room on this floor. (Figure 4.14)

The entrance of the house is reached via a large terrace. The terrace also connects the entrance floor with the back garden located at lower level via the staircase. Thus an independent route to the service rooms at the below ground floor is also maintained.(Figure 4.13)

The circulation of the house expanded from a central entrance hall to the living areas. The staircase that organizes the circulation between the floors is not located at the end of the main hall. This U- shaped staircase, reached from the main entrance is on one side of the hall and thus enables a more private access to upper and below floors without being visible from the main rooms. On the ground floor the circulation is organized by the main entrance hall. It is connected to two living rooms sharing a common door and another room through a small hallway. On the upper floor four rooms and a bathroom are arranged around a central hall. These rooms are also connected to one another with common doors. In below ground floor all rooms are reached from a common hall.(Figure 4.12- 4.14)

The kitchen was organized at the below ground floor level (Figure 4.13)and is different than the more traditional kitchens which were generally located outside the house. In upper and ground floors additional kitchen spaces were arranged to support service for the main living rooms found at different

floors.(Figure 4.13- 4.14) The toilet in ground floor that is reached from the central hall indicates a more public use. (Figure 4.13)

All rooms relate to the outdoor environment with balconies and terraces. The below ground floor with service space is directly opened to the garden. On the ground floor a larger balcony with sea view is reached from the large living room and the room at the back. The living room in addition has a projected alcove towards the garden at its shorter side thus providing a specialized seating with a vista. The larger balconies closer to the kitchen spaces were probably used more commonly in daily life.(Figure 4.13) On the upper floors as well every room has balcony. The rooms that face the sea have larger balconies while the rooms and hall that face the main street had smaller and narrower ones which can be identified as French balconies. (Figure 1.13, 4.14, 4.15, 4.16)

The rooms of the house are oriented towards two main directions either to capture the sea view or the street view.(Figure 4.11) The larger living rooms on both ground and upper floors are located to face the sea view. The remaining living room on the ground floor and the rooms on the upper floor faced the street side. The larger balconies on the seaside also indicate that the main orientation of the house is towards the seaside. (Figure 4.15, 4.16) At this part of the house the larger living rooms and other rooms related directly with the outside by means of terraces. (Figure 4.13, 4.14)

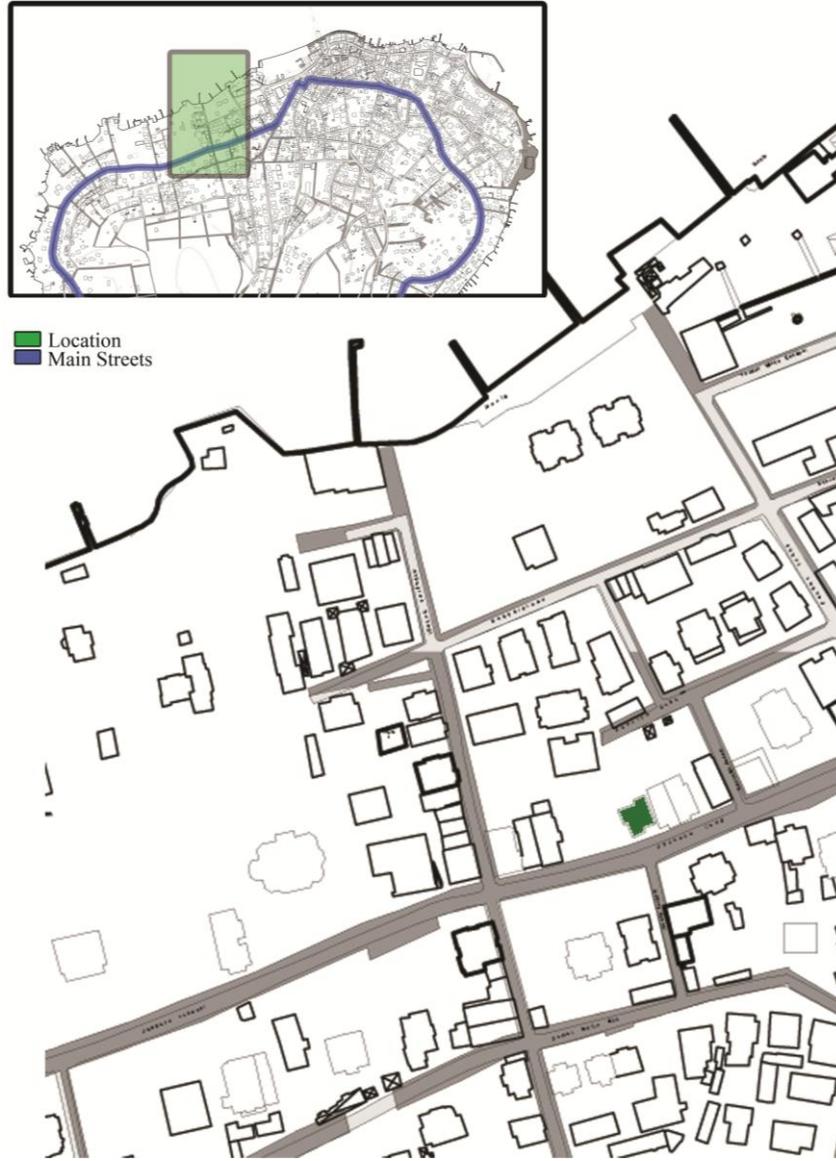


Figure 4. 11 Arvantidis Mansion in Çankaya Street in Büyükdada.

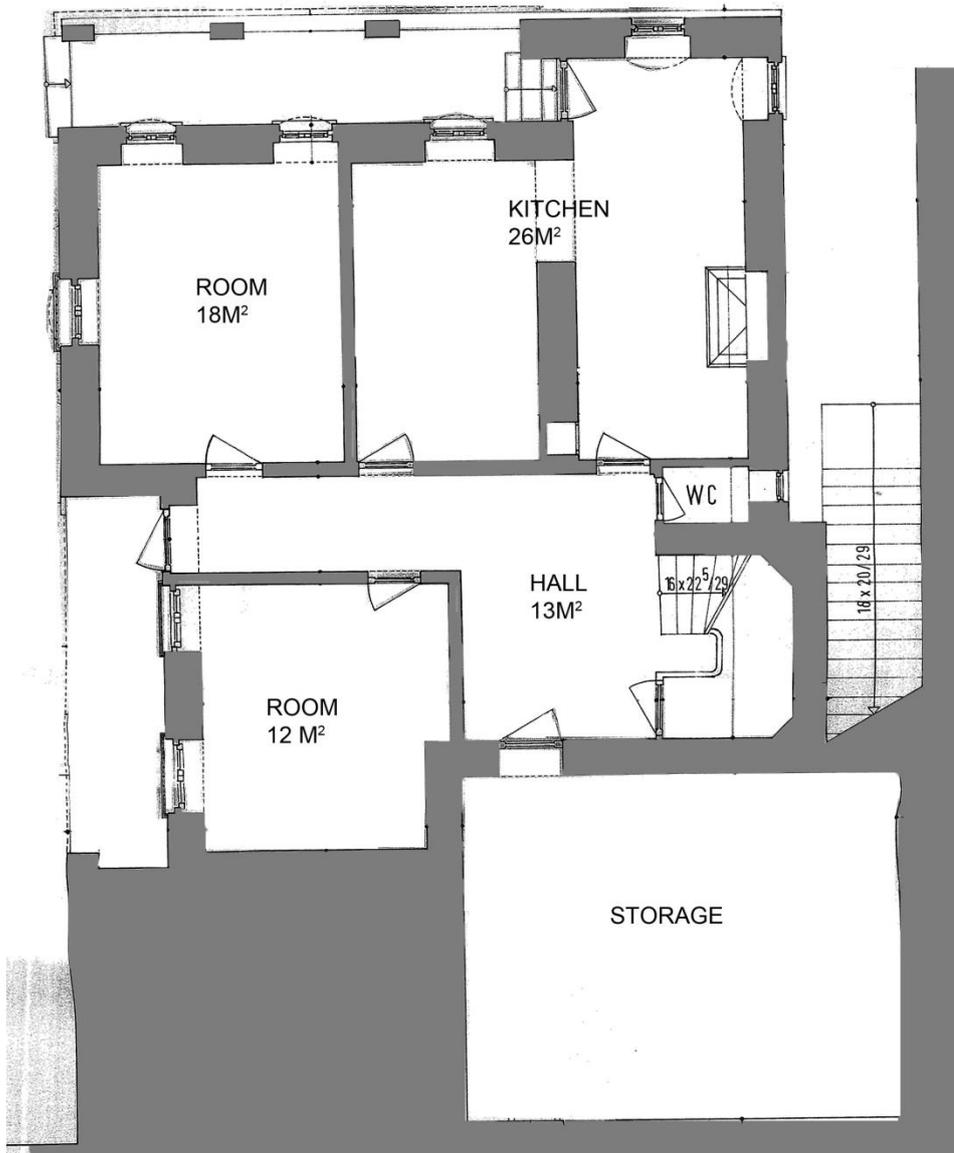


Figure 4. 12 Arvantidis Mansion, Below Ground Floor.

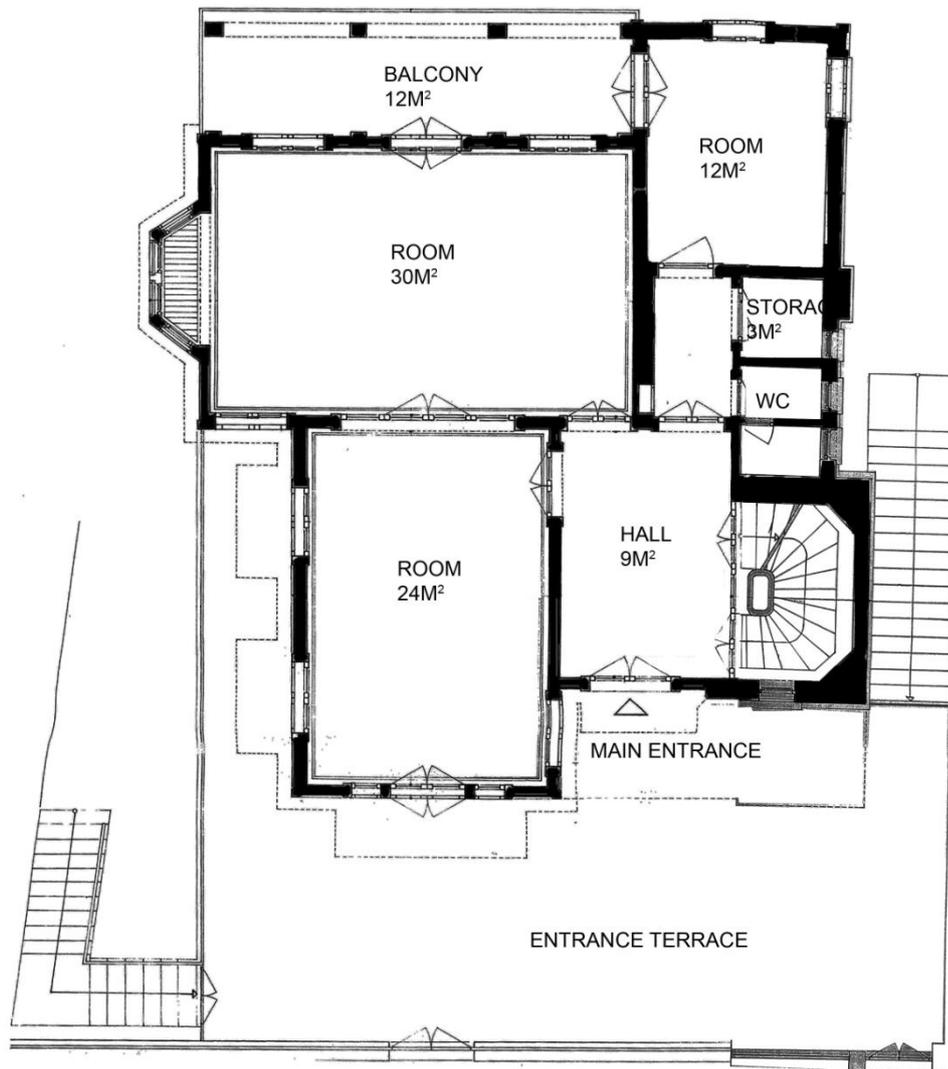


Figure 4. 13 Arvantidis Mansion, Ground Floor.

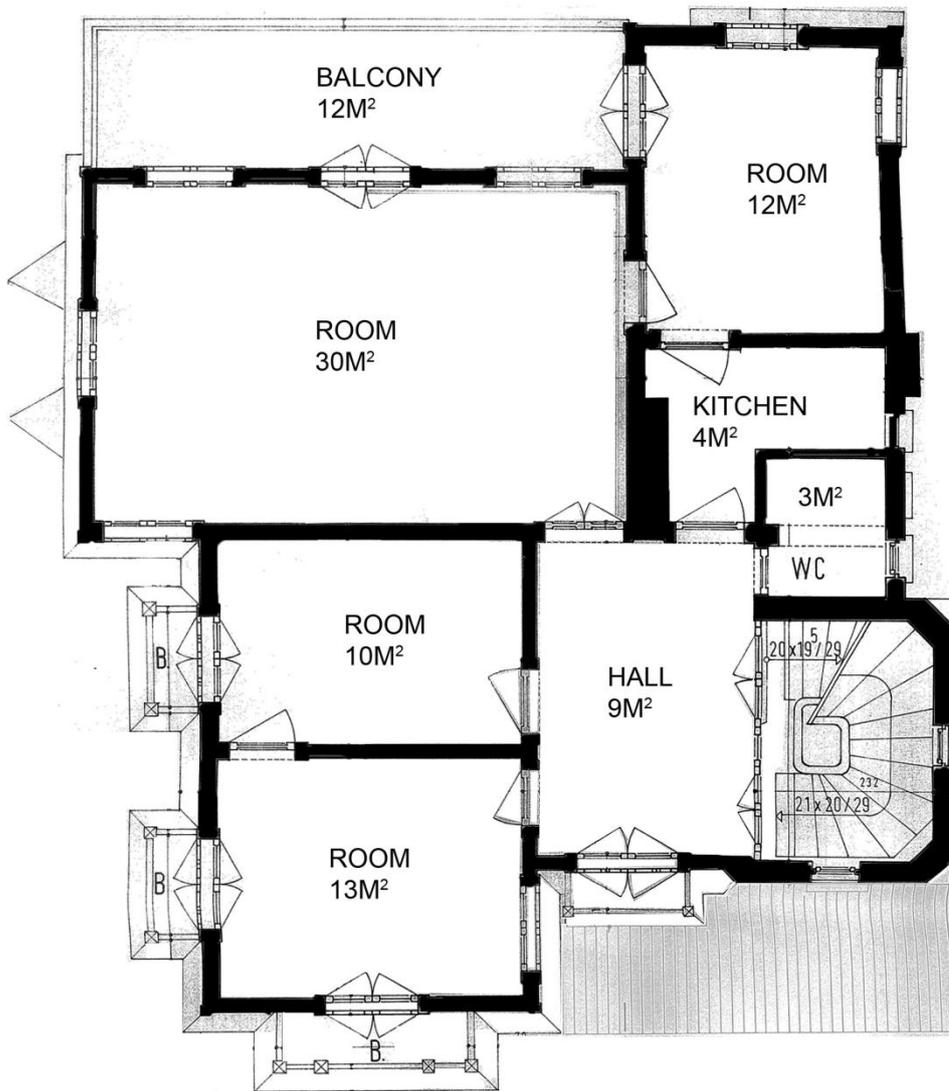


Figure 4. 14 Arvantidis Mansion, First Floor.

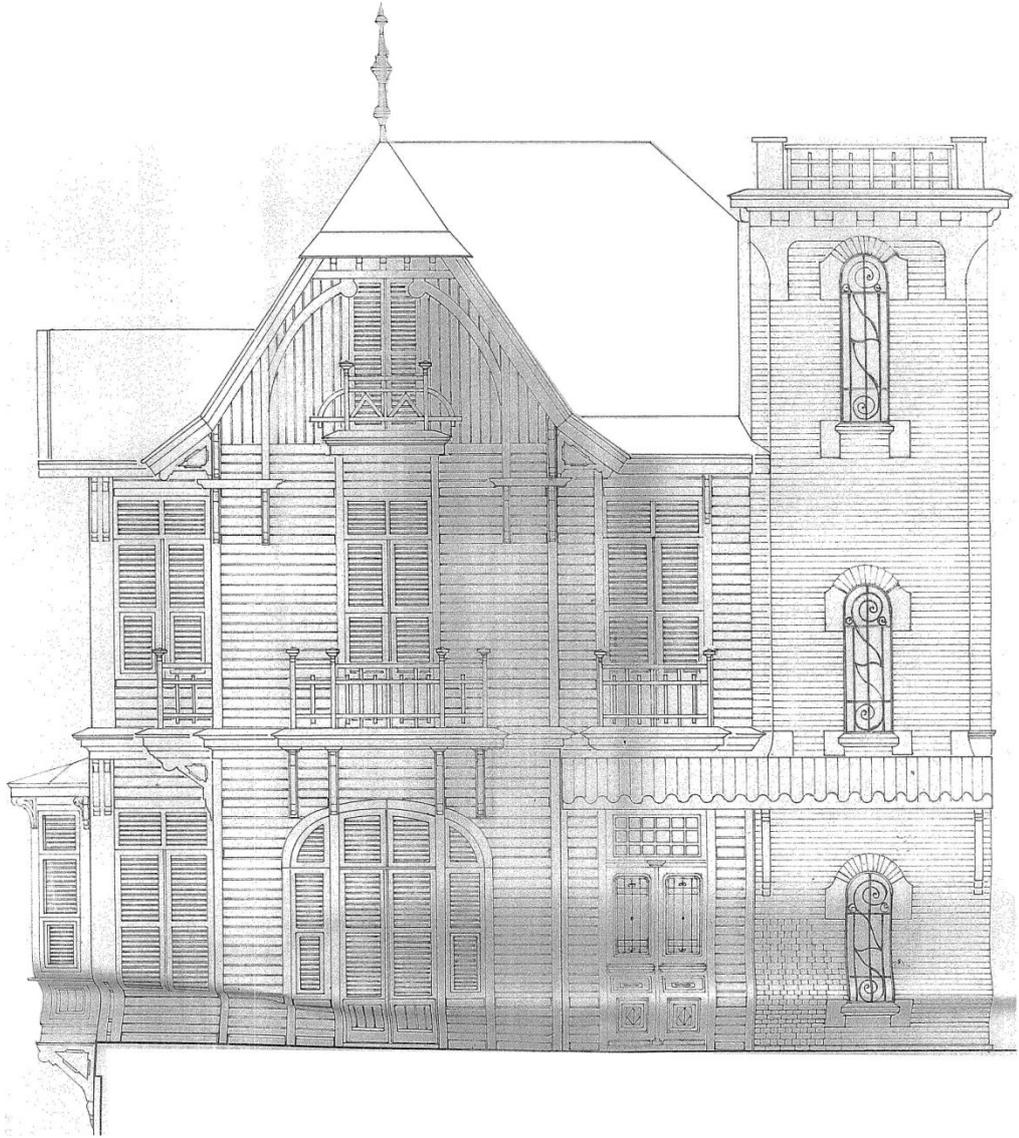


Figure 4. 15 Arvantidis Mansion, Street Façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.



Figure 4. 16 Arvantidis Mansion, Garden Façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

4.3.2 Keresteciyan Twin Mansions



Figure 4. 17 Street Facade, Keresteciyan Twin Mansions.

Keresteciyan Twin Mansions are four storey wooden houses built on a masonry basement floor. (Figure 4.17)

The below ground floor includes service spaces such as a kitchen, storage room as well as a Turkish bath and another room. On the ground floor there are three rooms, a kitchen, a storage room and a wc. The first floor has four rooms varying in size, a shared bathroom and a small kitchen. The second floor of the house has a steep roof under which are two rooms, a shared bathroom and a storage room.

The entrance of the house is from the street side. A terrace leads first to the entrance hall and then to the main hall. The circulation on the ground floor was organized through this central hall. The access to the upper and below floors is via a large U-shaped staircase located in the central hall. There is a secondary staircase at the terrace that faces the sea. In this respect the ground floor became connected directly with the garden situated around the below ground floor. (Figure 4.20)

The access to each room in every floor is through the main hall with one exception. The living room facing the seaside on the ground floor is not reached by the main hall but via a room located in between this room and the other living room facing the street. (Figure 4.20)

There is a kitchen on every floor. The stove in the below ground floor kitchen indicates that this was the main kitchen. (Figure 4.19) Another kitchen opening to the terrace facing the seaside is at the ground floor.(Figure 4.20) A small kitchen located near the room opening to the terrace serves the first floor.(Figure 4.21) A further service facility is provided by a kitchen counter placed in the extension of the main hall located in between the rooms on the second floor.(Figure 4.22)

There are balconies and terraces on every floor. The terrace below the ground level faces seaside and opens directly to the garden. The terrace areas are maximized by the addition of the space underneath the living room above floor. The extra room on this floor opens to the same terrace which suggests that this room might have been used as a living area by the owners. (Figure 4.19) The room facing the seaside at the ground floor has a large balcony. Another large balcony facing the seaside is found on both first and second stories. All rooms in both floors had balconies. Like in the Arvantidis House

the rooms facing the seaside shared a common terrace while the rooms that faced the main street had small individual balconies. The rooms on the street side relate to the outside by French balconies. (Figure 4.20- 4.22)

The number and size of balconies illustrate the importance given to outdoor spaces. They are approximately in the same size with the living rooms distributed on each floor. The relation of the outdoor spaces with kitchens on each floor indicates that kitchens were part of social gatherings. The kitchen that directly opens to terrace and garden at the below ground floor and the kitchen on the ground floor that opens to a big balcony facing the seaside indicate that terraces were utilized actively as recreational spaces. (Figure 4.19, 4.20) Spending time outside in open air, eating and relaxing with a sea view were among the pleasures of resort life.

The house oriented both towards the street and sea like Arvantidis Mansion. (Figure 4.18) The below ground floor and its terrace look towards the sea. The ground floor and upper floors on the other hand are oriented in both directions. At the seaside a large balcony with sea view existed. (Figure 4.19, 4.21)

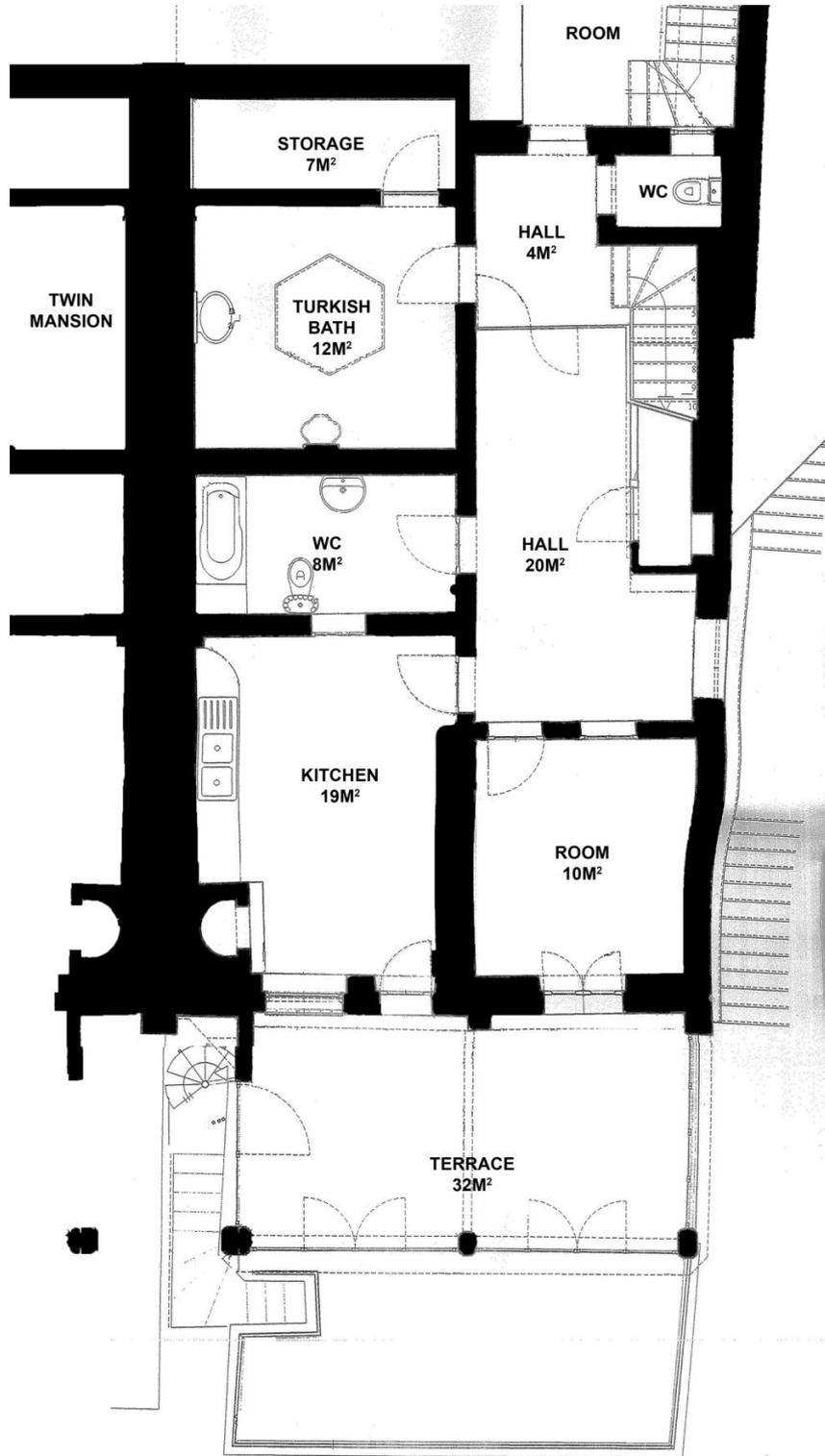


Figure 4. 19 Keresteciyan Twin Mansions, Below Ground Floor Plan.

