

BÜYÜKADA, ITS SUMMER RESIDENCES, AND THE BOURGEOIS
OTTOMAN INTERIOR AT THE TURN OF THE TWENTIETH CENTURY

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ABSTRACT

BÜYÜKADA, ITS SUMMER RESIDENCES, AND THE BOURGEOIS OTTOMAN INTERIOR AT THE TURN OF THE TWENTIETH CENTURY

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This dissertation examines the social history of Büyükada specifically from the late nineteenth to the early twentieth century by looking at the interiors of summer residences through new sources on Büyükada. The changes in the economic, political, and social structure of the Ottoman capital are put forth in order to comprehend the social characteristics of Büyükada as a summer resort close to Istanbul. As the main archival sources of this dissertation, the Ottoman Archives enriches the narrative on Büyükada published up to this time; Istanbul Provincial Newspaper announces information about the owners, size, location and price of the houses in the island, enabling the analyses on the urban, spatial, and social characteristics of Büyükada, whereas the Raymund Map marks the houses on the island demonstrating their construction material and position in the site; the plans from the Preservation Board display the spatial schemes of the houses; and the houses visited put forth the remnants of the bourgeois interior. The sources reveal that the Nizam district on the northwestern part of the island was inhabited by the wealthy section of the Ottoman society, where the ethnic diversity reflected the character of the Ottoman bourgeoisie. On the other hand, the central part of the island and its nearby neighborhoods were mainly resided by the people with lower income. Through this framework, the history of Büyükada and its bourgeois residents at the turn of the century are reassessed.

Keywords: Late 19th century Ottoman social history, Ottoman bourgeois interior, Büyükkada, summer houses.

Öz

YIRMİNCİ YÜZYIL BAŞINDA BÜYÜKADA SAYFIYE EVLERİ VE OSMANLI BURJUVA İÇ MEKANI

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Bu tez, yeni kaynaklar ışığında sayfiye evlerinin iç mekanlarına bakarak Büyükkada'nın geç on dokuz erken yirminci yüzyıl dönemindeki toplumsal tarihini incelemektedir. Bu dönemde İstanbul yakınındaki bir sayfiye yerleşimi olarak Büyükkada'nın toplumsal özelliklerini anlamak için Osmanlı Devleti'nin başkenti özelinde ekonomik, politik ve toplumsal yapısındaki değişiklikler ortaya konmuştur. Bu tezin temel arşiv kaynakları olarak Osmanlı Arşivi, bugüne kadarki basılı kaynaklarda geçen Büyükkada anlatısını zenginleştirmekte; İstanbul Vilayet Gazetesi adadaki evlerin sahipleri, büyüklüğü, konumu ve ederi hakkında bilgi vermekte ve bu veriler üzerinden adanın kentsel, mekansal ve sosyal analizlerinin yapılmasını mümkün kılmakta; Raymund Haritası bu evlerin yapısal özelliklerini ve konumlarını göstermekte; Koruma Kurulu'ndan elde edilen planlar evlerin mekansal şemalarını belirtmekte; ziyaret edilen evler burjuva iç mekanının izlerini ortaya koymaktadır. Değerlendirme sonucunda, adanın kuzeybatısındaki Nizam mahallesine Osmanlı toplumunun varlıklı kesiminin yerleştiği ve buradaki etnik çeşitliliğin Osmanlı burjuvazisinin etnik özelliklerini yansıttığı anlaşılmıştır. Öte yandan, adanın merkez ve merkeze yakın mahallelerinde genellikle orta ve düşük gelirli aileler ikamet etmektedir. Bu bağlamda yirminci yüzyıl başında Büyükkada'nın tarihi ve burjuva sakinleri yeniden değerlendirilmekte, Büyükkada toplumunun ve yazlık evlerinin karşılıklı ilişkisi ortaya konmaktadır.

Anahtar Sözcükler: Geç on dokuzuncu yüzyıl Osmanlı toplumsal tarihi, Osmanlı burjuva iç mekanı, Büyükada, sayfiye evleri.

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CHAPTER 1

INTRODUCTION

This study is about a summer resort town which became popular in the second half of the nineteenth century and reached its peak at the beginning of the twentieth century. Located on the Marmara Sea across the south-eastern coast of Istanbul, the capital of the Ottoman Empire then, Büyükada (Prinkipo) became an important 'stage' for upper and middle classes along with different ethnic groups, foreign officers, visitors and travelers. The visibility of wealth, social status, connections with 'the West' were all among the reasons of owning or renting a house or getting a room in Splendid Hotel or Hotel Giacomo in Büyükada. At one point, it became a peculiar location where the state of being away from the main land, from the city would bring along considerable freedom to its short-term inhabitants. Who were those people seeking for freedom, and what did Büyükada offer them? As Yorgo Zarifi, who spent his summers in the island as a member of a prominent Ottoman Greek family, asserted:

Prinkipo was all Greek. When Turks came to Prinkipo for sightseeing, they would feel themselves as if they went out of the Ottoman lands. Sometimes, one would come across Turkish women walking arm in arm with their husbands, or sitting in coffeeshops as their face unveiled. They could not behave so freely in Istanbul.¹

Moving out of the city when summer comes has been a habit performed for a long time in the Ottoman Istanbul. Some of the travelers and historians from the eighteenth century indicate that the time of these move-ins and move-outs is announced by the government.² The documents in the Ottoman Archive support the idea that these announcements also continued in the late nineteenth century: the permission in 1860 marks the beginning of

¹ Zarifi, Yorgo L. *Hatıralarım*. İstanbul: Literatür Yayınları, 2006. 263 (translation by the author)

² Hamadeh, Shirine. *The City's Pleasures: Istanbul in the Eighteenth Century*. Seattle and London: University of Washington Press, 2008. 44

the summer at May 3 (12 Şevval 1276), a year after it has been marked as May 6 (25 Şevval 1277) by saying “Sahilhanelere ve diğer sayfiyelere gideceklere izin verildiği..”.³ Apart from the villages on the Bosphorus, several others on the Anatolian side such as Moda, Erenköy, Kızıltoprak, Bostancı were preferred for the summer. Since they were a part of the mainland and could not preserve their identities in front of the sudden and immense expansion of the city especially with the urban transformations which accelerated after the 1950s, those resort settlements could not maintain their characteristics until today. However, the Princes’ Islands differ from the other summer resorts due to maintaining the characteristics of a resort town with their architecture, population, and activities throughout the year. One can argue that the reasons that the islands remained rather well preserved because of their fairly limited access to the mainland; the state of not being part of the expanding city is crucial since the other aforementioned locations lost their summer town status in time.

Among the nine islands of the Princes’ Islands, Büyükada (Prinkipo) is chosen as the subject of this study. The reasons of this decision vary: Büyükada is the biggest and thus the most inhabited of all, the local governmental units of the state (both the Ottoman State and the Turkish State) were established here like municipality, prefecture, post office, and police station, the means of accommodation for the visitors were better compared to the other islands since there were more hotels and rental houses; especially from the mid-nineteenth century to the mid-twentieth century, it was preferred by bureaucrats, merchants, ambassadors, travelers, soldiers (in the war times), and many others which create the means of a milieu dependent on many variables but somehow independent from the existing/accustomed social structure in other neighborhoods.

While discussing the eighteenth-century Ottoman capital, Hamadeh uses a term that was brought up by Suraiya Faroqhi, *décloisonnement*, in order to define the changing social characteristic of the Ottoman Istanbul.⁴ Hamadeh asserts that especially for the case of Istanbul, this concept of *décloisonnement* provides a better understanding of the interrelation between social and economical environs:

³BOA 12/L /1276 (03.05.1860) Dosya No:182 Gömlek No:3 Fon Kodu: A.}MKT.MHM. and BOA 25/L /1277 (06.05.1861) Dosya No:217 Gömlek No:87 Fon Kodu: A.}MKT.MHM.

⁴ Faroqhi introduced this concept while analyzing the Ottoman social boundaries in the seventeenth century. See Faroqhi, S., “Crisis and Change, 1590-1699” in Quataert, Donald and İnalçık, Halil (eds). *An Economic and Social History of the Ottoman Empire*. Cambridge: Cambridge University Press, 1997.

Décloisonnement in the social climate of Istanbul ... bred a similar process of “opening up” in architectural, and, more generally, in cultural sensibility and encouraged new disposition of innovation. This seems to be unique to Istanbul. [The capital] was, after all, the residence of the central state elite; it was the locus of the changed dynamics between this continuously expanding elite and urban society; and it was the city in which the deteriorating image of the state resonated most acutely.⁵

Hamadeh evaluates the ‘beautifying’ practices of the capital through architecture by the state in the eighteenth century as the display of the imperial power that the Ottoman state aimed to achieve before its subjects as well as before the world. Meanwhile, the expanding state elite mentioned above was consisted of “grand-viziers, their deputies, grand-admirals, military commanders, high-ranking bureaucrats, palace officials and courtiers, and imperial princesses and queen mothers”⁶ along with the administrative and military officials from the *devşirme* system and members of the learned elite (*ulema*); they could contribute to this process by building their houses close to the imperial palaces. In the case of the eighteenth century, these houses were the summer houses built to waterfront suburbs such as both sides of the Bosphorus and the Golden Horn, where they experienced, as Hamadeh argues, “the visual prospects the waterfront afforded, similar architectural concerns and expectations of aesthetic pleasure, and equal opportunity to display their wealth”.⁷

The use of architecture in displaying the status and wealth continued in the nineteenth century, and many other novelties in the social system supported the change in the Ottoman society. Donald Quataert points out that the new clothing regulations ordered by the Sultan Mahmut II in 1829, especially the order of wearing the fez, created uniformity in the appearance of the male subjects of the empire but in the meantime these subjects found ways of distinguishing in the social milieu that Quataert puts forth as “the wealthy Muslims and non-Muslims displayed their new wealth, power, and social prominence by dressing extravagantly in the latest fashions”.⁸ There was always a way to stand out amongst others, the display of the wealth and social status continued through apparel and architecture, since they were two of the major visible elements in the urban space. The

⁵ Hamadeh, 2008: 11-12

⁶ Ibid., 25

⁷ Ibid., 47

⁸ Quataert, Donald. *The Ottoman Empire 1700-1922*. Cambridge: Cambridge University Press, 2005. 150

latest fashions were not limited to clothing and architecture; the socialization practices in the elite families were transforming as well. Quataert draws attention to the change in the domestic customs especially in Istanbul and other port cities of the empire that “couples began visiting close friends together, as couples, and the practices of women visiting women and men visiting men diminished”.⁹ Along with the novelties in the clothing, socialization habits, and means of architectural aesthetics, the household was exposed to spatial transformation with the introduction of specialized furnishings such as dining tables, chairs, bedsteads, and musical instruments like piano created the necessity of single purpose rooms instead of the prevailing multipurpose rooms of the Ottoman houses. Especially for the case of piano, Suraiya Faroqhi asserts that “they are of special value in the competition for status and legitimacy, because by playing or even just displaying them, the person in question demonstrated that she (in many cases the user was indeed a woman) was not merely well-to-do but also refined.”¹⁰

In the light of this information, some questions about the use of architecture as a display of wealth and status, and the transformation of the household can be raised for Büyükada: how did Büyükada turn from a Greek fishing village into an ostentatious summer resort? What were differences in urban texture and how did they affect the characteristics of the settlements? What was the role of the houses in defining Büyükada as a popular summer resort of Istanbul at the turn of the twentieth century? According to the memoirs and travelers’ notes, until the mid-nineteenth century Büyükada was a quiet village engaged in fishing and to some extent, farming, and it was a place for seclusion and exile.¹¹ During the Crimean War, with the initiatives of a successful entrepreneur Giacomo, the island seems to be getting prepared for the boost of new summer visitors.¹² At the end of the century,

⁹ Ibid., 152

¹⁰ Faroqhi, Suraiya. *Stories of Ottoman Men and Women: Establishing Status, Establishing Control*. Istanbul: Eren Yayıncılık, 2002. 49

¹¹ For the notes on the sixteenth century Büyükada see Busbecq, Ogier Ghislain de. *The Turkish Letters of Ogier Ghislain de Busbecq, imperial ambassador at Constantinople, 1554-1562*. Oxford: Clarendon Press, 1968.; for the seventeenth century see Evliya Çelebi. *Evliya Çelebi Seyahatnamesi*. Istanbul: YKY, 1996.; for the end of the eighteenth and the beginning of the nineteenth centuries see Melling, Antoine Ignace. *A Pictorial Voyage to Constantinople and the shores of the Bosphorus*. Istanbul: Denizler Kitabevi, 2012.

¹² Lady Hornby wrote the story of Giacomo in her letters from Istanbul to England during the Crimean War, see Hornby, Lady Emelia. *Kırım Savaşı Sırasında İstanbul*. Istanbul: Kitap Yayınevi, 2007.

Büyükada had already turned into a popular summer resort for the Istanbul elite and for foreigners. The literature on Büyükada mentions many prominent members of the Istanbulite bourgeoisie who came to the island to spend their summers, approximately the five months from May to September. In this study, it is argued that the houses they built, bought, or rented were used as means of displaying their wealth and social status, just like Hamadeh claimed for the groups that built summer houses on the Bosphorus and Golden Horn. In fact, the absence of an imperial presence such as imperial summer palaces at the Bosphorus, and in addition, the establishment of the municipality which consisted of mainly wealthy Greek summer inhabitants of the island, Büyükada became a convenient spot for the spectacle of the wealth and power of the emerging bourgeoisie.

Accordingly more questions were raised in order to understand the spatial characteristics of the houses in Büyükada: how was the relationship between the house itself (the interior) and the garden/the street (the exterior)? Where did the private begin and where did the public end? Was there any sign to prove that a summer house differs in spatial scheme than a permanently inhabited house? As has already been asserted by Derin Öncel in her seminal work *Apartman*, on the first apartments of Galata and Pera, the scarcity of written or drawn material on the houses or any type of residence -either in the archives or in administrative institutions- and the difficulty to acquire them challenge the process of studying the history of residential buildings.¹³ There is no way to disagree with Öncel that this situation explains the lack of detailed study on the summer houses of Büyükada as well. There are several theses on the islands in master's level from departments of architecture, urban planning, and art history; the majority of these theses focus on the conservation of the built environment and structural ornamentation¹⁴. Three theses look at the residential architecture of the islands: two of them are on Büyükada¹⁵, the other one is on

¹³ Öncel, Ayşe Derin. *Apartman: Galata'da Yeni Bir Konut Tipi*. İstanbul: Kitap Yayınevi, 2010.

¹⁴ Nişancı, Fatma. *Çini panolarla Büyükada / Buyukada with Turkish tiles panels*. Mimar Sinan University/ Institute of Social Sciences / Department of Traditional Turkish Handcrafts, 2010 (unpublished M.A. thesis) and Aydemir, Zeynep. *Burgazada konutlarında cephe düzenlemeleri ve bezemeleri / Façade decorations and organizations of Burgazada residential houses*. İstanbul University / Institute of Social Sciences / Department of Art History, 2007 (unpublished M.A. thesis).

¹⁵ Zaloğlu, Neşe. *Marmara Takım Adalarından Büyükada'da Korunması Gereken Yapılar Üzerine Bir Araştırma / A Survey on the Houses to be Preserved in Büyükada*. Mimar Sinan University / Institute of Natural and Applied Sciences, 1989 (unpublished M.A. thesis) and Köseoğlu, İrmak. *Late Ottoman resort houses in İstanbul: Büyükada and Kadıköy*. Middle East Technical University / Institute of Social Sciences / Program of Architectural History, 2013 (unpublished M.A. thesis)

Heybeliada¹⁶. The one on Büyükkada, Neşe Zaloğlu's thesis entitled "Marmara Takım Adalarından Büyükkada'da Korunması Gereken Yapılar Üzerine Bir Araştırma" is dated to 1989. In her thesis, Zaloğlu analyzes the houses according to their structural elements and their ornamentations on the facade. Zaloğlu detects different architectural styles such as eclectic, neo-gothic, neo-classical and Empire especially based on the exterior views of the houses. She interprets this situation as a consequence of the late Ottoman politics and that it was 'inevitable' for the groups educated in the West or in the west-oriented institutions to build such houses away from the city center.

By this way, a restless movement instead of the peacefulness of the Ottoman house, pretentiousness instead of modesty, complexity instead of simplicity, exaggerated techniques instead of plain structure, an artistry that disregards the characteristics of the material instead of the pure beauty derived from the righteous usage of the material and technique, and a tragic dramatic expression instead of the taste of the Islamic ornamentation dominated the Ottoman residential architecture.¹⁷

The stance of Zaloğlu towards the architecture in the island is rather controversial. However, this study is shared here in order to exemplify the positions taken towards the architectural characteristic of Büyükkada.

The other study on Büyükkada houses is rather new; dated to 2013, written by Irmak Köseoğlu, and entitled "Late Ottoman Resort Houses in İstanbul: Büyükkada and Kadıköy". In her study, Köseoğlu documents and analyzes several resort houses in Büyükkada and Kadıköy while discussing their positions in regard of the developments in the urban structure of İstanbul. Other than the plan organizations she put forth, Köseoğlu also reveals the main structural features of the houses in Büyükkada and Kadıköy in order to detect the resemblances and the relation between each district; again considering mainly the exterior of the houses, since most of the houses in Kadıköy do not exist anymore. The dissertation of Ebru Salah "Sayfiye to Banlieu: Suburban Landscape around Anatolian Railways, from the Mid-nineteenth Century to the World War II" examines the resort character of Kadıköy and its environs thoroughly; here, Salah points out the affects of the means of transportation

¹⁶Gel, Sevgi. *Heybeliada konut mimarlığı / Heybeliada residential architecture*. İstanbul University / The Graduate School of Social Sciences / Department of Art History, 2006 (unpublished M.A. thesis)

¹⁷ Zaloğlu, 1989: 36. (Translation from Turkish by the author) Originally she wrote, "Böylece Osmanlı evinin sakin ifadesi yerine huzursuz bir hareketlilik, tevazu yerine gösterişçilik, sadeliğin yerine karmaşıklık, tabii strüktürün yerine zorlanmış mübalağalı teknikler, malzeme ve tekniğin doğru kullanılışı ile elde edilen saf güzellik yerine malzemenin özelliklerini hiçe sayan bir hünerbazlık, İslami tezyiniliğin lezzeti yerine trajik dramatism hakim oldu."

such as ferry services and the railways on the development of rural areas into resorts, then into suburbs, and then to become a part of the urban transformation that reach the outskirts of Kadıköy.¹⁸ She mentions the existence of the imperial real estate such as summer palaces, *yalis* and gardens on the shores of Kadıköy, similar to the shores of Bosphorus and Golden Horn. She evaluates the transformation of Kadıköy and its environs not only as an example of early suburbanization in Istanbul but also as the materialization of the power and wealth of the emerging bourgeois class.

Meanwhile on Büyükkada and the Princes' Islands, two 'Islander' authors have especially important works: Akylas Millas and Pars Tuğlacı. Pars Tuğlacı compiled two volumes on the Princes' Islands particularly focusing on the houses on the islands and their owners. His book presents short histories about the houses and sometimes rather detailed histories about their owners, along with the photographs taken by him or obtained from the residents. The initial steps of this study are acquired from this book. On the other hand, Akylas Millas' works are more detailed since he had the opportunity to examine the resources in Greek, such as the newspapers of the time, the records of the churches on the islands, along with his own collection about the islands. Only some of his books on the islands have been translated into English or Turkish: *The Princes' Islands - A Retrospective Journey* was published in 2000 (*Anadromi sta Prinkiponisa*, 1975), and *Büyükkada* in 2014 (*H Prinkipos*, 1988). In addition to these books, after the exhibition *I Still Remember/Hala Hatırlıyorum* on Büyükkada based on his collection and memoirs, the exhibition catalogue was published in 2013. His books are the most comprehensive sources on Büyükkada published so far. Another book on Büyükkada, based on the memoirs of the former summer residents of the island and on the interviews with the locals, is written by Semiha Akpınar and recently published. In her book Akpınar tells the story of Büyükkada referring to the memoirs of the islanders, who either still reside in the island or once lived on the island. Both Tuğlacı, Millas, and Akpınar revealed in their books that besides the local community the summer residents of Büyükkada have been mostly consisted of the prominent members of the Ottoman society, especially from the trading and bureaucratic segment, which indicates that a prosperous life led in the island. The houses from the exterior show the traces of this kind of life; from the inside they should have carried on the same way of life.

¹⁸ Salah, Ebru. *Sayfiye to Banlieu: Suburban Landscape around Anatolian Railways, from the Mid-nineteenth Century to the World War II*. Middle East Technical University / The Graduate School of Natural and Applied Sciences / Department of Architecture, 2013 (unpublished PhD Thesis)

Along with these books, there are also memoirs that were published from which we get information about the life in Büyükada as well as the lives of people who had visited and spent their summers in Büyükada. The British Lady Hornby¹⁹, a former American ambassador, Samuel S. Cox, an Istanbulite Greek Yorgo Zarifi, and another British woman, Dorina Neave are among the ones who published their memoirs on Istanbul, Büyükada, and their daily lives there in the nineteenth and early twentieth centuries. On the other hand, in order to gain further information about the people, events, places, and customs of Büyükada, the registers in the Ottoman Archives gain importance, where the records would show the processes of the life dependent on a greater power like the state. What was the impact of the state on the inhabitants of the island? Was the control loose enough to maintain a more “liberal” lifestyle than the city center as some of the memoirs indicated? In this study, while answers to these questions were sought, the search was conducted in different ways. In the beginning, the documents found were sorted in seven sections: houses, people, administration (municipality, prefecture), sanitary, infrastructure, entertainment (feasts, balls, clubs), and communal buildings (church, mosque, school). Then, it was seen, a more fluent narrative could be achieved by examining them altogether. Therefore, throughout the study, excerpts from the Ottoman archives were used in order to develop the narrative. In addition, the state records provide means of crosschecking what has been mentioned and claimed in the memoirs as well as in the oral historiography, such as the evidence that some houses in Büyükada were seized for the accommodation of the Russian war immigrants and the information that the state elite who were obliged to move to Büyükada were under surveillance and their visitors in the island should be controlled.²⁰

The social, economic, and political changes in the Ottoman Empire were being encountered by all the agents of the State. After the laws and specifications on land in 1858 and 1867, the property rights were ensured for all the Ottoman citizens regardless of their ethnicity, religion or social status. The expansion of the property rights along with the developing

¹⁹ Lady Emelia Bithynia Hornby was the wife of Sir Edmund Grimaldi Hornby, the British commissioner responsible for the control of the loan given to the Ottoman Empire in 1855 during the Crimean War. The couple came to Istanbul in 1855, and Lady Hornby published the letters she sent from Istanbul to England that revealed her impressions and experiences on daily life in Istanbul at the time. For further information on Hornby and the Crimean War, see Badem, Candan. *The Ottoman Crimean War (1853-1856)*. Leiden: Brill, 2010.

²⁰ See BOA 04/Ra/1339 (16.11.1920) Dosya No:20/-25 Gömlek No:14//076 Fon Kodu: DH.İ.UM about the Russian immigrants and BOA 27/Ağ/1324 (09.09.1908) Dosya No:56 Gömlek No:83 Fon Kodu: ZB. about the state elite in exile in Büyükada that were recorded as ‘*zevat-ı malume*’.

means of trade for the non-Muslims, the rise of the land and real estate speculation was inevitable: yet, Samuel S. Cox, who was the United States Ambassador to the Ottoman Empire between 1885 and 1887, compares the prices of land and real estate in Büyükada and stresses the immense increase of the prices between the late 1850s and 1880s.²¹ The liberty of land possession was not the only reason for this difference; the cultivation of Büyükada as a summer resort with developing means of entertainment, accommodation, recreation, and liberal atmosphere made the island a centre of attraction and a stage for exposure of the social status, the wealth, and to some extent the identity of the inhabitants and the visitors. The wealthy tradesman and banker Hatzopoulos²² had a mansion here, so as another banker and entrepreneur Stefano Ralli²³, the late owner of the Levant Herald newspaper Lewis Mizzi²⁴. The mayor of Beyoğlu – the 6th District- Eduard Blacque Bey had two mansions.²⁵ The Russian Ambassador used to move here for the summer, likewise the American Ambassador. A Greek tradesman Leonida Zarifi²⁶, the son of Yorgo Zarifi who was one of the wealthiest Ottoman Greek bankers in the late nineteenth century and also the financial advisor of the Sultan Abdulhamid, had rented one of the mansions of Blacque Bey on Giacomo Street, whereas his uncle Nikolao Zarifi owned a mansion on Macar Street which ‘looked like hanging in the air’ and had its own pier.²⁷ On the other hand, the former bureaucrat of the Ottoman administration Mehmet Şakir Paşa and his family lived in a

²¹ Cox, 1887: 30 – 31.

²² Millas, 2014: 335-338. John Hatzopoulos was the mayor of the Islands during the earthquake in 1894.

²³ As Millas narrates, Stefano Ralli owned the ‘Indian Company’, brought the pieces of this mansion from abroad and mounted the on his land in Giakomo Road. Millas, 2014: 332-334

²⁴ Ibid., 338-339. According to Millas, Mizzi got this mansion after a mortgage case he was assigned to.

²⁵ Tuğlacı: 1992, 218-219. Eduarde Blacque assigned as the Mayor of the Beyoğlu District (the 6th District) three times after he came back from the United States where he was appointed as the Ottoman Ambassador between 1867-1873.

²⁶ Zarifi Family was succesful on finance internationally; so succesful that as Said N. Duhani mentions in his book on Beyoğlu, a member of their firm was appointed as the Prime Minister of the French Government. See Duhani, N. Said. *Eski İnsanlar Eski Evler: 19. Yüzyıl sonunda Beyoğlu'nun sosyal topoğrafyası*. İstanbul: Türkiye Turing ve Otomobil Kurumu, 1982. 31

²⁷ Zarifi, 2006: 260 for the mansion of Leonida Zarifi, 88 for the mansion of Nikolao Zarifi.

mansion on Kumsal Road.²⁸ The *kadı* of the Islands and Kartal, Hüseyin Şevket Bey and his brother Kevkeb Bey built their summer houses on the slopes of the Nizam district.²⁹ As well as one of the former Ecumenical Patriarchs of Constantinople and later assigned as the Greek Patriarch of Alexandria, Sophronios III spent his summers in Büyükada.³⁰

The information about these houses can be obtained from the aforementioned sources on Büyükada. However, there was still a missing point that there was no direct official data on the contents of these houses: no original drawings or any visual material from the time of their construction were discovered in the archives. The search for data about the houses of the island, who their owners were, how many rooms they had, and what features were highlighted in these houses have found its answer with the official newspaper of the Istanbul province. *İstanbul Vilayet Gazetesi*, Istanbul Provincial Newspaper presents examples from the houses of Büyükada by the announcements published in it between 1923 and 1928. These announcements reveal the basic features of these houses, such as their address, number of their rooms, kitchen and toilets, whether there is a well in the garden or a cistern to collect water. In addition to these, the announcements affirm the owners of the houses, the debt they have and the price asked for their house. Istanbul Provincial Newspaper is one of the major resources that generate the core of this study.

Meanwhile, another important source is discovered in the archives of SALT Research: the insurance map of Antoine M. Raymund that was prepared in 1912. This map in scale 1/1200 shows the northern portion of the island that ends with the Bee Hive Hotel (Sabuncu Mansion, 63 lot 20 parcel on the current cadastral map) on the east, with the wooden house at the far end of the Nizam Road (164 lot on the current cadastral map) on the west, right before the turn to Golden Langu – Dil Burnu, and with the masonry/wooden house on Christos Road (166 lot 5 parcel on the current cadastral map) on the south. The map indicates the construction techniques of the houses, whether they are of wood, masonry, or combination of the two. Besides, the streets are indicated with their names in the early 1910s, so that the contemporary names can be traced from Tuğlacı and Millas' notes. The houses examined in this study can be found, or at least the density of the neighborhood that the houses are located can be interpreted according to the map of Raymund from

²⁸ Tuğlacı: 1992, 382. As Tuğlacı informs, the house was named after its first owner and known as Rosolato Mansion.

²⁹ Ibid., 286 and 322.

³⁰ Millas, 2014: 387-390 and Tuğlacı, 1992: 415.

1912, which makes it so far the oldest map of Büyükada that is prepared with such detailed information.

Along with the memoirs, novels are also one medium to have an idea about the environment and life in Büyükada as well as to grasp some hints about the perception of Büyükada. For instance, a novel with a lot of hints from his childhood, Abdülhak Şinasi Hisar depicts the Nizam district and the houses scattered around the astonishing topography of the northwestern part of Büyükada. Although the novel was first published in 1952, the times of the narration go back to the turn of the century. In his novel, Hisar narrates the life of his distant relative Ali Nizami Bey, a wealthy upper class high ranking civil servant who once appointed consul in one of the cities of Austria. His house in Büyükada was at the Nizam Road on the tour route of the island. On his way to the house, Hisar as a child recognizes the famous houses:

Here is the mansion of Naki Bey's brother Adem Bey –later it became a hotel. Monsieur Rally's mansion imitating Alhambra Palace and put up a tarpaulin cover to avoid from cold. The owner of the daily Levant Herald newspaper Doctor Mizzi's mansion, which has a tower so-to-watch the sky through a journalist's eye. The mayor of the Sixth District Blacque Bey's mansion, which has endless stairs in the front as if waiting for a lover from a fairy tale. The Marshall of Artillery Zeki Pasha's mansion, hidden in a garden close to the shore, facing towards the sea, only the red tiles of its towers are visible from the road. The manager of *İdare-iMahsusa* John Pasha's mansion, looking like a bedstead waiting for a mosquito net to be hanged to its four towers at the corners. The ambassador of Paris, Ziya Pasha's pistachio-colored mansion settled on a set at the beginning of the pine forest.³¹

What had happened to the houses of the prominent figures in the memoirs and novels, as if, gives a clue about the destiny of the island: Hatzopoulos' glorious mansion became the property of the Treasury and first was turned into a hotel and now it houses the prefecture; Ralli's house, once called as the golden house, burned down; Blacque Bey's properties were bought by Arap İzzet Paşa who later fled from the country; Mehmet Şakir Paşa's house burned down so as Kevkeb Bey's house; and the house of Sophronios III was confiscated by the Treasury, was turned into a school and now it remains abandoned³², so does the Mizzi house. What was the reason that all these wealthy and successful people of different communities chose Büyükada as their summer resort? How were the lives of these summer

³¹ Hisar, Abdülhak Şinasi. *Ali Nizami Beyin Alafrangalığı ve Şeyhliği*. İstanbul: YKY, [1952] 2013. 7-8 (Translation from Turkish by the author)

³² According to a record in the Ottoman Archives Sophronios III passed away without an heir and 'reverted to the state', see 26/M/1338 (21.10.1919) Dosya No :90 Gömlek No :8 Fon Kodu :ŞD.

residents of the island? What was the difference between owning a house in the center of the island than owning one in the northwestern slopes of the island? Then, what had happened to the houses after the downfall of the Ottoman Empire? How were they recorded in the official registers? And how was the situation of the surviving ones, considering the histories of their interiors and their owners? The answers to these questions are raised throughout this study.

As the historian Helen Elizabeth Meller asserts, the wealthy and prominent figures of the society shaped the social and cultural characteristics of the resort: a small group among these figures is different from the others and form an élite in order to organize and conduct the social life as well as the institutions of the leisure town.³³ She defines the élite as following:

The élite was drawn from the already select few with wealth and status. But what enabled them to form an élite, and to co-operate with each other across religious and political barriers, were clearly defined interests. (...) In three areas of civic life, in philanthropic work, in the religious life of the city and in service on the town council, the position of the élite was recognized and revered and it was work in these three spheres of activity which most clearly influenced the social attitudes of the élite to the city.³⁴

In some other examples of leisure town/resort around the world, the town seems to be a part of a bigger program such as 'creating a national culture' with its social, political, and economic construction as well as its architecture. The historian Thomas A. Chambers draws attention to the usage of Greek revivalist style in the hotels built in Virginia Springs in Virginia and Saratoga Springs in New York in the nineteenth century that suggest "the ideology of republicanism and its emphasis on creating a virtuous nation independent of Europe's excess of social luxury".³⁵ Meanwhile another historian, Patrick Young indicated a similar argument for the case of French tourism at the turn of the twentieth century. Young asserts that the development and expansion of touristic towns in France would create an awareness of 'place' for the French middle class, and the awareness of place promoted "the

³³ Meller, H.E. *Leisure and the Changing City, 1870-1914*. London, Henley and Boston: Routledge and Kegan Paul, 1976. 72

³⁴ *Ibid.*, 73-74

³⁵ Chambers, Thomas A. *Drinking the Waters: Creating an American Leisure Class at Nineteenth-Century Mineral Springs*. Washington and London: Smithsonian Institution Press, 2002. 43

immediate agenda of republican nation-building, as well as the broad need within the French and international bourgeoisie for always-updated markers of interior distinction”.³⁶

The elite in Büyükada did not fall behind the duties they were expected to undertake. They gave balls in Imperial Hotel or Giacomo Hotel on behalf of churches, school for orphans, and the municipality of the Islands.³⁷ Yet, the town council of the Islands Municipality was consisted of the preeminent residents of the Islands under the mayorship of one of the members of the elite. For instance in 1895, the pharmacist Dimitros Meziki was elected as the mayor after his predecessors John Hatzopoulos and Periklis Kalliadis, whereas the town council was consisted of John Hatzopoulos, Hristo Vasiliadis, Periklis Kalliadis, and Haci Yorgi Lazoglou from Büyükada, Sotirios Papaioannu and Foti Makras from Heybeli, Dimosthenis Civoglou and Avram Maliakas from Burgaz, and Senekerim Manukyan from Kinali.³⁸

It is important to note that the material in this study vary according to the archival source obtained. Thus the identification and the evaluation of these sources have come to the fore. Accordingly, an analytical stance was taken towards the material in order not to exceed the limits of the sources.

This dissertation is consisted of five chapters with an introduction that outlines the framework of the dissertation. Chapter 2, “Society and Everyday Life in Late Ottoman Period” reveals the discussions on the Ottoman society, pointing out the debates on the culture production and on the household. This chapter is organized in two parts: the first part sets up a conceptual framework for notions such as bourgeoisie and terms of modern living through the newly emerging economic hence consumption patterns. The second part, on the other hand, continues with the examples from the everyday life of a bourgeois family in the beginning of the twentieth century in order to demonstrate the actual daily

³⁶ Young, Patrick, “*La Vieille France* as Object of Bourgeois Desire: The Touring Club de France and the French Regions, 1890-1918”, in Rudy Koshar (ed). *Histories of Leisure*. Oxford and New York: Berg, 2002.

³⁷ The philanthropic balls were needed to be permitted by the state. For the request for a ball on behalf of the municipality see BOA 25/Z /1306 (22.08.1889) Dosya No :1650 Gömlek No :64 Fon Kodu :DH.MKT.; on behalf of church in Karasu to be given in Giacomo Hotel see BOA 08/Ş /1325 (16.09.1907) Dosya No :3146 Gömlek No :235916 Fon Kodu :BEO ; on behalf of the school for orphans to be given in the Imperial Hotel see BOA 20/Ş /1325 (28.09.1907) Dosya No :1018 Gömlek No :72 Fon Kodu :MF.MKT.

³⁸ Millas, 2014: 134

behaviors and ways of spending time and money. This is an effort to visualize the everyday life of the bourgeois summer visitors of Büyükada.

Chapter 3, “The Place: Büyükada at the Turn of the Century” puts forth briefly the history of the island beginning from the earliest times that Büyükada first appeared in the historiography. In order not to exceed the scope of this study, the main emphasize is given to the nineteenth and the early twentieth centuries, when the island became much popular and that is also the time when the houses and their owners under scrutiny had appeared.

Chapter 4, “The Space: Summer Houses” generates the core of this study and it is consisted of three parts that present the main sources of the research and one part that discusses the outcomes of these sources. The major element of this chapter is the Raymund insurance map, which is a new material on Büyükada; all the houses in this chapter are found on this map, which indicates the houses of the island in 1912 according to their construction technique and location. In the first part, the written material that is obtained from the İstanbul Provincial Newspaper is gathered; the features of the houses found in the announcements of this newspaper are presented with their owners and sorted according to their locations. Here, the street names found in the newspaper are checked on the Raymund map and shown accordingly. In the second part, the houses found in the Cultural Heritage Preservation Board, İstanbul Office the 5th Region are described and analyzed according to their spatial layouts. Thereafter the third part introduce the six houses visited and documented in order to search for the lives held inside the houses while revealing information about their owners. The last part of this chapter discusses the outcomes of the sources given in the previous parts and shows the facts that affect the value of the house as well as reveals the social characteristics of the families who once owned these houses.

Chapter 5, “Conclusion”, puts forth the outcomes of the dissertation while referring to the discussions held throughout the previous chapters. The conclusion chapter also draws attention to the new sources presented in this study as a contribution to the historiography of Büyükada and its houses.

CHAPTER 2

SOCIETY AND EVERYDAY LIFE IN LATE OTTOMAN PERIOD

As it was mentioned in memoirs and novels on Büyükada, the island was a medium for the Ottoman bourgeoisie to liberally display their ways of life and architecture was used as an instrument to achieve this, since the possessed items³⁹ including the real estate indicated the social status of the owner in the Ottoman society. This state of social exposure/display/disclosure was not only experienced inside the borders of the house, but it affected the whole structure of the island as a summer resort. The wealthier families afforded their own carriage, the fashionable dresses made debut in cafés either around the pier or on the hills of Aya Yorgi or Christo, the northwestern part of the island with a newly established neighborhood harbored large detached houses with large gardens.

Rather than seeing the practices of the bourgeois class or groups as completely imitating the West, the aforementioned free lifestyle, the forms of expressing different identities, the relation between the sea and the nature as a summer resort practice, and also the pier and its environment as a socialization area should be evaluated as phases of 'reproducing the Ottoman culture'. As it was evaluated accordingly in this study, it is proposed that Büyükada was a suitable environment for the Western or European and the Ottoman to intermingle and the practices of the everyday (beginning from the inside of the house to the transitional spaces and finally the public spaces) point out an in-between phase just like the whole state was in. Through the time till the first years of the Republican period we observe that spatial characteristics of the houses in Büyükada did not undergo a severe change; however, we can track through İstanbul Provincial Newspaper that in the 1920s, several novelties about the spatial division of the interior began to appear such as a living room or a dining room.

³⁹ Göçek, Fatma Müge. *Rise of the Bourgeoisie, Demise of the Empire: Ottoman Westernization and Social Change*. New York, Oxford: Oxford University Press, 1996. 37-42

Spatial division in the layout of the houses in fact brings along the furniture used inside the house: armchairs, dining table, buffet or cupboards in the rooms other than the kitchen, and the bedstead as perhaps the most distinctive furniture that proves the spatial division in the house. While describing the function of the household and the spatial formation of the house in the Ottoman society, one should keep in mind the existence of *harem* and *selamlık* as two separate living spaces of a house. However, as it was seen in the studies on the house especially covering Istanbul and its environment and, these gender-segregated spaces were not only seen in Muslim houses but also in non-Muslim houses. Again based on the economical status of the families, these spaces were either formed in different buildings in a housing complex or they were formed in a single house separated by the floors or the existence of separate entrances to the house. Accordingly, the multiplicity of different (and many) spaces in a house would bring along the increase in the number of the servants working in the house as well. Ferhunde Özbay points at the social status of the families while engendering this kind of households, since “the households of the elite with hierarchies of status as well as gender and age (...) were always staffed with a retinue of servants, paid or unpaid”.⁴⁰ After sharing several numbers on the domestic slaves and free servants in Istanbul with reference to Ubucini’s *Lettres sur la Turquie, 1851*, Özbay notes an information about the different norms between the households of Muslims and non-Muslims that “It was the privilege of Ottoman Muslim households to use both black and white slaves in domestic work, whereas non-Muslims could only use free servants”.⁴¹

It is unfortunate that the interior views or the furniture used in the era that this study is dealing with do not exist. However, in the part on the houses entered, the main idea of furnishing in the aforementioned times could be revitalized with the help of the literature on the everyday life of a bourgeois as well as the general overview of the social, political and economic life in the late Ottoman period.

2.1 CLASS AND SOCIETY IN THE LATE OTTOMAN PERIOD

There are various studies on the class and society of the Ottoman Empire, taking cues from economy, sociology, politics, and gender. The terminologies used in these studies to define the structure of the Ottoman society, however, vary from field to field as well as according

⁴⁰ Özbay, Ferhunde, “Gendered Space: A New Look at Turkish Modernisation” in *Gender and History: Retrospect and Prospect*. Davidoff L., McClelland K., and Varikas E. (eds.). Oxford: Blackwell, 2000. 140

⁴¹ *Ibid.*, 141

to the year of the study. In this study, the terms “bourgeoisie”, “bourgeois”, “upper class”, “middle class” and sometimes “upper-middle class” are used in order to identify the groups involved in the frame of this study. Considering the time period of the framework, the nineteenth century and the early twentieth century, these terms seem intermingle, since the historians still discuss the existence and autonomy (and in addition, the authenticity) of these social classes in the Ottoman society. This study relies on the existence of a bourgeoisie, agglomerating different groups together with reference to several works⁴² on the society and social classes in the Ottoman Empire, but mostly to Fatma Müge Göçek’s work *Rise of the Bourgeoisie, Demise of Empire: Ottoman Westernization and Social Change* (1996). In order to explain the usage of the term bourgeoisie in this study, its explanation by Edhem Eldem is quite suitable here; after revealing the discrepancies in the usage of this term in the context of the Ottoman Empire, he states that “The term has thus been increasingly used in the context of the nineteenth century to describe a *comprador* bourgeoisie mostly characterized by its non-Muslim identity and its active involvement (or some would say collaboration) with western economic penetration.”⁴³ Yet, Eldem defines the problem of who the Ottoman bourgeois is and what separates this Ottoman bourgeois from his/her counterparts in western countries:

The problem seems to stem essentially from confusion to two levels of interpretation of the same phenomenon: at a macro level, a dependent and limping transition to capitalism and the resulting social configuration as a consequence of the integration of the Ottoman economy into the world capitalist system; at a micro level, the growth of a bourgeoisie the definition of which lies more in a combination of economic, social, cultural, political and mental characteristics than in an autonomous economic process alone. Even though the second is part and parcel of the first (...), this should not exclude the possibility of considering certain social groups and categories as bourgeois without having to ‘prove’ their active participation in the dynamics and momentum of capitalist development.⁴⁴

⁴² Some of the seminal works on the society in the late Ottoman period are İnalçık, Halil and Quataert, Donald (eds). *An Economic and Social History of the Ottoman Empire, 1300-1914*. New York: Cambridge University Press, 1997.; Quataert, Donald (ed.). *Consumption Studies and the History of the Ottoman Empire, 1550-1922: An Introduction*. Albany: State University of New York Press, 2000.; Ortaylı, İlber. *Osmanlı İmparatorluğunda İktisadi ve Sosyal Değişim*. Ankara: Turhan, 2004.; Berkes, Niyazi. *Türkiye’de Çağdaşlaşma*. İstanbul: YKY, 2012.

⁴³ Eldem, Edhem, “İstanbul 1903-1918: A Quantitative Analysis of A Bourgeoisie”, *Bağaziçi Journal Review of Social, Economic and Administrative Studies* 11/1-2, 1997: 53-98. 55; emphasis in the original.

⁴⁴ *Ibid.*, 55. Continuing the argument, Eldem gives reference to the European society in the nineteenth century via Louis-Philippe and asserts that these other groups “integration has more to

This statement intersects with and supports the argument that the bourgeoisie were not only consisted of the commercial (mainly non-Muslim) groups but there are also other groups which were not directly active participants of the economic production but were indeed denominators in the capitalist system and thus became an indirect participant of the economy. These groups can be pointed as the civil servants, military officers, as well as educated others like doctors, teachers, writers, lawyers, etc... Meanwhile, Haris Exertzoglou argues that the introduction of novel consumption patterns did not only stem from the Western products circulating in the empire, but also “[the] improvements in the means of communication, the availability of foreign newspapers, and business and pleasure travel all contributed to the further diffusion of Western tastes and products”.⁴⁵ Besides, as he focused on the Greek-speaking bourgeoisie in major cities of the Ottoman Empire, he asserts that the emergence of these communities cannot be explained by mere economic aspects, but also by the changing social status in the community itself via marriage, religious and business ties.⁴⁶ Not only seen among Greeks, though, increasing the assets and empowering the social status via marriage is common in other communities as well. The main point is that the division between the substantive elements of the society was slowly fading away. Along with the alterations in the legislative level in the mid-nineteenth century and on, affirms Davison, the distinguishing features between Muslims and non-Muslims like “the color of a Christian’s or a Jew’s house or shoes, the distinctive style of his headdress, the rule of his dismounting from a horse on meeting a Muslim, the upper limit of three pairs of oars in his *Bosporuskayık*, were disappearing.”⁴⁷

Göçek states that in the eighteenth and nineteenth centuries, the resources of the sultan were diminished according to the changes in the social and economical structure of the empire; those resources were indirectly financial, since Göçek refers to the groups that

do with a way of life than with their actual role and function in the socio-economic configuration of the time.”. 56

⁴⁵ Exertzoglou, Haris, “The Cultural Uses of Consumption: Negotiating Class, Gender, and Nation in the Ottoman Urban Centers During the 19th Century”, *International Journal of Middle East Studies* 35/1, Feb. 2003: 77.

⁴⁶ Exertzoglou, Haris, “The Development of a Greek-Ottoman Bourgeoisie: Investment Patterns in the Ottoman Empire, 1850-1914” in Gondicas, Dimitri and Issawi, Charles (eds.) *Ottoman Greeks in the Age of Nationalism*. Princeton: The Darwin Press, 1999. 89.

⁴⁷ Davison, Roderic H., “The Millets as Agents of Change in the Nineteenth-Century Ottoman Empire”, in Braude, Benjamin and Lewis, Bernard (eds). *Christians and Jews in the Ottoman Empire*. London, New York: Holmes & Meier Publishers, 1982. 322.

mainly forms the administrative (military officers and civil servants) and economic (traders and bankers) parts of the state structure⁴⁸. As those resources transformed, two types of bourgeoisie were born out of it: the bureaucratic bourgeoisie (consisted of high-rank military officers, physicians, and civil servants) commercial bourgeoisie (consisted of non-Muslim tradesmen and non-Muslim groups that were accepted to the legal protection of several western countries)⁴⁹. It is important to note that the commercial bourgeoisie in the Ottoman context did not stem from their means of industrial production but “rather the means of coercion and commerce”.⁵⁰ Yet, the role of the non-Muslim groups in commerce was strengthened when in the nineteenth century the scope of the economical tax system of *iltizam*⁵¹ was extended and thus the private individuals and groups could have independent economical power.⁵² Reşat Kasaba stresses the position of *Rums* in the economy of the Ottoman Empire by stating that

As families having connections with abroad [the Rums] served at all the branches of commerce, conducting maritime, mobile commerce, brokerage and retailing for the European establishments. The financial establishments belonged to the Rums in Istanbul and İzmir started their businesses as commercial firms and later they invested their money in banking. Gradually they became the permanent intermediary between the Ottoman Empire and the world economy.⁵³

About the formation of these new social groups, François Georgeon also points out the importance of the escalation in the municipal services, institutions like *Düyûn-u Umumiye* and *Tütün Rejisi* for the increase in the number of civil servants and thus led to the formation of a middle class.⁵⁴ For instance, as Zafer Toprak mentions the urban

⁴⁸ Göçek, 1996: 44.

⁴⁹ For the further discussion of these commercial non-Muslim groups see Kasaba, Reşat, Keyder, Çağlar and Tabak, Faruk, “Eastern Mediterranean Port Cities and Their Bourgeoisies: Merchants, Political Projects and Nation-States”.*Review* 10/1, 1986: 121– 135.

⁵⁰ Kasaba et al., 1986 quoted in Gekas, A. Sakis. “Class and cosmopolitanism: the historiographical fortunes of merchants in Eastern Mediterranean ports”, *Mediterranean Historical Review* 24/2, 2009: 99.

⁵¹ *İltizam* is a way of tax, in which the Ottoman State rent the source of tax to individuals and those individuals would guarantee the certain amount of money to collect and return to the state.

⁵² Kasaba, Reşat, “Sivil Toplum Ekonomik Temelleri: Batı Anadolu Ticaretinde Rumlar, 1840-1876” in *Dünya, İmparatorluk ve Toplum – Osmanlı Yazıları*. İstanbul: Kitap Yayınevi, 2005. 78

⁵³ *Ibid.*, 79-80.

⁵⁴ Georgeon, François, “Bölüm XIII: Son Canlanış (1878-1908)” in Mantran, Robert (ed.). *Osmanlı İmparatorluğu Tarihi II*. İstanbul: Adam Yayınları, 1999. Pp.145-217. 184

developments in port cities, he stresses the situation in Istanbul and the works of municipality as yields of 'modern living' such as increasing means of public transport, street lights, piped water and refuse disposal. He further on asserts the change in the consumption patterns of the Ottoman society giving examples of department stores opening in Istanbul such as 'Bon Marché, the Louvre, and the Leon' along with the Ottoman cookbooks published, all at the second half of the nineteenth century, indicating the level of income of the consumers.⁵⁵ The fact that those institutions were in close contact with the leading European states, it supports the idea that those civil servants had the opportunity to observe and thus, acquire European way of living as well as the European goods. Although Kasaba asserts that the economical power of non-Muslims depended mostly on commerce rather than industry, this does not mean that industrial production did not exist at all in the Ottoman Empire. Here also the dominance of the non-Muslim groups is explicit; Georgeon gives the proof of their dominance (mainly the Greek and Armenian Ottomans) on the Ottoman industrial economy through the "first industrial census held between 1913 and 1915" revealing that the capital invested in industry was shared as following: 50% belonged to the Ottoman Greeks, 20% belonged to the Ottoman Armenians, 5% to the Ottoman Jews, 10% to the foreigners and only 15% of the capital belonged to the Turks.⁵⁶

When drawing the 'visible' frame of the Ottoman westernization, Göçek points out the consumption of the western goods and the usage of western forms in painting and architecture. She asserts that through certain social groups these aspects scattered through the society and later they became parts of the social traditions as the Ottoman material culture, architecture and painting reproduced themselves.⁵⁷ As for the new objects infusing into the Ottoman material culture, a writer from the late eighteenth century, d'Ohson, informs his readers that the wealthy upper class officers used to possess western furniture like console, wardrobe, chandelier, and table. D'Ohson continues that when the sultan

⁵⁵ Toprak, Zafer. "Modernization and Commercialization in the Tanzimat Period: 1938-1875" in *New Perspectives on Turkey* 7, Spring 1992: 64-65.

⁵⁶ Ibid., 184-185.

⁵⁷ Göçek, 1996: 42-43.

came out against the western lifestyle and ordered the removal of all the western furniture from the palace, these officers decided to hide their possessions.⁵⁸

In the beginning of the Crimean War in 1854, first time in the Ottoman history, Sultan Abdülmecid borrowed 2,5 million Ottoman gold coins from English banks with 6 percent interest, as assurance the taxes from the province of Egypt were pledged.⁵⁹ In order to finance another war in 1877 (the Russo-Ottoman war) this time the loan was obtained from the non-Muslim bankers in Galata and the Ottoman Bank, which was constituted by the Ottoman non-Muslims and European capital. This time the amount of the loan was 10 million Ottoman gold coins. On the other hand, as Quataert affirms, not until the 1880s a major direct European investment in the Ottoman lands was observed.⁶⁰ With the establishment of the Public Debt Administration in 1881, this European investment became more visible.

Social and spatial differentiation of Istanbul as the capital city of the Ottoman Empire was subject to various studies. The visibility of the modernization of the city was reflected through novelties in transportation, public services as well as architecture, defining new urban artifacts and public spaces: railways, steamships, the tunnel, gasworks, street lighting, trams, apartment buildings, passages, parks, universities, museums, theatres as well as banks, hotels, restaurants, reading rooms, modern libraries, post and telegraph offices, police and fire stations, and ministry buildings were all novel developments in the urban and social structure of Istanbul. Clock towers can be counted as well among these new structures but it is worth to mention Günkut Akın's assertion that the clock towers in central squares, like in Karaköy and Eminönü were erected at the beginning of the twentieth century, were different than the monumental clock towers of Abdülhamid II: these towers were certainly the objects of function in order to remind the time that has a certain effect on the relationship between the person and his/her "unconditional spatial

⁵⁸ Quoted in Göçek, 1996: 95. As Ottoman Armenian Muradcan Tosunyan started working as a translator at the Swedish Embassy, he achieved many honorary titles both from Sweden and from the Ottoman Empire. As a result of his success at international relations and military advising, he was appointed to the Swedish embassy of the Empire as the ambassador.

⁵⁹ Göçek, 1996: 49

⁶⁰ Quataert, Donald, "Part VI: The Age of Reforms, 1812-1914" in İnalçık and Quataert; 1997. 773.

practice”.⁶¹ Thus, the clock tower of Büyükada at the Cumhuriyet Square (previously Little Macar Square) can be seen an example of this functional clock towers considering its proximity and connection with the Pier constructed in 1868.

2.2 DESCRIPTION OF A BOURGEOIS FAMILY AT THE BEGINNING OF THE TWENTIETH CENTURY

Recently, domesticity and its alteration process during the modernization of the societies, especially for the case of the Ottoman lands, are taken under scrutiny in more detail. As Relli Shechter asserts, the venues of the everyday life “where transitions in domestic life dialogue with changing conditions at the level of the society” reveal the “modernization experiences of families (...) in order to readjust their most immediate and intimate surroundings”.⁶² In his work “Said Bey – The Everyday Life of an Istanbul Townsman at the Beginning of the Twentieth Century”, Paul Dumont reveals and examines the diaries of an Ottoman Turkish officer working at the Directorate of Sanitary Affairs, Said Bey, which he kept between 1901 and 1909.⁶³ From these diaries, Dumont reveals the daily schedule, seasonal weather conditions, the payments spent on various items such as clothing, bedding, a dictionary from French to Turkish, dolls for the children, even a bottle of cognac, umbrella and hair buckles. Said Bey also possesses a carriage and a coachman “which allows one to exhibit oneself in public and is a sign of a certain social standing”.⁶⁴ While explaining the customs of Said Bey and his everyday life, Dumont makes resemblances of Said Bey with the protagonists of the late nineteenth century novels such as Mansur in *Turfanda mı, Yoksa Turfa mı?* by Mehmet Murat (or Mizancı Murat) and Bihruz Bey in *Araba Sevdası* by Recaizade Mahmut Ekrem. Dumont asserts that “we feel that we are dealing with one of those idle officials (...), if novelists are to be believed, spent days on end drinking tea, sharpening pencils and conversing with their friends and colleagues at the

⁶¹ Akın, Günkut. “20. Yüzyıl Başında İstanbul: Toplumsal ve Mekansal Farklılaşma” in Yada Akpınar, İpek (ed.). *Osmanlı Başkentinden Küreselleşen İstanbul’a: Mimarlık ve Kent, 1910-2010*. İstanbul: Osmanlı Bankası Arşiv ve Araştırma Merkezi, 2010. 21. The quote in original is “doğal mekan deneyimi”.

⁶² Shechter, Relli, “Introduction” in Shecher, R. *Transitions in domestic Consumption and Family Life in the Modern Middle East: Houses in Motion*. Hampshire: Palgrave Macmillan, 2003. 2-3.

⁶³ Dumont, Paul, “Said Bey – The Everyday Life of an Istanbul Townsman at the Beginning of the Twentieth Century” in Hourani A., Houry P., and Wilson M.C. (eds). *The Modern Middle East*. London, New York: I. B. Tauris, 2004.

⁶⁴ Ibid., 277.

office”.⁶⁵ The details of Said Bey’s daily life in those diaries are astonishing; one can also find hints of the social events that he participated. For instance, the program of Monday, 11 February 1902 was as following: midday meal at the bazaar, *muhallebi*, narghile (water pipe) at Direkler Arası⁶⁶, visit to neighbors at the evening, and show of Meddah.⁶⁷ These diaries also show the correlations between a Muslim and the customs of non-Muslims. At the weekend of that week, on Saturday, 16 February, Said Bey’s daily program involves alcohol and a non-Muslim entertainment: day begins with the confectioner’s at Pera, then *rakı* at Tokatlıyan (Hotel), *rakı* again, visit to Seyfeddin Bey, and Greek carnival at Beyoğlu.⁶⁸ Another activity that exposes his social status is that Said Bey, although not wealthy enough to own one, rents a summer house every year at the most preferred summer resorts of his time like Moda and Fenerbahçe or Büyükkada. According to his notes in 1902, he moved with his family to the summer house (Dumont does not refer to the location) on 12 April and moved back to city on 14 October, which means if they had been to Büyükkada, the ladies of his family were among the ones waiting for the fathers, husbands and brothers at Débarcadère as the steamship returns to the island in the evening.

About the inside of the house that the family resided in Aksaray, the notes of Said Bey show the existence of traditional furniture and modern and ‘occidental’ furniture/items altogether. Those furniture and items that Said Bey and his family possessed were a blue stoneware stove (probably imported from France as Dumont notes), a *mangal* (brazier), a *maltız* (little charcoal stove), “a mass of Turkish style sofas”, canapés, armchairs, chairs, a pier-table, a *karyola* (European style bedstead), along with a sewing machine, a phonograph, a telescope, cases, chandeliers, and last but not the least, a piano. Like the daughters of Mehmet Şakir Paşa, Said Bey’s eldest daughter took piano lessons as well as French lessons. (Figure 2.2.1) Yet, this was the same case with the wealthy non-Muslim families in the Empire as well as in Istanbul. As Exertzoglou puts forth, “This kind of education eventually took its place among cultural assets, presumably representing good

⁶⁵ Ibid., 275.

⁶⁶ Direkler Arası is a region in Istanbul, the Historic Peninsula, which was described by one of the French travel guides as one of the most commercialized streets of Istanbul but “unfortunately very Europeanized” (maalesef çok Avrupalılaştırmış). Quoted in Georgeon, François, “Savaşın Arefesinde Gezginler” in Yerasimos, Stefanos (ed). *İstanbul 1914-1923*. İstanbul: İletişim Yayınları, 1997. 30

⁶⁷ Quoted in Dumont, 2004: 275

⁶⁸ Quoted in Dumont, 2004: 276

breeding and highly valued in middle-class environments”.⁶⁹ This custom can be followed from the literature, travelers’ notes, memoirs and paintings of the era, the women (and sometimes the men) of a bourgeois family should play an instrument (mostly piano, since it is a rather ‘visible’ object to exhibit the social status of the owners to the visitors coming ‘inside the house’) and speak French (since their fathers or brothers as graduates of *Mekteb-i Sultani* would bring along French novels and newspapers).



Figure 2.2.1 Woman (the photographer’s wife) in an Ottoman Turkish house playing piano, by Ali Sami Aközer, 1889. Source: Özendes, 1999: 94

Said Bey, his wife Adviye Hanım and their four children were the main members of the inhabitants of their *konak* in Aksaray. As Özbay notes the existence of a mass of domestic workers in the houses of the elite, Said Bey’s family also employed servants in their house: a coachman, a cook, an apprentice, a gardener, a lady for children’s education, another lady for taking care of them, a servant, an *uşak* (footman), and from time to time a *sütnine* (wet-nurse) and several other maids.

A more recent study on the everyday life of a bourgeois also through Said Bey, this time including his letters and family photographs, was held in 2013 at Boğaziçi University by Ece Zerman as a master thesis entitled with “Studying an Ottoman Bourgeois Family: Said Bey’s

⁶⁹ Exertzoglou, 2003: 93.

Family Archive (1900-1930)". While Zerman is examining the archival material and the historiography of the private life, she discusses the representation of identities, belonging to a city and a particular environment, and the encounters of an Ottoman (Muslim) family with Europe as well as with their Ottoman past. The interior of the house is also examined in Zerman's study through a photo of a family member in a living room; where the armchairs, the sofa, the long curtains, the wall papers, the partition screen, the photo of a family member hanged on the wall, and interior plants placed on their special consoles are perceived. (Figure 2.2.2)

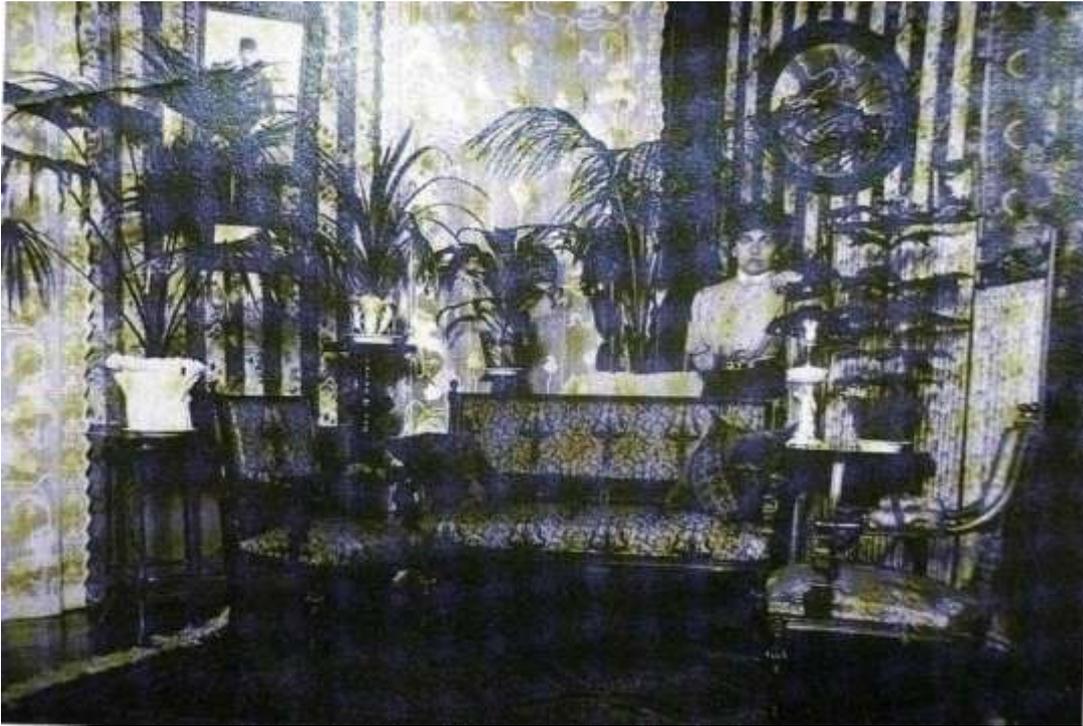


Figure 2.2.2 Photo of a living room with a member of Said Bey's family. Source: Zerman, 2013: 114.

The resemblance of the interior plants on a console between the two photos and the framed photos of the family members (in the previous one they are placed on the piano) above points to a pattern about the bourgeois interiors of the era. Yet, in the memoirs of Şirin Devrim and Godfrey Goodwin, the existence of interior plants in Mehmet Şakir Paşa's house in Büyükkada was also mentioned as geraniums and ferns placed in the niches on a wall imitating a cave at the very end of the main reception room.⁷⁰

The new types of furniture did not only enter the houses through importation; as Refik Halit Karay mentioned in his *Üç Nesil, Üç Hayat, Mekteb-i Sanayi* (Istanbul Industrial School) was

⁷⁰ Devrim, 1997: 62 and Goodwin:2002, 152.

manufacturing modern furniture like massive bedsteads, tables, buffet cabinets and chairs.⁷¹

Meanwhile, the encounters of Said Bey with Europe and European way of living are also revealed in Zerman's study. When Said Bey traveled to Berlin with an Ottoman group in 1911 (there is no detail about the content of this group or purpose of this trip), he saw how the electricity played an important role in a modern capital like Berlin. It was mentioned by Zerman earlier that Said Bey "had all the means to access the new representations of the modern Europe" since he was educated in francophone *Mekteb-i Sultani*, taught French, and did translations.⁷² However, experiencing the information he gained by reading was worth sharing in his letters to his family. He wrote his impressions on the hotel as "Our rooms and the living room is very regular and adorned. Its glasses, furniture, everything is wonderfully electrical, so nice. Every room has an electrical button to call the servants, another electrical button to switch on and off the lamps".⁷³ A counterpart of the system to call the servants was also seen in Büyükada in Meziki Mansion according to the narration of Nadya Karayan. (see the part on Meziki Mansion)

⁷¹ Quoted in Zerman, 2013: 65

⁷² Zerman, 2013: 75

⁷³ Quoted in Zerman, 2013: 75

CHAPTER 3

THE PLACE: BÜYÜKADA AT THE TURN OF THE CENTURY

My last experience was in the house of a very liberal-minded Turkish Lady, a distant connexion of the Sultan, who had allowed her lovely daughters to visit freely at the various embassies till they were above fifteen, when the Sultan interfered and ordered them to assume the yashmak. They are said when in Egypt or on the Princes' Islands in the Marmara to still enjoy considerable liberty.⁷⁴

The Princes' Islands are consisted of nine islands. (Figure 1.1) These are Kınalı (Proti), Burgaz (Antigone), Heybeli (Halki), Büyükada (Prinkipo), Sedef (Andriovitha), Tavşan adaları (Neandros), Kaşıkadası (Pita), Yassıada (Plati), Sivriada (Okseia). Akylas Millas informs about the names given to the islands since antiquity: the Chalcedonian of the Demonesi Islands (referring to the copper and borax minerals found in the islands) in Aristotle's writings; Islands of the Propontis (today Marmara Sea) in the records of Plinius Secundus; the Great or Princes' Islands in the Byzantine times; Kızıl Adalar (Red Islands, referring to the color of the terrain due to the aforementioned minerals), Papaz Adaları (Priests Islands referring to the monks residing in the monasteries of the islands), and sometimes Şeytan Adaları (the Devil's Islands, a mistranslation of the word Demonesi mistaken with Daimonesa, devils) in the Ottoman times.⁷⁵ The Ottoman and Republican archives mention them simply Adalar (the islands), apart from the Turkish names of each island.

