

CONSERVATION AND REVITALIZATION PROPOSALS FOR
ESKİŐEHİR SUGAR FACTORY SOCIAL FACILITIES AREA

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ABSTRACT

CONSERVATION AND REVITALIZATION PROPOSALS FOR ESKİŞEHİR SUGAR FACTORY SOCIAL FACILITIES AREA

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According to the development policies of newly established Republic of Turkey, industrialization was seen as a priority target. Besides, according to the government industrialization was an item on the path to modernization, which Mustafa Kemal and his supporters were having strong desire to achieve. Here, architecture was a convenient discipline in order to embodiment modernization via industrial buildings. Factories together with their campuses were the stages in which modernization in social and technical terms was performing. In the early years of the Republic, government established or encouraged private entrepreneurs to establish factories having campuses composed of dwellings for workers, social, educational buildings, sport complexes, hospitals and landscape areas for common use. During the implementation process of 1st Five-Year Industrial Plan in between 1923-1938, lots of factory complexes had been established in various cities of Anatolia. These complexes played a significant role in the development of modern way of living in the cities they were built. In this context, *Eskişehir Sugar Factory* together with its campus, established in 1933, was a pioneer one of those factories which are the first examples of modernization thrust of new Turkish Republic.

On the contrary, nowadays industrial heritage is under big threat as well as other types of historical heritage in Turkey. Even, it is in a much riskier situation, so as industrial buildings have begun to be demolished due to rapid increase in their land

values. Unfortunately, lots of examples of industrial heritage have been demolished in recent years; *Eskişehir Sugar Factory* is also under the same threat.

Thus, the aim of this thesis is primarily documentation of the edifices and tissue of the campus, assessment of the values, development of revitalization and conservation proposals against destructive attempts that is still implementing and has possibility to be implemented in the near future.

Keywords: Modernization, Eskişehir Sugar Factory Social Facilities Area, Industrial Heritage, Conservation, Revitalization, Eskişehir

ÖZ

ESKİŞEHİR ŞEKER FABRİKASI SOSYAL TESİSLERİ KORUMA VE YENİDEN CANLANDIRMA ÖNERİLERİ

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Yeni kurulan Türkiye Cumhuriyeti, endüstrileşmeyi ülkenin kalkındırılması hedefindeki en önemli araç olarak gördüğü bir politika benimsemiştir. Ayrıca, endüstrileşme devlete göre Mustafa Kemal ve arkadaşlarının şiddetle arzuladığı batılılaşma yolunda önemli bir araç olarak benimsenmiştir. Bu noktada, mimarlık modernleşmenin endüstriyel yapılar aracılığı ile vücut bulabileceği en uygun disiplin olmuştur. Fabrikalar ile lojmanları ise, sosyal ve teknik açıdan modernleşmenin icra edildiği sahneler olarak görülmüşlerdir. Bu nedenle, Cumhuriyetin ilk yıllarında devlet, içinde işçi konutlarının, sosyal yapıların, eğitim yapılarının, spor tesislerinin, hastanelerin ve peyzaj alanlarının bulunduğu sosyal tesisleri ile fabrikalar kurmuş ve de özel sektöre kurulmasını teşvik etmiştir. 1923-1938 yılları arasında, 1. Beş Yıllık Sanayi Planı'nın uygulamada olduğu süreçte, Anadolu'nun çeşitli illerinde birçok fabrika tesisi kurulmuştur. Bu tesisler, buldukları şehirlerde modern yaşamın geliştirilmesi hususunda önemli birer rol oynamışlardır. Bu bağlamda, 1933 yılında inşa edilen *Eskişehir Şeker Fabrikası* ile Sosyal Tesisleri, yeni kurulan Türkiye Cumhuriyeti'nin modernleşme hamlelerinin ilk örneklerini oluşturan fabrika tesislerinin önde gelen kuruluşlarından olmuştur.

Öte yandan, Türkiye'de günümüzde endüstri mirası da diğer kültür mirası gibi büyük tehdit altındadır. Hatta endüstri mirası çok daha riskli bir durumla karşı karşıyadır.

Maalesef, birçok endüstri mirası örneđi arsa deđerlerindeki hızlı artış nedeni ile yıkılmaktadır ve *Eskişehir Şeker Fabrikası Sosyal Tesisleri* de aynı tehdit altındadır.

Bu nedenle, bu tezin amacı öncelikle Eskişehir Şeker Fabrikası Sosyal Tesislerinde bulunan yapıların ve dokunun belgelenmesi, deđerlerinin tespit edilmesi ve hâlihazırda uygulanan ve gelecekte de uygulanma ihtimali var olan zararlı girişimlere engel teşkil etmek amacıyla, alanın korunması ve yeniden kullanılması için öneriler geliştirmektir.