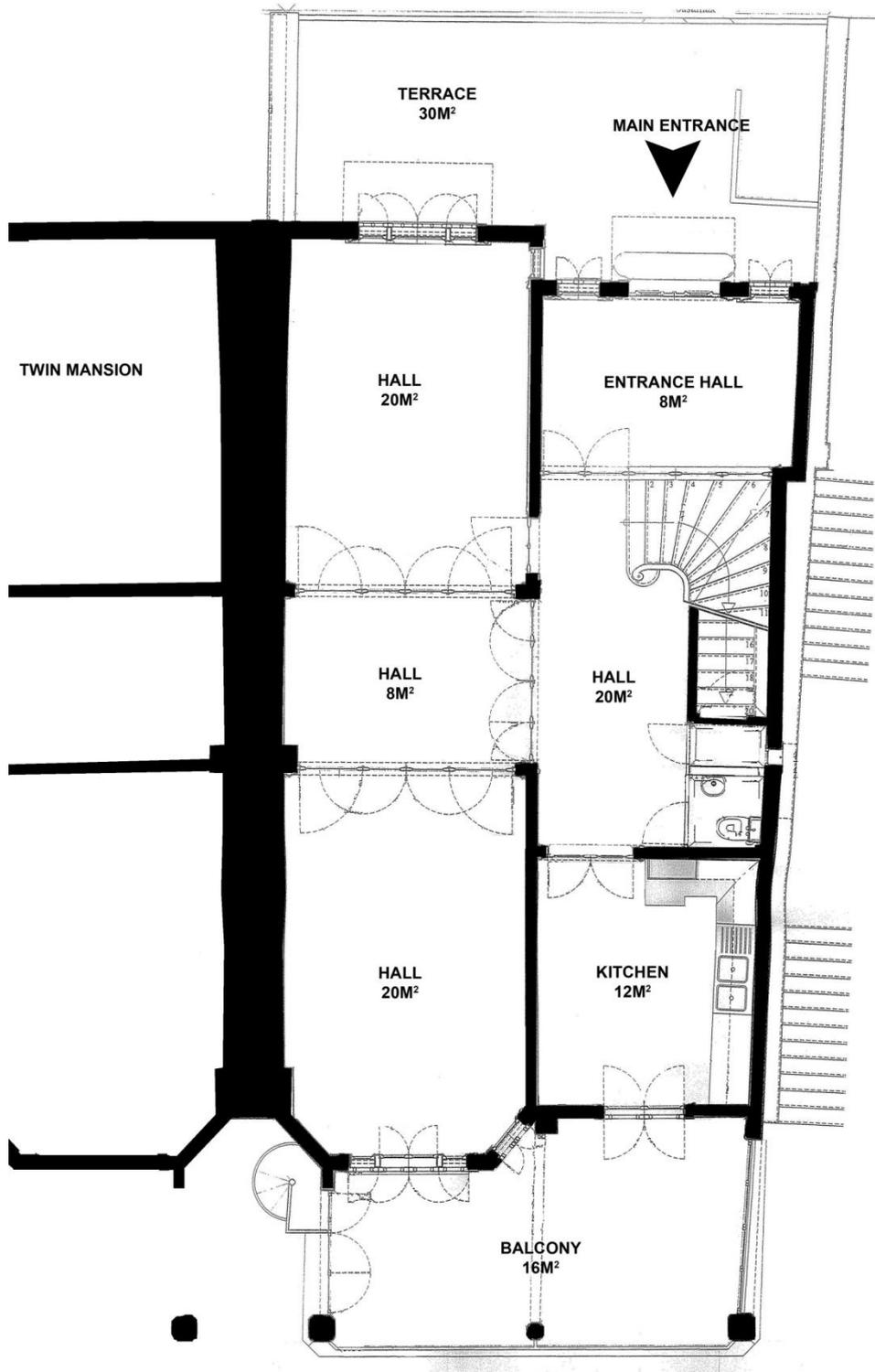


Figure 4. 20 Keresteciyan Twin Mansions, Ground Floor Plan.

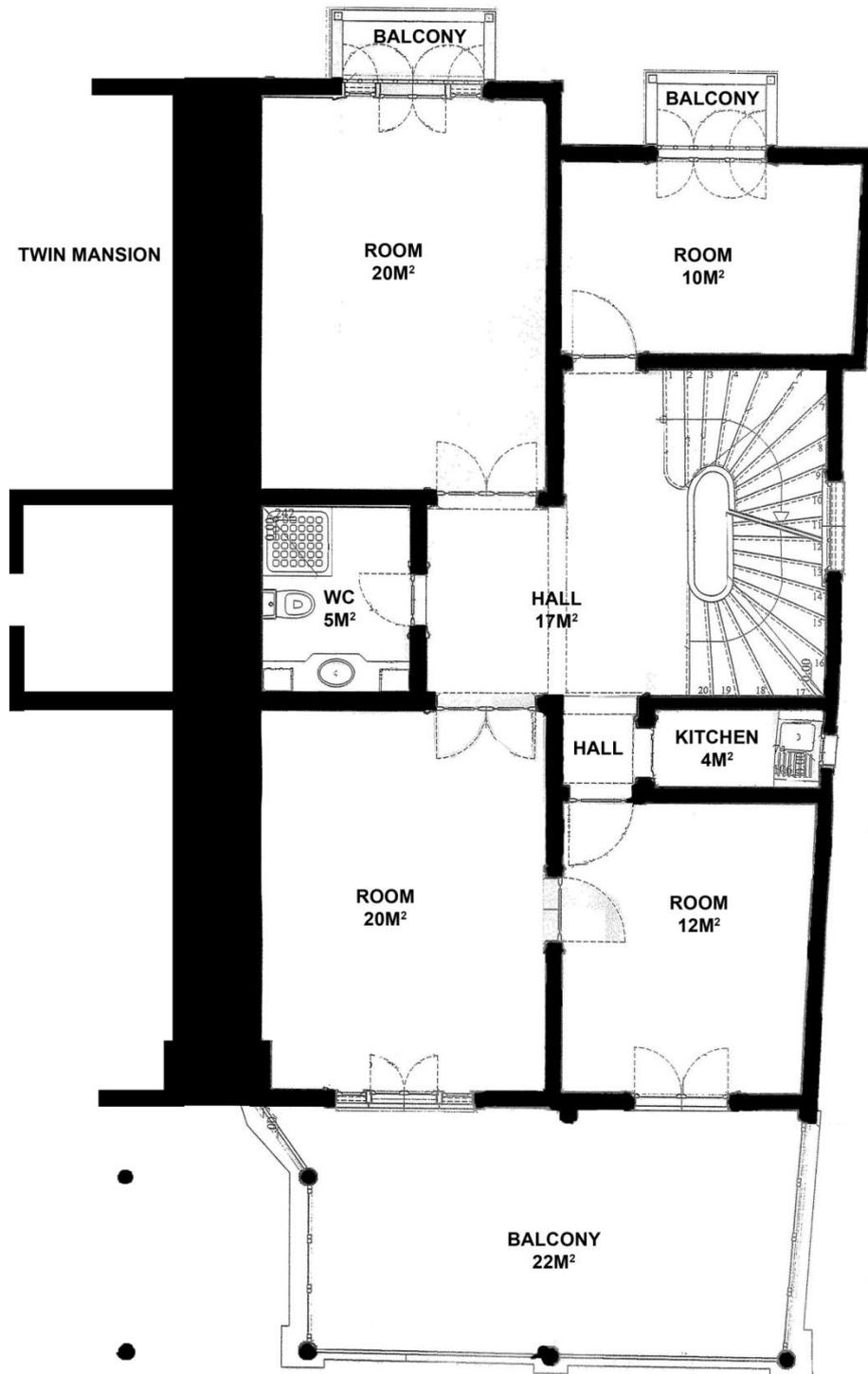


Figure 4. 21 Keresteciyan Twin Mansions, First Floor Plan.

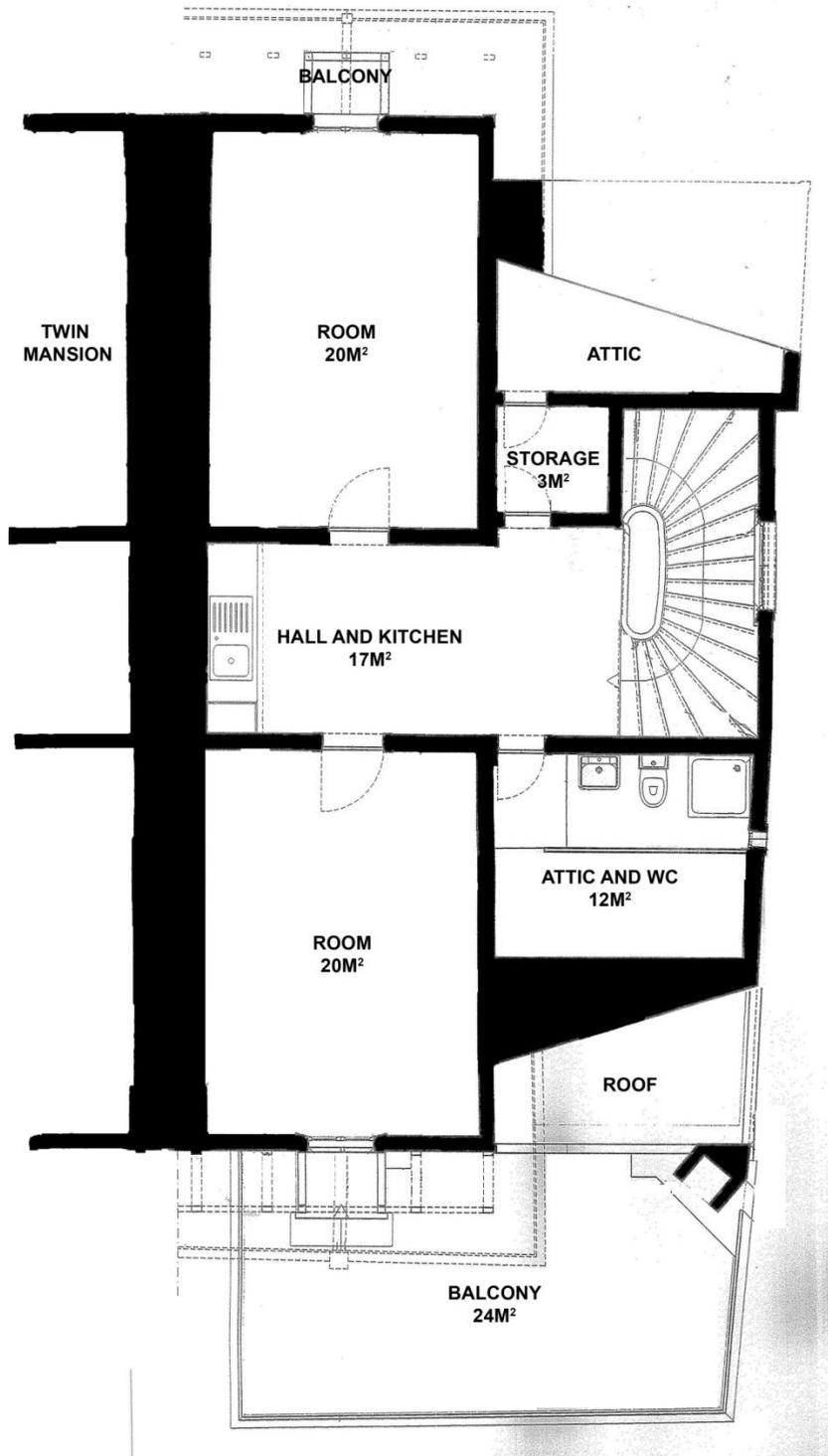


Figure 4. 22 Keresteciyan Twin Mansions, Second Floor Plan.

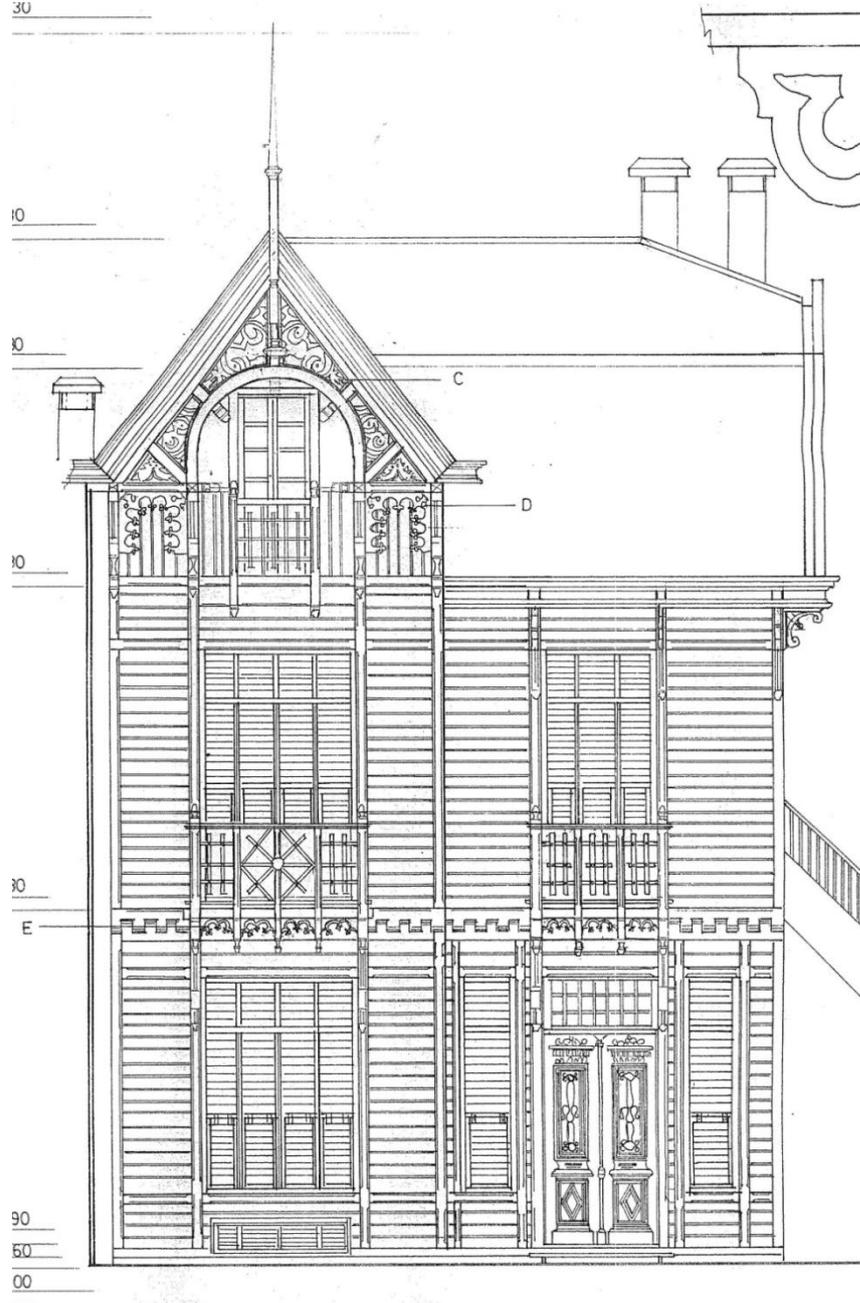


Figure 4. 23 Keresteciyan Twin Mansions, Front Façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

4.3.3 Mizzi Mansion



Figure 4. 25 Street Façade, Mizzi Mansion.

Mizzi Mansion is a masonry building. The mansion belonged to an English family who moved to Istanbul in the late Ottoman period.¹⁴⁷ The glass chamber (absent) on top of the tower and the service spaces were later additions by Raimondo T. D'aronco.¹⁴⁸ (Figure 4.27, 4.31) The tower which rises on the

¹⁴⁷ The house was sold by English George Mizzi to his son who passed it to her granddaughter in 1889. Tuğlacı (1995), p.349.

¹⁴⁸ Kuruyazıcı (2011), p. 66.

street façade includes a room and staircase is an observatory tower. (Figure 4.27, 4.28, 4.29)

This is a relatively large house with a large central hall and a courtyard. A group of rooms are arranged around three sides of the main hall. On one side is the dining room and kitchen and on the other are two rooms; one facing the street side and the big garden and the other facing the garden at the back. (Figure 4.27) The first floor had eight rooms, a bathroom and a tower that contains a staircase reaching the observatory tower. (Figure 4.28) On the roof floor there are three more rooms and service spaces which are probably reserved for the domestic attendances. (Figure 4.29)

The main entrance is through a narrow but very large porch (100m²) which gave access to the main hall, *sofa*. A secondary entrance was organized at the back of the house which opened into a courtyard. (Figure 4.27)

The circulation in the mansion is through the large hall which probably was also used as a reception room during social gatherings. Its size and decoration were ample enough to entertain guests and organize social activities. The upper floors are connected with the hall via a double-sided staircase, whose landing area is connected to a narrow staircase leading to the basement floor where there was a storage room. The relatively secluded location of the narrow staircase might have been related to its use as a passage to service entrance. (Figure 4.27) There is also another staircase in a separate room at the first floor which reaches to roof. (Figure 4.28) Thus the connection to the attendees' rooms on the roof floor and the storage room on the basement floor were organized by a separate staircase which is not visible. (Figure 4.29, 4.30) The circulation in first floor is also via a central hall. Six rooms are opened directly to the main hall while two rooms on the street side are reached from these

rooms. The observatory tower is connected to one of these corner rooms on the first floor and to the porch on the ground floor. (Figure 4.28)

The service spaces such as storage or kitchens were at the back of the house rather not in a basement floor as the house was built on a flat land. A separate wing with rooms and bathrooms is designed at the garden as well. This wing could be used independently and privately as it was separated from the rest of the house. So it was suitably arranged to have been used as a private area for domestic laborers or a guesthouse. (Figure 4.27)

The house is related to its garden in various ways. The main entrance to the mansion is through the elevated large porch which enabled the view towards the street. The outdoor courtyard behind the house divides it into two parts and is a distinct feature. On the one side is the main house and on the other a separate living quarter. With this layout the privacy of the house is maintained not only with an enclosed hall but also with an open space that separated two living areas. The courtyard was embellished by a long and narrow pool that further separated the two wings. The pool also created a decorative setting for the main hall. (Figure 4.27) On the upper floor the rooms that have a sea view are planned to have small balconies as this façade also faced the street. The house is further elaborated with a fancy garden wall on the street side. (Figure 4.71) The wall itself is articulated with small architectural facades placed on either side of the street gate. (Figure 4.31)

The orientation of the house is towards the sea side and the back garden. In this case the façade looking towards the sea also faces the street in front. Thus neither terraces nor big balconies were arranged in that direction. The terrace reached from the kitchen and the main hall opened to a more controlled outdoor environment at the back of the house. (Figure 4.26, 4.71)

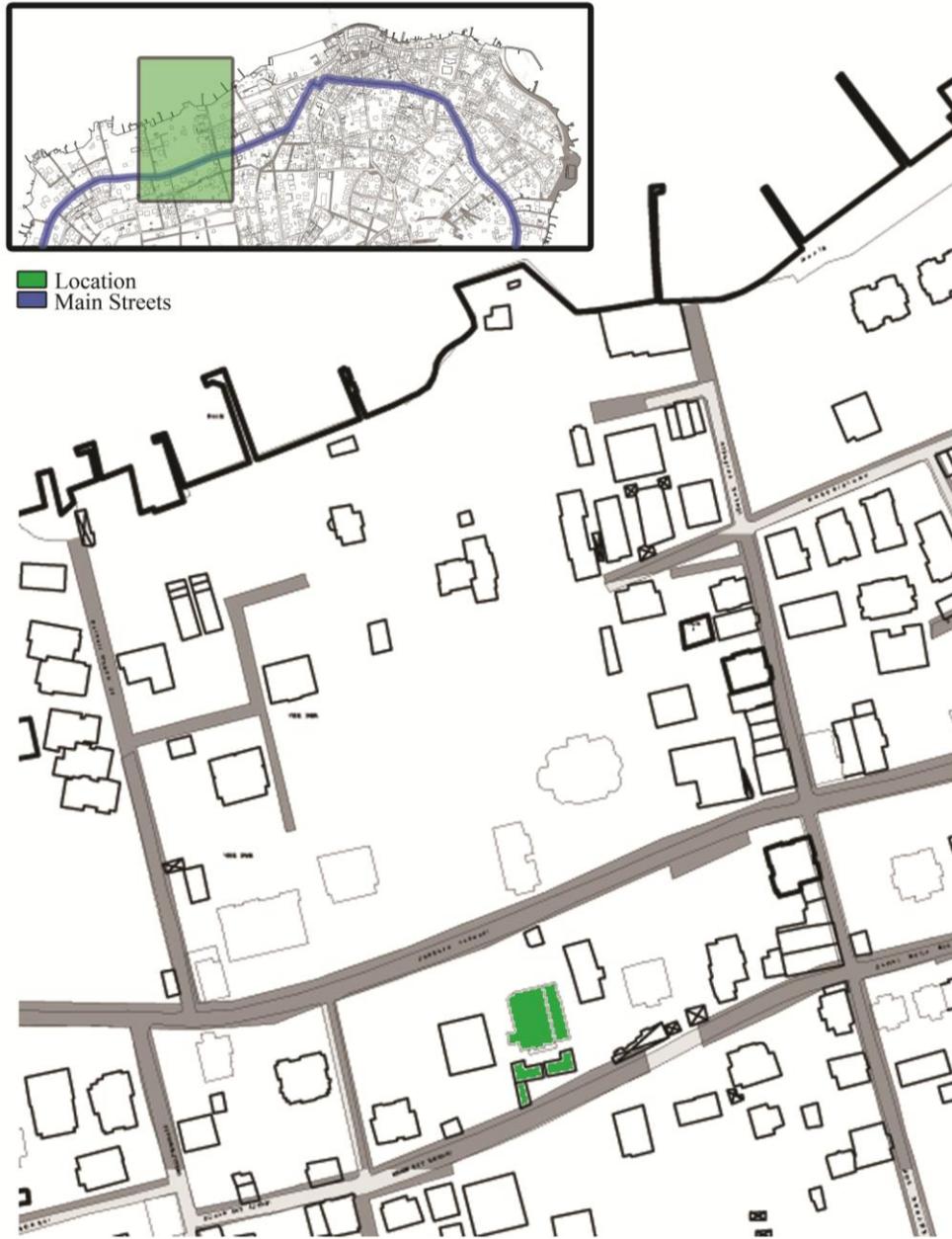


Figure 4. 26 Mizzi Mansion in Çankaya Street in Büyükada.