The biggest one of the Princes' Islands is Büyükada (Prinkipo) with its 5,4 km² surface area. It is located around eleven nautical miles from the Galata Bridge and about half mile from the closest shore on the mainland, Kartal. The name of the island is also traced in the documents such as Prinkipo Pityoda (Prinkipo means the great island in Greek), Pityousa,

⁷⁴ Müller, Max Mrs. *Letters from Constantinople*. London: Longmans, Green and Co, 1897. 184

⁷⁵ Millas, 2000: 10-12 and Tuğlacı, 1992: 19

Prinkipo, and Büyükada.⁷⁶ Through the history of the island, the earliest significant activity was in 596 A.D. when the Byzantine Emperor Justinus Kouropalates built a monastery and a summer palace in Büyükada (back then Prinkipo) to be used as a ‘country retreat’⁷⁷. The Byzantine village ‘Karye’ was located close to the mines at the east part of the island, but it was abandoned after the Ottoman conquest. Yet, Karye as a small fishing village back then, was exposed to any attacks by invaders such as Arabs, Slavs, and “frequently Latins”, since it was not benefiting from any protective walls like the city.⁷⁸ Although the transportation between the city was held by the row boats (*kayık*), the islands was considerably far from the city and nearly each island of the Princes’ Islands had become a land of exile and seclusion especially in the Byzantine period. In one hand, the Byzantine queen Irene, the noble of Constantinople Atalarichus, the daughter of Constantine VIII empress Zoe, and another empress Anna Dalassena were the names in the history of Büyükada. On the other hand, the monasteries of Saint Nicolas, Saint Irene and Saint George hosted monks and nuns as places of seclusion.

Millas brings up the travel notes of Pierre Gilles who visited Istanbul and its environs in the 1540s. According to Gilles’ notes, Karye had already been abandoned and the new settlement was established at the northeastern part of the island under the name of Chora.⁷⁹ The reasons for this change were explained by Gilles based on different assumptions: either the continuous attacks of the Ottomans during the conquest of the city and the islands, or a strong earthquake that caused an immense damage on the ancient village. An Ottoman traveler, Evliya Çelebi wrote that when he visited the islands in 1641, he realized that “the inhabitants of all these islands are rich Greek sea-captains and ship owners”.⁸⁰ When Eremya Çelebi Kömürçiyân visited the island in the seventeenth century,

⁷⁶ Even though it is named as Ada-i Kebir (Büyük ada in Ottoman Turkish) in very few records in the Ottoman Archive, this name was not preferred more often since there was already an Ada-i Kebir on Tuna River.

⁷⁷ Millas, 2000: 11 and Tuğlacı, 1992: 21

⁷⁸ Ibid., 301

⁷⁹ Quoted in Millas, 2000: 305

⁸⁰ Ibid., 16.

he observed that many people come to visit the islands as a leisure activity and there were monasteries, churches and shrines all belonged to Greeks.⁸¹

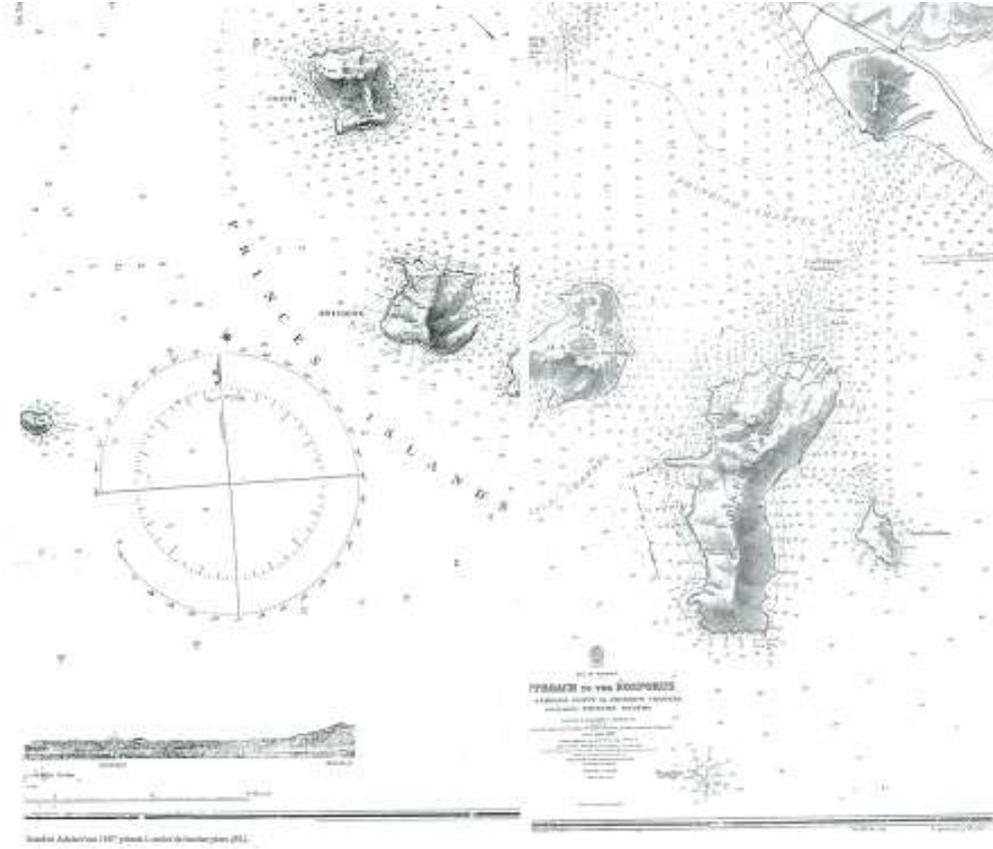


Figure3.1 Map of Princes Islands by J. L. Wharton, 1880. Source: Tuğlacı, 1992.

⁸¹ Kömürciyan, Eremya Çelebi. *İstanbul Tarihi: XVII. Asırda İstanbul*. İstanbul: İstanbul Üniversitesi Edebiyat Fakültesi Yayınları, [1684] 1952. 55. The editor and translator of the book, Hrand D. Andreasyan refers to an eighteenth century writer, Earl of Sandwich (John Montagu), that the Islands were in demand at the very end of the century when it became “zabıta takibinden kaçan zevk ve sefaya düşkün insanların, veba salgınından kaçan zenginlerin ara sıra oturdukları yer”. Quoted *ibid.*, 306.



Figure3.2Detail of an engraving by Ignace Melling showing men enjoying themselves on the hills of Büyükada, dated to 1815. Source: Millas, 2000: 20-21

About the ethnic character of the islands, Millas asserts that after the conquest of the islands by the Ottomans, new –though- Greek inhabitants were brought from the ‘coastal villages and towns from the Black Sea’.⁸² Historians mention the migration of the Greeks from the beginning of the eighteenth century till the second half of the nineteenth century who came either from north Aegean islands like Chios, Imbros, Tenedos and Mytilene or from further islands in the southeastern or western coast of Greece; they were mainly running away from the conflicts and warfare at their homelands and were looking for better living conditions and job opportunities.⁸³ These immigrants quickly settled in their new homelands and continued what they know best for living: they planted vines, opened stores, constructed masonry.

The transportation from the city was to be carried out by row boats, and people were coming to the islands for sightseeing, recreation and to spend the summer. In the early nineteenth century there are several examples exposing the ways that the island participated in the lives of those people. The engraving of Ignace Melling from 1815 shows

⁸²Ibid., 13.

⁸³ See Millas, 2000: 19 and Türker, 2011: 13

a group of men enjoying the view and nature of Büyükada. (Figure 3.2) On the other hand, Melek Hanım's memoirs asserts that as a child, she and her family went to the Princes' Islands to spend the summer when she was eight years old, which corresponds to the year of 1822.⁸⁴ Nevertheless, this surge of people continued in the second half of the nineteenth century with the first steamship voyages of Fevaid-i Osmaniye that started in 1846. Wealthy non-Muslims, foreigners, Ottoman high-rank officers came to the islands in the summer, either for a weekend tour or to spend the whole summer. However, the wars and invasions had always been a part of the Islands: a record from the Ottoman archive reveals that there were barracks and a building used as a hospital for the French soldiers and in July 1856, the Ministry of Foreign Affairs ordered them to be evacuated.⁸⁵ Since it is the biggest of all, Büyükada was the most popular island among the four Princes' Islands that were open to settlement. In order to see the change in the living conditions, one should look at the notes of the writers/travelers/observers who visited Büyükada in different periods of the nineteenth century. For instance, in her letter to her mother in 1856, Lady Hornby praised the pastoral beauties of Büyükada, informed that the permanent inhabitants of the island as one thousand people, and asserted that "We could buy half the island, with a garden and vineyard, for £500, and build a good comfortable house with a fireplace and every comfort".⁸⁶ Thirty years later, Samuel Cox quoted this information and added that "Now, five million pounds sterling would not buy the property of the town proper, much less the splendid mansions which rise and front street on street".⁸⁷

During the Russo-Ottoman War, while a journalist from the New York Times informs his readers about the atmosphere in Istanbul, indicating the thoughts and concerns of the inhabitants as well, he makes a description of Büyükada, emphasizing the Greek character of the island:

⁸⁴ Melek Hanım. *Haremden Mahrem Hatıralar*. Istanbul: Oğlak Yayınları, 1996. 12

⁸⁵ BOA 01/Za/1272 (04.07.1856) Dosya No:151 Gömlek No:9 Fon Kodu: HR.MKT.

⁸⁶ Lady Hornby. *Kırım Savaşı Sırasında İstanbul*. İstanbul: Kitap Yayınevi, [1863] 2007. 237. Lady Hornby came to Istanbul in 1855 and stayed for thirteen months, while the Crimean War between Russian and Ottoman Empires was at its peak after the involvement of British Empire, French Empire and the Kingdom of Sardinia. She was accompanying her husband, Sir Edmund, who had been appointed British financial commissioner in Turkey to organise an English loan to the Ottoman government.

⁸⁷ Cox, Samuel S. *The Isles of the Princes or the Pleasures of Prinkipo*. New York and London: G. P. Putnam and Sons, 1887. 30-31. Samuel S. Cox was appointed as the American Ambassador to the Ottoman Empire between 1885-1886. However, he had also been to Turkey in 1851 and 1881.

I happened to spend the last Sunday night at Prinkipo, one of the Princes' Islands, in the Sea of Marmora, and the earthly paradise of the Greeks. Here, if anywhere, one might expect to find anti-Turkish feeling. The island is full of the summer residences of the most successful Greek merchants and other leading Christians of Constantinople. Till near midnight gay crowds, which Saratoga or Scarborough find it difficult to equal – for the Greeks dress well, and they have a distingue air for which one might search in vain among northerners – promenaded to the sound of music by the pellucid waters of the Marmora Sea.⁸⁸

⁸⁸*The New York Times*, September 16, 1877.

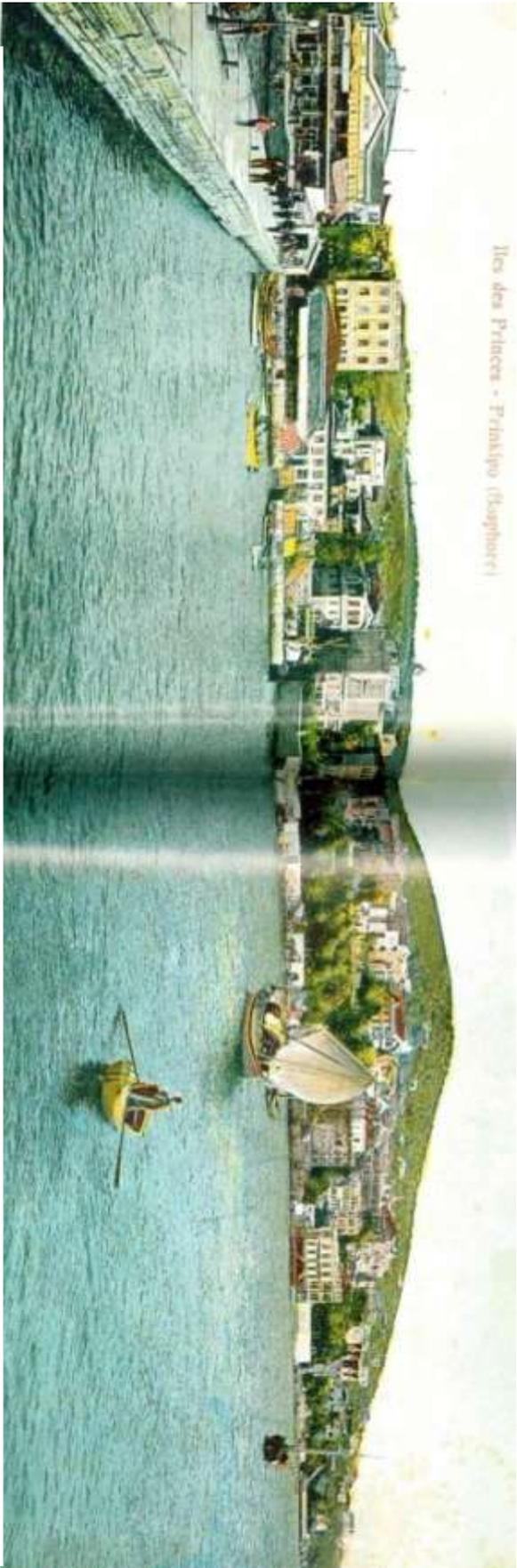


Figure 3.3 A postcard before 1915 (the masonry pier had not been constructed yet) Source: Millas, 2000: 314-315.

As it was informed in *Dünden Bugüne İstanbul Ansiklopedisi*, while the population of the Princes' Islands was 1200 at the beginning of the nineteenth century, only in Büyükada this number increased to 3000 people in the 1850s.⁸⁹ Later at the beginning of the twentieth century the number rises up to 5000-6000 people, while the overall population of the islands was around 12000. In order to be aware of the diversity in population in the islands, Kemal Karpat notes the range in population according to the census reports in 1906/7 and 1914:

Table 3.1: The population range in the Princes' Islands in 1906/7 and 1914 census reports.
Source: Karpat, 1985: 162-163, 170-171.

Census of 1906/7			Census of 1914		
Communities	people	%	Communities	people	%
Muslims	5360	39,8	Muslims	1586	14,3
Greeks	6137	45,6	Greeks	8725	78,7
Armenians	740	5,5	Armenians	596	5,4
Jews	191	1,4	Jews	79	0,7
Latins	56	0,4	Armenian Catholics	56	0,5
Bulgarians	31	0,2	Latins	8	0,1
Armenian Catholics	23	0,2	Protestants	6	0,1
Protestants	23	0,2	Greek Catholics	5	0,0
Foreigners	905	6,7	Syrians	5	0,0
Total	13466	100	Serbians	21	0,2
			Total	11087	100

These numbers give us a clue about the residents of the Islands. Although the old Greek villagers remained, the upper class (mostly non-Muslim) Istanbulians filled up the cafés, hotels and fancy summer houses. This boost of visitors resulted in a privilege that only Beyoğlu (Pera) and Tarabya (Therapia) had by then: on 2 September 1866, the Municipality of Islands became one of the three municipalities established in Istanbul with the name of 7th Bureau. From then on, the Princes' Islands became more involved with the governmental service: in 1876, the Islands became a prefecture with the assignment of Mustafa Bey. What is worth note here is the mayor and the district governor were generally from different religious groups, and they did not have to get along well all the time. For instance, in 1891, the district governor of the Islands Muharrem Bey asked for his position to be changed with Mahmud Celaleddin Bey, the district governor of Mustafapaşa, since

⁸⁹*Dünden Bugüne İstanbul Ansiklopedisi*. İstanbul: Kültür Bakanlığı, Türkiye Ekonomik ve Toplumsal Tarih Vakfı, 1994. Vol.1. 69c

Muharrem Bey had controversies with the city council of Büyükada, in other words the municipality board.⁹⁰ While Mahmud Celaleddin Bey was still the governor, a new election was held and this time Dimitro Meziki was elected as the mayor, and the city council was consisted of John Hatzopoulos, Hr. Vasiliadi, Perikli Kaliadi and Hatzi Georgio Lazoglou.⁹¹ While Büyükada was developing and getting crowded, the centre situated in the east started to move towards north-west with a new neighborhood founded in the second half of the nineteenth century. Consequently, the government divided Büyükada into six districts with a decree in 11 January 1911 (10 Muharrem 1329): Maden, Yalı, and Cami on the east; Nizam, Karanfil, and Meşrutiyet on the west.⁹² The narrations agree on the fact that the splendid life in the islands came to a standstill period for a while with the proclamation of the Turkish Republic.

Although Büyükada was slowly developing as a resort town in the beginning of the second half of the nineteenth century, the shop and the houses of mine officers were already abandoned⁹³ and “Monsieur” Giacomo was honored by the state for the regions he built in Büyükada.⁹⁴ As Lady Hornby states in her letters from Büyükada of 1856, with the fortune he made in Galata, Maltese Levantine Giacomo bought several lands at the west side of the island to built white terraced houses for his family and for the visitors to rent for the summer.⁹⁵ This initiative can be regarded as the pioneer of the hotels to be built around the same area in the following years. Such as in 1865 an Englishman, James Missirie requested permission for establishing a company in order to build hotels in Beyoğlu, Büyükdere, Üsküdar and Büyükada for the travelers (*seyyahlar*).⁹⁶

As a matter of fact, like the period’s other favorite summer districts Tarabya, Büyükdere and Yeniköy, Büyükada has always been part of the life that took place in Istanbul,

⁹⁰ BOA 10/Ra/1309 (14.10.1891) Dosya No:1878 Gömlek No:29 Fon Kodu: DH.MKT. The Mayor of the Islands at that time was Hatzopoulos.

⁹¹ Millas, 2006: 60

⁹² BOA10/M /1329 (11.01.1911) Dosya No: 1486 Gömlek No: 1329/M-08Fon Kodu: İ..DH..

⁹³ BOA 11/Ş /1273 (06.04.1857) Dosya No:219 Gömlek No:58 Fon Kodu: A.}MKT.NZD.

⁹⁴ BOA 28/R /1274 (16.12.1857) Dosya No:219 Gömlek No:90 Fon Kodu: HR.MKT.

⁹⁵ Lady Hornby. *Kırım Savaşı Sırasında İstanbul*. İstanbul: Kitap Yayınevi, 2007. 340

⁹⁶ BOA 21/Za/1281 (17.04.1865) Dosya No:141 Gömlek No:7012 Fon Kodu: C..BLD.

especially in the districts where the relations with the western countries were frequently practiced through commerce, educational institutions, and embassies. Writings and memoirs of that time period underline the existence of the Greek families from Fener (Fanari) and Beyoğlu, and the *Frenks* of Beyoğlu like the British and French on the seaside and the terraces of Büyükkada. For instance, Yorgo Zarifi writes that in contrast with the cosmopolitan summer settlements in Bosphorus, Büyükkada was mainly a Greek land, the inhabitants were far more than Tarabya, and their houses were much bigger than the ones in Tarabya.⁹⁷ As the census reports of 1906/7 show, the numbers were close considering the entire islands. In the meantime, Muslim population on Büyükkada was not as much as on Heybeli, where the Naval School led the island to be inhabited by Muslim families working or studying at the Naval School. The first mosque of the islands was built on Heybeli as early as 1828 in the building complex of the Naval School. Yet, the first mosque of Büyükkada, the Hamidiye Mosque, was completed in as late as 1892 with a classroom for the Muslim students underneath. The correspondences in the Ottoman Archives indicate several difficulties on finding financial resources for its construction.⁹⁸ By then, Aya Nikola Church (rebuilt in 1854), Aya Dimitri Church (1856), Surp Asdvadzadzin Armenian Catholic Church (1858), San Pacifico Latin Catholic Church (1866), Christos Monastery Church (1869), along with Panayia Church and Aya Yorgi Monastery Church (rebuilt in 1908) were serving their communities. Meanwhile in April 1904, Hased la Avraam Synagogue was opened in Pancu Street.⁹⁹ Everyone could find an activity at one's pleasure; Büyükkada offered variety of activities like recovery, relaxation, entertainment and seclusion. The sea baths, refreshing and clean air of pine trees, theatre plays on the weekends, and sacred places for Orthodox Christians like Aya Yorgi (St. George) Monastery were among the activities one could enjoy.

⁹⁷ Zarifi, 2006; 262

⁹⁸ In 1884, the records show the decision had been taken for the construction of a mosque and a school for Muslim children. See BOA 17/L /1301 (10.08.1884)Dosya No:926Gömlek No:73401Fon Kodu: İ..DH.. and BOA 19/S /1302 (08.12.1884)Dosya No:16Gömlek No:43Fon Kodu: Y..MTV. One year later, the money to buy the chosen land was still not ready. See BOA 04/Z /1302 (14.09.1885)Dosya No:18Gömlek No:104Fon Kodu: Y..MTV.

⁹⁹ Although Millas asserts that the synagogue was opened in 1904, there are documents in the Ottoman archive indicating that the permission from the Ottoman Palace for building a new sanctuary was given in 1906. See Millas, 2014: 141 and BOA 27/C /1324 (18.08.1906) Dosya No:1110Gömlek No:17Fon Kodu: DH.MKT.

The families from Pera would spend a few weeks of May in Büyükada before moving into their summer houses in Yeniköy, Tarabya or Büyükdere, which were a common fashion today, just like it once were. ... The *Frenks* of Pera, especially the English and the French rush into the Islands. Here some families own a villa, and the humbler others come with their families on Sundays and holidays.¹⁰⁰

Let us look at the narratives on the Princes' Islands and Büyükada. As Akillas Millas quotes the writer Skarlatos Byzantios about the islands being a retreat from the crowded city and how by 1862 the impact of the transportation opportunities effected the population of Büyükada and Heybeliada (Chalki):

Those who remember the islands, not 30 or 40 years ago, but only 15 years ago, will seek in vain today for the pleasing calm and solitude which they sought and found every year in the islands as they fled the noise and tumult of the city, in that careless nature and wild island scrub of the islands, as uncultivated as the customs and habits of their inhabitants. Today, Prinkipo and Chalki measure their inhabitants in the thousands, of all races and tribes, religions and languages.¹⁰¹

The habits of the upper class were depicted in detail by some historians and writers, emphasizing the luxurious mansions they inhabit, the stylish clothes they wear, the balls they give, and the sailing tours they take. A Greek newspaper from 1893 informs its readers about the dinner that Mr. Skylitses gave in his yacht in honor of the American ambassador and 'some of the members of the upper echelon of the islands'.¹⁰² The same source announces another day that the Khedive met the governor of the islands and some of his officers in the imperial yacht, then took a tour around the islands with the mayor, Mr. Hatzopoulos, and went back to his residence in Ortaköy.

A year later, the news was rather sad since Büyükada along with Istanbul was affected from the great earthquake on 10 July 1894. According to the report that the directors of the Observatories in Athens and Istanbul presented to the Sultan Abdülhamid II, the most affected areas were Büyükada, Ayastefanos, Anbarlı, Kınalıada and Katırlı (in Gemlik).¹⁰³ The damage in Büyükada was seen almost in every building including the mosque, churches, the mill and mostly stone houses. The report especially highlights the statues that fell down or

¹⁰⁰ Schlumberger, 1884; 26

¹⁰¹ Quoted in Millas, 2000: 24.

¹⁰² Millas, 2000; 27

¹⁰³ The report was prepared and presented by D. Eginitis (director of the Observatory Athens), Mr. Coumbary (director of the Observatory Istanbul) and his assistant Emil Lacoine on 15 August 1894. Hamiyet Sezer analyzes this report in her study "1894 İstanbul Depremi Hakkında Bir Rapor Üzerine İnceleme", A.Ü.D.T.C.F. Tarih Araştırmaları Dergisi 1996, c.XXVIII29: 169-197.

moved. Yet, Türker informs that a statue had fallen down on a little boy and killed him, which upset the whole island. Even in the newspapers such as Bruce Herald, one of the longest running newspapers of New Zealand, notifies its readers about the immense damage in İstanbul and also gives news about the situation in the Princes' Islands that "At Prinkipo, the chief town, the Greek Orthodox Church and a large number of villages and country residences were damaged".¹⁰⁴ The paper continues with the lives lost in Chalki in the Naval College, and states that in Antigoni "not a house has been left intact, with the exception of the monasteries".¹⁰⁵ Another newspaper from the same country, New Zealand Herald announces more detailed news about the earthquake in İstanbul, exactly what time it happened (at 12.20 p.m. right after the mid-day prayer), how the situation was in the city at the night of the earthquake (all the municipal gardens like Petit-Champs and Taksim were full of people who were in fear of other shakes or who no longer had a house to go), and described the situation in Büyükada was no different than the city: "Crossing the Marmora to Princes' Island the same havoc is everywhere to be observed. Prinkipo under ordinary circumstances looks more like a European watering-place than any other suburb of Constantinople, but now, on all sides, one sees nothing but debris and rubbish".¹⁰⁶ Other information is given by Dorina Neave, daughter of a British Supreme Consular Court member; in her book *26 Years on the Bosphorus* she states:

Great damage was done by the effects of the earthquake at the Princes' Islands in the Sea of Marmara, where the luxurious summer houses of the wealthy family members of the community, although built of stone, had their staircases completely shaken down, leaving the inhabitants, in many cases, stranded in the upper floors until ladders should be procured to help them to escape. Sir Edwin Pears and Dr. Mizzi were amongst those who had their beautiful houses seriously damaged at Prinkipo.¹⁰⁷

The summer visitors of Büyükada were scared of the damages that the earthquake caused in the island. As Zarifi states, those summer visitors from İstanbul used to prefer Büyükada, and caused Tarabya remain rather empty in summers. However, after the earthquake they

¹⁰⁴ *Bruce Herald*, 4 September 1894. <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=BH18940904.2.31&srpos=11&e=-----100--1-byDA---0prinkipo-->

¹⁰⁵ *Ibid.* p.7

¹⁰⁶ *New Zealand Herald*, September 8, 1894 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=NZH18940908.2.63.9&srpos=12&e=-----100--1-byDA---0prinkipo-->

¹⁰⁷ Neave, 1933: 153-154

all together moved to Tarabya. Zarifi affirms the official report that most of the stone houses became uninhabitable, where the wooden houses remained quite undamaged.

A small but important note about the first hints of the changing population could be given here: Yıldızay Zorer quotes the director of the Ottoman Bank, Louis Rambert mentioning the economical crisis in 1895, which seriously affected the non-Muslim, Levantine and European tradesmen. Rambert records that the Turks took advantage of the situation, bought their houses for a song, and moved in the “Levantine’s’ houses of carefree generousness”.¹⁰⁸ Among them, wealthy Muslims were present as well; the abdicated Shah of Persia (Iran) had a house in the island which he moved in 1909, and stayed there at least until his son visited him in 1919.¹⁰⁹ Nevertheless, non-Muslim groups continued to predominate the population of Büyükada at least until the early republican period. The life in Büyükada was different than the life in Istanbul; it was more liberating, more ‘European’. In 1899, the public scene of Prinkipo was described by an Athenian journalist, Fragoudes, as a district from a European coastal city with all the cosmopolitan people and buildings:

On Prinkipo, if some of the Turkish soldiers of the guard were absent, together with the fez from the heads of the rayas, one would think one was on the most beautiful European beach, e.g. Nice, or somewhere else on the celebrated Riviera. [...] The kiosks, the villas, the little houses follow one another in a variegated elegant row; from between the Swiss chalets suddenly there stand out perfect Indian pagodas, Turkish kiosks, Egyptian temples.¹¹⁰

The social life of the island was as vibrant as Pera. The Casino Delakuridis at Débarcadère (the dock) was used as beerhouse, café and hotel and from time to time, it was hosting theatre groups on the weekends. The program of Prinkipo Theatre informs the inhabitants of the island about two plays they were performing in August 23 and September 4, 1880. (Figure 3.4) Despite the fact that the narratives about Büyükada emphasize the life there was much carefree and liberal than the rest of the capital city, the shadow of the state was always on the inhabitants. As an order in 20 July 1889 reveals the existence of private but

¹⁰⁸ Zorer, 2005: 4

¹⁰⁹ *The New York Times*, September 2, 1919 and *New Zealand Herald*, August 25, 1919. The New York Times informs about the trip of the Shah of Persia Ahmed Mirza to Italy and his visits in Constantinople on his way. The newspaper describes the Shah as “a man of medium height” and “clothes himself in European style”. After all, he was an Eastern and his European stlye clothing was to be newsworthy.

¹¹⁰ Quoted in Millas, 2000; 311

illegal telephone lines between the houses and demands their removal.¹¹¹ Nevertheless, the precautions do not seem to be very effective since exactly ten years later the same order was repeated.¹¹² This investigation in June 1899 was opened as the director of the Greater Post and Telegraph Office Lebib Efendi's report, and was closed soon after no evidence including the telephone itself was found.¹¹³ In fact the same year it was decided to build up a telegraph office and requested for a room in Maritime School (*Mekteb-i Bahriye*) and an officer speaking Turkish and French.¹¹⁴

Began to be inhabited in the second half of the nineteenth century, the northwestern part of the island got its road leveled and regulated from Macar to Nizam. A document from July 1864 informs that an engineer would be sent for this job.¹¹⁵ Meanwhile, the clean water was an issue that it was carried with big barrels by boats from the mainland for years. Although the main solution for daily water was the water-wells, as some of the houses had in their gardens. However, not all the houses have the privilege to own one. In 1886, Gazoğlu Hristo applied for a permission to obtain water from the wells in Nizam district, bring and sell it to the town center.¹¹⁶ Two years after, an order was given to arrange a road around Aya Yorgi Monastery, yet it was offered to get toll from the cars and animals passing by in the name of the municipality.¹¹⁷

It was previously mentioned that steamships started to work between the city and the islands around 1846. The documents in the Ottoman Archive state that in 1852 the construction of a pier was ordered¹¹⁸ and it served as the main and only pier suitable for steamships until a man named Deymin came up with the idea of a masonry pier in Macar

¹¹¹ BOA 22/Za/1306 (20.07.1889) Dosya No:1640 Gömlek No:82 Fon Kodu: DH.MKT.

¹¹² BOA 29/L /1306 (28.06.1899) Dosya No:1632 Gömlek No:104 Fon Kodu: DH.MKT.

¹¹³ BOA 15/Za/1306 (13.07.1899) Dosya No:1637 Gömlek No:58 Fon Kodu: DH.MKT.

¹¹⁴ BOA 15/B /1306 (17.03.1899) Dosya No:1605 Gömlek No:118 Fon Kodu: DH.MKT.

¹¹⁵ BOA 06/S /1281 (11.07.1864) Dosya No:685 Gömlek No:38 Fon Kodu: MVL

¹¹⁶ BOA 18/C /1303 (24.03.1886) Dosya No:8 Gömlek No:60 Fon Kodu: MV. He was given the privilege by the Sultan; BOA 22/C /1303 (28.03.1886) Dosya No:82 Gömlek No:3564 Fon Kodu: İ..MMS.

¹¹⁷ BOA 26/Ca/1305 (09.02.1888) Dosya No:28 Gömlek No:48 Fon Kodu: MV.

¹¹⁸ BOA 17/L /1268 (04.08.1852) Dosya No:255 Gömlek No:15740 Fon Kodu: İ..DH..

district in 1867.¹¹⁹ Apparently, Deymin could not succeed to finish the new pier in a year or anytime soon, the inhabitants of Büyükada asked for the renewal of the existing one in 1868 and this request was accepted by Tersane-i Amire.¹²⁰ This time by a man named Joseph Baudouy, “who has built all the lighthouses of the Empire” and “construct[ed] the stone pier and the dock to increase the market value of his properties”.¹²¹ As Macar district was a rising star for the summer visitors of Büyükada, the Pier Road and the dock, the *debarcadère* as it was generally called after the ones in French Riviera, became an important and inseparable part of the life in Büyükada.

Although the island was brimming with people in summer and on weekends, the 1868-dated pier remained with a small wooden structure until 1915. At that year, the masonry pier house designed by Mihran Azaryan from İzmit was finished and put into service. (Figure 3.5)

Büyükada was an appropriate location for boat races; by the time of the races, the island used to be full of people from everywhere, as well as the high society of Istanbul. Besides, in the summer of 1888, Duke of Edinburgh, Prince Albert honored Büyükada with his presence in order to follow the races.¹²² Nikolaki Zarifi was asked to reserve his house for the Duke and his entourage during their stay in the island.¹²³ Three years later, the race in August 1901 was held under the auspices of the Sultan Abdülhamid II.¹²⁴ Nonetheless, the establishment of a boat club had been a problem in the beginning of the twentieth century. Apparently the construction of a pier and a dock, which are presumably necessary for a boat club, was strictly objected by the state; the five different objections from three different departments within a month in 1906 put forward the importance of the issue. In 9 August 1906, the Sublime Porte (*Bab-ı Âli Evrak Odası*) announces the construction and

¹¹⁹ BOA 20/R /1284 (21.08.1867) Dosya No:749 Gömlek No:63 Fon Kodu: MVL

¹²⁰ BOA 22/R /1285 (12.08.1868) Dosya No:416 Gömlek No:55 Fon Kodu: A.}MKT.MHM.

¹²¹Quoted from Hasiotis in Millas, 2013: 34.

¹²² In the Ottoman Archives there are records on the welcoming of the Duke, one of them is asking how to treat him. See BOA 29/Za/1305 (07.08.1888) Dosya No:3 Gömlek No:2 Fon Kodu: Y..PRK.ŞH.. and BOA 01/Z /1305 (09.08.1888)Dosya No:1530Gömlek No:107Fon Kodu: DH.MKT.

¹²³ Zarifi, 2006: 88-89.

¹²⁴ BOA 20/R /1319 (06.08.1901) Dosya No:219 Gömlek No: 47 Fon Kodu: Y..MTV. and 07/Ca/1319 (22.08.1901) Dosya No: 220 Gömlek No: 51 Fon Kodu: Y..MTV.

orders its prohibition.¹²⁵ In 15 August 1906, both Internal Affairs (*Dahiliye*) and the Police Department (*Zabtiye Nezareti*) wrote reports for the same cause.¹²⁶ In 29 August 1906, we understand that the construction of the dock has been terminated however it illegally continued during the nights.¹²⁷ Precautions continues for another club establishment; in the following February Henry Edwin Piers, an English gentleman, founder of the Prinkipo Yacht Club was willing to buy Madame Erikli's house. The document dated 20 February 1907 states the addition of an article with regard to 'not turning the house into a club' to the deed already permitted the school, church and hospital.¹²⁸ Controversially, on the same day but another department adds the article of 'turning the house into a club' to the conveyance.¹²⁹ As a result, the next day he gets the permission of buying Madame Erikli's house in Büyükkada "since there is no objection".¹³⁰

¹²⁵ BOA 18/C /1324 (09.08.1906) Dosya No:2887 Gömlek No:216484 Fon Kodu: BEO

¹²⁶ BOA 24/C /1324 (15.08.1906) Dosya No:1109 Gömlek No:59 Fon Kodu: DH.MKT. and 02/Ağ/1322 (15.08.1906) Dosya No:19 Gömlek No:92 Fon Kodu :ZB.

¹²⁷ BOA 16/Ağ/1322 (29.08.1906) Dosya No:318 Gömlek No:4 Fon Kodu: ZB.

¹²⁸ BOA 07/M /1325 (20.02.1907) Dosya No:151 Gömlek No:1325/M-014 Fon Kodu: İ..HUS.

¹²⁹ BOA 07/M /1325 (20.02.1907) Dosya No:2998 Gömlek No:224808 Fon Kodu: BEO

¹³⁰ BOA 08/M /1325 (21.02.1907) Dosya No:1148 Gömlek No:51 Fon Kodu: DH.MKT.

Θέατρον Πριγκήπου
ΑΠΟΒΑΘΡΑΣ
 ΣΕΙΡΑ ΠΑΡΑΣΤΑΣΕΩΝ
 ΔΟΞΙΣΜΟΜΕΝΩΝ ΥΠΟ ΤΟΥ ΕΛΛ. ΔΡΑΜΑΤΙΚ. ΘΙΑΣΟΥ
 « ΕΥΡΥΠΙΔΗΣ »
 Επιδημησίου της
ΜΙΧΑΗΛ ΑΡΝΙΩΤΑΚΗ
 ΠΑΡΑΣΤΑΣΙΣ Ζ.
 Διά την ἑπταήμερον τοῦ ΣΑΒΒΑΤΟΥ 23 Σεπτεμβρίου 1880.
 Μέρος Αΰν

ΓΕΡΩ ΜΑΡΤΕΝ

Ἀρχαὶ ἐπισημασθέντες καὶ λίαν ἐπισημηθέντες εἰς τὴν πρώτην 3.
 Ἡρώδης καὶ Ἡρώδης.

Γέρω Μαρτίν Γυνὴν, εὐχολογία Ἀρμόδιος, υἱὸς αὐτοῦ Ἀμαλία, ἀδελφὴ αὐτοῦ Ὀδυσσεύς Ἐπίσκοπος Μαρτίνος Σαρκοπότης Πάριος ἀδελφός Λακωνικός	Μιχαὴλ Ἀρνωτάκης Ἐλένη Ἀρνωτάκη Δέσποινα Βερόνη Εὐδοκία Σουδοπούλου Ἐλένη Βερόνη Γ. Τόλης Παναγ. Παπαϊωάννου Εὐμ. Αἰσώτης Βασ. Στρατιώτης Π. Χριστοφίδης Εὐμ. Αἰσώτης
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Ἡ ἐπισημὴ ἐστὶν μὲν τῆς πρώτης πρώτης εἰς ἀνάμνησιν τῶν Παρισίων
 ἐν ἧ τῆς δευτέρας καὶ τῆς τρίτης εἰς ἄμνησιν τῆς Γαλλίας.

Μέρος Β΄

ΧΟΡΟΣ ΜΕΤΑΜΦΙΣΜΕΝΩΝ
 Κομῆδία εἰς μίαν πράξιν
 Ἀρχαὶ τῆς 2 1/2 ὥρας τοιαύτης διάρκειας.

ΤΙΜΑΙ
 Θέρσις Ἀγ. Γρίκος 10, ἢ Θέρσις Βα. Γρίκος 5.

ΕΙΣΟΠΗΘΗΣΙΣ — Πρωτομάλιστα εἰς ἀποδοχὴν τῶν ἰσχυρῶν καὶ ἡλικιωμένων Γεννηθέντων ΣΧΙΣΤΑΛΕΡ

ΛΗΣΤΑΙ

THEATRE DE PRINKIPO
 DÉMARCADÈRE
 Samedi à Septembres 1880 à 9 h. du Soir.
 Première partie

LE VIEUX MARTIN
 Deuxième partie
BAL MASQUÉ
 Comédie en 4 actes.

Prix d'entrée. — Premier place 10 P. — 2me 5 P.

Figure 3.4 The program of Prinkipo Theatre playing the drama “Father Martin” (Γέρω Μαρτέν) in the first party and the comedy “Masquerade” (Χορός Μεταμφιεσμένων) in the second part in summer 1880. Source: Millas, 2013: 33



Figure3.5The Pier Road ends with Azaryan's masonry pier house, 1918. Source: Millas, 2000: 325.

As a matter of fact, Büyükada was also harbored several factories other than providing accommodation. The factories were established with permission of the state. One of them belonged to the Englishmen Morton and Pal producing flour, biscuit and pasta; the other one with the same products belonged to Churchill, the director of the newspaper *Ceride-i Havadis*, and his wife.¹³¹ In the eve of the First World War the economic life of Büyükada was at its peak. There was a steam mill producing flour at the Nizam district; renovated and expanded by Tantavizade Halid Efendi, the mill would produce flour not only for Büyükada but also for Istanbul.¹³² It is traced from the correspondence between Halid Efendi and the State that Halid Efendi applied for the machines he imported to be exempt from customs duty.¹³³ The other businesses held in Büyükada as put forth by Türker were various. The canned vegetables produced up in the Christo Hill with its label 'Maria' were sold in Istanbul, in the factory on Macar Street provided tobacco for the 'Yenice' cigarettes, Mavrusi made guitars in his atelier; pharmacies of Ioannis Nikopoulos at Çınar Square and

¹³¹ BOA 23/Ca/1278 (26.11.1861) Dosya No:788 Gömlek No:44 Fon Kodu: MVL; BOA 04/Z /1276 (23.06.1860) Dosya No:433 Gömlek No:19078 Fon Kodu: İ..MVL. and BOA 15/Z /1276 (04.07.1860) Dosya No:117 Gömlek No:72 Fon Kodu: A.}MKT.MVL.

¹³²BOA 13/Ca/1312 (12.11.1894) Dosya No:306 Gömlek No:48 Fon Kodu:DH.MKT.

¹³³ BOA Date: 26/L /1310 (13.05.1893) Dosya No :2 Gömlek No :1310 Fon Kodu :İ..TNF.and BOA Date: 13/Ş /1311 (19.02.1894) Dosya No :2 Gömlek No :1311 Fon Kodu :İ..RSM.

Pandelaki Smiridis, Nikolaos Dimopoulos' grocery store, Pandeli Politis' millinery with the name "French Bazaar", Uliseos Panas' "Bonmarche" store at Macar Square (where the clock tower stands), Sakopoulos's ice shop at Çınar Road, Hrisogelos the milker; hotels, pensions, restaurants, and cafes were all parts of the vivid economic structure of the island.¹³⁴



Figure 3.6 The crowds in Büyükada at the end of the First World War. Source: Millas, 2000: 325.

The catastrophic years of the Balkan wars and then the First World War had decreasing and impoverishing effects on the peoples of the Princes' Islands. The schools were occupied for the accommodation of the soldiers in 1909¹³⁵, and even the Splendid Hotel, which was among the most attractive hotels not only in the Islands but in whole Istanbul, was occupied by the wounded Ottoman soldiers who were in need of clothing and medical assistance¹³⁶. As Millas informs,

¹³⁴ Türker, 2011: 15-16 and Millas, 2013.

¹³⁵ BOA 08/Ra/1327 (30.03.1909) Dosya No:1112 Gömlek No:11 Fon Kodu: MF.MKT.

¹³⁶ BOA 29/Za/1330 (09.11.1912) Dosya No :4110 Gömlek No :308240 Fon Kodu :BEO

The great monasterial complexes, the huge building of the National Orphanage of Prinkipo, the Female Orphanage of Proti, the Schools, all the community buildings which the Greeks had raised in these places, majestic but provocative, were taken over by the Turkish Military establishment. The Islands were filled with German uniforms.¹³⁷

The German uniforms replaced with the uniforms of the Allies after the Treaty of Montreux proclaiming the defeat of the Central Powers as well as the Ottoman Empire. Now the on the Islands, the non-Muslim communities, especially the Greeks, were under the comfort of the soldiers of various nations recognized with their unaccustomed appearances: the Italian cabinieri was on Burgazada, the French Senegalese soldiers were on Heybeliada, the Americans were on Kınaliada, and the English Indian soldiers were on Büyükada.¹³⁸ Yet, the Greek battleship Kilkis had put in an appearance in between Büyükada and Heybeliada, which caused a great enthusiasm among the Greeks of the Islands and Istanbul. The battleship even became a part of the social life of Heybeliada that an afternoon gathering was arranged in the ship and the “young ladies of Chalki [Heybeliada] and their families” were invited “for an enjoyable afternoon¹³⁹. (Figures 3.7 and 3.8)



Figure 3.7 The battleship Kilkis facing towards the Naval Shool of Heybeliada in 1921. Source: Millas, 2000: 31.

¹³⁷ Millas, 2000: 30

¹³⁸ Ibid., 30

¹³⁹ Ibid., 31.

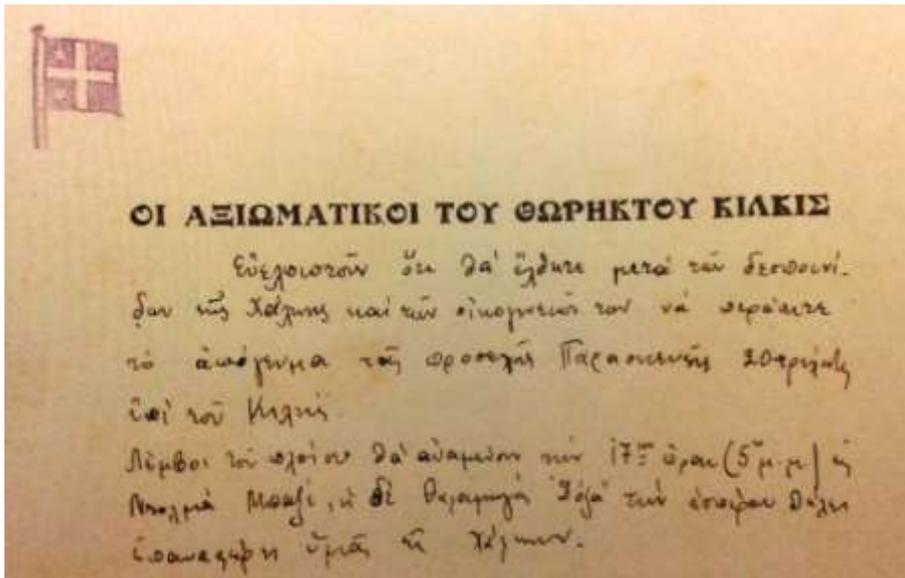


Figure 3.8 Invitation of the battleship Kilkis sent to the inhabitants of Chalki. Source: Millas, 2000: 31.

Especially during and after the First World War, hanging the flags of other countries had been an issue in Büyükada as it was in other non-Muslim neighborhoods. Besides, earlier records also report the disturbance of the state from such attempts like the one in 3 March 1884 banning the foreign flags hung in the houses and the guesthouses on Sundays¹⁴⁰, or the one in 15 July 1893 informing about the governor's taking down the French flag in le Kuvan (Couvanne?) and Ralli's houses and asking for further precautions.¹⁴¹

During the war times, appropriate to its own character, Büyükada served as a resort/recovery/exile town for the wounded soldiers, war prisoners and immigrants from Thrace and Aegean Islands. In September 1917, a British war prisoner, Colonel Charles Coventry was allowed to spend his time of recovery in Büyükada after being treated in Japanese Hospital in Beyoğlu.¹⁴² Short time after, Captain Selim Bey from Ottoman Army applied the Prefecture of the Islands for the allocation of empty buildings and houses in

¹⁴⁰ BOA 09/N /1301 (03.02.1884) Dosya No:2 Gömlek No:7 Fon Kodu: Y..PRK.ŞH..

¹⁴¹ BOA 01/M /1311 (15.07.1893) Dosya No:14 Gömlek No:1311/M-001 Fon Kodu: İ..HUS. There are two other documents about this matter; the well-known banker Ralli and the telegraph officer Le Couvanne (this name differs in the records as Lakova and le Kuvan) hanged French flags to their houses on July 14, the National day of France, the current governor (probably Mahmud Celaledin Bey) ordered the policemen to take it down by force. Since because it is a "political matter", the problem was solved "gently" with the admonition of the governor that such "misbehavior" would never happen again and with his apologies from the French ambassador, who was residing in Büyükada at the time.

¹⁴² BOA 25/10/1917 Dosya No:2227 Gömlek No:27 Fon Kodu: HR.SYS.

Büyükada for approximately five thousand war prisoners.¹⁴³ Yet, in November 1920 a schedule was announced marking the dates of the invasion and evacuation of the appropriated houses for the Russian refugees.¹⁴⁴ Not only foreigners or refugees rested in Büyükada, but the tradesman Emin Bey's wife Naima Hanım also stayed in Büyükada since her house in Teşvikiye was invaded by the British and the Italians. In April 1923 she applied for compensation for the damages in her house.¹⁴⁵ The houses were not damaged only by invaders of refugees; Estepan İstanbulbulyan Efendi sued his tenant in Büyükada, the German Palpasorof, for the damages he caused in his house.¹⁴⁶



Figure 3.9 An entertainment on Büyükada during the years of invasion after the First World War. Source: Yerasimos, 1997: 132

¹⁴³ BOA 22/Ra/1336 (05.01.1918) Dosya No:4/-3 Gömlek No:7//19 Fon Kodu: DH.İ.UM

¹⁴⁴ BOA 04/Ra/1339 (16.11.1920) Dosya No:20/-25 Gömlek No:14//076 Fon Kodu: DH.İ.UM

¹⁴⁵ BOA 13/5/1923 Dosya No:73 Gömlek No:32 Fon Kodu: HR.İM..

¹⁴⁶ BOA 22/Ni/1336 (22.04.1920) Dosya No:11 Gömlek No:11 Fon Kodu: HR.HMŞ.İŞO.

The newcomers of the Islands were not only the foreign soldiers; the 'white' Russians who fled from the civil war in Russia also took refuge in Istanbul as well as in Büyükada. In fall 1920, the Ministry of Internal Affairs sent a list of the occupation and evacuation dates of the houses in Büyükada by the Russian refugees to the Province of Istanbul.¹⁴⁷ Yet, earlier in the same year there were several correspondences in the archives regarding the demand of the English Occupation Forces to appropriate some houses in Büyükada.¹⁴⁸ In figures 3.10 and 3.11, the Russian refugees are seen landing on the pier of Büyükada with assistance of British authorities and the American Red Cross. Oya Dağlar Macar and Elçin Macar assert, the British authorities had already reckoned the hotels and available/empty houses in the Islands, and classified them according to the prices that the refugees can pay for.¹⁴⁹ At the end First World War, the name of Prinkipo was constantly in the newspapers since a meeting in the island was announced by the Allied forces in order to discuss and take an action about the civil war in the Russian Empire. A Peace Conference to be held in Büyükada was proposed by the American President Wilson "to unite the factions of distracted Russia" to on February 15, 1919. The New York Times even published a map of the Marmara Sea pointing the location of the island in order to acquaint his readers with the geography of the events. (Figure 3.12) The conference was not held in Büyükada, but the island became a place for exile again: the English General Townshend was deported here after his capture during the war, the members of Russian royal families fled here before they went to Copenhagen¹⁵⁰, and later the Russian political leader Trotsky had to stay here after his escape from his country.

¹⁴⁷ BOA Date: 04/Ra/1339 (16.11.1920) Dosya No:20/-25 Gömlek No:14//076 Fon Kodu: DH.İ.UM

¹⁴⁸ BOA Date: 23/C /1338 (14.03.1920) Dosya No:20/-22 Gömlek No:14//64 Fon Kodu: DH.İ.UM

¹⁴⁹ Dağyar Macar, Oya and Macar, Elçin. *Beyaz Rus Ordusu Türkiye'de*. İstanbul: Libra, 2010. 39.

¹⁵⁰ *Evening Post*, 24 September 1919

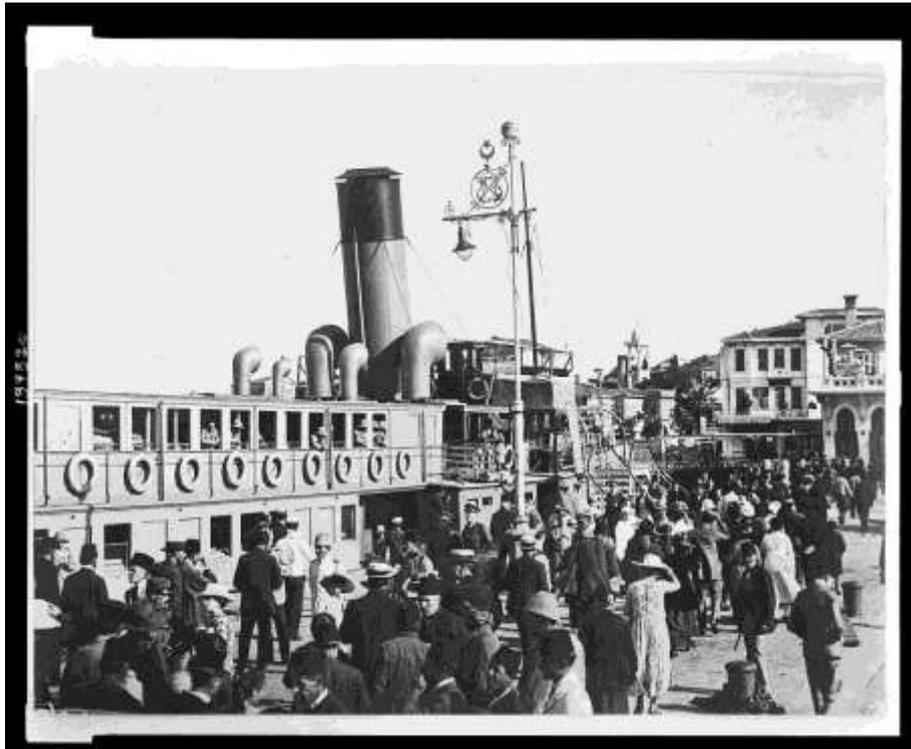


Figure 3.10 Russian refugees landing on the Pier of Büyükada, ca. 1920. Source: Library of Congress, <http://loc.gov/pictures/resource/cph.3c39320/>



Figure 3.11 Russian refugees and other passengers landing on the pier of Büyükada, ca. 1919-1922. Source: Library of Congress, <http://www.loc.gov/pictures/item/2010650593/>

Map Showing Princes' Islands.



The Princes' Islands (indicated on the above map by an arrow) are nine in number. They lie in the Sea of Marmora, ten to fifteen miles southeast of Constantinople, and near the coast of Asia Minor.

The largest islands are Prinkipo, or "Red Island," and Khalki. On the latter are a naval academy and a Greek school of theology. The beauty of the scenery, similar to that of the Maine coast in Summer, attracts many visitors. The climate is most agreeable. Greeks, Turks, and Armenians, to the number of 10,000, form the population.

Figure 3.12 Clipping from *The New York Times* showing the location of the Princes' Islands with a short explanation below, 23 January 1919.

At the beginning of the twentieth century electricity arrived at Büyükada, but of course not at all of the houses. Only some hotels and a few houses had the means of electricity. In November 1908, a privilege was mentioned about the electrical lighting of the island and constructing a tram line.¹⁵¹ In the following twelve years the correspondence continued, but eventually the process was cancelled in 1920 and the security deposits would be paid back.¹⁵² The islanders were to wait till summer 1932 for electricity, which was still insufficient. The house owners paid for the electrical equipment upon the announcement of the Turkish Incorporation of Electricity (Türk Anonim Elektrik Şirketi) about the arrival of electricity to Büyükada in October 1931.¹⁵³ However in May 1932, the residents were still complaining to the district government and the municipality since their houses now cost more but nobody would rent them without electricity.¹⁵⁴

¹⁵¹ BCA 18/11/1908 Dosya: 34E728 Fon Kodu: 230..0.0.0 Yer No: 47.71..1.

¹⁵² BCA 21/2/1920 Dosya: 34E732 Fon Kodu :230..0.0.0 Yer No :47.71..5.

¹⁵³ 7 September 1931, Cumhuriyet p.2

¹⁵⁴ 22 May 1932, Cumhuriyet p.2

CHAPTER 4

THE SPACE: SUMMER HOUSES

According to the memoirs of Yorgo Zarifi, who was named after his grandfather, their mansion was more luxurious than any other one in the island: it had its own *hamam*, which his father Leonida Zarifi used twice a year for pleasure, calling his friends and afterwards laying on the cushions while drinking lemonades, coffees, and smoking cigarettes.¹⁵⁵ The family used to own private horses and carriages, which they brought from the city along with chests and furniture; the small items would be carried via the steamship, on the other hand the horses and the carriages (they had two: a *landau* and a *panier*) were brought to the island via two rental barges (*mavna*). As Zarifi noted, the journey used to take around two hours from Galata to Büyükada by steamship, and around six hours by barge. Yorgo Zarifi remembers the friends of his mother accompanying her while horse riding as Aleksandro Baltacis from Vienna, Karatheodoris from Belgium, and a gentle Turkish military officer İzzet Pasha.¹⁵⁶ His impressions on the Muslim groups were scarce but significant:

The restrictions were forgotten here. The Muslim woman took off her garment (*çarşaf*) and *yashmak*. She got on the *landau* in company with her husband and sat in cafes in the woods. But this situation I mention occurred slowly; yet in the years I mention [late 1880s], the number of the Turks in Prinkipo was less than the fingers of one hand.¹⁵⁷

¹⁵⁵ Zarifi, 2006: 261. If it is not indicated otherwise, all the translations from Turkish are by the author.

¹⁵⁶ *Ibid.*, 261-262

¹⁵⁷ *Ibid.*, 263

Meanwhile, there were also Turkish families on the island.¹⁵⁸ Particularly after the proclamation of Meşrutiyet in 1908, some of the prominent members of Abdulhamid II governance were exiled or compulsorily moved to Büyükada.¹⁵⁹ In fact, one of them was especially important, wealthy and famous, and along with his family he chose to move to Büyükada for good: the former governor of Crete Mehmet Şakir Paşa's family began to live in a mansion at Paskal (today Şehbal) Street in the beginning of the twentieth century. The family's life was described by one of the granddaughters, Şirin Devrim. Soldier-statesman-historian Şakir Paşa, his wife, six children, and governesses, maids, cooks, all lived in a three-story wooden mansion with twenty four rooms and a huge garden (though, neither the house nor the garden exists today). Two sons and four daughters got the best education of their times, learned French or English, played piano or violin. Even at the conditions of Istanbul after the Great War, one of the girls –Fahrünissa- attended the Fine Arts School for Girls (İnas Sanayi-I Nefise Mektebi). In the winter of 1919 due to the scarcity of coal¹⁶⁰, the steamship to the Island would not work and she had to spend the night at her sister's house in Şakir Paşa Apartment at Nişantaşı.¹⁶¹ Godfrey Goodwin as an architectural historian and a friend of one of the daughters of Şakir Paşa Family (Aliye Berger) informs that the forty-chair dining table was hosting the whole family: the women and the children, even the governesses of the children used to eat altogether.¹⁶² Amazed by the hugeness of the dining room and the table, he continues describing the interior at his visit before the house was sold in the 1970s:

It seemed to me a typical Ottoman adventure. But life in the house was one thing and the house itself another. The kitchens were like the long cold engine room of a

¹⁵⁸At the end of the nineteenth century, the number of Muslim population in the Princes' Islands in total seems to have one third of the overall population. However, this is likely the result of Heybeliada, where the Marine School was moved in the first half of the nineteenth century.

¹⁵⁹ Millas, 2014: 152-153.

¹⁶⁰The scarcity of coal during the Great War due to the Russian bombings of the Ottoman coal fields in the Black Sea region and the fall of the Macedonian front, where the coal supply from Germany was passing through, was a big issue for the capital Istanbul. Vedat Eldem refers to the trading consultancies' reports presented to the Higher Commissary of Occupation Forces that in order to save energy, the lighting of the city was minimized and the public places were ordered to shut down earlier. Eldem, Vedat. *Harp ve Mütareke Yıllarında Osmanlı İmparatorluğu Ekonomisi*. Ankara: Türk Tarih Kurumu Basımevi, 1994: 168.

¹⁶¹ Devrim, Şirin. *Şakir Paşa Ailesi: Harika Çılgınlar*. İstanbul: AD Yayıncılık, 1997. 57

¹⁶² Goodwin, Godfrey. *Life's Episodes: Discovering Ottoman Architecture*. İstanbul: Boğaziçi University Press, 2002. 152

liner. The ironwork was Gargantuan: chimney stacks and washbasins and rack on rack of pots and pans – except for those so heavy that they could only be stored on the floor. And the salon was so large that it was let for a time as a cinema. The exterior walls had a two-tier parade of windows looking across lawns to a high brick wall. The climax of this room and its way of life was the huge end wall that was a grotto with ferns and rockplants grooving in dips in the plaster over which water was drizzled.¹⁶³

Meanwhile, Büyükada and the life in summer resorts were mentioned in several novels. *In his serialized novel “Kırkından Sonra”* published in *Vakit* newspaper between 1 January 1936 and 17 April 1936, Sermet Muhtar Alus depicted the multiethnic and colorful life in Büyükada in summer 1896. The novel narrated the events happened after the protagonist Dâna Bey, an Ottoman Turkish civil servant, moved to Büyükada from his house in Nakilbent around Sultanahmet. The house of the taverner (*gazinocu*) Yani at Bahçivanoğlu Street no.42 was rented for the summer for Dâna Bey by his friend Artin Horozyan, an Ottoman Armenian who was an engineer in Pious Foundations Office and resided in Büyükada through the whole year. The first glance of Büyükada seen from the pier was depicted by the narrator as “The Pier of the Island is very crowded... Many gardens all lay together. Lily garden, narcissus garden, daisy garden, poppy garden... Ladies with colorful dresses, madams, mademoiselles, rigorously dressed gentlemen, monsieurs.”¹⁶⁴ The narrator continues telling the customs of Büyükada performed by the visitors from Pera from noon through the night till morning:

The elite group will fill the Debarcadere. Pera’s most refined families and finest ladies will get off the approaching steamship. Stylish hats, dresses, shoes; inside them faces like puppets, bodies like torus... After finishing their short tours, long tours singing loudly in the carriages or on donkeys, they will sleep at Cakomo and Kalipso hotels.¹⁶⁵

The house which Artin found for Dâna Bey was described as:

At Bahçivanoğlu Street, a bird cage with the perfect entrance, double terraces, and six rooms. The interior is entirely full of furniture; as if the mezzanine of Psalti the cabinet maker’s shop was moved here. Walnut bedsteads, lacquered closets, mahogany washbasins, Louissaise canapés... ‘Elenika’ (greek?) kitchen in ceramic

¹⁶³ *Ibid.*, 153.

¹⁶⁴ Alus, Sermet Muhtar. *Kırkından Sonra* [1936] quoted in Demiryürek, Meral. *Bir İstanbul Bilgesi Sermet Muhtar Alus 1887- 1952*. İstanbul: Kitap Yayınevi, 2007. 199. The Turkish text includes street language “Adalar iskelesi mahşerallah... Kaç bahçe bir arada. Zambak bahçesi, fulya bahçesi, papatya bahçesi, gelincik bahçesi... Renk renk elbiseli kokonalar; madamlar, matmazeller; kıl pranga beyler, Mösyöler.”

¹⁶⁵ Quoted in Demiryürek, 2007. 200

tiles; bathroom floored with marble... And then geraniums, gardenias and violets in the flower garden at the front; mulberry, plum, apricot, fig, and walnut trees in the fruit garden at the back.¹⁶⁶

On the other hand, another novel published around the same years with *Kirkından Sonra*, was mentioning something different about Büyükada: in his novel *A Mind at Peace* (*Huzur*), Tanpınar points out the perception of the island in comparison with the Bosphorus, emphasizing the 'otherness' of the island. Tanpınar discusses Büyükada through the main narrator, the protagonist Mümtaz, and Adile Hanım. All of them interpret the character of Büyükada as a summer resort, especially its difference with the ones on the Bosphorus. Istanbul in 1939, right at the beginning of a new world war is the set of the novel. When Adile Hanım had to spend the summer in her apartment in Taksim, the narrator gives the reader some hints about the role of a summer house in the lives of Istanbulites:

Adile hadn't stepped foot outside of her Taksim apartment that summer. She didn't want to ruin her select and newly assembled inner circle, nor to lose the men and women she'd gathered with such difficulty. Not to mention that Istanbul, even if it was summer, still seemed exceptional. Everybody went away, ventured out and about, yet always returned. And they even came around more frequently, because resorts and outings broke urban habits and forced those who couldn't go anywhere closer together.¹⁶⁷

In the novel, the narrator as well as the protagonist Mümtaz emphasizes the 'beauties' of Bosphorus and its situation as a limb of the city, generated from it and developed with it. However, the Islands were something else, something foreign to the city and represent an environment shimmering as the city burst into dust:

The Bosphorus ferry held crowds of another magnitude. This wasn't a wealthy, luxurious pleasure ground where every feature was ordered and arranged by money, with wide roads of asphalt and ornamental flower beds like the island, which had emerged abruptly during Istanbul's decline, in so short a time it might be a time it might be termed a season..¹⁶⁸

The protagonist Mümtaz, as he was approving the narrator, characterizes the people on the island (here 'the' island is Büyükada) in contrast to the ones in the villages Bosphorus:

¹⁶⁶ Quoted in *ibid.*, 200

¹⁶⁷ Tanpınar, Ahmet Hamdi. *A Mind in Piece [Huzur]*. Gökner, Erdağ (trans). New York: Archipelago Books, 2008 [1949]. 165-166

¹⁶⁸ *ibid.*, 132.