Anahtar Kelimeler: Modernleşme, Eskişehir Şeker Fabrikası Sosyal Tesisleri, Endüstri Mirası, Koruma, Yeniden Canlandırma, Eskişehir

to my family

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TABLE OF CONTENTS

ABSTRACT.....	v
ÖZ	vii
ACKNOWLEDGMENTS	x
TABLE OF CONTENTS	xi
LIST OF TABLES	xiii
LIST OF FIGURES	xiv

CHAPTERS

1. INTRODUCTION	1
1.1 Aim.....	6
1.2 Methodology	7
1.3 Structure of the thesis	9
2. INDUSTRIALIZATION AND MODERNIZATION IN EARLY REPUBLICAN PERIOD	11
2.1 Industrialization Thrust of Early Republican Period.....	10
2.2 Modernization Movements of Early Republican Period Within the Spatial and Social Aspects.....	14
2.3 Embodiment of Modernism in Factory Buildings: Factory Complexes.....	18
3. ESKİŞEHİR SUGAR FACTORY SOCIAL FACILITIES AREA	25
3.1 History of Eskişehir and Development of Urban Macroform	25
3.2 Eskişehir Sugar Factory	36
3.2.1 Historical Background	36
3.2.1 Social Structure.....	43
3.2.1 Transformation in Factory Site.....	49
3.3 General Characteristic of Study Area.....	53
3.3.1 Location	53
3.3.2 Land use.....	57
3.3.3 Architectural Features.....	61
3.3.3.1 Buildings	65

3.3.3.1.1 Employee Dwellings	65
3.3.3.1.2 Temporary Accommodation Buildings	94
3.3.3.1.3 Leisure & Gastronomy Buildings.....	112
3.3.3.1.4 Service Buildings	120
3.3.3.2 Other Buildings and Areas	123
3.3.3.3 Open areas	130
3.3.3.3.1 Park.....	130
3.3.3.3.2 Playgrounds	134
3.3.3.3.3 Sport areas	136
3.3.3.4 Roads.....	137
3.3.4 Site analysis	138
3.3.4.1 Current function	138
3.3.4.2 Original function	139
3.3.4.3 Construction date	140
3.3.4.4 Registration status	141
3.3.4.5 Construction technique.....	141
3.3.4.6 Structural condition.....	142
3.3.4.7 Architectural interventions.....	142
3.4 General Evaluation	159
3.5 Assessment of Study Area.....	165
3.5.1 Values	165
3.5.2 Problems	173
3.5.3 Potentials.....	179
4. CONSERVATION STRATEGIES AND REVITALIZATION PROPOSALS	183
5. CONCLUSION	193
BIBLIOGRAPHY	197
APPENDICES	
A. INVENTORY SHEETS OF THE ARCHITECTURAL FEATURES	205
B. HISTORICAL DOCUMENTS.....	283

LIST OF TABLES

TABLES

Table 1.1 Methodology flowchart of the thesis	8
Table 3.1 Value assessment of the study area.....	172

LIST OF FIGURES

FIGURES

Figure 2.1 Original site plan of the settlement (Eskişehir TÜLOMSAŞ settlement)	20
Figure 2.2 Original site plan of the settlement (Sümerbank Kayseri Cotton Factory).....	21
Figure 2.3 Site plan of the settlement (Karabük Iron and Steel Factory)	23
Figure 3.1 Kılıçoğlu Brick Factory (http://www.kilicoglu.com.tr/haberler.php?id=5 , accessed on March, 28, 2015).....	27
Figure 3.2 Yasin Çakır Flour Mill (Eskişehir Municipality digital archive)	27
Figure 3.3 Eskişehir Cer Atelier in 1980 (http://wowturkey.com/forum/viewtopic.php?t=12303&start=70 , accessed on March, 28, 2015)	28
Figure 3.4 First Map of Eskişehir prepared by Erkan-1 Umumiye Department, 1896 (Eskişehir Municipality digital archive)	29
Figure 3.5 Settlement and spatial use of Eskişehir in between 1923-1950.....	30
Figure 3.6 Settlement and spatial use of Eskişehir in between 1950-1960.....	31
Figure 3.7 Settlement and spatial use of Eskişehir in between 1960-1980.....	32
Figure 3.8 Settlement and spatial use of Eskişehir in between 1980-1990.....	33
Figure 3.9 Relation of Eskişehir Sugar Factory complex with urban macroform throughout history (Map is reproduced after google map of Eskişehir gained 28th September, 2015 and analysis is conducted after urban macroform analysis studies gained from Eskişehir Tepebaşı Municipality)	35
Figure 3.10 Site proposals given for cotton factory in Eskişehir by Soviet committee in 1932.....	37
Figure 3.11 Site plan of the factory in 1958 (Map is copied from Turan, 1958, pp. 424)	38
Figure 3.12 Construction and installation of the factory - 1933	39
Figure 3.13 Poster representing the results of first campaign - 1933.....	40
Figure 3.14 West view of factory and beet transportation with train – 1949 (Eskişehir Sugar Factory Archives)	41
Figure 3.15 Barns of Eskişehir Sugar Factory ranch - 1949 (Eskişehir Sugar Factory Archives).....	41
Figure 3.16 Cattle barn in the ranch - 1949 (Eskişehir Sugar Factory Archives)	42