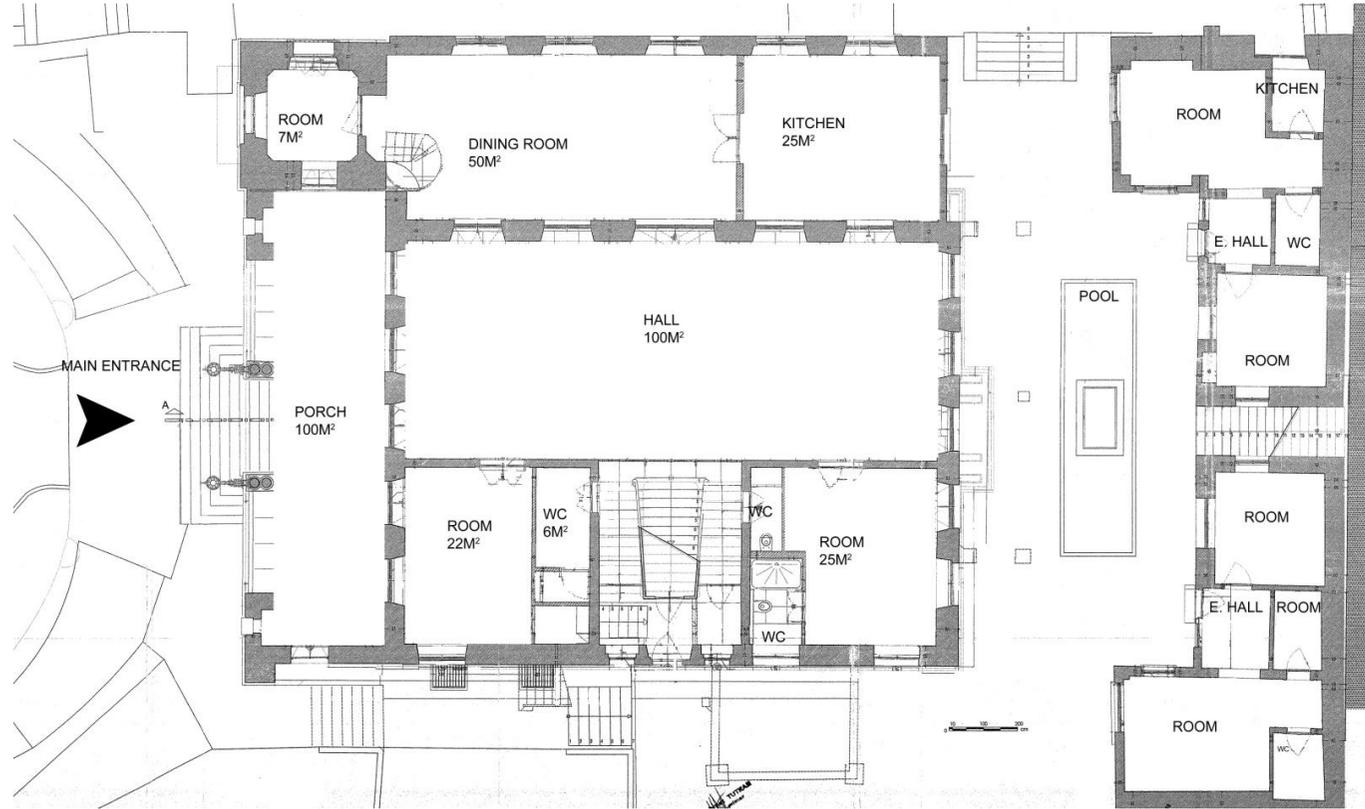


Figure 4. 27 Mizzi Mansion, Ground Floor Plan.

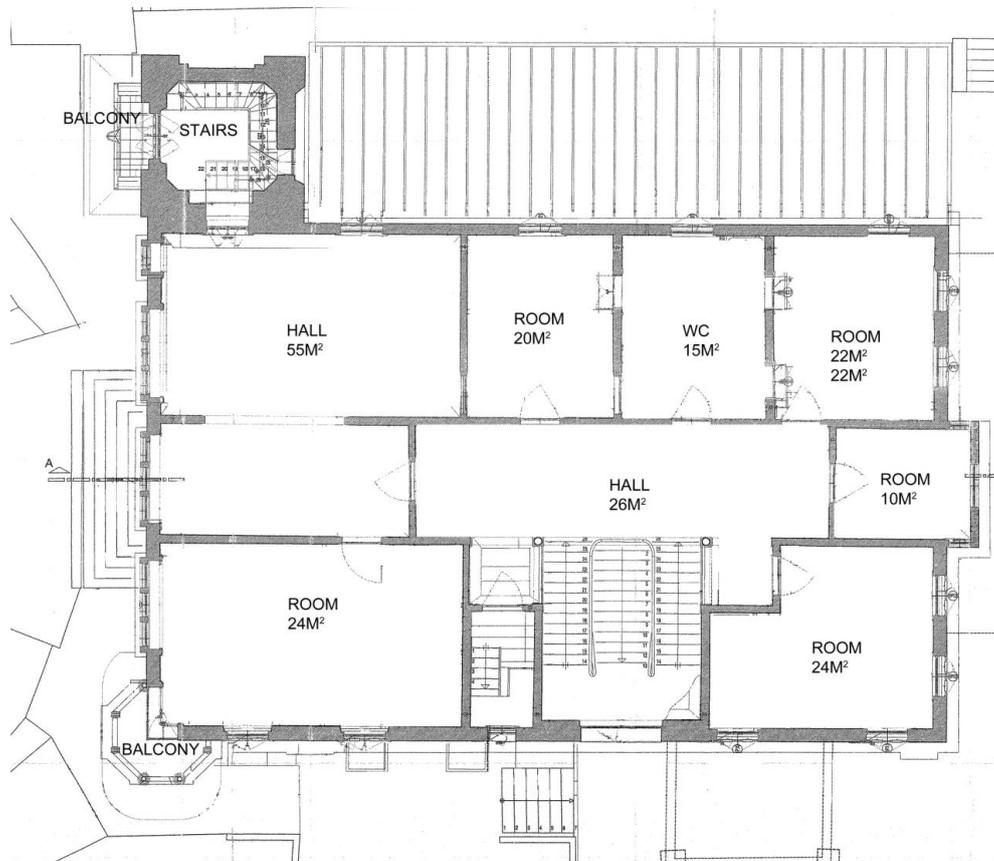


Figure 4. 28 Mizzi Mansion, First Floor Plan

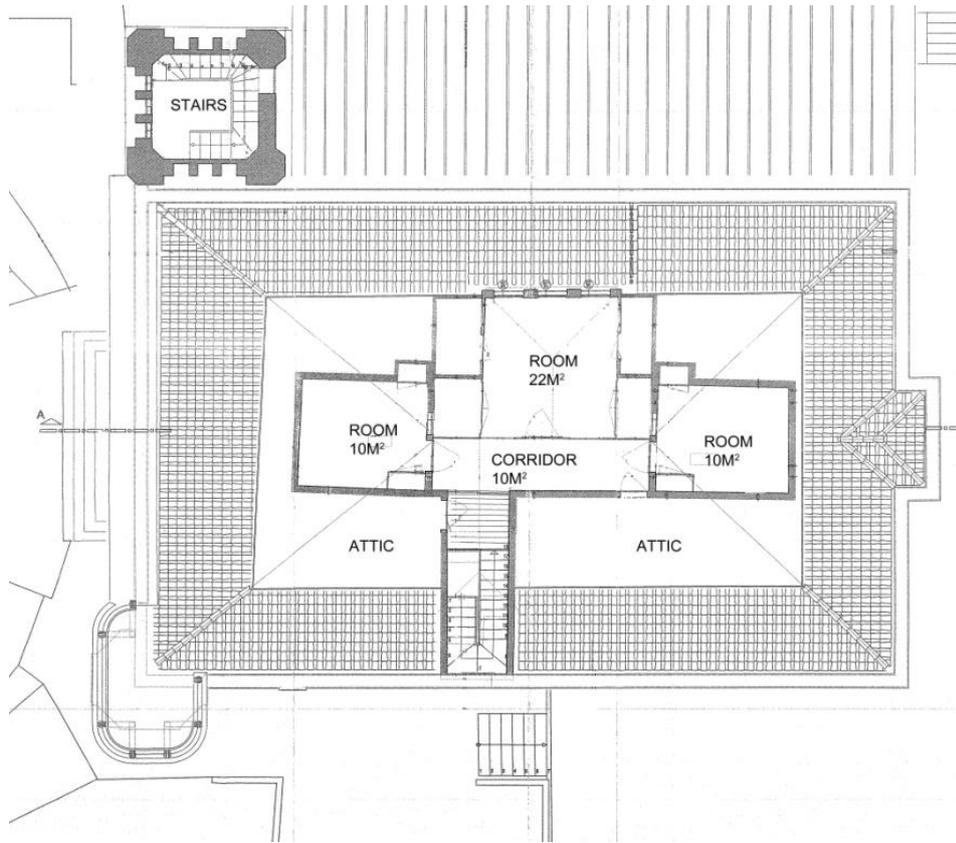


Figure 4. 29 Mizzi Mansion, Roof Floor.

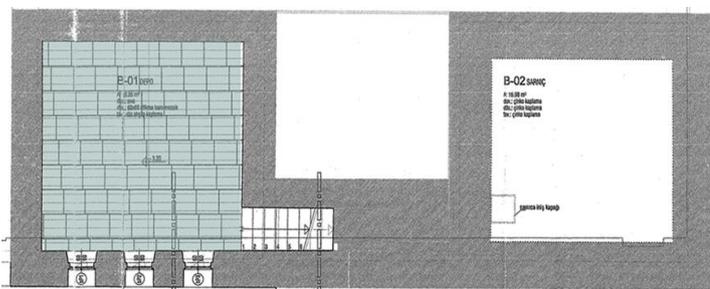


Figure 4. 30 Mizzi Mansion, Basement Floor.

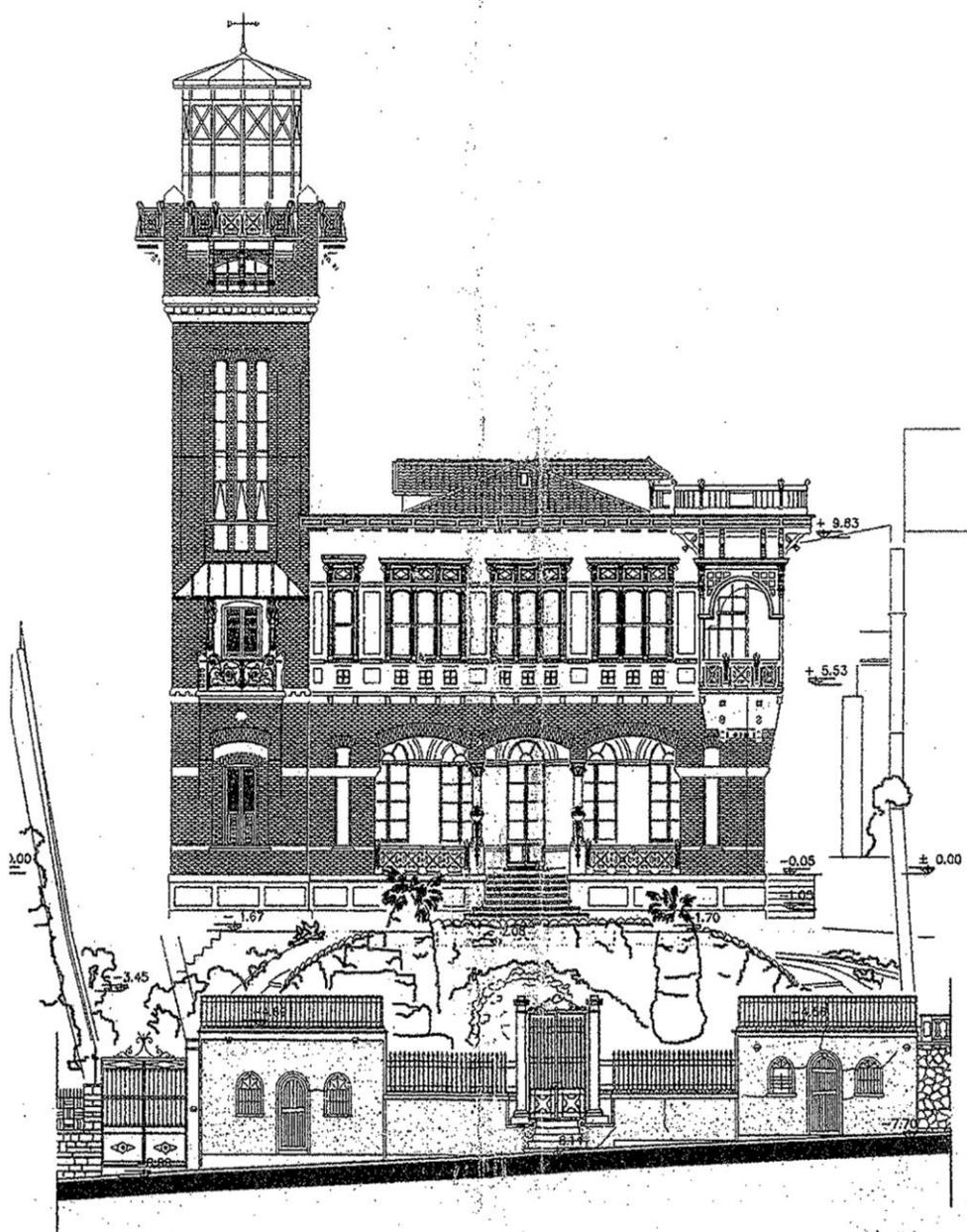


Figure 4. 31 Mizzi Mansion, Street Façade.
Source: Adalar Municipality Records.

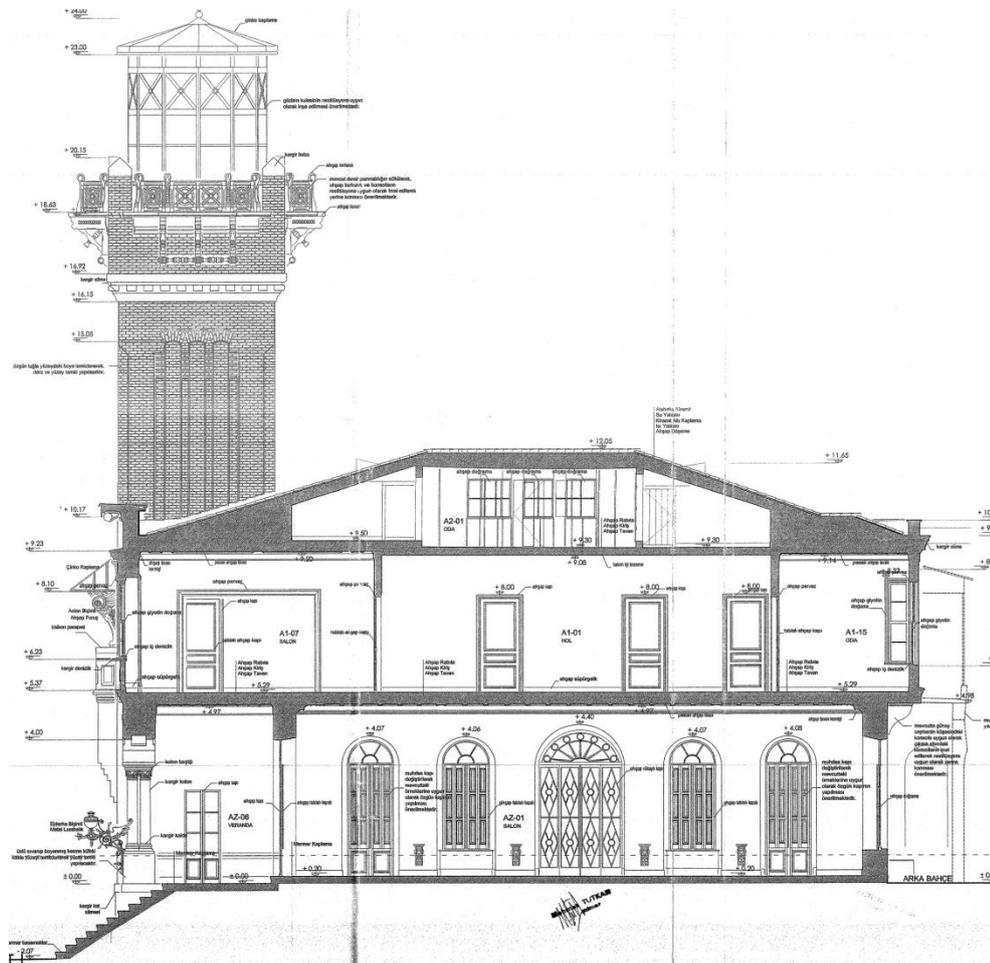


Figure 4. 32 Mizzi Mansion, Section A-A.
 Source: Adalar Municipality Records.

4.3.4 Con Pasha Mansion



Figure 4. 33 Street Façade, Con Pasha Mansion.
Source: <http://prenseskoyu.com/con-pasa-kosku/>

Con Pasha Mansion dates from 1880. The owner Con Pasha was the manager of the company that established the first ferry services between the islands and Kadıköy. His father was an Earl of Venetian origin.¹⁴⁹

The mansion is a three storey masonry building. The plan is more compact, axial and also closer to traditional Ottoman houses than those presented before. The plan is reminiscent of the traditional *Karneyarık* plan scheme. The main hall was arranged at the centre of each floor.(Figure 4.37) At the lower ground

¹⁴⁹ Tuğlacı (1995), pp. 233-236.

floor there are service spaces; kitchen, storage rooms and a bathroom and several other rooms. The ground floor has five rooms and a storage room and the first floor has six rooms, two bathrooms and also a *sofa* between the two balconies.

The entrance of the mansion is through a porch that has a double-sided baroque staircase and is raised about eighty centimeters from the street.(Figure 4.36) The other entrance which is at the below ground floor is also reached by a similar porch with a similar staircase.(Figure 4.35) The main circulation was from the main halls on each floor. The main hall is accessed from the colonnaded porch. The connection to upper and lower floors was arranged by the staircase located at one side of the house. The staircase is rather separated like an individual room.(Figure 4.36) On the first floor all rooms and the bathroom operated to the main hall. On the below ground floor a corridor separates the rooms facing the garden that were probably used by the owners. Bathrooms, storage rooms and circulation shafts are found at the back of the central hall on each floor.(Figure 4.35, 4.36, 4.37)

The house is distinguished by the towers, columned porch and balconies that surround the house. On all floors there are balconies almost surrounding the house on all facades. On the ground floor the rooms that face the street opened to the outside through the porch. There are small balconies on the more invisible sides but the balconies in the back rooms that face the seaside and garden were large.(Figure 4.36) The rooms facing the street had balconies at the upper floor while those at the ground floor did not have.

The orientation of the house was towards the seaside and street. It was divided into two parts by the central hall.(Figure 4.34- 4.37) The smaller rooms are planned in the part facing the street. The three larger rooms on ground floor

faced the seaside. A similar arrangement with larger rooms on seaside is also seen.

In all of the houses presented here it is obvious that decorated facades and outdoor environment were valued. The western influences of the period manifests in terms of facade compositions and the relation of the house to its nearby surroundings. The plan layouts in this sense are not sufficient enough to render the changes and social interactions affecting the architecture of these houses.

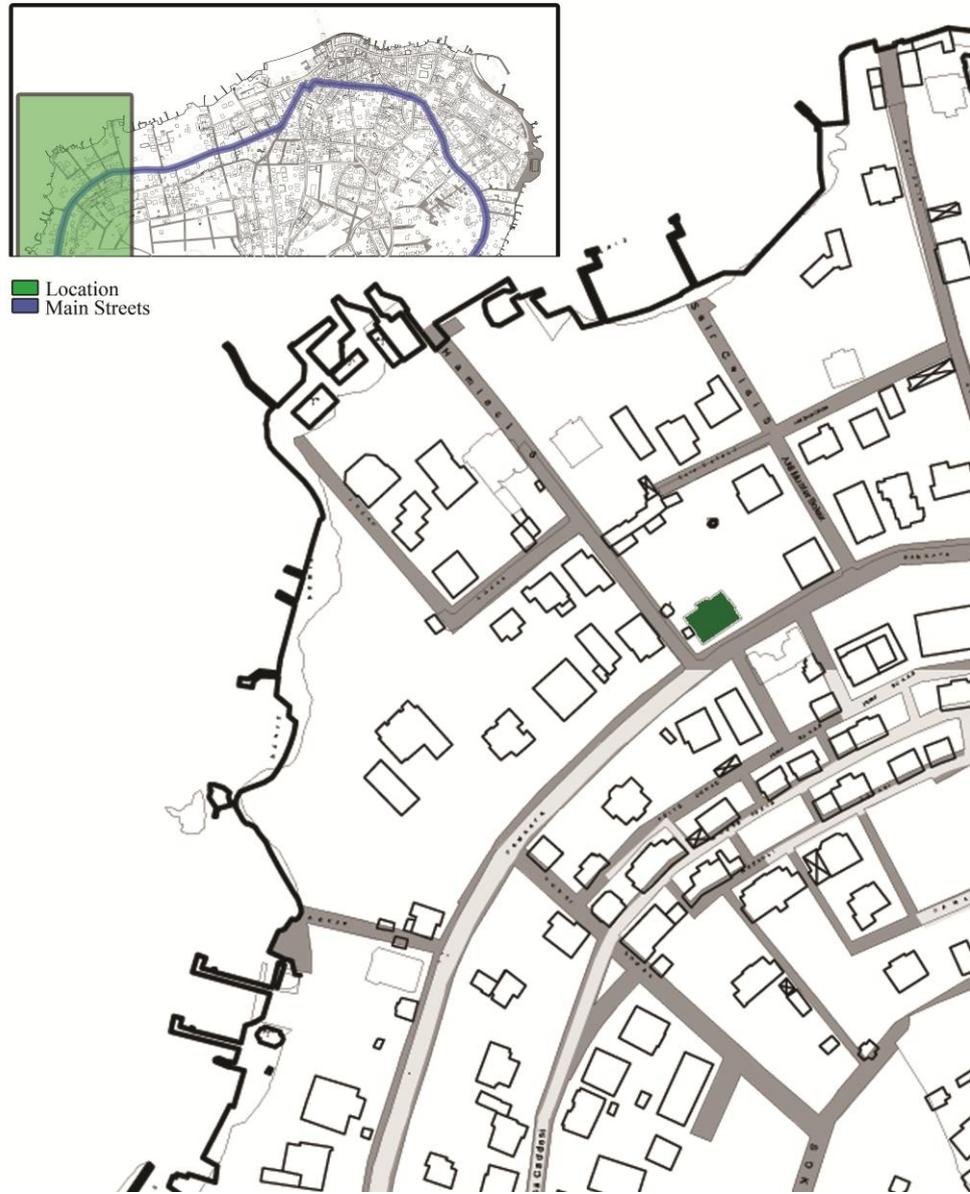


Figure 4. 34 Con Pasha Mansion at Çankaya Street in Büyükada.

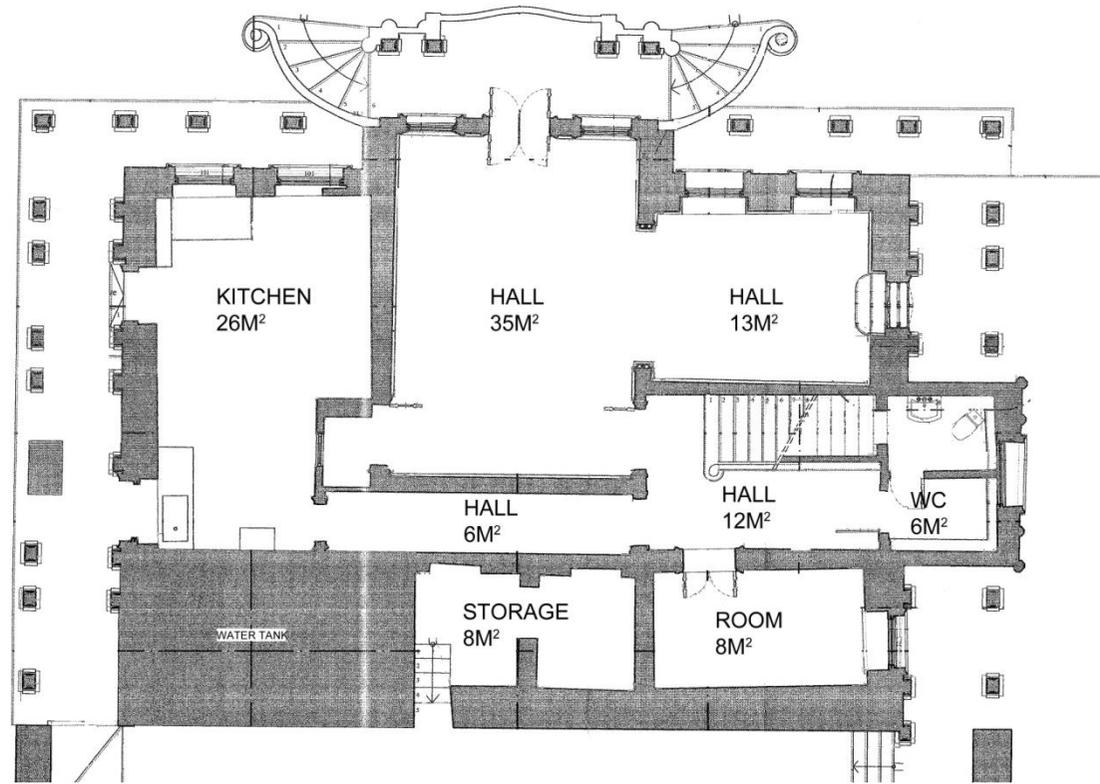


Figure 4. 35 Con Pasha's Mansion, Below Ground Floor.