In Mümtaz's estimation, one did become somewhat anonymous on the island. That was a place for rather conventional people; one longed for what was actually inessential here, at least for what alienated one from oneself and in the process prevented one from standing on terra ferma. On the Bosphorus, in contrast, (...) everything belonged to us, those facets that governed the grand synthesis, including the panorama and the architecture, as it temporal as it was... those facets that we founded and subsequently came into being with us.¹⁶⁹

These short excerpts from descriptions of a tradesman's bourgeois family as in Zarifi's and a bureaucrat's bourgeois family as in Şakir Paşa's as well as scenes from novels above are presented here to give an idea about the lifestyle that was performed in the island. Besides, novels and memoirs give noteworthy information and ease the way to imagine the life in Büyükada. Not always accurate, though not quite exaggerated, the hints in the novels are valued for exemplifying the representations of Büyükada. But what about the houses described in the official papers and folders? Which of the houses in Büyükada were selected to be involved in the official documents of the state, and why? The following parts of this chapter will seek the answers.

¹⁶⁹ Ibid., 132

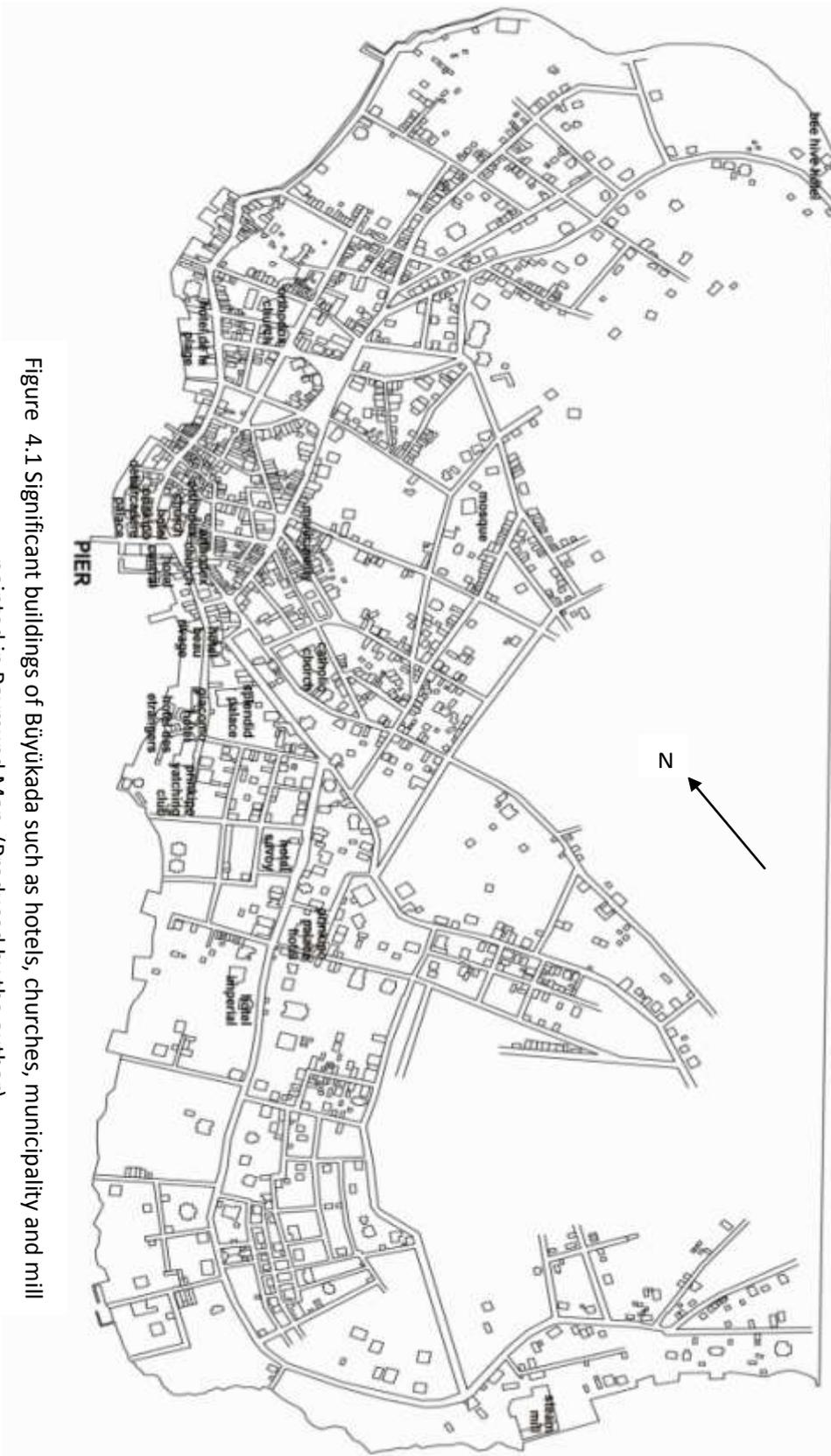


Figure 4.1 Significant buildings of Büyükkada such as hotels, churches, municipality and mill pointed in Raymund Map. (Produced by the author)

4.1 THE HOUSES SOLD OR RENTED: İSTANBUL PROVINCIAL NEWSPAPER

One of the sources investigated about Büyükada is İstanbul Provincial Newspaper which has detailed depictions of the houses announced for sale or rent. These houses are mostly on sale by auction in return of their owners' debts, or sentenced to sale by the court as a result of the conflict between heirs, and the rental ones mostly belong to the fugitives and their properties are regarded as *emval-i metruke* (abandoned properties). The examined issues are between no.106 and no.308 that correspond to the dates 1 July 1923 and 31 Kanunuevvel (December) 1923, and between no.413 and no.1679 that correspond to the dates 1 May 1924 and 30 June 1928. These are the issues maintained in Istanbul Atatürk Library (no.413-no.1226) and Library of Istanbul University Faculty of Law (no.106-no.308 and no.1227-no.1679). Approximately 150 news/announcements were found about Büyükada. It has been detected that some of the announcements repeated several times since either nobody made an offer on time or the offer was way less than the estimated price. There are also announcements of lawsuits between the house-owner and the tenant, requesting to cover the damage in the house or the room. The newspaper is quite informative since it gives clues to the readers (or potential buyers) about the prices of the houses in the island which apparently differs not only according to the size of the house or number of the rooms, but also to the existence of a separate water well.

One interesting point is that several houses in the announcements have slightly different depictions than the majority: these houses include either living rooms (*salon*) or dining rooms which were not mentioned in the other announcements.¹⁷⁰ This information does not verify the absence of a living room or a dining room in other houses, but can give a clue about the design approach in the plan schemes of those houses. In almost all of the announcements in the newspaper, the houses were described with the number of these spaces: room, kitchen, toilet (*hela*), cellar, courtyard (*taşlık*), hall (*sofa*), woodshed (*odunluk*) and/or coal cellar (*kömürlük*), laundry, and cistern. Some of the houses also maintain balconies, an attic, or a *tahtaboş* (covered wooden balcony on the roof). In addition to these spaces inside the house, the existence of a garden and the contents of the garden were mentioned in the announcements. Mainly water wells are the common points of these gardens. Furthermore the trees in the garden, specifying the type of the trees –

¹⁷⁰27.11.1924 p.4 Naime Hanım's mansion at Şalcı Street, and 16.03.1926 p.5 the Mansion at Franko Street.

whether they had fruit or not, or whether they were vine stocks (*bağ kütüğü*)-, were mentioned. Different than the others, one of these houses has “two wrecked pools and a staple”.¹⁷¹ There are other features mentioned in the announcements that appear to be distinctive among other houses. For instance, Maltese stone flooring and colored ceramic tiles observed in some of the descriptions of the houses, as well as Astor shutters (Astor *kepenk*)¹⁷² were used as a distinctive element for two shops.

There are two houses which were mentioned to have a *selamlık*. However, only one of these houses appears to belong to Muslim owners: Vehbi Bey and Nigar Hanım’s mansion in Acem Street in Cami district and from “*Rum* community and exchangees”¹⁷³ Vasiçe bint Ostoli’s mansion in Aziziye Street in Nizam district. No detailed explanation was made about the *selamlık* parts of these houses. However the prices show that these two houses are the most expensive ones on sale during the years under scrutiny here; the first one is on sale for 9000 liras and the second one is for 13500 liras. One note about the house on Aziziye Street that the annual rent of the house was also written in the announcement as 800 lira, which corresponds to the price of a house on sale in Franko Street from the same district.¹⁷⁴

A thorough look at the houses in *İstanbul Vilayet Gazetesi* would provide an idea about their size, the spatial characteristics, and the inhabitants in the island. Among the seventy seven announcements mentioning or describing a structure, one is about the owner-tenant lawsuit, one is about the confiscation of several houses, six of them are about hotels, six of them are creditor warrants, and the rest are about the sale or renting of the confiscated houses. The houses were sorted here according to the streets they were found and the streets were marked on the Raymund Map of 1912 since the majority of the addresses mentioned in İVG were assumed to be overlapping with this map. Then, these streets were discussed according to their location in Raymund Map.

¹⁷¹16.03.1925 p.7 Vehbi Bey and Nigar Hanım’s mansion at Acem Street. This house is one the most expensive houses on sale among the houses under scrutiny in this study.

¹⁷² Although no detailed information was obtained for Astor kepenk, it was also found in another announcement about the auction of a shop in *Cumhuriyet* newspaper (15.10.1937, p.10). It seems to be a type of shutter known after its brand, like ‘marley’ for pvc floor covering or ‘selpak’ for disposable handkerchiefs.

¹⁷³ İVG 27.04.1926 p.3 “*Rum milletinden ve mübadilinden*”, this sentence may recall the idea that Vasiçe bint Ostoli came to the island after the population exchange in 1923.

¹⁷⁴ İVG 16.03.1926 p.5

The map of Büyükada with the name of Antoine M. Raymund and the year 1912 on it is invaluable since its scale of 1/1200 reveals detailed information than other maps¹⁷⁵ on Büyükada by exposing the shape of the houses and their construction materials, which provides us to compare and crosscheck the present houses on its site. The Raymund Map includes the streets, indicating the significant buildings and places (such as hotels and churches), and houses distinguished according to their construction techniques (whether it is wooden, masonry or mixture of both). The whole inhabited land was also divided into lots. These features suggest the idea that it is in fact an insurance map. Yet, there is no such information on the map itself. However, there exists another map, showing Burgaz (Antigone), its streets and the construction techniques of the houses. Drawn with a similar technique by Cesar Raymund, the map of Burgaz was explained as “with full indications: the risks of stone and wood, names of the streets, and numbering of the blocks”¹⁷⁶. The author of the Burgaz map is Cesar Raymund, presented himself with the title *géomètre* (surveyor) and with the explanation under his name as “Auteur des plans d’assurances de Turquie”¹⁷⁷. Especially the latter strengthens the idea of the Prinkipo Plan to be an insurance map as a part of a bigger work of ‘the insurance plans of Turkey’ held by the collaboration of a Raymund (or in some cases Raymond) family. Yet, there is another Raymond with the name Alexandre M. who can be traced in the yearbook of commerce, *Annuaire Oriental*, enlisting and promoting commercial facilities in the Ottoman lands and later in the Turkish Republic. He was an architect and drew the plan of Constantinople in scale 1/20000, including Istanbul, Galata, Pera, Üsküdar, Kadıköy. The common point of Alexandre M. Raymond and Cesar Raymund is the Librairie Raymond, a publishing house in Pera: both the Burgaz map (and probably so the Büyükada map) by Cesar Raymund and a book of Alexandre M. Raymond *L’art islamique en Orient: II partie. Fragments d’architecture religieuse et civile*,

¹⁷⁵ J. L. Wharton’s map published in 1880, 1/40000 plans of Erkan-ı Harb-i Umumiye published in 1910-1911 (Hicri 1328) and 1914/1915 (Hicri 1333) and 1/5000 plans of Ingenieur Necip Bey published in 1924 are the earliest maps known on Büyükada.

¹⁷⁶ It is written in french : “Avec indications complètes: des risques en pierre et bois, noms des rues, numérotage des blocs”.

¹⁷⁷ “(the) author of the insurance plans of Turkey”. Cesar Raymond was the author of *Nouveau plan de Stamboul: Avec indications complètes des Rues, Quartiers, Eglises, Mosquées, Ministrées, Musées, Monuments antiques, Edifices publics, Administrations, Théâtres, Locomotions, etc.* (Constantinople: Librairie Raymond) which is fact the legend and index of the map showing only Istanbul (the old city) in scale 1/10000. For this map see <http://cartotecadigital.icc.cat/cdm/ref/collection/europa/id/2719>

and the name of this publishing house in fact is written in these works as Raymund in the former and Raymond in the latter. In addition, in *Annuaire Oriental* of the year 1909, a company named “S. Raymond and Co.” serving as the general agents of the insurance company Credit Foncier Ltd.¹⁷⁸, which supports the idea that the maps of Burgaz and Büyükada were related with insurance, either ordered by an insurance company (Credit Foncier for instance) or by the “Syndicat des Compagnies d’Assurances contre l’Incendie opérant à Constantinople” (Union of Insurance Companies against fire operating in Constantinople) like the Goad Maps and the later Pervititch Maps. Although there is no trace of Antoine M. Raymund in *Annuaire Oriental*, it can be considered as these Raymo(u)nds are somehow related to each other and worked in similar businesses.



Figure 4.1.11/40000 plans of Erkan-ı Harb-i Umumiye published in 1910-1911 (Hicri 1328) and 1914/1915 (Hicri 1333). (Produced by the author) Source: Atatürk Library, Hrt_Gec_000154 and Hrt_003166.

¹⁷⁸*Annuaire Oriental du commerce de l'industrie de l'administration et de la magistrature*, 1909: 813. Although here the name of the company appears in the “habitants of Constantinople” section, there is no other trace in other sections neither in other volumes of *Annuaire Oriental*.

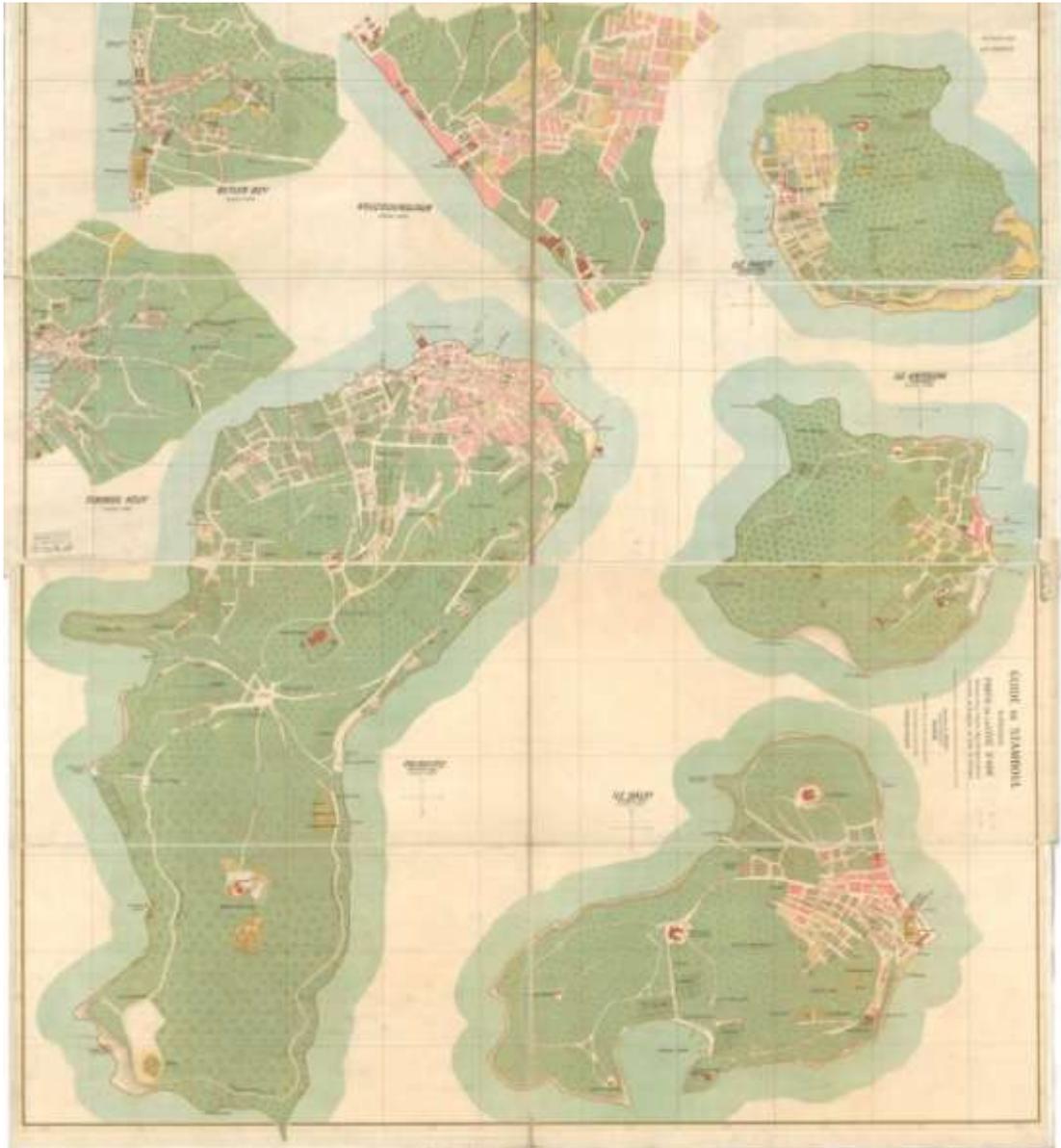


Figure 4.1.21/5000 plans of Ingenieur Necip Bey published in 1924. Source: Atatürk Library, Hrt_000414 and Hrt_000421.

When the current map of Büyükkada is juxtaposed with Raymund Map, it is seen that Raymund Map is distorted likely in order to fit to the less amount of sheets. Still, the houses are placed on the current location. The colors yellow and red are marked on the houses: yellow indicates wooden houses, red indicates masonry houses, and in the houses of mixed technique both of the colors were used.

There is some information in the Ottoman archives about the estimation of the houses in Büyükkada. In July 1863, an officer was appointed to detect and register the values of the real estates in Büyükkada in order to detect their tax rates. As it was pointed out in the

studies of the Ottoman economic system, the taxes of the land were very crucial for the state. However, as the inspections in 1891 revealed the value increase of some houses, the state would collect the increased taxes in the following year.¹⁷⁹ There are other records that verify the estimated value of a real estate in 1898 such as the Russian Ambassador Aleksı Lagoski's property of approximately three hectares (50,200 *zira*), including a house, its annexes and a vineyard as 50,000 *kuruş*.¹⁸⁰ Whereas in the records of the Islands Court (Adalar Mahkemesi Şer'ıye Sicilleri) it was noted that in the beginning of the 1910s a house in Aya Nikola Road (Maden district) in Büyükada with a garden and a well was sold for 500 Ottoman liras¹⁸¹; on the other hand, a land of 200 *zira* in Nizam district cost thirty thousand Ottoman liras¹⁸².

Meanwhile in the Ottoman Archive, there are several records that mention some insured houses in Büyükada: the record of 28 September 1890 says that a wooden house with insurance was burnt down intentionally, another one in 30 October 1894 informs that at Hristo Manastırı Street the house of Papas Borkaritos with a value of 8000 *kuruş* would be insured.¹⁸³ However, no information was given in İVG about the insurance of the houses in the announcements.

First, the streets at and close to the town center will be examined: meaning the area at and around Çınar Square and the pier. The districts Meşrutiyet, Yalı, Cami and Karanfil could be regarded as rather close to each other and to the town center. Nizam on the west and Maden on the east were rather districts at the periphery.¹⁸⁴ Yet, the Raymund Map of 1912 ends at the Sabuncu Mansion (back then the Bee Hive Hotel) on the east and at a little over the Nizam Bridge on the west.

¹⁷⁹ BOA 25/Ş /1308 (05.04.1891) Dosya No:1825 Gömlek No:82 Fon Kodu: DH.MKT.

¹⁸⁰ BOA 30/Ra/1316 (18.08.1898) Dosya No:1178 Gömlek No:88348 Fon Kodu: BEO

¹⁸¹ Gür, İlhan. *Adalar mahkemesi 7 Nolu Şer'ıye siciline göre Adalar' da hayat*. Marmara Üniversitesi Sosyal Bilimler Enstitüsü/İslam Tarihi ve Sanatları Anabilim Dalı, 1995 (unpublished master thesis). 63. In his study, Gür examined the records between 2/Ş/1328 (9 August 1910) and 10 Ramazan 1330 (23 August 1912).

¹⁸² Gür, 1995. 205.

¹⁸³ BOA 13/S /1308 (28.09.1890) Dosya No:1765 Gömlek No:33 Fon Kodu: DH.MKT. and BOA 29/R /1312 (30.10.1894) Dosya No:770 Gömlek No:29 Fon Kodu: ŞD.

¹⁸⁴ Today there are only two districts in Büyükada and they are called Nizam and Maden; the valley between the Hristo Hill and Aya Yorgi Hill acts as a separator in between.



Figure 4.1.3 Plan of Büyükada in scale 1/1200 by Antoine M. Raymond, 1912. (Produced by the author) Source: Salt Research



Figure 4.1.4 Acem Street, Raymund Map, 1912

Acem Street was located on the northeastern part of the island; it is one of the streets that open to Çınar Square / Çınar Road towards south, which is one of the main roads of the island. There are four houses in İVG that addressed at Acem Street: the house of Fatma Sedef Hanım binti Mehmet Efendi at no.39 and 39-1¹⁸⁵, the house of Vehbi Bey and Nigar Hanım at no.1-24-24¹⁸⁶, the abandoned house of 'fugitive' Fotine at no.18¹⁸⁷, and Anastaş Anastaşiyadis' house and shops at no.10, 10-1, 10-2¹⁸⁸.

The house of Fatma Sedef Hanım binti Mehmet Efendi consisted of a land and a house with six rooms, a hall, a courtyard, a kitchen, two toilets, a laundry, an attic, two balconies, and a garden with 35 fruit trees. There is no further information about the size of its land or the size of the house.

The house of Vehbi Bey and Nigar Hanım is a rather larger estate with a total area of 34900 *arşın* that correspond to approximately 20000 m², and the house itself was built on 392

¹⁸⁵ İVG 11.08.1924 p.4

¹⁸⁶ İVG 06.11.1924 p.5 and with additional detail İVG 16.03.1925 p.7

¹⁸⁷ İVG 20.03.1926 p.4

¹⁸⁸ İVG 18.03.1928 p.4

arşın that correspond to about 224 m².¹⁸⁹ The mansion, as it was called in the announcement, consisted of two blocks (one is *selamlık*) and they were described all together: ground floor with two kitchens, two laundries, two woodsheds, six rooms floored with Maltese stone, two toilets, two closets; first floor with two halls, six rooms, a small cellar; second floor with two halls, six rooms, two toilets, and in the garden a cistern, two wells, two wrecked pools, a stable, and around 60 trees. The price of this mansion was announced as 9000 lira.

The house of 'fugitive' Fotine is a two story wooden house with five rooms and a kitchen and the newspaper announces that it would be rented monthly for annual 50 liras.¹⁹⁰ Since she was considered as a fugitive and her place is unknown, the Treasure confiscated her property, just like many other properties.

The house of Anastaş Anastaşiyadis is built in an approximately 378 m² land on 111 m² ground area.¹⁹¹ Originally registered as land but on the day of the announcement stood a house with two shops underneath, and the reason it was to be sold was that the estates were not given to Anastaşiyadis' only heir Panaki. The estate was surrounded by road in the front, dead end on the right, Niko Kefali House and İzzet Efendi House on the left, and Doğramacı Street at the back. In contrast to most of the announcements, the description of Anastaşiyadis' estate, two empty shops on the road level, the two floors above, and the garden with some fruit and olive trees on the side and at the back, are quite detailed: one of the shops has shop-window with Astor shutters, floor covered with colored ceramic tile, includes an *alla franca* toilet and a room with wooden floor. The adjacent shop has two-winged iron door, a concrete floor, and a pool-like masonry place four feet below the ground level. The garden is entered from five steps of mosaic stairs through two-winged iron door with bars on the upper part. After passing the ceramic tiled walking area (*gezinti mahali*) and the 16-steps hanging stairs with iron bar railing, there is a terrace with colored ceramic tiled floor and iron bar railing. Through the two-winged door with glass on the upper part, one enters the ceramic tile floored hall. On the hall, there are three rooms, one

¹⁸⁹ *Arşın/zira* is in fact a unit of length used in the Ottoman period. However, here in the announcements it is considered as a unit of area which supposed to be *arşınkare* or *zirakare*. In architecture, 1 *arşın/zira* = 0,757738 m and 1 *zirakare* = 0,57416 m²

¹⁹⁰ This house and several others were rented by the Treasury by means of monthly rent, but the announced price is the annual rent.

¹⁹¹ İVG 18.03.1928 p.4

has separate door to the hall, and the other two is one within the other. From the room with glass partition, one gets to the balcony. Upstairs, there is a room on the garden side; on top of the hall are a toilet and a bathing area with colored ceramic tile floor. In the kitchen remains a alla franca cooker, an oven underneath (works with lift and force pump probably functions with gas oil), a built-in laundry boiler, a buffet area, a tap with mosaic base and mosaic laundry counter, steady cupboard with three drawers, and water escalation system as well as a cistern and a cupboard on high above for small items. From the other glassed door of the kitchen one goes down to the garden with five mosaic steps. Below the aforementioned hanging stairs, a part is coal cellar, and below the aforementioned terrace there is a woodshed with concrete floor and iron door. On the facade of the house located a balcony with iron railings and all the windows are blinded. The total value of the estate is declared as 6000 liras. It is mentioned in the announcement that Mampoulos was currently the tenant. The house reappears in the newspaper two months later having renovated and put on sale with 5% raise.¹⁹²

Arslan Street was located almost at the periphery towards the northeast of the island and was opening to another main road Aya Nikola which was directed to Aya Nikola Monastery at the far eastern end of the island. The wooden house announced on Arslan Street belonged to Eleni bint Panayot at no.1-3, consisted of two stories; unplastered three rooms, a toilet, a kitchen, a cistern, a courtyard at the ground floor, four rooms, a hall, a toilet at the upper floor, and included a garden with a common well.¹⁹³ It is mentioned that the price of the house was 2400 lira, but consequently it was sold to Simon velid Yorgi for 1700 lira.

¹⁹² iVG 03.05.1928 p.4

¹⁹³ iVG 08.06.1924 p.4



Figure 4.1.5 Aya Dimitri Street, Raymund Map, 1912

Aya Dimitri Street was located on the northern part of the island, opening to Büyükada Road which is one of the longest roads of the island following the seaside belt from the pier towards east. There is one house on this street which was owned by Persifoni bint Kosti, the wife of Nikolaki Efendi from *Rum* community.¹⁹⁴ As it was mentioned, the house at no.5 stood in a land of 192,5 *zira* (approximately 110 m²), its annual rent was around 200 liras and in addition to that it had 2500 *куруş* income.¹⁹⁵ There is no detailed information about the house but it was to be sold for 2050 liras.

¹⁹⁴ İVG 04.04.1926 p.2

¹⁹⁵ 100 *куруş* = 1 lira



Figure 4.1.6 Büyükada Road, Raymund Map, 1912

Büyükada Road surrounded the northeastern seaside of the island beginning from the intersection of İskele Road to the far east of the residential area. The first house mentioned in İVG was at number 38 and belonged to Sako bint Yako.¹⁹⁶ This two-story house was constructed in a land of 362 *arşın* (approximately 207 m²) in total of seven rooms, two halls, a cellar, a kitchen, two closets, two toilets, a woodshed, and a garden with ten trees. The price estimated for the house was 1575 lira.

Anastaş Yorgaki Efendi's two story house at no.40 is also on sale.¹⁹⁷ The whole land is 257 *arşın* where the house was built on 162 *arşın*, and it was surrounded with Madam Lena's house, the road, and Mondiyana Çavuşaki Efendi's house. The 4000-lira worth house consisted of two halls, six rooms, a utility room, two toilets, a closet, a kitchen, a well, a woodshed, and a cellar. Yorgaki Papadopoulos Efendi is currently tenant in the house.

The house at no.26 belongs to Yorgi and its base area is 116 *arşın* on a 174-*arşın* land.¹⁹⁸ The land was bordered at one side with Papadopulo land, backside with Zoïçe house and garden, and with road in the front side. The structure of the house was declared as a few of its walls were masonry and its other sections were wooden. In the entrance floor located a tiled courtyard, a room on top of it, two closets underneath the staircase, a marble sink, a dining room on a floral ceramic tiled hallway, a closet with colored tile base, a brazier stove,

¹⁹⁶ İVG 04.10.1924 p.4

¹⁹⁷ İVG 23.10.1927 p.5

¹⁹⁸ İVG 19.01.1928 p.4

and a kitchen with built-in boiler. In the upstairs there are four rooms (two with concrete paved terraces and one has *şahnişin*) and a toilet. The announcement highlights that all the doors and the windows were oil-painted, and the windows on the upper floor have blinds. Kalyopi remains tenant in the house, and the estimated value of the house is 1700 liras.

At the intersection of Büyükada Road and Özdemir Street (previously Hacı Fotaki Street), the housing complex of Danyal oğlu Nikolaki at numbers 1, 1, 4, 4, 2 was put on sale by his heirs since it was not possible to share the estate among the heirs.¹⁹⁹ The location of the estate (the Balık Pazarı area) was highlighted which shows its being quite close to the town center. The price of the whole complex including two houses, two shops, a detached kitchen, and a garden in 900-*arşin* land was 20000 liras. However, the announcement was repeated in February 1928 after it was offered only 1500 liras in the auction.²⁰⁰ The two attached houses consisted of three courtyards, three halls, three toilettes, ten rooms, a kitchen with laundry, a coal cellar, and a living room with balcony in total. Although the construction material of the houses were not specified, it was declared in the announcement that the detached kitchen was masonry vaulted and one of the shops was built in 'new style' (*tarz-ı cedid*) which recalls reinforced concrete. This shop has its floors paved with colored ceramic tiles and its windows have Astor shutters. The other shop is below the house at no.4 and it was occupied by Nikoli the carpenter. One of the heirs live in one house, and the other house was rented by Faika Hanım.

The far eastern portion of the Büyükada Road was later called as Kumsal Road. One announcement in İVG mentions Madam Eleni Manyatis and her daughter Farusa on Kumsal Road at no.22, located across Hotel de la Plage.²⁰¹ The other neighbors of the house were Zoiçe's house and garden, Panayot's land and Papadopulos' land. The two-story house is built on 105 m² and consisted of a hall, six rooms, two toilets, a laundry, a kitchen, a basement, woodshed and coal cellar; here are also mentioned the ceramic tile covering on the floors, the cistern and the well in the garden. Although it was requested 4500 liras for the house, the final offer was 1000 liras. Therefore, the house was put on auction for the second time.

¹⁹⁹ İVG 22.11.1927 p.1

²⁰⁰ İVG 13.02.1928 p.2

²⁰¹ İVG 27.12.1927 p.7



Figure 4.1.7 Çınar Road and Çınar Square, Raymund Map, 1912.

Çınar Road is located on the northern part of the island and it can be considered as the linking point of the streets up the hills to the town center towards the sea. Since there are many shops enlisted in the İVG to be sold due to the court decision, it rather seems to be a commercial area. For instance Madam Aleksander and Dekarantino Efendi's rooms and shops at no. 32, 34, 36, 38, and 40 and a little bit ahead Kostantin Papadopulo's shop at no.47 strengthen the idea of Çınar Road being a commercial therefore a central area of the island.

There are two announcements in İVG which are located on Çınaraltı Road, also known as Çınar Road. These properties belong to Katiçe bint Matufi Hristo and the sailor Anastas velid Kostantin. The house of Katiçe bint Matufi Hristo at no. 91 was situated on a 300-*arşın* land (app. 172 m²) with six rooms, two halls (sofa), two cellars, a kitchen, a well, a courtyard, a toilet, an attic and a garden.²⁰² This house would worth 2475 liras. The property of the sailor Anastas velid Kostantin was also situated on a land similar to the Katiçe's in size, but his house seems smaller then hers. Inside the 302-*arşın* land Anastas' two-story house takes up only 65 *arşın* (app. 37 m²) and consists of a room, a kitchen, and a toilet at the masonry basement floor; entrance and two opposing rooms at the wooden upper floor.²⁰³ It is also cheaper with a request of 1254 lira.

Parallel to the Çınar Road on the north, Doğramacı Street is mostly occupied with attached houses smaller in size. Madam Poliksi and Obenyan's house at no.19 was only built on 46

²⁰² İVG 29.05.1924 p.3

²⁰³ İVG 22.06.1925 p.3

arşın 5 parmak (approximately 40 m²).²⁰⁴ The house is consisted of an entrance area, a vestibule (*merdiven başı*), a small hall with windows, two rooms, a cellar, a kitchen with woodshed, a coal cellar, a brazier stove and separate exit to the street which leads to the well on the street in the front. The house shares the same roof with the neighboring house and it needs repair as it is informed in the announcement. The house is surrounded with the street in the front, Angeliki Compo Nikolayidi's houses at both sides, and Arkanolunin's houses at the back. The value of the house was announced as 270 liras and apparently this was its second time on auction since previously it was offered 150 liras, so the court decided the repetition of the auction.

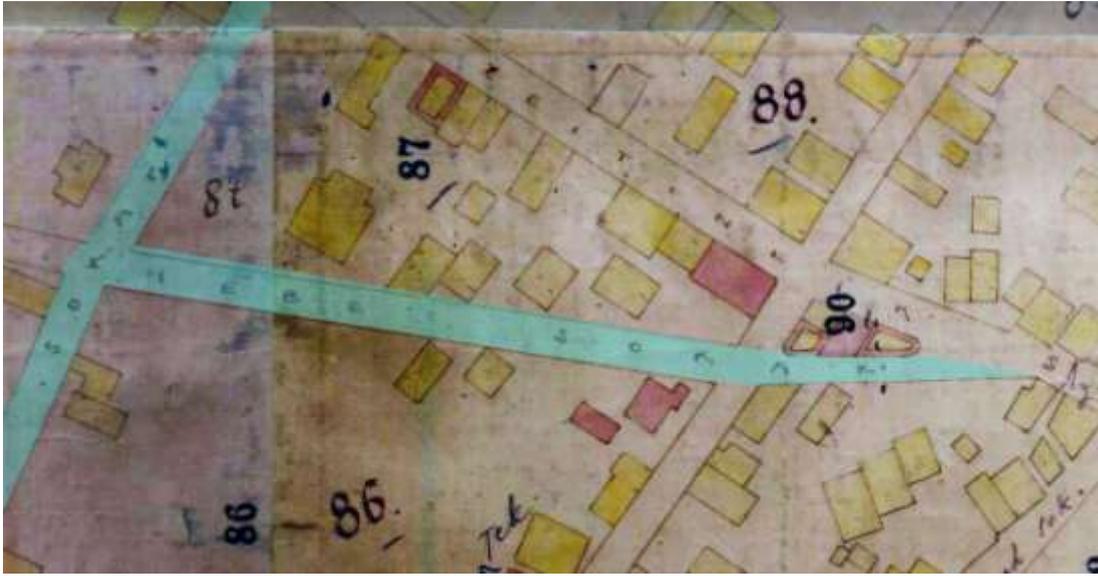


Figure 4.1.8 Ebe Street, Raymund Map, 1912.

Ebe Street is located in the Karanfil District at the northern part of the town center. The house in the announcement of İVG belongs to Ekpiro the baker and Hristo the pastry maker, which contains a kitchen and a toilet on the masonry basement, two rooms and a hallway in the wooden first floor.²⁰⁵ The house is built on 63 *zira* and it has a garden of 87 *zira*, which was asked for 500 liras in the first announcement and 550 liras in the following one.

²⁰⁴ İVG 28.06.1928 p.7

²⁰⁵ İVG 03.12.1927 p.3 and İVG 21.01.1928 p.3



Figure 4.1.9 Fişekhane Road, Raymund Map, 1912

Fişekhane Road is located at the so-to-say border of the inhabited area back then. The steeps of Christos Hill acted like a barrier to the outskirts of the island, at least at the central northern region. As it can be seen in Raymund Map of 1912 the northern part of the road (the hill side) was not inhabited at all. (Fig. 6) Yet again, the sizes of the lands and the usage of those lands vary. One announcement notifies the land of Binali Mazhar Bey at no.7-1 had an area of 14175 *arşın* (app. 8136 m²) apparently in usage of agriculture. Inside this land surrounded with walls, there were two masonry gardener rooms, two cisterns, several vine stock and 100 trees.²⁰⁶ In the Ottoman Archives there were several requests in the beginning of the twentieth century for converting an agricultural land into a land for housing; therefore it also seems possible for Binali Mazhar Bey's land in 1924 to be suitable for construction after several correspondences.²⁰⁷ The price requested for this land was 473.250 *куруş*.

Another property on sale on this road belonged to French Monsieur Leon Kod. Leon Kod's property at no.39 consisted of two houses for 9685,5 lira altogether with five rooms, two halls, two kitchens, two toilets at the ground floor, and six rooms, two cisterns, two toilets

²⁰⁶ İVG 13.10.1924 p.4

²⁰⁷ BOA 05/Ca/1325 (16.06.1907) Dosya No:3079 Gömlek No:230854 Fon Kodu: BEO, BOA 26/C /1327 (15.07.1909) Dosya No:23 Gömlek No:1327/C-08 Fon Kodu: İ..DFE. and BOA 02/B /1327 (20.07.1909) Dosya No:3602 Gömlek No:270104 Fon Kodu: BEO

at the first floor, and a garden with ten fruit trees.²⁰⁸ The land in total is 1834 *zira* (app. 1053 m²).

Hacı Necib Bey Street was one of the small streets opening to Fişekhane Road and situated at the parallel of Acem Street to the east. The announcement about Nikolaki velid Mihal's wooden house at no.5 was repeated four times in İVG and the first price assessed for the house on 16 October 1924, 303.150 *kuruş*, decreased to 800 lira on 17 January 1925.²⁰⁹ Insisting attempts to selling the house in such notice creates the impression of the debtor Nikolaki in a quite tough situation. The house in subject was constructed in a land of 197 *arşın* (app. 113 m²) and was consisted of two rooms, a cellar, a kitchen, a toilet, a cistern at the ground floor; four rooms, a hall, a toilet at the first floor, and a room at the second floor.²¹⁰

Karakol Street was one of the streets opening to Çınar Road. One might assume that it got the name Karakol (Police/Gendarme Station) because of the building itself. However, Raymund Map points out the building for gendarme along with post office and municipality in the next street. The announcement published on 17 March 1926 mentioned a wooden single room which belonged to Antiren, the wife of the worker Koço.²¹¹ This room at no.4 was to be rented by the Treasury monthly for annual 30 lira.

The current districts of Büyükkada, Maden and Nizam, are divided by the Lala Hatun (previously Karanfil) Road beginning from the Catholic Church and leading towards the Christos Hill. There are three announcements in İVG that describe two real estates and one amendment of a hotel, in which the owners Madam Despina and Nikola velid Kiryako lived in Karanfil Road²¹². The first estate is a three-story wooden house with basement, which was brought to court due to the termination of the partnership (*izale-i şuyu*). There is no information about the owners or the door number of the house, nor in the first

²⁰⁸ İVG 21.10.1924 p.4

²⁰⁹ İVG 16.10.1924 p.3, İVG 25.10.1924 p.4, İVG 3.11.1924 p.4, and İVG 17.01.1925 p.3

²¹⁰ İVG 16.10.1924 p.3

²¹¹ İVG 17.03.1926 p.7

²¹² İVG 28.12.1927 p.3

announcement neither in the second one published two months later.²¹³ The allocation of the floors are described as following: in the basement one butler room, a woodshed and a coal cellar; in the ground floor a water pump, a cistern, three rooms, a kitchen, a laundry, a servant room, a cellar, and a toilet; in the second floor a balcony, a hall, three rooms; in the third floor a hall, three rooms, and a toilet. The price of this nine-room house was decided by the court as 2500 liras.

The other announcement is about the sale of a land and a lodge that belong to Madam Luisa, Madam Eleni, Yaşar and Alaeddin Beys.²¹⁴ The land is approximately 1931 arşın square consisted of four or five fruit trees, a few olive and pine trees, two water wells -one is without water-, and surrounded partly with walls in disrepair and partly with fence. The neighboring lands belong to Manakin on the north, Emin and Yaşar on the south, and Yedidin on the west – the land is bordered with the Karanfil Road on the east. The lodge inside the land is a single story masonry shed in disrepair with two separate entrances and a passageway. One room of the lodge as well as the garden was rented to Hayk Efendi, and in the other room of the lodge lives Anasti Efendi. The land is on sale for 3379 liras, mentioning that each arşın costs 175 kuruş.



Figure 4.1.10 Pancu (Panço) Street, Raymund Map, 1912

²¹³ İVG 27.08.1923 p.3 and 10.10.1923 p.3

²¹⁴ İVG 24.05.1928 p.8

Pancu (Panço) Street is found at the eastern part of Çınar Square and is located parallel to the sea line. On this street there are two announcements: one of them is a house on sale due to its owner's debt and the other one is a creditor warrant. The creditor warrant was seen notable in order to get an idea of the inhabitants of that street, and it mentions that at no.43 lived Zambet oğlu Nikolaki Efendi.²¹⁵ The house at no.24 in other announcement, on the other hand, was built on the land of the Foundation of Şehzade Sultan Mehmet Han and belonged to Anastaş velid Vasil from *Rum* community.²¹⁶ The land had a total area of 120 *arşın* (app. 69 m²) and the two-story masonry house occupied its 82 *arşın* (app. 47 m²). The spatial divisions were a courtyard, a toilet, a kitchen, a staircase, a room at the ground floor; a coal cellar basement floor; in the gap in front of and beside the house is a common well and a staircase going to the second floor where there is a hall, two rooms (one of them is larger with two closets). The estimated value of this house was announced as 1350 lira.



Figure 4.1.11 Paskal Street, Raymund Map, 1912

²¹⁵ İVG 10.01.1925 p.2

²¹⁶ İVG 04.08.1925 p.6

Paskal Street is located on the eastern part of the island and it interconnects Çınar Road and Fişekhane Road, penetrating towards the hills. One of the houses mentioned in İVG belonged to 'fugitive' Eftimya bint Kostantin at no.13.²¹⁷ This single-story masonry house covered 110 *zira* (app. 63 m²) on a 169-*zira* (app. 97 m²) land and it was consisted of two rooms, a kitchen, a cistern, and a courtyard. The house was on auction for 1184 lira.

The other house at no.35 is significant among others, since in its second announcement (it was announced three times in total) it names the owners of the surrounding houses; thus the description of the inhabitants makes more sense. Although it was first announced on 20 July 1924, more thorough description was given in the second and third announcements.²¹⁸ The house at no.35 belonged to Kosti velid Yanko also known as Koço in a land of 1045 *zira* (app. 600 m²), which in fact registered to the Foundation of Şehzade Sultan Mehmet Han. We learn from the second announcement that Koço was an exchangee from *Rum* community and his neighbors were "before Andon Ehveri today Versi house on the right, before Yani today İzmare house on the left, before Yorgi house today barkeeper (*meyhaneci*) Barona house at the back".²¹⁹ Consequently we can say that this part of the Paskal Street was inhabited by non-Muslims. The price however did not change through these three announcements; the estimated value of the house was 1750 lira.

The Pier Road is one of the shortest but likely the most crowded road of the island. In İVG dated to 25 April 1928, seven shops (at numbers 3, 4, 5, 7, 8, 9 and 11) are announced to be given for one year lease.²²⁰ In another one, Angel Yandarło's two shares of twelve in total in a hotel above a grocery store on Pier Road was on sale due to his debt to Mersina.²²¹ The hotel is 244 *zira* square and consisted of an entrance, a shoe cabinet (*pabuçluk*), two halls, six rooms, a toilet, and a kitchen. The rooms on the front facade have balconies. The hotel and the shop underneath were surrounded by the Pier Road in the front, the newly opened road in the back, Vasil Berber İsmiyos and Yani Valer Ekoridi's estates on the sides.

²¹⁷ İVG 04.01.1926 p.8

²¹⁸ First announcement on İVG 20.07.1924 p.3a, second on İVG 30.06.1925 p.4, and the third on İVG 01.09.1925 p.8

²¹⁹ İVG 30.06.1925 p.4

²²⁰ İVG 25.04.1927 p.5

²²¹ İVG 25.06.1927 p.1 and 26.10.1927 p.4

Although the hotel costs 10000 liras in total, the requested price for its two shares would be 1000 liras.

Stavrinos Street was one of the closest streets to the pier and it became one of the streets opening to the Cumhuriyet Square which was established in the late 1920s. Madam Pipina's house at no.49 consisted of a room, a hall, a kitchen, a toilet at the ground floor; two rooms, a hall at the upper floor, and a piece of garden.²²² Although the two-story house is recorded as 175 zira square, it is noted here that it is approximately 135 zira square at most. Being close to the pier was a distinctive property so as it was mentioned in the announcement as "at 150 feet distance to the pier". While the estimated value of the house was announce as 1700 lira, one year later it appears again in İVG for 1500 liras.²²³



Figure 4.1.12 Şalcı Street, Raymund Map, 1912

²²² İVG 05.08.1923 p.4

²²³ İVG 05.08.1924 p.8

Şalcı Street is located close to the far end of Büyükada Road towards the east of the island and is located perpendicular to the sea line. Among the three houses announced in İVG, the first one belonged to Antakyazade Emin Bey's wife Naime Hanım bint Mihail at no.11-1²²⁴, the second one belonged to Tevhide ve Alyoşa Kerime Hanımlar and Matufi Hasip Mazlum Efendi at no.3²²⁵, and the third one belonged to the Treasury at no.4²²⁶. Naime Hanım's house was built on 280 *arşın* (app. 161 m²) in a total land of 4716 *zira* (app. 2707 m²). The house was consisted of a cistern, coal cellar and a woodshed at the ground floor, six rooms, a living room (*salon*), a toilet at the first floor, six rooms, a living room (*salon*), a toilet at the second floor, and a garden with a kitchen, a laundry, a cistern, a water well, and 40 trees and fruit trees. Especially the living room and the private water well must have raised the value of the house, since Naime Hanım's house at Şalcı Street is one of the most expensive houses among those under scrutiny here, the property costs 13174 lira.

The wooden house at no.3 is worth the half price of Naime Hanım's. It was built in 259 *arşın*land (app. 149 m²) and consisted of two rooms, a hall, a cellar, a kitchen, a well at the ground floor, two rooms, a hall at the upper floor, and gardens both at the front and at the back of the house.

The wooden house at no.4 was a shared house and one of the shares, which was on sale, belonged to the Treasury. The house costs 600 lira in total.



Figure 4.1.13 Yazıcı Street, Raymund Map, 1912

²²⁴ İVG 27.11.1924 p.4

²²⁵ İVG 22.05.1925 p.7

²²⁶ İVG 21.01.1926 p.1

Opening to Çınar Road from north, Yazıcı Street is considered among the dense streets of the town center. Almost all of the houses on this street were masonry according to Raymund Map, so the tiny wooden house of Tanaş velid Hacı Kostantin can be detected among the others as it was described in the newspaper of 27 May 1925, built on a land of 59 *arşın* (app. 34 m²) and located next to a dead end street.²²⁷ The spatial layout of the house is on the ground floor a room, an entrance (*medhal*), a toilet, a kitchen, a coal cellar, on the first floor two small rooms and there was a common well outside the house. The amount of money requested for its sale was 810 lira. However, two months later the readers would learn that the house was either demolished or burnt down; the newspaper announced the property as a ruined house (*harap hane*) and its plot with a common well, and the price for the whole was only 12875 *kuruş* (128,75 lira).²²⁸

Zeytinlik Street, one of the parallel street to Çınar Street towards north up to the hill, was mentioned in an issue of İVG: without giving the names or the door number, the sale of a two-story house with basement was announced, which includes a cistern, a kitchen, a cellar in the basement floor; a hall, two rooms, a toilet in the ground floor; a hall, four rooms, a toilet in the first floor.²²⁹ Although the first price asked was 3000 liras, two months later it was informed that the house was sold to 2000 liras.²³⁰



Figure 4.1.14 Aziziye Street, Raymund Map, 1912

²²⁷ İVG 27.05.1925 p.8

²²⁸ İVG 14.07.1925 p.3

²²⁹ İVG 18.10.1923 p.7

²³⁰ İVG 27.12.1923 p.4

Aziziye Street was one of the streets in Nizam harboring some of the smallest parcels of the district (the other one was Krepen Street located right below Aziziye Street to the northwest). The house subject to the announcement in İVG is at no.13 and 13-1, consisted of a house and its *selamlık*. Built in a land of 820 *zira* (app. 470 m²) it seems to be the largest parcel of the street. Considering the door number as well, it can be assumed that this house of Vasiçe bint matufi Ostoli located at the west end of the street and according to İVG the house worth 13500 lira. Despite of their distance and fair size of their lands, this house and another one in the neighboring Krepen Street were rather expensive properties on sale among the houses mentioned in İVG; with a comparison to the most expensive house of the other side of the island this district seems to be more valuable.



Figure 4.1.15 Cakomo (Giacomo) Road, Raymund Map, 1912

Cakomo (Giacomo) Road was and still the main and foremost the most splendid road of Nizam district, established at the northwestern part of the island., Cakomo Road took this name from a Maltese entrepreneur, Monsieur Giacomo, who came to Istanbul and then to Büyükada at around the mid-nineteenth century and was granted by the Palace for his success in Büyükada. So, the Nizam district was firstly inhabited by him, and afterwards it continued to host the significant houses of the island through the second half of the nineteenth century. Since this part is elevated from the sea level, it does not have a direct connection to neither sea nor İskele Road and the Pier. However, there used to be another pier at the northwestern side of the island. The Giacomo Pier, or Kapetan Deportos Pier as the islander called Monsieur Giacomo, was situated at the end of Con Paşa (today Hamlacı) Street.²³¹ It must have lost its importance at the end of the nineteenth century, after Cakomo Road was paved with macadam and the coaches became available and more

²³¹ Millas, 2014: 352.

popular.²³² When Cakomo Road was populated with more houses, it was restructured and became a part of the well-known Küçük Tur Yolu and later Büyük Tur Yolu in later years.



Figure 4.1.16 The Giacomo Pier as it was seen from the hills of Heybeliada in 1877. Source: Millas, 2014: 352.

In İVG there are three announcements from Cakomo Road: the first one is about Savoia oğlu Vasini's properties²³³, the second one is about the house of Greek citizen Madam Olga bint Dimitri, the wife of Doctor Danas²³⁴, and the third one is about Nesibe Hanım's estate²³⁵. The properties of Savoia oğlu Vasini consisted of a hotel, its backhouse, and two houses with a greenhouse, but the information is rather scarce; the announcement says no more about the name of the hotel, door number of the houses, or even how much the whole estate cost. On the other hand, Madam Olga bint Dimitri's estate was at no.2 and 4,

²³² Although the planning of a macadam road from Macar to Nizam was mentioned in the registers of the Ottoman Archive in 1864, it is likely to be realized much later than that time. BOA 06/S /1281 (11.07.1864) Dosya No:685Gömlük No:38Fon Kodu: MVL Yet, Millas asserts that along with the Aya Nikola road and Cakomo road was extended and connected at Diaskelos (Lunapark) Place. Millas, 2014: 21.

²³³ İVG 31.05.1924 p.7

²³⁴ İVG 09.06.1926 p.3

²³⁵ İVG 22.09.1923 p.4; the announcement about this house was repeated three more times in the following two months revealing more details about the estate as well as the state of debt.

consisted of two houses with a garden, and it was worth 14235 lira with an annual rent of 1107 lira.

Nesibe Hanım's four storey house with a penthouse was located at no.14-16 and in use as Hotel Sadra. The total area of the house and its garden is 2247 *zira*. At the ground floor there are two cellars, a kitchen, a buffet room, a veranda; the first floor has three rooms and a hall; the second floor has five rooms and a hall; the third floor has seven rooms and two halls; the penthouse has two rooms. In the garden there is motorized water well which was generally seen in almost all of the hotels in the island, since the water supply has always been crucial for the island. According to the announcement, the annual rent of the hotel is 2000 liras and at the time it was already rented. The price asked for 21 shares of 96 in total, which was the part belonged to the deceased Nesibe Hanım, is 4739 liras (that makes approximately 21600 liras for the whole estate).

Apart from the houses, there are also announcements of lands on sale in İVG. Baki Bey's two pieces of land on the seafront at the Fabrika Street, which was located at the far end of Nizam District, are two of them. One of the lands, including water well and probably a gardener shed, is approximately 2650 arşın and costs 256 liras; the other land, including pine trees and fruit trees surrounded with wire fence, is approximately 1550 arşın and costs 300 liras.²³⁶ The lands are neighboring the Topalyan house, Fabrika Street and the sea, and were occupied by Mustafa Efendi.

The continuation of the Cakomo Road is called Nizam Road towards the far end reaching the Golden Tongue. However, it is apparent that in some cases the whole Cakomo Road is considered as Nizam Road. This detail is crucial in order to differentiate and appraise the real estate not only according to its price/size value but also according to its location. Therefore, although there seems to be ten announcements taking part on Nizam Road, almost half of them are actually on Cakomo Road as the additional information is revealed.

For instance, Bedia Hanım's real estate including a hotel, two wooden mansions, a barn and two coach houses is located on the intersections of Cakomi, Kanarya and Bahçelerönü Streets, even though it was written as Nizam Road in general, which explains the rather high price of 40000 liras since they are located in the beginning of Cakomo Road.²³⁷ The

²³⁶ İVG 30.01.1928 p.4 and İVG 13.03.1928

²³⁷ İVG 21.03.1928 p.2-3

borders of the hotel was described as Nizam Road at the front side, Kanarya street at the back side, Portakal ođlu and Andriya's houses and gardens at the other two sides. Meanwhile the borders of the two mansions and the coach houses were on one side Kanarya Street, on the right side Peşkeş Street, backside Bahçelerönü Street, front side Fresko's house and garden. The four-story hotel on a 295 m² base area and the two masonry-wooden mansions on 550 m² base area were described in detail. The announcement reveals significant features of the hotel: a promenade paved with red ceramic tiles, an entrance hall paved with walnut parquet, a large reception/living room, 18 large rooms, two alla franca toilets among four, one main and one separate service staircase, a buffet area, a liquor cellar, a neat marble floored laundry room with cistern, double marble basins with taps, and a fixed boiler; the ceiling are partly gilded and partly plastered, the interior and the exterior with blinds are oil painted; in the garden there is a mechanism with automatic and manual motor that distributes the water through pipes (the motor belongs to the tenant); the water-well, pool and wooden pergola are equipped with electrical wiring.

The two mansions of Bedia Hanım were built in mixed technique: the ground floors are of masonry while the upper floors are wooden. The garden of the mansions is surrounded with iron railings on the Kanarya Street side and there are a pergola with iron dome and a cistern below, along with two water distribution pools. The mansions have balconies and terraces at all sides; one of them is consisted of four rooms, a kitchen, a hall, a toilet, and a glasshouse. All the windows and doors have blinds, the ceilings are gilded and partly plastered, the walls are partly oil-painted partly engraved, and the floors are covered with walnut parquet. By the suspension bridge or via the wooden stairs one reaches the adjacent mansion, which includes a big terrace with ceramic tile floor, one room, a toilet, and from a private passage through spiral staircase one ascends to the upper floor, a private hexagonal room surrounded with glass and electrical wiring (a *cihannüma*). One important note on Bedia Hanım's estate is that it was put on auction at least three times since the highest price offered for all was only 5000 liras.²³⁸

Another announcement gives information about four houses on Nizam Road at numbers 31, 11, 50-1 and 52-1 that belong to the heirs of İzzet Paşa, namely Seniye Hanım,

²³⁸ The announcement was repeated in İVG 06.05.1928 p.2 and 18.06.1928 p.3

Abdurrahman Abid, Mehmet Ali and Lamia Hanım.²³⁹ The houses were decided to be sold due to the termination of the partnership (*izale-i şuyu*). The houses were built on bulky lands: the total area of the houses at no.31 and no.11 is 11222 arşın square (app. 6480 m²) and estimated for 27000 liras for both estates, the land of the house at no.50-1 is sized 7560 arşın square and at no.52-1 is sized 16566 arşın square, the values asked for 7000 liras for the former and 17000 liras for the latter. Apparently İzzet Paşa was a wealthy man who owned immense lands on the recently developing popular district of Büyükada and he built multistory houses with sufficient water system in their gardens. One of them even had electrical installation (no.50-1). The most significant features of the houses were mentioned in the announcement: The three-story house at no.31 is consisted of 23 rooms, a living room, a kitchen and all its window frames were oil-painted and had blinds; the house at no.11 is consisted of two blocks with separate doors, eight rooms, a kitchen and a toilet, also including a coach house; the two-story wooden house at no.50-1 includes four rooms, a kitchen, a coal cellar, and a terrace; the four-story masonry house at no.52-1 includes two living rooms, eight rooms, toilets, bathroom (banyo), and a kitchen. A previous announcement in İVG informs about where the heirs resided at the moment; according to the investigation ordered by the court, Seniye Hanım lives on the fifth floor of the Nişantaşı Apartment in Teşvikiye, Abdurrahman Bey and his daughter Lamia Hanım live in Kontinental Hotel in Egypt.²⁴⁰ While two of the houses were under the occupation of Seniye Hanım and Abdurrahman Bey, the other houses were resided by the tenants Said the Captain, the policemen Faik Efendi, and Halil Kamil Bey.

On Nizam Road, the house at no.39-2 belongs to Halil, Aram, Bedros and Hrant Efendis and it was put on sale to terminate the partnership.²⁴¹ Its garden surrounded with masonry walls harbors a few fruit trees, two greenhouses, a barn, a motorized well, and a backhouse with three rooms, a laundry, and two coal cellars. The house includes thirteen rooms, three toilets, one bathroom (hamam), a kitchen, and a cellar.

²³⁹ İVG 23.01.1928 p.2

²⁴⁰ İVG 18.09.1927 p.7

²⁴¹ İVG 27.10.1927 p.2

The house of Şerife Hanım bint Yakup Efendi at no.52 was put on sale for 10000 liras.²⁴² The land of 2800 zira in total is surrounded by a garden and a pier. It is consisted of four rooms, a living room, a cellar, a kitchen, on top two servant rooms, and a bathroom (hamam). It is noted that the annual rent income of the estate is 450 liras.

Franko Street was located at the western part of the island and was opening to Nizam Road just after leaving behind the flour factory. The shared property in subject belonged to Seyfeddin Efendi, Madam Estilyan and Matufi Petro, and consisted of two houses.²⁴³ The spatial layout of these houses were first house: two rooms, a kitchen, second house: upper floor two rooms, a dining room, ground floor a courtyard and a toilet. While these houses covered 130 *zira* (app. 75 m²) of the land, the garden had with 5 quince and 2 fig trees at 494 *zira* (app. 283 m²). They would sell the whole property for 600 lira.



Figure 4.1.17 Kalfa Street, Raymund Map, 1912.

Kalfa Street intersecting Kutuoğlu Street goes parallel to Cakomo Road on the north. The house at no.16-1 is owned by Murat oğlu Aram Efendi, Karabet and Madam Mari and was built in 3024 arşın square land, which in the last instance belongs to Şehzade Sultan Mehmet Foundation.²⁴⁴ The distinctive feature of the estate is its garden that contains 180 vine stocks along with 20 fruit trees. The house is raised on a basement floor with cistern; the entrance floor has three rooms and a living room (*salon*); the first floor has five rooms and a toilet; finally, four utility rooms and a water tank are situated in the penthouse. The price asked for the estate is 6500 liras.

²⁴² İVG 15.12.1923 p.2

²⁴³ İVG 16.03.1926 p.5

²⁴⁴ İVG 27.12.1927 p.2

Karabet Street (also known as İskele Street, Dr. Akil Muhtar Street) is one of the roads beginning from Cakomo Road going down to the sea. Madam Katrina owns a house there which was built on 254 *arşın* square in a total 5300 *arşın* square land.²⁴⁵ Facing to streets at sides and one side to the sea, the estate in total is valued as 11500 liras and it is consisted of a marble vestibule, a basement, two living rooms (*salon*), ten rooms, a cellar, two toilets, a courtyard, a space under stairs, a terrace, and a well with pump.



Figure 4.1.18 Krepen Street, Raymund Map, 1912

Krepen Street has been mentioned before as the neighboring street to Aziziye. The two houses at no.1 and 1-2 belonged to Spiros Kostantinidis Efendi's wife Madam Katrina bint Patis and the whole property consisted of ten rooms, two halls, a courtyard, two cellars, a kitchen, two balconies, a cistern, two toilets, a laundry, coal cellar at the ground and upper floors, in addition to a well and a garden with pine trees on a 5732 *arşın* land (app. 3290 m²).²⁴⁶ The property's estimated cost was 11500 lira.

Köprü Street was named on Raymund Map as Kaptan Yani Street and it was located at the western end of the island. The two-story wooden house with four rooms at no.28 was

²⁴⁵ İVG 20.09.1927 p.3

²⁴⁶ İVG 20.07.1924 p.3b

announced as *emval-i metruke* and it would be rented monthly by the Treasury for annual 150 lira.²⁴⁷

Kutuođlu Street, also known as Silici Street and today Dođan Bey Street, is one of the steep streets climbing towards the hill from Cakomo Road. However, as it is seen in the Raymund Map, this street had no direct connection to Cakomo Road. Yet, there had always been a rather dense settlement on the street in comparison to its nearby streets such as Mecidiye, Sivacı or Krepen Streets. The house at no.2 mentioned in İVG belongs to Kemal Bey's wife Münir Hanım and their daughters Nuriye and Sadiye.²⁴⁸ It has a small garden; in an overall land of 176 arşın square, the house was built on its 115 arşın square. The house is consisted of ceramic tiled warehouse, six rooms, one hall, Malta stone paved basement, a coal cellar and a kitchen. The water maintenance is covered with the cistern in the garden, like in most of the houses in the island. Although it is noted as in disrepair, there are tenants living inside the house. Apparently, this is the second time that it was put on sale since it was offered 605 liras in the first time instead of the requested 900 liras.

Discussion:

Speculation and business enterprise have broken in upon [Prinkipo's] quiet, and the village of fifteen thousand inhabitants boasts with western pride of its rapid increase in wealth and population. (...) The humbler houses of the permanent residents are crowded together on the left of the steam pier. On the right, with gardens sloping to the sea, are the most sumptuous and ostentatious mansions of the summer visitors.²⁴⁹

Edwin A. Grosvenor, a long-term professor in Robert College in Bosporus, shared his twenty years of observations during his visits to Büyükada until he left Istanbul for good in 1890. Nevertheless, as Büyükada became more popular as a summer resort, as the houses pop up in the outskirts of the town center or at the slopes of Nizam, the variety in their owners and their sizes increased. As it is revealed in İstanbul Provincial Newspaper, houses and mansions from different sized and with different amount of rooms can be found in either districts. Certainly, there is a distinction between the neighborhoods; the prices of the properties differ not only by their land sizes or room numbers, but also by their streets. As

²⁴⁷ İVG 28.03.1926 p.2

²⁴⁸ İVG 11.09.1927 p.7

²⁴⁹ Grosvenor, Edwin A. *Constantinople*. London: Sampson Low, Marston and Company Limited, 1895. Vol.1. 279.

it is analyzed in detail, it comes out that a house with almost the same room number but a smaller size of land on Nizam Road is worth more than the house on Acem Street: Vehbi Bey and Nigar Hanım's house with eighteen rooms built in a land of 34900 *arşın* is on sale for 9000 liras, whereas the house of Halil, Aram, Bedros, and Hrant Efendi with sixteen rooms in a land of 4390 *arşın* is on sale for 14000 liras. On the other hand, a four-story wooden house in Karanfil Road with eleven rooms is asked for less than one fourth of Madam Katrina bint Patis house of two stories and ten rooms in Karabet Street. The former is on sale for 2500 liras and the latter for 11500 liras. More dramatic than those, the three-story, seven-room wooden house of Nikolaki velid Mihal in Hacı Necip Bey Street is on sale for 303 liras, but this amount is only the annual rent of Madam Efhiyetya bint Yorgi's masonry house in Nizam Road with two stories and seven rooms. As we know from narrations, during the earthquake in 1894, the masonry houses were damaged more severely than the wooden ones so that the upper floors began to be constructed with wood. This means, the explanation of this difference in price is slightly the construction technique. From these comparisons, the Nizam district seems more valuable as proving the memoirs and other writings on Büyükada. In addition, it is observed that small sized houses with two or three rooms are mostly assembled in the town center such as Tanaş velid Hacı Kostantin' house in Yazıcı Street, Madam Pipina's house in İstavrinoz Street, and Eftimya bint Kostantin's house in Paskal Street. On the other hand, in Figure 5.1, the distribution of the houses according to their room numbers reveals that there is not an obvious territorial division between the large and small houses. The Nizam district, where the narratives depicted as the most ostentatious houses were found, accommodates the houses in different in sizes located in the area side by side; whereas in the central region, considerably larger houses are located at the periphery of the center.