Figure 3.17 Social Facilities Area from the factory – 1949 (Eskişehir Sugar Factory Archives).....	42
Figure 3.18 Signboards in the factory complex	47
Figure 3.19 Products and items having logo of the institution	48
Figure 3.20 Plate and salt cellar exhibiting at new guesthouse.....	49
Figure 3.21 Boundaries of factory complex site in master plans of Eskişehir (Master plans were derived from Eskişehir Metropolitan Municipality).....	51
Figure 3.22 Transformation of factory complex site via transfer of lands (Reproduced after city map derived from Eskişehir Tepebaşı Municipality)	52
Figure 3.23 Location of factory complex (reproduced after google earth image gained 14th February, 2015)	53
Figure 3.24 Location of Employee Dwelling Type 1	66
Figure 3.25 Ground floor and first floor plans of Employee Dwelling Type 1	67
Figure 3.26 North-west and east façades of Employee Dwelling Type 1.....	68
Figure 3.27 Examples of alterations and removal in Employee Dwelling Type 1	68
Figure 3.28 Location of Employee Dwelling Type 2	69
Figure 3.29 Basement floor, ground floor and first floor plans of Employee Dwelling Type 2.....	70
Figure 3.30 North and south façades of Employee Dwelling Type 2.....	71
Figure 3.31 Location of Employee Dwelling Type 3	72
Figure 3.32 Ground floor and first floor plans of Employee Dwelling Type 3	73
Figure 3.33 North and south façades of Employee Dwelling Type 3.....	74
Figure 3.34 Examples of removal and alterations in Employee Dwelling Type 3	74
Figure 3.35 Location of Employee Dwelling Type 4	75
Figure 3.36 Ground floor plan of Employee Dwelling Type 4.....	76
Figure 3.37 East and west façades of Employee Dwelling Type 4.....	77
Figure 3.38 Examples of removal and alterations in Employee Dwelling Type 4	77
Figure 3.39 Location of Employee Dwelling Type 5	78
Figure 3.40 Basement and ground floor plans of Employee Dwelling Type 5.....	79
Figure 3.41 East and west façades of Employee Dwelling Type 5.....	80
Figure 3.42 Examples of removal and alterations in Employee Dwelling Type 5	80
Figure 3.43 Location of Employee Dwelling Type 6	81
Figure 3.44 Basement and ground floor plans of Employee Dwelling Type 6.....	82

Figure 3.45 North-west and east façades of Employee Dwelling Type 6.....	83
Figure 3.46 Examples of alterations in Employee Dwelling Type 6	84
Figure 3.47 Location of Employee Dwelling Type 7.....	84
Figure 3.48 Basement and ground floor plans of Employee Dwelling Type 7.....	86
Figure 3.49 South-east and south façades of Employee Dwelling Type 7	86
Figure 3.50 Examples of alterations in Employee Dwelling Type 7	87
Figure 3.51 Location of Employee Dwelling Type 8.....	88
Figure 3.52 Basement and ground floor plans of Employee Dwelling Type 8.....	89
Figure 3.53 West and south façades of Employee Dwelling Type 8	89
Figure 3.54 Examples of alterations in Employee Dwelling Type 8	90
Figure 3.55 Location of Employee Dwelling Type 9.....	91
Figure 3.56 Basement and ground floor plans of Employee Dwelling Type 9.....	92
Figure 3.57 East and north façades of Employee Dwelling Type 9.....	93
Figure 3.58 Examples of alterations in Employee Dwelling Type 9	93
Figure 3.59 Location of Old Guesthouse	94
Figure 3.60 Basement, ground and first floor plans of Old Guesthouse.....	95
Figure 3.61 West and south façades of Old Guesthouse.....	97
Figure 3.62 Examples of alterations in Old Guesthouse.....	97
Figure 3.63 Location of New Guesthouse.....	98
Figure 3.64 Basement, ground and first floor plans of New Guesthouse	100
Figure 3.65 West and east façades of New Guesthouse.....	101
Figure 3.66 Examples of alterations in New Guesthouse	102
Figure 3.67 Location of Girl's Dormitory.....	102
Figure 3.68 Basement floor and ground floor plans of Girl's Dormitory	104
Figure 3.69 South-west and north façades of Girl's Dormitory.....	104
Figure 3.70 Examples of alterations in Girl's Dormitory	105
Figure 3.71 Location of Worker's Pavilion	106
Figure 3.72 Ground floor plan of Worker's Pavilion.....	107
Figure 3.73 West and south façades of Worker's Pavilion	108
Figure 3.74 Examples of alterations in Worker's Pavilion	108
Figure 3.75 Location of Milk House.....	109
Figure 3.76 Basement and ground floor plans of Milk House	111
Figure 3.77 South-west façade of Milk House.....	111