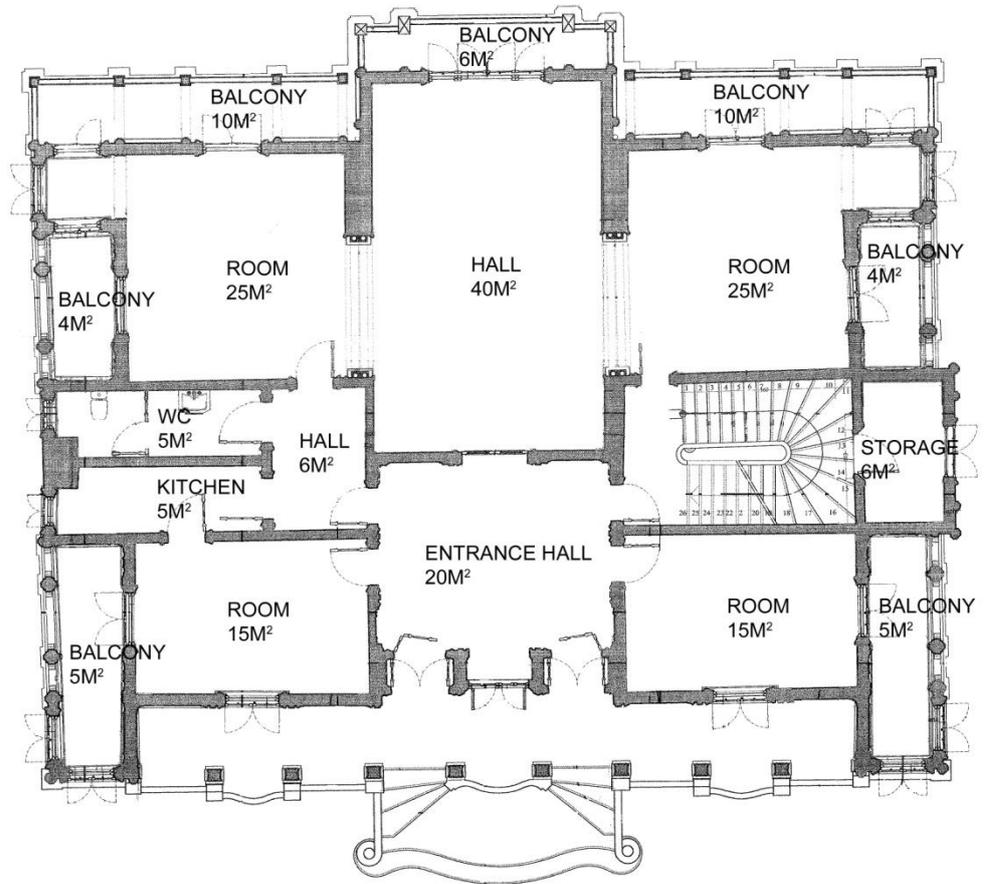


Figure 4. 36 Con Pasha Mansion, Ground Floor.

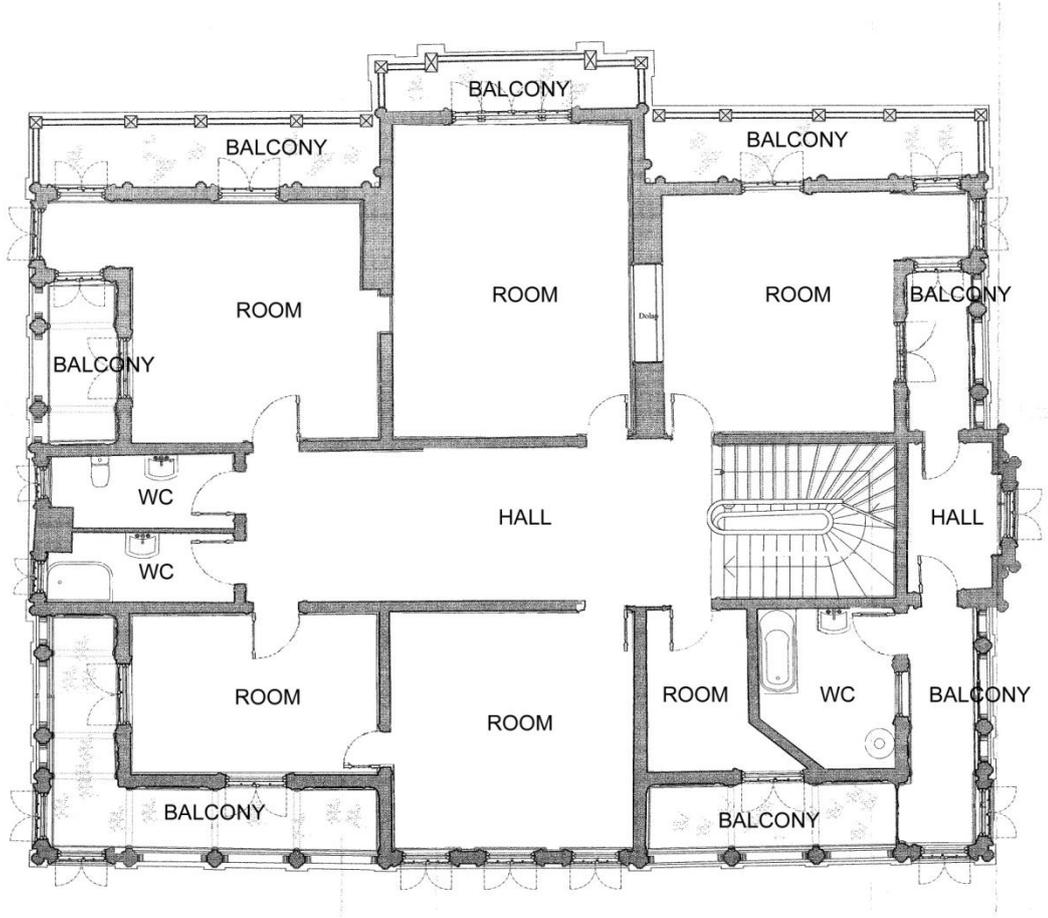


Figure 4. 37 Con Pasha' s Mansion First Floor.

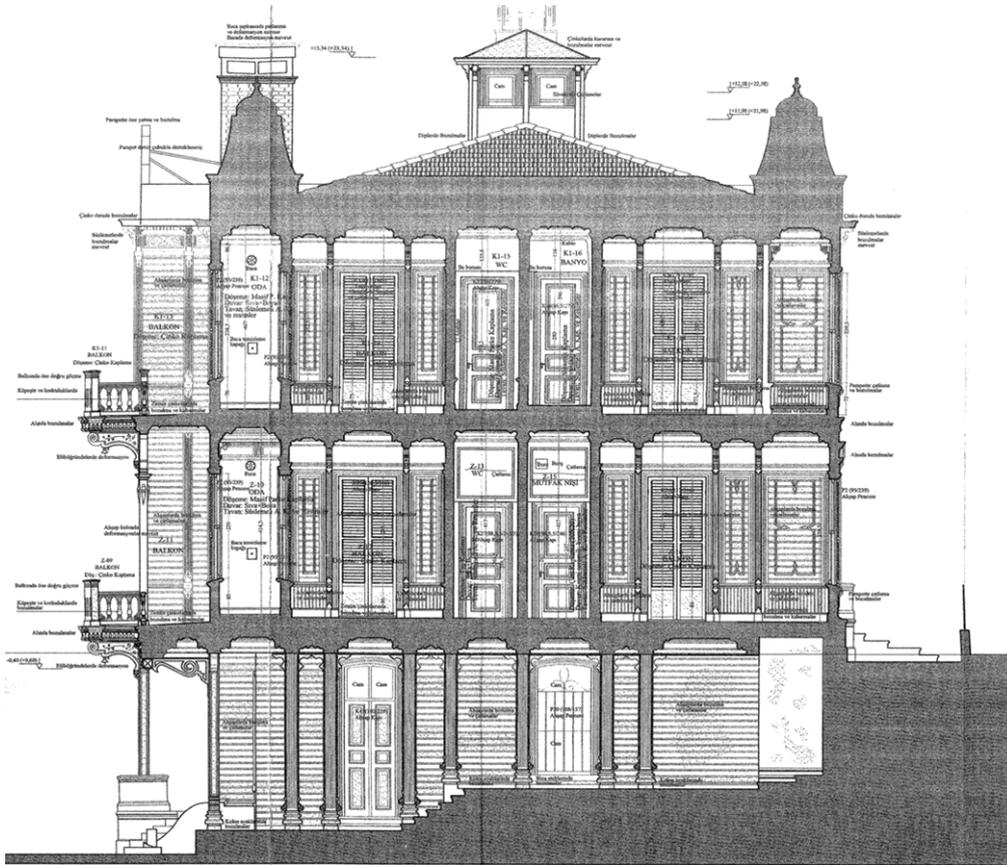


Figure 4. 39 Con Pasha Mansion, Section.
Source: Adalar Municipality Records.

4.4 Façades: Ornamentation and Composition

Facades became more elaborate than the facades of traditional houses. The impact of westernization in architecture is clearly visible in façade designs. Many houses in Büyükkada illustrate that the Ottoman and European architectural features and decorative elements were adopted and synthesized by master builders and architects to enrich the traditional architectural vocabulary.¹⁵⁰

The mansions in Büyükkada had facades ornamented with columned porches, protrusions, balconies, windows and door frames as well as with more western elements such as pediments, columned porches, steep roofs and towers. Various combinations of these elements are seen in Büyükkada mansions.

A house at Yelüfördü Street in this sense has convergent window frames on its facades.¹⁵¹ (Figure 4.40) the horseshoe shaped arches, the ornaments and star shaped patterns in the window frames of Asaduryan house¹⁵² refer to Islamic tradition; while the geometrically designed balustrades and geometric fences on transom windows refer to Ottoman facade organizations. (Figure 4.41) In Psakis Mansion¹⁵³ rococo ornamentations were applied on window frames, on the eaves of protrusion and in the wooden decorations on walls. (Figure 4.42-4.43) The wealthy families especially adopted the late baroque and rococo styles from Europe. Not surprisingly, the mansions that were developed in 19th

¹⁵⁰ Kuban (1982b), p.122.

¹⁵¹ This decoration was used often in 19th century houses. Zaloğlu (1999), p.45.

¹⁵² The mansion was built in 19th century, by Italian architect Seminati. For detailed information on the owners see Tuğlacı (1995), p.208.

¹⁵³ The mansion was built in 1876 for fisherman Odiseas Psakis. For detailed information on the owners see Tuğlacı (1995), pp.377-378.

century received a visible amount of rococo decoration with S and C curves, sea shell and acanthus motifs applied on walls and ceilings.¹⁵⁴

Greek, Gothic and Art-neuvou are among the other periods from which decorative inspirations were taken.¹⁵⁵ The art-neuvou elements were used in the eaves hung before the balconies and curves in Yuvanoğlu (Figure 4.44) and Usulcuoğlu (Figure 4.46, 4.47) houses while a baroque curved protrusion formed the Lambiridis house in Maden neighborhood.¹⁵⁶ (Figure 4.45)

The exterior spaces such as balconies and terraces also became the focus of ornamentations as they became important social and recreational spaces. In Psakis Mansion the eaves on balconies, the pediments on the protrusion were among the main ornamented elements. Another significant spatial element that connected the exterior with the interior of the house and was further elaborated was the porches. In Büyükada houses, the porches were ornamented elaborately with lacelike patterns as in Abdülkadir Efendi's Mansion. (Figure 4.48)

¹⁵⁴ Kuban (1982b), pp.116-121.

¹⁵⁵ Zaloğlu (1989), p.44.

¹⁵⁶ For detailed information on these houses see Tuğlacı (1995), p. 447 and p. 327, p. 436 respectively.

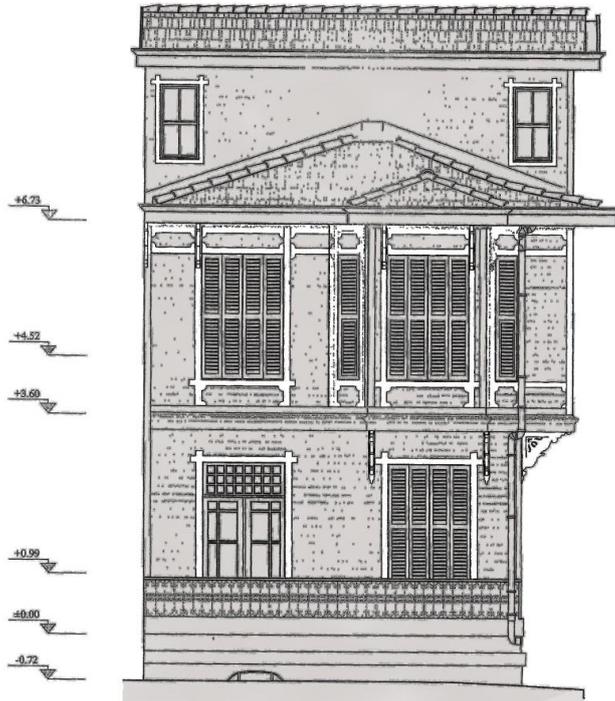


Figure 4. 40 House at Yelüfördü Street in Maden neighbourhood.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.



Figure 4. 41 Asaduryan House in Maden neighborhood.

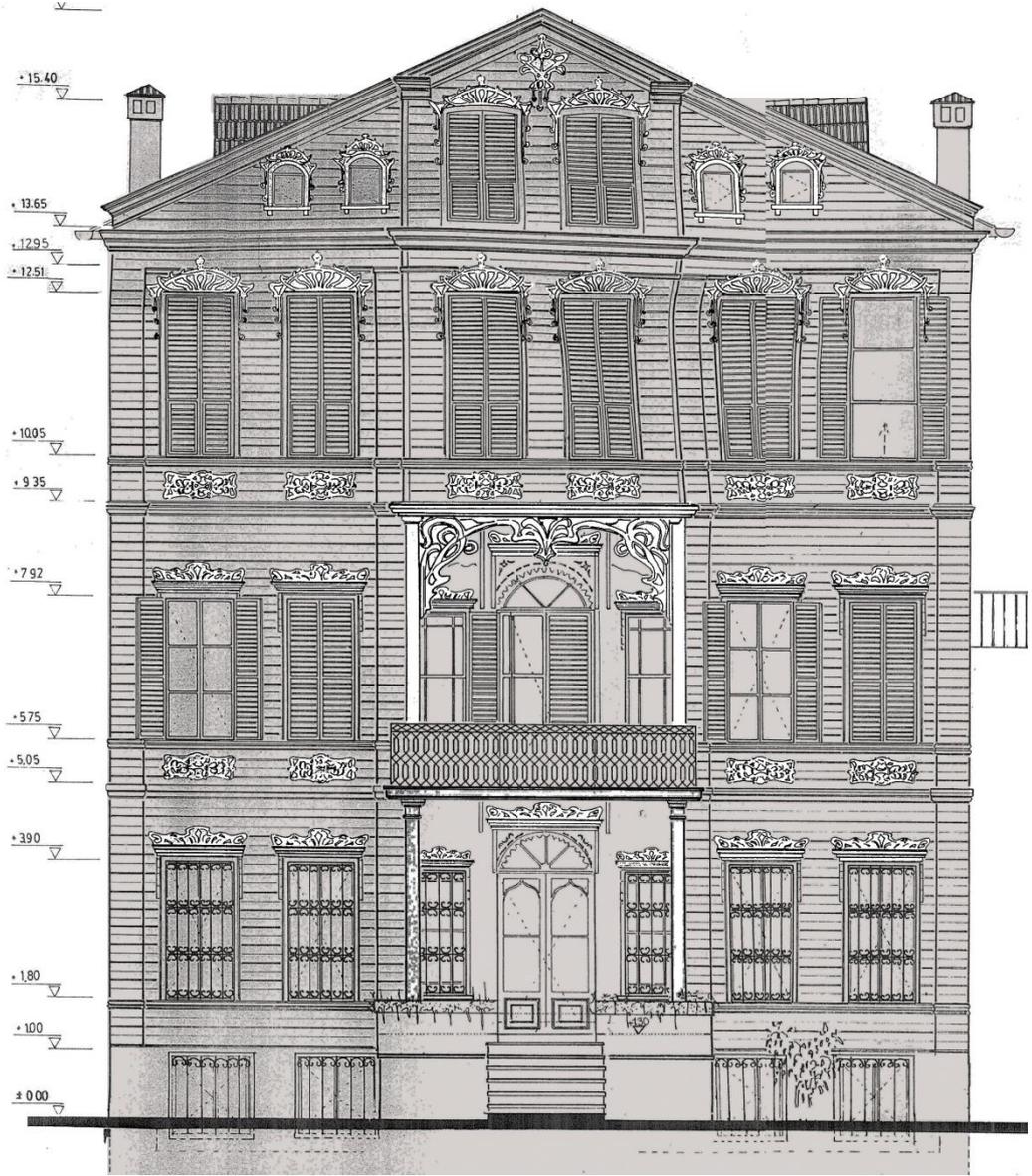


Figure 4. 42 Psakis Mansion in Maden District
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

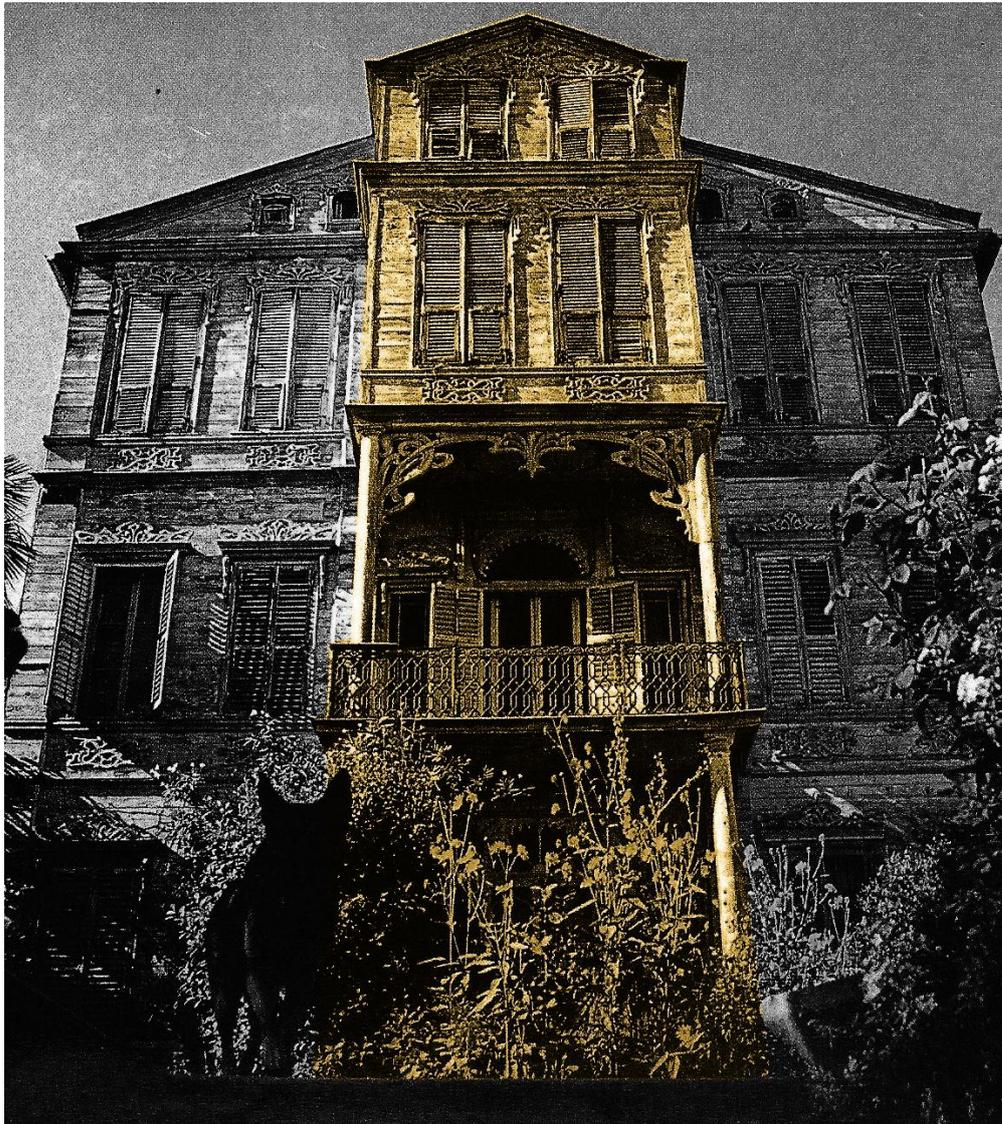


Figure 4. 43 Psakis Mansion

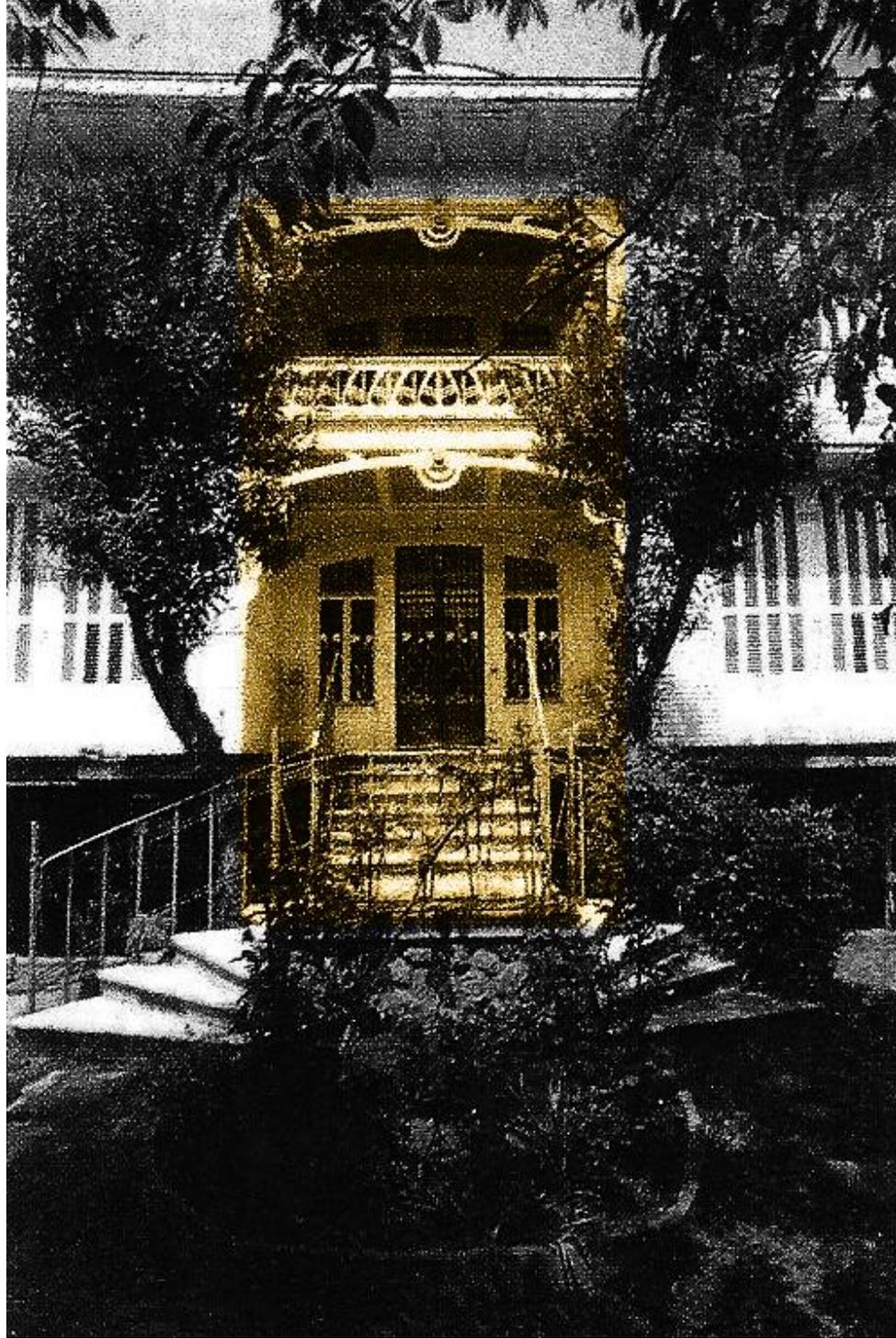


Figure 4. 44 Yuvanoğlu House
Source: Tuğlacı(1995), p.447..