The announcements in İVG show that the houses were not always paid what they were asked for. Eleni and Marusa Manyatis's house in Kumsal Road was re-put in auction when it was paid 1000 liras for their 4500 lira-worth house right across Hotel de la Plage. The same situation is also accurate for the house of Kemal Bey's wife and daughters in Kutuoğlu Street; it was offered 605 liras in the auction instead of the estimated price 900 liras. Disparity of prices in the auction becomes even more dramatic in the bigger or more valuable houses: the ten-room house of the deceased Danyal oğlu Nikolaki in Büyükada Road is given only 1500 liras although its value was 20000 liras, whereas the hotel and housing complex with three buildings, a barn and two coach houses of Bedia Hanım was

offered only 5000 liras instead of the requested price of 40000 liras. Although the main reason for these severe falls in the prices can certainly be linked to the aftermath of the war, to the changing economic and hence social conditions, it is still worth to keep in mind that the speculation and business enterprise that Grosvenor mentioned above must have adjusted itself according to these changing conditions. And although the houses changed hands during these years of decline, Büyükada has never lost its popularity or the main character of being a preferred summer resort.

4.2. THE HOUSES INTERVENED: THE PRESERVATION BOARD

Most of the houses in Büyükada are not used in winter time, and they stay closed and locked until the next summer. It is not possible to say that the current owners of these houses are the first owners that built the house. However, there are such cases -though scarce- that some of the houses belong to the same family since the 1920s. Since it is known that the Nizam district was established in the second half of the nineteenth century and the houses there were mainly constructed as summer houses, it is chosen in this study to look at the plan schemes of the houses in this region. The way followed to obtain information about the district's houses was to check the Cultural Heritage Preservation Board, İstanbul Office the 5th Region (İstanbul 5 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü). Because, when there is an attempt to make any structural changes or repairs in a registered house, one has to get permission from the Preservation Board (PB). However, the research in the PB also showed that if nobody applies to the PB, there would be no file about the registered structure. Plus, minor changes like painting or drainage repair do not require any restoration drawings. This means, there is a major possibility that most of the houses investigated in the PB could end up with a dead end. Yet, over 150 houses looked up in the PB, 38 folders were found and only 15 of them included drawings.

One of the main questions of this study is how the plan schemes of the summer houses in Büyükada were analyzed. And for further on, how was the relationship between the house itself (the interior) and the garden/the street (the exterior)? Where did the private begin and where did the public end? Was there any sign to prove that a summer house differs in spatial scheme than a permanently inhabited house? In order to find answers to these questions, the plans of the houses selected mainly from the Nizam district, but also from Maden and from the town center, would be suitable to obtain an idea. Since there is no accurate information about the construction dates or the architects of those houses, the

Raymund Map was used to trace the signs of these houses to understand whether they were built before or after 1912. Consequently, the houses explicated in this section were built before 1912 as they were recognized from the Raymund Map. The houses in this chapter are named according to their current lot-parcel numbers. It is worth to keep in mind that the drawings in this chapter are the images of the restoration or restitution plans found in the PB.

The House at 140 Lot 4 Parcel:

This house is situated at the northwestern slope of Christos Hill, between Türkoğlu (Kalfa) Road and Kefkef Street. The three-story house is entered from Türkoğlu Road on the southeast, and due to the slope, the main entrance is given from the first floor. The masonry ground floor has doors on every side, which makes the relation between the house and garden quite pervious. Yet, down the land there are a cistern, a barn, a coach house, and a vegetable garden (*bostan*). The wooden backhouse is placed on the southern corner of the land. The mansion is consisted of eleven rooms, two halls, a kitchen, four toilets, a bath, and five balconies. Four rooms, the kitchen, the bath and a toilet are located in the ground floor. In the first floor, the staircase is separated from the living areas with a small corridor and a toilet is also situated in this space; therefore, it can be argued that the staircase is not a part of the main visual composition of the floors such as the houses with a hall (sofa) in the island. From the first floor, the entrance is reached with a short bridge and stairs. Through the porch and the double-winged door, one gets to the main hall/reception room which is divided by glassed doors in order to create a corridor at the back that leads to the other rooms on this floor as well as to the staircase area. The two rooms on the right share a corridor where at the end placed a toilet, which is in fact looks like to be attached subsequently, since it does not have a direct connection with the ground or with any wet core. The plans from the Board reveal bathing closets (*gusülhane*) in two of the rooms in this floor, which makes one think that these rooms are the main bedrooms of the owners of the house. On the second floor, the staircase ascends without the toilet space and a corridor; it directly opens to the hall. The room on the right along with the corridor and a toilet follows the same layout with the first floor, whereas the room on the left shifted backwards.

In the folder of this house at the Board, there is a report written by a member of the family that built the house, telling about the history of the house as well as the members of the

family.²⁵⁰ According to this report, the house was built by Hüseyin Şevket Bey, the *kadı* of the Princes' Islands and Kartal at the very end of the nineteenth century.²⁵¹ He and his brother Kevkeb Bey built their houses on adjacent lands, and as it was suggested that the street below the houses takes its name from Kevkeb Bey –his house does not exist today since it was burnt down in 1983. The report says that one of the master builders of the house, Hristo Efendi, informed that Romanian timber and Marseilles tile was used in the construction. The reception room was called as *camekân*, and there were hanged three paintings on the right wall; the paintings were about the Ottoman-Greek War at 1897 (the family was originated from Nauplion-Anaboli, the capital city of Peloponnese-Mora region of southern Greece in the Ottoman times), Aynoroz Monastery (in the northern coast of Greece, one of the locations Hüseyin Şevket Bey once assigned), and Albanian folk dance. The report also suggests that the name of the Christos Road was changed by the mayor of the island to Kadıyoran after Hüseyin Şevket Bey. The same report informs that the steamships began to stop by the Yörük Ali (Yorgoli) beach at the Golden Tongue – Değirmen Burnu around late 1920s, which can be seen as an effect on the high prices of the lands in Nizam that were observed in İstanbul Provincial Newspaper. The Hüseyin Şevket Bey and its backhouse can be traced in the Raymund Map as well.

²⁵⁰ Cultural Heritage Preservation Board İstanbul Office the 5th Region, Folder no.A645, paper no.442

²⁵¹ The Ottoman Archives asserts that Hüseyin Şevket Bey was born in Yenişehir (Nauplion-Anaboli) in 1870 as the son of Kevkebzade Malik Efendi, who was the mufti of Yenişehir and the member of the regional assembly at that time. His time of duty was extended as the Kadı of the Islands and Kartal district in 1901. In 1917 he was assigned as the Kadı of Üsküdar, one of most prestigious positions in the administrative rank. See BOA 29/Z /1286 (01.04.1870) Dosya No :112 Gömlek No :219 Fon Kodu :DH.SAİDd..., 02/Ra/1319 (19.06.1901) Dosya No: 54 Gömlek No:39 Fon Kodu:Y..PRK.UM., 07/N /1335 (27.06.1917) Dosya No :4475 Gömlek No :335600 Fon Kodu :BEO



Figure 4.2.1 The house at 140 lot 4 parcel in Cadastral Map in 2012

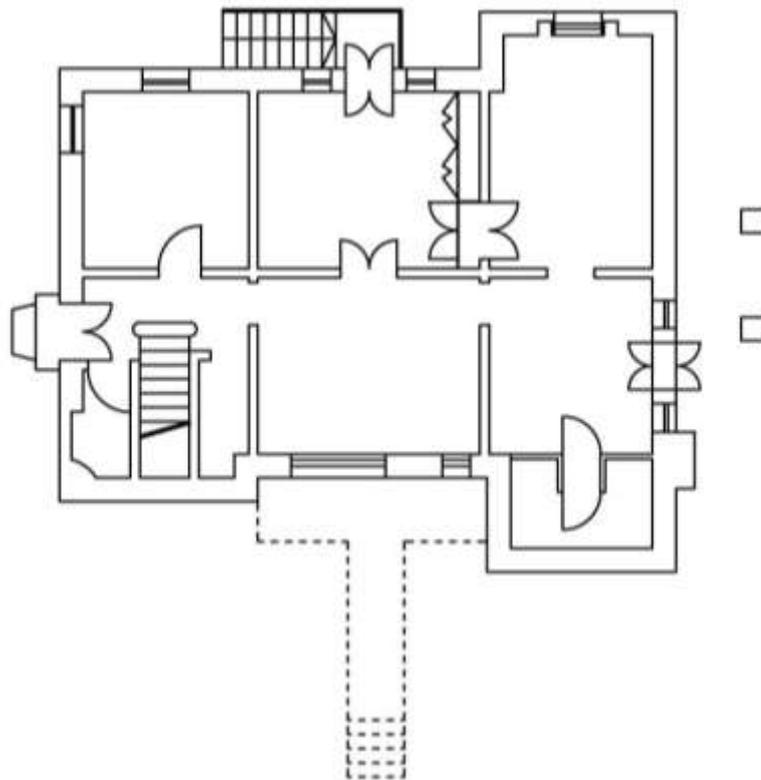


Figure 4.2.2 The basement plan of the house at 140 lot 4 parcel

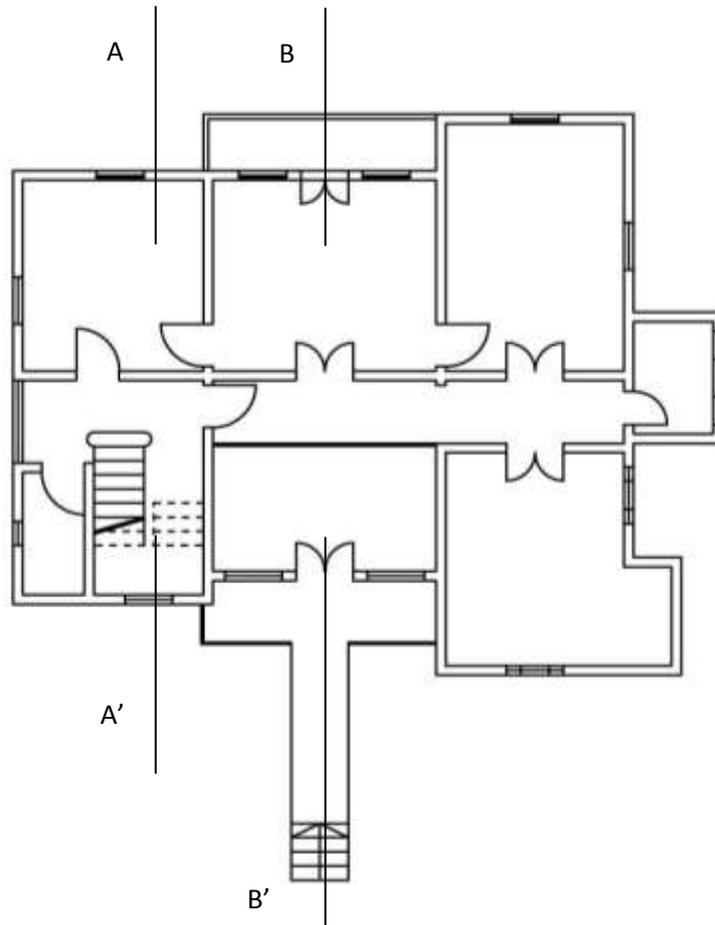


Figure 4.2.3 The first (entrance) floor plan of the house at 140 lot 4 parcel

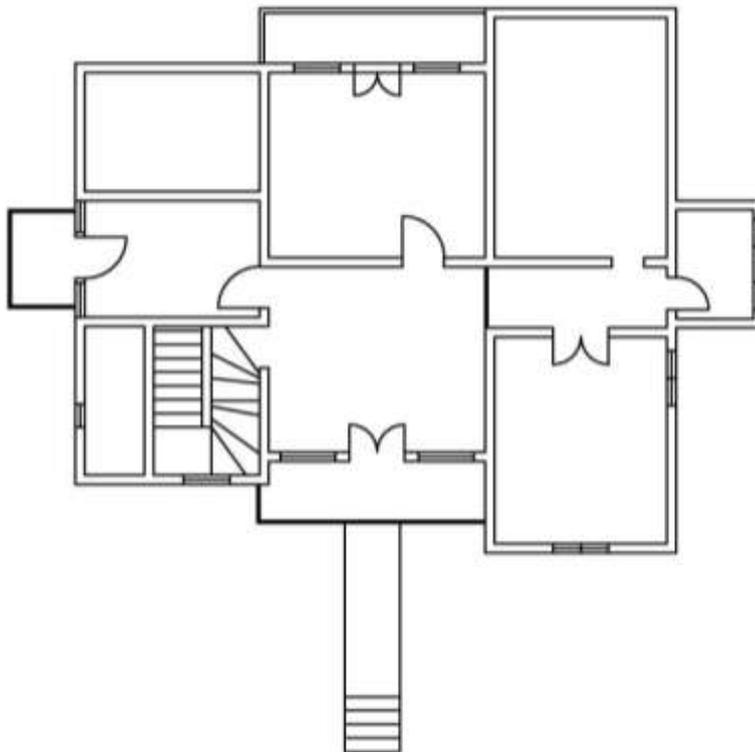


Figure 4.2.4 The second floor plan of the house at 140 lot 4 parcel



Figure 4.2.5 AA' section the house at 140 lot 4 parcel



Figure 4.2.6 BB' section the house at 140 lot 4 parcel

The House at 242 Lot 41 Parcel:

This magnificent but neglected wooden mansion is located on the Kadiyoran (Christos) Road, where the slope towards the Christos Hill makes it possible to oversee the island towards northwest, including the town center, the pier, and the shores of Kartal. Its owner Stefano Rizo, a Greek tradesman from Romania, spent summers with his two sisters, İfigenia and Evrediki.²⁵² The house is now the property of the Foundation of Balıklı Rum Hospital.

The house is consisted of two masonry basements, three wooden stories and a *cihannüma*, an octagonal room above the roof surrounded with windows, at the top. The entrance porch is reached through the stone pavement beginning from the cast iron garden door

²⁵² Tuğlacı, 1992: 382.

ending at the stairs of eight steps. The porch covers the whole front façade and the entrance hall in the middle and the rooms at its sides have direct access through wooden doors to the porch. The main entrance hall is surrounded by four rooms and the staircase. One of these rooms has an extension to the back façade where there is also a terrace covering the back façade, and in total, two adjacent rooms and the kitchen at the southeast corner are opening to this terrace. The kitchen is entered from two different doors: one is through the passage that separates the kitchen and the toilet from the staircase, which was also separated with partly glassed doors from the main hall, and the other one is through the adjacent room. Considering this door, the small service window in between, and the service lift from downstairs, this room must be the dining room of the house. In addition, since the dining room is separated by folding doors from the main hall, it is likely to be used for bigger organizations such as a ball or reception given for the preeminent figures of the island. Yet, according to Tuğlacı, bordered with Çarkıfelek (Fişekhane) Street the land down to the Lala Hatun (Karanfil) Road belonged to Rizo (app. 13400 m²) which makes us think of him as a wealthy tradesman of his time. And it is apparent that the house was built before 1912 since we can trace it in Raymund Map, which supports the assertion of Tuğlacı with the immense empty area behind the Rizo Mansion towards the Karanfil Road.

The basement floors are basically for service and storage. The second basement is only a single storage room reached from the first basement. The first basement is connected to the upper stories with the main staircase; in addition, the kitchen and the laundry have separate doors opening to the garden. Other than those, there are two cisterns, three rooms, a toilet, and a small bath. The first floor is consisted of five rooms (two of them are connected with a door between), a hall, a kitchenette, a bathroom, a toilet, and three small balconies on the front façade. The southeastern corner was accessed through a small hall and apparently it was reserved for service and wet areas, also we can see that the service lift ascend to this floor as well. The third floor, due to the roof pitch, is consisted of a hall, a room, a small storage/wet area, and an octagonal room with a spiral staircase to the *cihannüma*. Placed on the northern side of the house, the *cihannüma* has a complete view of the island and the nearby surroundings.



Figure 4.2.7 Rizo Mansion on the left and Sophronios III Mansion on the right. Source: <http://levantineheritage.com/prinkipo.htm>



Figure 4.2.8 The house at 242 lot 41 parcel in Cadastral Map in 2012

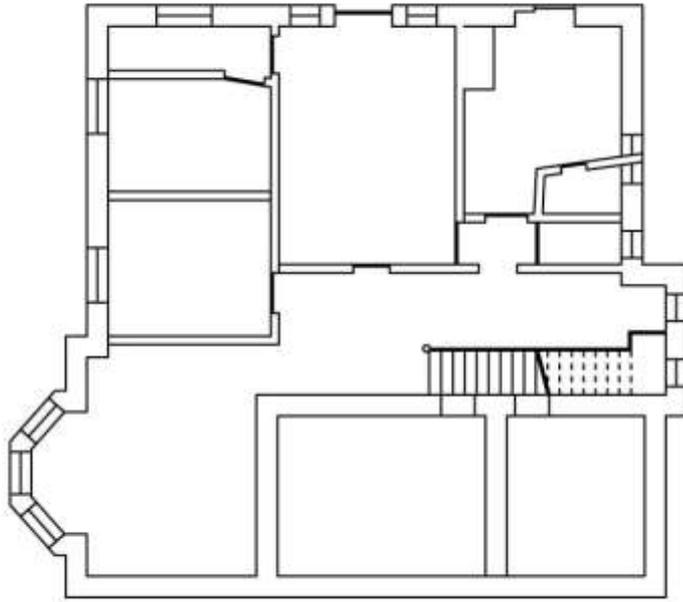


Figure 4.2.9 The basement floor of the house at 242 lot 41 parcel

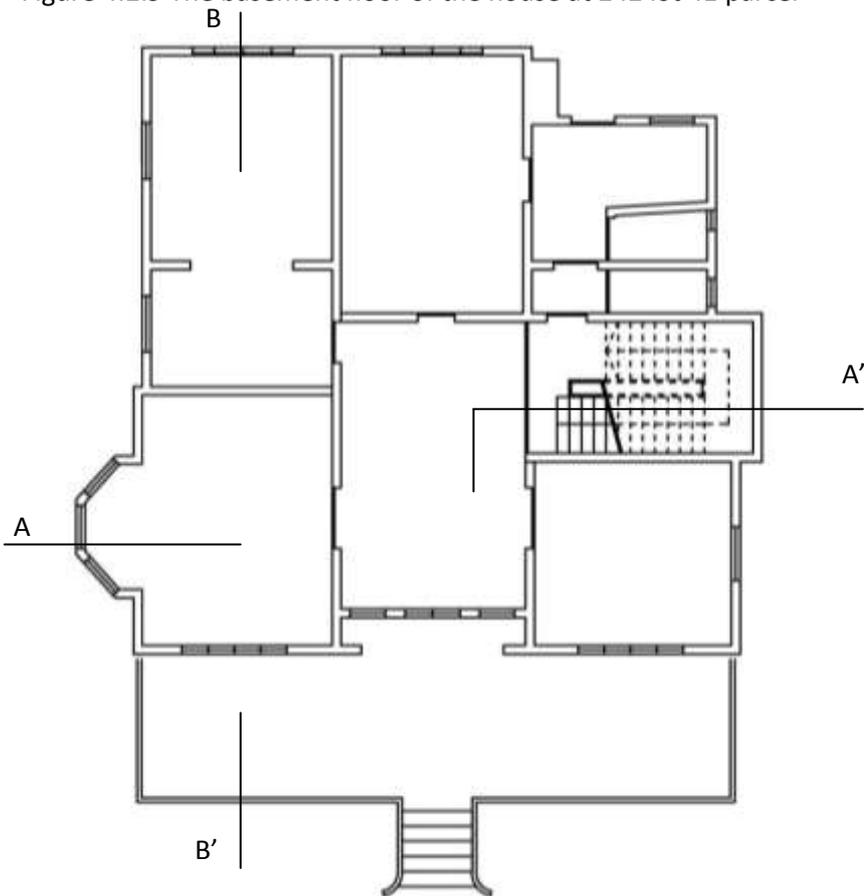


Figure 4.2.10 The first (entrance) floor of the house at 242 lot 41 parcel



Figure 4.2.11 The second floor plan of the house at 242 lot 41 parcel

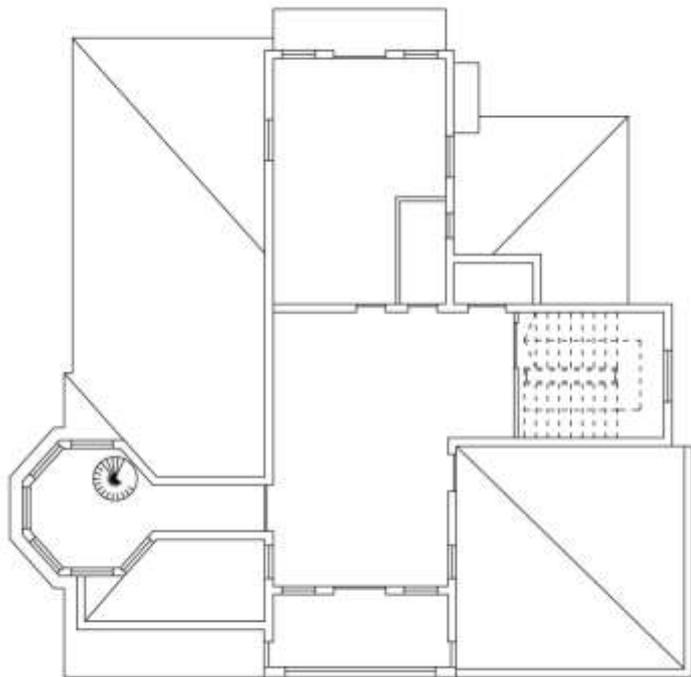


Figure 4.2.12 The third floor (penthouse) plan of the house at 242 lot 41 parcel

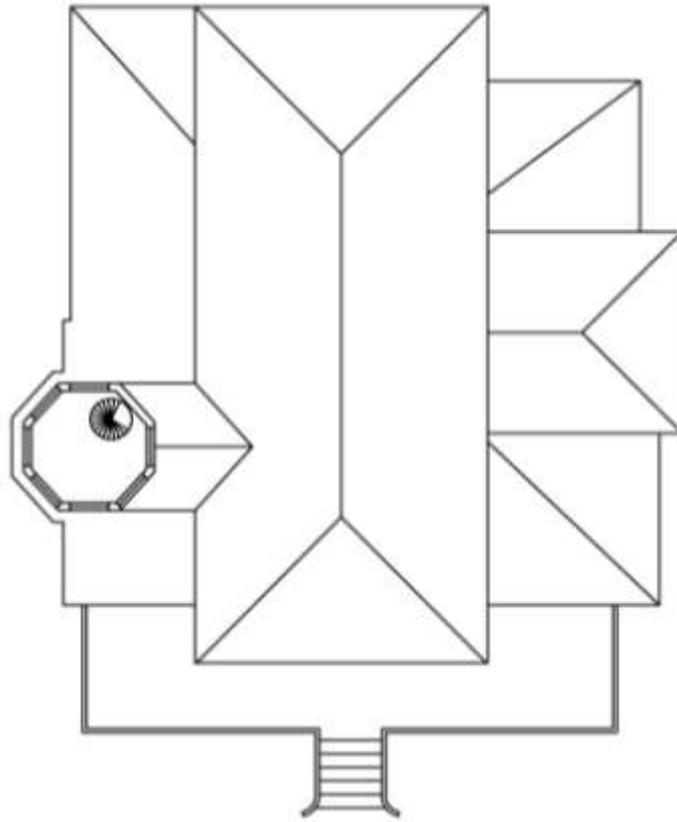


Figure 4.2.13 *Cihannüma* plan of the house at 242 lot 41 parcel

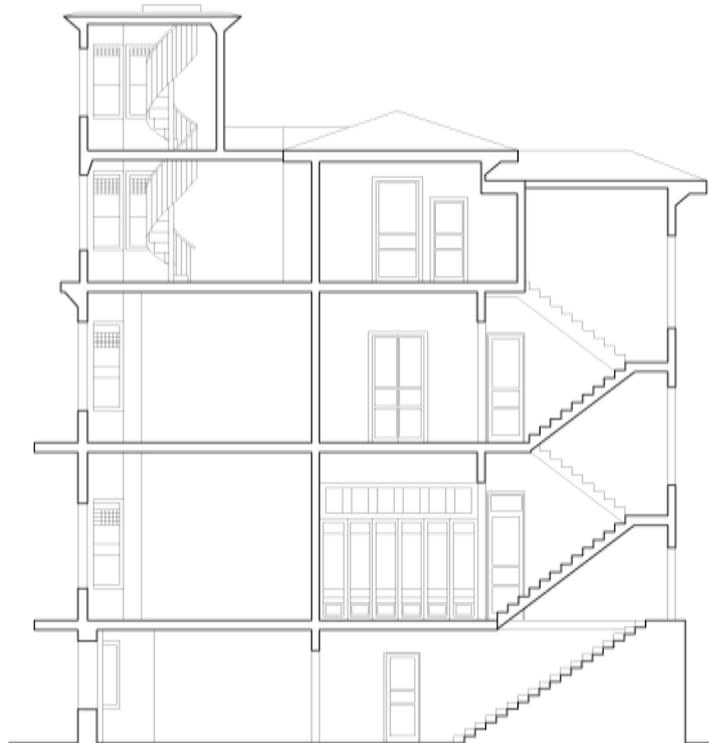


Figure 4.2.14 AA' section of of the house at 242 lot 41 parcel



Figure 4.2.15 BB' section of of the house at 242 lot 41 parcel

The House at 166 Lot 5 Parcel:

Located on Kadiyoran (Christos) Road, the house is consisted of two wooden stories over partly masonry basement. It is bordered with Kadiyoran Road on the west and Yaverbey Street on the east. In the basement there are a hall, four rooms, a kitchen, a toilet and a bathroom. The basement floor is separated from the main living floors by discontinuation of the staircase and it is entered from the southern side of the house; whereas the main entrance of the house is located on the northern side. The entrance floor has a hall, four rooms, a kitchenette, a toilet, and a balcony on the southern facade. The repetition of plans in the basement and in the entrance floors continues in the first floor, but only with the hall, the wet core on the west side, and the staircase on the east in addition to the balcony above the main entrance door, which also serves as a porch. The division of the stairs with all the service units like the kitchen and the toilet inside make us think that the basement floor, where the main kitchen is located, is reserved for all the services and hence the servants; meanwhile for further purposes, it might have been rented annually to other summer visitors of Büyükada.

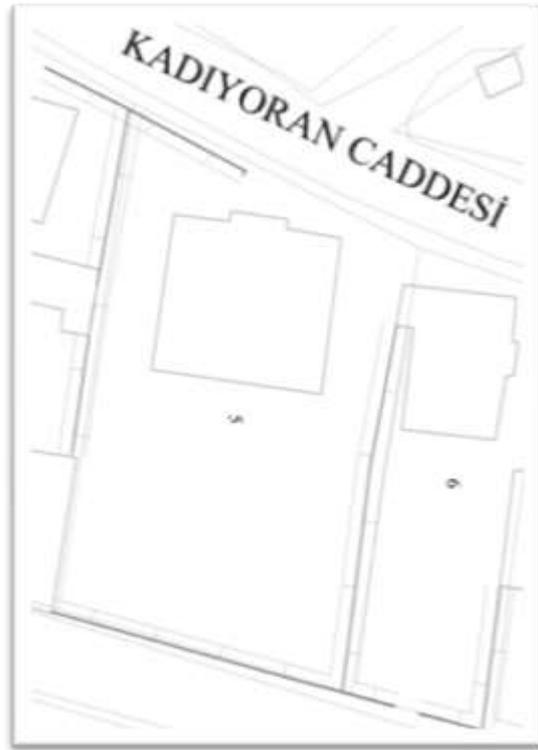


Figure 4.2.16 The house at 166 lot 5 parcel in Cadastral Map in 2012

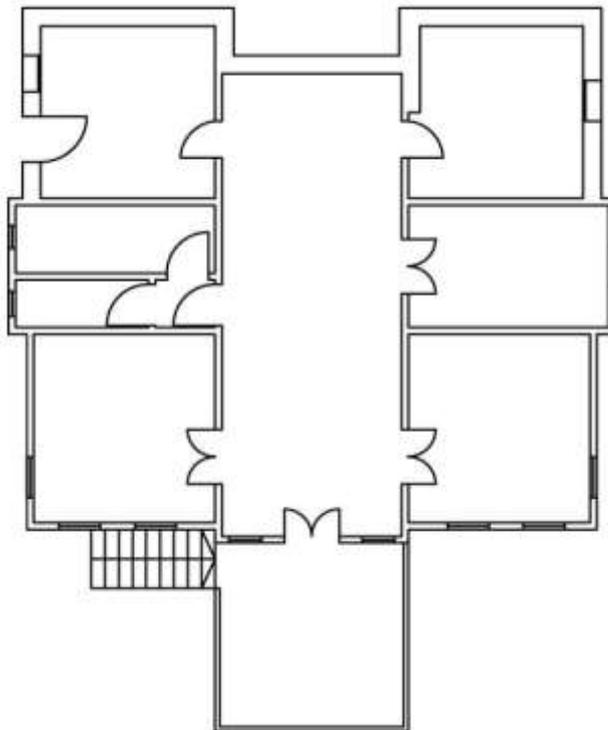


Figure 4.2.17 The basement floor plan of the house at 166 lot 5 parcel

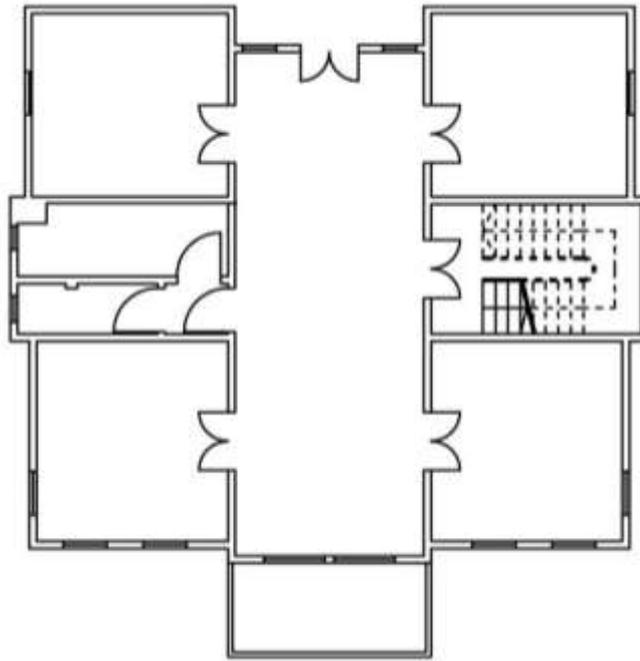


Figure 4.2.18 The entrance floor plan of the house at 166 lot 5 parcel

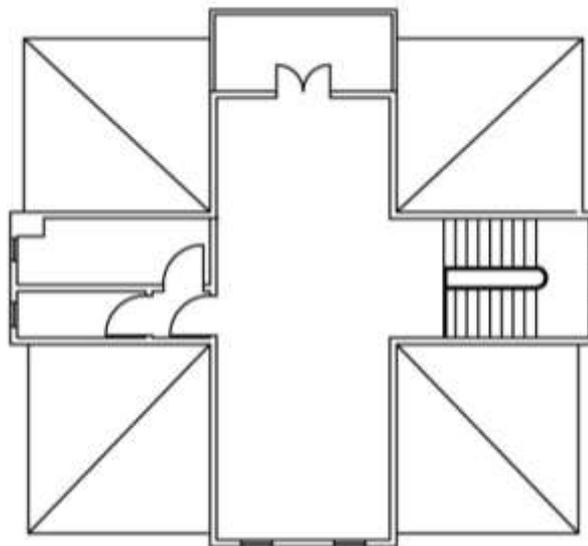


Figure 4.2.19 The penthouse plan of the house at 166 lot 5 parcel

The House at 124 Lot 3 Parcel:

This house and its attached twin on 124 lot 2 parcel are located between Çankaya (Cakomo) Road and Kanarya Street. Due to the sloped land, there are two masonry basement floors along with the wooden entrance floor at the level of Çankaya Road, the first floor, and a

penthouse. The house is entered from a terrace that separates the house from the road. The entrance hall is divided with glassed partitions that lead to the staircase and the inner hall. From another glassed partition one enters to a longitudinal space that was divided into one small and two bigger rooms with again glassed doors; these rooms are considered as the reception and living rooms. On the same floor there is a kitchen as well. The stairs descend to the basement floors; in the first basement there is a hall, a room, a kitchen, a toilet, a bath, two cellars, and in the second basement there is a servant room. The first floor is consisted of four rooms, a hall, a toilet, and the penthouse has two rooms, a hall and two storage rooms. The skylight on top of the staircase is also worth mentioning. There is a certain stance of the house towards the view outside: except the entrance terrace, the balconies on the road façade are very tiny. On the other hand, every floor on the rear façade has large balconies and/or terraces, including the two basements.

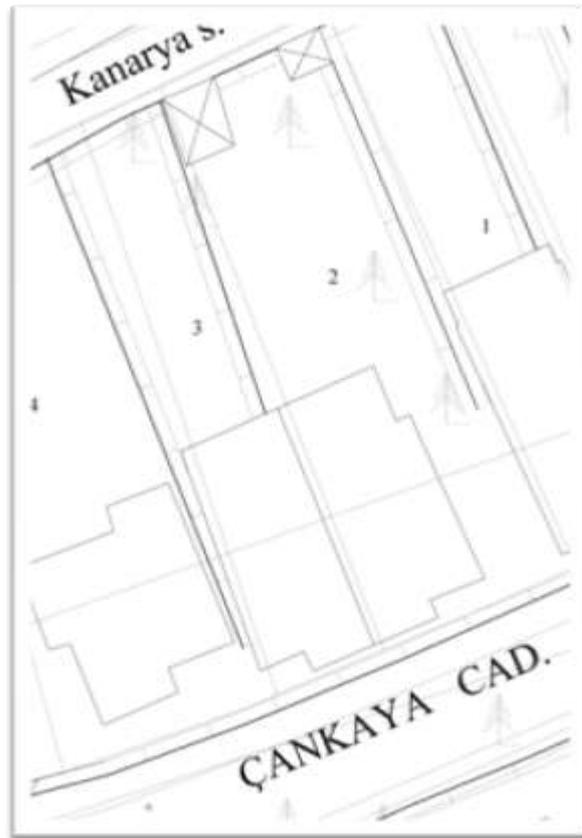


Figure 4.2.20 The house at 124 lot 3 parcel in Cadastral Map in 2012

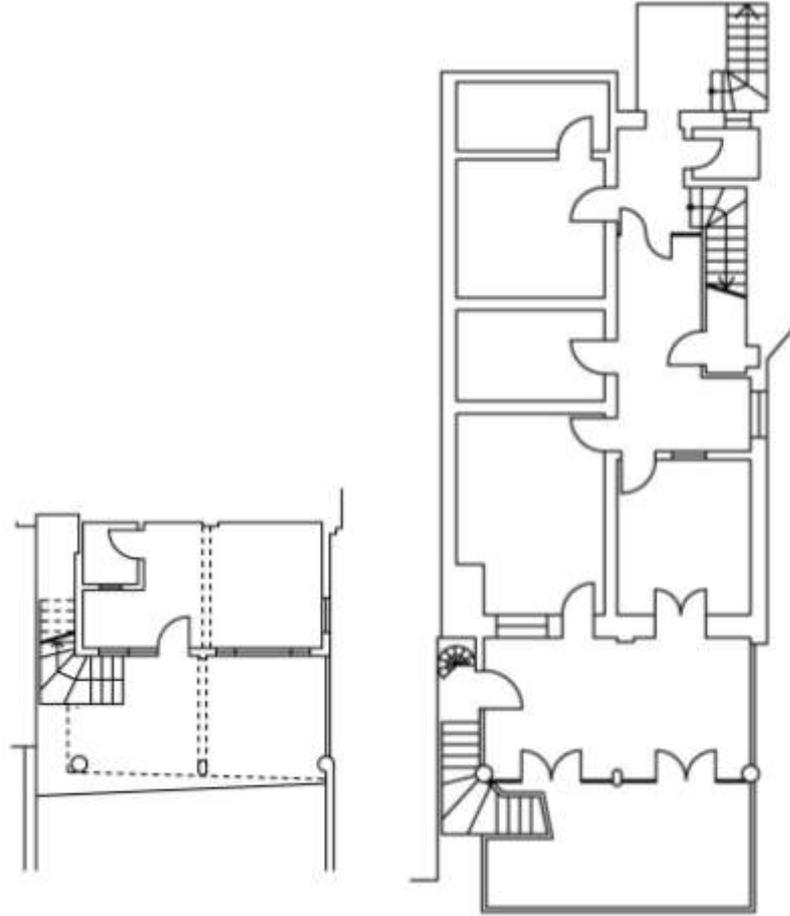


Figure 4.2.21 Second and first basement floor plans of the house at 124 lot 3 parcel

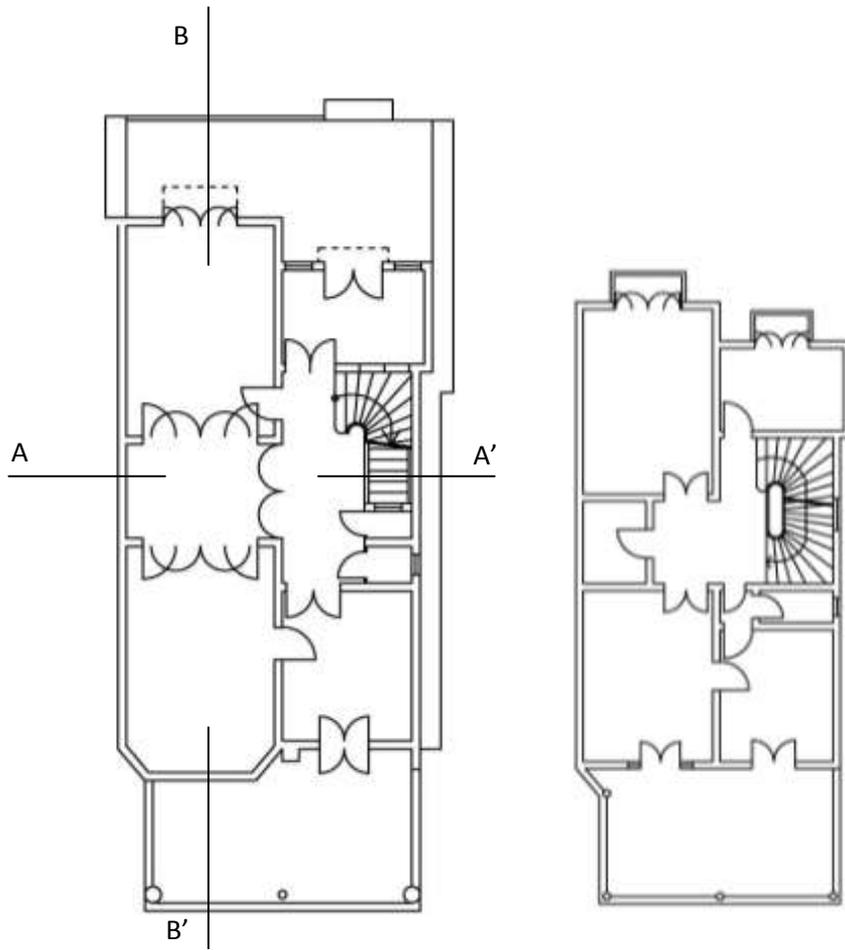


Figure 4.2.22 Entrance and first floor plans of the house at 124 lot 3 parcel

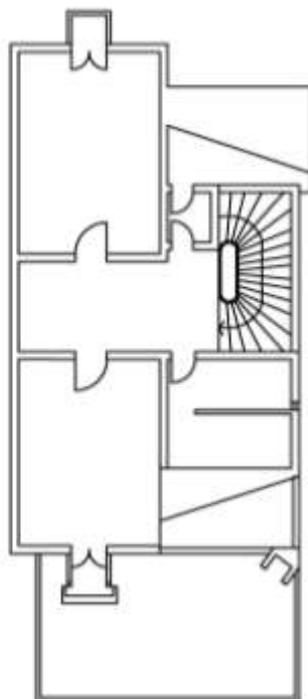


Figure 4.2.23 Second floor plan of the house at 124 lot 3 parcel



Figure 4.2.24 AA' section of the house at 124 lot 3 parcel



Figure 4.2.25 BB' section of the house at 124 lot 3 parcel

The House at 117 Lot 6 Parcel:

Also located between Çankaya (Cakomo) Road and Kanarya Street, this two-story wooden house is built on masonry basement. It is placed in between two attaching houses, so it gets natural light only from front and rear facades. Accordingly the staircase and the toilets were situated on the central axis of the house. The entrance of the house is reached from the narrow balcony on the Cakomo Road. The entrance hall opens to the living room on the right and to the central hall. The central hall remains on every floor, placing the staircase on the east side and the toilet on the west side. There are one small and one large room on the north side and this whole layout is repeated on each floor. Before entering the small room, there is a front room where the chimney of the cooker passes through, and a small closet is attached next to it. In the basement, since the front elevation remains below the road level, there placed two servant rooms and two cellars. On the northern side that opens to the garden placed the kitchen and the bath/laundry, as it is seen in most of the houses in the island, they share the big cooker in water-boiling and cooking. One interesting point is that there are no balconies in the house; yet after a renovation in 1986, a longitudinal balcony was attached on the front façade.



Figure 4.2.26 The house at 117 lot 6 parcel in Cadastral Map in 2012

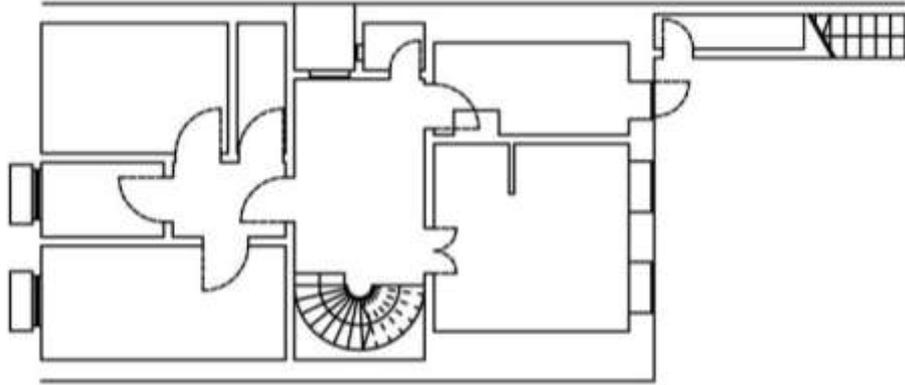


Figure 4.2.27 Basement floor plan of the house at 117 lot 6 parcel

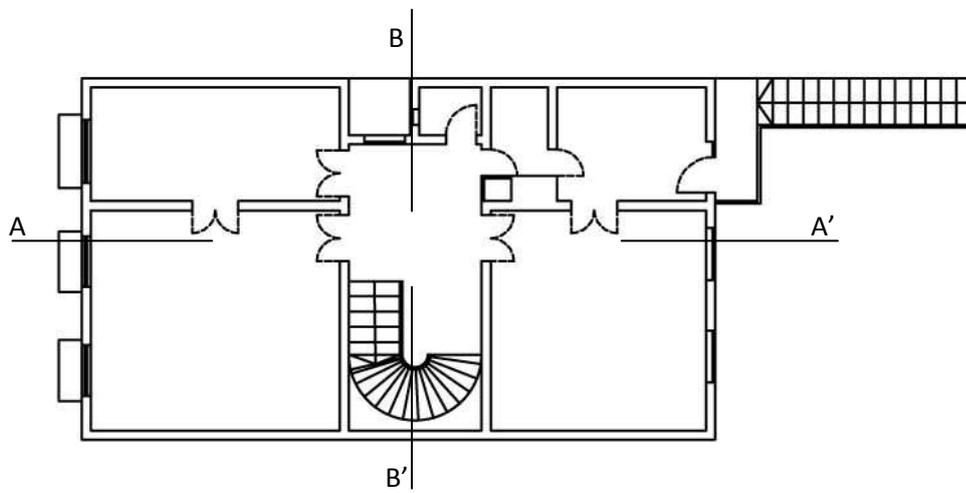


Figure 4.2.28 Ground (entrance) floor plan of the house at 117 lot 6 parcel

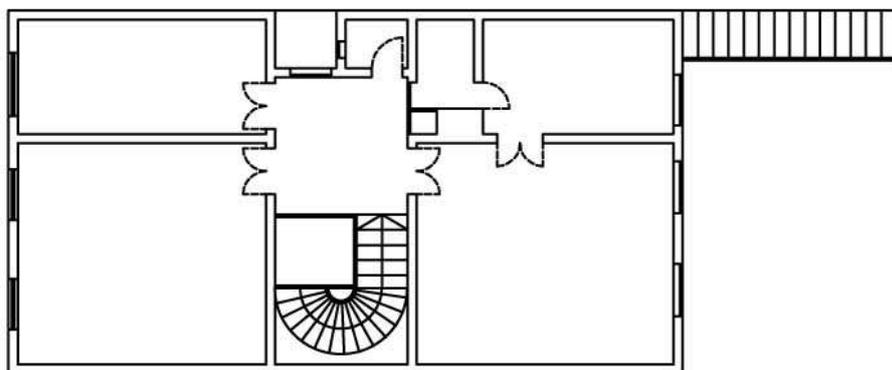


Figure 4.2.29 First floor plan of the house at 117 lot 6 parcel



Figure 4.2.30 AA' section of the house at 117 lot 6 parcel

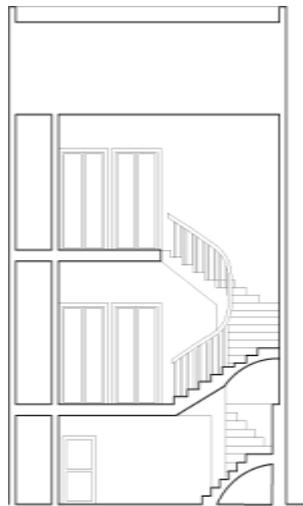


Figure 4.2.31 BB' section of the house at 117 lot 6 parcel

The House at 122 Lot 14 Parcel:

This longitudinal house is located at Kanarya Street and is consisted of two stories and a room in the penthouse. The masonry ground floor involves two halls, four rooms, a living room, a cellar, a kitchen and a toilet. The wooden upper floor also involves two halls, three rooms, a living room, a kitchen and a toilet; in addition there is a narrow balcony along the front façade, and another one on the back which also serves as the entrance terrace of the upper floor through stairs from the garden. There is no direct connection between the floors through a staircase inside the house. According to the Board report in 1956, it was

completely renovated and changed into a three story-apartment after a fire. The Board imposed a fine on the house owners.²⁵³



Figure 4.2.32 The house at 122 lot 14 parcel in Cadastral Map in 2012

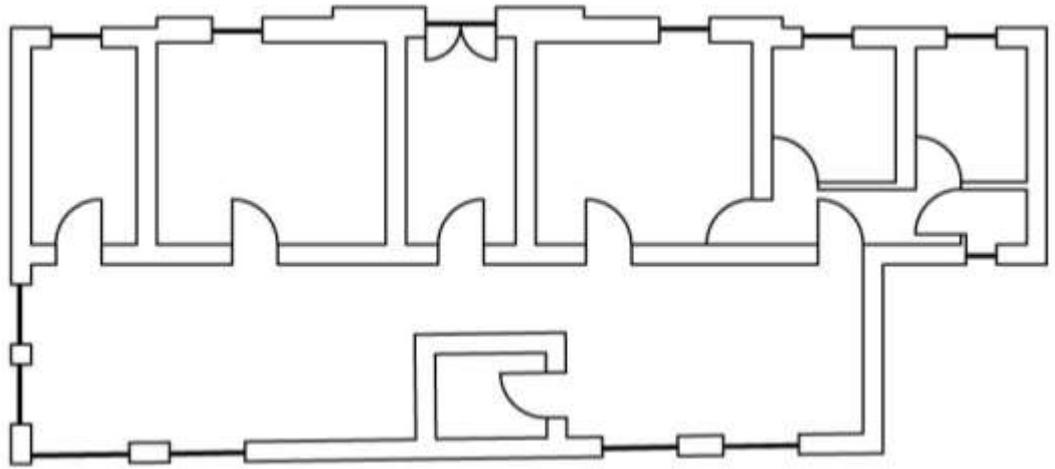


Figure 4.2.33 Ground floor plan of the house at 122 lot 14 parcel

²⁵³ Cultural Heritage Preservation Board İstanbul Office the 5th Region, Folder no.32, paper no.18

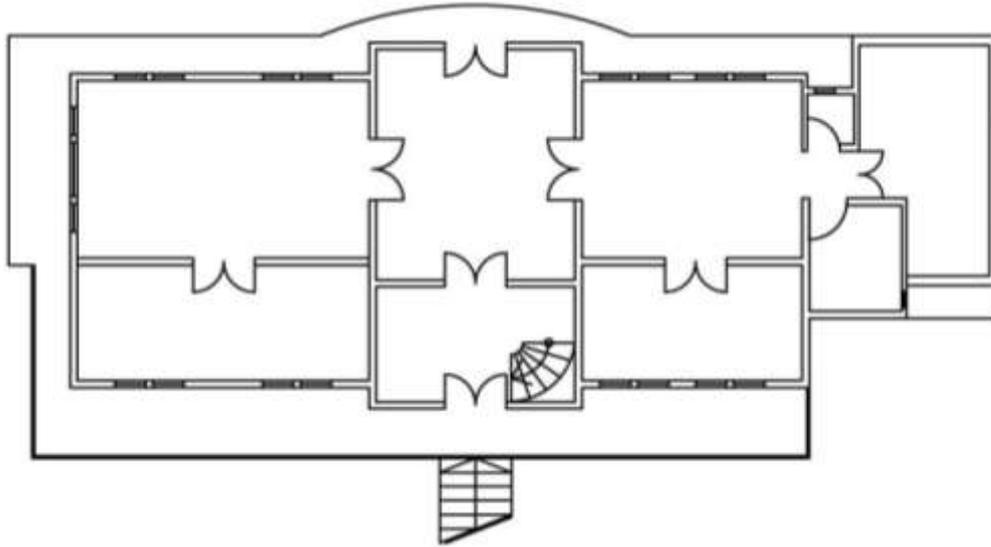


Figure 4.2.34 First floor plan of the house at 122 lot 14 parcel

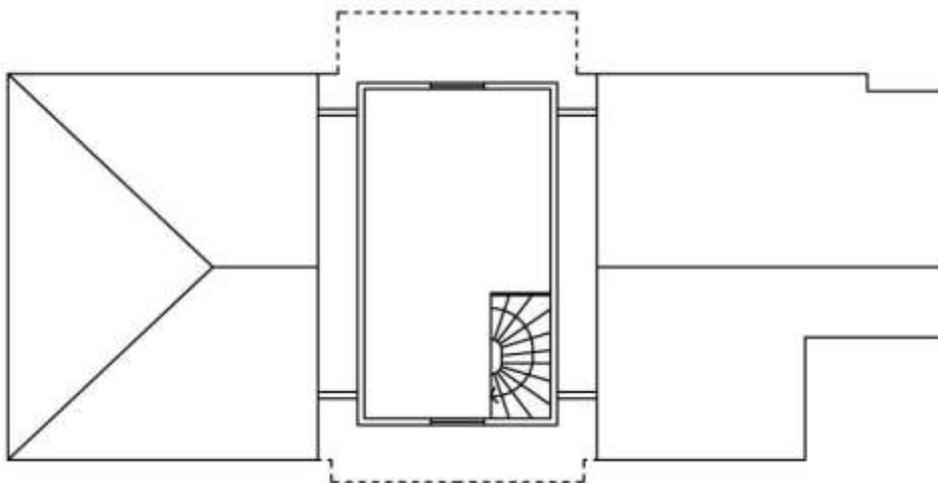


Figure 4.2.35 Penthouse floor plan of the house at 122 lot 14 parcel

The House at 151 Lot 2 Parcel:

This two-story wooden house is located on Çankaya (Cakomo) Road, right across the glorious Con Paşa Mansion. Through its southwestern side one gets to Peltek (Krepen) Street, and on the adjacent parcel stands its mirrored twin. The entrance of the house is elevated from the street level, the first steps from the road ascend to the terrace, and then three more steps gets into the house. The hexagonal main hall opens to one room on the left and one room on the right; the doors right across the hall gets to the smaller service

hall which leads to another but small room, a toilet, a cellar and the staircase. Through this staircase one gets to the upper floor as well as the courtyard and the masonry backhouse at the back. In the upper floor there are a hall, two balconies, and seven rooms, where the largest one looking towards the road in the front is likely the living room. The one story extension at the back harbors the kitchen, a toilet, and additional cellars; from above this extension there is a door opening to the street on the southwest. In Tuğlacı's book, this house was named after its first owner Papazoğlu, and later in 1930s, the journalist and writer Ahmed Emin Yalman bought the house; the house remained as the property of Yalman family until the late 1980s.²⁵⁴



Figure 4.2.36 The house at 151 lot 2 parcel in Cadastral Map in 2012

²⁵⁴ Tuğlacı, 1992: 372.

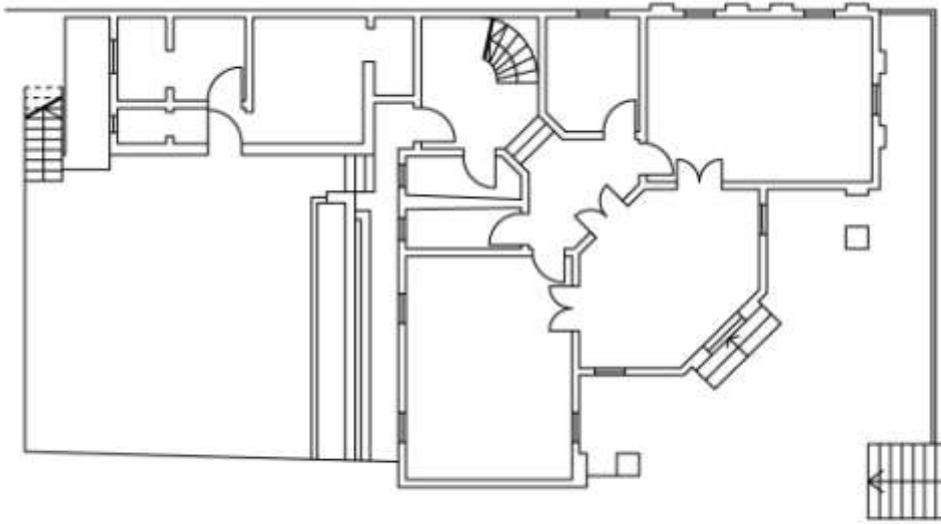


Figure 4.2.37 Ground (entrance) floor of the house at 151 lot 2 parcel

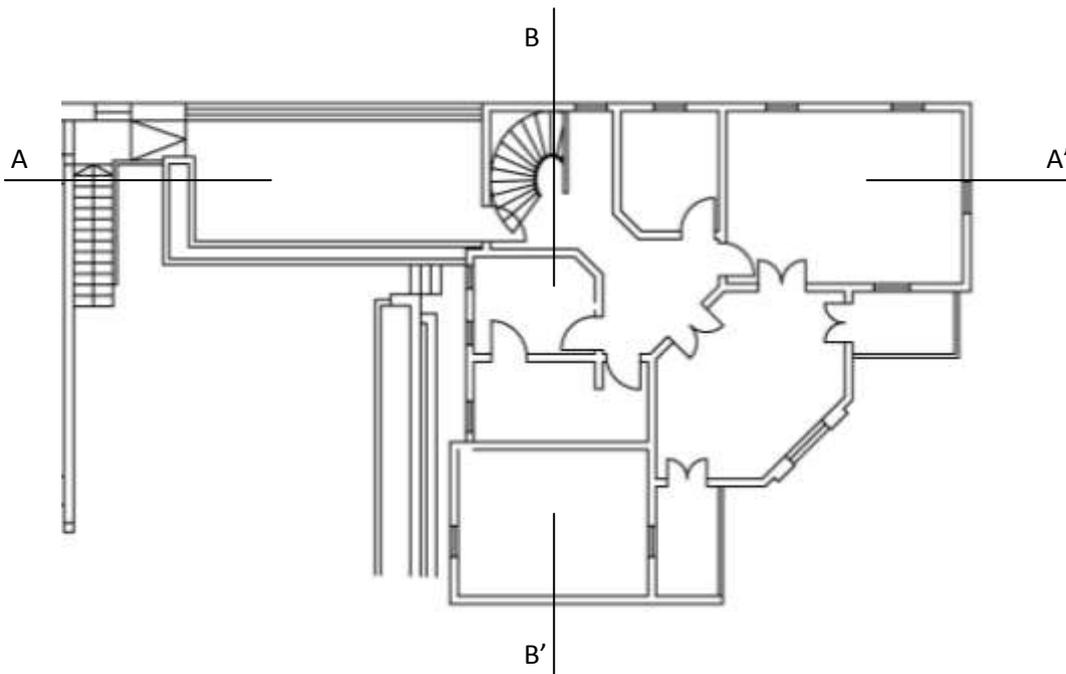


Figure 4.2.38 First floor of the house at 151 lot 2 parcel



Figure 4.2.39 AA' section of the house at 151 lot 2 parcel



Figure 4.2.40 BB' section of the house at 151 lot 2 parcel

The House at 135 Lot 30 Parcel:

This house is located on Doğanbey (Silici) Street, a steep street connecting the parallel roads Çankaya and Türkoğlu. It is a mixed structure built upon a masonry ground floor with a wooden upper floor. The entrance of the house does not have a direct connection from the street, the garden acts as an intermediary space; yet, the porch is elevated from the ground level with three steps. After entering the double-winged main door, the hall welcomes where the wooden stairs placed right across. At both sides of the entrance there are two symmetric rooms, and behind them there is the kitchen on the right and the bath on the left side. There is a door from the kitchen opening to the garden at the backside of the land. When ascended to the upper floor, it can be seen that the same plan scheme is applied here as well. The only difference is that the rooms above the bath and the kitchen are now bedrooms in the upper floor, and a small toilet is attached to the sofa above the stairs. The upper surface of the porch is used as balcony. There is also a cistern in the front garden.

We can detect the house in Raymund map; here it is obvious that originally the house was located on a dense plot. In addition, considering its size, the number of rooms, and the lack of spaces in the house such as a cellar or a woodshed, it seems that there is not much of a wealth or ostentation to think about the owners. It can be assumed that this modest house could belong to a bureaucrat, a 'petit bourgeois' that with the admission of the non-Muslims to the administrative positions, the owners could be from any community, either Muslim or non-Muslim.

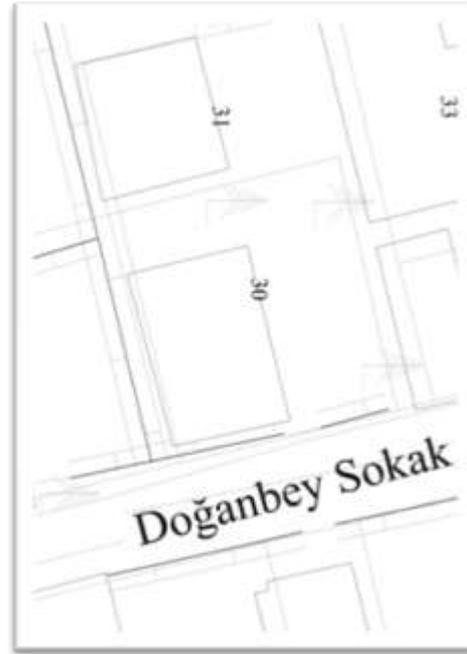


Figure 4.2.41 The house at 135 lot 30 parcel in Cadastral Map in 2012

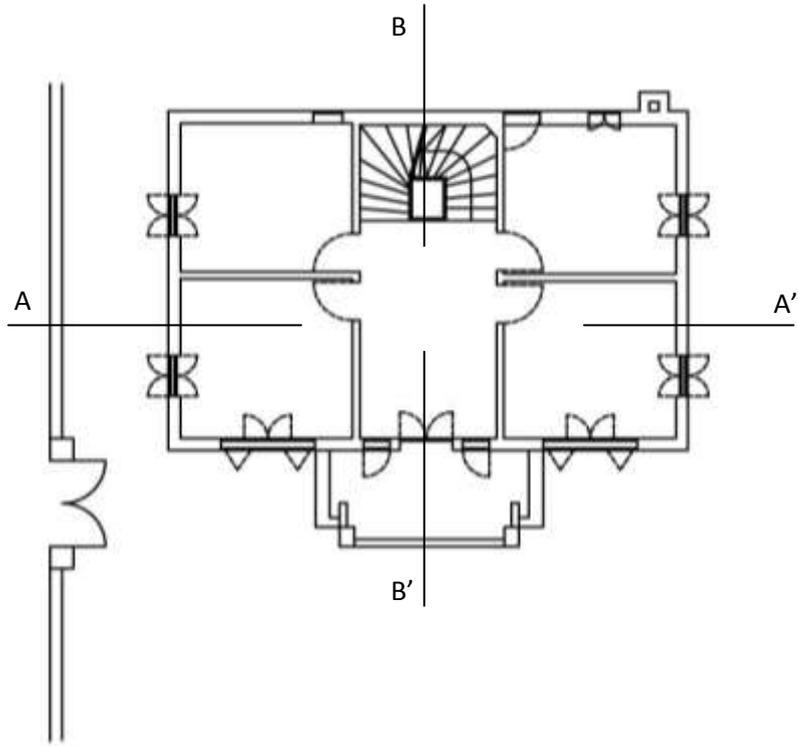


Figure 4.2.42 Ground (entrance) floor of the house at 135 lot 30 parcel

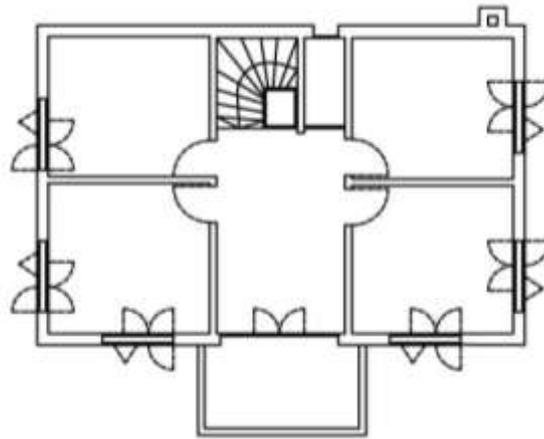


Figure 4.2.43 First floor of the house at 135 lot 30 parcel



Figure 4.2.44 AA' section of the house at 135 lot 30 parcel



Figure 4.2.45 BB' section of the house at 135 lot 30 parcel

The House at 137 Lot 3 Parcel:

Located between Çamlıbel Street and Zühre (Mecidiye) Street, the house of three wooden stories with the penthouse is built on masonry basement. Here the garden also plays an intermediary role between the street and the main entrance to the house. After ascending eleven steps from Zühre Street, one enters the garden. Due to the sloped land, the house looks four stories from this northern elevation. The main entrance is opened from the west side to the first floor. The entrance hall harbors the staircase on the right. The two rooms on the left, looking down the slope towards the sea view should be the reception/living room. They are separated with glassed doors in between. There is another room at the back, which was separated from the hall and the living room with a small corridor, this room also has a door to the garden. At the back of the staircase there is a toilet and the bath. This part as a block does not continue on the upper floors. In the first floor, the hall seems to resemble a corridor; it is extruded towards east and north. Four rooms are opening to this corridor and there are two other spaces which believed to be the toilet and the bath. The room across the stairs has a balcony and a closet of its own, while the two rooms next to it share another balcony and closet. The penthouse is entered through a door at the end of the staircase. The small inner hall is opened to for rooms at each side. The room on the east is attached to three more rooms, which are likely to be storage rooms and servant rooms due to their size and the slope of the roof.