Figure 3.78 Example of alteration and additional mass at the east side of Milk House	112
Figure 3.79 Location of Restaurant.....	113
Figure 3.80 Basement floor, ground floor and first floor plans of Restaurant.....	114
Figure 3.81 West and south façades of Restaurant	115
Figure 3.82 Examples of mass addition and alterations in Restaurant	116
Figure 3.83 Location of Club House.....	117
Figure 3.84 Ground floor plan of Club House	118
Figure 3.85 East and west façades of Club House	118
Figure 3.86 Examples of alterations in Club House	119
Figure 3.87 Location of Laundry	120
Figure 3.88 Ground floor plan of Laundry.....	121
Figure 3.89 Examples of mass addition and alterations in Laundry	122
Figure 3.90 Original equipment of the Laundry that is still in-service.....	123
Figure 3.91 Location of Multi-storey Apartments	123
Figure 3.92 Floor plan drawn in 1975 and photo taken in 2014 of the apartments in the first block.....	124
Figure 3.93 Floor plan drawn (in electricity project) in 1978 and photo taken in 2014 of the second apartment block.....	125
Figure 3.94 Floor plan drawn in 1982 and photo taken in 2014 of the apartments in the third block.....	125
Figure 3.95 Location of Ice House.....	126
Figure 3.96 Photo of the Ice House taken in 2014	126
Figure 3.97 Locations of Canteen and Employee Dwellings.....	127
Figure 3.98 Location of Green House Area	127
Figure 3.99 Sections drawn in 1961 and photo taken in 2014 of the Green House Buildings	128
Figure 3.100 Location of Religious Service Area.....	129
Figure 3.101 Photo of the Eskişehir Sugar Factory Mosque taken in 2015.....	129
Figure 3.102 Location of Beet Cooperative Area	130
Figure 3.103 Location of Park	131
Figure 3.104 Aerial photograph of 1950 and plan drawing of the central part of the park.....	132

Figure 3.105 Aerial photograph of 1950 and plan drawing of the west part of the park	132
Figure 3.106 Coarse gravel mosaic pavement remains and litter bin of the area at the west part of the park	133
Figure 3.107 Aerial photograph of 1950 and plan drawing of the east part of the park	134
Figure 3.108 Locations of Playgrounds	134
Figure 3.109 Structures of Playground 1 in 1949 and 2014.....	135
Figure 3.110 Structures of Playground 2 in 2014	135
Figure 3.111 Structures of Playground 3 in 2014	136
Figure 3.112 Locations of Sport Areas	136
Figure 3.113 Sport areas in the Social Facilities Area	137
Figure 3.114 Original compact earth pavement and rough concrete pavement layers.....	138
Figure 3.115 Transformation of factory site via transfer of lands (Reproduced after city map derived from Eskişehir Tepebaşı Municipality).....	173
Figure 4.1 Steps in planning for and managing a place of cultural significance (The Burra Charter: The Australia Icomos Charter for Places of Cultural Significance, Revised 2013)	188

CHAPTER 1

INTRODUCTION

Newly established Republic of Turkey which is aimed for framing an independent and economically strong nation-state, constituted modernization of the state and the society. In accordance with that principle constitution, development and modernization of existing economic, social and cultural structures were in need of being promoted. In this context, regime was regarding industrialization as the primary tool for economic development and independence.¹ State had an unplanned economic policy that mostly encouraged private sector to establish new factories in between “İzmir Economic Congress” convened in 1923 and “World Economic Crisis” occurred in 1929. After the crisis, Republic of Turkey which was searching a solution for the restoration of economy, accepted “Etatism” as one of the legal principles of the government in the “General Assembly of *Cumhuriyet Halk Fırkası*” in 1931.² Desired industrial growth was one of the most effective leading motives for the acceptance of Etatism. Thereby, state decided on the transition to a central planned economy model in 1931. “1st Five-Year Industrial Plan” completed in 1934 and implementation was continued in various cities of the country till 1940. Within the plan, there were 20 factories established by the government in cotton, linen, flax, chemical and iron industries of which raw materials are totally internal. Otherwise, beside the main topics of 1st Five-Year Industrial Plan, there were several developments attained in between 1931 and 1934 which are Türkiye İş Bankası institutions and developments in sugar industry. Türkiye İş Bankası established three Sugar Factories in Alpullu, Eskişehir and Turhal in between 1926 and 1934

¹ Şahinkaya, Serdar.,2009, “*Gazi Mustafa Kemal ve Cumhuriyet ekonomisinin inşası*”, ODTÜ Geliştirme Vakfı, Ankara, pp.30