Figure 4. 45 Lambiridis House
Islands, Buildings, Architects Exhibition organized by Ada Foundation in Büyükada between
2010-2011.



Figure 4. 46 Usulcuoğlu Mansion



Figure 4. 47 Usulcuoğlu Mansion in Maden.



Figure 4. 48 Abdülkadir Efendi Mansion at Yılmaztürk street in Büyükaada.

Another façade element used in several examples was the ‘tower’. Apart from symbolically distinguishing the houses of which they were part of they also were functional and contained rooms inside. In Arvantidis house the tower organized the vertical circulation,(Figure 4.12- 4.15) while in Mizzi Mansion, it also included a room and had a balcony.¹⁵⁷ (Figure 4.27- 4.31)

¹⁵⁷ For the arrangements of towers in plan schemes see Arvatidis Mansion and Mizzi Mansion.

The pointed roofs became widely used. Such vertically arranged roofs provided space for additional floors. They also contributed to the silhouette and monumentality of the houses.

The mansions acquire a Gothic look with the use of towers, high chimneys, pointed roofs, vertical protrusions and pointed arches. (Figure 4.49- 4.52)



Figure 4. 49 Arvantidis Mansion, Tower.



Figure 4. 50 Mizzi Mansion, Tower.



Figure 4. 51 Mazlum Bey Mansion, Tower and steep roof.
Source: Tuğlacı (1995), p.341.



Figure 4. 52 Abdülkadir Efendi Mansion, Pointed roof .

Twin mansions were widespread in Büyükada. They were mostly built for a singular family. The pointed roofs, towers and lacelike ornaments were used in façade compositions. Their facades facing the street have large dimensions and marked dominantly by western elements thus created ample look. (Figure 4.53, 4.54, 4.55)



Figure 4. 53 Danasi Twin Mansions, Double Towers and balconies..
Source: Tuğlacı (1995), p.246.



Figure 4. 54 Castelli Twin Mansions, Twin pitched roofs and pediments.
Source: <http://www.anadolukulubu.com/galeri-ikiz-koskler.html>.



Figure 4. 55 Azeryan Mansion, Pitched wooden roof, columned entrance.
Source: Tuğlacı (1995), p.213.

The pediment as one of the distinctively classic architectural element was used to decorate and signify the front facades of houses which face the main streets. The wooden pediments in various examples expressed how wood is utilized to create the architectural elements that were built with stone. The pediments were applied in various ways, in examples such as in Taranto house it is used in a protruding upper storey and covered the entrance. In the same house the palmate ornaments on pediment, buttress details and convergent window frames are also noteworthy. (Figure 4.56)



Figure 4. 56 Taranto House, Pediment.

One of the strongest western influenced mansions in terms of façade composition is the Jones Mansion which created the neo- Greek effect with the use of local timber. The usual masonry pediment seen in classical architecture was built with timber marked the entrance and formed a porch. In the mansion discussed the frontals and columned window also displayed Greek style. (Figure 4.57)



Figure 4. 57 Jones Mansion, Wooden Pediment.

The amount and nature of ornamentation did not influence the overall form of the houses but they were also utilized as functional elements. The towers, porches and pediments changed the mass articulation of the houses. The towers included staircases and rooms, the pediments and colonnades marked the entrances. The ornamentations enriched the look and monumentality of the houses in terms of creating impressive and elaborate physical appearance.

4.5 Outdoor Expansion

The relationship of the house with its environment, garden, street and sea was important in Büyükada mansions. It is observed that the houses acquired more

transparent facades probably to become more connected with the surrounding environment.

The porches acted as an in-between space between the interior and exterior, balconies were arranged to gain more outdoor space. In Mizzi and Con Pasha Mansions, the porch was the mediator between the main halls, living rooms and the exterior as it creates a secluded space in between.(Figures 4.27, 4.36, 4.38, 4.58) French balconies were widely used in terms of establishing relationships with outdoor space. In Psakis Mansion, the relation to environment is established with the balconies and also protrusions on upper floors, balcony on first floor and porch at the ground floor. (Figure 4.43)



Figure 4. 58 Mizzi Mansion, Columned Porch.
Source: Tuğlacı (1995), p.349.

The design of facades especially the ones facing gardens or streets became important in creating and supporting the connection of the house with its environment. Facades received long and large windows, balconies and porches. Their arrangements however showed differences. The façades which were more secluded in spare back gardens and facing the sea were designed with large terraces and big living rooms as in Con Pasha Mansion. The living rooms and balconies on the front facades became smaller and the entrances secluded by the use of porches and pediments. The relationship with the exterior on street facades thus became more limited. Balconies became important spaces for the household, as more time was spent outdoors in these houses. The facades that had a sea view in this sense were not only organized with large windows but also by large terraces and balconies. (Figure 4.35- 4.38)

The front facades were elaborated with ornamentations especially in the mansions along the tour routes.¹⁵⁸ Thus houses became representations of island for visitors or residents. In this sense the facades that face the street were designed with more decorative emphasis. The lacelike ornaments, the neo-Greek pediments, towers, vertical pitched roofs created a street silhouette. Like European avenues the promenade streets in Büyükada were lined with elaborate buildings. Street pavements, gardens and the green flora that are spread in between the mansions created an authentic architectural environment. (Figure 4.59, 4.60)

¹⁵⁸ The tour routes travels across Çankaya Street in Nizam neighbourhood and Yılmaz Türk Street in Maden neighbourhood.



Figure 4. 59 Main streets of Büyükada.



Figure 4. 60 Yirmiüç Nisan Street, Büyükada.

In Abdülkadir Efendi's Mansion the facade that faced both the sea and the street received a lacelike ornamented pitched roofs, as well as a columned porch and a balcony. The facade that faced the garden and which included pool, on the other hand was designed more austere. (Figure 4.61, 4.62, 4.63)



Figure 4. 61 Abdülkadir Efendi Mansion, The street façade.



Figure 4. 62 Abdülkadir Efendi Mansion. The garden façade.



Figure 4. 63 Abdülkadir Efendi Mansion, Pool in backyard garden.

In Jones' Mansion, the decorated front facade turned into a more modest facade at the garden side, which had a sea view and a big garden. (Figure 4.64, 4.65)



Figure 4. 64 Jones Mansion, The street façade.



Figure 4. 65 Jones Mansion, The garden façade.

The exterior walls lost their solidity by the windows and doors punched in them. Thus the garden and its environment became more visible on the street.



Figure 4. 66 Mazlum Bey Mansion, Garden.
Source: Tuğlacı (1995), p.342.



Figure 4. 67 Jones Mansion, Garden.
Source: Tuğlacı (1995), p.303.

The gardens of the mansions had become a part of the houses and were also designed with a European influence. They received landscaping and became solely reserved for recreation. (Figure 4.66- 4.72) In this respect water sources such as *sebils*, *pools* were added in garden arrangements.(Figure 4.69-4.71) Domestic tasks such as food preparation and cooking that were previously done in the gardens were excluded from the gardens.¹⁵⁹

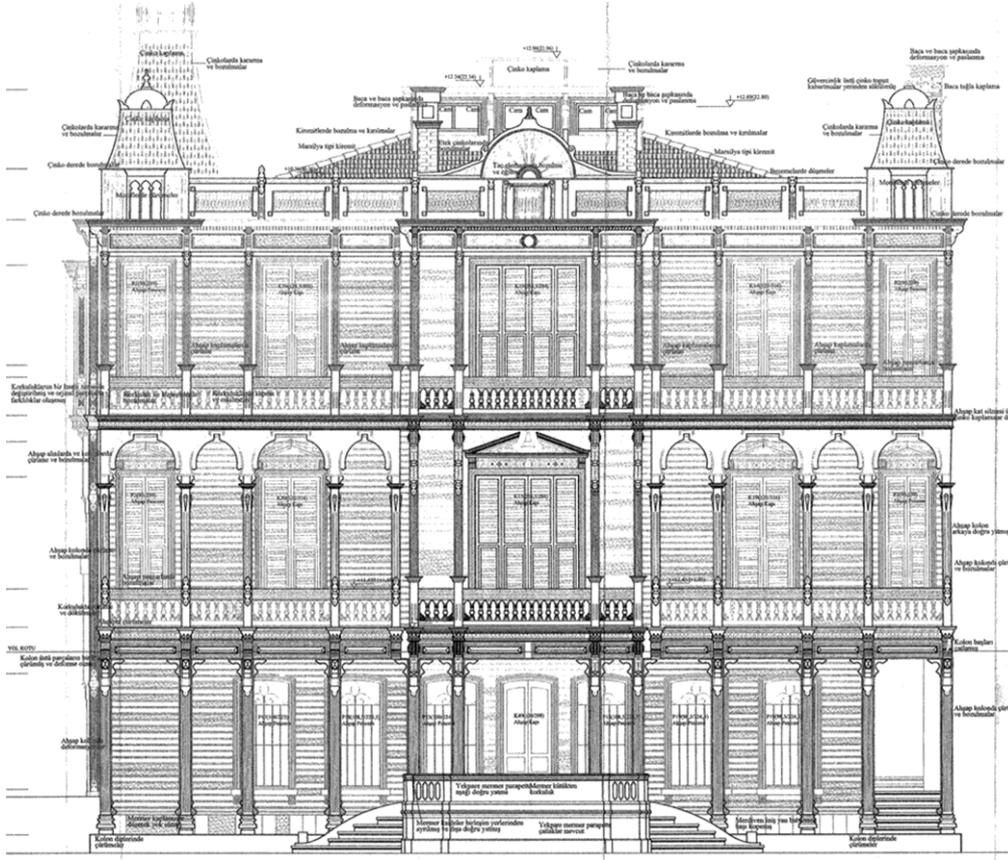


Figure 4. 68 Con Pash Mansion, The garden façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

¹⁵⁹ Zaloğlu (1999), pp.22-33.

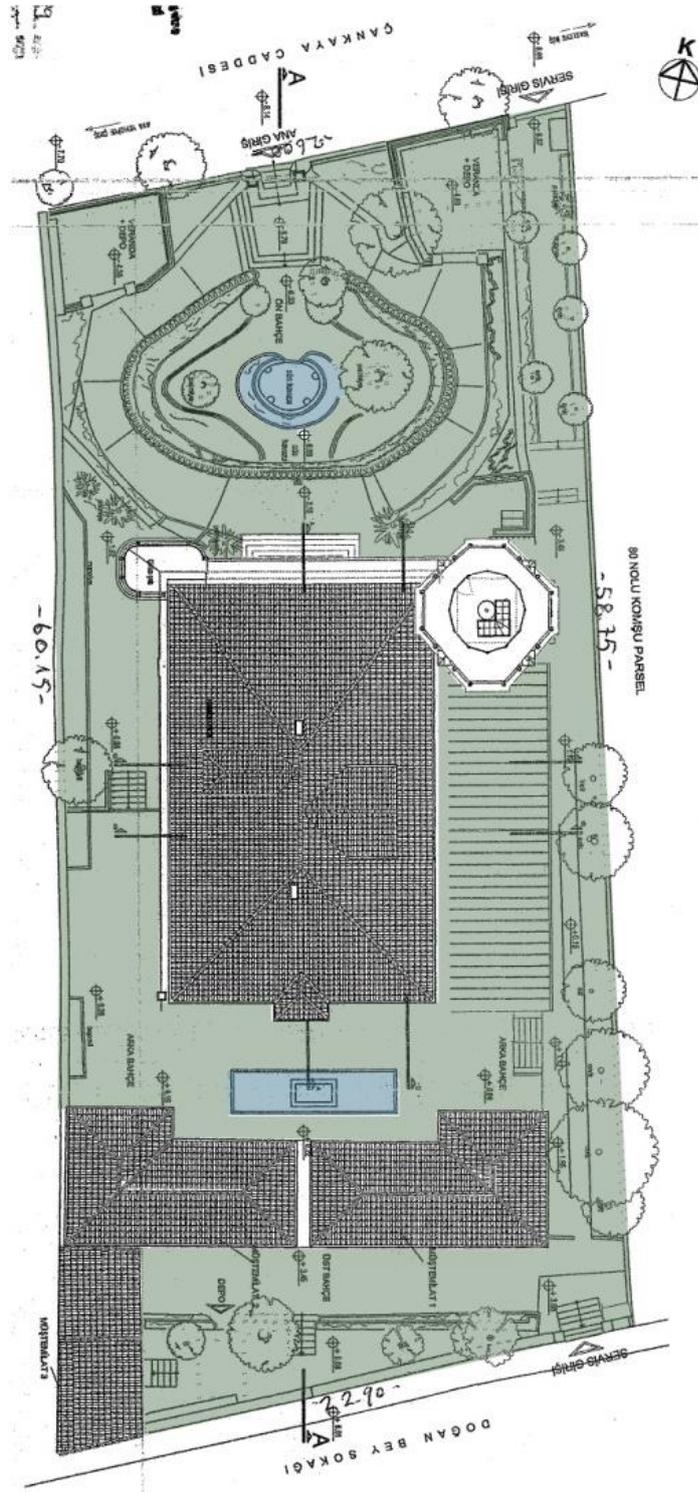


Figure 4. 71 Mizzi Mansion, Garden arrangement.
 Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

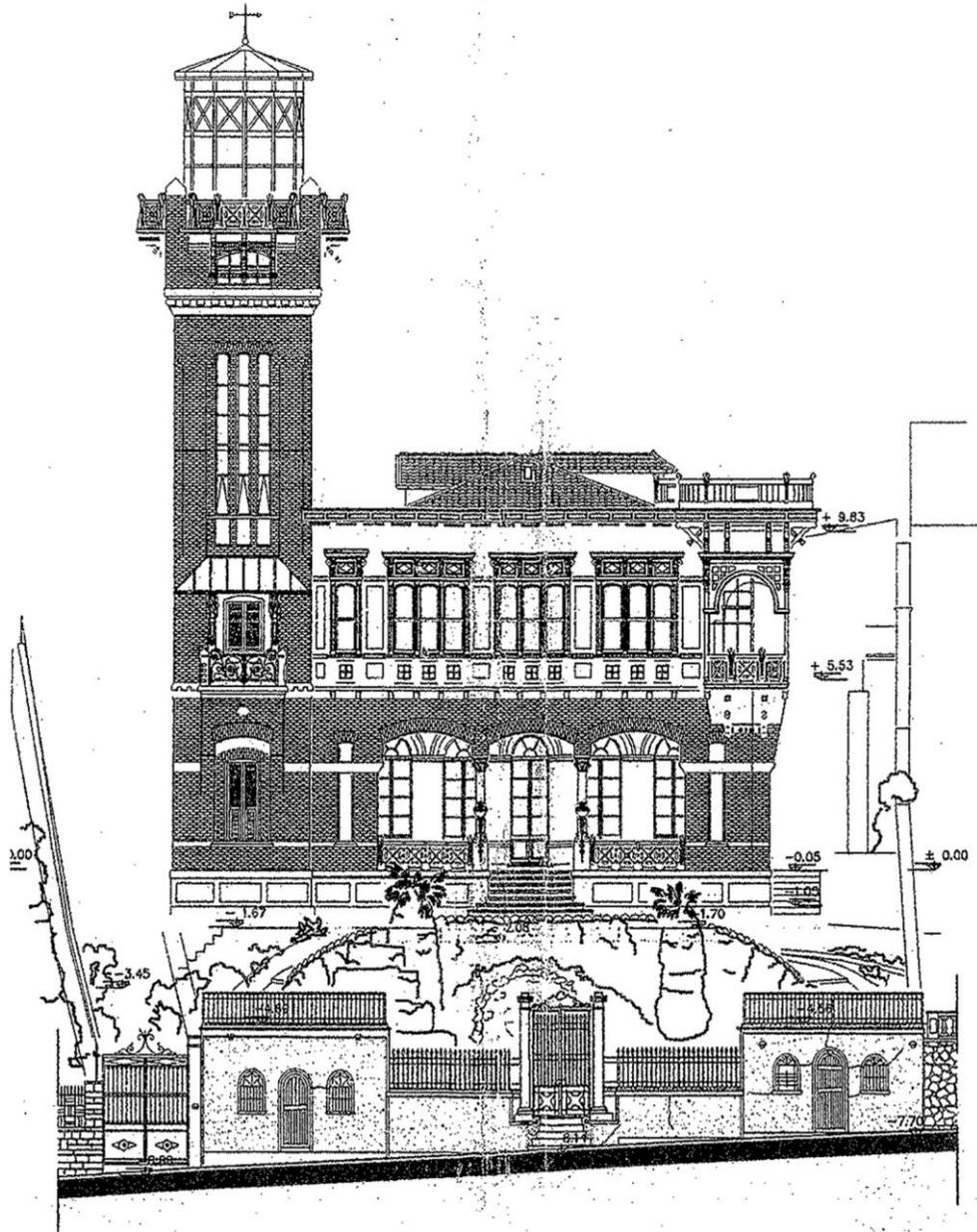


Figure 4. 72 Mizzi Mansion, Front Façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

CHAPTER 5

19th CENTURY HOUSES IN KADIKÖY

5.1 Settlement and Urban Development

Kadıköy was named as *Halkedon* or *Kalkedonya* in the Byzantine period. The archeological and historical sources however indicated its existence¹⁶⁰ before the Byzantine times.¹⁶¹ It was a farming settlement in the pre-Byzantine period whose isolated character also continued under the Ottoman rule. In the Byzantine period *Halkedon* was a resort area of emperors and administrative officers¹⁶² and contained resort houses, religious structures, summer palaces with gardens as well as a hippodrome and a port.¹⁶³ In Fenerbahçe region for example there was a palace, port, two churches and a public bath built by Iustinianus.¹⁶⁴

¹⁶⁰ Temple of Apollon in Halkedon was a famous religious center and the meadows at Haydarpaşa were used for horse races in the Greek period.

¹⁶¹ Dünden Bugüne İstanbul Ansiklopedisi (1994), p.329.

¹⁶² İnciciyan (2010), pp.74-75.

¹⁶³ Dünden Bugüne İstanbul Ansiklopedisi (1994), pp.329-331.

¹⁶⁴ Kömürcüyan (1952), p. 303.

Under the Ottoman rule the village character of Kadıköy did not change.¹⁶⁵ the first Ottoman period buildings were a palace located in a large and landscaped garden and a mosque was built. None of these buildings remained after I. Mahmud.¹⁶⁶ Until the end of 18th century Kadıköy remained as a residential district of farmers and fishers and the population did not exceed more than 120 families. However by 19th century the lands which were once covered with orchards and farms started to include resort houses¹⁶⁷ similar to those in Büyükkada. The resort mansions were scattered in Kadıköy. They were built by Levantines and wealthy Ottomans who obtained concession on landownership and hence began to buy lands.¹⁶⁸ The wealthy Turkish residents, and Europeans, mostly English, had built large mansions exhibiting variety in terms of architectural language.¹⁶⁹ Kadıköy became crowded especially with English residents around 1880.¹⁷⁰ An active social life emerged and social organizations like clubs as well as education facilities were established in the district following the increase in population. The foreign families pursued a leisurely lifestyle in their lavish mansions appealed to the Ottomans as well. The population rose drastically in the 19th century as the Ottoman families also

¹⁶⁵ The name Kadı-köy; Kadı's village, was attributed to the first governor of the settlement who was also the first *Kadı* of Istanbul; Kadı Hızır Bey. Dünden Bugüne İstanbul Ansiklopedisi (1994), p.341.

¹⁶⁶ Kömürcüyan (1952), p.303.

¹⁶⁷ Ibid. pp. 301- 302.

¹⁶⁸ The developed settlement had religious and social facilities, Dünden Bugüne İstanbul Ansiklopedisi (1994), pp.331-335.

¹⁶⁹ Schlumberger (2006), pp. 8-9.

¹⁷⁰ Among the leading families were Tubini, Corpi and Whitall. Like most of the foreign families they preferred Kadıköy in summer . Ekdal (2004) pp.15- 39.

moved into the area especially following the developments in social life.¹⁷¹ The population increase and the popularity of the district resulted in more frequent ferry services between Eminönü, Üsküdar and Princes Islands and establishing a new railroad in Kadıköy. The newly established railroad and ferry services posed the accessibility of the area from the city center and thus increased the popularity of Kadıköy as a resort neighborhood like in Princes Islands.¹⁷² The resort character of the neighborhood manifested in the scattered mansions built within large and green lots. The settlement pattern in this respect was organic and not planned. However the fires destroyed Istanbul also affected the settlement character of Kadıköy.¹⁷³ In order to reorganize the destroyed areas a grid type of street network was introduced which changed the rural character of Kadıköy.



Figure 5. 1Port at Kadıköy at the end of 19th century.
Source: Dünden Bugüne İstanbul Ansiklopedisi, p.332

¹⁷¹ Dünden Bugüne İstanbul Ansiklopedisi (1994), pp.332-334.

¹⁷² The transportation facilities include the establishment of the railroad Ekdal (2004) p.396. and ferry services operating in every twenty minutes. Çelik (1986), pp.82-86.

¹⁷³ The destroyed areas were redesigned in terms of roads and infrastructure. Dünden Bugüne İstanbul Ansiklopedisi (1994), p. 335.

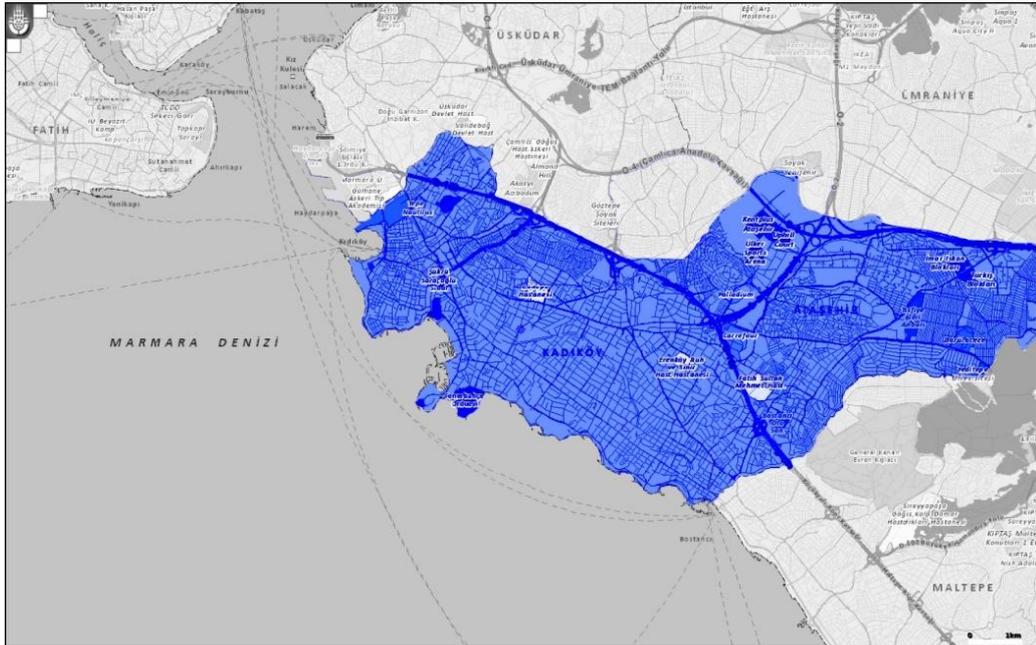


Figure 5. 2 Kadıköy District.