Figure 4.2.46 The house at 137 lot 3 parcel in Cadastral Map in 2012

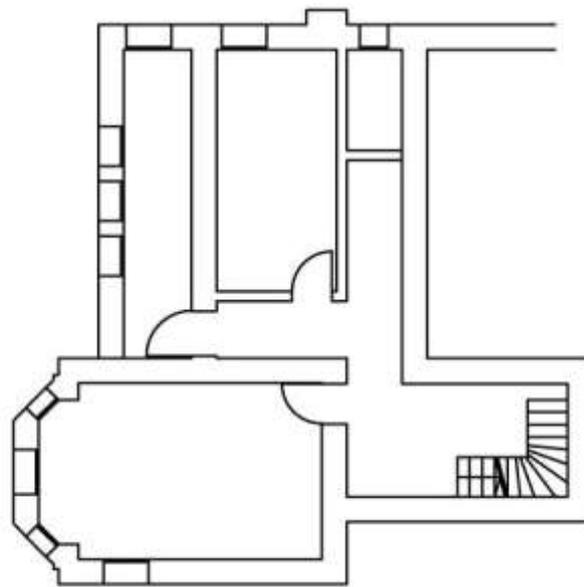


Figure 4.2.47 Basement floor plan of the house at 137 lot 3 parcel

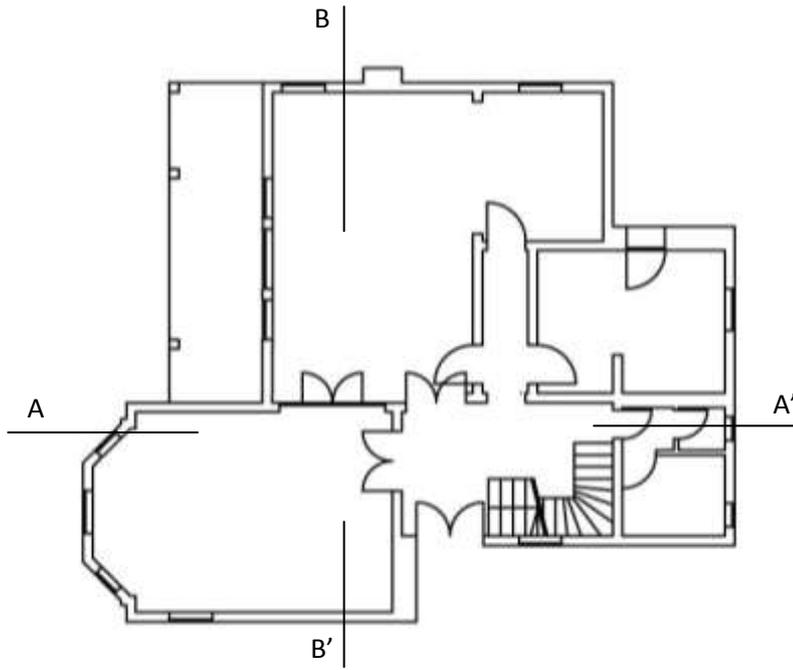


Figure 4.2.48 Entrance floor plan of the house at 137 lot 3 parcel

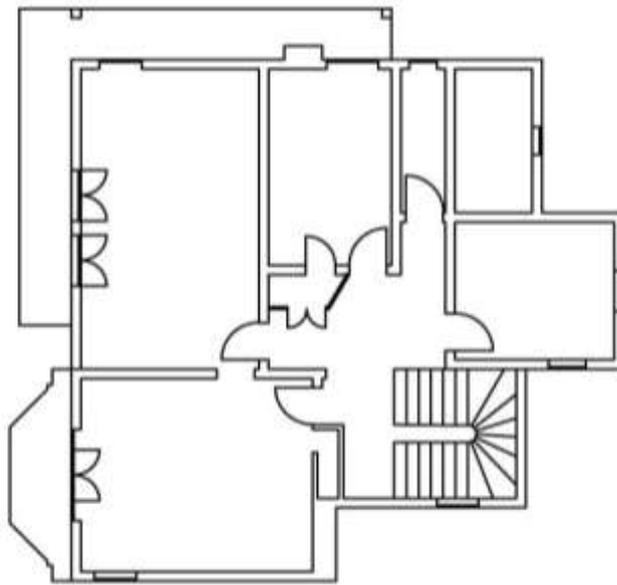


Figure 4.2.49 First floor plan of the house at 137 lot 3 parcel

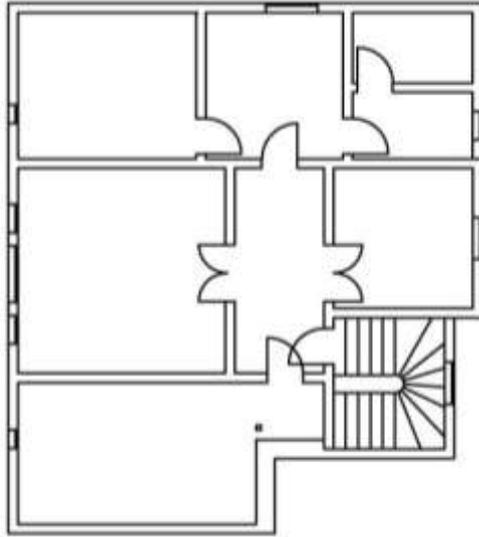


Figure 4.2.50 Second floor plan of the house at 137 lot 3 parcel



Figure 4.2.51 AA' section of the house at 137 lot 3 parcel

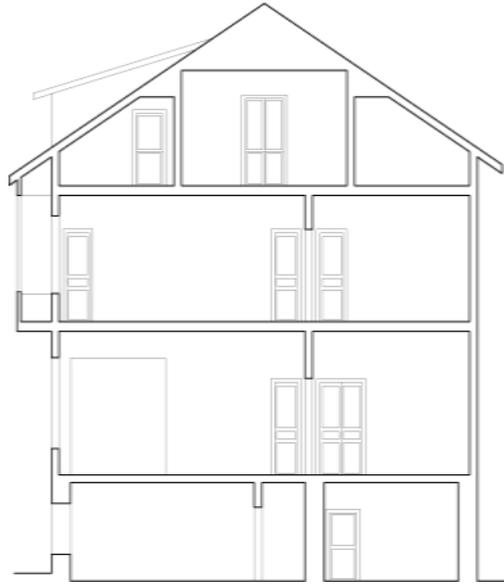


Figure 4.2.52 BB' section of the house at 137 lot 3 parcel

The House at 149 Lot 2 Parcel:

The house is located at one of the smallest parcels of Nizam district; however it is not a small house in size. There are two entrances opening to the parallel streets that the house was constructed in between. The main entrance is from the upper Muratlı (Mecidiye) Street and is opening to the landing of the main staircase. The entrance façade is facing the hillside. Although the whole building was consisted of two masonry basement floors, two wooden floors and a penthouse, due to the sloppy character of the land, the two basement floor are not perceived from the main entrance level. This fact diminishes the grandiose look of the house since from the lower level, Müjde (Aziziye) Street, all of the four and a half stories is clearly visible.

The house seems to be divided into two parts: the hall at the end of the staircase looks like an intermediate area that directs the visitor or the inhabitants to the right or to the left. The larger part of the house on the left seems to be the main living area. This idea gets stronger after the location of the other entrance in the lower floor, because this other entrance serves only the left part of the house. The small garden at the back of the house stands in between the street and the house itself. Such a big house with three rooms, two cellars, a cistern at the second basement, four rooms, a terrace, a kitchen, a toilet at the first basement, six rooms, two halls, a balcony, a kitchen, a toilet on the ground/entrance floor, five rooms, a balcony, a toilet on the first floor, and four rooms on the penthouse

would certainly belong to a wealthy family. If we consider the smaller part at the right side of the house as a *selamlık*, we can compare the estimated value of the house to one of the neighboring houses as we have read in İVG: the closest houses detected in İVG are the house of Vasiçe bint matufi Ostoli worth 13500 lira, and the house of Madam Katrina bint Patis worth 11500 lira. Although the smaller its land is, the house at 149 lot 2 parcel has more rooms than Madam Katrina's.

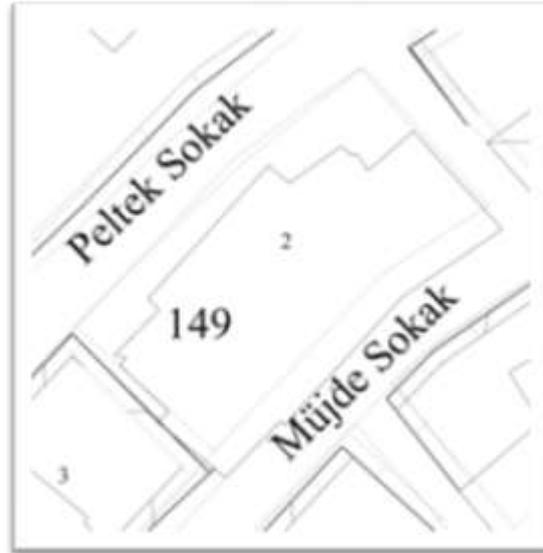


Figure 4.2.53 The house at 149 lot 2 parcel in Cadastral Map in 2012

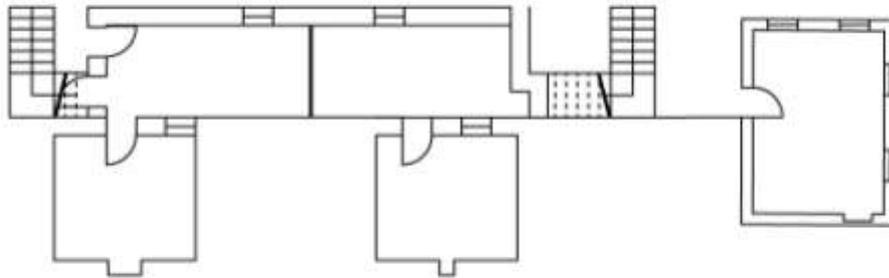


Figure 4.2.54 Second basement floor plan of the house at 149 lot 2 parcel

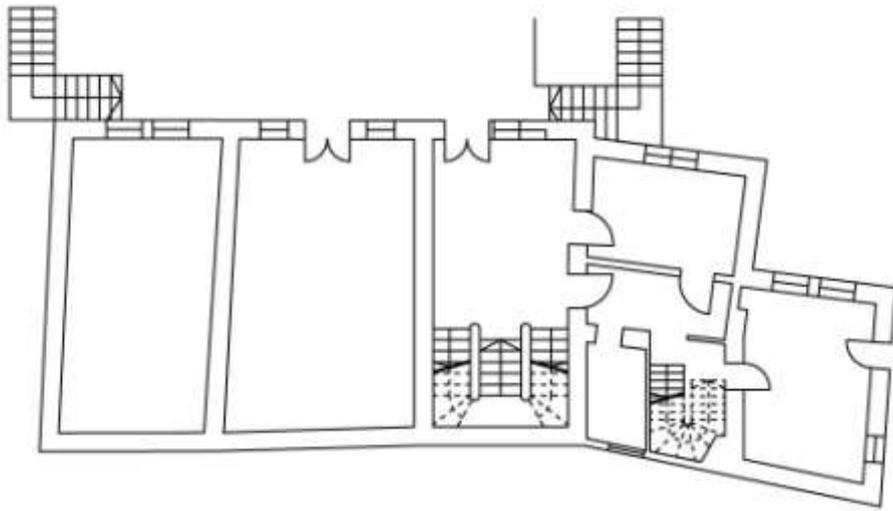


Figure 4.2.55 First basement floor plan of the house at 149 lot 2 parcel

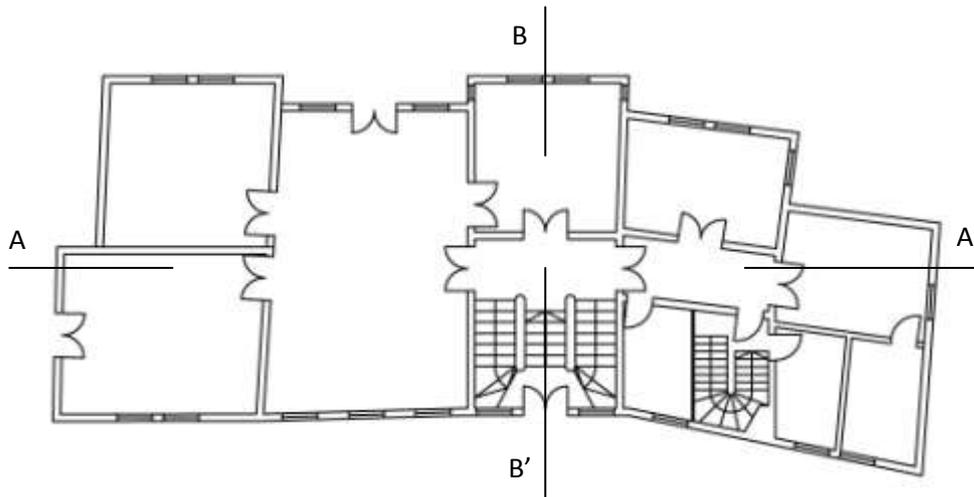


Figure 4.2.56 Entrance floor plan of the house at 149 lot 2 parcel

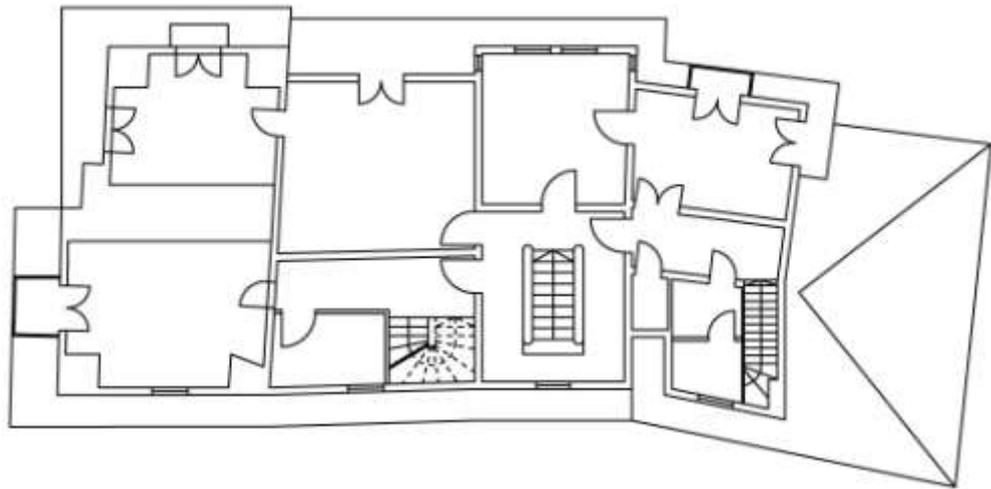


Figure 4.2.57 First floor plan of the house at 149 lot 2 parcel

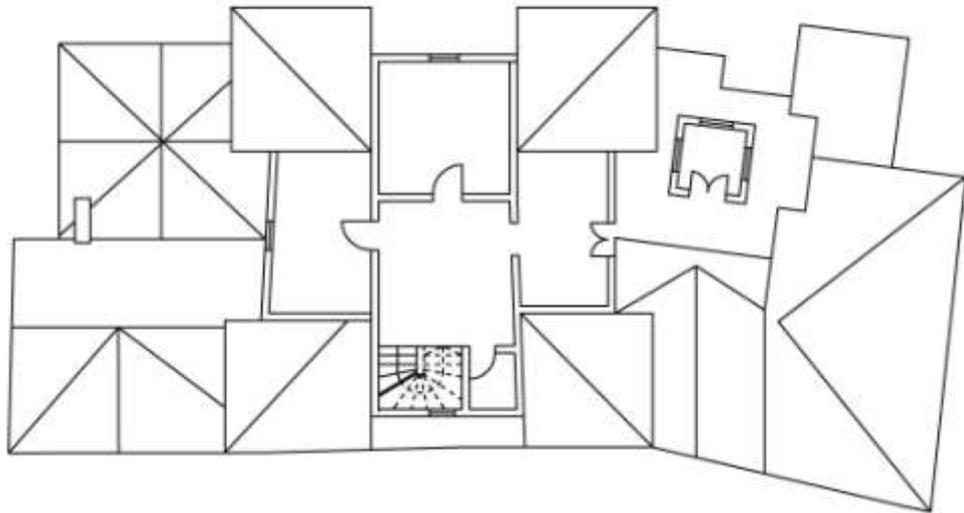


Figure 4.2.58 Penthouse floor plan of the house at 149 lot 2 parcel



Figure 4.2.59 AA' section of the house at 149 lot 2 parcel

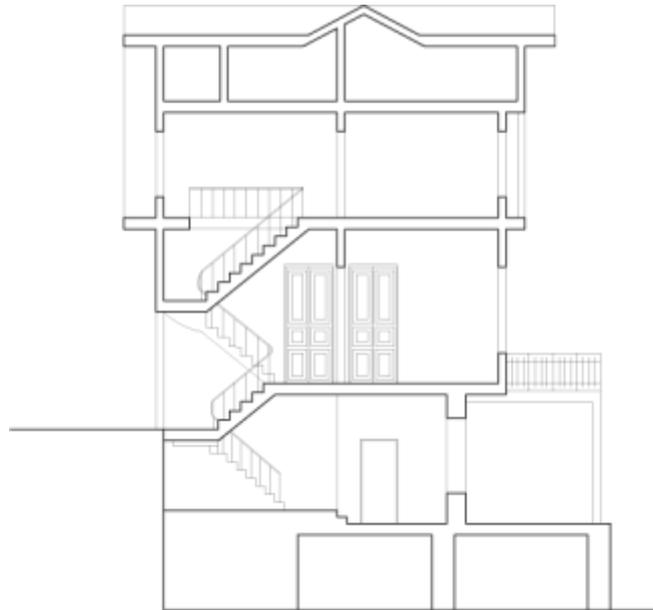


Figure 4.2.60 BB' section of the house at 149 lot 2 parcel

The House at 147 Lot 3 Parcel:

Very close to the previous house at 149 lot 2 parcel, this small wooden house on masonry basement is also located towards the hill. It also has two entrances but both of them are located at the same floor: one is from Müjde (previously Aziziye) Street and the other one is from Peltek (previously Krepen) Street. The entrance from Peltek Street is used as the main entrance; it is reached through the cast iron garden door and seventeen marble steps. The

marble landing serves as a porch with the balcony right above the entrance door. The main entrance hall divides the floor into two: on the right, there is the dining room as it was understood from the service lift trace on the floor, and then comes the wooden staircase, and a toilet. Right across the hall placed the windows that look at Müjde Street. On the left side of the entrance hall there is are two rooms, the one at the back opens to Müjde Street. Today, there is a late annex of one room to the northeastern side of the house and its access is provided from this back room. Ascending the wooden staircase, one gets to the second floor. The plan scheme of the second floor follows the entrance floor. Yet, three balconies are attached to the front façade. The staircase also descends to the basement; except the two rooms and the toilet, we see a storage room added to the plan across the end of the hall. The kitchen is placed next to the staircase, right below the dining room. The basement floor has direct access to the garden and the door is placed underneath the porch upstairs. The house was named as Matara House in Pars Tuğlacı's book.²⁵⁵ This house can also be found on Raymund Map from where we can understand that it was built before 1912. It is certainly much smaller than the previous house, but we can assume that since the neighborhood was valuable, this house would be more expensive than a house on same scale at the other side of the island.

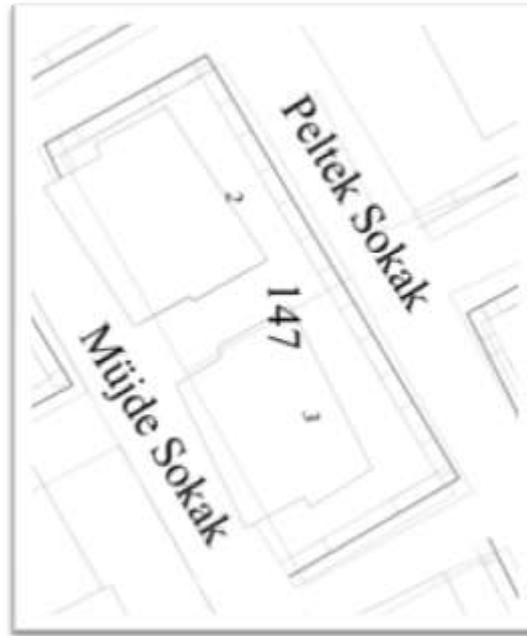


Figure 4.2.61 The house at 147 lot 3 parcel in Cadastral Map in 2012

²⁵⁵ Tuğlacı, 1992: 339.

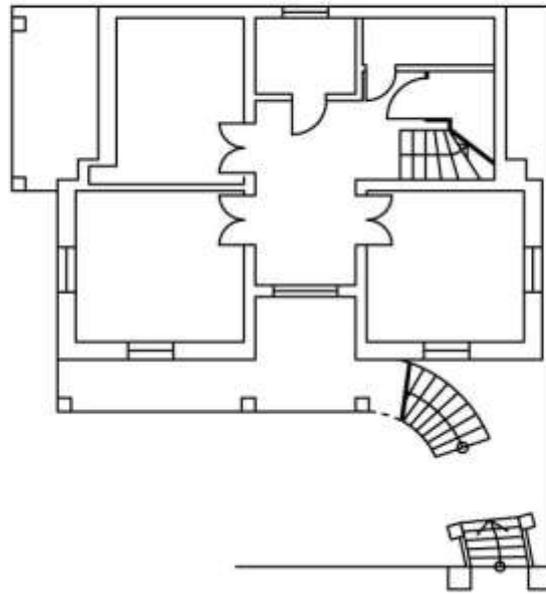


Figure 4.2.62 Ground floor plan of the house at 147 lot 3 parcel

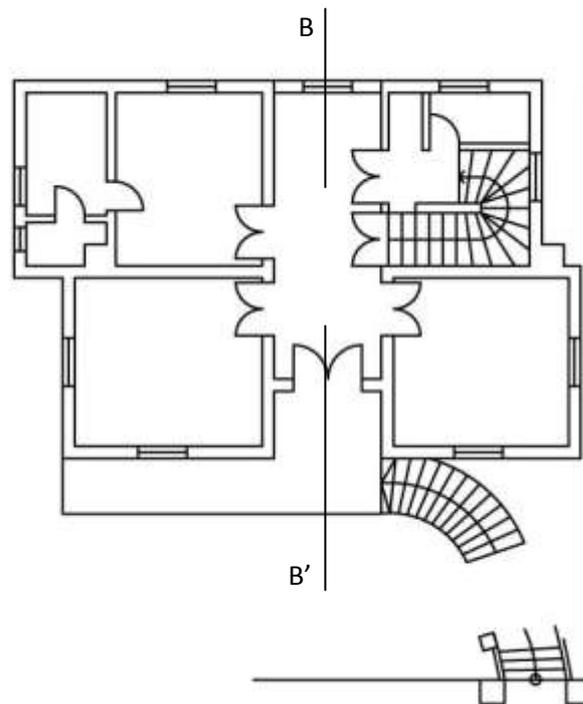


Figure 4.2.63 First (entrance) floor plan of the house at 147 lot 3 parcel

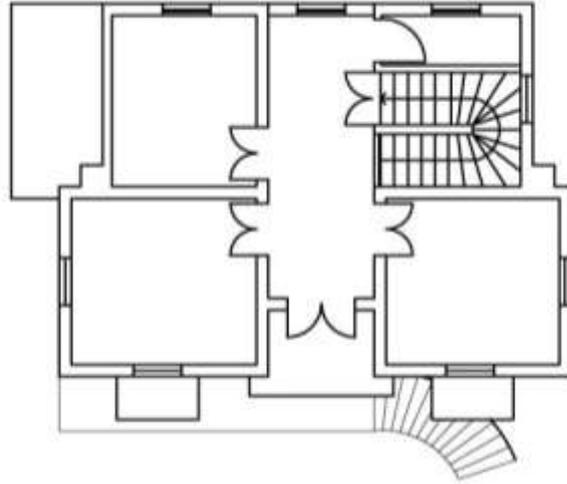


Figure 4.2.64 Second floor plan of the house at 147 lot 3 parcel



Figure 4.2.65 BB' section of the house at 147 lot 3 parcel

The House at 154 Lot 24 Parcel:

This house, in fact, is consisted of two separate living units. These units are detached on the masonry basement and wooden entrance floors, but attached on the first floor and share the same roof. Only different in size, the plan layouts of the units are the same on each floor. The entrance does not have a direct relation with Ziya Paşa Street and the main entrance doors were elevated from the front garden on the street side, whereas at the backside the entrance floor becomes at the same level with ground and the additional masonry detached kitchen is located there. The basement floor has doors to the front garden; two rooms, a hall, a toilet and a common cistern take place in each basement –the

house in the north wing does not have a kitchen in the basement, instead the detached kitchen outside belongs to this one. The wooden staircase enables the vertical access among the floors. The main entrance doors facing each other remain at the middle passage way between the units. At each unit, the staircase ascends across the entrance doors. There are two rooms at both sides – in the unit at the north; the passing of the detached kitchen is enabled through the room on the right side of the staircase. In the first floor there are four rooms, a bath and a terrace looking at the backyard; in the northern unit there is also a kitchenette at the front side.



Figure 4.2.66 The house at 154 lot 24 parcel in Cadastral Map in 2012

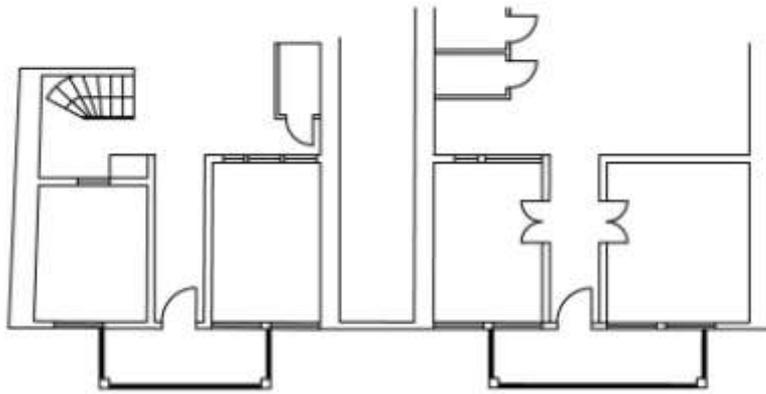


Figure 4.2.67 Basement floor plan of the house at 154 lot 24 parcel

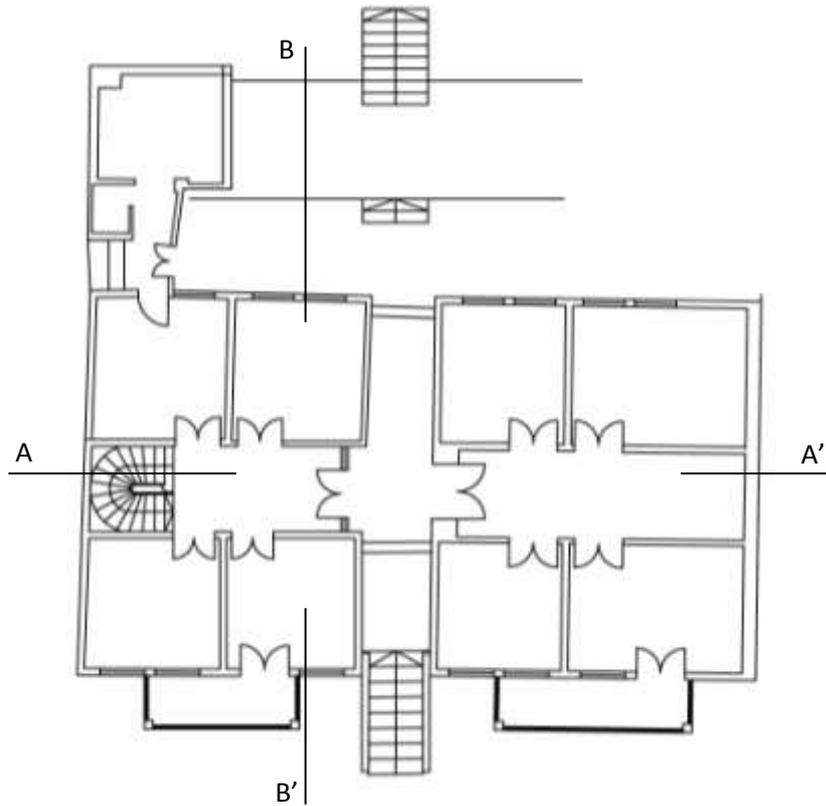


Figure 4.2.68 Entrance floor plan of the house at 154 lot 24 parcel

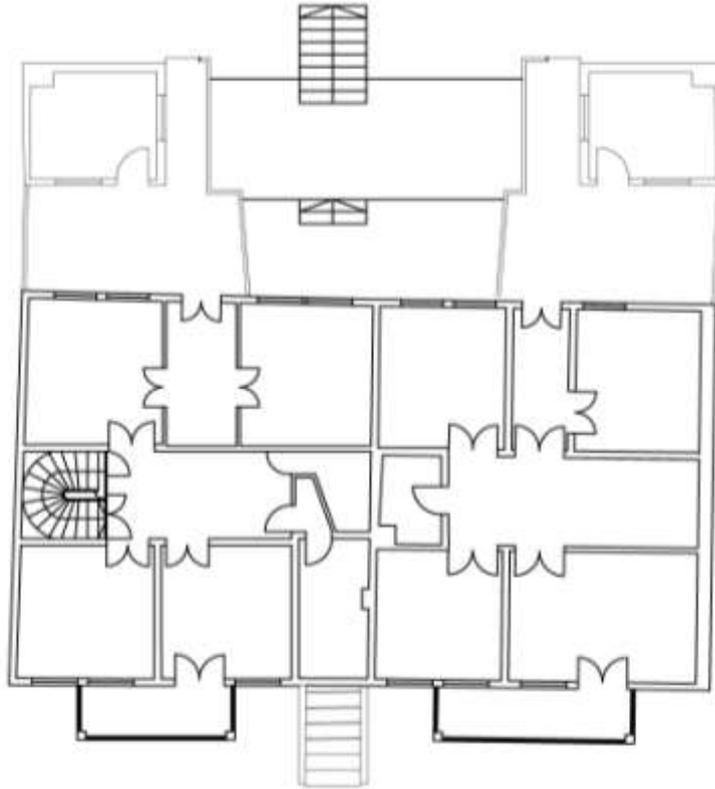


Figure 4.2.69 First floor plan of the house at 154 lot 24 parcel



Figure 4.2.70 AA' section of the house at 154 lot 24 parcel



Figure 4.2.71 BB' section the house at 154 lot 24 parcel

The House at 148 Lot 1 Parcel:

Located on a small detached plot between the parallel Peltek and Mújde Streets, this two-story house can be entered on both street sides at different levels. However, the entrance on the Peltek Street side looking at the sea view on the north-west is more ostentatious with double sided steps climbing up to the porch. The plan layout is exactly the same on each floor: the central hall divides the house into two, there are two rooms at each side almost identical in size and the staircase across the hall connects the floors vertically. There are no wet areas or storage rooms in the house, these functions are solved in the extension built on the south-western side of the plot. The chimney that rises along the main house wall points to the existence of a kitchen, hence the bath and the toilet must have been solved in this area.

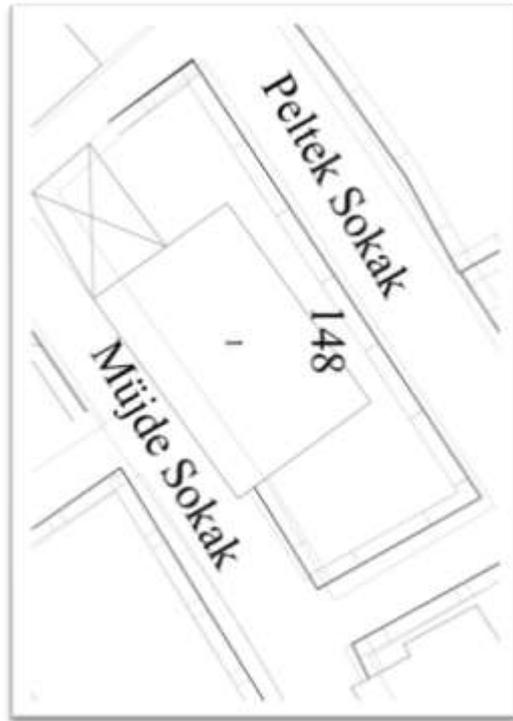


Figure 4.2.72 The house at 148 lot 1 parcel in Cadastral Map in 2012

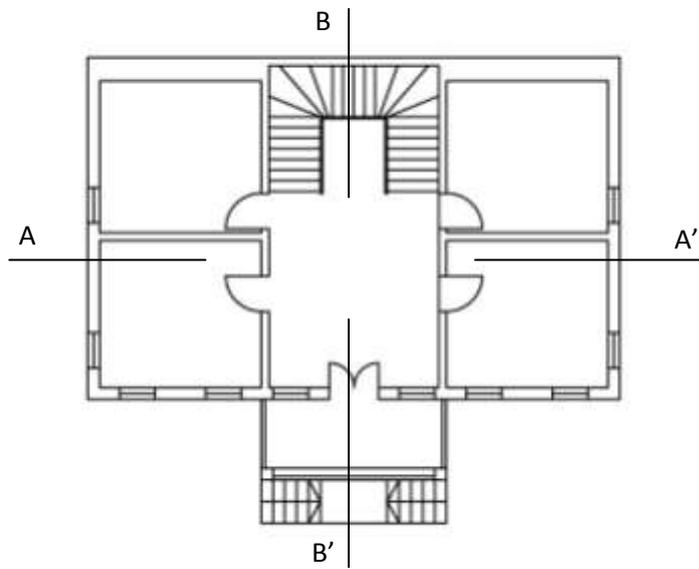


Figure 4.2.73 Ground (entrance) floor of the house at 148 lot 1 parcel

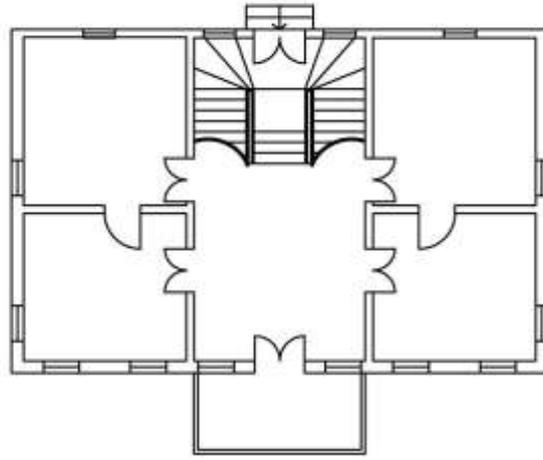


Figure 4.2.74 First floor of the house at 148 lot 1 parcel



Figure 4.2.75 AA' section of the house at 148 lot 1 parcel



Figure 4.2.76 BB' section of the house at 148 lot 1 parcel

The House at 77 Lot 30 Parcel:

An exemplary house from the dense neighborhood close to the town center, in Nevruz (Acem) Street; this three-story wooden house is located on one of the streets leading to the island's only mosque (back then). This area is mainly consisted of attached houses. Yet, there are also detached mansions where it reminds the urban pattern in the old city Istanbul: the modest and the splendid remain together in one neighborhood, no clear division between the wealthy and the poor –at least in the residential quarter.

The house has three floors and a one-room basement two steps below the road level, which seems to be used as a storage area or a small shop. The entrance area is reached by eight steps; the main entrance hall opens to a room, the kitchen, a toilet, the staircase and a doorway to the back garden. Apart from this doorway, the kitchen also has a direct access to the back garden. Since the house is attached to the neighboring houses on the sides, the rooms were placed at the front and back facades. The staircase at the southwest corner of the house gets to the central hall of the first floor, and around this central hall three rooms, a toilet, and a bath are located. There is also a balcony at the front façade. The floor area of the second floor is rather smaller due to the roof pitch. Here again a central hall accompanies two rooms and a balcony in the front.



Figure 4.2.77 The house at 77 lot 30 parcel in Cadastral Map in 2012

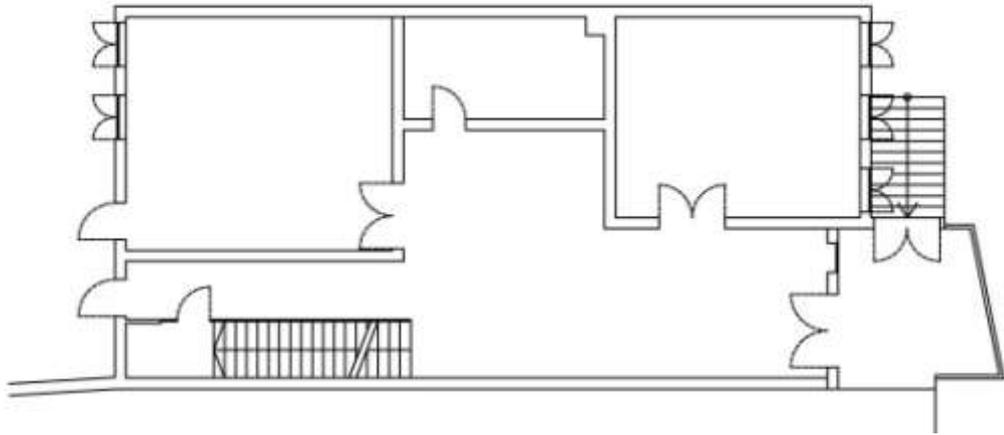


Figure 4.2.78 Ground (entrance) floor plan of the house at 77 lot 30 parcel

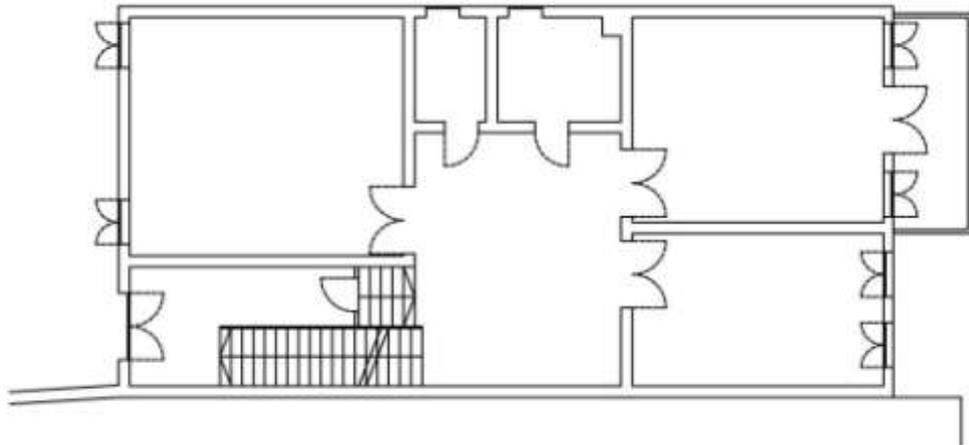


Figure 4.2.79 First floor plan of the house at 77 lot 30 parcel

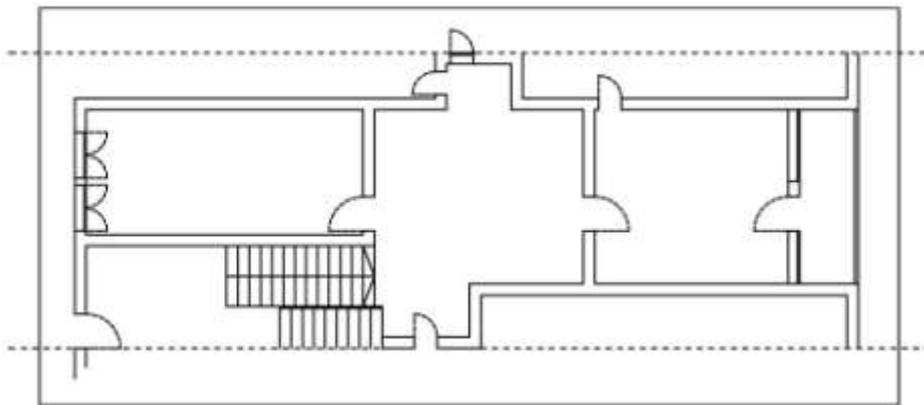


Figure 4.2.80 Second floor plan of the house at 77 lot 30 parcel

The House at 63 Lot 20 Parcel: (Sabuncu Mansion)

Since it is the house marking the end of the Raymund Map, The Bee Hive Hotel or Sabuncu Mansion (mostly mistaken for Sabuncakis, another famous family of Istanbul) is worth mentioning here. The three-story masonry house on Yilmaztürk (Aya Nikola) Road at the Maden district was commissioned by Luis Sabuncu in 1904.²⁵⁶ Each story was treated as separate spaces; there is no vertical connection, meaning staircase, between the floors. Each floor has a separate entrance from outside, either from the road or from the garden. Due to the sudden fall of the ground level, the main entrance from the road is maintained by a bridge, and this level difference caused the second floor to be the main entrance floor. The second floor has a rigid plan close to square; the central hall divides the floor into two and similarly sized rooms are placed at the corners. On the seaside, there is a large balcony through the eastern façade. On the horizontal axis in between the room at the sides, the wet areas are placed such as the kitchen, the bathroom, and the toilet. One significant feature of this floor is the skylight placed above the central hall; it is an elevated dome surrounded by windows which provide indirect daylight to the hall. Since it was mentioned above, the floors are not directly connected to each other. Therefore, from the bridge these is placed a staircase going down to the garden. The first floor is accessed from two sides, the one on the front façade is the main entrance and the one on the northern façade is the service entrance since it opens to the kitchen. Other than that, the plan scheme follows the one in the upper floor, with an addition of a fireplace situated on the northern wall of the central hall. The ground floor, on the other hand, is entered from the seaside façade, where the rooms at this façade also have direct access to the garden. The central hall in this floor is ended with a storage room, and the spaces at the back corners also seem to be turned into storage room or cellars because of the slope of the land. The four rooms –two at each side- are moved to the east and the wet areas, the kitchen, the bath, and the toilet, are placed between the storage rooms and the bedrooms. A service door at this floor also exists on the southern façade where the kitchen is placed. In the Raymund Map, there is seen a wooden backhouse placed on the eastern side of the house, it was probably built after the mansion was turned into a hotel, and burnt down during the fire in 1972.

²⁵⁶ Some sources assert that the architect designed the house was the Greek architect Perikles Fotiadis from the University of Athens. See Colonas, Vasilis. *Greek Architects in the Ottoman Empire 19th and 20th Centuries*. Athens: Olkos, 2005.; Kuruyazıcı, Hasan. *Adalar, Binalar, Mimarlar*. İstanbul: Adalı Yayınları, 2011.; and Tuğlacı, 1992.

The owner of the house Luis Sabuncu was an important figure in the Ottoman history as well as the history of photography in the Ottoman lands, who spent most his life in Beirut, Rome and İstanbul. Luis Sabuncu was an Assyrian priest and an enthusiastic photographer, who developed photographic apparatuses, took their patents, and authored two books including the photographs of his journeys in Europe and in sacred lands of the Arabic peninsula.²⁵⁷ He taught his brothers the art of photography and they became prominent photographers in Beirut. He was also involved in journalism and published a weekly journal “al-Nahla” (the bee).²⁵⁸ He was educated in Beirut and Rome, could speak seven languages so that he became a dragoman in the Ottoman Palace, and then became a member of Ministry of Education. Yet, in the Ottoman Archives there is a register about an incident involving Sabuncu that ‘the dragoman of Mabeyn-i Hümayun and the member of Meclis-i Maarif’ Sabuncu Luis Efendi hanged a French flag to his house door in Büyükkada and claimed to be of French nationality; accordingly an investigation was ordered by the Palace.²⁵⁹ As Özendes informs about Sabuncu Mansion, based on Sabuncu’s journals, the construction began at 25 March 1903 and finalized in the summer of 1904.²⁶⁰ (Figure 4.2.81) According to these journals, He buried a bottle with his photograph inside to the right corner of the foundations on the seaside, named the house “The Bee Hive Hotel” and carved bee figures and an eye on the pediment, representing the eye of God on his subjects. In addition, he ordered the central heating system from America and paid 32 Ottoman liras in 1905. In 1910, a Russian wanted to rent his house but they did not agree on the rent since Sabuncu asked for 300 liras per annum. In the summer of the same year, Sabuncu designed an extension to his house: a hotel with twenty rooms. He called Psalty²⁶¹ for inspection and sharing opinion, and the engineer Ovadisyan and his partner for construction. The hotel was opened in 23 April 1911.

²⁵⁷ Sheehi, Stephen, “A Social History of Early Arab Photography or a Prolegomenon to an Archaeology of the Lebanese Imago”, *International Journal of Middle East Studies* 39/2 (May 2007), pp. 177-208: 180.

²⁵⁸ Zolondek, L., “Sabunji in England 1876-91: His Role in Arabic Journalism”, *Middle Eastern Studies* 14/1 (Jan. 1978), pp.102-115: 102.

²⁵⁹ BOA 24/Ra/1326 (26.04.1908) Dosya No: 3299 Gömlek No: 247412 Fon Kodu: BEO

²⁶⁰ Although Özendes does not point out the exact references she used, it is apparent that Sabuncu kept journals and Özendes has access to them. Özendes, Engin. *Osmanlı İmparatorluğu’nda Fotoğrafçılık (1839-1923)*. İstanbul: YEM Yayın, 1995. 274-74, 338.

²⁶¹ This is probably Jean Psalty, the well-known cabinetmaker of İstanbul. They must have discussed the design and the amount of furniture needed in a twenty-bedroom hotel.



Figure 4.2.81 Sabuncu Mansion on the right was one the few houses at the far Maden district, circa 1910. It also marked the eastern end of the Raymund Map. Source: Millas, 2013.

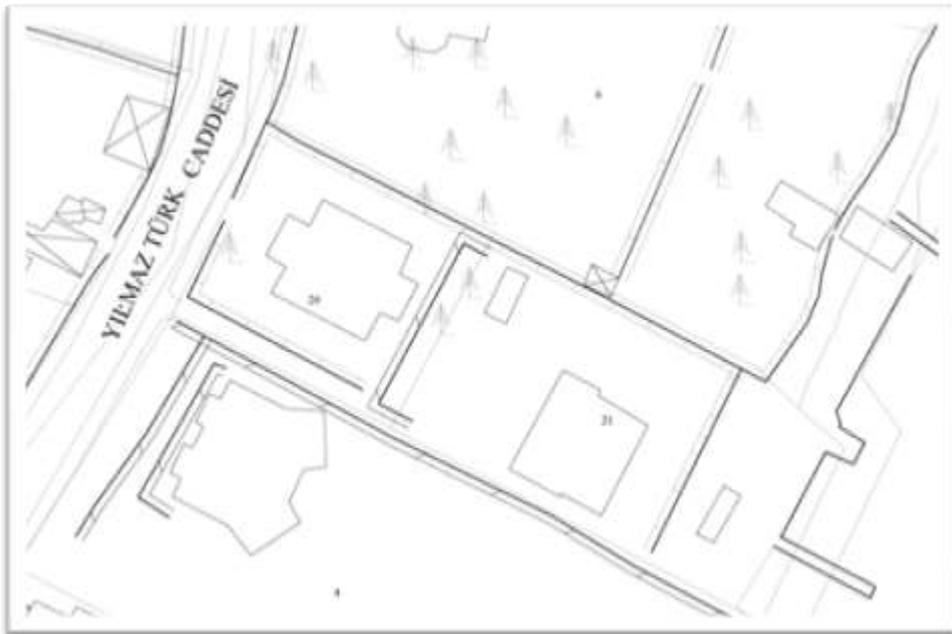


Figure 4.2.82 The house at 63 lot 20 parcel in Cadastral Map in 2012

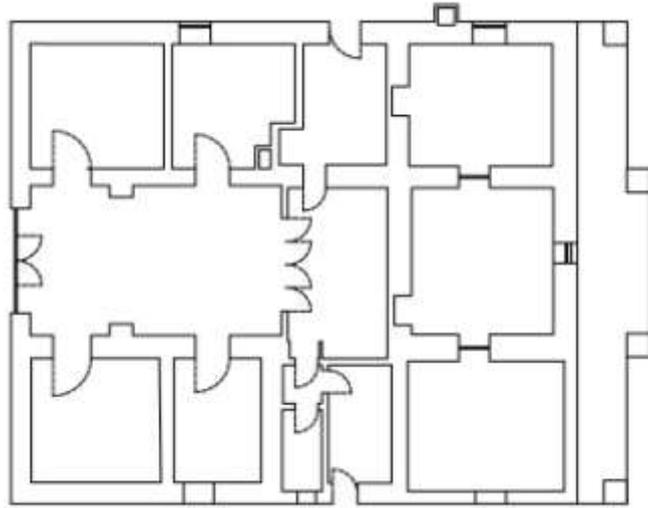


Figure 4.2.83 Basement floor of the house at 63 lot 20 parcel

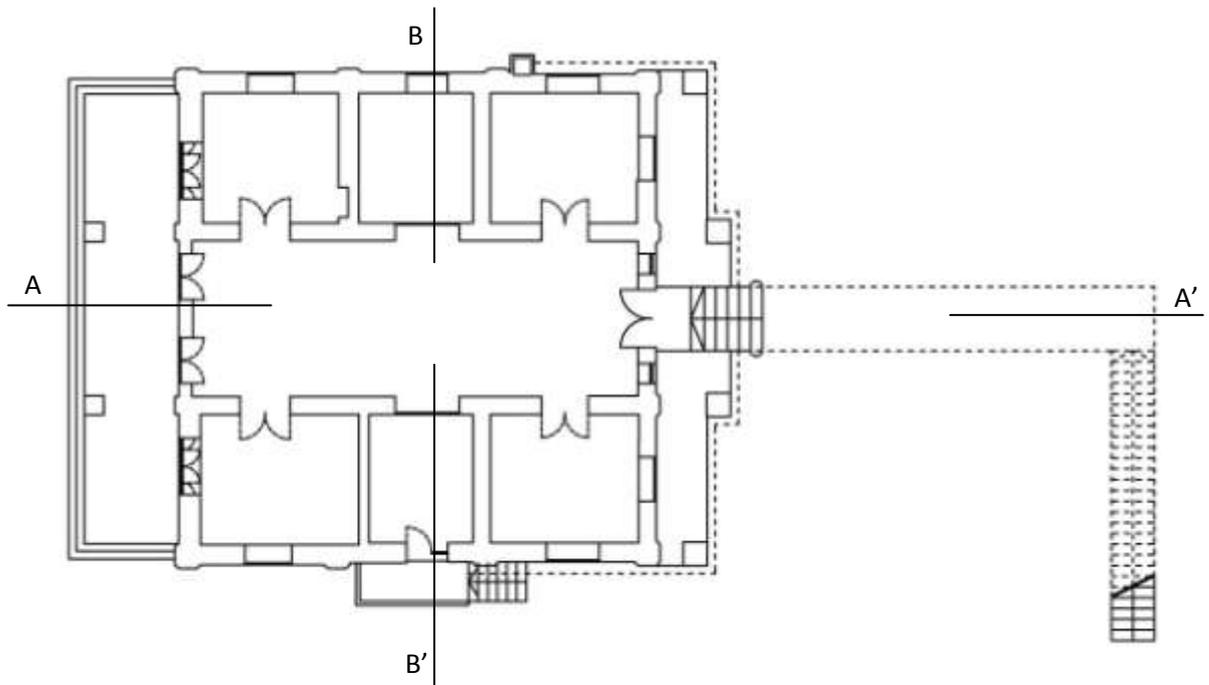


Figure 4.2.84 Ground floor of the house at 63 lot 20 parcel

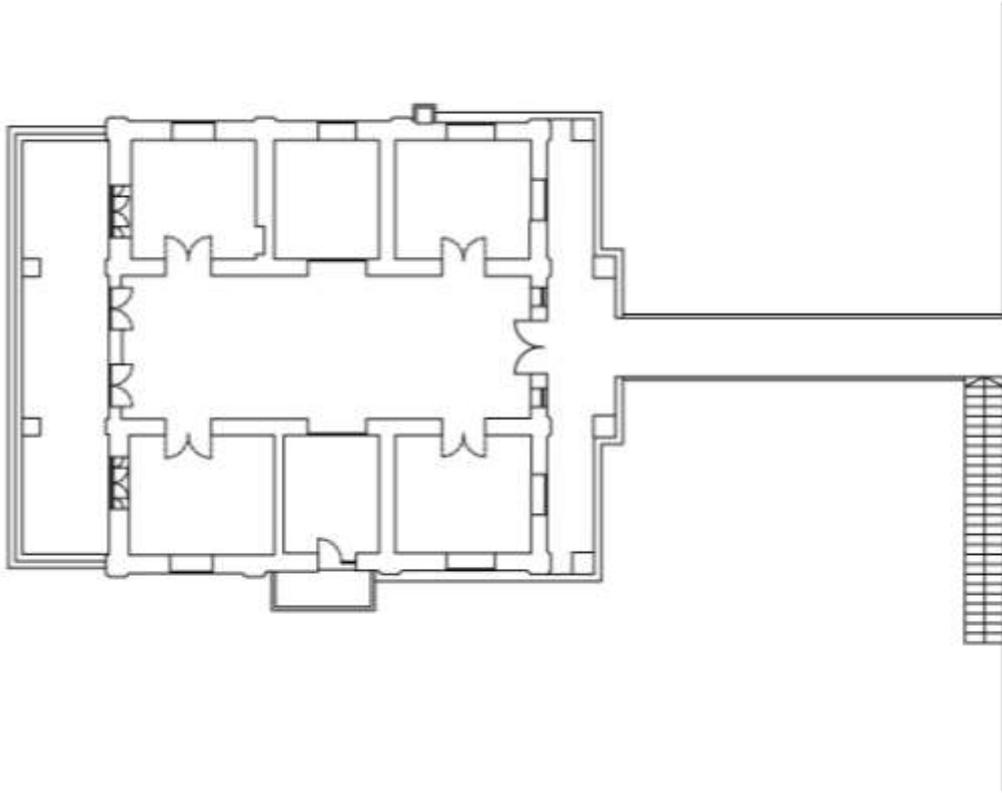


Figure 4.2.85 First (entrance) floor of the house at 63 lot 20 parcel



Figure 4.2.86 AA' section of the house at 63 lot 20 parcel

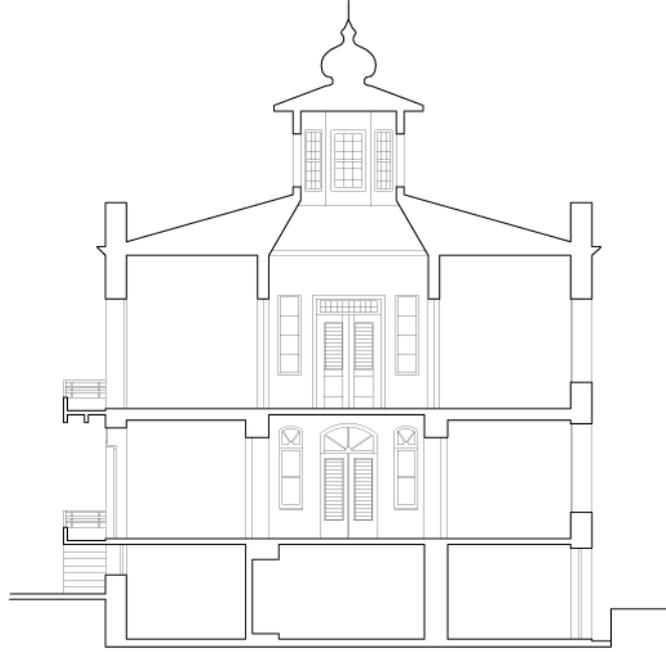


Figure 4.2.87 BB' section of the house at 63 lot 20 parcel

Discussion:

When we look at the houses found in the Preservation Board, we come up with the drawings of the houses that exemplify the spatial characteristics of the houses in Büyükkada. These drawings help us to envision the houses described in the İstanbul Provincial Newspaper. For instance, the house at 77 lot 30 parcel is located in Acem (today Nevruz) Street, which in İVG we encounter four house with different room numbers. The house at 77 lot 30 parcel represents a modest house in the dense area of the town center shows us the relation between the house and the public space, meaning the road, where in the other houses discussed in the same section but in different districts. On the other hand, still considered as close to the Pier as well as to the town center, the beginning of Cakomo (today Çankaya) Road seems to include semi-detached or attached houses along with a hotel and rather modest houses at the parallel streets between the seashore and the Cakomo Road. As we see, the house at 124 lot 3 parcel is a semi-detached house and it is placed on a longitudinal and rather small parcel in comparison to detached houses in bigger gardens on the same road. Although the road façade is quite narrow like the other attached houses in town center, the reception room is designed in a flexible way: the front and the rear rooms in the entrance floor is divided by a small hall in between, surrounded by glassed doors that can be opened completely and thus, a spacious reception room is

obtained for more important, crowded or prestigious gatherings. The same approach towards the reception room can be observed in other examples: the house at 137 lot 3 parcel in Mecidiye (today Zühre) Street that has fifteen rooms and another house with fifteen rooms at 242 lot 41 parcel in Christos (today Kadiyoran) Road operated their reception rooms with the same approach.

As some data about the owners of some of the houses examined in Preservation Board can be found in their folders, we could look for further information in other resources and we detected that these owners were members of the Ottoman bourgeoisie. Stefano Rizo was a tradesman and although no more detailed information was obtained about him, the single self portrait that was presented in Millas' book gives us a clue about his social status.²⁶² His house at 242 lot 41 parcel definitely represents the spectacle of the bourgeois summer house with its immense garden and its *cihannuma* that arises from its rooftop. Hüseyin Şevket Bey, on the other hand, was the *kadı* (judge of the Muslim community) of the Princes' Islands and Kartal, which was an important status in the Ottoman administration. His eleven-room house at 140 lot 4 parcel is located on the slopes of Nizam district and the presence of his family was so important for the island that one street was named after him and the other one was named after his brother. Sabuncu Mansion at 63 lot 20 parcel is another house that was named after its first owner, and Luis Sabuncu, the dragoman of the Ottoman court, did not hesitate to expose his beliefs and his world view on the facades of his house; such as the bee as a reference to his journal "al-Nahla", the eye and the dividers as a reference to his assumptively Masonic roots.

4.3 THE HOUSES VISITED: INTERIORS AND UNTOLD STORIES

Working on the interior is not easy since the interior is very much in interaction with economy, comfort, fashion and new means of technology; hence its alteration according to the novelties in the aforementioned areas is inevitable. Respectively, these factors lead to a fair change in the interior of the houses in Büyükada. There are some attempts in the houses visited to keep the original structure and to some extent the original furniture. However, these attempts necessitate a lot of work and money, where most of the owners of those houses could not handle. Through this study, six houses were visited between April and October 2012; two of them are turned into hotels and the rest remain as residences.

²⁶² See Millas, 2014: 388. Millas informs that the first time they encounter with the name Rizo in the records of Büyükada was in 1863, and it depicts the empty area that the house rises on today.

Among the six houses visited, two of them are located close to the town center, two of them are located on the Nizam district, and the last two are on the farthest part of the inhabited areas on the southeast, in Maden district. The first four houses are found on the Raymund Map, although there is no accurate information about their construction dates, it is certain that they were already erected in 1912. This assumption cannot be applied to the two houses in Maden district. However, as the interview made with their first owner, it is revealed that one of them was built in 1910. On the other hand, one factor about their eligibility is the variation in their plot sizes. From each district, meaning from the center, the Nizam district, and the Maden district, the plots and the sizes of the houses, as well as the location of the houses in the plots differ; this way it would be possible to evaluate the relationship of the house (interior) with the road (exterior) and the garden (intermediary).

4.3.1. ATABEK MANSION

The first house I entered is located on Malul Gazi Street in Maden district with door number 30, and it is called Abdülkadir Efendi Mansion in Pars Tuğlacı's book. (Photos 4.3.1-19) Its architect is unknown and it has been told that Abdulkadir Efendi was a tenant in this house. According to Akpınar, this house and the house across were built by two Jewish brothers Gherson and Aslan Fresko.²⁶³ The wooden mansion is consisted of two stories along with a basement and a penthouse, and it belongs to Atabek family since the early twenties²⁶⁴. (Photo 4.3.1-3) As Meral Kori, the grand-granddaughter of Ata Atabek and owner the house today, informs, Atabek family migrated from Selanik around 1913.²⁶⁵ Her grandmother Nefise Mukbile Fazıl from one of the well-known trading families of Selanik was married to Ata Atabek's son, Ahmet Feyzi, in Istanbul in 1919.²⁶⁶ They were working in textile industry, and they continued the same business when they arrived in Istanbul. The family owned a house in Teşvikiye, which right now belongs to the cousin of Meral Kori.

The house can be found on the Raymund Map. As it can be seen, the road in front of the house is called as Yeni Bahçe Road and it continues towards the eastern part of the island.

²⁶³ Akpınar, 2014. 96

²⁶⁴ Thus, this house is going to be called Atabek Mansion from now on.

²⁶⁵ Unless other references are given, the information on Atabek family was gathered from the interviews done with Meral Kori.

²⁶⁶ Baer, 211. 54

It takes around ten minutes from the Atabek Mansion to walk to the Pier, so it is fairly close to the center of the island.

The house does not have a direct access to the road, the front garden acts as an intermediary area between the house and the road. (Photo 4.3.4) Through a pathway, one gets to the stairs of the porch. The main entrance of the building is reached after nine marble steps and from the ceramic tiled porch. (Photo 4.3.6) The entrance hall welcomes the visitor after passing through the door made of solid wooden door with glass. (Photo 4.3.7) The plan of the house could be read as central type, with rooms placed around a central hall. (Photo 4.3.1.3) Right across the main entrance we can see the wooden staircase divided from the hall with wooden/glass doors. The room on the west side is a large dining room; it has a dumbwaiter at the back, connecting the dining room to the kitchen right below, and it also is connected to the preparatory kitchen at the back. (Photo 4.3.1.8-9) The spacious room on the right side of the entrance is now used as living room/study. (Photo 4.3.1.7) Every room in the entrance floor including the entrance hall has its own tiled stove, which in fact one of the features that indicate the economical –thus social- status of the owners. (Photo 4.3.11) As it was mentioned before, the staircase is separated from the central hall. (Photo 4.3.13) The small corridor in front of the staircase opens to another room on the left side, and to the preparatory kitchen and a toilet at the right side. The staircase serves along the four stories, but at one point the part that goes down the basement was turned into concrete. The service units, a kitchen, a toilet, a bath/laundry, wood cellar, storage room, the cistern, and servants' rooms are situated in the basement floor. The entrance hall is currently used as living room, where the heating is still supplied by a tiled stove. As a matter of fact, on the upper floors we can also see from those tiled stoves in use.

Ascending the elegant staircase, we get to the first floor. (Photo 4.3.14) The central hall is accessed through the sliding wooden/glass doors in front of the staircase. Right across the hall is placed the balcony that shades the entrance below. (Photo 4.3.15) The three rooms on the east side follow the layout of the entrance floor, as well as the three rooms and the toilet on the west. The room next to the toilet is currently used as the bathroom. The adjacent rooms on the east have doors in between, but the rooms on the west do not. Yet, the front rooms are reserved for the respected members of the family, such as the grandparents. The front room on the east is furnished by the dowry bedroom furniture of Meral Kori's mother Tülin, which are still in good condition and at least sixty years old.

(Photo 4.3.17) Currently the opposite room is used as the bedroom of Meral Kori, the furniture is brought from the family house in Teşvikiye as she informs. (Photo 4.3.18)

At the end of the staircase the central hall of penthouse is located; this time there is no separation between the staircase and the hall. (Photo 4.3.19) Around the hall there are three rooms, one at each side. The room looking at the north (meaning the front façade) has a balcony, whereas the side rooms have tiny French balconies.

Kori confirms that some of the furniture in the entrance hall is dated back to the early twenties, and they are still in good condition. It is noteworthy that some of the oldest furniture was brought from Vienna, which is carefully preserved. (Photo 4.3.12)



Photo 4.3.1 Members of the Atabek Family in front of the main entrance, 1930s. Source: Meral Kori Photo Archive, the courtesy of Meral Kori.



Photo 4.3.2 Mukbile Atabek's daughter Tülin, the mother of Meral Kori, in her cradle at the backyard in 18 August 1935. The glass porch at the rear façade of the house seen at the back still exists today. Source: Meral Kori Photo Archive, the courtesy of Meral Kori.



Photo 4.3.3 Atabek Family and friends in the porch, late 1950s. Source: Meral Kori Photo Archive, the courtesy of Meral Kori.

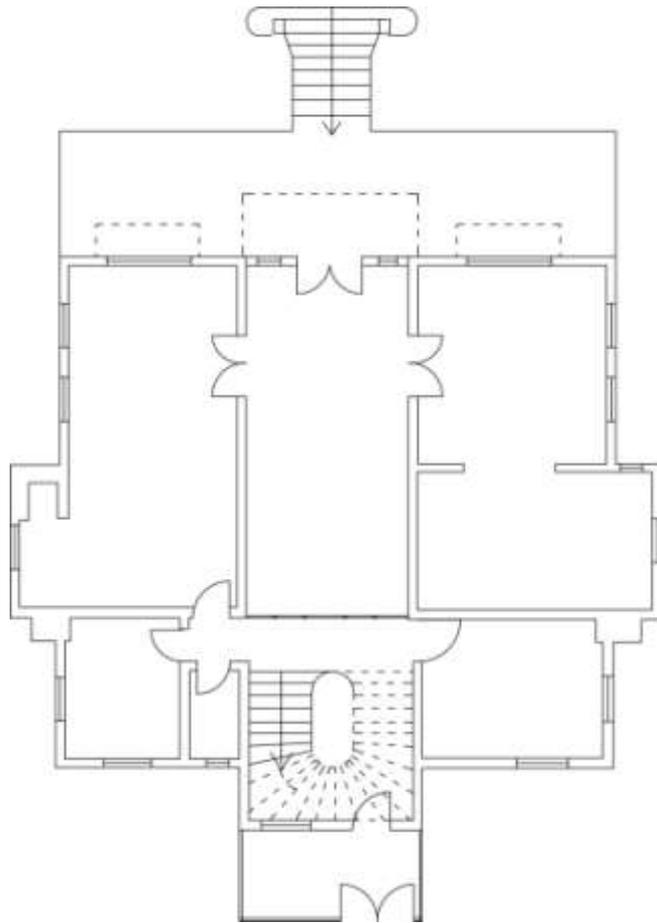


Figure 4.3.1 The entrance plan of Atabek Mansion



Photo 4.3.4 The front view of Atabek Mansion



Photo 4.3.5 The back view of Atabek Mansion



Photo 4.3.6 The main entrance door



Photo 4.3.7 The entrance hall



Photo 4.3.8 Dining room



Photo 4.3.9 Dining room, the dumbwaiter is seen in the front.



Photo 4.3.10 Study room on the east side.