² Tekeli, İlhan, Selim İlkin., 2004, “*Cumhuriyetin harcı: köktenci modernitenin ekonomik politikasının gelişimi*”. İstanbul Bilgi Üniversitesi Yayınları, İstanbul, pp.201

following the establishment of Uşak Sugar Factory which was established in 1926 by private entrepreneur. In order to nationalize these four sugar factories, *Türkiye Şeker Fabrikaları Anonim Şirketi* (T.Ş.F.A.Ş) was established in July 6, 1935. As a result, in the ongoing process when 1st Five-Year Industrial Plan was carried into practice, etatisation of Sugar industry was accomplished. ³

On the other hand, regime targeted to form a country and governance which is politically independent of international forces. In order to constitute that nation-state model, traces of past monarchical governance were tried to be erased and a new concept of society and sovereignty derived from western countries was developed. Institutive and architectural substructure for the education of the nation was priority in the ideological agenda of the Republic. Schools, community houses and model village projects were the main activities done by the republic. ⁴ Furthermore, factories constructed in the provinces of Anatolia which locate near to railway network were the most important examples of the economic modernization implementation of the state, as well as factory complexes became more of an issue in modernization of the social structure of the cities in which they were established. These factory complexes most of which were designed and implemented by foreign architects and firms, achieved being symbolic projects within the modernization movements of the state. Factory complexes became model settlements of then due to the fact that they include employee dwellings, accommodation buildings, restaurants, schools, infirmary/hospitals, laundries, baths, kindergartens, sales offices, canteens, sport areas, play gardens and recreational areas except from production plants. In addition, sport teams (in tennis, football, parachuting, bicycling and wrestling), orchestras and theatre groups of these factories demonstrate that improvement of workers in sport; music and arts were supported by the government. Numerous accounts in anthropology, architecture, and urban studies identify state company

³ Tekeli, İlhan, Selim İlkin., 1982, *Uygulamaya geçerken Türkiye 'de devletçiliğin oluşumu*, Sanem Matbaası, pp.205

⁴ Bozdoğan, S., 2001, *Modernizm and Nation Building: Turkish Architectural Culture in the Early Republic*, University of Washington Press. pp. 104-114.

towns as agents of modernization that sought to instil the norms of Turkey's secular, modernist nationalism.⁵

Today, these factory complexes are a part of industrial heritage. However, accepting of nothing but production plants as industrial heritage is totally considered in Turkey. In the period of literature survey conducted for the thesis, except from master's and PhD thesis; it was seen that, conducted studies by the scholars and professionals in industrial heritage mostly contains production plants. In these circumstances, unless *Social Facilities Areas* are acknowledged as industrial heritage and significance and values of these areas are attributed within the context of industrial heritage, conservation and preservation of these areas would get hard and even get impossible. At this point, definition of industrial heritage should again be underlined:

*“Industrial heritage consists of the remains of industrial culture which are of historical, technological, social, architectural or scientific value. These remains consist of buildings and machinery, workshops, mills and factories, mines and sites for processing and refining, warehouses and stores, places where energy is generated, transmitted and used, transport and all its infrastructure, as well as places used for social activities related to industry such as housing, religious worship or education.”*⁶

As it is clearly defined in the Nizhny Tagil Charter, industrial heritage also consists of social facilities areas of industrial plants. For Eskişehir Sugar Factory case, Social Facilities Area is evaluated as one of the industrial heritage sites of Turkey, in the conducted study.

Settlement pattern of Eskişehir Sugar Factory Social Facilities Area is composed of built-up areas, sport areas, green areas and roads on a land spreading 375.000 m² area today. In terms of general design approach, greater part of the settlement was

⁵ Caroline E. Arnold ,2012, *In the Service of Industrialization: Etatism, Social Services and the Construction of Industrial Labour Forces in Turkey (1930–50)*, Middle Eastern Studies, 48:3, 363-385, DOI: 10.1080/00263206.2012.661720, pp.366

⁶ TICCIH, 2003, *The Nizhny Tagil Charter for the Industrial Heritage*, Moscow.

formed by different types of green areas while built-up areas defined by roads were constructed in an order on the dense greenery zone. Since it was established till 1954 settlement was composed of employee dwellings, worker's pavilions, a guest house, a restaurant, an administration building, a hospital, a greenhouse and service buildings such as laundry, ice house and milk house. All of these buildings are preserved except the fact that change in the function is seen in some of them. Besides, in between 1954 till 1984 seven apartment blocks, buildings in the area assigned to beet cooperative and a mosque were constructed in the settlement. Together with all its components, area preserved its characteristic in the course of time and deserves to be taken under preservation by the authorities. Despite the fact that and thirty-two buildings in Social Facilities Area were registered according to the decision of Eskişehir Preservation Board of Cultural and Natural Resources (date: 12/21/2001 decree no: 1711), registration of the whole lot is urgently needed. Since, area could reach significance by not only the buildings that are included, but by the treatment of the site holistically as an industrial heritage site.