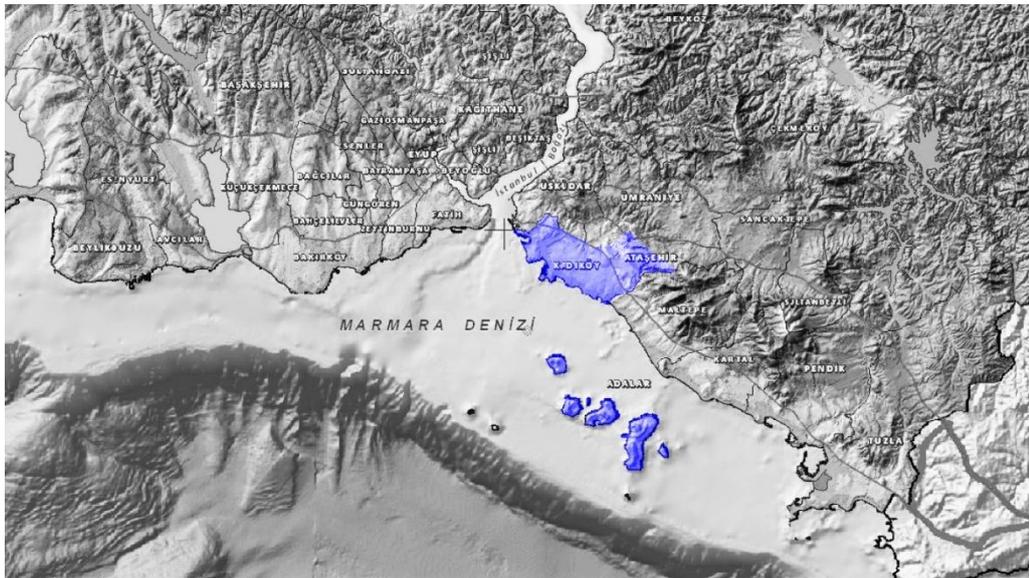


Figure 5. 3 Kadıköy and Princes Islands.

Kadıköy where once Byzantine emperors and noble families built palaces became Istanbul's resort settlement like Büyükada in the 19th century.¹⁷⁴ The settlement includes Fenerbahçe, Erenköy, Göztepe and Moda neighborhoods. The Ottoman Sultan V. Murat built a hunting lodge in Kadıköy in 1876 where there were forests and farms in the area.¹⁷⁵

5.2 Resort Mansions

The resort houses in Kadıköy are similar to those in Büyükada. Plan schemes are reminiscent of traditional houses. A major difference is seen in the arrangement of service spaces such as kitchen, bathrooms and storage rooms.

The houses of this period are not well documented, as a big fire destroyed most of Kadıköy in 20th century.¹⁷⁶ The examples included for discussion are those for which permission is taken from the Cultural and Natural Heritage Preservation Board. The houses presented are: Esat Toptani Pasha Mansion, Ismail Pasha Mansion and Ömer Faik Pasha Mansion.

¹⁷⁴ Dünden Bugüne İstanbul Ansiklopedisi (1994), pp.331- 333.

¹⁷⁵ Ekdal (2004) , pp.352-359.

¹⁷⁶ Ibid, p. 14.

5.2.1 Esat Toptani Pasha Mansion



Figure 5. 4 Esat Toptani Pasha Mansion, Kızıltoprak, Kadıköy.



Figure 5. 5 Esat Toptani Pasha Mansion.
Source: Ekdal (2004), p.123.

Esat Toptani Pasha Mansion is in Kızıltoprak and was built at the end of 19th century for the military officer Esat Toptani Pasha. The three storey wooden house was constructed on a masonry basement. The high pitched roofs that show European influence provided an extra floor. (Figure 5.10) The columned terrace and the balconies are similar to many Büyükada mansions.(Figure 5.5)

The basement floor included service spaces; the kitchen, and the coal storage room. Both rooms open directly to outside. (Figure 5.6) On the ground floor there are two rooms and a toilet were organized and on the first floor contained four rooms, storage rooms and a bathroom.(Figure 5.7, 5.8)

The entrance of the house was raised about a meter from the ground by a marble stair. The main circulation was through the central hall that opened to two entrance halls, one at the front facade and the other at the garden side. (Figure 5.6)

The rooms on the ground floor were reached from a central hall that was located in between two entrance halls. Access to the each room was organized from the halls with one exception. The room at the corner of the house was accessible from the living rooms. While the living room at the opposite side was connected to the corridor the living room on the front façade was connected to the entrance hall. Thus each room had a separate entrance. The wooden staircase that connects the upper and lower floors faces directly the entrance as it was located opposite the street door. The stairs were rather secluded. (Figure 5.6) On the upper floor as well all rooms are organized around the central hall. (Figure 5.7)

Like the mansions of Kadıköy the kitchen and service spaces were planned in the basement floor which in this example opened to garden. The existence of a

secluded room located at the corner of the ground floor suggests a common use.

The balconies and porches establish the relationship with the exterior. The terraces and the porch were arranged at the front facade of the house on the ground floor. On the first floor the main bedroom and the hall have separate balconies. The balcony reached from the bedroom is same size with that of the one on the ground floor. The balcony reached from the hall on the first floor however is small in size and is not connected to any other room. This balcony is different in character as it is related to the sofa and thus was used as a common open space. (Figure 5.7, 5.8)

A big garden surrounded the mansion. The terrace and balconies which were organized on one façade suggest that the orientation of the front façade was towards the forest. (Figure 5.5, 5.9) Lacking a sea view the house was oriented towards the forest. (Figure 5.4) The orientation however became disturbing for its residents after the railroad was built in 20th century.¹⁷⁷

¹⁷⁷ For detailed information on the owner of the house see Ekdal (2004), pp.123-124.

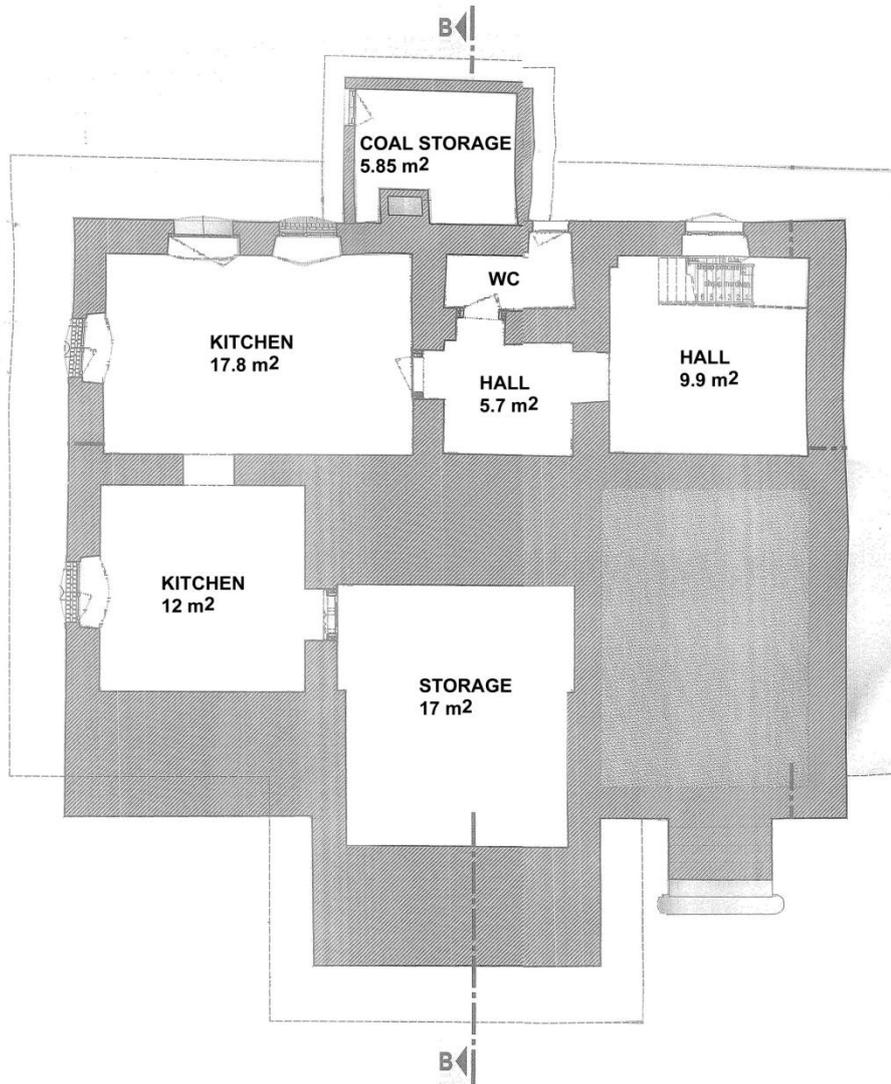


Figure 5. 6 Esat Toptani Pasha Mansion, Basement Floor.

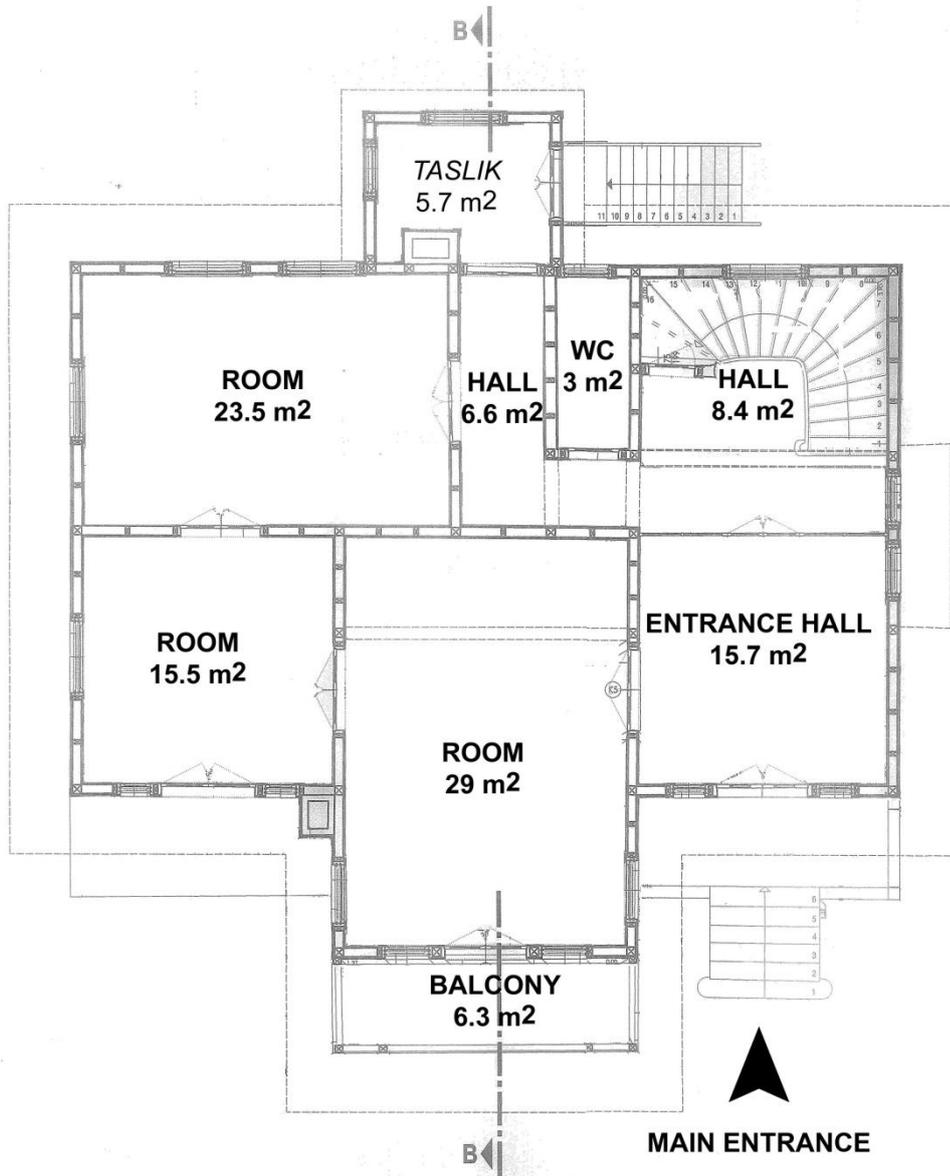


Figure 5. 7 Esat Toptani Pasha Mansion, Ground Floor.

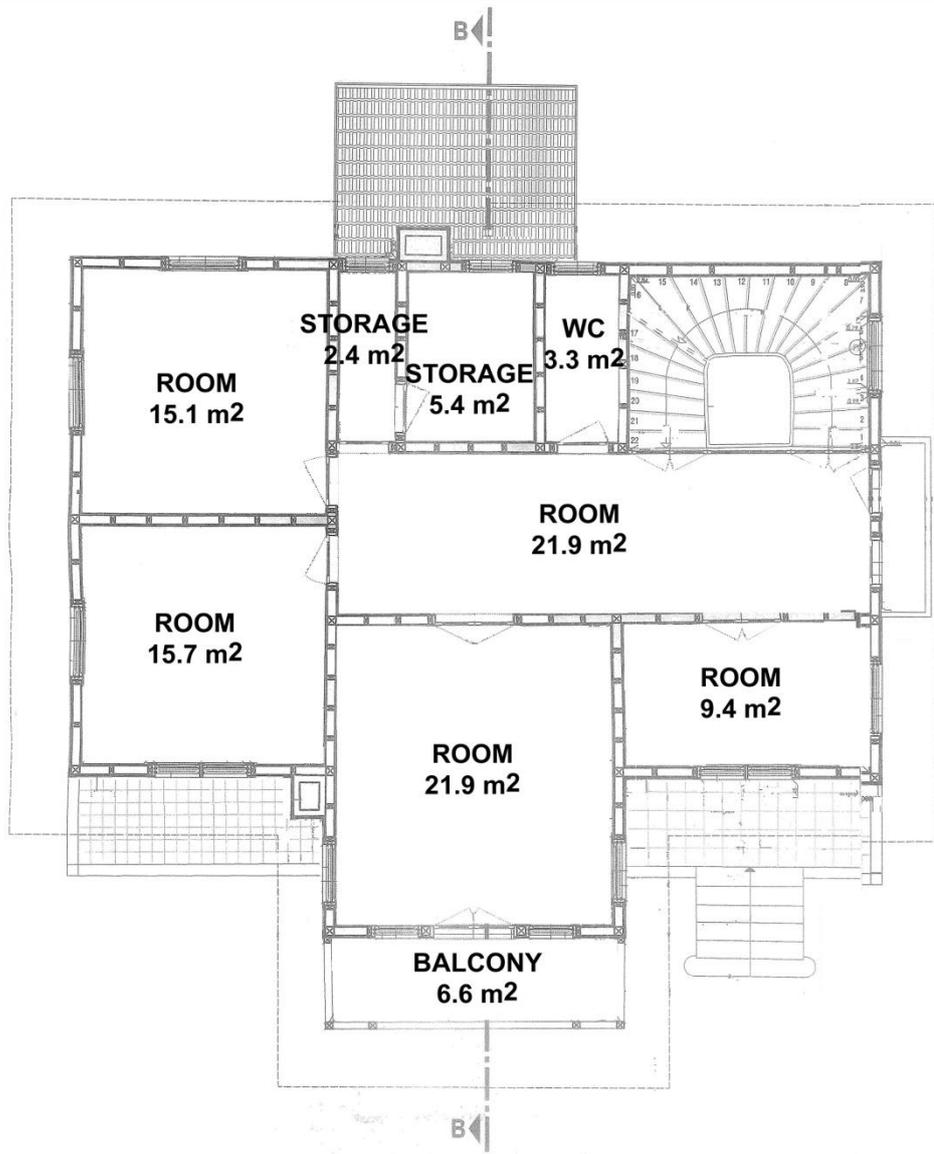


Figure 5. 8 Esat Toptani Pasha Mansion, First Floor.

5.2.2 Ismail Pasha Mansion



Figure 5. 11 Ismail Pasha Mansion.
Source: Ekdal (2004), p.263.

Ismail Pasha was a governor, like many wealthy Ottomans and high officers had a mansion in Kadıköy. The three storey wooden mansion with a masonry basement floor was damaged by a fire in 1924. Its roof and stairs were rearranged after the fire; a concrete staircase and a new section that included a kitchen and toilets were added.¹⁷⁸

¹⁷⁸ For detailed information on owner of the mansion see, Ekdal (2004), pp. 261-263.

On the basement floor which opens to the garden are four rooms including a central hall and service spaces. (Figure 5.14) On the ground floor and the first floor created by *Cihannuma* have nine rooms altogether. (Figure 5.15, 5.16) The entrance of the house is through a porch elevated about a meter from the ground by stairs. Another entrance on the basement floor opens to a back garden. Central halls organized the circulation on every floor (Figure 5.15)

The basement floor was reserved for service rooms such as the kitchen and the furnace room. The rooms at the back might have been used by the attendees. (Figure 5.14) The octagonal tower included a room on every floor. The corners of these rooms are equipped with cupboards. Such cupboards are part of rooms in traditional Ottoman houses. In this house they are used in a western style room. (Figure 5.15, 5.16)

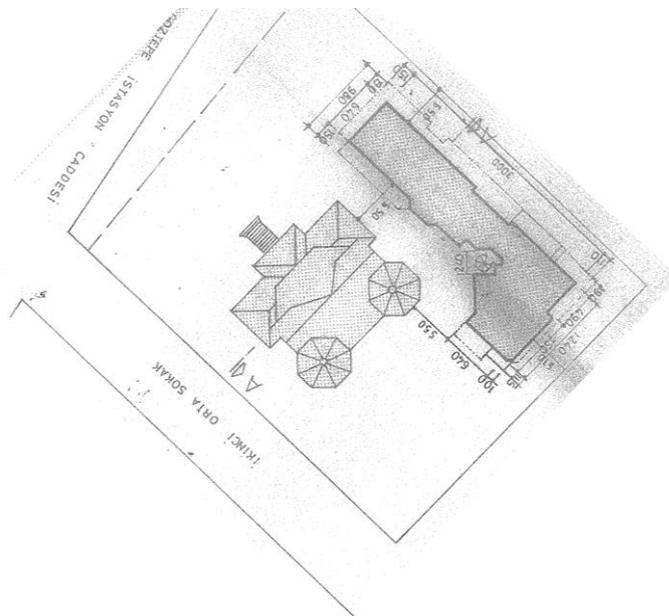
Like most of the resort houses of the period the house opened into a garden through balconies and big windows. (Figure 5.17- 5.19) The central hall on the ground floor has a balcony and a porch. The presence of a balcony in a hall indicates its use as a living room. (Figure 5.15) Similarly on the first floor a terrace is arranged as an extension of the central hall. Less secluded terrace probably had a public character. Also three other and smaller balconies are found on the first floor. (Figure 5.16)

The mansion is distinguished with its twin towers that provided panoramic views. The house was built in a forest and hence the scenery from the house was in every direction. (Figure 5.12, 5.13) The rooms were located to orient towards different directions which suggests that the area around the mansion was empty and hence privacy was not an issue. The house had several windows on every facade and was transparent to its environment. In this house the balconies were small in size but the amount of fenestration was more. Big

windows enabled visual extension to the surrounding forest in all directions.
(Figure 5.17- 5.19)



Figure 5. 12 Ismail Pasha Mansion, Location



SEA SIDE

Figure 5. 13 Ismail Pasha Mansion, Layout Plan.

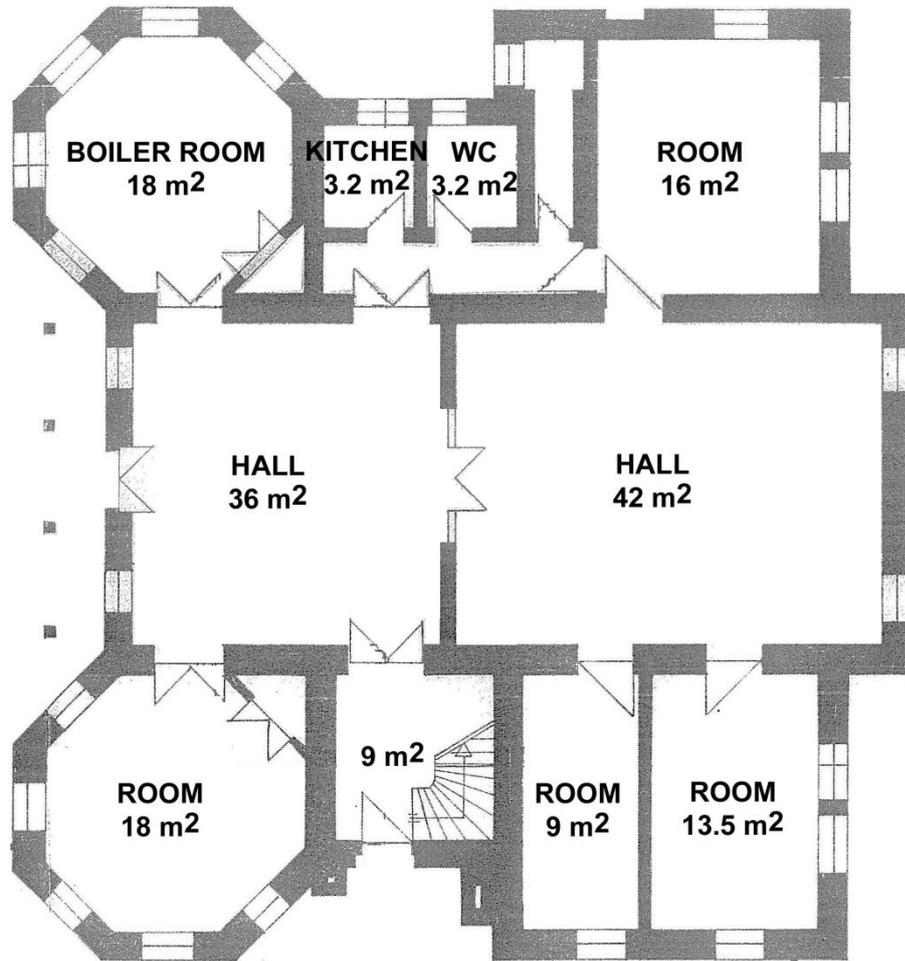


Figure 5. 14 Ismail Pasha Mansion, Basement Floor.

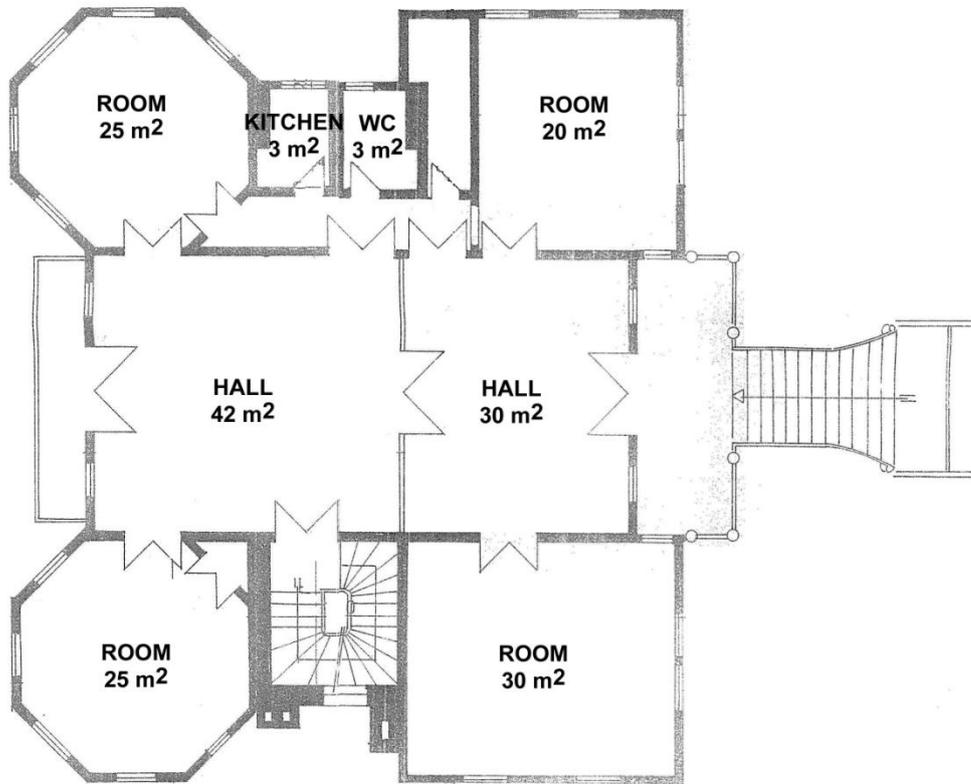


Figure 5. 15 Ismail Pasha Mansion, Ground Floor.