Photo 4.3.11 Chair imported from Vienna in 1920s



Photo 4.3.12 Stove in the entrance hall



Photo 4.3.13 The separator doors between the main hall and the staircase



Photo 4.3.14 The staircase



Photo 4.3.15 The first floor hall



Photo 4.3.16 The stove in the first floor hall

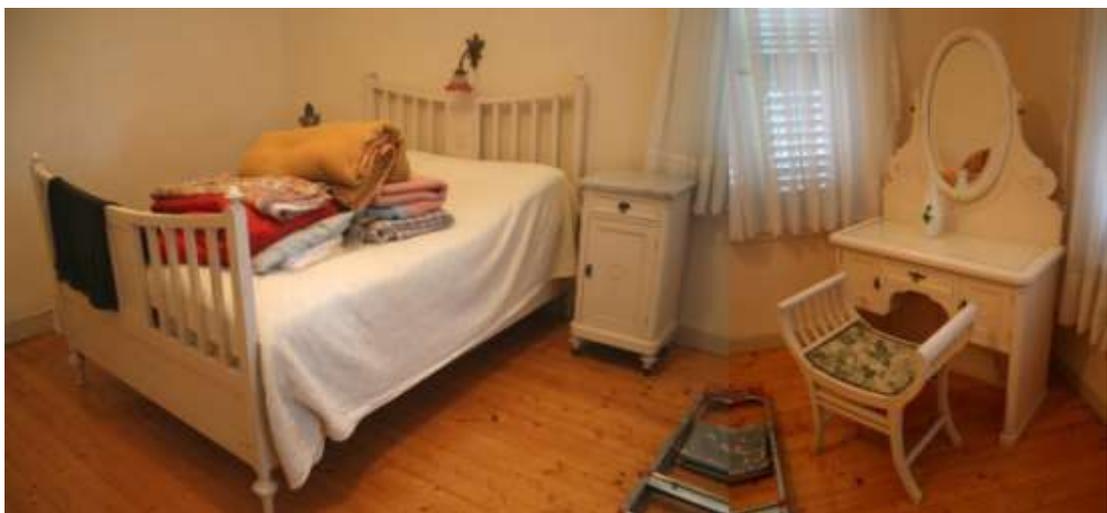


Photo 4.3.17The room of the grandmother at the front-left. The furniture are her dowry from 1930s



Photo 4.3.18 The bedroom of Meral Kori



Photo 4.3.19 The penthouse, looking at the staircase

4.3.2. FARRA MANSION

The second house is called Farra Mansion after the first owner Rocco Farra, “one of the four distinguished Istanbulites who own a real estate in Büyükkada” and her daughter the painter Mari Farra.²⁶⁷ (Photos 4.3.20-37) It is located on Çankaya Road with door number 39. Around twenty minutes of walking from the Pier, one gets to the garden gate on the left hand side of the road. This three-story wooden house (only the ground floor is masonry) was built after the great earthquake in 1894. The first owners sold the house to an architect, Muhlis Sertel, and then the house was sold to Kiremitçiyan family. Today, the house belongs to the former rector of the Robert College, Oktay Yenel and his wife Aysel

²⁶⁷ Millas, 2014: 344.

Yenal, the granddaughter of Ahmet Muhtar Bey who was the first Ambassador of Turkish Republic appointed to United States.

Like the Atabek Mansion, the garden here also works as an intermediary area between the road and the house. Due to the sloped land, the garden is entered via steps and the pathway accelerates till the stairs of the house. The marble stairs ascend to the terrace and at the center of the front façade the wooden main entrance door welcomes us. (Photo 4.3.20-22) The separate roof cover above the main entrance that made of cast iron and glass seems to be a late annex, since it collides with the order of the façade. Since the ground floor remains under the ground level at the back –like most of the houses built on the slopes-, the main entrance to the house is given from the first floor. As we pass through the door, the main entrance hall welcomes us and it is used as the main living/reception room of the house. (Photo 4.3.24-25) As Yenals informed, all the doors in the entrance hall was covered with mirrors. In addition, the walls of the entrance hall were decorated with murals. Today none of them exists, but only a small portion close to the ceiling above the staircase doors was left on purpose; the rest was covered with plaster. (Photo 4.3.26) Aysel Yenal told that it was so depressing to live in a house with paintings ‘that means nothing to them’. Instead, they preferred to hang the paintings they own from various painters and the paintings done by Oktay Yenal. For this purpose, they requested from their decorator to apply a special nail they bought from United States. Here also the staircase is attached to the end of the main hall with sliding wooden/glass doors to separate the stair well from the main living units. (Photo 4.3.33) Like many other houses in the island, Farra Mansion also has a back door that opens to the backyard and this passage is accessed underneath this staircase. The interesting point is that the access to the backyard from the first floor of the house is obtained through an iron bridge; apparently the back façade of the ground floor is also left open with a narrow passage. (Photo 4.3.36) The staircase used to serve along the three stories, but Yenal family preferred to cancel the part that goes down to the ground floor. By this way, the ground floor could serve as a separate living area which is used for guests and the maid.

As for the plan of the house, it has a central plan in which the hall distributes the rooms on both sides symmetrically; it is repeated at all the floors of the house. Two rooms and a toilet/storage room are situated on each on each floor. At the entrance floor, the rooms on the west side are used as study rooms of Oktay and Aysel Yenal. (Photo 4.3.32) The small room next to the staircase on this side is a storage room. On the other side of the staircase

is placed the toilet, where we see the original sanitary equipments. (Photo 4.3.27-29) The room right next to the toilet is currently used as the kitchen and via a swinging door the connection with the dining room at the front is provided. (Photo 4.3.30-31)

When we climb the stairs we come across with another living area designed in the upper hall. (Photo 4.3.34) Here the stair well is not separated with doors as the downstairs. The originally independent two rooms on the west are combined together and function as the main bedroom with bathroom and dressing room. The first room on the east is the laundry room and the second room is Aysel Yenal's sports room. Three small balconies draw the attention on this floor. As we see in many other houses, this feature is mostly common in Büyükada mansions. We have a small clue on the previous arrangement of the house (at least the for the entrance floor); Yenal family showed me a sketch plan that depicts the purposes of the rooms, the place of the piano, and the doors with mirrors. (Photo 4.3.23) They do not know who drew the sketch, but I found it noteworthy for knowing another situation of the house and the indication of the doors with mirrors and the piano among the single room names.

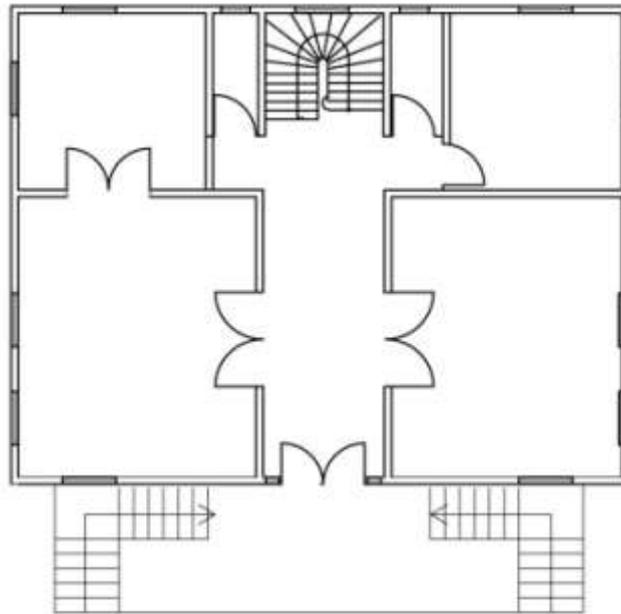


Figure 4.3.2The sketch of the entrance floor



Photo 4.3.20 Collage showing the front view of Farra Mansion



Photo 4.3.21 Front view looking below the entrance terrace



Photo 4.3.22 The main entrance door

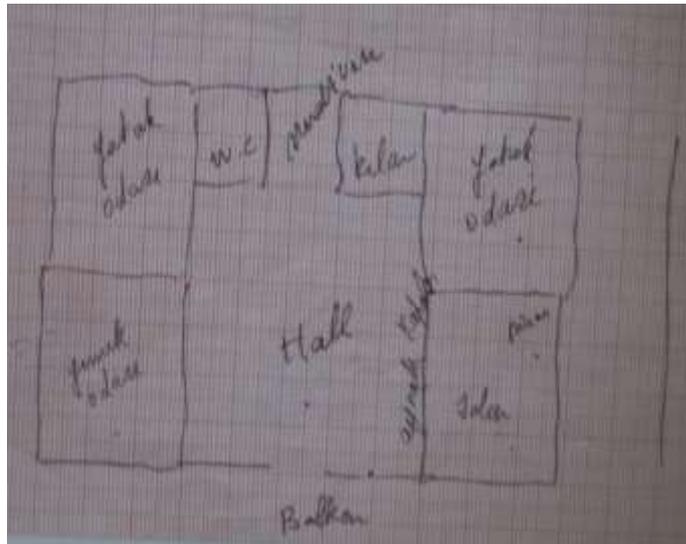


Photo 4.3.23 Sketch showing an old plan layout of the entrance floor, it is not consistent with contemporary usage.



Photo 4.3.24 The rooms on the left side of the entrance hall

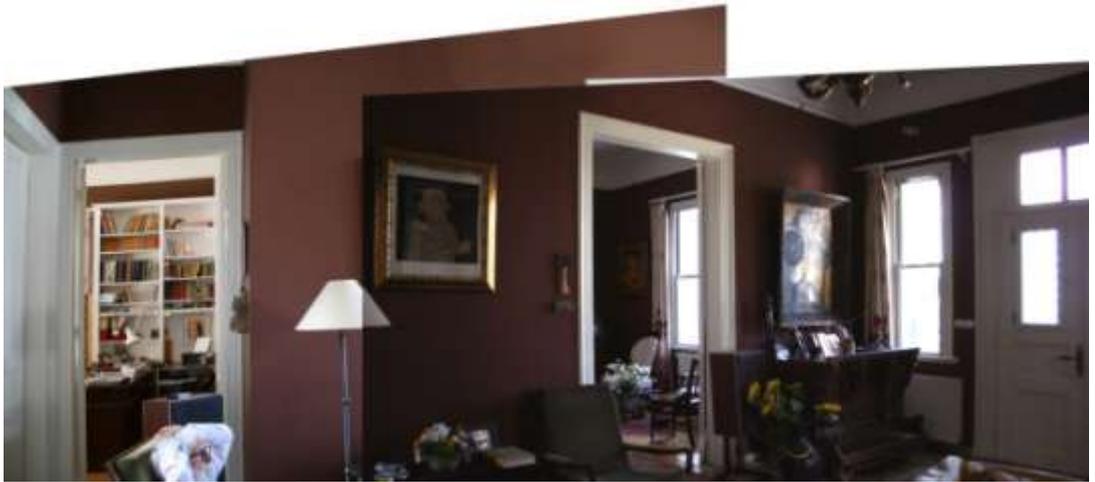


Photo 4.3.25 The rooms on the right side of the entrance hall

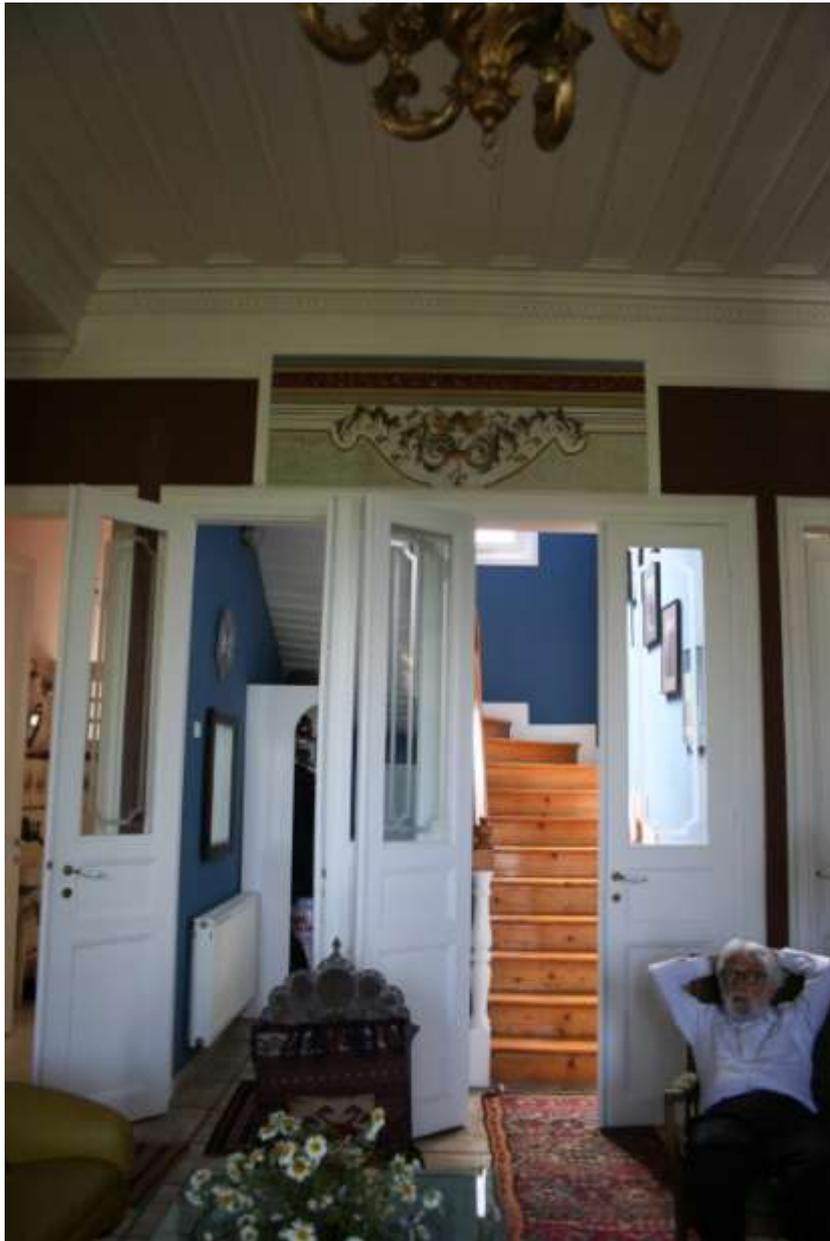


Photo 4.3.26 The separator doors right across the entrance door, original wall painting on the top, Oktay Yenal sitting on the right.



Photo 4.3.27 The toilet in the entrance floor right next to the staircase



Photo 4.3.28 The original wash basin



Photo 4.3.29 Detail from the original closet, showing the brand 'Transvaal'



Photo 4.3.30 The kitchen on the back-left side of the entrance floor



Photo 4.3.31 The dining room on the front-left side of the entrance floor



Photo 4.3.32 The study room on the back-right side of the entrance floor



Photo 4.3.33 Looking from the stairs towards the entrance hall

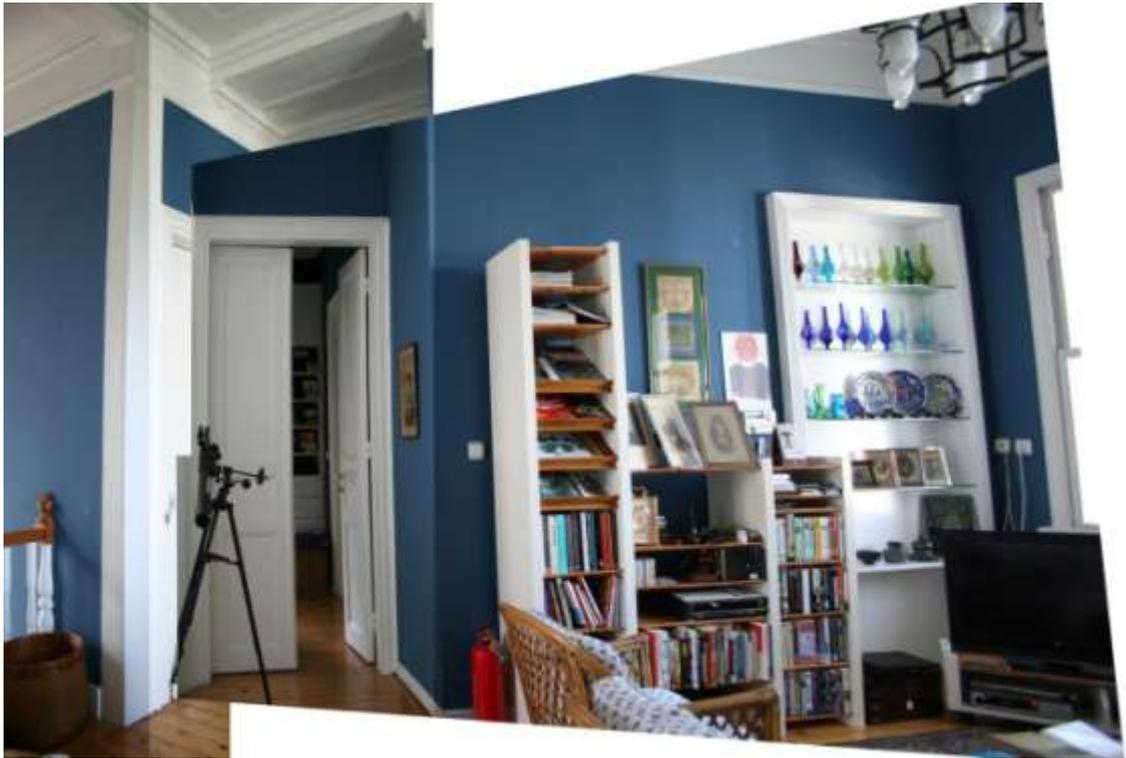


Photo 4.3.34 The hall in the first floor



Photo 4.3.35 The main bedroom on the front-right side of the first floor



Photo 4.3.36 Back view of Farra Mansion



Photo 4.3.37 The view from the balcony in the second floor, the Çankaya Road is barely seen below through the greenery.

4.3.3. MATARA MANSION

The third house, one of the Matara Houses, is on Peltek street number 7. (Photos 4.3.38-56) Different than the other houses that have been visited, this house is located on a rather small area and has only a small front garden. In addition, its back door opens to Müjde Street from the level of the first floor due to the elevation difference. (Photo 4.3.39) With the house next to it (no.5), Matara Houses were built simultaneously. Later on the no.5 has changed many owners including the writer/journalist Mahmut Tali Öngören and professor Talat Halman. In the late eighties, the wooden building was torn down and it was rebuilt in masonry. Our house, no.7, is on the other hand, remained rather untouched. It was bought by Çelik Gülersoy, restored, and added a room next to it (which was used as the bedroom for Gülersoy's mother). Current owners of the house are Med. Dr. Doğan Başak and Genetics Prof. Dr. Nazlı Başak. They bought the house from Gülersoy in 1999, and were occupied with the renovation until August 2000. It is situated at one of the most valuable areas of the island by means of the view and closeness to all the glamorous houses on Çankaya Road. Its distance to the Pier, on the other hand, is approximately twenty minutes with a slow pace.

The front façade of the house is the façade looking north-west, hence the sea. Since the house was built on a sloped land, even the garden is entered via stone steps. (Photo 4.3.38) Here as well, the entrance in the front façade is given from the first floor through marble stairs following the garden gate. The porch that retracts the ground floor makes the main entrance more visible. As we enter from the white oil-painted wooden door, a small entrance hall welcomes us. (Photo 4.3.40-41) We can also talk about the central plan type here; entrance hall divides the floor into two and it is repeated on each floor. (Figure 4.3.3) On the west side is located the dining room (with a dumbwaiter which is now out of use), the wooden staircase, and a toilet. The dining room is still used for the same function as it was first designed to be; although the dumbwaiter is not currently used, its trace is still visible on the parquet floor. (Photo 4.3.43) On the east side the living room and a smaller hall for the entrance from Müjde Street is located. The additional room also opens to this hall, which is now used as a study room. The stair well is not separated from the living units via doors; hence it links the whole three stories. (Photo 4.3.47) It is worth mentioning, though, before the renovation, there were wooden/glass doors on each floor that separated the staircase from the hall. Ascending to the second floor, there placed a small kitchenette on the right hand side and the TV room on the left hand side of the staircase.

The two other rooms on the opposite, which were originally independent, are connected together and serve as the main bedroom and the bathroom. (Photo 4.3.9-50) In this floor, there are three small balconies on the front façade, which we can also see in Farra and Atabek Mansions. (Photo 4.3 56) The basement/ground floor is made of masonry, like the other houses under scrutiny. Here remains the kitchen right below the dining room upstairs, the guest room below the living room, technical rooms, a bathroom and a storage room under the additional structure. (Photo 4.3.53-55)

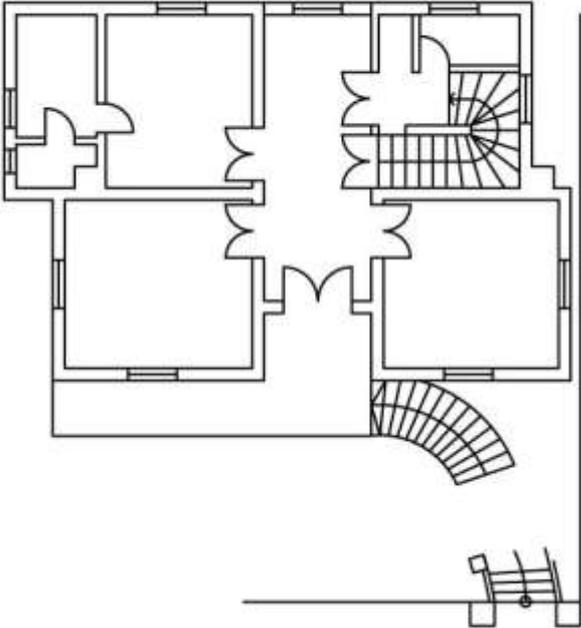


Figure 4.3.3The sketch of the entrance floor



Photo 4.3.38 The front view from Peltek street



Photo 4.3.39 Back view from Mújde street



Photo 4.3.40 The main entrance door



Photo 4.3.41 Detail from the ornamentation above the entrance



Photo 4.3.42 Collage showing the entrance hall



Photo 4.3.43 The dining room on the front-right



Photo 4.3.44 The living room on the northeast side of the entrance floor



Photo 4.3.45 The hall on the southeast, the entrance from Mújde street, the additional study room on the left.



Photo 4.3.46 The wooden staircase



Photo 4.3.47 Climbing up the stairs, the hall in the second floor



Photo 4.3.48 The hall in the second floor



Photo 4.3.49 The bedroom on the front-left in the second floor



Photo 4.3.50 The changing room connects the bedroom and the master bathroom



Photo 4.3.51 Master bathroom on the back-left in the second floor, looking at Müjde Street



Photo 4.3.52 Walking down the stairs



Photo 4.3.53 The basement floor, the kitchen on the left, the cellar on the right



Photo 4.3.54 The kitchen, see the niche for the dumbwaiter, serving the dining room upstairs



Photo 4.3.55 The room on the front-left in the basement floor



Photo 4.3.56 The view from the balcony in the first floor, the towers of Con Paşa Mansion is visible, Heybeliada on the far left.

4.3.4. DERMANCI MANSION

Our fourth house is located on Yılmaztürk (former Aya Nikola) Street in Maden district with door number 96. (Photos 4.3.57-84) It was built in 1910 by Evdokimos Usulcuoğlu, a Greek tradesman who owned a nail factory and a building materials shop in Beşiktaş. Usulcuoğlu built this house for his wife, Vasiliki to whom he married in 1907. (Photo 4.3.57) The house was given as a *drahoma* to their daughter, Iris, when she got married to the pharmacist Vasili Dermancı in 1947. (Photo 4.3.58) As it was told by Iris's daughter İvi Dermancı, the house used to have three small balconies on the third floor, just like Atabek, Farra and Matara Mansions. However, since Iris was very fond of open air, Vasili constructed a single huge balcony for his wife in 1950, choosing the pattern of iris flower for the metal parapet. (Photo 4.3.60) They used this house as a summer house and spent the rest of the year in their apartment in Osmanbey. The house now belongs to İvi Dermancı; she resides in the penthouse, and the rest of the house (including the garden) serves as Hotel Naya. There is an additional staircase on the right side of the building in order to divide the house into separate floors; it was constructed at the time when Dermancı family would rent those floors to summer visitors. The penthouse is reached through the inner staircase, which used to serve all the stories, but today it only remains on the third floor and penthouse.

The area that the house was built is 3400 m² but it was recently shrunk due to the parcel divisions. It is consisted of three stories and a penthouse, and its entrance is also from the first floor. This house is one of the biggest houses I have visited with sixteen rooms and three bathrooms, excluding the ground floor which is used for service units. Evdokimos Usulcuoğlu invested in construction; he commissioned two apartments in Kurtuluş (former Tatavla) Road and another one in Rumeli (former Teşvikiye) Road. The Dermancı Mansion is not found on the Raymund Map likely because of its distance to the town center; it takes around 35-40 minutes to walk to the mansion from the Pier. İvi Dermancı mentions the importance of the bicycles in their lives in Büyükkada, she is currently using her mother's bicycle which Vasili bought for Iris when they got married. When the grandmother Vasiliki complained about the size of the house, Evdokimos built a smaller one on the other side of their vast land. (see Usulcuoğlu House)

As it was seen in all the visited houses so far, the garden takes place between the road/garden gate and the main entrance of the house. The garden is also elevated from the road level, through a mosaic walkway beginning from the cast iron garden gate, one gets to

the front side of the house. Here, again with marble steps we ascend to the ceramic tiled veranda. The massive wooden door gets us in to the entrance hall, surrounded with folding wooden/glass doors at the sides. Central plan type is also valid for this house; however, the entrance hall is separated from the rear part of the floor and it turns into a longitudinal corridor. Meanwhile, two large rooms open to the entrance hall at the sides, where the hall and the rooms together could serve as a whole single space if the door wings are folded completely. The entrance hall used to serve as dining room, whereas the doors at each side used to be the living and reception rooms. Currently they function as the two of the deluxe rooms of the hotel with the addition of toilet and bathroom inside. Right through the hall, the corridor leading to the other rooms and the small balcony at the back is separated from the entrance hall with wooden/glass doors. The rooms at the rear have small balconies unlike the other three rooms in this part of the house; these rooms also have their own toilets in a separate volume inside. On the first and the second floors, the room at right across the staircase designed as the bathroom and toilet. One of the important features of the house is that every door in the house has colored glass tiles above them. Along with the iris-figured cast iron parapets of the terrace in the second floor, the colored glass tiles of the doors distinguish the Dermancı Mansion from the other houses of the island.

The second floor is accessed through the wooden staircase situated in the middle of the northern side of the house. As it was mentioned before, the staircase was cut in the first floor and another entrance was added to the northern façade from the level of the landing of the staircase in the first floor. This was a mutual decision of İvi and her mother İris; since they could not afford the maintenance of the house, they divided the floors into independent units in order to rent each floor to the summer visitor of the island. Thus, now we go out to get to the second floor and the penthouse. The plan layout follows the one in the first floor. In addition, the large terrace attached to the front (eastern) façade provides pleasant times for the guests.

After the second floor, we ascend to the penthouse, where İvi Dermancı resides when she comes to Büyükada. At the end of the stairs, there is a door that separates the penthouse from the hotel; thus, the only access to the penthouse from the exterior is provided by the entrance from the northern façade, she has to pass through the hotel. The interior of the penthouse is covered with wooden cladding in the eighties. The penthouse has the main hall and the two rooms in the front as the repetition of the other floors, but with the change of the floor height due to the roof pitch. Besides, the rooms at the rear portion of

the house do not exist in the penthouse, only the corridor goes along to the back façade. The view from the front balcony of the penthouse is better than the one downstairs; from here we have a better vision of the sea and the Sedef Island.

Some of the furniture of Dermancı Mansion remains within. However, İvi Dermancı brought the buffet, the dining table, and some other pieces to her home in Kurtuluş. (Photos 4.3.83-84) As she affirms, those were the furniture that belonged to her grandmother Vasiliki, which were bought especially for their house in the island.

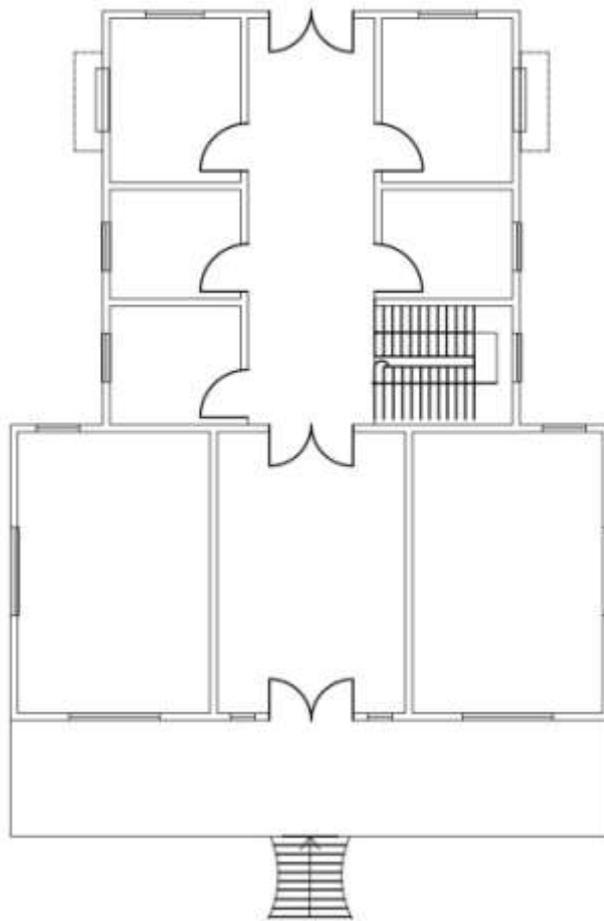


Figure 4.3.4 Sketch of the entrance floor



Photo 4.3.57 In early years of their marriage, Vasiliki and Evdokimos in national costumes in Athens, the photo was taken in the studio of Ar. Rhoniaïdes. Source: İvi Dermancı Photo Archive, the courtesy of İvi Dermancı.



Photo 4.3.58 Vasili, İris, and their elder daughter Hrisula Dermancı on the balcony of the first floor. These are the triple balconies that were replaced by the large terrace in 1950. Source: İvi Dermancı Photo Archive, the courtesy of İvi Dermancı.



Photo 4.3.59 İris Dermancı in the empty field next to Dermancı Mansion in 1930. See the southern facade of the house on the left. Source: İvi Dermancı Photo Archive, the courtesy of İvi Dermancı.



Photo 4.3.60 The exterior view of the Dermancı Mansion in 1950, right after the addition of the large balcony. Source: İvi Dermancı Photo Archive, the courtesy of İvi Dermancı.



Photo 4.3.61 The front view of Dermancı Mansion



Photo 4.3.62 The main entrance door



Photo 4.3.63 The back view



Photo 4.3.64 Collage showing the north elevation, see the side entrance that opens directly to the staircase



Photo 4.3.65 The main entrance hall



Photo 4.3.66 The front-right room



Photo 4.3.67 Ceiling detail from the front-right room

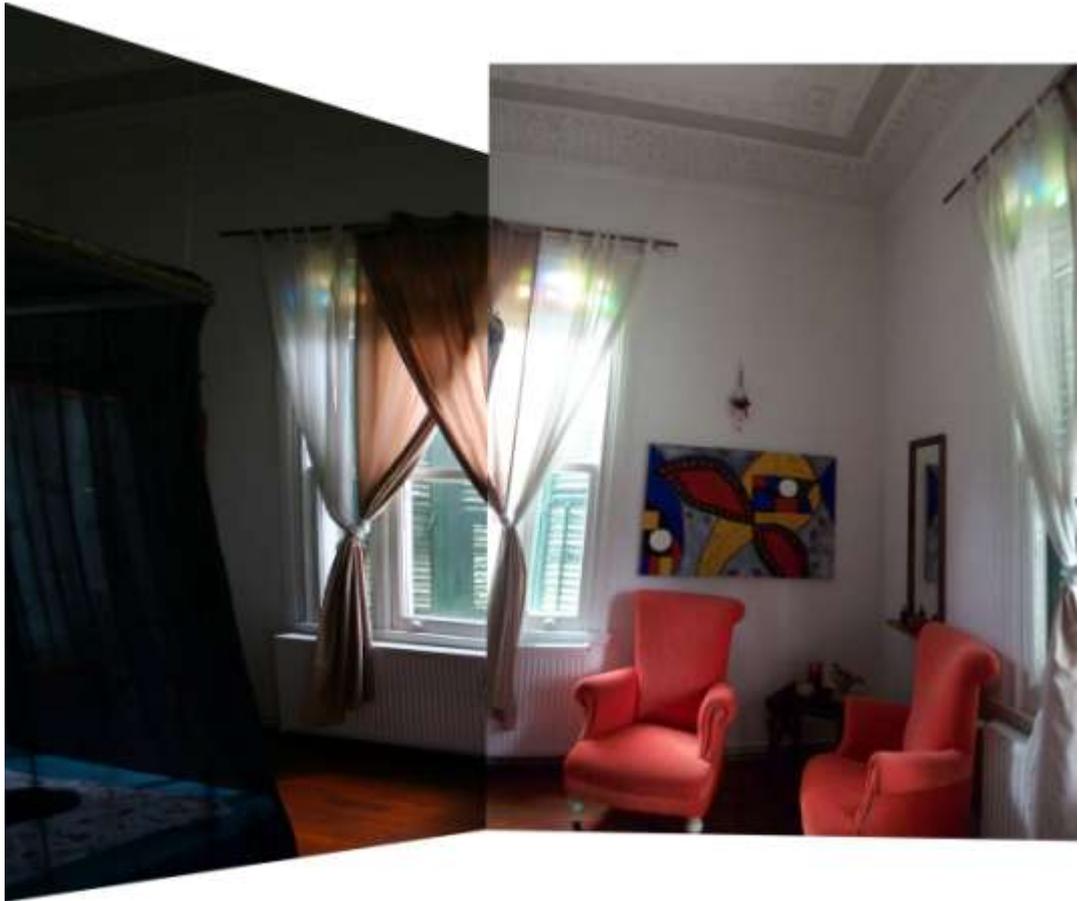


Photo 4.3.68 The room on the front-right



Photo 4.3.69 The ceiling of the room on the front-right



Photo 4.3.70 The staircase, see the entrance from the north.



Photo 4.3.71 The rooms at the back, opening to the corridor divided from the hall in the front



Photo 4.3.72 The corridor with four rooms, opening to the balcony at the back on the first floor



Photo 4.3.73 One of the small rooms at the back

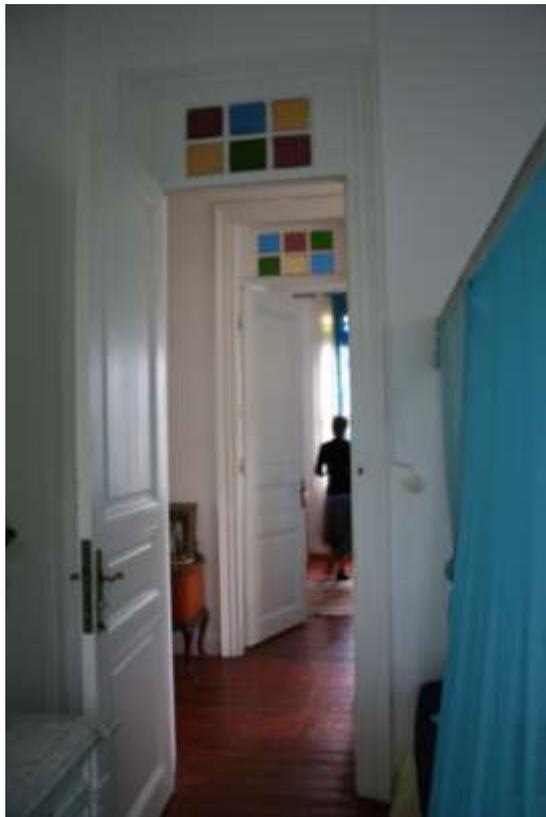


Photo 4.3.74 The rooms at the back are facing each other



Photo 4.3.75 The ceilings of the back rooms are without ornamentation



Photo 4.3.76 Small bathroom of the rooms with balcony at the rear portion of the house, north side of the first floor



Photo 4.3.77 The front hall on the first floor



Photo 4.3.78 Stairs up to the penthouse



Photo 4.3.79 The central hall of the penthouse, looking towards the southeast



Photo 4.3.80 Iris's balcony, the mosaic walkway and the cast iron garden gate



Photo 4.3.81 Detail from the balcony of the penthouse



Photo 4.3.82 The view from the penthouse, Sedef Island



Photo 4.3.83The dining table that originally belonged to the Dermancı Mansion.



Photo 4.3.84The mirror with a fine wooden carving that originally belonged to the Dermancı Mansion.

4.3.5. USULCUOĞLU MANSION

The fifth house is also built by Evdokimos Usulcuoğlu, a short while after the previous one. (Photos 4.3.85-103) As İvi Dermancı informs, her grandmother Vasiliki was not happy with the large mansion where she was living throughout the year, so her husband Evdokimos built a rather smaller house for her next to it. All the children of the Usulcuoğlu family were born and raised in this house with the help of the great-grandmother Kokona Marigo. (Photo 4.3.85) Today, it is rather in a bad condition, since the owner of the house (İvi Dermancı's cousin Vasiliki Usulcuoğlu, daughter of uncle Haralambos) moved to Greece and no one is taking care of it. Previously, Usulcuoğlu and Dermancı Mansions were in the same vast parcel, but later the land was divided into five parcels.

After entering from the cast iron garden gate with Art Nouveau ornaments and walking up the pathway, one gets to the veranda at the same level with the ground floor. The main entrance is placed on the northern side of the house in the first floor and reached after ascending eighteen concrete steps. Here, entering the closed metal-glass porch with Art Deco lines, an extraordinary mahogany door meets the visitor. The plan of this house is a bit different than the others, though. Although the rooms are scattered around the entrance hall, the sizes of these rooms are different on each side. In addition to that, there is no repetition of plans; because the organization of the house differs than the other summer houses: Usulcuoğlu Mansion was designed to be used throughout the year. So, the ground floor was used for gatherings with a large kitchen, a cellar, and a small workplace; the second floor was reserved for main bedrooms, and the penthouse was arranged for guestrooms and storage.

The first room on the left-hand side of the main entrance is the reception room of Vasiliki Usulcuoğlu, whereas the room behind it is her bedroom. Both of these rooms are looking at the south, and see the garden in between the Dermancı and Usulcuoğlu mansions. There are also two other bedrooms in this floor. The toilet is attached to the southern side of the staircase, where its entrance is given from the stair well. The staircase is separated from the entrance hall with mahogany doors, but there is no other separation of the staircase in other floors. The penthouse has two closets on the sides of the staircase, two small bedrooms, and two cellars. The double-flight staircase decrease to single-flight when it is ascending to the ground floor. As İvi Dermancı informs, the ground floor is the floor that is mostly used by the whole family during the day. The hall in the ground floor is smaller than

the entrance hall upstairs. Right across the stairs, there is the bath and behind it placed the laundry; the stove in between provides hot water for both of them via the sash window in between. The laundry has a window looking at the front garden, and next to the laundry there comes the living/working/gathering room. This living room has direct connection to the kitchen, and accordingly to the veranda in the front. The large kitchen has a long marble counter and a marble sink, like the one in the laundry. It is both accessible from the front garden, the living room, and the hall. Next to the kitchen is placed a toilet, right below the one upstairs. From the western side of the ground floor, one can get to the garden at the back. The feature of the ground floor that draws attention is the cupboards that placed in the niches both in the kitchen, the living room and the laundry. In addition, some of the doors have colored-glass tiles above them, like the ones in Dermancı Mansion. Also, the wrought iron fences of the windows in the ground floor are ornamented with Art Nouveau lines.

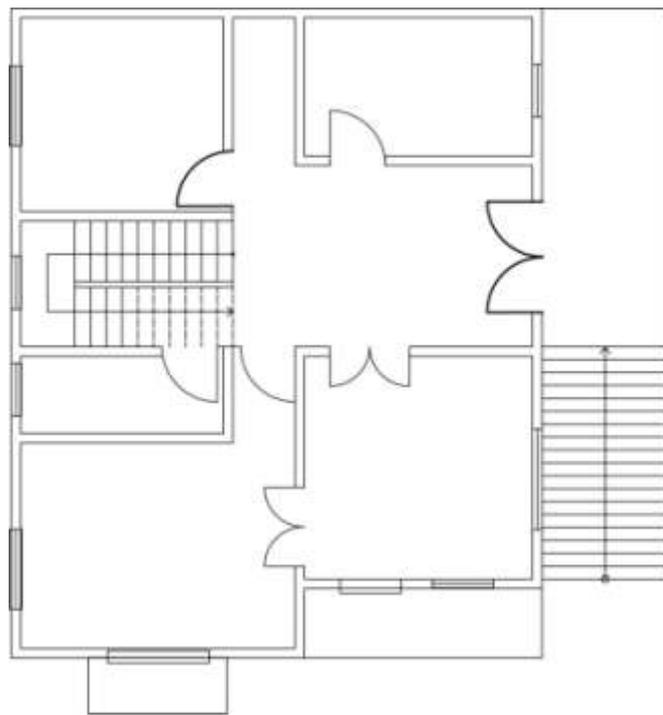


Figure 4.3.5 Sketch of the entrance floor



Photo 4.3.85 Kokona Marigo, the great-grandmother of İvi Dermancı, sitting in the balcony above the veranda, early 1930s. Source: İvi Dermancı Photo Archive, the courtesy of İvi Dermancı.



Photo 4.3.86 The front view of Usulcuoğlu Mansion



Photo 4.3.87 The main entrance, note the art-deco lines of the iron work



Photo 4.3.88 'Rüzgarlık' before entering inside the house



Photo 4.3.89 Main entrance door



Photo 4.3.90 The main hall in the entrance floor



Photo 4.3.91 The reception room of the grandmother on the front-left side



Photo 4.3.92 Sash windows of the reception room



Photo 4.3.93 Ceiling of the reception room



Photo 4.3.94 The room opening to the reception room on the back-left side



Photo 4.3.95 Marble wash basin and toilet in the entrance floor



Photo 4.3.96 The staircase from the ground floor



Photo 4.3.97 Right across the stairs, there is the stove and the laundry, the sash window on the left and the cupboard on the right.



Photo 4.3.98 The bath with the original basin and ceramic tiles. The sash window is opening to the laundry.



Photo 4.3.99 The multifunction living room on the ground floor, for casual gatherings, for sewing, dining, etc...



Photo 4.3.100 The kitchen



Photo 4.3.101 The door, opening to the garden from the kitchen



Photo 4.3.102 The penthouse



Photo 4.3.103 The garden door with art nouveau iron work.

4.3.6. MEZIKI MANSION

The sixth house is called Meziki Mansion, after the pharmacist and a former mayor of the Islands Dimitraki Meziki²⁶⁸, and it is located on Malul Gazi Street no 24. (Photos 4.3.104-120) As it was written by Tuğlacı, the four-story (including the penthouse) masonry house was built in late nineteenth century, in fact the author Ferit Edgü gives a certain date as 1882. Then it was sold to Sofi Şahbaz (Karayan), it remained as Karayan family property until eighties. Then, Edgü bought the house. Today it serves as Meziki Hotel. Joachim Sartorius writes the remarks of Edgü about this house in his book *Prens Adaları*:

I was impressed by the house at first sight. Ceilings and walls were adorned by engraved frescoes, the colors were still vivid, the bathrooms were of grey marbles, and it had the most fascinating spiral staircase. All of which were dating from 1882. ... [The third story] was a museum. The time had stopped forty years ago. The

²⁶⁸ Kyrkoudis Theodoros's book *I Romyi Farmakopii tis Kostandinupolis ke i drasi tus apo to 1840 eos simera (The Roman Pharmacists of Constantinople and their activity from 1840 till today)* gives information about Dimitri Meziki. (Alexandropouli: OLVOS Science, 2009)

furniture, fabrics, curtains; all of the room was dusty. It was full of filth of gulls as well that slipped inside from the broken windows. In the cabinets, there was the most exquisite silken lingerie from 30s, even one evening gown which my daughter still wears today in special days. I learned about their stories after a long time. The father of the woman who sold this mansion to us got married to a seventeen-year-old young girl. The girl got pregnant. The doctor of the island surmised at the time of the birth that there was a complication, and either the baby or the mother would survive. Thus the father wanted the child to stay alive. The woman died. That floor belonged to the woman and the man put the room under lock and key. A mausoleum that we had to enter and clean."²⁶⁹

Though, this story seems a bit exaggerated, says Nadya Karayan, the daughter-in-law of Sofi Şahbaz, at her interview. She and her daughter Lusi Karayan-Tapon live in France now, but they shared their memoirs about the Meziki Mansion.

Two siblings, Sofi (Şahbaz) and Maseh Masehyan belonged to a family involved in the trade of dry goods; the family came to Istanbul from Manchester. Sofi got married to Ağya Şahbaz, who had brick factories and broad lands at the shores of Golden Horn.²⁷⁰ Ağya and Sofi's daughter Lüsi became a bride to Karayan family, married to their son Yahya. The summer house of Karayan family was in Büyükkada; the white mansion across the Meziki's, before being torn down and rebuilt as two adjacent blocks, harbored the crowded Karayan family and their servants. After her father's death, Lüsi Karayan decided to move her mother to a separate house, so Meziki Mansion was bought for Sofi. According to the narrations of Nadya Karayan and Lusi Karayan-Tapon, Sofi said about Meziki Mansion "Oh, what small place, all the walls are coming onto me!"²⁷¹ comparing it to her mansion in Golden Horn. The first owners of the house, the Mezikis, did not reside here too long: after the completion of the house, the father Meziki died, and the rumor has it that his two sons were into gambling and they sold the house eventually. Sofi Şahbaz lets the mother Meziki, who had no place to go, to stay in the backhouse (*müştemilat*), which do not exist today. This backhouse used to be in the east side of the house that opens to Çakırmanav Street, where in fact the coachman and his family used to live in.

²⁶⁹ Sartorius, Joachim. *Prens Adaları*. İstanbul: Everest, 2010. 7-8

²⁷⁰ In the Ottoman Archives it is detected that Ağya Şahbaz was a successful brick manufacturer from Hasköy who also worked for the Ottoman State and granted with a medal. BOA 24/C /1311 (02.01.1894) Dosya No :88 Gömlek No :189 Fon Kodu :Y..MTV. and BOA 13/B /1313 (30.12.1895) Dosya No :298 Gömlek No :82 Fon Kodu :MF.MKT.

²⁷¹ "Aman ne ufak yer, bütün duvarlar üstüme geliyor!", told by Nadya Karayan.

Lüsi Karayan had three children: Adrine, Sirarpi and Vahe. Nadya Karayan, whom I interviewed with, got married to Vahe in 1949 and spent her summers in Meziki Mansion until it was sold in 1989. Although the house was bought only to spend summers, Lüsi Karayan and her children resided there all-year-long between 1920s and 1940. Lüsi used to live in Üsküdar but after a great fire, they moved to Sofi's summer house in Büyükada.

The family was altogether in the summer: as the eldest member of the family after Sofi Şahbaz's death, Lüsi Karayan stayed in the room at the front-right in the first floor, Nadya and Vahe in the room at the front-left. The children slept in the hall in-between. The rooms looking at the backyard were for guests. Sirarpi with her husband, Adrine with her husband Dr. Oskar, and their children stayed in the second floor. In the penthouse, there were the rooms of the servants and in bad weather the laundry used to be hanged for drying. In every room there was a stove.

In the entrance floor, the room on the right was used as the dining room; it is on the same axis with the kitchen. The *hamam*/laundry located across the kitchen. The marble counter remains the same and still being used as the laundry. However, the big stove made by the Şahbaz bricks does not exist anymore. As it was told by Lüsi's granddaughter Lusi Karayan-Tapon, there used to be a day per week that a washerwoman (sometimes two) came and did the laundry, and the very same day, since there was hot water, the children had to bath as well.

In the times when Sofi Şahbaz was alive, there were many servants working in the house. All the rooms had a special system for calling a servant: when someone pushed the button in a room, that room's number falls down in the mechanism in the entrance floor, it was placed at the service window between the kitchen and the main hall. Later, the servants were let go one by one.

Nadya Karayan sold her house to Ferit Edgü in 1989 with all the furniture inside. Only the solid console at the main hall of the first floor, and the brass bedstead in the front-left room in the entrance floor remained from those furniture.

Like the other houses examined, Meziki Mansion was built on a land not as sloped as the ones in Nizam district, but here a different solution for the entrance is brought: the front yard was raised from the street, so that the main entrance could be given from terrace on the ground floor. In fact, unlike the other five houses we have visited so far, the garden

does not stand between the road and the house. Instead, the terrace, where we previously have seen marking the entrance in the façade, is the only transitional space between the exterior of the land and the house, meaning the interior. At the end of the terraced backyard, there is a small gate reached after seven steps, where underneath is placed a marble fountain. This gate used to provide access to the alley at the back that is linked to Çakırmanav Street. In addition, as it was previously mentioned, the coach house in the side garden of Meziki Mansion does not exist today and the gate opening to this street is out of use. Therefore this area, which is at about the first floor level of the mansion, is currently used for drying the laundry. Back in the days, when the weather was bad, the penthouse used to be the place to hang the laundry to dry.

The plan of Meziki Mansion resembles the other five houses in a way that here also the rooms are distributed from the central hall. However, the central hall is divided in several parts according to the function of the floor. For instance, the central hall is divided into three with the help of the doors in between; by this way, the entrance hall is separated from the service units at the back, such as the kitchen, the laundry, and the door opening to the backyard, and also from the toilet and the staircase in the middle. On the other floors, the central hall is divided into two, distinguishing the front rooms from the rest of the floor, increasing the 'hierarchical value' of these rooms. Meanwhile, the stair well has direct access to the upper floors, whereas on the ground floor wooden door panels isolate the staircase and the storage room underneath from the middle hall. Although the land is much smaller than the Dermancı Mansion, this house also has sixteen rooms and among the houses examined it is one of the closest to the Pier. It takes less ten minutes to walk from the house to the Pier.

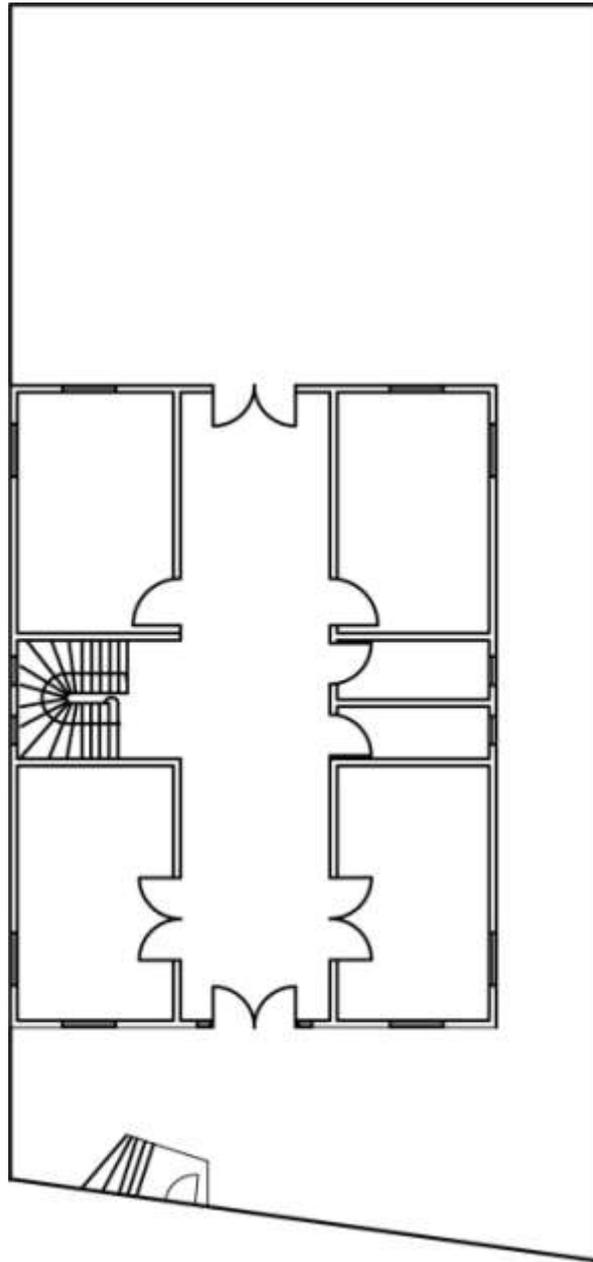


Figure 4.3.6 Sketch of the entrance floor



Photo 4.3.104 The front view of Meziki Mansion



Photo 4.3.105 The main entrance door



Photo 4.3.106 The main entrance hall, looking towards the main entrance



Photo 4.3.107 Looking from the main entrance hall towards the back door



Photo 4.3.108 The central hall, looking towards the staircase. (Photo by Teo)



Photo 4.3.109 The room on the front-right side in the entrance floor, one used as dining room by Karayans (Photo by Teo)



Photo 4.3.110 The ceiling of the room on the front-right side (Photo by Teo)



Photo 4.3.111 Detail from the staircase, see the doors opening to *merdivenaltı* which is used as storage



Photo 4.3.112 The main hall on the first floor looking at the back



Photo 4.3.113 From the main hall looking at the door to the front hall, the first floor



Photo 4.3.114 The front hall on the first floor

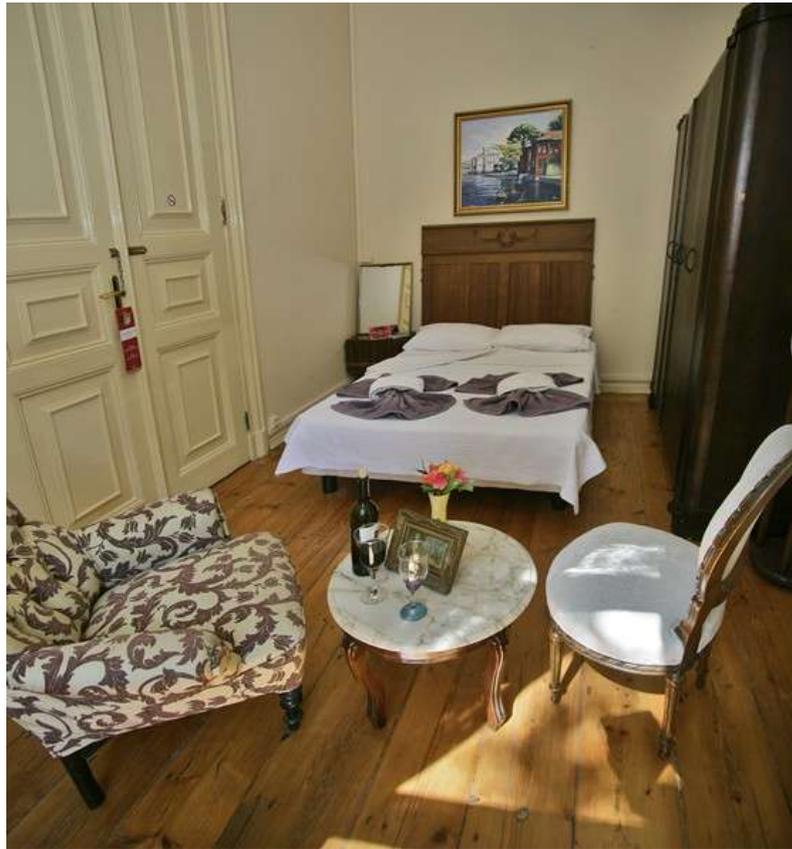


Photo 4.3.115 The room on the front-right side on the first floor (Photo by Teo)



Photo 4.3.116 The main hall on the second floor



Photo 4.3.117 The bathroom

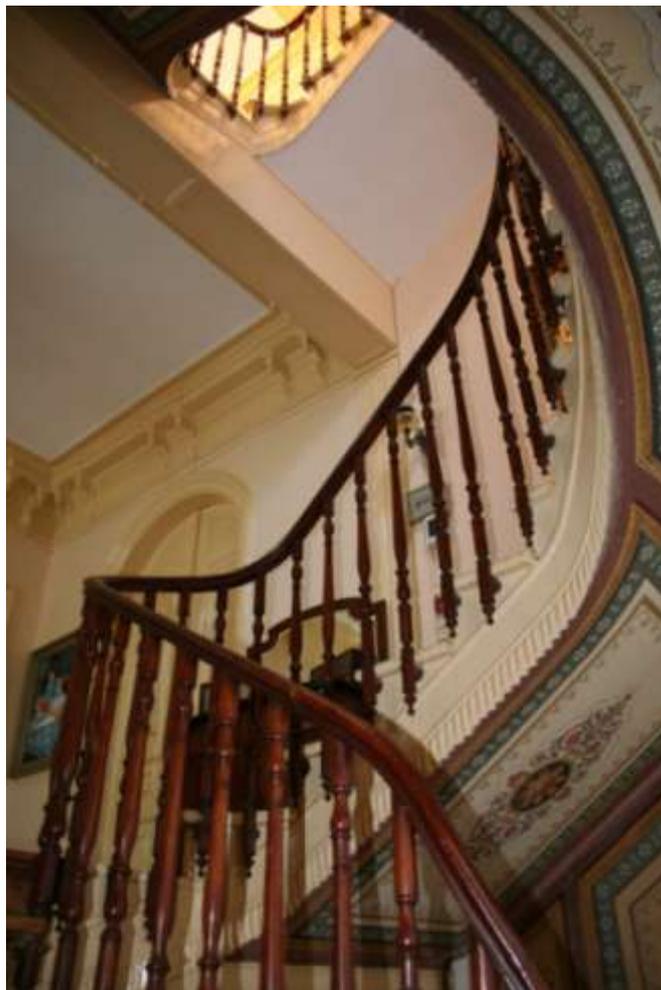


Photo 4.3.118 Climbing up the stairs



Photo 4.3.119 The penthouse (Photo by Teo)



Photo 4.3.120 The back view of Meziki Mansion

Discussion:

In order to comprehend the lifestyles held inside these houses, a visual documentation of the houses was fundamental. Though, it was not easy to achieve this mission, since because most of these houses do not belong to their first owners, some of the houses have been changed from the inside, and some of them are hesitant to be a part of such a study. Yet, with the 'snowball effect' we could have chance to visit and document six houses, where two of them belong to the same family for almost a hundred years, and two of them have recently changed hands from their long term owners. The stories of these families and their lives in these summer houses in Büyükada give clues about the life held at the beginning of the twentieth century. In addition, it has been revealed that they were all members of the commercial bourgeoisie that Göçek explained. Other than that, the reflex of keeping the assets inside their own communities through marriage is also observed in these families, which proves the point of Exertzoglou about the patterns of the developing commercial bourgeoisie. Mustafa Fazıl, the great-grandfather of Meral Kori and a prominent tradesman in Selanik, chose other influential tradesmen from his business community to be husbands to his daughters, such as the tobacco trader Sarrafzade Ahmet Tefik Ehat and Ahmet Feyzi Atabek from a family of textile production and distribution.²⁷² Sofi, the daughter of Ağya Şahbaz who was the owner of brick factories in Hasköy was married to the son of Karayan family who was as wealth as Şahbazs. Meanwhile, the single child of a Greek family in Cibali, Vasiliki was married to Evdokimos Usulcuoğlu, a successful entrepreneur in construction business from Kayseri Tavas region. The traces in their houses exhibit the patterns of their social status by the automated service system like in Usulcuoğlu and Meziki Mansions, by the separate service floors like in Atabek, Farra and Dermancı Mansions, and by their location like in Matara Mansion.

²⁷² Baer, Marc David. *Selanikli Dönmeler: Yahudilikten dönenler, Müslüman devrimciler, ve seküler Türkler*. İstanbul: Doğan Kitap, 2011. 53-54.

CHAPTER 5

CONCLUSION

The summer houses in Büyükada have always attracted the visitors of the island from as early as the second half of the nineteenth century, when the island became more accessible with the steady service of the steamships began between Istanbul and the Princes' Islands. Not only the people who resided in the city of Istanbul, but also the foreigners who visited the city, and the prominent figures of administration from Egypt such as Mustafa Fazıl Paşa²⁷³ and from Iran such as Shah Muhammed Ali²⁷⁴ owned or rented a house in Büyükada in order to spend their summers.

One of the questions of this study was how different and wealthier the Nizam district was according to the rest of the island. It is argued that the houses in Nizam district mainly belonged to the upper classes and wealth sections of the society, since they were more valuable and thus were seen as means of statue. As the sources reveal, Nizam district was started to be inhabited in the mid-nineteenth century and it was soon filled with elegant mansions in large gardens. In order to put forth the value difference between the houses of Nizam and the town center, several aspects were specified as the announcements in İVG mentioned. These aspects were decided as the location, the owner, the room number, its area, its construction material, and its nearby surroundings. The location signifies the district and being on the main road or close to the Pier or by the seaside would certainly affect the price of the house. The owner would give an idea about the ethnic character of

²⁷³ Mısırlı Mustafa Fazıl Paşa owned a land in Büyükada, which long after his death became in issue between the Ottoman state and his family. See 28/Za/1332 (18.10.1914) Dosya No :25 Gömlek No :57 Fon Kodu :DH.KMS. In the Ottoman Archives there is also a registry that her daughter walked around the island with the American Ambassador and his wife. See 30/Za/1303 (30.08.1886) Dosya No :2 Gömlek No :51 Fon Kodu :Y..PRK.ŞH..

²⁷⁴ The abticated Shah of Iran, Muhammed Ali had a mansion in Büyükada where his successor, the Shah Ahmed Mirza visited him in 1919. See note 86.

the district as well as the wealthier sections of the island. The room number is accepted as indicating the size of the house along with the size of the area the house was built on. The construction material of the house is assumed to be a significant factor since masonry construction is costlier than the wooden construction. Additional information such as the borders of the land or the annual rent of the house was given in the last column under 'other' when applicable. Table 5.1 shows the houses of Nizam district and table 5.2 shows the houses of the town center and its periphery that appeared in İVG and they were listed according to their prices. These tables asserted that the most expensive houses are gathered in Nizam district. These houses were located on the Nizam and Cakomo Roads and the side streets such as Aziziye, Krepen, and Karabet which are close to the old Giacomo Pier. According to Table 5.1, it is revealed that in the case of two neighboring houses that belonged to İzzet Paşa heirs, the size of the land and the construction technique led to a dramatic fall of the price: although the houses have the same room numbers, the masonry house at no 1-52 on 16566 arşın costs 17000 liras whereas the wooden house at no 1-50 on 7560 arşın costs 7000 liras. On the other hand, Nesibe Hanım's fifteen-room house, which is used as a hotel, is worth approximately 21600 liras, however the sixteen-room house of Halil, Aram, Bedros and Hrant Efendis costs 14000 liras although its land is bigger than the other. It is apparent that along with its closeness to the center, its usage as a hotel must have increased its price. The table also reveals that in Nizam district, there are some smaller and cheaper houses that can be afforded by families with lower income. Still, these houses are located rather at the outskirts or in the dense settlements of the district, such as Franko Street and Kutuoğlu Street.