Furthermore, there are several organizations worldwide such as TICCIH, DOCOMOMO, ERIH and E-FAITH that are dealing with the conservation and preservation of the industrial heritage. Firstly, TICCIH (The International Committee for the Conservation of the Industrial Heritage) is the special advisor to ICOMOS on industrial heritage and is the most known organization within this context whose goals are to promote international cooperation in preserving, conserving, investigating, documenting, researching, interpreting, and advancing education of the industrial heritage.⁷ Secondly, DOCOMOMO (Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement) declares its missions as; to act as watchdog when important modern movement buildings anywhere are under threat, to exchange ideas relating to conservation technology, history and education, to foster interest in the ideas and heritage of the modern movement and to elicit responsibility towards this recent architectural inheritance.⁸ Thirdly, the underlying objectives of ERIH (European Route of Industrial Heritage) are to protect

⁷ <http://ticcih.org/about/about-ticcih/> accessed on June,2015

⁸ <http://www.docomomo.com/mission> accessed on June,2015

Europe's industrial heritage sites and use their preservation as a motor for the development of regions that are often suffering from economic decline.⁹ Fourthly and finally, E-FAITH (European Federation of Associations of Industrial and Technical Heritage) which is an open European community of voluntary organizations and volunteers, dedicated to cooperation in the field of industrial and technical heritage declines its objectives as to promote the study of and research in, recording, conservation, development and management, and interpretation of Industrial and Technical Heritage and to facilitate co-operation in Europe between those engaged in these activities.¹⁰

Furthermore, there are many national and international declarations, charters and laws related to industrial heritage and sites. *The Nizhny Tagil Charter for the Industrial Heritage*, *The TICCIH Charter for the Identification and Protection of the Industrial Heritage*, *Joint ICOMOS – TICCIH, Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes* are the outstanding examples of international documents dealing with industrial heritage and sites. Besides, *The Burra Charter*, *Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage Value* and *The Icomos Charter for the Interpretation and Presentation of Cultural Heritage Sites* are the significant international documents dealing with the conservation of cultural heritage.

On the other hand, not any national law or charter about industrial heritage has been declared till now, hence there are two significant laws dealing with the conservation of cultural heritage and sites such as *The Turkish Law no: 5366 Law On Renovating, Conserving and Actively Using Dilapidated Historical and Cultural Immovable Assets* and *The Turkish Law no: 2863 Law On the Conservation of Cultural and Natural Property*.

In this context, conservation strategies for Eskişehir Sugar Factory Social Facilities Area which is one of the outstanding industrial heritage sites of Turkey should be

⁹ <http://www.erih.net/topmenu/about-erih.html> accessed on June,2015

¹⁰ <http://www.e-faith.org/home/?q=content/aims-and-objectives> accessed on June,2015

developed with respect to the related national and international declarations, charters and laws mentioned above and in consideration of understanding and knowledge revealed by those organizations related to industrial heritage. By this means, conservation approach constituted for the Eskişehir Sugar Factory Social Facilities Area would be a model for other industrial heritages especially for the social facilities areas of factory complexes constructed in various cities of the country in Early Republican Period.

1.1. Aim of the Study

Nowadays industrial heritage is under big threat as well as other types of historical heritage in Turkey. Even, it is in a much riskier situation, so as industrial buildings have begun to be demolished due to rapid increase in their land values. Unfortunately, lots of examples of industrial heritage have been demolished in recent years; and *Eskişehir Sugar Factory Complex* is also under the same threat. Hence, study area is selected as the *Eskişehir Sugar Factory Social Facilities Area* which has its special borders and definitely divided from the Factory Plants Area with Sivrihisar Street at north. Site has an inestimable land value as locating near the city center on a land composed of huge green areas just adjacent to the Porsuk River. As explained, land value of the study area compared to the factory plants area of the Eskişehir Sugar Factory, is by far much more valuable and in other words Social Facilities Area is in much more threat of being expropriated, of being zoned for construction and finally of losing its characteristic or of being totally collapsed.

Thus, the aim of this thesis is primarily documentation and analyzation of the edifices and tissue of the Social Facilities Area, assessment of the values, examination of the problems of the site, determination of the potentials and development of conservation strategies against destructive attempts that is still implementing by the plan decisions and has possibility to be implemented in the near future and finally making proposal for the revitalization of the area.