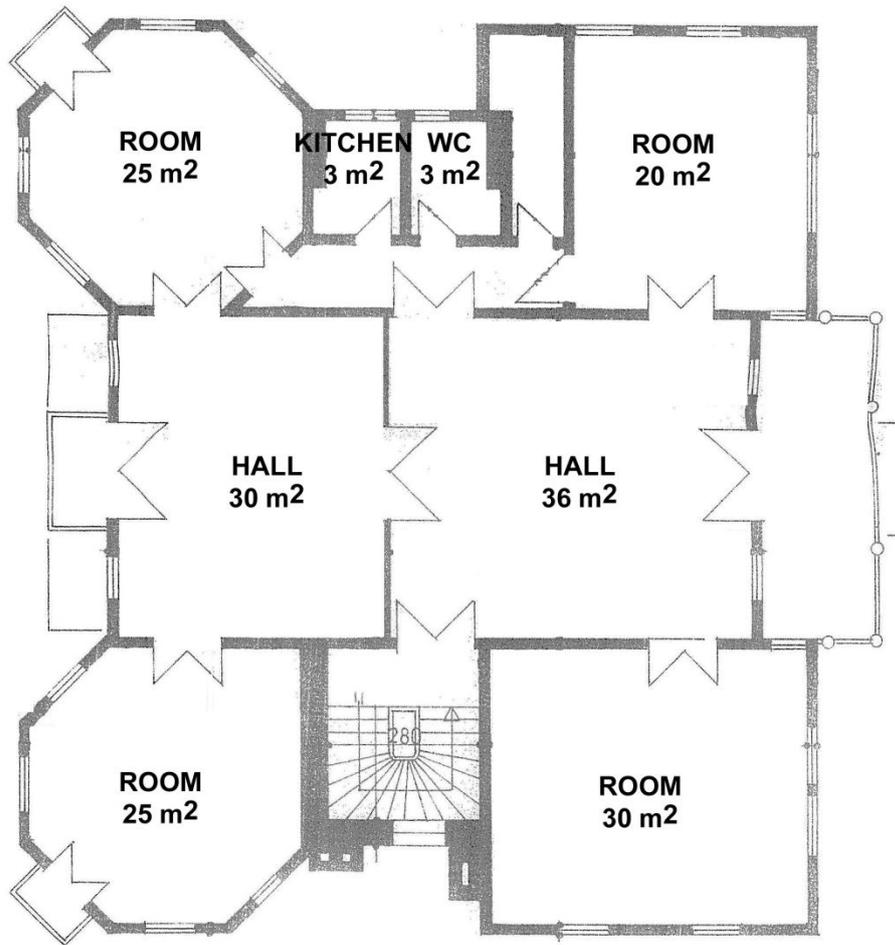


Figure 5. 16 Ismail Pasha Mansion, The First Floor.



Figure 5. 17 Ismail Pasha Mansion, Front Façade with Cihannuma.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.



Figure 5. 18 Ismail Pasha Mansion, Transparent Garden Façade.
Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

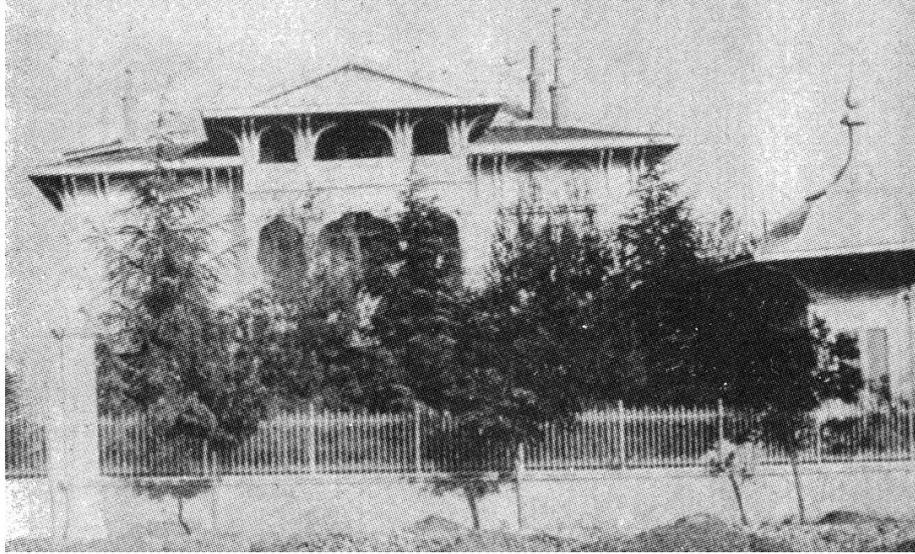


Figure 5. 19 Ismail Pasha Mansion, Front Façade before fire.
Source: Ekdal (2004), p.261.

5.2.3 Ömer Faik Pasha Mansion



Figure 5. 20 Ömer Faik Pasha Mansion, in Göztepe, Kadıköy.
Source: Ekdal (2004), p.271.

Ömer Faik Pasha, military assistant of Sultan Reşat, used to spend his summers at his mansion built in Göztepe. Built in 1887 the house is located at a distance from the shore and was in the middle of forestry area.¹⁷⁹ It is a three storey wooden building with a masonry basement. (Figure 5.24)

¹⁷⁹ Ekdal (2004), p.271.

Like the previously discussed examples the basement floor had service spaces and rooms for attendees.¹⁸⁰ (Figure 5.21) On the ground floor four rooms and a bathroom surround the central hall while on the first floor are three rooms and a bathroom. (Figure 5.22, 5.23) The second floor under the pitched roof has storage rooms and a secluded terrace situated on the front façade. (Figure 5.24)

The entrance of the house is through a porch on ground floor that lies underneath the projected hall of the first floor hall. Another entrance from the garden at the lower ground floor was connected to this floor by a stair. The mansion opens to the garden on two sides via the main hall. The circulation from the main entrance leads to the garden at the lower level by the back stairs. (Figure 5.21, 5.22) The plan is reminiscence of the traditional house plan called *Karneyarık*.

The rooms located on both sides open to the hall as the main circulation area. The rooms of domestic laborers on the basement floor were reached from the garden. The entrances of these rooms are from the outside and did not share a common hall. (Figure 5.21)

A grand living room faces both sides of the house while a smaller one is on the street facade. The room at the back might have been a service room, a kitchen as it is directly connected to the quarters of the attendees on the basement floor.¹⁸¹ (Figure 5.22) On the upper floors the central hall is projected; on the

¹⁸⁰ The kitchen that is the extension seen on the right of the plan is a later addition, its construction is not consistent with the rest of the house and its relation to the house on the ground floor is unusual.

¹⁸¹ The room might be a kitchen which is connected to the basement floor through the stairs that open directly to the garden at the lower level.

first floor it is joined by a terrace. The projected second floor hall could have been conveniently used as living area.

The smaller windows and semi- closed terraces suggest that the house was built in the vicinity of other mansions or buildings. The relatively less amount of windows and open terraces and balconies in this respect can be interpreted in terms of privacy requirements. (Figure 5.20)

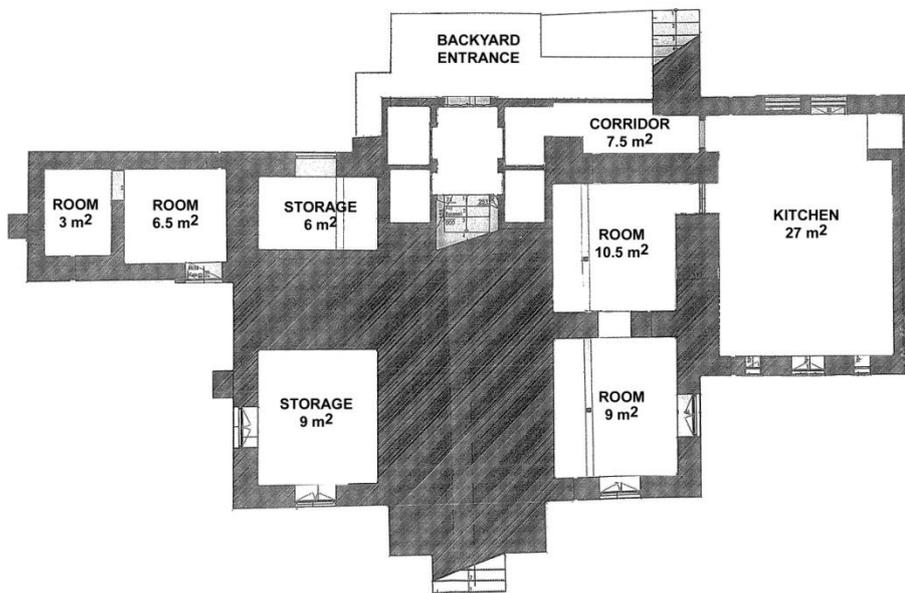


Figure 5. 21 Ömer Faik Pasha Mansion, Basement Floor.

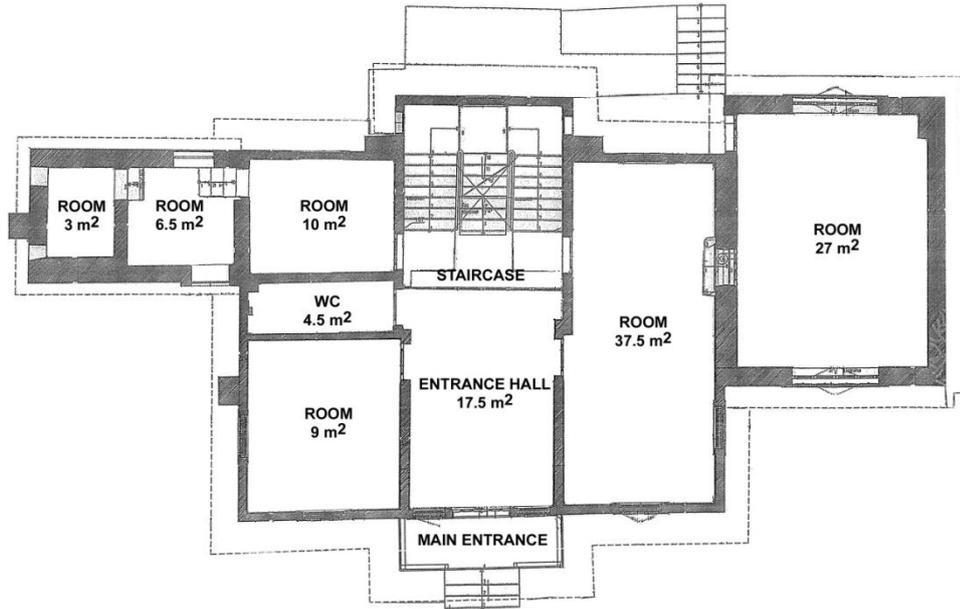


Figure 5. 22 Ömer Faik Pasha Mansion, Ground Floor.

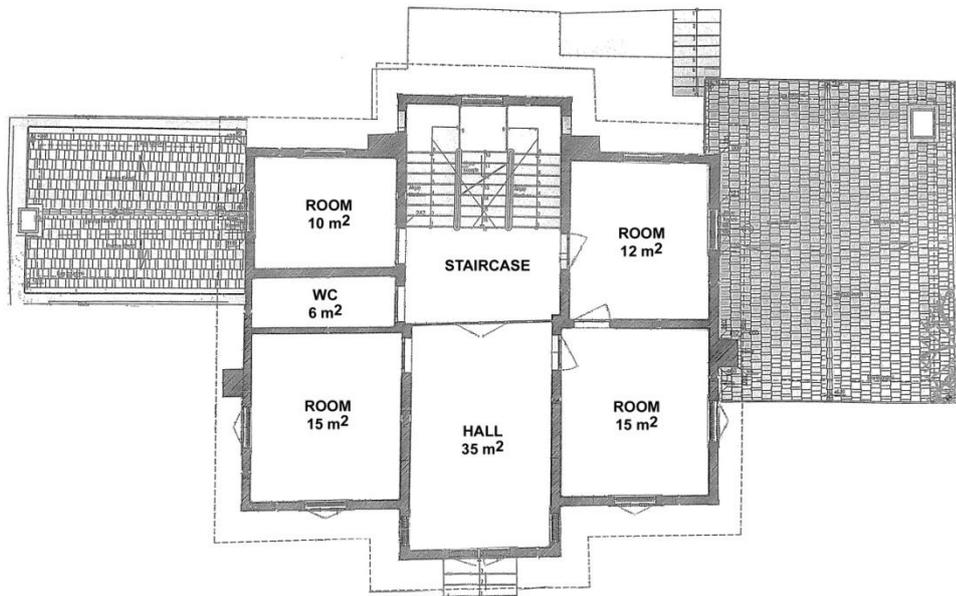


Figure 5. 23 Ömer Faik Pasha Mansion, First Floor.

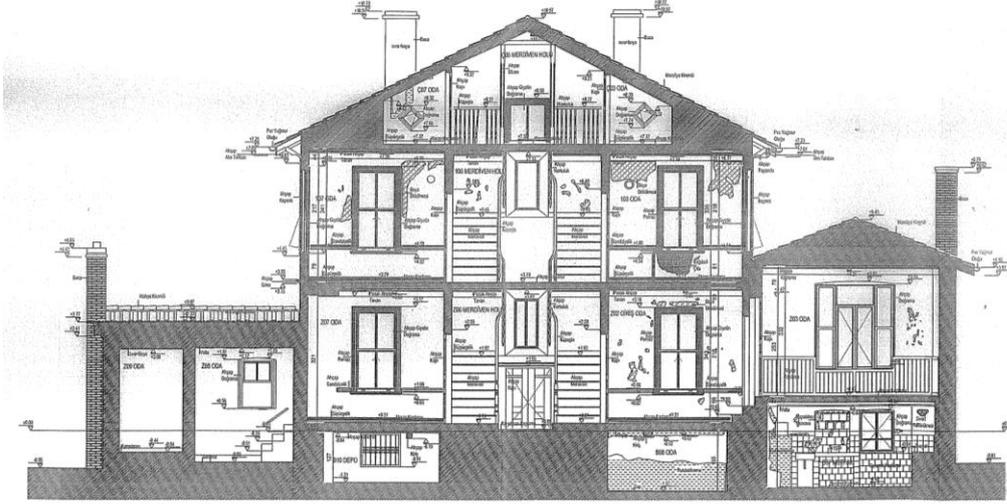


Figure 5. 24 Ömer Faik Pasha Mansion, Section 2-2
 Source: İstanbul V. Nolu Kültür ve Tabiat Varlıklarını Koruma Kurulu.

5.3 Façade Compositions

The façades of mansions at Kadıköy were articulated with elements similar to those in Büyükdada mansions. Among the repeating elements are protrusions, pediments, balconies, window and door frames, columned porches, steep roofs and towers. More intricate ornamentations were often applied on window frames, projections, balconies and columned porches, as also in Mecid Efendi Mansion. (Figure 5.25)

The relation of houses with the outdoor environment became important in these mansions and thus the balconies, porches and protrusions became the focal points. The balconies and porches are decorated with various types and patterns of ornamentation. The desire for an increased relation with the outside also is manifested in large windows that made houses more transparent.

Pediments and projections likewise marked the entrance of mansions and in addition provided a monumental and majestic look as also seen in the several examples.(Figure 5.25- 5.28)



Figure 5. 25 Mecid Efendi Mansion, Pediment.
Source: Ekdal (2004), p.267.



Figure 5. 26 Mehmet Bey Mansion, Projections.
Source: Ekdal (2004), p.343.

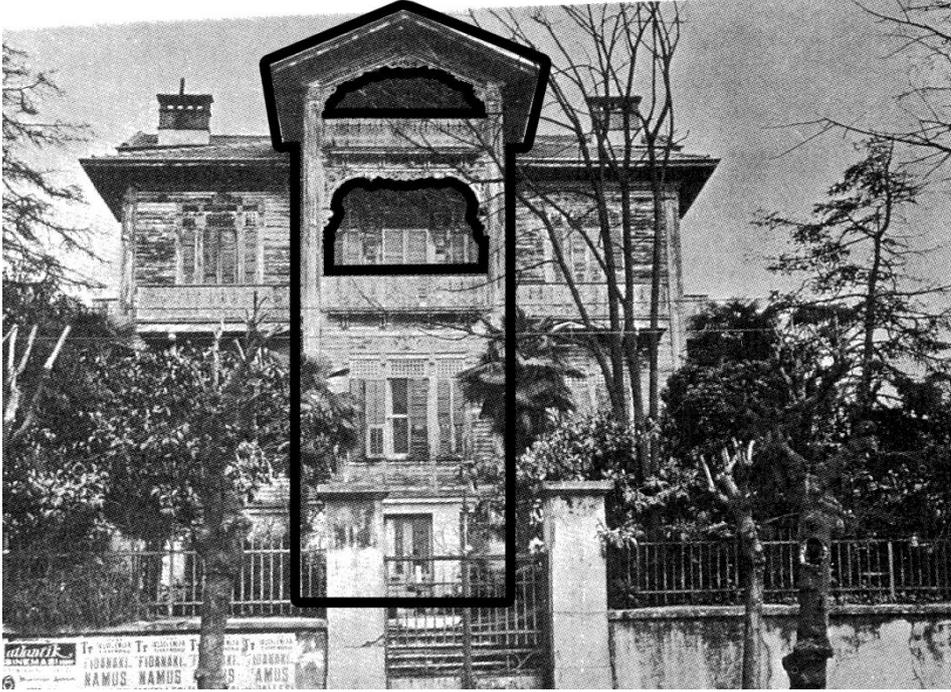


Figure 5. 27 Bezmigül Hanım Mansion, Projections.
Source: Ekdal (2004), p.133.

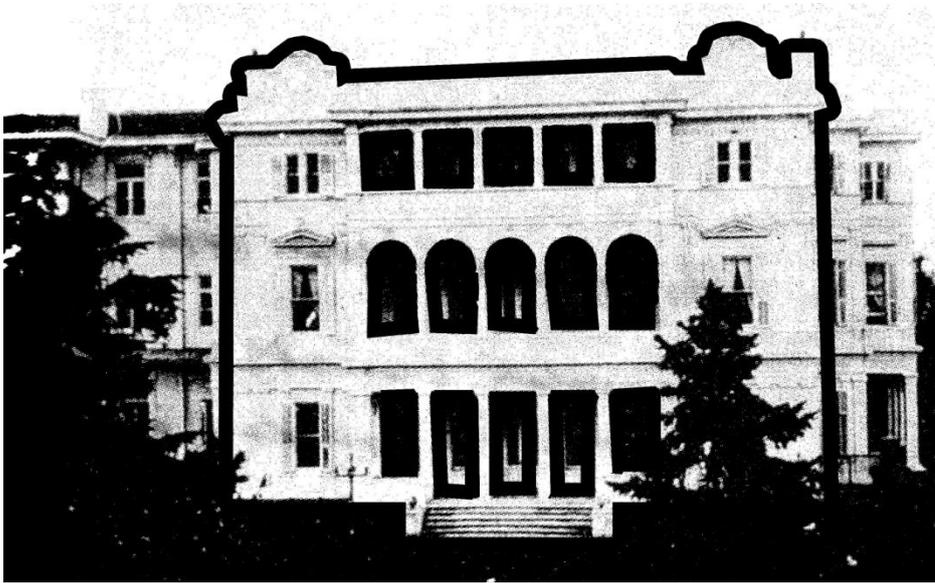


Figure 5. 28 Rıdvan Pasha Mansion, Columned Porch and Terraces.
Source: Ekdal (2004), p.289.

In numerous examples the Gothic inspired elements such as towers and high, pointed roofs were used. The steep pitched roofs created extra floors as in Büyükada. (Figure 5.29- 5.32) The towers in addition contributed to the grandeur of the houses and also utilized as living areas or to included stairs.(Figure 5.33- 5.34)

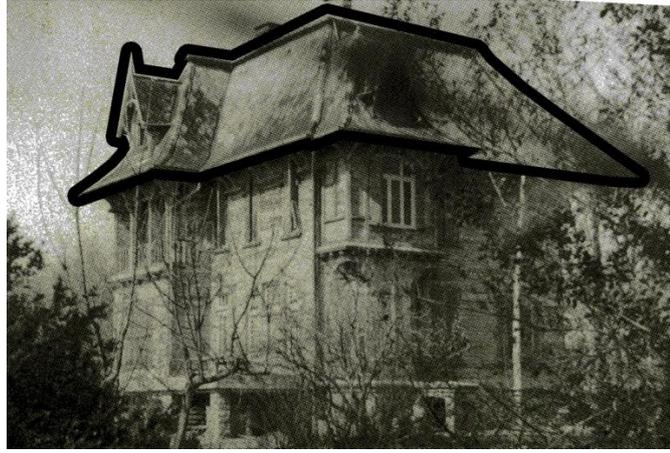


Figure 5. 29 Rıza Bey Mansion, Steep Roof.
Source: Ekdal (2004), p.208.

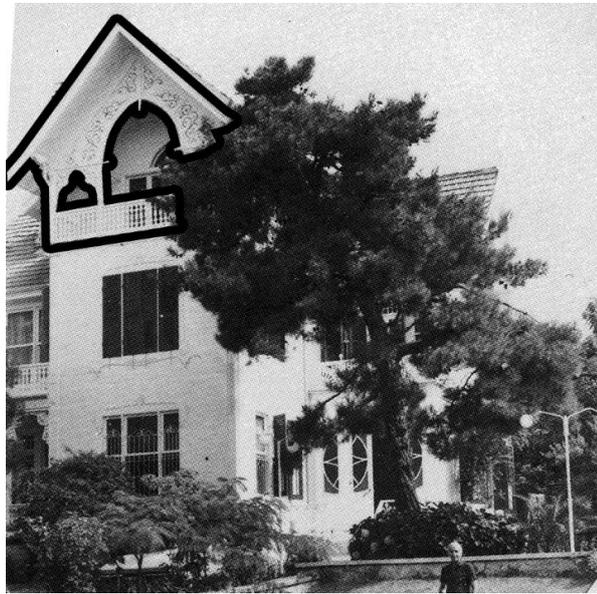


Figure 5. 30 Ali Refik Pasha Mansion, Pitched roof with lacelike ornamentation.
Source: Ekdal (2004), p.276.



Figure 5. 31 Nadir Ağa Mansion, Pitched roof with lacelike ornamentation.
Source: Ekdal (2004), p.287.

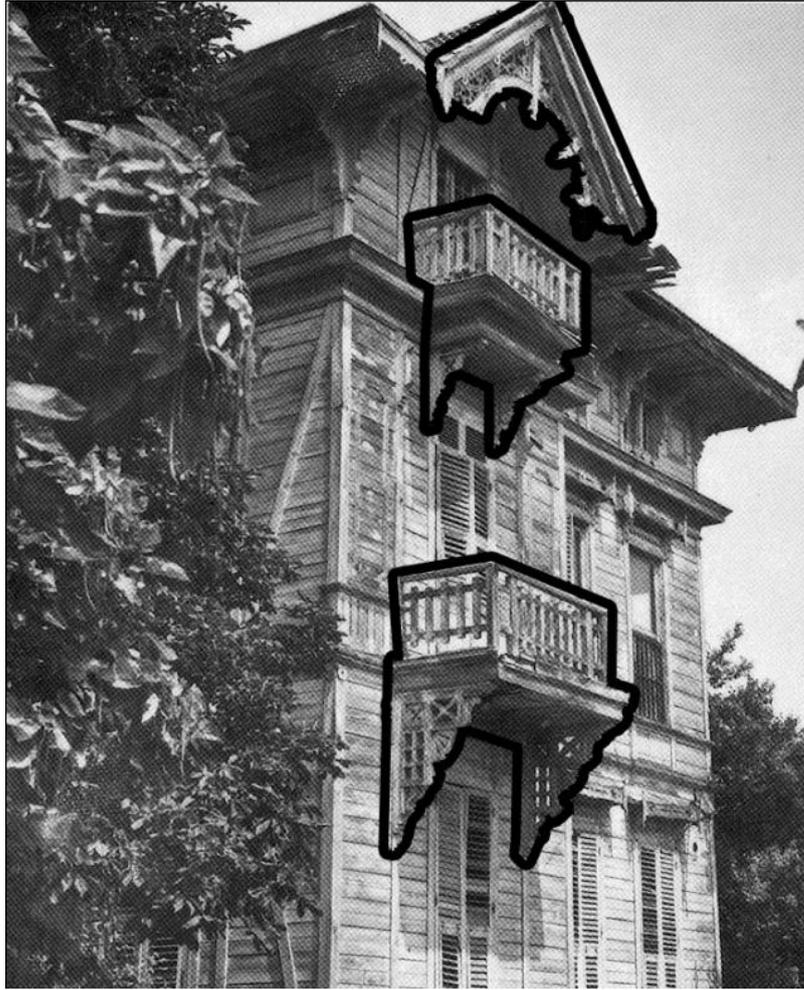


Figure 5. 32 Tahsin Pasha Mansion, Pitched roof with lacelike ornamentation.
Source: Ekdal (2004), p.220.