Table 5.1 The houses of Nizam District in İstanbul Provincial Newspaper listed according to their prices.

location	owner	room	value (lira)	area	no (old/new)	material	other
Nizam Road - Cakomi, Kanarya Bahçelerönü streets	Bedia Hanım	18+4+2	40000,00	hotel: 1090 m2 land, four-story building on 295 m2; two mansions: 3068 m2 land, built on 550 m2	20, 9, 11, 13, 18	wooden-masonry	the hotel: front facade Nizam Road, back side Kanarya street, other sides Portakal oğlu and Andriya's houses and gardens. Two mansions and coach houses: one side Kanarya, right side Peşkeş, backside Bahçelerönü streets, front side Fresko's house and garden
Nizam road	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	23+8	27000,00	11222 arşın (no31 and no11 together)	31 and 11		No.31: one side Nizam road, one side Madam Mari's house and garden, one side İnas et.al. House and garden, front side partly Fotini and partly Eleni house and garden. No.11: one side Fotini and Eleni house and garden, one side house no31, one side street, front side Doctor Miço's vinyard.
Cakomo Road	Nesibe Hanım	15	App. 21600,00 (4739,00 lira for 21 shares)	three story house with a penthouse on 2247 zira land - Otel Sadra	14/20		21 shares of total 96 were on sale in return for Nesibe Hanım's 1250 lira debt to Amel Şudde Hanım
Nizam Road (Cakomi)	Ayşe Hanım	NA	17148,00	a piece of land	67		frontside Nizam road, back side Ziya Paşa street, left side mansion and garden of Ali Haydar Bey's wife, left side Anastasya land
Nizam road and Meşrutiyet district	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	8	17000,00	16566 arşın	1-52	masonry	one side sea and pier, one side Haralambo land, and one side no1-50 house and garden, front side Bursalı street and Mösyö Basnet and Vidini house and garden.
Cakomi new Meşrutiyet road	Greek citizen Doctor Danas' wife Madam Olga bint Dimitri	NA	14235,00		2 and 4		annual rent 1107 lira
Nizam Road	Halil Efendi, Aram, Bedros, Hrant Efendiler	16	14000,00	house in 4390 arşın	35/39-2		
Aziye street	Rum milletinden ve mübadilinden Vasiçe bint matufi Ostoli	NA	13500,00	820 zira	13 and 1-13		annual rent 800 lira
Karabet street	Madam Katrina bint Patis	10	11500,00	254 arşın building on 5300 arşın land	2,2-1		both sides road, one side dry?, front facade sea
Nizam Road	Şerife Hanım bint Yakup Efendi	6	10000,00	2800 zira	44/52		a garden and a pier in the front and on the side.
Nizam road	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	8	7000,00	7560 arşın	1-50	wooden	one side sea and pier, one side Anyasi et al. house and garden.
Kalfa Street	Murad oğlu Aram Efendi, Karabet and Madam Mari	8	6500,00	3024 arşın	38-6/16-1		the land belongs to the Foundation of Şehzade Sultan Mehmet Han
Franko street at Nizam	Seyfeddin Efendi, Madam Estilyan ve Matufi Petro (shares)	4	600,00	624 zira in total - 494 zira garden			two houses
Kutuoğlu street	Kemal Bey's wife Münir and daughters Nuriye and Sadiye Hanımlar	6	900,00	176 arşın - built on 115 arşın	2/3		Yuvanaki and Hali land and Komuş Korun garden, and road
Nizam road / Meşrutiyet	Madam Efhietya bint Yorgi	7			76	wooden	annual rent: 300 lira
Köprü street / Nizam	abandoned property	4			28	wooden	annual rent: 150 lira
Fabrika street - two adjacent pieces of land	Baki bey	NA	300,00	app. 1550 arşın (every arşın is 72,5 kuruş)			one side the other land, one side sea, one side road
Fabrika street - two adjacent pieces of land	Baki Bey	NA	256,00	app. 2650 arşın	56/56		one side the other land, one side sea, one side Topalyan house and garden, front side road

Table 5.2 The houses of the Town Center and its periphery in İstanbul Provincial Newspaper listed according to their prices.

location	owner	room	value (lira)	area	no(old/new)	material	other
Büyükkada Road - Altınordu and İzmir (Özdemir) streets	heirs of matufi Danyal oğlu Nikolaki	10	20000,00	900 arşın in total	1,1,4,4,2,	masonry	one side Estino's house and garden, one side road
Eski Şalcı bugün Kumsal caddesi	Antakyazade Emin Bey's wife Naime Hanım bint Mihail	12	13174,00	4716 zira - built on 280 arşın	11-1/ 2-56-56		bina 280 arşın üzerinde,
Pier Road	Angel Yandarło	6	10000,00	app. 244 zira hotel shares: 2 of 12	3-3/9-7		front side road, backside newly opened road, one side Vasil barber İsmiyos and Yani Valer Ekoridi estates
Fişekhane street	French Leon Kod	11	9685,50	1834 zira	19-39		
Acem street	Vehbi Bey and Nigar Hanım	18	9000,00	34900 arşın - built on 392 arşın	24-26-28/1-24-24		
Acem street	matufi Anastaş Anastaşiyadis - should be inherited to his only heir Panayi	4	6000,00	app.378 m2: 111m2 wooden house with two shops	10, 1-10, 2-10	wooden	front side road, right side dead end, left side Nikoli Kefali house and İzzet Efendi house, back side Doğramacı street.
Fişekhane street	Binali Mazhar Bey	2	4732,50	14175 arşın	7/7-1	masonry	
Kumsal Road	Madam Eleni Manyatis and her daughter Farusa Manyatis	6	4500,00	two story house on 105 m2 on 147 m2 land	26/22		across Hotel dö la Plaj - Zoıçe house and garden, Panayot land, Papadopulos land, and Kumsal Road
Büyükkada Road	Anastaş Yorgaki Efendi	6	4000,00	two story house on 162 arşın, on 257 arşın land	46/40		neighboring properties: Madam Lena, road, Mondiyana Çavuşaki Efendi house
Karanfil street	Madam Luiza and Eleni, Yaşar and Alaeddin Beys	NA	3379,00	land and lodge - app. 1931 arşınkare	48/60	masonry	on the north Manakin land, on the south Emin and Yaşar land, on the west Yedidin land, on the east Karanfil street
Hacı Necip Bey street	Nikolaki velid Mihail	7	3031,50	197 arşın	6/5	wooden	
Zeytinlik road		6	3000,00	two story house with basement			izale-i şuyı (sharing of the price of the assets among shareholders after the sale ordered by the court)
Karanfil road		11	2500,00	three story wooden house with basement		wooden-masonry	izale-yi şuyı (sharing of the price of the assets among shareholders after the sale ordered by the court)
Çınaraltı street	Katıçe bint Matufi Hristo	6	2475,00	300 arşın	93/91		
Arslan street	Eleni bint Panayot	7	2400,00		68/1-3	wooden	1700 liraya Simo velid Yorgi ahdesine
Büyükkada road Aya Dimitri street	from Rum nation Nikolaki Efendi's wife Persifoni bint Kostı	NA	2050,00	192,5 zira	5		2500 kuruş income and annual rent 200 lira
Paskal street	Kostı velid Yanko (Koço)	6	1750,00	1045 arşın	35		
Paskal street	from Rum nation and exchangees Koço also known as Kostı velid Yanko	6	1750,00	1045 zira	35	wooden-masonry	the land belongs to the Foundation of Şehzade Sultan Mehmet Han
İstavrinoz street	Madam Pipina	3	1700,00	two story wooden house, on the record 175 zira, but app.135 zira	49/49	wooden	approximately 150 steps away from the pier
Büyükkada Road	Yorgi - the tenant Kalyopi residing	6	1700,00	174 arşın - built on 116 arşın	26		one side Papadopulo land; backside Zoıçe house and garden; road in the front
Büyükkada road	Sako bint Yako	7	1575,00	362 arşın	47/38		
İstavrinoz street	Madam Pipina	3	1500,00	175 zira	49/49		

Table 5.2 (Continued)

location	owner	room	value (lira)	area	no(old/new)	material	other
Panço street	from Rum nation Anastaş velid Vasil	3	1350,00	120 arşın land - 82 arşın house	7/24	masonry	the land belongs to the Foundation of Şehzade Sultan Mehmet Han
Çınaraltı street	Gemici Anastas velid Kostantin	3	1254,00	302 arşın - built on 65 arşın	98/1-4	wooden-masonry	
Paskal street	Fugitive Eftimya bint Kostantin	2	1184,00	110 zira house - 169 zira garden	13	masonry	
Pier	Vangel oğlu Pandeli Efendi	NA	1000,00	a grocery store and the hotel above_2 shares of 12	3-3/9-7		
Yazıcı street	Tanaş velid Hacı Kostantin	3	810,00	built on 59 arşın		wooden	
Şalcı street	Tevhide ve Alyoşa Kerime Hanımlar and matufi Hasip Mazlum Efendi	4	655,00	259 arşın	3	wooden	bordered before the savings law
Şalcı street / Yalı		NA	600,00		4	wooden	
Ebe street - Karanfil district	Ekpiro the baker and Hristo the pastry maker	2	550,00	63 zira house, 87 zira garden		wooden-masonry	
Doğramacı street	Madam Poliksi and Obenyan	2	270,00	46 arşın 5 parmak	19/		front side street, both sides Angeliki Kompo Nikolayidi, back side Arkanolunin houses
Yazıcı street / Yalı	From Rum nation Korili Tanaş velid Hacı Kostantin	NA	128,75	59 arşın	10/17		dead-end-street next to the house
Çınar street	Madam Aleksander and Dekarantino Efendi	NA			32, 34, 36, 38, 40		sequestered for 516 kuruş
Karagül street / Yalı	Amele Koço zevcesi Antiren	1			4	wooden	monthly rental - annual rent: 30 lira
Acem street /Cami	abandoned property of fugitive Fotine	5			18	wooden	monthly rental - annual rent: 50 lira

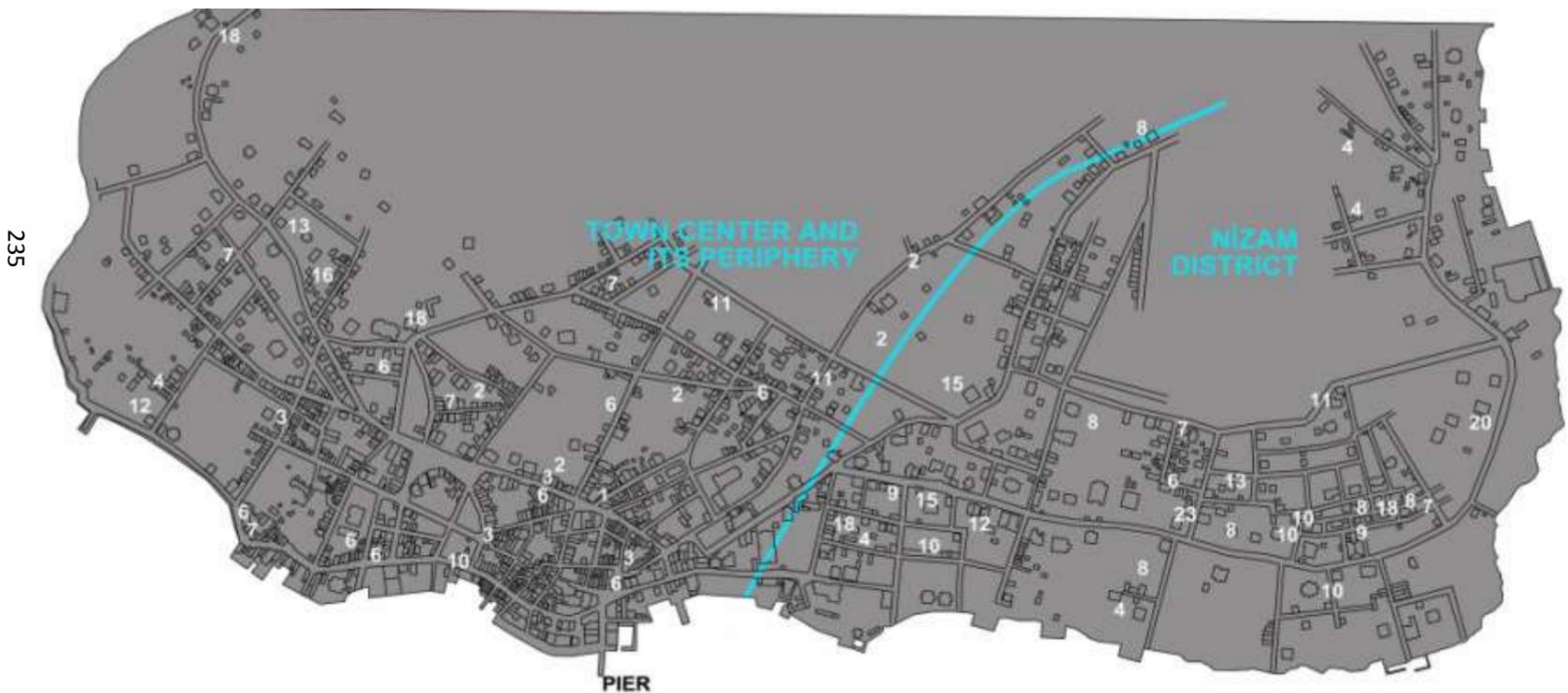


Figure 5.1 All the houses in Chapter 4 according to their room numbers shown in Raymond Map. (Produced by the author)

Table 5.2 explicitly put forth the difference in the sizes and the prices of the house in the town center. There are certainly fewer houses in the town center that worth more than 6000 liras: contrary to eleven houses among fifteen in Nizam, there are only six houses among thirty five. This outcome proves that Nizam district was mostly inhabited by upper class families that can afford expensive houses in the favored district of the island. The characteristics of the owners come to the fore here: while the expensive houses of Nizam are owned by Muslims (Turks), Greeks (Rums) and Armenians, and the cheaper houses are owned by Muslims (Turks), the expensive houses of the town center and its periphery are also owned by Muslims (Turks), Greeks (Rums) and foreigners (French), and the cheaper houses are owned completely by Greeks (Rums) with one exception. This information supports the idea that the town center is mostly inhabited by the lower-income families, and these families mostly belong to the Greek community, and that the ethnic variety of wealthy upper class families of the island represent the ethnic characteristic of the late Ottoman bourgeoisie in Istanbul. These outcomes are supported with the houses visited, since all the owners belonged to the Istanbul bourgeoisie with an ethnic variety. Atabek family who owned an ostentatious summer house at the southeastern periphery of the town center was a Muslim family from Selanik involved in textile business. Rocco Farra was a Greek tradesman whose daughter was educated in painting and they inhabited a mansion on Çankaya Road, the main road of Nizam district where the elaborate houses of the other bourgeois families were located on the sides. Evdokimos Usulcuoğlu preferred to buy a vast land on the eastern end of the island, where he could build two mansions for his family, but especially for his wife. He ran his business in construction materials, whereas he also built apartment blocks in Kurtuluş and Nişantaşı districts in Istanbul, two of the most elegant districts of the time. Dimitro Meziki was once the mayor of the Princes' Islands and was a respected Greek pharmacist. Although the house changed hands after a short time, its new owners, the Armenian Karayans, also belonged to the wealthy section of the society. These families and their houses represent the summer habits of the Ottoman Istanbul bourgeois.

The urban density in Raymund Map speak for itself: in the town center the majority of the houses are attached and situated on smaller lands, whereas in Nizam rather loose settlement approach is observed. In Figure 5.1, the line that divides the island is drawn according to the narrations that the western part of the island was begun to be settled in the mid-nineteenth century with the real estates of Giacomo and those estates began with

the Giacomo Hotel nearby the Pier; today this line approximately represents the current district borders, where the west is called Nizam and the east is called Maden. All the room numbers of the houses studied in this dissertation are located in this map; however, Dermancı and Usulcuoğlu Mansion are excluded since the map does not cover that area, and the houses from İVG are in their estimated locations. Considering the room numbers, the average room number of a house is ten in Nizam, and it is six in town center. It is seen that the larger houses are located on or close to Cakomo and Nizam Roads in Nizam district, on the other hand larger houses seem to be built on the periphery of town center.

The stories and the memoirs on the island pointed out the common characteristic of its summer residents: they were all from the upper-class of the society, from the newly emerging bourgeoisie that was mainly generated from the recent economic, social and political circumstances in the nineteenth century. Thus, in this study, to draw a framework about the aspects that affected these circumstances was necessary. It is apparent that the discussions on the emergence of a bourgeois class in the Ottoman society vary according to the terms of economy and bureaucracy: as Göçek asserted, the two bourgeois groups that appeared in the Ottoman society were both involved in the consumption of Western goods and inevitably of Western ideas either by getting educated in newly established schools like Galatasaray, by reading foreign press and novels, or by doing business with foreign enterprise. Yet, new types of buildings, either by function or by their appearance, began to be erected in and around the city. These buildings were cafes, hotels, and restaurants that reflected the new habits of the public, police and fire stations that can be considered as the signs of a modern state, as well as municipality buildings as the 'French' way of regulating the city, and pier houses embracing the new means of transportation. Büyükada had already been pursuing this new means of life since the establishment of the municipality in the islands. Besides, the cafes and hotels in the Pier hosted the elegant summer inhabitants, who rejoiced in the plays performed in the Casino Delakuridis. Besides, the infrastructure of the island was subject to the interest of the state since an engineer was sent to the island to level and regulate a road from Macar (western side of the Pier) through Nizam. It is another implication that the Nizam district was carefully cultivated and prepared for its wealthy inhabitants.

The alterations that represent the transformation in the society were not limited to the public spaces. The interiors of the bourgeois houses were exposed to the new furniture that brought new eating and sitting practices along with them. In addition, as Nancy

Micklewright argued, these new kinds of furniture also necessitated separate spaces of their own such as dining room for dining tables and chairs and a bedroom for bedsteads and dressers.²⁷⁵ However, not all the habits vanished in one night; as Micklewright continues with reference to the photographer Ali Sami's photographs, "this transition in domestic interiors was a complex one, in which both traditions functioned simultaneously, at least to some degree".²⁷⁶ This transition certainly brought along the transformation of the family and the structure of the household. As it was presented in Alan Duben and Cem Behar's extensive work on Istanbul households, the discussions and comparisons between the European family and the Ottoman (Muslim) family were held in newspapers, magazines, and novels, and the new types of furnishings in the household, representing the 'ideal', were even published in children's books.²⁷⁷ On the other hand, from an outsider's eye, the first step of modernization was to own a telephone and the second step was electrification: a group of researchers from the American Board (American Board of Commissioners for Foreign Missions – ABCFM) carried out a study on the social life in Istanbul in 1920, and analyzed the situation according to their vision of modern society.²⁷⁸ Among the things they observed was the usage of the solar time in the small shops in Suriçi, the district inside the city walls. Their study also highlights the scarcity of the elevators and central heating system in the hotels and inns, or in any other public buildings in the city. These aspects are observed in the summer houses of Büyükada as the modern furniture in the houses visited such as in Atabek Mansion and Dermancı Mansion and the depiction of rooms in the Istanbul Vilayet Newspaper such as the living room (*salon*), dining room, and bathroom (*banyo*). In addition, the clock tower erected in the Macar Square proves the use of the modern time on the island.

There are certain aspects that the resort character of Büyükada seems to differ from the newly transforming leisure towns in Europe or in the United States according to the time spent in these towns. The historian Helen Elizabeth Meller affirms that in the mid-

²⁷⁵ Micklewright, Nancy, "Late Ottoman Photography: Family, Home, and New Identities" in Shecher (ed), 2003. 80

²⁷⁶ Ibid. on the same page.

²⁷⁷ Duben, Alan and Behar, Cem. *Istanbul Households: Marriage, Family and Fertility, 1880-1940*. Cambridge: Cambridge University Press, 2002. 203-209

²⁷⁸ Johnson, Clarence R. *Istanbul 1920*. Istanbul: Türkiye Ekonomik ve Toplumsal Tarih Vakfı, 1995. 150-151

nineteenth century, the new urban society emerged as a consequence of rapid growth rate, newly established industries, new means of manufacturing, and social mobilization.²⁷⁹ Thus, social and environmental evolution was inevitable. As she examines this change for the British urbanization and for the case of Bristol, she points out that the prosperous middle class had a significant effect on shaping the leisure towns along with the modern cities; they built their houses in the suburbs of the city in waste plots “as if they were really in the countryside, or at worst, some country town”.²⁸⁰ So, building on large plots, in fact, is an accurate situation for the wealthy middle class. For the case of Büyükada, similar expansion of population growth can be observed after the regular steam ship service was maintained in the second half of the nineteenth century. Moreover, the large plots that were observed in the Nizam district support the idea that the houses in this district belonged to the wealthy section of the society.

Evaluating Büyükada according to the aspects that were considered to be the indicators of modern living, it is seen that most of them were already set in the island before 1920. The Municipality of the Islands was the second one established following the Beyoğlu Municipality, according to the Islands Court records at the beginning of 1910s, the administrative institutions in the islands were the departments of revenue, forestry, civil registry, and land registry, along with post office (in Heybeli) and police station.²⁸¹ In addition, there was the pier house built at the beginning of the First World War, lavish hotels such as Splendid Palace, Hotel Calypso, Hotel Des Etrangers, and Prinkipo Yacht Club were gathered in the northwestern side of the Pier. On the other hand, telephone and electricity on the island were controversial issues that engaged the state and the public in different occasions. From the records in the Ottoman Archives it is apparent that in 1889 there were telephone lines, though unauthorized, between the houses in Büyükada. Nevertheless, the arrival of electricity was rather late comparing to telephone. Although there were attempts to electrify the island beginning from 1908²⁸², and although there were individual cases that provide their own electricity for lighting with the help of generators, the electric network from the city mains arrived in the island in the 1930s. Yet,

²⁷⁹ Meller, 1976: 45-52

²⁸⁰ *Ibid.*, 7.

²⁸¹ Gür, 1995. 16-17

²⁸² BCA 18/11/1908Dosya: 34E728Fon Kodu: 230..0.0.0Yer No: 47.71..1.

in the second half of the 1940s there were still houses without electric wiring and the streets of the island were still been illuminated by kerosene lamps.²⁸³

The people who had summer houses in Büyükada were mentioned in the works of Tuğlacı, Millas and Akpınar, revealing that moving to the island in the summers was a distinguishing practice among the Ottoman and later Republican bourgeoisie. Either were bought, rented, or built from the scratch, the houses of the island were remembered by their noteworthy residents. The houses spoke for themselves from the exterior; their facades and their gardens reflected the means they possessed. Nevertheless, their interiors remained somewhat limited to access. There are multiple reasons of this limitedness, but there is one thing that the interior of the house is the private space of the families. Other than the invited guests, how could anyone get into the house and collect information about the interior? The answer would be to change hands, as it was stated clearly in Istanbul Provincial Newspaper: when the house was on sale or to be rented, the features of the interior were subject to description. The announcements in the Istanbul Provincial Newspaper between 1923 and 1928 explicated these features by depicting the spaces in the house: along with the size of the land and the size of the base area of the house, they mentioned the number of the rooms, the purpose of the rooms such as dining and reception, the number of the toilets and baths, the situation of the kitchen, the existence of storage spaces for wood and coal, the means of water supply such as well and cistern, and in some cases they even emphasized the color of the tiles paved on the floors. Moreover, the prices as well as the locations of these houses were written in these announcements, so that the people interested in buying could have an idea about the property in advance. The information about the owners and the reason why they were selling their properties were also revealed in the announcements. Besides, among the announcements it was found out that some of the properties were confiscated by the state on the grounds that their owners were missing, which gives clues about the changing atmosphere in the island as well as in the whole country. All the information obtained from the Istanbul Provincial Newspaper present the general characteristics of the districts on the island and hence mark the difference in their market values as well as their ethnic population.

The announcements exposed the components of the houses, hence the owners of the houses, from various parts of Büyükada, such as from Cami district close to the town center

²⁸³ Akpınar, 2014. 235

Fatma Sedef Hanım's house with six rooms in Acem Street and Katiçe bint Hristo's house again with six rooms in Çınaraltı Road, or from Nizam district in the northwestern part of the island Madam Katrina bint Patis' house with ten rooms in Karabet Street and the shared property of Halil, Aram, Bedros, and Hrant Efendi with sixteen rooms in Nizam Road. These houses and their owners show that houses with different sizes and owners from different ethnic groups were scattered on the island.

The written materials on the spatial features of the houses in Büyükada are enriched by the information obtained from Istanbul Provincial Newspaper. Yet, the number of the drawn material needed to be increased since except some of the mansions studied before²⁸⁴, there is still lack of studies about the spatial layout of the houses on the island. Therefore, the drawings obtained from the Cultural Heritage Preservation Board, Istanbul Office the 5th Region, are crucial in order to comprehend the planning of these houses. From these drawings the position of the house in the site, the relation between the entrance of the house and the main entrance to the land from road, distribution of the rooms into the floors, the locations of the service and wet areas such as the staircase, the kitchen and the toilets can be examined. In addition, as it was found in some of the folders, some information on the previous owners of the houses can also be documented in the Preservation Board. These drawings help us to better understand the composition of the houses described in Istanbul Provincial Newspaper as well as to improve the knowledge about the spatial characteristics of those houses. Accordingly, it is revealed that almost all of the houses were benefited from the sloped land, raised their entrances so that the basement floors could be spared for service spaces while entrance is highlighted with stairs and in some cases with a porch.

Another important point to depict the complete picture of the houses of the island was to enter and document the houses in order to understand how the people lived inside. It would be the issue of another massive project to visit all the houses of the island like Pars Tuğlacı did, or interview the former inhabitants of the island like Akpınar did. The houses visited during this study happened to be the result of snowball effect, the generous owners of these six houses accepted to be a part of this study and let their houses be photographed. Atabek Mansion that belongs to Meral Kori was the first house to be

²⁸⁴ Zaloğlu studied survey drawings of nine houses from different parts of Büyükada including Splendid Palace in her master thesis and in Köseoğlu's master thesis, the drawings of Arvantidis, Keresteciyan, Mizzi and Con Paşa Mansions were presented. See Zaloğlu, 1989 and Köseoğlu, 2013.

photographed and interviewed, followed by Oktay Yenal's Farra Mansion, Nazlı and Doğan Başak's Matara Mansion, İvi Dermancı's Dermancı Mansion, now run as Hotel Naya, and her cousin's Usulcuoğlu Mansion, and finally the Meziki Mansion that once belonged to Karayan family now run as Meziki Hotel by İsmail Sarıkaya. All of these mansions were inhabited by the prominent members of the Ottoman bourgeoisie and today still traces of their existence can be found inside. Although some of them were altered and adjusted to the needs of their contemporary functions, the interviews point out the missing parts of their stories.

Yet, another important outcome of this study is Antoine M. Raymund's Map found in the SALT Archives that was drawn in 1912. Until now, there was not a map in a scale of 1/1200 that showed the inhabited portion of Büyükada with the marks of the houses as they were placed in the site. It was probably an insurance map; although there is no direct information proving that, but as it is known, Cesar Raymund worked on the insurance map of Burgazada and Alexandre M. Raymond drew the plan of Istanbul in 1/20000 scale. Yet, there were some records in the Ottoman Archives that some of the houses in Büyükada were insured. Nevertheless, the map of Antoine Raymund is a crucial document in the historiography of Büyükada, in which we can also see the construction material of the houses. Most of the houses examined in this study can be traced in the Raymund Map, which indicate that they were built before 1912. The houses marked on the Raymund Map present the social and architectural characteristics of the island at the beginning of the twentieth century.

This dissertation is carried out to fulfill the missing parts of the historiography of Büyükada, highlighting the island's social and residential character as a popular summer resort and the lives held in the houses of the island at the turn of the twentieth century. In particular, new sources such as Istanbul Provincial Newspaper on comprehending the features of the houses at the beginning of the twentieth century, and Raymund Map for revealing the density of the inhabited areas of the island and tracing the existing houses to detect the possible time period of their construction are presented here in order to open new means of discussion for further studies.

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BCA - *Başbakanlık Cumhuriyet Arşivi* (Turkish Republic Directorate of the Archives of the Prime Ministry, The Republican Archives)

İVG – *Istanbul Vilayet Gazetesi* (Istanbul Provincial Newspaper) in Atatürk Kitaplığı and Istanbul University Faculty of Law Library

PB - *Istanbul 5 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü* (Cultural Heritage Preservation Board, İstanbul Office the 5th Region)

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APPENDICES

A. LIST OF DOCUMENTS FROM TURKISH REPUBLIC DIRECTORATE OF THE ARCHIVES OF THE PRIME MINISTRY

Table A.A.1 Documents from Turkish Republic Directorate of the Archives of the Prime Ministry

Tarih: 17/L /1268 (Hicrî) Dosya No:255 Gömlek No:15740 Fon Kodu: İ..DH.. Büyükada'da vapur iskelesi inşasına ve varidatının talibine ihalesine dair.
Tarih: 01/Za/1272 (Hicrî) Dosya No:151 Gömlek No:9 Fon Kodu: HR.MKT. Fransa askerlerine hastane yapılan Darülfünun binasıyla Büyükada'daki kışla ve hastanenin boşaltılması sırasında memur tayin edilmesi.
Tarih: 11/Ş /1273 (Hicrî) Dosya No:219 Gömlek No:58 Fon Kodu: A.}MKT.NZD. Büyükada'da daha önce maden memurları için yapılan ve şu anda boş ve harap durumda olan hane ve mağazanın Legofitzade Yorgi'ye verilmesi.
Tarih: 28/R /1274 (Hicrî) Dosya No:219 Gömlek No:90 Fon Kodu: HR.MKT. Amerikan Kaptan Diportu Mösyö Kakomo'nun Büyükada'da inşa etmiş olduğu mahallerden dolayı verilen binbaşılık rütbesi ve mecidiye nişan ile Kars'da bulunmuş olan Kolonel Tays'a verilen mecidiye nişanının imali.
Tarih: 12/L /1276 (Hicrî) Dosya No:182 Gömlek No:3 Fon Kodu: A.}MKT.MHM. Bahar mevsiminin gelmesi sebebiyle sahilhanelere ve sayfiyelere yerleşebileceği.
Tarih: 04/Z /1276 (Hicrî) Dosya No:433 Gömlek No:19078 Fon Kodu: İ..MVL. Cerideci Çörçil'in Büyükada'da inşa edeceği fabrikalara ruhsat verilmesine dair.
Tarih: 15/Z /1276 (Hicrî) Dosya No:117 Gömlek No:72 Fon Kodu: A.}MKT.MVL. Ceride-i Havadis Müdürü Çerçil'in zevcesi Kadanko Hanım'ın Büyükada'da yaptıracığı Makona ve Peksimed Fabrikasının inşasına hiçbir imtiyaz istememek şartıyla ruhsat verildiği.
Tarih: 25/L /1277 (Hicrî) Dosya No:217 Gömlek No:87 Fon Kodu: A.}MKT.MHM. Sahilhanelere ve diğer sayfiyelere gideceklere izin verildiği.
Tarih: 23/Ca/1278 (Hicrî) Dosya No:788 Gömlek No:44 Fon Kodu: MVL İngiltereli Morton ve Pal'ın Büyükada'da inşa ettikleri dakik, peksimet ve makarna fabrikaları mamulatından alınacak verginin tahsili ve civardaki küçük adalarda bulunan gümrük memurlarına nezaret etmek üzere Hacı Mustafa Efendi'nin memur tayini. (2. Cezayir)

Table A.0.1 (continued)

Tarih: 06/S /1281 (Hicrî)	Dosya No:685	Gömlek No:38	Fon Kodu: MVL
Büyükada'da Macardan Nizam nam mahalle yolunun şose olarak tanzimi ve tesviyesine mühendis irsalı. (25. Anadolu)			
Tarih: 21/Za/1281 (Hicrî)	Dosya No:141	Gömlek No:7012	Fon Kodu: C..BLD.
Bir kumpanya teşkiliyle Beyoğlu, Büyükdere, Üsküdar ve Büyükada seyyahları için oteller yapmak ve bir güne imtiyazı tazammun etmemek üzere İngiltere tebasından James Mesiri'ye ruhsat verilmesi.			
Tarih: 20/R /1284 (Hicrî)	Dosya No:749	Gömlek No:63	Fon Kodu: MVL
Deymin adlı şahsın Büyükada'da Macar adlı mahallde bulunan arsası önüne Tersane-i Amire canibinden yaptırılacak kargir vapur iskelesi ve meydana gelen sorunlara dair tahrirat. (3. Anadolu Katil Sirkat)			
Tarih: 22/R /1285 (Hicrî)	Dosya No:416	Gömlek No:55	Fon Kodu: A.}MKT.MHM.
Büyükada'daki rıhtımın harap ve eski olduğundan ahalinin yeni rıhtım yapma talebinin incelenmesi sonucu Tersane-i Amire'nin buraya rıhtım yapmasının münasib olacağı.			
Tarih :29/Z /1286 (Hicrî)	Dosya No :112	Gömlek No :219	Fon Kodu :DH.SAİDd...
Hüseyin Şevket Efendi; 1286 Yenişehir-iFener doğumlu, Meclis-i İdaresi Emval-i Eytam Azası Kevkebzade Yenişehirli Melik Efendi'nin oğlu			
Tarih: 09/N /1301 (Hicrî)	Dosya No:2	Gömlek No:7	Fon Kodu: Y..PRK.ŞH..
Büyükada'daki bazı misafirhane ve köşklere pazar günü çekilmekte olan ecnebi bayraklarının çekilmesinin menî.			
Tarih: 19/S /1302 (Hicrî)	Dosya No:16	Gömlek No:43	Fon Kodu: Y..MTV.
Büyükada'da inşası kararlaştırılan cami ve mektebe ait keşif defterlerinin takdimine dair Şehremaneti'nin tahriratı. (2. vesika 6, 3. vesika 8 varaktır)			
Tarih: 17/L /1301 (Hicrî)	Dosya No:926	Gömlek No:73401	Fon Kodu: İ..DH..
Büyükada'da Müslüman çocukları için mektep inşası.			
Tarih: 04/Z /1302 (Hicrî)	Dosya No:18	Gömlek No:104	Fon Kodu: Y..MTV.
Büyükada'da inşası irade buyurulan cami için alınacak arsanın parası henüz tedarik olunamadığı ve arsanın başkasına satılmak üzere bulunduğu dair yazı.			
Tarih: 18/C /1303 (Hicrî)	Dosya No:8	Gömlek No:60	Fon Kodu: MV.
Büyükada'da Nizâm denilen yerde bulunan kuyulardan temin edilecek suyun makineler ile kasaba dahiline getirilmesi ve muhafazası için imtiyâz talebinde bulunan Gaz oğlu Hristo'nun arzuhâli ve Nafiâ Nezaretî'nin bu babdaki tezkiresinin müzâkeresine dâir. (2 sayfa)			
Tarih: 22/C /1303 (Hicrî)	Dosya No:82	Gömlek No:3564	Fon Kodu: İ..MMS.
Büyükada'da buhar makinesi vasıtasıyla su ihraç etmek üzere Gazoğlu Hristo'ya imtiyaz verilmesi.			

Table A.0.1 (continued)

Tarih :30/Za/1303 (Hicrî) Dosya No :2 Gömlek No :51 Fon Kodu :Y..PRK.ŞH..			
Mustafa Fazıl Paşa'nın kızı ve Halil Şerif Paşa'nın metrukesi Nazlı Hanım'ın Amerika sefiri ve hanımı ile Büyükkada'da gezdikleri.			
Tarih: 26/Ca/1305 (Hicrî)	Dosya No:28	Gömlek No:48	Fon Kodu: MV.
Büyükkada'nın Ayayorgi Tepesi ile sahilinde yapılacak yolun inşaat ve tamirat masraflarına karşılık olarak, yoldan geçecek araba ve hayvanlardan belediye adına resm alınması.			
Tarih: 29/Za/1305 (Hicrî)			
	Dosya No:3	Gömlek No:2	Fon Kodu: Y..PRK.ŞH..
Büyükkada kayık yarışlarına gelecek olan Dük de Edinburg'un karşılanması.			
Tarih: 01/Z /1305 (Hicrî) Dosya No:1530 Gömlek No:107 Fon Kodu: DH.MKT.			
Büyükkada'da yapılacak kayık yarışında hazır bulunacak olan İngiltere kraliçesinin oğlu Dük de Edinburg'a nasıl muamele edilmesi gerektiğinin sorulduğu.			
Tarih: 22/Za/1306 (Hicrî)			
	Dosya No:1640	Gömlek No:82	Fon Kodu: DH.MKT.
Büyükkada'da kullanımı yasak olmasına rağmen çekilmiş olan özel telefon hatlarının kaldırılması.			
Dosya No			
Tarih :25/Z /1306 (Hicrî)	:1650	Gömlek No :64	Fon Kodu :DH.MKT.
Geliri Adalar Daire-i Belediyesi açığını kapatmakta kullanılmak üzere Büyükkada'da bir balo icrasıyla bunun için gerekli biletlerin tabına izin verilmesi talebi.			
Tarih: 13/S /1308 (Hicrî) Dosya No:1765 Gömlek No:33 Fon Kodu: DH.MKT.			
Büyükkada'da sigortalı ahşap bir hanenin taammüden yakıldığı.			
Tarih: 25/Ş /1308 (Hicrî) Dosya No:1825 Gömlek No:82 Fon Kodu: DH.MKT.			
Büyükkada emlakı üzerinde yapılan tadilat neticesinde, bazı hanelerin kıymetinin de artmış olduğu, ancak zamlı vergilerinin bir sonraki seneden itibaren tahsili icab edeceği.			
Tarih: 10/Ra/1309 (Hicrî)			
	Dosya No:1878	Gömlek No:29	Fon Kodu: DH.MKT.
Belediye heyetiyle aralarında ihtilaf olan Adalar Kaymakamı Muharrem Bey'in, Cisr-i Mustafapaşa Kaymakamı Mahmud Celaleddin Bey'le becayış talebi.			
Tarih :26/L /1310 (Hicrî) Dosya No :2 Gömlek No :1310 Fon Kodu :İ..TNF.			
Büyükkada'da Nizame isimli mahalde inşa edilen dakik fabrikası için tüccardan Tantavizade Halim Efendi tarafından celb edilen alat ve edevatın resmsiz gümrükden imrarına dair Şura-yı Devlet kararı.			
Tarih: 01/M /1311 (Hicrî)			
	Dosya No:14	Gömlek No:1311/M-001	Fon Kodu: İ..HUS.
Mösyö le Kuvan ile Mösyö Bali'nin Büyükkada'daki evlerine Fransızların yevm-i mahsusunda çekilen Fransız bandırasının Adalar kaymakamı tarafından indirilmiş olmasına ve bu konuda girişilecek teşebbüse dair.			
Tarih :24/C /1311 (Hicrî) Dosya No :88 Gömlek No :189 Fon Kodu :Y..MTV.			
Tophane'nin çimento ve tuğla müteahhidi Şahbazzade Ağya Efendi'nin nişanla taltifi.			

Table A.0.1 (continued)

Tarih :13/Ş /1311 (Hicrî) Dosya No :2 Gömlek No :1311 Fon Kodu :İ..RSM. Büyükada'da Tantavizade Halid Efendi tarafından yeniden tamir edilen ve genişletilen buharlı un değirmeni için getirilecek alet ve edevattan gümrük resmi alınmaması.
Tarih: 29/R /1312 (Hicrî) Dosya No:771 Gömlek No:13 Fon Kodu: ŞD. Büyükada'da Hrisitos Caddesinde otuz dört numaralı hane ile bahçesinin muamele-i kuyuduye ve cihet-i tasarrufiyesince görülen mübayaenetten dolayı olan ihtilafın Şura-yı Devletçe tedkiki lüzumu. (Şehremaneti 4)
Tarih :13/Ca/1312 (Hicrî) Dosya No :306 Gömlek No :48 Fon Kodu :DH.MKT. Tantavizade Halid Efendi'nin Büyükada'da tesis eylediği değirmen Dersaadet haricinde addolunarak nakliyatından fahiş resm istenmekte olduğu.
Tarih :13/B /1313 (Hicrî) Dosya No :298 Gömlek No :82 Fon Kodu :MF.MKT. Tuğla Fabrikatörü Şahbaz'ın, Aşiret Mektebi ile Fatih ve Sultanahmed Rüşdiye Mektepleri için gerekli olan tuğlaların kendinden alınması durumunda vereceği bedava tuğlaların numunelerinin gönderilmesi.
Tarih: 30/Ra/1316 (Hicrî) Dosya No:1178 Gömlek No:88348 Fon Kodu: BEO Rusya'nın Dersaadet Konsolosu Aleks veled-i Aftim Lagoski'nin Büyükada'nın Kaminoz sokağında dört kıta sened-i hakani ile mutasarrıf olduğu elli bin iki yüz zira arsa ve bağ ve hane ve müstemilat-ı sairenin kıymetinin elli bin guruş olduğuna dair Adalar Kaymakamlığı'ndan mevrud tahrirat. (Şehremaneti)
Tarih: 15/B /1306 (Hicrî) Dosya No:1605 Gömlek No:118 Fon Kodu: DH.MKT. Büyükada ile Heybeliada arasında açılacak telgrafhaneye Mekteb-i Bahriye'den bir oda hazırlanarak Türkçe ve Fransızca bilen bir memurun tayini.
Tarih: 29/L /1306 (Hicrî) Dosya No:1632 Gömlek No:104 Fon Kodu: DH.MKT. Büyükada'da ahalinin ikametgahları arasında telefon vs. elektrik makineleriyle haberleşmelerinin engellenmesi.
Tarih: 15/Za/1306 (Hicrî) Dosya No:1637 Gömlek No:58 Fon Kodu: DH.MKT. Büyükada'da haneler arasında tellerle haberleşildiğinin Dersaadet Telgraf Posta Müdürü Lebib Efendi tarafından bildirilmesi üzerine bunların kullanılmadığının kullanılan telefonun da bulunmadığının anlaşıldığı.
Tarih :02/Ra/1319 (Hicrî) Dosya No :54 Gömlek No :39 Fon Kodu :Y..PRK.UM.. Kartal ve Adalar kazası Niyabet ve Bidayet Reisi Hüseyin Şevket Bey'in yaptığı hizmete binaen görevinin uzatılmasının istirhamı.
Tarih :20/R /1319 (Hicrî) Dosya No :219 Gömlek No :47 Fon Kodu :Y..MTV. Büyükada'da yapılacak kayık yarışının padişah himayesinde icrası için yat kulübü reisinin takdim ettiği arıza hakkında Bahriye Nezareti'nin tahrirâtı.
Tarih :07/Ca/1319 (Hicrî) Dosya No :220 Gömlek No :51 Fon Kodu :Y..MTV. Büyükada'da bu seneki kayık yarışının padişahın himayesinde yapılmasına müsaade olunması hakkında yat kulübü reisi tarafından istida olunduğuna dair Bahriye Nezareti'nin tahriri.

Table A.0.1 (continued)

Tarih: 18/C /1324 (Hicrî)	Dosya No:2887	Gömlek No:216484	Fon Kodu: BEO
Büyükada'da Sandal Kulübü ittihaz olunan Mösyö Leben'in hanesinin sahiline büyük bir iskele inşasına başlanıldığı, bunun men edilmesi. (Dahiliye)			
Tarih: 24/C /1324 (Hicrî)	Dosya No:1109	Gömlek No:59	Fon Kodu: DH.MKT.
Büyükada'da sandal kulübü kabul edilen Mösyö Lipe'nin hanesinin sahiline demir kazık inşasının men edilmesi ve Samsun'da kurulan ecnebi menşeli bir kulübe tebea-i Devlet-i Aliyye'den kimsenin girmemesi için tedbir alınması.			
Tarih :02/Ağ/1322	Dosya No :19	Gömlek No :92	Fon Kodu :ZB.
Büyükada'da Sandal Kulübü denilen yerde inşasına başlanan iskelenin inşasının durdurularak yasaklanması ve bu hususta tahkikat icrası.			
Tarih: 27/C /1324 (Hicrî)	Dosya No:1110	Gömlek No:17	Fon Kodu: DH.MKT.
Büyükada'da Musevi cemaatinin ayin yaptığı hanenin harap olması sebebiyle yeni bir hane yapılmak üzere ruhsat verilmesi.			
Tarih: 16/Ağ/1322	Dosya No:318	Gömlek No:4	Fon Kodu: ZB.
Büyükada'da Sandal Kulübü ittihaz edilen Mösyö Cebe'nin hanesi sahiline ruhsatsız olarak yapıldığı için durdurulan rıhtım inşasına geceleri devam edildiğinin tesbit edildiği			
Tarih: 07/M /1325 (Hicrî)	Dosya No:151	Gömlek No:1325/M-014	Fon Kodu: İ..HUS.
Büyükada'da Madam Erikli'nin tasarrufunda olup İngiltere tebeasından Henri Piyers'e satacağı hanenin mekteb, kilise ve hastahane ittihaz edilmeyeceğine dair alınacak senede kulüp yapılmayacağı hakkında da bir kayıt ilavesi.			
Tarih: 07/M /1325 (Hicrî)	Dosya No:2998	Gömlek No:224808	Fon Kodu: BEO
Rum cemaatinden Madam Eriklin'in Büyükada'da uhdesinde olup İngiltere tebeasından Henri Ovin Piyeres'e satmak üzere muamele-i ferağiyesinin icrasını istida ettiği hanenin kulüp yapılacağı hakkında da bir kayıt ilavesi. (Dahiliye)			
Tarih: 08/M /1325 (Hicrî)	Dosya No:1148	Gömlek No:51	Fon Kodu: DH.MKT.
Rum cemaatinden Arikli'nin Büyükada'da sahibi olduğu haneyi İngiliz tebeasından Henri Edvin Piyers'e satmak istediğinden ve satışında herhangi bir mahzur olmadığından ferağ muamelesinin biran önce yapılması.			
Tarih: 05/Ca/1325 (Hicrî)	Dosya No:3079	Gömlek No:230854	Fon Kodu: BEO
Tabip Miralay Celaleddin Muhtar Bey'in Büyükada'daki tarlasının mukataaya rabtıyla arsa haline ifrağı. (Evkaf, Defter-i Hakani, Dahiliye)			
Tarih :08/Ş /1325 (Hicrî)	Dosya No :3146	Gömlek No :235916	Fon Kodu :BEO
Adapazarı kazası dahilinde Karasu nahiyesine tabi Suyunağı karyesinde inşasına müsaade buyurulan kilise menfaatine Büyükada'da Çakomi Oteli'nde bir balo tertibine izin verilmesi için Yani imzasıyla verilen arzuhalin leffen gönderildiği. (Dahiliye)			

Table A.0.1 (continued)

Dosya No				
Tarih :20/Ş /1325 (Hicrî)	:1018	Gömlek No :72	Fon Kodu :MF.MKT.	
Büyükada'da Rum Eytam Mektebi için İmperyal Otel'de balo düzenlenmeden önce mektebin ruhsatının alınması gerektiği.				
Gömlek				
Tarih: 24/Ra/1326 (Hicrî)	Dosya No:3299	No:247412	Fon Kodu: BEO	
Mabeyn-i Hümayun mütercimlerinden ve Meclis-i Maarif azasından Sabuncu Luis Efendi'nin Büyükada'daki hanesi kapısına Fransa bandırası keşide ettiği ve muma-ileyhin ecnebi tabiiyeti iddiasında bulunduğundan gerekli tahkikatın icrası. (Hariciye; 247412)				
Tarih: 27/Ağ/1324	Dosya No:56	Gömlek No:83	Fon Kodu: ZB.	
Büyükada'da ikamet ettirilen zevat-ı malumenin evine bir çok kimse girip çıktığından gerekli tedbirlerin alınması için Adalar Kaymakamlığı'na bildirilmesi.				
Tarih: 18/11/1908	Sayı:	Dosya: 34E728	Fon Kodu: 230..0.0.0	Yer No: 47.71..1.
Büyükada'nın elektrikle aydınlanması ve tramvay hattı inşaatı imtiyazına dair.				
Tarih: 08/Ra/1327 (Hicrî)	Dosya No:1112	Gömlek No:11	Fon Kodu: MF.MKT.	
Büyükada İbtidaiye Mektebi'nde bulunan askerin biran evvel tahliyesi.				
Tarih: 26/C /1327 (Hicrî)	Dosya No:23	Gömlek No:1327/C-08	Fon Kodu: İ..DFE.	
Yakof ve Kavin adlarındaki kimselerin Büyükada'da kendilerine ait iki bağları üzerine ev yapmaları için adı geçen bağlarının arsa yapılması hususunda izin verilmesi talebi.				
Tarih: 02/B /1327 (Hicrî)	Dosya No:3602	Gömlek No:270104	Fon Kodu: BEO	
Büyükada'nın Ayanikola Caddesi'nde Yakof ve Kalon'un mutasarrıf oldukları bir dönüm mahalle mukataa-i zemin tahsisi. (Evkaf, Defter-i Hakani; 265613)				
Tarih: 10/M /1329 (Hicrî)	Dosya No:1486	Gömlek No:1329/M-08	Fon Kodu: İ..DH..	
Büyükada'nın Nizam, Meşrutiyet, Karanfil, Camii, Maden ve Yalı namıyla altı ve Heybeliada'nın Yalı, Bahriye ve Dop namlarıyla üç mahalleye taksimi.				
Tarih :29/Za/1330 (Hicrî)	Dosya No :4110	Gömlek No :308240	Fon Kodu :BEO	
Büyükada'daki Splendid Oteli'ne yatırılan yaralı Osmanlı askerlerine elbise ve sıhhiye memuru izamı. (Harbiye, Dersaadet; 306938)				
Tarih :28/Za/1332 (Hicrî) Dosya No :25 Gömlek No :57 Fon Kodu :DH.KMS.				
Merhum Mustafa Fazıl Paşa veresesinin, Büyükada'da tasarrufları altında olduğunu iddia ettikleri arazi üzerindeki tasarruf hakkının tahkiki.				
Tarih :07/N /1335 (Hicrî) Dosya No :4475 Gömlek No :335600 Fon Kodu :BEO				
Üsküdar Kadılığı'na, Kazasker Müşaviri Hüseyin Şevket Efendi'nin tayini ve sair bazı tevcihat. (Adliye; MTV/68)				

Table A.0.1 (continued)

Gömlek				
Tarih: 25/10/1917 (Miladî)	Dosya No:2227	No:27	Fon Kodu: HR.SYS.	
Beyoğlu'ndaki Japon hastahanesinde tedavi edilen İngiliz harp esirlerinden miralay Charles Coventry'nin nekahet dönemini Büyükada'da general Sir Charles Townshend tarafından tahsis olunan hanede geçirmesine müsaade olunması.				
Tarih: 22/Ra/1336 (Hicrî)	Dosya No:4/- 3	Gömlek No:7//19	Fon Kodu: DH.İ.UM	
Üsküdar Konaklar Müfettişliği'nden Yüzbaşı Selim Bey'in Adalar Kaymakamlığı'na müracaatıyla, beşbine yakın esir için boş bulunan binalar ve sayfiyelerin tahsis edilme talebine dair.				
Tarih :26/M /1338 (Hicrî)	Dosya No :90	Gömlek No :8	Fon Kodu :ŞD.	
Dersaadet ve İskenderiye Patriği Sofraniyos Efendi'nin Büyükada'da mutasarrıf olduğu bir bab köşkün müşarün-ileyh bilavaris vefatıyla mahlul olduğu. (Defter-i Hakani 3)				
Tarih :21/2/1920	Sayı :	Dosya :34E732	Fon Kodu :230..0.0.0	Yer No :47.71..5.
Adalara ait elektrik imtiyazı işlemlerinin iptaliyle ödenmiş kefalet paralarının geri iade edileceği.				
Tarih: 23/C /1338 (Hicrî)	Dosya No:20/- 22	Gömlek No:14//64	Fon Kodu: DH.İ.UM	
İstanbul'da Büyükada'da bulunan bazı hanelerin İngiliz Ordusu Kumandanlığı'nca işgal edilmek istenmesine dair yazışmalar.				
Tarih: 22/Ni/1336	Dosya No:11	Gömlek No:11	Fon Kodu: HR.HMŞ.İŞÖ.	
Kiracı olarak bulunduğu Büyükada'daki eve verdiği hasardan dolayı Alman Palpasorof aleyhine Estepan İstanbullyan Efendi tarafından açılan dava.				
Tarih: 04/Ra/1339 (Hicrî)	Dosya No:20/- 25	Gömlek No:14//076	Fon Kodu: DH.İ.UM	
Rus mültecilerin iskanı için Büyükada'da el konulan evlerin işgal ve tahliye tarihlerini bildiren cetvelin İstanbul Vilayeti'ne gönderildiği.				
Tarih: 04/Ra/1339 (Hicrî)	Dosya No:20/- 25	Gömlek No:14//076	Fon Kodu: DH.İ.UM	
Rus mültecilerin iskanı için Büyükada'da el konulan evlerin işgal ve tahliye tarihlerini bildiren cetvelin İstanbul Vilayeti'ne gönderildiği.				
Tarih: 04/Ra/1339 (Hicrî)	Dosya No:20/- 25	Gömlek No:14//076	Fon Kodu: DH.İ.UM	
Rus mültecilerin iskanı için Büyükada'da el konulan evlerin işgal ve tahliye tarihlerini bildiren cetvelin İstanbul Vilayeti'ne gönderildiği.				
Tarih: 13/5/1923 (Miladî)	Dosya No:73	Gömlek No:32	Fon Kodu: HR.İM..	
Büyükada'da mukime tüccar Emin Bey'in zevcesi Naima Hanım'ın, İngiliz ve İtalyanların Teşvikiye'de işgal ettikleri evinin zarar ve ziyanının tazmini. Sadıkzade Ruşen'in tasarrufunda olup İngiliz ve İtalyanların işgal ettiği tramvay ahurlarının icarının tahsili istirhamı. (Osm.)				

B. LIST OF ANNOUNCEMENTS IN ISTANBUL VİLAYET GAZETESİ (İSTANBUL PROVINCIAL NEWSPAPER) ABOUT BÜYÜKADA BETWEEN 1923 AND 1928

Table B.B.1 Announcements in İstanbul Provincial Newspaper in chronological order.

date	page	location	owner	value	area	no(old/new)	material	contents	other
05.08.1923	4	İstavriroz street	Madam Pipina	1700 lira	two story wooden house, on the record 175 zira, but app.135 zira	49/49	wooden	ground floor: a room, a hall, a kitchen, a toilet; upper floor: two rooms and a hall. And a garden.	approximately 150 steps away from the pier
27.08.1923	3	Karanfil road	izale-yi şuyu (sharing of the price of the assets among shareholders after the sale ordered by the court)	2500 lira	three story wooden house with basement		wooden-masonry	basement: one butler room (uşak odası), a woodshed and a coal cellar, ground floor: a water pump, a cistern, three rooms, a kitchen, a laundry, a servant room, a cellar, a toilet; second floor: a balcony, a hall, three rooms, third floor: a hall, three rooms, a toilet	
22.09.1923	4	Cakomo Road	Nesibe Hanım			14 and 16		house with backhouse and garden (borca karşılık 96 sehim itibariyle 21 sehiminin satışı)	Necibe hanım was dead of fever, her and her heir Geylanizade Necip Bey's addresses are unknown
18.10.1923	2	Zeytinlik road	izale-i şuyu (sharing of the price of the assets among shareholders after the sale ordered by the court)	3000 lira	two story house with basement			basement: a cistern, a kitchen, a cellar; ground floor: a hall, two rooms, a toilet; second floor: a hall, four rooms, a toilet. A garden with a hut inside.	
25.10.1923	4	Cakomo Road	Nesibe Hanım	4739 lira	three story house with a penthouse on 2247 zira land - Otel Sadra	14/20		ground/basement: two cellars, a kitchen, a buffet room, a veranda, first floor: three rooms, a hall, second floor: five rooms, a hall, third floor: seven rooms, two halls, penthouse: two rooms. In the garden a motorized water well	21 shares of total 96 were on sale in return for Nesibe Hanım's 1250 lira debt to Amel Şudde Hanım
15.12.1923	2	Nizam Road	Şerife Hanım bint Yakup Efendi	10000 lira	2800 zira	44/52		four rooms, a living room (salon), a cellar, a kitchen, on top two servant rooms, a well and its motor, a hamam,	a garden and a pier in the front and on the side.
29.05.1924	3	Çınaraltı street	Katiçe bint Matufi Hristo	2475 lira	300 arşın	93/91		six rooms, two halls (sofa), two cellars, a kitchen, a well, a courtyard, a toilet, an attic and a garden	
31.05.1924	7	Cakomi road	Savoa oğlu Vasini					a hotel and backhouses, two mansions with garden and greenhouse	
08.06.1924	4	Arslan street	Eleni bint Panayot	wooden - 2400 lira		68/1-3		ground floor unplastered three rooms, a toilet, a kitchen, a cistern, a courtyard, and upper floor four rooms, a hall, a toilet, and a garden with a common well	1700 liraya Simo velid Yorgi ahdesine
20.07.1924	3b	Karabet Street	İspros Kostantinidis Efendi zevcesi Madam Katrina bint Patis	9500 lira	5732 arşın	1 and 1-2		ground and upper floors ten rooms, two halls, a courtyard, two cellars, a kitchen, two balconies, a cistern, two toilets, a laundry, coal cellar, a well and a garden with pine trees	see 18.09.1924
20.07.1924	3a	Paskal street	Kosti velid Yanko (Koço)	1750 lira	1045 arşın	35		ground floor two rooms, an entrance, a cellar, a kitchen, a cistern, a toilet, a coal cellar, a garden with five fruit trees, a well; upper floor four rooms, a hall, tahtabaş (covered wooden balcony on the roof), and a toilet	

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
05.08.1924	8	İstavriroz street	Madam Pipina	1500 lira	175 zira	49/49		ground floor a room, a hall, a kitchen, a toilet; upper floor two rooms, a hall, and piece of garden; at 150 feet distance to the pier	
11.08.1924	4	Acem street	Fatma Sedef hanım binti Mehmet Efendi			39 and 39-1		a land and a house with six rooms, a hall, a courtyard, a kitchen, two toilets, a laundry, an attic, two balconies, and a garden with 35 fruit trees	
20.09.1924	3	Karabet street	Madam Katrina	11500 lira	254 arşın building on 5300 arşın land	2 and 2-1		a marble vestibule, a basement, two living rooms (salon), ten rooms, a cellar, two toilets, a courtyard, a space under stairs (merdivenaltı), a terrace and a well with pump	both sides road, one side dry?, front facade sea
04.10.1924	4	Büyükada road	Sako bint Yako	1575 lira	362 arşın	47/38		ground and upper floors seven rooms, two halls, a cellar, a kitchen, two closets, two toilets, a woodshed, and a garden with ten trees	
13.10.1924	4	Fişekhane street	Binali Mazhar Bey	473.250 kuruş	14175 arşın	7/7-1	masonry	two masonry gardener rooms, two cisterns, surrounded with walls, several vine stock and 100 trees	
14.10.1924	2	Çınar street	Madam Aleksander and Dekarantino Efendi	sequestered for 516 kuruş		32, 34, 36, 38, 40		rooms and shops	
16.10.1924	3	Hacı Necip Bey street	Nikolaki velid Mihail	wooden - 303.150 kuruş	197 arşın	6/5		ground floor two rooms, a cellar, a kitchen, a toilet, a cistern, first floor four rooms, a hall, a toilet, second floor a room	
18.10.1924	1	Majestik otel and casino	Tanaş velid Angelako			7			
21.10.1924	4	Fişekhane street	French Leon Kod	two houses - 9685,5 lira	1834 zira	19-39		ground floor five rooms, two halls, two kitchens, two toilets, first floor six rooms, two cisterns, two toilets, and a garden with ten fruit trees	
06.11.1924	5	Acem street	Vehbi Bey and Nigar Hanım	6000 lira		24-26-28/1-24-24		a piece of land and a house with <i>selamlık</i> and garden	
27.11.1924	4	Eski Şalcı bugün Kumsal caddesi	Antakyazade Emin Bey's wife Naime Hanım bint Mihail	13174 lira	4716 zira - built on 280 arşın	11-1/ 2-56-56		ground floor a cistern, coal cellar and woodshed, first floor six rooms, a living room (salon), a toilet, second floor six rooms, a living room (salon), a toilet, a garden with kitchen, laundry, cistern, well, and 40 trees and fruit trees	bina 280 arşın üzerinde,
18.12.1924	2							Pressman Garoyan Arşak Efendi owns a house in Büyükada and rents a room with furniture to Isak Havlam Efendi. He himself stays in Viyana Hotel in Tepebaşı. Garoyan Arşak sues his tenant for selling his 7600 kuruş worth furniture.	
24.12.1924	4	Çınar street	Kostantin Papadopulo			47		shop	
10.01.1925	2	Panço street	Zambet oğlu Nikolaki Efendi			3/43			
16.03.1925	7	Acem street	Vehbi Bey and Nigar Hanım	9000 lira	34900 arşın - built on 392 arşın			a mansion consisted of two blocks: ground floor two kitchens, two laundries, two woodsheds, six rooms floored with Maltese stone, two toilets, two closets; first floor two halls, six rooms, a small cellar; second floor two halls, six rooms, two toilets; a cistern, two wells, two wrecked pools, a stable, and around 60 trees.	
22.05.1925	7	Şalcı street	Tevhide ve Alyoşa Kerime Hanımlar and matufi Hasip Mazlum Efendi	655 lira	wooden - 259 arşın	3	wooden	upper floor two rooms, a hall, ground floor two rooms, a hall, a cellar, a kitchen, a well, and gardens both at the front and at the back of the house	bordered before the savings law
27.05.1925	8	Yazıcı street	Tanaş velid Hacı Kostantin	810 lira	wooden - 59 arşın zemin üzerine		wooden	ground floor a room, an entrance (<i>medhal</i>), a toilet, a kitchen, a coal cellar, first floor two small rooms; a common door outside the house	
22.06.1925	3	Çınaraltı street	Gemici Anastas velid Kostantin	1254 lira	302 arşın - built on 65 arşın	98/1-4	wooden-masonry	masonry basement floor a room, a kitchen, a toilet, wooden upper floor entrance, two opposing rooms	

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
14.07.1925	3	Yazıcı street / Yalı	From Rum nation Korili Tanaş velid Hacı Kostantin	12875 kuruş	59 arşın	10/17		ruined house and its plot, with a common well	dead-end-street next to the house
22.07.1925	6	Nizam road	Halil Rifat Bey, the son of Damat Mahmut Celaleddin Paşa			82			
04.08.1925	6	Panço street	Rum milletinden Anastas velid Vasil	1350 lira	120 arşın land - 82 arşın house	7/24	masonry	two storey masonry house: ground floor a courtyard, a toilet, a kitchen, a staircase, a room; basement floor a coal cellar; in the gap in front of and beside the house is a common well and a staircase going to the second floor where there is a hall, two rooms (one of them is larger with two closets)	the land belongs to the Foundation of Şehzade Sultan Mehmet Han
01.09.1925	8	Paskal street	From Rum nation and exchangees Koço also known as Kosti velid Yanko	1750 lira	1045 zira	35	wooden-masonry	two storey wooden house with basement. basement floor and a cistern; ground floor is entered with two stone steps, small entrance floored with ceramic tiles, oil-painted ceilings, rooms at the left and at the right with glassed doors, tiny ceramic tiled courtyard, a toilet, a kitchen, a staircase (merdiven altı), and a door opening to the garden; upper floor (walls and ceilings are oil painted) four rooms, a toilet, and two small terraces on the front façade and another terrace at the garden façade. the windows on the front façade are oil painted, the windows on the garden façade are iron fenced (demir parmaklıklı); in the garden a wooden shed, two wells, a water pump, and around ten fruit trees. there is an iron door from Paskal street to the garden.	the land belongs to the Foundation of Şehzade Sultan Mehmet Han
29.12.1925	4	Kostantinidi street /Yalı	Andon Roso's wife Madam Despina			27			
04.01.1926	8	Paskal street	Fugitive Eftimya bint Kostantin	1184 lira	110 zira house - 169 zira garden	13	masonry	masonry house: two rooms, a kitchen, a cistern, a courtyard	
21.01.1926	1	Şalcı street / Yalı		600 lira	wooden	4		one share that belongs to the Treasury is on sale	
16.03.1926	5	Franko street at Nizam	Seyfeddin Efendi, Madam Estilyan ve Matufi Petro (shares)	600 lira	624 zira in total - 494 zira garden	iki hane		first house: two rooms, a kitchen, second house: upper floor two rooms, a dining room, ground floor a courtyard and a toilet, garden with 5 quince and 2 fig trees	
17.03.1926	7	Karagül street / Yalı	Amele Koço zevcesi Antiren	annual rent: 30 lira		4	masonry	wooden single room	monthly rental
17.03.1926	7	Nizam road / Meşrutiyet	Madam Efhiyetya bint Yorgi	annual rent: 300 lira		76	wooden	two storey masonry house with seven rooms	monthly rental
20.03.1926	4	Acem street /Cami	abandoned property of fugitive Fotine	annual rent: 50 lira	wooden	18	wooden	two storey wooden house with five rooms and a kitchen	monthly rental
28.03.1926	2	Köprü street / Nizam	abandoned property	annual rent: 150 lira	wooden	28	wooden	two storey wooden house with four rooms	monthly rental
04.04.1926	2	Büyükada road Aya Dimitri street	from Rum nation Nikolaki Efendi's wife Persifoni bint Kosti	2050 lira - 2500 kuruş income and annual rent 200 lira	192,5 zira	5			
27.04.1926	3	Aziziye street	Rum milletinden ve mübadilinden Vasiçe bint matufi Ostoli	13500 lira - annual rent 800 lira	820 zira	13 and 1-13		house and its <i>selamlık</i>	
09.06.1926	3	Cakomi new Meşrutiyet road	Greek citizen Doctor Danas' wife Madam Olga bint Dimitri	14235 lira - annual rent 1107 lira		2 and 4		two houses with garden.	
24.11.1926	6	Nizam road	Hacı Halil Efendi; Aram, Bedros ve Hrant Efendiler			25/2-39		a house with a barn and a garden. Joint-owned property. The court decided its sale but Aram, Bedros and Hrant are currently in Paris and their addresses are unknown. The court decision will be announced via newspaper announcement.	