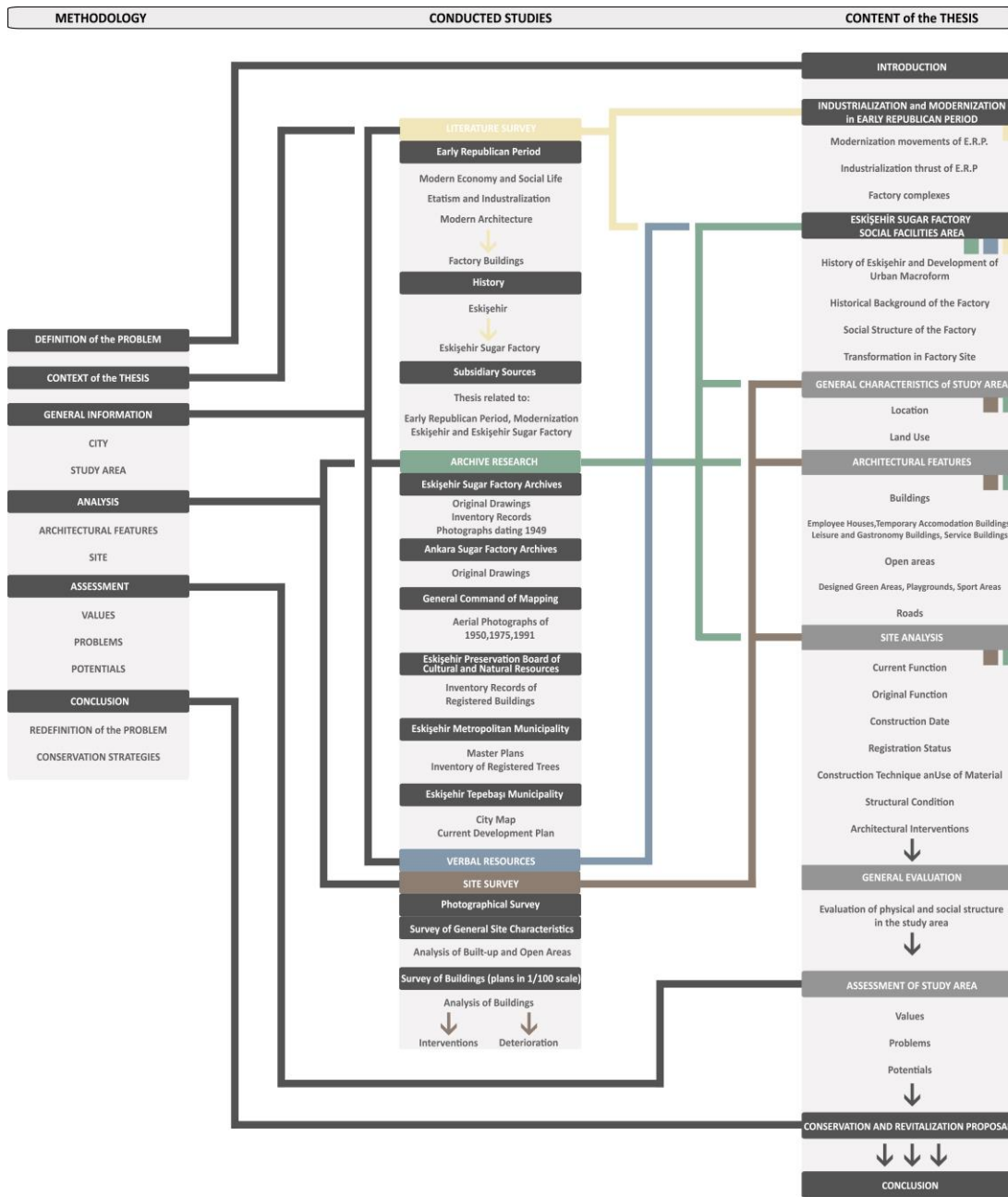
1.2. Methodology

Literature survey of the thesis starts with Etatism and industrial policies, modern economy and social life of Early Republican Period of Turkey and continues with modern architecture in the context of factory complexes, in order to understand and form the context of the study. Later on, literature survey about the history of Eskişehir and Eskişehir Sugar Factory was conducted. Simultaneously, thesis and academic publications related to early republican period, modernization, social facilities areas of the factories, Eskişehir and Eskişehir Sugar Factory was surveyed. Secondly, archive research was conducted including the archives of Eskişehir Sugar Factory, Ankara Sugar Factory, General Command of Mapping, Eskişehir Preservation Board of Cultural and Natural Resources, Eskişehir Metropolitan Municipality and Eskişehir Tepebaşı Municipality. During the archive researches, original drawings of buildings, old site plans and photographs dating 1949 related to Eskişehir sugar Factory Social Facilities area are obtained from the archives of Eskişehir and Ankara Sugar Factories. Besides, current City Map, Development Plans, inventory records of registered buildings and aerial photos of the study area are obtained from Eskişehir Municipalities, Eskişehir Cultural and Natural Heritage Preservation Board and General Command of Mapping.

Thirdly, conversations with people who had lived in the settlement previously are conducted in order to gain information about social structure of the study area during the times when social services were performing.

Lastly, field survey in building scale and site scale are done. With the help of information gained by field survey in building scale, measured plan drawings of seventeen buildings constructed in between 1934 and 1954 are drawn. With the help of information gained by field survey in site scale and archive researches, analyzes such as land use, current function, original function, construction date, registration status, construction technique, structural condition and architectural interventions are prepared.