Figure 5. 33 Ragıp Sarıca Pasha Mansion, Tower.
Source: Ekdal (2004), p.252.

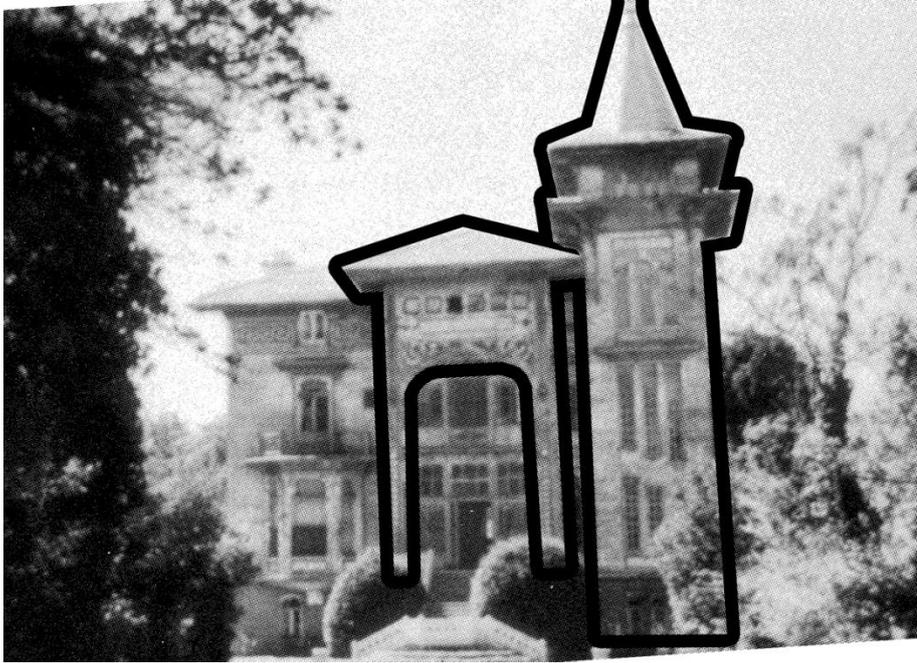


Figure 5. 34 Cemil Topuzlu Pasha Mansion, Tower and landscaped garden.
Source: Ekdal (2004), p.239.

5.4 Outdoor Expansion

The desire for expanding towards the outdoor environment is also seen in the mansions of Kadıköy. The resort houses here were spread in a wider area and on a flat topography.¹⁸² The area was covered with orchards and forests which created a natural green setting. The houses in this sense were oriented towards the forest areas and located at a distance from each other.¹⁸³ They were not only placed in forest areas but also were located in big gardens. The gardens were arranged according to the landscaping fashion of the period. (Figure 5.35) They were elaborated with plants, *sebils* and pools and sculptures. (Figure 5.36, 5.37)



Figure 5. 35 Sabur Sami Bey Mansion, Landscaped garden.
Source: Ekdal (2004), p.47.

¹⁸² Dünden Bugüne İstanbul Ansiklopedisi (1994), p.341.

¹⁸³ However due to an increase in building activities after the 20th century this organically developed fabric disappeared. The gardens and houses were divided into further parcels and sold. Ekdal (2004), p. 13.

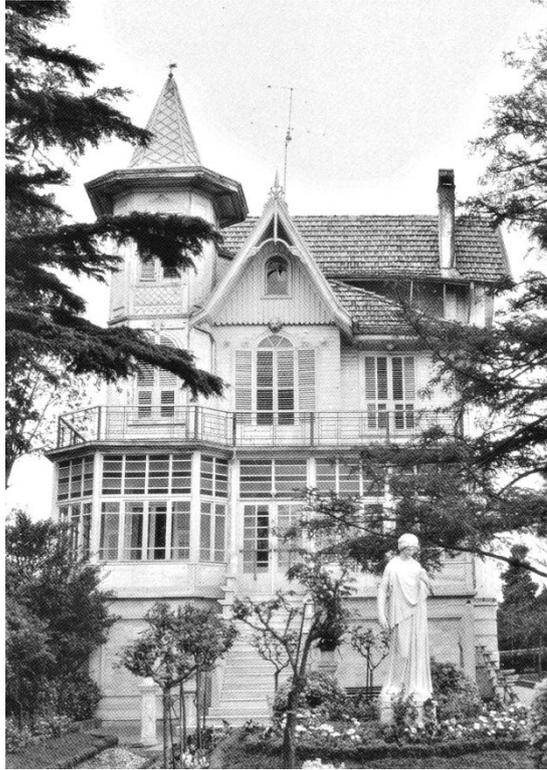


Figure 5. 36 Botter Mansion, Garden composition and Sculpture.
Source: Ekdal (2004), p.415.

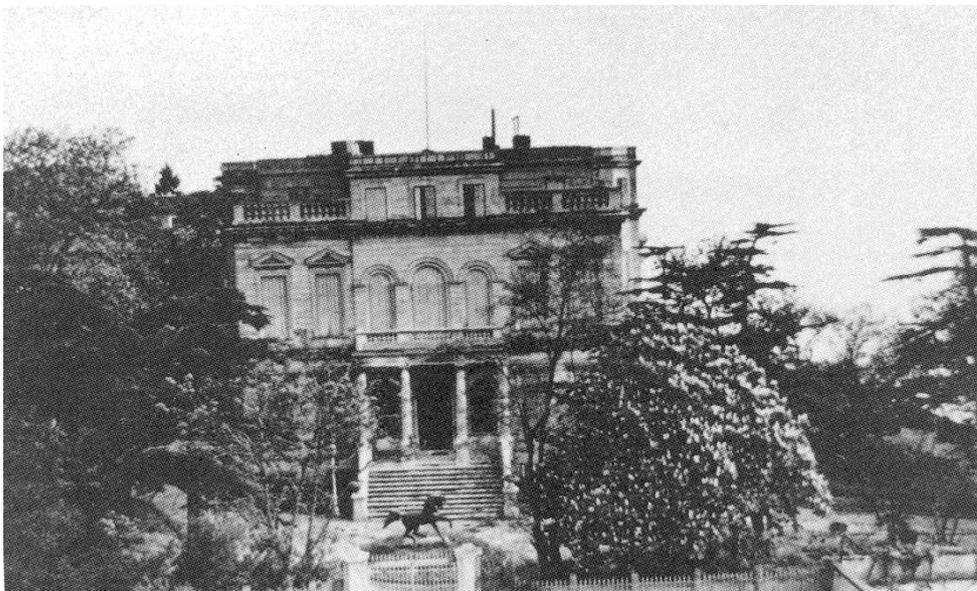


Figure 5. 37 Mahmut Muhtar Pasha Mansion.
Source: Ekdal (2004), pp.34-35.

CHAPTER 6

CONCLUSION

The modernization process in the 19th century re-shaped the urban fabric and domestic architecture in Istanbul. The social and spatial transformation from a traditional to a more western lifestyle was realized by the emerging wealthy Muslim and non-Muslim residents of Istanbul who had the social power and economic means to built new and large houses. Their lifestyle and preferences in terms of shaping, decorating and using domestic space resulted in the emergence of new types of houses and physical environments.¹⁸⁴

New settlements were formed beyond the historical peninsula in 19th century Istanbul while new building types and residential environments emerged within the existing urban layout. The northern part of Golden Horn, the ridges of Anatolian shores and Bosphorus transformed into new settlement areas.

New suburban districts appeared at both the European and Asian shores of Bosphorus. The districts on the Asian shore included Üsküdar, Kadıköy, Bakırköy, Yeşilköy and also Princes Islands. These were distant areas in relation to the center and offered vacant lots among greenery which were suitable for new constructions. As such they were convenient to be exploited as resort neighborhoods where large houses with outdoor spaces could be built. The suburban resort settlements of the Byzantine era in this region could have been influential in revitalizing the same regions as resort areas in the late

¹⁸⁴ Germener (1982), pp.27-34.

Ottoman period. Similar suburban settlements and resort houses were also seen in the West in the same period such as in England.

Influenced by the European styled classical ornamentations and also architectural components like towers, pitched roofs and columned terraces the resort houses looked like the European mansions. In this sense Con Pasha mansion exhibits an architectural similarity to the Italian *Palazzos* in terms of having columned terraces built with timber. Likewise Erenköy mansions which is seen in Büyükkada and Kadıköy with pitched roofs and towers have strong similarity with the British resort houses. Kadıköy and Büyükkada mansions represent the new building activities accelerated in the 19th and continued in the 20th centuries. The Keresteciyan Twin Mansions for instance; with lacelike ornaments on pitched roofs are examples of this new emerging architecture.¹⁸⁵

Among the resorts of Istanbul, Kadıköy and Princes Islands became distinguished. Both flourished in the late 19th and early 20th centuries date from the resultants of the same period.¹⁸⁶ They were populated mostly with wealthy non-Muslim and Muslim residents of Istanbul. Both settlements offered opportunities for a leisurely lifestyle and houses designed with western modes to suit this lifestyle. Similarities between the mansions built in Büyükkada and Kadıköy in terms of architecture and decoration are noteworthy. Although information on the architects and master builders are scarce the resemblances suggest a close connection or awareness.

The houses display characteristics of a resort lifestyle which is distinguished with an increased amount of outdoor expansion and use of garden. The

¹⁸⁵ Zaloğlu (1989), pp.85-90.

¹⁸⁶ Ibid., pp.,26-31.

decoration and spatial arrangements reflect the taste and the lifestyle as well as the prevailing architectural trends of the period. In this respect each house was different in its decorational aspects even though they shared a common architectural vocabulary.¹⁸⁷

The traditional Ottoman house plan composed of a central space and surrounding rooms was interpreted and enriched by a combination of ornamentations and spatial elements. The resultant architecture reflected a cultural mixture that embodied several distinctive components from East and West.¹⁸⁸

The houses in both settlements were large, more transparent and lavishly decorated on the exterior. Large central halls dominated the plans. Rooms of different size were planned on each floor. Larger rooms were placed at the parts with most desired views and could have seclusion. In Büyükada they were placed to capture the seaside while in Kadıköy towards the forest. Some rooms were connected to each other indicating the possibility of a combined use. Presence of kitchens almost on every floor with a large open space illustrates that these floors could have been utilized as living areas and accommodated public events if required.

The rooms were distinguished according to their functions. In traditional houses however the rooms were multifunctional. While the rooms on the ground floors were organized as the main living area the ones on the upper floors were used as relatively private rooms. Service rooms like kitchens and storage rooms and the attendees' rooms in addition were organized mostly at

¹⁸⁷ Ibid., pp.31-33.

the basement floors thus separating both the space and labor from the rest of the house.

The entrance floor which generally included service spaces around a courtyard and created a secluded household life in traditional houses, transformed into a more open living area and assumed functions other than household tasks in the 19th century resort houses in Büyükada and Kadıköy.

Expanding to outdoor spaces was desired. These houses were built to look either towards the seaside or they were among forests. They are situated in large lots and were surrounded with private gardens which enabled expansion to the outside without concerning issues of privacy. Unlike the attached houses and the dense residential fabric of urban Istanbul, large gardens in these suburbs provided both privacy and leisure. Houses could relate to the outdoor environment from various directions. Depending on the function and location of the room on the façade every room received an outdoor space such as a balcony, terrace or porch.

The orientation of house and rooms were important factors in the design of the mansions especially in the floor layout. The scenery being of a forest, garden or sea became an essential consideration in the arrangements of windows, rooms, ornamentations balconies and terraces. The orientations of houses in Büyükada are both towards the street and the sea. The mansions captured view of the main roads in front and the gardens and seaside or forests at the back. Those situated on a sloped land utilized the height advantage and were planned on basements floors that also received light from one side. The rooms looking on both directions became much elaborate and transparent. The balconies and terraces added to these rooms also faced the view. The windows became much larger in dimension; a feature not seen in traditional Ottoman houses.

In Kadıköy the mansions were often built in the existing forests and on a flat topography so the scenery of the houses was limited to the forest. The rooms similarly were arranged at different corners on each floor and in some there were service kitchens on every floor. The facades mostly did not differ from each other as they looked towards the green area on every side.

Façades became very elaborate. Architectural elements such as columned porches, pitched roofs and towers were incorporated into facades. These elements are utilized to enrich the relation of the house with its outdoor environment. Porches and terraces became widespread due to the increased preference for outdoor living. The towers which not only included stairs but also contained rooms embellished the appearances of houses.¹⁸⁹ Pitched roofs whose eaves were ornamented with lacelike decorations as in Keresteciyan Mansion in Büyükkada and Esat Toptani Mansion in Kadıköy as well as Nadir Ağa and Ali Refik Pasha Mansions provided additional floors. These were further elaborated with intricate ornamentations.

Types of ornaments which were generally seen in masonry buildings were applied in timber construction. Composed of more western and classical elements facades became more elaborate while the plans still reflected traditional layout. In this sense shell shaped pediments like in Con Pasha and Rıdvan Pasha Mansions and the wooden towers as in Botter and Mazlum Bey Mansions and steep roofs show a great resemblance.

The 19th century Istanbul marked the emergence of a new resort lifestyle. This lifestyle found its expression in neighborhoods with a suburban character such

¹⁸⁹ For examples on the rooms that are organized in towers see Ömer Faik Mansion in Kadıköy and Mizzi's mansion in Büyükkada, pp.65-67 and pp.97-100 respectively. For staircases in towers see Arvantidis Mansion in Büyükkada.

as Kadıköy and Büyükada. Equipped spatially to accommodate a leisurely social and private life mansions in Kadıköy and Büyükada represent the modern resort settlements and a life developed by the late Ottoman elite. These suburbs in context were equipped to accommodate lavish social, private life.

APPENDICES

Appendix A: Touristic Lodges at Büyükada

	Location	Building Phase
Hotel Calypso	23 Nisan Street	Hotel Estranders (1901) Apartment building (1979)
Ankara Palas	23 Nisan Street	Three storey building; shops at the ground floor.
Hotel Delakuridis	İskele Street	XIX.th century. Shops and restaurants in ground floor. Four storey timber construction with masonry ground floor.
Hotel de la Plage	Çankaya Street	Initially built as house in the end of XIX.th century. Rebuilt as concrete hotel in 1988.
Hotel Giacoma	23 Nisan Street	Until 1985. Lido Motel (1989)
Hotel International	Malülgazi, Aslanağzı Streets	Initially Fresko House.
Hotel Lazaridis		Apartment (1940's).
Hotel Savoy	Çankaya street	XIX.th century. Hotel until 1976. Timber construction.
Nizam Palas	Ziya Pasha Street	1915. Timber construction. Four storeys.
Hotel San Remo	Çankaya street	Mizzi Mansion. Hotel San Remo (1930-40).
Hotel Venezia	Çankaya street	1887. Masonry structure. Basement floor and two storeys. Apartment (1945).
Splendid Place	23 Nisan Street	1911. Master Builder Klaudi. Timber construction. Four storeys and a basement floor. Atrium with a fountain.

Table 1 Touristic Lodges at Büyükada.
Source: Tuğlacı (1995), pp.547-569.

Appendix B: Public Facilities in Büyükada

In Büyükada, the local residents were Greeks and Armenians before the 19th century. Therefore the first religious buildings were built to serve for the Greek and Armenian communities. When the island became populated by foreigners, Levantines, non-Muslims and Muslims of Istanbul in the 19th century, more religious buildings including, a synagogue, a mosque, and churches were built. There were several churches of various sizes located throughout the island, as the main residents were Christians.¹⁹⁰ A mosque and a Muslim graveyard were built respectively in the 19th century when Muslim residents increased in population.¹⁹¹



Figure B. 1 Ayios Nikolaos Monastery.
Source: Gülersoy (1997), p.97.

¹⁹⁰ Tuğlacı (1995), pp.155-182.

¹⁹¹ Ibid., pp.155-162.

	Location	Building Phase
Ayios Theodoros Church	Yilmaztürk Street	A chapel in the graveyard.
Hristos Convent	Hristos Hill	Byzantine period; it was rebuilt in 1597
Panayia Church	Balıkçıl Street and Phaeton Square	
Profitis Ilias Church	Greek Orthodox graveyard in Ayia Nikola	1878
Santa Pacifico Latin Church	Lala Hatun Street and Yeni Street	1862. It also included a convent for priests.
Surp Asdvadzadzin Church	Mehmetçik Street	1858
Ayios Yeorgios Convent and Church	Ayia Yorgi Hill, Yüce Tepe	Nikiforos Fokas in 963. Destroyed in 1203 during the IV. Crusade. Included churches, chapels and a convent. The church was built at the west of the convent at Byzantine period. Another masonry church was built behind the tower in 1905.
Ayios Nikolaos Monastery and Church	Karia village on the northeastern slope of Ayia Yeorgios Hill	14 th century in replacement of the estates of <i>Batik Manastır</i> . Three storeyed, timber building on a masonry basement.10x25 meters. The additional church built in 1868 is reached by a courtyard.
Hamidiye Mosque	Ada Camii street	1893. It is composed of a small mosque at the ground floor and a prayer hall on the first. Architectural features such as monumental staircase, ornamented window frames are also seen in the mansions of the same period.
Hesed Le Avraam Synagogue	Panço neighborhood in Kumsal district	1903. Destroyed in 1921. It became inadequate and replaced by a masonry structure.

Table 2 Religious Facilities at Büyükkada.
Source: Tuğlacı (1995), pp.162-168.

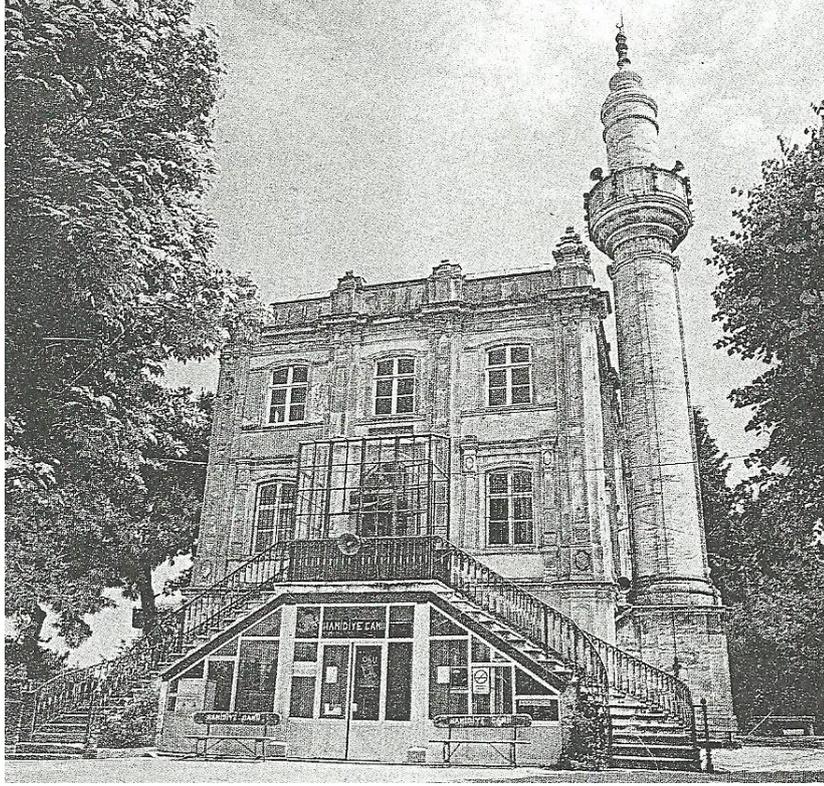


Figure B. 2 Hamidiye Mosque.
Source: Tuğlacı (1995), p.159.

In Büyükkada the educational facilities were initially built to serve the Christian community. Muslims started to live at the island starting from the mid 19th century.¹⁹² Necessity for new schools arose following the increase in Muslim population. While Christian schools were established at the end of the 19th century, Muslim schools still were not existent. Since, the built fabric of the island composed of mainly mansions; the emerging necessity for new

¹⁹² Tuğlacı (1995), p.154.

educational buildings was compensated by the existing houses. In this context the early educational services were given in large private mansions.¹⁹³



Figure B. 3 Red Palace.
Source: Gülersoy (1997), p.77.

The first education building was the timber primary school, located near Ayios Dimitrios Greek Orthodox Church and built in 1850.¹⁹⁴

Greek orphanage, Red Palace was turned into an orphanage by II. Abdülhamid in 1902. The wooden structure was initially built as a hotel by a French corporation by Kont Maurice de Bochard in 1898-1899 at Hristos Hill.¹⁹⁵

¹⁹³ Although we don't have detailed information on the houses that are turned into schools, their presence were mentioned in Tuğlacı's book.

¹⁹⁴ In the fire in 1911, the school was burned and is later replaced with a masonry building in 1914, Tuğlacı (1995), p.456.

¹⁹⁵ The orphanage included modern kitchens, bath facilities, theatre, infarmary, museum, playroom, library, primary school, ateliers and dormitory. The timber structure was built initially as a hospital. The administration building (timber structure) of the hotel was

The first Muslim school on the other hand was established in Ada Camii street, near Hamidiye Mosque in 1893 under the guidance of Şakir Pasha. The Muslim school that was opened in Ali Bey's house in 1902, moved first to Celal Koç's building in Çiçekli Yalı street and then to the ground floor of Hamidiye Mosque in 1912. The school was separated as boy's and girl's schools; boys studied at Lebib Bey's house and girls at Antoine De Seour Françisken school in Nizam street in 1914. The latter was initially built as a church and convent for nuns in 1871 at Çankaya Street; when the building became inadequate it was replaced by two buildings in 1908. The school continued to be used during the First World War and until 1937. After its grounds have been separated in 1951 the buildings became rental residences for travelers. During the occupation of Istanbul, the girls school was transferred to boys school. After Tevhidi Tedrisat Law, the schools were merged and moved to Sefronios's house in Kadıyoran street as 'Büyükada Primary School'. In 1967, the school is transferred to its new building in Lala Hatun Street and its previous building in Kadıyoran Street is turned into lodging for the teachers.

An Armenian school, Sahak-Mesrob school is opened in Bahçivanoğlu Street by the Armenian society in 1906. In 1924 it is transferred to Kınalıada. The building collapsed due to neglect in 1987.¹⁹⁶

Currently, the existing schools in Büyükada are the Turkish primary school and the secondary school in Lalahatun Street (1967) the Greek primary school and Beyhan Arel private high school (1985-1986).¹⁹⁷

transformed into a school in 1958. In 1942 the girls orphanage in Heybeliada is transferred to Büyükada and hence the school inside the orphanage became inadequate. During the first World War (1915-1918) the building was used as a military school occupied by German soldiers and by Russian immigrants. After 1920's it hosted more than 1290 orphans coming from Anatolia. Tuğlacı (1995), pp.458-460.

¹⁹⁶ Tuğlacı (1995), pp.456-463.

Appendix C: Architects and Masterbuilders of Büyükada

The known architects and master builders, of the houses in 19th century Büyükada are as follows.¹⁹⁸ Their involvement in building process as a constructor or a designer however is unknown.

Periklis Fotiadis	Kanzuk Mansions (1898) Sabuncu Mansion (1904) Corpi Mansion and Azeryan Mansion (1885- 1890).
Nikolas Dimadis	Sivastapolos Mansion (1885).
Raimondo T. D' aronco	Tower and extensions of Mizzi Mansion
Yango Pappas	Tripo Mansion (1897).
Ahilleas Poliçis	Con Pasha Mansion (1880).
Delfo Seminati	Asaduryan Mansion.
Andonis Dimitropulos	Lambridis Mansion.
Dandalo	Jones Mansion.
Hristos Dimatis	Peuçak Mansion.
Villy Bolland	İsmail Hakkı Bey Mansion (1898).
Master builder Petraki	Adamandidis Mansion.
Master builders Hristo Dimopulos, Nikola, Yuvanakis Taşçioğlu, Yorgo and Niko Kefala, Konstandinidis, Muzaffer, Pepo, Yorgo Simota, Tanaş and Haralambos Tomaidis	

Table 3 Architects and Master Builders of Büyükada
Source: Kuruyazıcı (2011), pp.32-125.

¹⁹⁷ Ibid, p.462.

¹⁹⁸ Kuruyazıcı (2011), pp. 31-117.

Appendix D: Touristic and Public Facilities in Büyükada

Appendix E: Houses of Büyükada

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