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
12.03.1927	7	Cakomi road- Meşrutiyet district	the daughter and sons of the deceased İzzed Paşa, Seniye hanım, Mehmet Ali Bey, Abdurrahman bey and his daughter Lamia hanım		three houses and the garden	22-52/52-2		Abdurrahman bey and Lamia hanım are in Europe, the real estate needs to be estimated a price.	
29.03.1927	4		Madam Despina and fugitive Doctor Nikolaki						
25.06.1927	1	Pier Road	Angel Yandarlo	10000 lira hotel- 1000 lira for 2 shares	app. 244 zira hotel shares: 2 of 12	3-3/9-7		an entrance, shoe cabinet (pabuçluk), two halls, six rooms, one toilet, one kitchen. The rooms on the frontside have balconies. There is a shop underneath.	front side road, backside newly opened road, one side Vasil barber İsmiyos and Yani Valer Ekoridi estates
11.09.1927	7	Kutuoğlu street	Kemal Bey's wife Münir and daughters Nuriye and Sadiye Hanımlar	900 lira - reauctioned off when it is only offered 605 lira	176 arşın - built on 115 arşın	2/3		ceramic tiled warehouse, six rooms, one hall, Malta stone paved basement, coal cellar and kitchen. Cistern in the garden. In disrepair	Yuvanaki and Hali land and Komuş Korun garden, and road
18.09.1927	7		the daughter and sons of the deceased İzzed Paşa, Seniye hanım, Mehmet Ali Bey, Abdurrahman bey and his wife Lamia hanım					Seniye hanım lives in Nişantaşı apartment, Teşvikiye on the fifth floor. Abdurrahman bey and his daughter Lamia lives in Kontinental Hotel in Egypt. Abdurrahman Bey is temporarily in Syria	
23.10.1927	5	Büyükada Road	Anastaş Yorgaki Efendi	4000 lira	two story house on 162 arşın, on 257 arşın land	46/40		two halls, six rooms, a utility room (sandık odası), two toilets, a kitchen, a well, a woodshed, a cellar, a closet.	neighboring properties: Madam Lena, road, Mondiyana Çavuşaki Efendi house
26.10.1927	4	Pier	Vangel oğlu Pandeli Efendi	1000 lira	a grocery store and the hotel above 2 shares of 12	3-3/9-7		he owned 1200 lira to Mersina, his shares were sold to 1000 lira. His evacuation is requested.	
05.11.1927	1							nine pieces of furniture sofa set upholstered with Hereke fabric, a carpet and a table	
22.11.1927	1	Büyükada Road - Altınordu and Özdemir streets	heirs of matufi Danyal oğlu Nikolaki	20000 lira	app. 900 arşın land: 480 arşın garden, 102 arşın detached kitchen, 318 arşın two houses	2,4,4,1,1		see 13.02.1928	
27.12.1927	2	Kalfa Street	Murad oğlu Aram Efendi , Karabet and Madam Mari	6500 lira	3024 arşın land	38-6/16-1		garden: 20 fruit trees, app. 180 vine stocks, surrounded with masonry walls, a masonry woodshed. House: a cistern and a small corridor, first floor (probably entrance) three rooms, a living room (salon); upper floor five rooms, a toilet; attic four utility rooms and a water tank.	the land belongs to the Foundation of Şehzade Sultan Mehmet Han
27.12.1927	7	Kumsal Road	Madam Eleni Manyatis and her daughter Farusa Manyatis	4500 lira - reauctioned off when it is only offered 1000 lira	two story house on 105 m2 on 147 m2 land	26/22		a hall, six rooms, two toilets, a laundry, a kitchen, a basement, woodshed and coal cellar, floor is paved with colored ceramic tiles in the garden a well and a cistern	across Hotel dö la Plaj - Zoïçe house and garden, Panayot land, Papadopulos land, and Kumsal Road
28.12.1927	3	Karanfil street	Madam Despina and Nikola velid Kiryako					the amendment of Hotel Dezetranje	Right side previously Andon Ehveri today Versi house, left side previouslu Yani today İzmare house, abck side previously Yorgi house now barkeeper Barona house, front side looks at Panço street

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
11.01.1928	2	Büyükkada'da Otel Etranje	Nikola velid Kiryako					although the alienation was occurred on condition of feeding the sixth share, Nikola velid Kiryako did not. So denouncement of the alienation and correction of the register was requested by Madam Despina. It has been explained that Nikola was fugitive.	
19.01.1928	4	Büyükkada Road	Yorgi - içinde kiracı Kalyopi oturmakta	1700 lira	174 arşın - built on 116 arşın	26		few of its walls are masonry, its other sections are wooden. The 44 arşın garden is covered with floral ceramic tiles including a well and a cistern. Downstairs there is a tiled courtyard, a room on top of it, two closets underneath the staircase, marble sink, a dining room on a floral ceramic tiled hallway, a closet with colored tile base, a brazier stove, kitchen with fixed boiler; upstairs four rooms (two with concrete paved terraces and one has şahnişin), a toilet; all the doors and the windows are oil painted, windows on the upper floor have blinds (pancurulu).	one side Papadopulo land; backside Zoïçe house and garden; road in the front
19.01.1928	1	Büyükkada Road	the heirs of Zakarya velid Estefan from Greek nationality: Niko, Estefanos, Aleksandros Efendiler			22/14		Zakarya is dead, he owned 3000 lira to Harilavos velid Todori.	
21.01.1928	3	Ebe street - Karanfil district	Ekpiro the baker and Hristo the pastrymaker	550 lira (500 lira in the first announcement)	63 zira house, 87 zira garden		wooden-masonry	on masonry basement kitchen, toilet; wooden ground floor two rooms, one hallway.	
23.01.1928	2	Nizam road and Meşrutiyet district - four houses	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	27000 lira (no31 and no11 together)	11222 arşın (no31 and no11 together)	31		the house is located in the middle of the garden. The garden: surrounded with partly wall and partly wooden fence, two greenhouses, two wells, a water tank, some pine trees. The house: three-story, 23 rooms, a living room (salon), a kitchen; windows are oil painted and have blinds.	no31: one side Nizam road, one side Madam Mari's house and garden, one side İnas et.al. House and garden, front side partly Fotini and partly Eleni house and garden.
23.01.1928	2	Nizam road and Meşrutiyet district - four houses	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım			11		[including a coach house (arabalık), barn and rooms] consisted of two blocks with separate doors: eight rooms, a kitchen and toilet. In the garden: two masonry barns, next to it a water tank.	one side Fotini and Eleni house and garden, one side house no31, one side street, front side Doctor Miço's (Biço??) vinyard.
23.01.1928	2	Nizam road and Meşrutiyet district - four houses	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	17000 lira	16566 arşın	1-52	masonry	In the garden: a motor engine, two wells, a gardener's room, a water tank, a pool, and sufficient number of trees. The masonry house in the center: three stories and a ground floor. White oil painted from outside. 2 living rooms (salon), 8 rooms, toilet, bathroom (banyo), a kitchen.	one side sea and pier, one side Haralambo land, and one side no1-50 house and garden, front side Bursalı street and Mösyö Basnet and Vidini house and garden.
23.01.1928	2	Nizam road and Meşrutiyet district - four houses	İzzet Paşa heirs: Seniye hanım, Abdurrahman Abid, Mehmet Ali ve Lamia Hanım	7000 lira	7560 arşın	1-50	wooden	the garden: adequate number of trees, surrounded with walls and an iron door with bars, two sheds including a motor and electricity room (motor ve elektrik dairesi). The wooden house is consisted of ground and upper floors: outside is white oil painted, terrace, 4 rooms, a kitchen, a coal cellar.	one side sea and pier, one side Anyasi et al. house and garden.
26.01.1928	3	Paskal street	the heirs Sultana and her daughter Eleni			7-5		a depot and a house with garden	
30.01.1928	4	Fabrika street - two adjacent pieces of land	Baki Bey	1st: 256 lira	app. 2650 arşın	56/56		a land with a well	one side the other land, one side sea, one side Topalyan house and garden, front side road
30.01.1928	4	Fabrika street - two adjacent pieces of land	Baki bey	2nd: 300 lira	app. 1550 arşın (every arşın is 72,5 kuruş)			a land with pine trees, trees with and without fruit, surrounded with wire fence	one side the other land, one side sea, one side road

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
06.02.1928	3	Nizam Road	Hüseyin Hüsnü Paşa and her daughters Nevsale and Perihan			6		debt to Ziraat Bank	
13.02.1928	2	Büyükkada Road - Altınordu and İzmir (Özdemir) streets	heirs of matufi Danyal oğlu Nikolaki	20000 lira-reauctioned off when it is only offered 1500 lira	900 arşın in total	1,1,4,4,2,	masonry	480 arşın garden, 102 arşın masonry vault detached kitchen, 318 arşın two houses with doors on each street. Two houses including two stores with garden. First house: constructed in new style (tarz-ı cedid), ground floor with colored ceramic tiles, empty store has shopwindows with Astor shutters. The other shop no4 occupied by carpenter Nikoli. Annexes (müştemilatı) of the undivided two houses: three courtyards, three halls, three toilettes, 10 rooms, another kitchen with laundry, a coal cellar, a living room with balcony. the houses need repair	one side Estino's house and garden, one side road
18.03.1928	4	Acem street	matufi Anastaş Anastaşiyadis - should be inherited to his only heir Panayi	6000 lira	app.378 m2: 111m2 wooden house with two shops	10, 1-10, 2-10 registered as land, today a house with two shops underneath, and two gardens with single wall.	wooden	The house and the shops are facing the street. Shops: One of the shops has shopwindow with Astor shutters, colored ceramic tiled floor, alafranga toilet, , a room with wooden floor. The adjacent shop has two-winged iron door, a concrete floor, and a pool-like masonry place four feet below the ground level. Both shops are empty. House: from five steps of mosaic stairs entrance to the garden through two-winged iron door with bars on the upper part. After the ceramic tiled pathway (gezinti mahali) climb up the 16-steps hanging stairs (asma merdiven) with iron bar railing, step into a terrace with colored ceramic tiled floor and iron bar railing. Through the two-winged door with glass on the upper part, enter the ceramic tile floored hall. on the hall, there are 3 rooms, one has separate door to the hall, other two is one within the other. From the room with glass partition one gets to the balcony. (Upstair) One room on the garden side, on top of the hall a toilet, a bathing area with colored ceramic tile floor. A neat kitchen with alafranga cooker, an oven underneath, steady laundry boiler, a buffet area, and a tap with mosaic plate; mosaic laundry conuter, steady cupboard with three drawers, water escalation system. In the kitchen a cistern, lift and force pump of the oven (probably works with gas oil), cupboard on high for small items. from the other glassed door of the kitchen one goes down to the garden with five mosaic steps. Below the aforementioned hanging stairs, a part is coal cellar, and below the aforementioned terrace there is woodshed with concrete floor and iron door. on facade of the house is terrace balcony with iron railings and all the windows are blinded. The garden: three parts: one part is on the side of the house, one part at the back, third part is again at the back but one meter above the ground level, paved with Maltese stone and surrounded with walls, has entrance from Doğramacı street. In the garden there are app.10 fruit trees and some olive trees.	front side road, right side dead end, left side Nikoli Kefali house and sometimes (?) İzzet Efendi house, back side Doğramacı street.

Table B.0.1 (Continued)

date	page	location	owner	value	area	no(old/new)	material	contents	other
21.03.1928	2,3	Nizam Road - Cakomi, Kanarya Bahçelerönü streets	Bedia Hanım	40000 lira - reauctioned off when it is only offered 5000 lira	hotel: 1090 m2 land, on 295 m2 four-story building mansions: 3068 m2 land, on 550 m2 wooden-masonry two mansions.	20, 9, 11, 13, 18 a hotel, two mansions, a barn, two coach houses	wooden-masonry	hotel: promenade paved with red ceramic tiles, big balcony-ish terrace, entrance (antre) paved with walnut parquet, a big living room (salon), hanging balcony with wooden floor, 18 big rooms, rather small 5 halls, 4 toilets 2 are alla franca, common staircase and a separate service staircase, a buffet area, two courtyards one with marble floor, a liquor cellar (müskirat-ıçki mahzeni) with earthen floor, wood and coal storages, marble floored kitchen with brazier stove and oven and marble basin (yalak), a neat marble floored laundry room with cistern, double marble basins with taps, and a fixed boiler; 3 cellars, crooked passageways, marble fountain with mirror; interior and exterior were oil painted with blinds (pancurlu); the ceilings partly gilded (yaldızlı) partly plastered. In the garden a mechanism with automatic and manual motor that distributes the water through pipes (the motor belongs to the tenant). The water-well, pool and wooden pergola equipped with electrical wiring named Savaotlu(?).	the hotel: front facade Nizam Road, back side Kanarya street, other sides Portakal oğlu and Andriya's houses and gardens. Two mansions and coach houses: one side Kanarya, right side Peşkeş, backside Bahçelerönü streets, front side Fresko's house and garden
21.03.1928	2,3	Nizam Road - Cakomi, Kanarya Bahçelerönü streets	Bedia Hanım				wooden-masonry	mansions: masonry ground floors, wooden upper floors. Coach house and barn are connected with suspension bridge. Kanarya street side surrounded with iron railing, pergola (kameriye) with iron dome and a cistern below, two water distribution pools, several fruit trees and rose trees. mansions all sides are with balconies and terraces, four rooms three of them are big, a kitchen zone, a hall, a toilet zone, a passageway with paving stone, opposing coach house and barn, a glasshouse without glasses, all the windows and doors have blinds, the ceilings are gilded and partly plastered oil-painted partly wallpainted (kalemkâr), walnut parquet floors; by the suspension bridge or via the wooden stairs one reaches the adjacent mansion, a big terrace with ceramic tile floor, one room, a toilet, from a private passage through spiral staircase to the upper floor, zinc floor, a private hexagonal room surrounded with glass and electricai wiring	
26.03.1928	4	Nizam Road (Cakomi)	Ayşe Hanım	17148 lira - reauctioned off when it is only offered 500 lira	a piece of land	67		Steady stone walls, on two sides iron bars over the walls and iron doors covered with 'fernik'? Roof tiles. Decorated with around 150 pine trees, motorized water well and masonry shed.	frontside Nizam road, back side Ziya Paşa street, left side mansion and garden of Ali Haydar Bey's wife, left side Anastasya land
25.04.1928	5	Pier			rental shops	3,4,5,7,8,9,11		each shop will be given for one year lease	
24.05.1928	8	Karanfil street	Madam Luiza and Eleni, Yaşar and Alaeddin Beys	3379 lira - 175 kuruş for each arşın	land and lodge - app. 1931 arşınkare	48/60	masonry	lodge: masonry single story shed in disrepair, two with separate entrances and a passageway. Garden: 4-5 fruit trees, a few olive and pine trees, two water wells one is without water, surrounded partly with walls in disrepair and partly with fence	on the north Manakin land, on the south Emin and Yaşar land, on the west Yedidin land, on the east Karanfil street
28.06.1928	7	Doğramacı street	Madam Poliksi and Obenyan	270 lira - reauctioned off when it is only offered 150 lira	46 arşın 5 parmak	19/		an entrance, a vestibule (merdiven başı), a small hall with windows, two rooms, one cellar, a kitchen with woodshed, coalcellar, brazier stove and separate entrance to the street, a well on the street in front of the entrance, shares the same roof with the neighboring house. needs repair.	front side street, both sides Angeliki Kompo Nikolayidi, back side Arkanolunin houses
27.10.1027	2	Nizam Road	Halil Efendi, Aram, Bedros, Hrant Efendiler	14000 lira	house in 4390 arşın	35/39-2		garden: a few fruit rees, surrounded with masonry walls, two greenhouses, barn, motorized well, an backhouse with three rooms, a laundry, two coal cellars. House: interior and exterior white oil-painted, 13 rooms, three toilets, one bathroom (hamam), a kitchen, a cellar.	

C. THE CURRENT CADASTRAL MAP OF BÜYÜKADA



Figure. C.1 The current cadastral map of Büyükada

D. CURRICULUM VITAE

ZEYNEPCEYLANLI

Date and Place of Birth: 19.11.1983, Antalya

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Education:

PhD in History of Architecture, Middle East Technical University. (2008-2015) Title: Büyükada, Its Summer Residences, and the Bourgeois Ottoman Interior at the Turn of the Twentieth Century. Supervisor: Prof. Dr. Belgin Turan Özkaya

M.A. in History of Architecture, Middle East Technical University. (2005-2008) Title: Sigfried Giedion's "Space, Time and Architecture": An Analysis of Modern Architectural Historiography. Supervisor: Doç. Dr. Belgin Turan Özkaya.

B.A. in Interior Architecture and Environmental Design, Bilkent University. (2001-2005)

Affiliations:

Teaching Assistant in the Department of Interior Architecture and Environmental Design, Bahçeşehir University, Istanbul. (2010-present)

Research Assistant in "Türkiye ve Avrupa Arasında Bilimsel Hareketlilik ve Etkileşim: Osmanlı'dan Günümüze Arkeoloji ve Müzecilik", TÜBİTAK Project. Supervisor: Dr. Tuğba Tanyeri Erdemir. (2010-2011)

Language Skills:

English (Highly proficient)

German (Good command)

Modern Greek (Good command)

Ottoman Turkish (Good command on printed material)

Fields of Interest:

History of Modern Architecture, Westernization in Turkish Architecture, Domesticity and Gender, Interior Architectural Education.

Indexed Publications:

- Tanrıöver, S., Ceylanlı, Z., Sunar, P., "The Analysis of a Hybrid Educational Approach in Interior Architecture Design Studio: The Case of Bahçeşehir University", *Open House International* 40/2, 2015

Published Conference Papers:

- Tanrıöver, S., Ceylanlı, Z., Sunar, P., "The Analysis of a Hybrid Educational Approach in Interior Architecture Design Studio: The Case of Bahçeşehir University" in UIEA Conference Proceedings. Gazimagusa: Emupress, 2014. pp.373-384.
- Ceylanlı, Z., Sunar, P., "Istanbul Fires in the 19th Century: An Analysis on Architecture and Urban Pattern" in *IA SU 2nd Archi-Cultural Translations through the Silk Road Conference Selected Papers*. Mukogawa: Mukogawa Women's University Press, 2013. pp.185-192.
- Ceylanlı, Z., "Modernity, Domesticity, and Architecture: An Analysis Through Weimar and Turkish Republics" in *IA SU 1st Archi-Cultural Translations through the Silk Road Conference Selected Papers*. İstanbul: Bahçeşehir University Press, 2011. pp.124-131.

Other Conference Papers and Poster Presentations:

- Ceylanlı, Z., "Yirminci Yüzyılın İlk Çeyreğinde Büyükada: Üç Köşk Üç Aile" in *Islands of Istanbul Symposium*, 4-6 October 2013, İstanbul, Turkey.
- Ceylanlı, Z., "Zübeyir Seyhun Villası" in *DOCOMOMO_Turkey National Study Group Poster Presentations*, 6-8 December 2013, Antalya, Turkey.
- Ceylanlı, Z., "Modernization of the Everyday: The Ottoman House at the Turn of the Twentieth Century" in *Sixth International Conference on Design Principles and Practices*, 20-22 January 2012, Los Angeles, USA.
- Ceylanlı, Z., "Yüksek İhtisas Hastanesi" in *DOCOMOMO_Turkey National Study Group Poster Presentations*, 26-27 December 2008, Bursa, Turkey.

E. TURKISH SUMMARY

YİRMİNCİ YÜZYIL BAŞINDA BÜYÜKADA SAYFIYE EVLERİ VE OSMANLI BURJUVA İÇ MEKANI

Bu çalışma, İstanbul yakınlarındaki sayfiye yerleşimlerinden Prens Adaları'nın en büyüğü olan Büyükkada'nın geç ondokuz erken yirminci yüzyıl arası dönemdeki toplumsal ve mekansal özellikleri temelinde adanın o dönemdeki sosyal tarihini anlamaya yöneliktir. Bunun yanı sıra, adanın ana yerleşimleri olan kent merkezi ve çevresi ile zengin muhiti olarak bilinen Nizam mahallesinin sınıfsal, etnik ve konut özellikleri bakımından farklarını ve ortak noktalarını ortaya çıkarmak tezin başlıca amaçlarındandır. Adaya sezonluk gelenlerin, burada bir ev sahibi olanların ya da kiralayanların sınıfsal özellikleri, adanın sosyal tarihyazımı açısından önemli görülmektedir. Üst ve üst-orta sınıf ya da burjuva sınıfı olarak nitelenebilecek bu grupta çeşitli etnik cemaatlerin önde gelenleri, tüccarlar, bürokratlar, yüksek rütbeli askerler, paşalar, yabancı memurlar yer almakta, ayrıca adanın daha kısa süreli ziyaretçileri arasında gezginler, sürgünler ve yabancı temsilciliklerin misafirleri bulunmaktadır. Büyükkada'nın refah seviyesi yüksek sakinlerinin yaşam tarzlarını ortaya koyan önemli araçlardan biri olan konut mimarlığı, bu çalışmanın temelinde yer almaktadır. Büyükkada'daki sayfiye evlerinin merkezle, denizle ve yakın çevresiyle kurduğu ilişkinin yanısıra evlerin mekansal kurgusu ve hacimsel nitelikleri, adanın belirtilen dönemdeki toplumsal özelliklerinin ortaya konması açısından önemli görülmektedir.

Bu tez beş bölümden oluşmaktadır. Birinci bölümde tezin çıkış noktaları, dayandığı temel kaynaklar ve tezin sorduğu sorulardan söz edilmiş, tezde çizilen çerçeve sunulmuştur. Bu tezin yararlandığı kaynaklardan bazıları Büyükkada üzerine yazılmış anı ve gözlem kitapları, sözlü tarih çalışmaları, adayı konu edinen romanlar ve sınırlı sayıdaki tezlerin yanı sıra Başbakanlık Devlet Arşivleri'ndeki kayıtlardır. Devlet arşivlerindeki birincil kaynaklar ile anı ve romanlar gibi ikincil kaynaklar dikkatli bir şekilde harmanlanmış ve mevcut Büyükkada anlatılarında sözü edilen bilgilerin arşiv kayıtlarıyla bir bakıma sağlanması yapılmış olup, aynı zamanda ortaya çıkarılan yeni belgelerle daha zengin bir anlatı ortaya konmuştur. Bunların

yanında İstanbul Atatürk Kitaplığı ve İstanbul Üniversitesi Hukuk Fakültesi Kütüphanesi'nde bulunan İstanbul Vilayet Gazetesi'nin 1923 ve 1928 yılları arasındaki sayıları incelenmiş, Büyükkada hakkında çıkan ilanlar bulunmuş ve bu ilanlardan adadaki evler ile ilgili ayrıntılı bilgiler elde edilmiştir. İlanların geneli borç yüzünden müzayede yoluyla satışı söz konusu olan evlerin çoğu kez oldukça ayrıntılı tasvirlerini içermekte, tüm ilanlarda borçlu ve alacaklının isimlerinin yanı sıra evin sokağı, kapı numarası, fiyatı, kat sayısı, bazı durumlarda yapı malzemesi ve evin mekansal özellikleri gazete okuyucularına bildirilmektedir. Bu bilgiler ışığında Büyükkada'daki toplumsal yapının ve ada evlerinin özellikleri ayrıntılı bir biçimde ortaya koymak mümkün olmuştur. Kullanılan diğer birincil kaynaklar haritalardır ki bunların en önemlisi Antoine M. Raymund'un 1912 tarihli ve 1/1200 ölçekli Büyükkada haritasıdır. Sigorta haritası olduğu tahmin edilen bu haritada Büyükkada'nın kuzeyindeki evler, önemli yapılar, cadde ve sokaklar yer almakta, en önemlisi ise evlerin yapı tekniklerine göre renklendirilmeleridir. Böylelikle yirminci yüzyılın başında adanın kentsel dokusunun açık bir portresi çizilmektedir.

Elbette ada evlerinin ve adadaki toplumsal özelliklerin daha iyi anlaşılabilmesi ve geç Osmanlı dönemindeki iç mekan tarihyazımına katkıda bulunmak adına, ada evlerinin bir kısmının plan kurgularına göz atmak elzemdir. Bu bağlamda İstanbul 5 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü'nden elde edilen planlar ve kimi durumda evle ve ev sahipleriyle ilgili detaylı bilgiler, mekansal kurguyu anlamak ve dış mekan-ara mekan-iç mekan ilişkisini irdelemek bakımından oldukça önemli bulunmuştur. Bu sayede İstanbul Vilayet Gazetesi'nde sözü geçen ev tasvirlerinin, plan bazında nasıl kurgulandığı daha açık bir şekilde anlaşılmaktadır. Bütün bunların yanında son olarak Büyükkada'daki evlerin altısı ziyaret edilmiş, mevcut ve-mümkün olduğu durumda- eski ev sahipleriyle görüşmeler yapılmış, evler fotoğraflamak suretiyle kayıt altına alınmıştır. Bu yaklaşım, adadaki evlerin geçtiği süreçlerin ortaya konması açısından takip edilen yazılı, çizili, görsel ve sözlü akışın son iki ayağına karşılık gelmektedir.

Mimarlık tarihyazımını sosyal tarihyazımı ile harmanlayan bu tezin yukarıda sözü edilen birincil kaynakları yorumlamak için bir bağlama ihtiyacı olduğu açıktır. Bu bağlam, mimarlığı doğrudan veya dolaylı şekilde etkileyen dönemin ekonomik, sosyal ve politik şartlarının bir başkent olarak İstanbul özelinde ele alınmasıyla oluşturulmuştur. Büyükkada'nın bir sayfiye yerleşimi olması, özellikle üst ve üst-orta sınıfın tercih ettiği ya da edebilmesinin mümkün olduğu, dolayısıyla bu sınıfsal pratiğin gerçekleştiği ve hatta bazı durumlarda bu sınıfın bir gösteri mekanına dönüştüğü varsayılmaktadır. Özellikle Osmanlı arşivlerinde sayfiyelere

gitmek ve sonrasında şehre dönmek için mayıs başından ekim başına kadar tanımlanan bir dönemin varlığı, sayfiye pratiğinin yönetim tarafından düzenlendiği ve dolayısıyla toplumsal düzenin önemli bir parçası olduğu fikrini güçlendirmektedir.

Tezin “Geç Osmanlı Döneminde Toplum ve Gündelik Yaşam” başlıklı ikinci bölümünde bu bağlam açıklanmıştır. Dönemin başlıca tartışma konularından bir olan batılılaşma, askeri ve yönetsel kurumlardan başlamış, süreç içerisinde toplumun diğer kademelerinde etkisini göstermeye devam etmiştir. Çizilen çerçevede İstanbul burjuvazisinin varlığı önem kazanmış, bu grubun nitelikleri önde gelen tarihçilerin yaklaşımlarıyla ortaya konmuştur. Bu konudaki en önemli tartışmalardan biri, Fatma Müge Göçek’in *Burjuvazinin Yükselişi, İmparatorluğun Çöküşü: Osmanlı Batılılaşması ve Toplumsal Değişme* isimli kitabında öne sürdüğü burjuvazinin ticaret burjuvazisi (gayrimüslim tüccarlar, bankerler ve yabancı devletlerin yasal koruması altındaki diğer gayrimüslimler) ve bürokratik burjuvazi (yüksek rütbeli sivil ve askeri memurlar) olarak ikiye ayrılmasıdır. Bu ayırım, burjuvazinin etnik karakteriyle ilgili bir çerçeve sunmakta, ayrıca sermayenin dönüşümü, kamusal alanların çeşitlenmesi ve Osmanlı’daki cemaatlerin toplum içindeki yetkinliklerinin değişimi konularında ucunun Büyükada’daki sosyal hayata kadar uzandığı etkileri açıklamaktadır. Özellikle sermayenin dönüşümü ve on dokuzuncu yüzyılın ortalarında gerçekleştirilen yasal düzenlemeler kamusal alanda var olan Müslüman ve gayrimüslim ayırımının ortadan kalkmasına vesile olmuş; bu doğrultuda yeni yeni ortaya çıkan ve ‘modern yaşamın’ birer parçası olarak sunulan parklar, oteller, sayfiyeler, kafeler, okullar, tiyatrolar ve toplu taşımalar, sınıfsal var oluşun temsil mekanları haline gelmiştir. Bütün bunlara ek olarak yönetsel kademedeki en çarpıcı yeniliklerden biri olarak belediyeler kurulmaya başlanmış, kamu düzeni sağlayıcılığı görevi valilikler ve kaymakamlıkların yanında belediye başkanı ve belediye meclisi tarafından paylaşılmaya başlanmıştır. Adalar Belediyesi’nin, Beyoğlu ve Tarabya belediyelerinin ardından açılan üçüncü belediye olması, İstanbul toplumsal yaşamında Prens Adaları’nın ve dolayısıyla Büyükada’nın yerini vurgulamak açısından önemlidir. Bütün bu bilgilerin ışığında söz konusu dönemde bir burjuva ailesinin yaşamını ve gündelik pratiklerini göstermek açısından, bir Osmanlı bürokrati olan Said Bey ve ailesinin yaşamı, kendisinin 1901 ve 1909 tarihleri arasında tuttuğu notlar üzerinden ele alınmaktadır. Tarihçi Paul Dumont’un yazıları ve Ece Zerman’ın tezinde geçen not defterleri, bürokrat burjuvazisinin gündelik yaşamının ayrıntılarını açığa çıkarmakta, Pera’daki şekerciden Tokatlıyan Oteli’nde içilen rakıya, Direklerarası’ndaki nargileden Beyoğlu’ndaki Rum karnavalına kadar gerçekleştirilen çeşitli aktivitelerin varlığı anlaşılmaktadır. Bunların

yanı sıra, bir burjuva pratiği olarak 12 Nisan'da sayfiyeye taşındıkları ve 14 Ekim'de şehre geri döndükleri 1902'deki not defterlerinde yer almaktadır. Çarpıcı olan bir başka nokta ise Said Bey'in evinde yer alan mobilyaların hem batının hem de doğunun izlerini taşıması ve bunların aynı evin içinde bir arada yer almasıdır: olasılıkla Fransa'dan ithal mavi çini soba, mangal ve maltız, 'Türk tipi sedir', kanape, sandalye, karyola, dikiş makinesi, hatta teleskop ve elbette piyano, aynı çatı altında kullanılmaktadır.

Çalışmadaki bir sonraki adım Büyükada'nın tarihiyle ilgili mevcut kaynakların derlenmesi ve yeni kaynaklar ışığında Büyükada'nın tarihsel konumu, kentsel yapısı, mekansal ve toplumsal özelliklerini anlamaktır. Tezin üçüncü bölümü, Prens Adaları'nın tarihyazımındaki yerini ortaya koymakla başlar. Antik dönemden beri kayıtlarda yer alan Prens Adaları ve özellikle Büyükada, Bizans döneminden itibaren bir inziva ve sürgün yeri olarak kullanılmaya başlamıştır. Seyyahların anlatımına göre Osmanlı dönemiyle birlikte adanın kuzeyinde Chora isimli bir Rum köyü kurulmuş ve mevcut kilise ve manastırları ile sakin bir Rum köyü olarak on dokuzuncu yüzyıla kadar balıkçı köyü karakterini korumuştur. Özellikle on dokuzuncu yüzyılın başında aldığı göçler ile nüfusun artmaya başladığı Büyükada, yüzyılın ortalarında İstanbul ile arasında başlayan düzenli vapur seferleri ve girişimci Levanten Giacomo'nun inşa ettiği otel ve köşkler sayesinde sayfiye karakteri kazanmaya başlamıştır. Bu değişim, adadaki arsa fiyatlarını da etkilemiş, İngiliz Lady Hornby ve Amerikan elçisi Samuel Cox'un belirttikleri gibi 1850lerde beş yüz sterline içinde evi, bağı ve bahçesi olan büyük bir arazi alınabiliyorken otuz yıl sonra beş milyon sterlinin bile düzgün bir ev almaya yetmediği anlatılmaktadır.

Adanın ziyaretçileri ve sayfiye yerleşimcileri arttıkça etnik karakteri de değişmektedir. Anılara göre Büyükada İstanbul Rumları'nın gözde sayfiye yerlerindedir ancak adaya sayfiyeye gelenler Rumlarla sınırlı değildir. Türkler, Ermeniler, Yahudiler, Levantenler ve yabancılar da Büyükada'da sayfiye evi edinen ya da dönemlik ev kiralayan, otellere yerleşen veyahut da hafta sonu günübirlik gezmeye gelenler arasındadır. Pek tabii bu grupların çoğunluğu belli gelir seviyesine dolayısıyla üst sınıflara mensup gruplardır. Pars Tuğlacı ve Akyllas Millas'ın çalışmalarında dönemin ev sahipleri ya da ada ziyaretçilerinin etnik karakteriyle ilgili ipuçları bulunmuştur. Bir başka ipucu da Adalar belediye başkanı ve meclisindeki isimlerden elde edilebilmiştir: 1890ların başındaki bir seçim sonucuna göre Dimitro Meziki belediye başkanı seçilmiş, Büyükada'dan John Hatzopoulos, Hr. Vasiliadi, Perikli Kaliadi ve Hatzi Georgio Lazoglou belediye meclisine girmişlerdir.

Büyükadadaki cemaatler ve etnik gruplara dair bir başka veri de dini mekanlara bakarak elde edilmiştir. Adanın ilk camisi olan Hamidiye Camisi'nin yapıldığı 1892 tarihinde halihazırda Aya Nikola Kilisesi, Aya Dimitri Kilisesi, Surp Asdvadzadzin Ermeni Katolik Kilisesi, San Pasifiko Latin Katolik Kilisesi ve Hristos Manastır Kilisesi cemaatlerine hizmet vermekteydi. Bunların yanı sıra yirminci yüzyılın hemen başında onarımdan geçen Panayia Kilisesi ve Aya Yorgi Manastır Kilisesi ve aynı dönemde inşa edilen Hased la Avraam Sinagogu da hizmete girmişti.

Adadaki parlak ve keyifli yaşam, düzenlenen çeşitli etkinliklerle renkleniyordu. Otellerde balolar düzenleniyor, yat yarışları düzenleniyor, temsiller sahneleniyor ve Büyükada sadece Osmanlı burjuvazisinin değil İstanbul'a ziyaret gelen önemli yabancı devlet yetkililerinin de boy gösterdiği bir yere dönüşüyordu. 1888 yazındaki İstanbul ziyareti sırasında Büyükada'ya gelip yat yarışlarını izleyen, dönemin İngiliz veliahdı Edinburg Dükü Prens Albert ve tahtından feragat ettikten sonra yazlarını Büyükada'da geçirmeye başlayan İran Şahı Muhammed Ali bu önemli kişilerin ikisidir. Birinci Dünya Savaşı sırasında yaralı ve esir askerlerin yerleştirildiği Büyükada, savaş sonrasında işgal kuvvetlerinin askerlerine ve Rusya'daki iç savaştan kaçanlara ev sahipliği yapmıştır. Cumhuriyetin ilanıyla birlikte yabancı askerler adadan çekilmiş, ancak zorunlu yer değiştirmeler ve sarsılan ekonomik düzen Büyükada'yı da etkilemiş, ancak adadaki evler cazibelerinden bir şey kaybetmemişlerdir.

Büyükada evlerinin detaylı bir şekilde incelendiği dördüncü bölüm anlatı ve romanlardaki Büyükada'dan parçalarla başlamıştır. O dönemi yaşamış yazarlar eserlerinde Büyükada'nın toplumsal, ekonomik ve politik durumunu, kimi zaman İstanbul'la kimi zaman diğer sayfiye yerleşimleriyle karşılaştırarak adanın portresini çizmektedirler. Sonrasında bu bölüm, Büyükada'daki evlere dair elde edilen kaynaklara göre üçe ayrılır. İlk olarak "Satılan ya da Kiralanan Evler: İstanbul Vilayet Gazetesi" başlıklı alt bölümde adadaki evlerin sahip olduğu mekansal özellikler sıralanmakta, gazete ilanlarında geçen açıklamalarla birlikte bu evler buldukları sokak ve caddelere göre detaylandırılmaktadır. Gazetede ilanların büyük çoğunluğunda evler şu mekanların sayısına göre tanımlanmıştır: oda, mutfak, hela, kiler, taşlık, sofa, odunluk, kömürlük, çamaşırılık, sarnıç, balkon ve tahtaboş. Bazı evlerde ise salon, yemek odası ve banyo gibi daha 'modern yaşamı' tarifleyen mekanlardan söz edilmiş, hatta 13 Şubat 1928 tarihli ilanda Danyal oğlu Nikolaki'nin Büyükada caddesindeki evi tarif edilirken binanın 'tarz-ı cedid' üslupla, yani betonarme üslupla yapıldığı belirtilmiştir. Bütün bunlara ek olarak ilanlarda evin bahçesinin büyüklüğü, bahçedeki ağaçların çeşitleri (örneğin yemişli, yemişsiz, zeytin, çam ya da bağ kütüğü gibi), kuyu, havuz, ahır, arabalık gibi

bölümler de belirtilmiştir. Dikkat çekici olan şey, genellikle varlıklı Müslüman evlerinde bulunması beklenen *selamlık* bölümünün sadece iki ilanda geçmesi, bu evlerin de yalnızca birinin Müslüman bir aileye diğerininse 'Rum milleti ve mübadillerinden' bir aileye ait olmasıdır. Bu evlerden Vehbi Bey ve Nigar Hanım'a ait olanı merkeze yakın Cami bölgesindeki Acem sokağında yer almakta, Vasiçe bint Ostoli'nin evi ise Nizam mahallesinde Aziziye sokağında yer almaktadır. Bu bölümde evlerin adreslerini tespit etmekte kullanılan harita 1912 tarihli Raymund Haritasıdır. 1/1200 ölçeğe hazırlanan bu harita, bir sigorta haritasının özelliklerini taşımakta, sigorta fiyatlarının belirlenmesinde büyük önem teşkil eden evlerin yapı malzemesi çeşitliliği haritada belirtilmiştir. Bunun yanı sıra haritada dini mekanlar, oteller, belediye binası ve un değirmeni gibi önemli binaların isimleri ve yerleri belirtilmiştir. Raymund haritasının hazırlayıcısı olan Antoine M. Raymund hakkında detaylı bir bilgi yoktur; ancak kendisinin sigorta haritacılığı ve mimarlıkla uğraşan Cesar Raymond ve Alexandre M. Raymond ile bir ilişkisinin bulunduğu düşünülmekte, bu isimlerin çizdikleri sigorta haritaları ile Raymund haritası arasındaki benzerlik bu düşünceyi desteklemektedir. Ayrıca Devlet Arşivleri'nde bulunan bazı belgeler, adada bazı sigortalı evlerin bulunduğunu belirtmekte, bu da adada bir sigorta haritası çalışmasının yürütüldüğünü düşündürmektedir.

Robert Kolej'de uzun yıllar öğretmenlik yapmış olan Edwin A. Grosvenor'un anılarında aktardığına göre 1890lara kadar arsa spekülasyonu ve ticari girişimler Büyükkada'nın sessiz ortamını bozmuş, nüfus artışı ve zenginliği ile yerleşimcilerini ihya etmiştir. Aynı şekilde diğer anlatıları onaylayarak vapur iskelesinin sol tarafında adanın kalıcı sakinlerinin alçakgönüllü evlerinin bulunduğunu, sağ tarafında ise sayfiye yerleşimcilerinin 'şaşaalı ve gösterişli evlerinin' yer sıralandığını aktarmıştır. İstanbul Vilayet Gazetesi'ndeki ilanlar da bütün bu anlatıları destekler niteliktedir. Adanın kuzeybatı kısmında geniş bahçeler içinde farklı büyüklüklerdeki ve yüksek fiyatlı evler yer alırken, adanın merkezi ve kuzeydoğusunda çok daha küçük arsalarla yerleşmiş, çoğunlukla bitişik nizamlı ve görece düşük fiyatlı evler bulunmaktadır. Bu evlerin konumları, kesinlikle fiyatlarını etkiler niteliktedir. Detaylı incelendiğinde görülmektedir ki hemen hemen aynı oda sayısına sahip ancak daha küçük bir arazide inşa edilmiş olan Nizam caddesindeki bir ev Acem sokağındakinden daha değerlidir: Vehbi Bey ve Nigar Hanım'ın Acem sokağındaki 18 odalı evi 34900 arşınlık bir arazide yer almakta ve 9000 liraya satışa çıkmışken, Halil, aram, Bedros ve Hrant Efendiler'in Nizam caddesindeki 16 odalı evi 4390 arşınlık bir arazinin içinde yer almakta ve 14000 lira fiyat biçilmektedir. Öte yandan merkez çeperindeki Karanfil caddesindeki on bir odalı dört katlı ahşap ev için 2500 lira istenirken, Madam Katrina bint Patis'in Nizam mahallesi Karabet

sokağındaki iki katlı on odalı evi 11500 lira etmektedir. Bunlardan daha çarpıcı bir diğer örnekte ise merkezdeki Hacı Necip Bey sokağında bulunan Nikolaki velid Mihal'e ait üç katlı yedi odalı ahşap eve biçilen fiyat 303 lira iken bu miktar Madam Efhiyetya bint Yorgi'nin Nizam caddesindeki iki katlı yedi odalı kâgir evinin yıllık kirasına denktir. Kuşkusuz bu farkların oluşumunda Grosvenor'un sözünü ettiği arsa spekülasyonlarının etkisi vardır. Bilindiği kadarıyla 1894'teki büyük İstanbul depreminde kâgir evlerin çoğu büyük zarar görmüş ve evlerin üst katları ahşap olarak inşa edilmeye başlanmıştır. Bu durum, binaların yapım tekniğinin fiyata olan etkisini düşünülenden farklı şekilde etkilemiş olmalıdır. Bütün bu karşılaştırmalar göstermektedir ki Nizam bölgesi adanın diğer kısımlarına oranla daha değerlidir. Bunlara ek olarak anlaşılmaktadır ki Tanaş velid Hacı Konstantin'in Yazıcı sokağındaki evi, Madam Pipina'nın İstavrinöz sokağındaki evi ve Eftimya bint Konstantin'in Paskal sokağındaki evi gibi iki ya da üç odalı küçük ölçekli evlerin çok büyük kısmı adanın merkezi ve çevresinde toplanmaktadır. Bir diğer dikkat çekici nokta ise Şekil 5.1'de görüldüğü üzere oda sayılarına göre bir dağılım yapıldığında büyük ve küçük evler arasında bölgesel bir ayırım gözlemlenmemektedir: görkemli evlerin bulunduğu Nizam mahallesinde irili ufaklı evler bir arada bulunmakta, ada merkezine bakıldığında çok odalı evlerin genelde çeperde yer aldığı anlaşılmaktadır.

İstanbul Vilayet Gazetesi'ndeki bilgilerden anlaşıldığı kadarıyla evler her zaman istenilen fiyata satılamamaktadır. Örneğin Eleni ve Marusya Manyatis'in Kumsal caddesinde Hotel de la Plage'nin karşısındaki evi 4500 lira değer biçilmesine rağmen 1000 lira teklif alınca yeniden açık arttırmaya çıkarılmıştır. Aynı durum Kemal Bey'in eşi ve kızlarına ait olan Kutuoğlu sokağındaki ev için de geçerlidir; 900 lira ettiği belirlenen eve 605 lira teklif verilmiştir. Daha büyük ve değerli evlerde ise böylesi bir fiyat farkı daha çarpıcıdır: merhum Danyal oğlu Nikolaki'nin Büyükkada caddesindeki on odalı 20000 liralık evine açık arttırmada sadece 1500 lira teklif verilmiş, Bedia Hanım'ın Nizam caddesindeki otel, iki ev ve ahırdan oluşan gayrimenkullerinin toplamına 40000 lira istenirken açık arttırmada çıkan fiyat 5000 lirada kalmıştır. Fiyatlardaki bu düşüşün nedeni olarak savaş sonrasındaki değişen ekonomik ve sosyal faktörler işaret edilebilir, ancak arsa spekülasyonu ve ticari girişimcilerin kendilerini bu duruma uydurabildiklerini de akılda tutmakta yarar vardır. Tüm bu el değiştirmelere ve dönemsel durgunluğa rağmen Büyükkada hiçbir zaman popülerliğini ve sayfiye yerleşimi özelliğini kaybetmemiştir.

Büyükkada'daki evlerin büyük bir kısmı kış döneminde kullanılmamakta ve yaz dönemine kadar kilitli tutulmaktadır. Mevcut sahiplerinin evlerin ilk sahipleri olduğunu söylemek

zordur. Evlerin yapıldığı dönemdeki şekliyle korunduklarını söylemek de zordur. Her ne kadar 1980lerde Prens Adaları birinci derece sit alanı ilan edildiyse de o döneme kadar yapılan değişikliklerin önünde herhangi bir engel bulunmamaktaydı. Bu dönemden itibaren ise evlerde herhangi bir tadilat ya da değişim yapılmak istendiğinde koruma kurulundan onay alınması şartı doğmuştur. Küçük çaplı onarımlarda röleve şartı aranmazken daha büyük çaplı değişikliklerde röleve ve restorasyon projeleri onaya sunulmak durumundadır. Bu bağlamda evlerin mekansal örüntüleri ili ilgili daha ayrıntılı bilgi edinmek ve günümüzde orijinal çizimleri bulunmasa da rölevelerden bir fikir edinilebileceği inancıyla Koruma Kurulu'na başvurulmuştur. Buradan elde edilen veriler tezin dördüncü bölümünün bir diğer altbaşlığı olan "Müdahale Edilen Evler: Koruma Kurulu" altında irdelenmiştir. Özellikle Nizam bölgesindeki evlere yoğunlaşılana bu bölümde on beş ev incelenmiştir; bunların on üçü Nizam bölgesinde ikisi de ada merkezi ve çeperinde yer almaktadır. Koruma Kurulu arşivlerinde araştırılan yüz elliden fazla evin otuz sekizinin dosyası olduğu anlaşılmış, bu otuz sekiz dosyadan da yalnızca on beşinin röleve planlarına ulaşılabilmiştir. Elde edilen belgeler incelenirken sorulan sorulardan başlıcaları şunlardır: ev (iç mekan) ile bahçe ve sokak (dış mekan) arasındaki ilişki neydi; mahrem nerede başlıyordu umumî nerede bitiyordu; bu evlerin sayfiye evleri olarak nitendirilebilecek ne gibi özellikleri vardı? Bu soruların yanıtlarını ararken karşılaşılan zorlukların bir tanesi evlerin yapım yıllarına ve mimarlarına ait doğrudan ya da dolaylı bir kaynak bulunmamasıydı. Bu zorluğu aşmak adına yine büyük ölçüde Raymund haritasından yararlanıldı, planlarına ulaşılan evlerin hepsi Raymund haritasında tespit edildi, böylelikle bu evlerin hepsinin 1912'den önce yapılmış olduğu anlaşıldı.

Bu bölümde incelenen evlerin ilki, kadastro haritasında 140 ada 4 parselde yer alan evdir. Hristos Tepesi'nin kuzeybatı yamacında, Heybeliada'ya bakan, Türkoğlu ve Kefkef sokaklarının arasındaki arsaya inşa edilen bu ev kâgir zemin katı üzerine ahşap iki kattan oluşmaktadır. Ana girişi birinci kattan sağlanmakta olan bu evin on bir odası iki sofası, bir mutfak, dört tuvalet, bir banyo ve beş balkonlu bulunmaktadır. Zemin katın servis mekanlarına ve hizmetli odalarına ayrıldığı, ana yaşam alanının giriş katında yer aldığı ve diğer odaların ikinci kata yerleştiği görülmektedir. Giriş katındaki iki odada gözlemlenen gusülhaneler bu odaların çok işlevli olduklarını düşündürmektedir. Evi yaptıran kişi yirminci yüzyılın hemen başında Adalar ve Kartal Kadılığı yapan Hüseyin Şevket Bey'dir. Kadastro Haritasında 242 ada 41 parselde yer alan dört katlı evin iki bodrum katı kâgir giriş ve birinci katı ahşaptır. Evin bir de sekizgen şekilde tasarlanmış *cihannüması* bulunmaktadır. Toplam

on dört odası bulunan evin üç sofası, bir mutfak, çamaşırhanesi, iki sarnıcı ve beş balkon vardır. Evin ilk sahibin Yunan tüccar Stefano Rizo olduğu Akillas Millas ve Pars Tuğlacı'nın çalışmalarından öğrenilmiştir. Kadıyoran caddesinin başında yer alan bu görkemli ancak bakımsız ev günümüzde Balıklı Rum Hastanesi Vakfı'na aittir. Kadastral haritada 166 ada 5 parselde yer alan ev de Kadıyoran caddesindedir; caddenin sonundaki bu kâgir zemin üzerine iki ahşap katlı ev Raymund haritasının güneydeki sınırını belirleyen evdir. On odalı bu evin zemin katının bağlantısı bahçeden verilmiştir, bu da evin zemin katının servis katı olarak ayrılmasının yanı sıra dönem dönem kiraya verildiğini düşündürmüştür. 124 ada 3 parseldeki ev ise Çankaya caddesi ile Kanarya sokağının arasında yer almaktadır. Yarı müstakil on dört odalı bu ev iki kâgir bodrum katı üzerine üç ahşap kattan oluşmaktadır. Aynı sıradaki bir başka ev 117 ada 6 parselde yer almakta ve kâgir bodrum üzerine iki ahşap kattan meydana gelmektedir. Merkezi akstaki sofanın katlar boyunca devam ettiği bu evde toplam dokuz oda bulunmaktadır. Yine Kanarya sokağında bulunan ancak Çankaya caddesiyle bağlantısı bulunmayan 122 ada 14 parseldeki ev kâgir zemin kat ve ahşap üst kattan oluşmakta, ek olarak bir de ahşap çatı arası bulunmaktadır. Çevresindeki diğer evlerden görece daha küçük bir arsada yer alan bu evin dokuz odası vardır.

Çankaya caddesindeki bir diğer ev gösterişli Con Paşa Köşkünü karşılarında konumlanan 151 ada 2 parselde inşa edilmiştir. İki katı da ahşap olan dokuz odalı bu ev Pars Tuğlacı'nın çalışmasına göre ilk sahibi Papazoğlu'ndan sonra 1930larda gazeteci yazar Ahmet Emin Yalman'a geçmiştir. Birbirine paralel Çankaya ve Türkoğlu caddelerini bağlayan sokaklardan biri olan Doğanbey sokağında yer alan 135 ada 30 parseldeki ev de bu bölümdeki evlerin çoğu dibi ahşap-kâgir karışımı yapımla inşa edilmiştir, yalnız diğer evlerden farklı olarak bu evin girişinin sokakla doğrudan bağlantısı yoktur; bahçesi evle sokak arasında ara mekan işlevi görmektedir. Çamlıbel ve Zühre sokakları arasında konumlanan 137 ada 3 parseldeki ev de kâgir bodrum üzerine üç ahşap kat ve bir çatı katından oluşmaktadır ve burada da bahçe, sokakla evin girişi arasında ara mekan işlevi görmektedir. Muratlı sokağındaki 149 ada 2 parselde yer alan ev ise bölgenin en küçük parsellerinden birinde yükselmesine karşın oldukça büyük bir evdir. On sekiz odalı bu evin iki kâgir bodrum katı, iki ahşap katı ve bir çatı katı bulunmaktadır. Yapıda iki ayrı merdiven kovası yer almaktadır, bunlardan biri evin kuzeydoğusundaki bölümde hizmet vermektedir. Bu ayırım, evin selamlık bölümünün olabileceği düşüncesini akla getirmektedir. Bu evin paralelinde yer alan Müjde ve Peltek sokaklarının arasındaki 147 ada 3 parselde inşa edilmiş evin de parseli, bölgedeki en küçük parsellerden biridir. Sekiz odalı bu ev de diğerleri gibi kâgir bodrum üzerine iki

ahşap kattan oluşmaktadır. Nizam'ın batısına doğru devam eden Ziya Paşa sokakta yer alan 154 ada 24 parseldeki ev iki ayrı aileye hizmet verecek şekilde inşa edilmiştir. Toplamda yirmi odası olan bu ev ana girişten itibaren iki kanada ayrılmaktadır, diğerlerinden farklı olarak bu evin kâgir mutfağı arka bahçede konumlanmıştır. Nizam bölgesindeki son ev 148 ada 1 parselde ve yine Peltek ve Müjde sokaklarının arasında yer almaktadır. Aynı merkezi planı tekrarlayan sekiz odalı bu evin içinde herhangi bir servis alanı ya da ıslak mekan bulunmaması, bu hacimlerin evin bitişiğindeki müstemilatta çözüldüğünü düşündürmektedir. Ada merkezinde yer alan evleri örneklendirmesi açısından 77 ada 30 parseldeki ev seçilmiştir. Nevruz sokağında yer alan bu üç katlı ahşap evin yedi odası ve ana girişin altında doğrudan sokağa açılan kâgir bir depo alanı bulunmaktadır. Daha doğuda yer alan bir başka ev ise 63 ada 20 parseldeki üç katlı kâgir köşktür. Cephesindeki belirgin bezemeler bu köşkü diğerlerinden ayırmaktadır. Kaynaklara göre saray tercümanlarından Luis Sabuncu'nun yirminci yüzyıl başında yaptırdığı on sekiz odalı bu köşk birkaç sene sonra otel olarak kullanılmaya başlamıştır. Bee Hive Hotel adıyla Sabuncu Köşkü, Raymund haritasının da doğudaki sınırını belirlemektedir.

Büyükkada'daki sayfiye evlerinin ilanlardaki anlatımını ve kuruldan ulaşılan evlerin planlarını inceledikten sonra çerçeveyi tamamlamak ve evlerin imgelemdeki yerlerini pekiştirmek amacıyla evlerin içine girmek ve görsel belgeleme ortaya koymak gerekli görülmüştür. Dördüncü bölümün son altbaşığı "Ziyaret Edilen Evler: İç Mekanlar ve Anlatılmamış Hikayeler" altında bu belgeleme gerçekleştirilmiş, adanın batısından, merkezinden ve doğusundan ikişer adet olmak üzere toplamda altı ev ziyaret edilmiş, mevcut ve mümkün olanlarda önceki sahipleriyle görüşmeler yapılmıştır. İç mekan üzerine çalışmanın zorluklarının bilincinde olarak evler titizlikle gezilmiş, mümkün olduğunca aynı doğrultuda bir dolaşım rotası belirlenmiş ve evler bu şekilde fotoğraflanmıştır. Ziyaret edilen evlerin ilki, Atabek Köşkü, adanın merkezine yakın bir noktada Malul Gazi caddesinde yer almaktadır. İlk yaptıranın kim olduğu bilinmemekle birlikte Pars Tuğlacı'nın aktardığına göre yirminci yüzyıl başında Şehzade Mehmet Efendi tarafından kiralanmıştır. Bugünkü sahibi olan Meral Kori'nin Selanik'te ve sonrasında İstanbulda tekstil ticaretiyle uğraşan dedesi ise köşkü 1920lerde satın almıştır. Oldukça iyi şekilde muhafaza edilen köşk kâgir bodrum kat üzerine iki ahşap kat ve bir çatı katı olarak inşa edilmiştir. Köşkte hâlâ kullanımda olan dönemin mobilyaları arasında Viyana'dan getirilen art nouveau koltuk takımı, Meral Kori'nin anneannesi Mukbile Hanım ve annesi Tülin Hanım'ın çeyizlik yatak odası takımları yer almaktadır. Ziyaret edilen bir diğer ev Çankaya caddesinde yer almaktadır. Kaynaklarda adı,

ilk sahipleri Yunan tüccar Rocco Farra ve kızı ressam Mari Farra'ya atfen Farra Köşkü olarak geçmektedir. Nizam mahallesindeki evlerin çoğunda olduğu gibi Farra köşkü de eğimli bir arazinin üzerinde konumlanmıştır; bu sırada manzaradan azami verim almak ve evin ihtişam algısını arttırmak için parselin en üst noktasında inşa edilmiştir. Dolayısıyla evin ana girişiyle cadde arasında yer yer teraslanmış bakımlı bir bahçe yer almaktadır. Yine eğim nedeniyle köşkün ana girişi birinci kattan verilmiştir. Bir zamanlar köşkün giriş holünün duvarlarını kaplayan ve Mari Farra tarafından yapılmış olan duvar resimlerinin çoğu şimdiki ev sahipleri tarafından alçıyla kapatılmış, yalnızca merdiven kovanına açılan kapının alınıdaki desen açıkta bırakılmıştır. Köşkteki bir başka orijinal kısım ise art deco çizgileri taşıyan Transvaal markalı tuvalet mobilyalarıdır. Üçüncü ev Matara Köşkü Çankaya caddesinin paralelindeki Peltek sokakta bulunmaktadır. Yanındaki parselde de bir zamanlar ikizi bulunan Matara Köşkünün de ana girişi parselin elverdiği kadarıyla bahçe kapısından geriye çekilmiştir, arkadaki Müjde sokağından ise ikinci bir kapı binanın doğrudan içine açılmaktadır. Gerek sokakla/dış mekanla kurduğu ilişki gerekse evin ve bahçesinin görece küçüklüğü, evin sahiplerinin görsel ihtişamdan ziyade değerli konumda bir sayfiye evi sahibi olmaya önem verdiklerini düşündürmektedir. Ana caddeden dik bir sokakla ayrılan bu köşk gösterişsiz de olsa hemen aşağısında yer alan Con Paşa köşküyle aynı manzarayı paylaşmaktadır.

Ziyaret edilen dördüncü ve beşinci evler adanın doğu tarafındaki son yerleşimlerden ikisidir ve komşu parsellerde inşa edilmişlerdir. İkisi de Rum tüccar ve fabrikatör Evdokimos Usulcuoğlu tarafından yaptırılan Dermancı ve Usulcuoğlu Köşkleri yakın zaman kadar aynı aileye aittiler. Dermancı Köşkü Evdokimos Usulcuoğlu'nun eşi Vasiliki'yle evlendikten sonra 1907'de ailenin yazlığı olarak yaptırdığı köşktür. Oldukça görkemli, kâgir bodrum üzerine iki ahşap kat ve bir çatı katından oluşan köşk, kızları İris'e evlenirken drahoma olarak verilmiş, köşkün ön cephesinde yer alan üç küçük balkon 1950lerin başında yıktırılarak yerine tüm ön cepheyi kaplayan büyükçe bir teras inşa edilmiş ve terasın korkulukları da İris'e atfen süsen çiçeği motifleriyle işlenmiştir. Günümüzde çatı katında İris'in kızı İvi Dermancı ikamet etmekte, diğer katlar ise otel olarak hizmet vermektedir. Hemen yanındaki mütevazı Usulcuoğlu Köşkü ise sonraki yıllarda Vasiliki'nin büyük köşkte rahat edememesi üzerine yaptırılmıştır. Plan kurgusu ve mekan kullanımı diğer köşklere göre bir parça farklılık gösteren bu köşkün ana girişi birinci kattan sağlanmaktadır, ancak bu kat ve bir üstteki çatı katı sadece odalara ayrılmıştır. Ailece toplanma ve oturma mekanı olarak aşağıdaki geniş mutfak ve hemen yanındaki çok fonksiyonlu oda kullanılmaktadır; bu odanın mutfağa doğrudan bağlantısı, mutfağın da bahçeye açılan kapısı bulunmaktadır. Ziyaret edilen son

ev, Meziki Köşkü, ilk ev olan Atabek Köşkünün üç parsel yanında yer almaktadır. Günümüzde otel olarak kullanılan köşkün ilk sahibi, bir zamanlar adanın belediye başkanlığını da yapmış olan Dimitro Meziki'dir. Yirminci yüzyıl başında Lüsi Karayan tarafından annesi Sofi Şahbaz Karayan için satın alındıktan kâgir köşk üç kattan ve bir çatı katından oluşmaktadır. 'L' biçimli bir parselde yer alan köşkün bir zamanlar Çakırmanav sokağına açılan bir kapısı daha varmış ve parselin bu köşesinde ahır ve arabalık yer almış. Uzun yıllar burada oturan, hatta bir süre kışları da burada geçiren Karayan ailesinin gelini, Nadya Karayan'ın aktardıklarına göre Haliç'teki evinden Meziki Köşküne ilk geldiğine Sofi Şahbaz Karayan evi oldukça küçük bulmuştur. Katlar arasında odalardan mutfağa bağlanan bir zil sisteminin bulunduğu köşkte merkezi aksiyel plan katlar boyunca devam etmekte, bu doğrultuda her katta bir merkezi bir de ön sofa yer almaktadır. Bu durum öndeki odaları daha mahrem hale getirerek deniz manzarasına bakan bu odaların değerini ve bu odada kalanların aile içindeki statüsünü yükseltmektedir. Kartopu efektiyle ulaşılan ev sahipleri sayesinde bu çok değerli ve çoğunlukla iyi korunmuş evleri gezme ve fotoğraflarla belgelendirme işlemi gerçekleştirilmiş, evlerin içindeki yaşamların ve ailelerinin hikayelerinin Büyükada'nın sosyal ve mimarlık tarihine ışık tutması sağlanmıştır. Ziyaret edilen evlerin hepsinin dönemin burjuva sınıfının üyelerine ait olmaları, tezin en başta çizdiği çerçeveye örtüşmesi açısından önemlidir.

Bu çalışmanın sorduğu sorulardan biri Nizam bölgesinin adanın diğer kısımlarına göre ne kadar farklı olduğuydu. Öne sürüldüğü üzere Nizam mahallesinin çoğunluğu üst sınıfların varlık mensuplarına mı aitti? Bu bölgede bir ev sahibi olmak gerçekten de bir statü göstergesi miydi? Tezin beşinci ve son bölümünde incelenen kaynaklardan çıkan sonuçlar, en başta kurulan çerçeve bağlamında tartışılmaktadır. İstanbul Vilayet Gazetesinin sunduğu bilgiler doğrultusunda ada Nizam bölgesi ve ada merkezi ile çeperi olarak ikiye ayrılmış, bu iki bölgedeki evler konum, ev sahipleri, oda sayıları, arazi büyüklüğü, yapı malzemesi ve komşularını içeren tablolara yerleştirilmiştir. Evin konumu örneğin ana caddeye yakınlığı, vapur iskelesine ulaşımı ve deniz kıyısında olması mutlaka değerini etkileyecek boyutlardandır. Ev sahipleri bölgenin etnik karakteri ve dolayısıyla varlık seviyesi hakkında bilgi vermektedir. Oda sayısı ve evin üzerine inşa edildiği arazinin büyüklüğü, evin boyutları hakkında fikir veriyor diye kabul edilmektedir. Evin yapı malzemesi değerini etkileyen önemli bir faktör olarak görülmektedir çünkü ne de olsa kâgir konstrüksiyon ahşaba göre daha maliyetli kabul edilmektedir. Evin komşu parsellerinin sahipleri ya da evin yıllık kirası gibi bilgiler 'diğer' başlığı altında belirtilmiştir. Çıkan tabloda görülmektedir ki Nizam

bölgesindeki evlerin hemen hemen hepsi 6000 liradan fazla olup diğer bölgedeki evlerin çoğundan daha pahalıdır. Çok daha düşük fiyatlı birkaç ev dışında anlaşılmaktadır ki Nizam bölgesi diğer bölgelere göre daha değerli ve tercih edilen bir bölgedir, bu bağlamda burjuvazi için kesinlikle bir statü göstergesidir. Öte yandan ada merkezi ile çeperindeki evlerin irdelendiği tabloda ise görülmektedir ki evlerin çoğunluğu 6000 liranın altındadır ve bu durum bize bu bölgenin daha mütevazı ve alt gelir gruplarına hitap ettiğini söylemektedir. Ev sahiplerine bakıldığında ise, 6000 liranın üzerindeki evler geç Osmanlı dönemindeki İstanbul burjuvazisinin etnik karakterini yansıtmakta ve toplumun her etnik grubunun temsilcilerine ait görünmektedir. Diğer yandan merkez ve çeperindeki 6000 liradan ucuz evlerin sahiplerinin ise tamamına yakını Rum'dur. Bütün bunlar göz önünde bulundurularak Raymund Haritasına bakıldığında ise bu durum çok daha net anlaşılmaktadır: ada merkezindeki evler genellikle bitişik nizamlı ve dar parsellere yerleşmişken Nizam bölgesindeki evlerin daha geniş arazilere ve müstakil biçimde yerleştikleri gözlemlenmektedir.

Yapılan bu çalışmada geç on dokuz ve erken yirminci yüzyıl döneminde Osmanlı burjuvazisinin özelliklerine yönetici ve ticaret elitinin yoğunlaştığı İstanbul ve sayfiyesi Büyükkada çerçevesinde incelenmiş, bu özelliklerin sosyal, ekonomik ve politik yansımaları irdelenmiş ve sonuçta mimarlığa ve iç mekana değen noktaları ortaya serilmiştir. Micklewright'ın o döneme ait Osmanlı iç mekanına ait fotoğraflar ve dönemin bürokratlarından Said Bey'in evinin içinden bir fotoğraf karşılaştırıldığında ortaya çıkan benzerlikler ve ortak mobilyalar burjuva sınıfının belirli zevkleri paylaştığını ve hatta bu zevkleri ve sahip olduğu mülkleri göstermenin, sınıfın getirilerinden biri olduğu ileri sürülmektedir. 1920'de bir grup Amerikalı misyoner tarafından gerçekleştirilen ve İstanbul'daki sosyal hayatı inceleyen araştırmada modern yaşamın en önemli göstergelerinden bir olarak söz edilen ve İstanbul'daki azlığından dem vurulan telefonun Osmanlı Arşivi'ne göre Büyükkada'da 1880ler'den beri izinsiz de olsa kullanılıyor olması, adanın sosyal örüntüde nasıl bir yerde durduğunun ipuçlarını vermektedir. Bunun yanı sıra adadaki otellerin ve yolların geceleri aydınlatılması, yine yolların ve meydanların düzenlenmesi için bütçeler ayrılıp mühendisler çalıştırılması, belediyenin adanın sosyal yaşamına katkıları, vapur saatlerindeki düzenlemeler ve iskelenin karşısındaki meydana yerleştirilen saat kulesi adanın İstanbul'un gerek yönetsel gerekse sosyal yaşamında önemli bir yer teşkil ettiğini göstermektedir.

Bu çalışmanın, yapılan arařtırmalar sonucu bulun kaynakların çalışma baęlamında çizilen çerçeve dahilinde Büyükada'nın sosyal ve konut mimarisine dair özelliklerinin tartışılmasının yanı sıra literatüre yaptığı katkılardan bir tanesi, bugüne kadar çalışılmamış ve gerek İstanbul'un mimarlık tarihi gerekse sosyal yaşamı hakkında oldukça önemli veriler içeren İstanbul Vilayet Gazetesi'ni görünür kılmadır. Bir dięeri ise Büyükada hakkında bugüne kadar bilinmeyen bir sigorta haritasını, 1912 tarihli Raymund Haritası'ni arařtırmacıların dikkatine sunmasıdır. Bu bağlamda bu tez, Büyükada ve İstanbul'un yüzyıl başındaki sosyal hayatına dair ileride yapılacak tartışmalara ışık tutmaktadır.

F. TEZ FOTOKOPİSİ İZİN FORMU

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