Table 1.1: Methodology flowchart of the thesis



Besides, in order to assess the values of the site, previous studies conducted by various scholars and organizations in the scope of value assessment of cultural heritage were reviewed.¹¹

¹¹ Examined sources for the value assessment are:

Riegl, Alois, 1982, *The Modern Cult of Monuments: Its Character and Origin*, translated by K. Forster and D. Ghirardo, Oppositions, New York, Volume: 25

The Burra Charter for the Conservation of Places of Cultural Significance, 1999, The Australia ICOMOS

1.3. Structure of the Thesis

This study is structured in five chapters, of which introduction chapter is the first one consist of aim of the study as well as methodology of the study are presented.

The second chapter covers the context of the thesis which is the industrialization and modernization policies of the Early Republican Period of Turkey. In the first part, industrialization thrust is explained as a part of modernization project of the state. In the second part, modernization movements are mentioned within the spatial and social aspects in order to understand how the practice of modernization was conducted by the state in physical and social environments. In the third and last part of the chapter, selected examples of factories constructed within the early republican period are given in order to emphasize on the diversity of branches of industries focalized and to re-mention the social structure of the complexes and their contributions to the modernization movement of the era. Examples are selected as Eskişehir TLÖMSAŞ Settlement, Sümerbank Kayseri Cotton Factory and Karabk Iron and Steel Factory.

The third chapter covers the information about Eskişehir Sugar Factory Social Facilities Area. In the first part of the chapter, history of Eskişehir is summarized on which Republican period and the industrial background of the city is mostly emphasized. Besides, development of urban macroform of Eskişehir is summarized. In the second part of the section, historical background of the Eskişehir Sugar Factory is given. In addition, social structure of the factory within the context of Social Facilities Area is mentioned in order to underline the fact that adopted

Mason, Randall, 2002, "Assessing Values in Conservation Planning: Methodological Issues and Choices", *Assessing Values of Cultural Heritage*, ed. M. De la Torre, The Getty Conservation Institute, Los Angeles

Madran, E. and Özgönl, N., 2005, *Kltrel ve Doęal Deęerlerin Korunması*, TMMOB Mimarlar Odası, Ankara

Kksal, T. Gl, 2002, *İstanbul'daki Endstri Mirası iin Koruma ve Yeniden Kullanım Önerileri*, unpublished PhD thesis submitted to Graduate School of Natural and Applied Sciences, İT, İstanbul

Kılın, Ayşem, 2009, *Value Assessment for İndustrial Heritage in Zonguldak*, unpublished master's thesis submitted to Graduate School of Natural and Applied Sciences, METU, Ankara

modernism policy was not only for industry but also for the social life of the citizens, primarily for the life style of the factory workers. Moreover, , transformation of the Eskişehir sugar Factory site is analyzed in order to lay stress on the reduction of the factory lands with the plan decisions. In the third part, general characteristics of the study area are given. Firstly, location of the site with its access routes is described, and then today's land use of the area is described. Afterwards, architectural features such as buildings, open areas and roads are defined in detail. And, with the help of information gained by field survey in site scale and archive researches, analyzes such as land use, current function, original function, construction date, registration status, construction technique, structural condition and architectural interventions are conducted. Besides, general evaluation of the physical and social structure of the study area is summarized. The last part of the chapter covers assessment of the values, examination of the problems and determination of the potentials in the study area. The values of Eskişehir Sugar Factory complex, Social Facilities Area of the factory and architectural features in the study area are assessed with the help of the value assessment formations defined in the literature.

In the fourth chapter, development of conservation strategies is described in order to solve the problems that are discussed in the previous chapter and revitalization of the study area is proposed with respect to the potentials of the area in order to increase the urban development pressure upon the site.

Finally, in the fifth and the last chapter of the thesis, significance of the study area and urgent need for the conservation of the area are re-emphasized as the conclusion.

CHAPTER 2

INDUSTRIALIZATION AND MODERNIZATION IN THE EARLY REPUBLICAN PERIOD

2.1. Industrialization Thrusts of Early Republican Period

Republic of Turkey which is newly established was regarding industrialization as the primary tool for economic development and independence.¹² For that reason, on February 12, 1923 when republic was not yet declared, “İzmir Economic Congress” was convened in order to discuss the measures to be taken for the autarky. In the congress, economic development is decided to be derived from Turkish entrepreneurs within the market economy.¹³ In the first years of the new Republic, two policies were implemented for the industrial development, in accordance with the decisions taken in the economic congress. On one hand, protectionism was taken while new factories were established by government and industrial investments by private sector were encouraged.¹⁴ At the same time, Türkiye İş Bankası was established in order to provide capitalization and investment for the private enterprises. Throughout the time between İzmir Economic Congress and World Economic Crisis that occurred in 1929, lots of private factories in various branches of industry such as sugar, textile fabric, airplane, airplane mounting, concrete, etc. were established in various cities of the country.

¹² Şahinkaya, Serdar.,2009, “*Gazi Mustafa Kemal ve Cumhuriyet ekonomisinin inşası*”, ODTÜ Geliştirme Vakfı, Ankara, pp.30

¹³ Aktan, H., & Yediyıldız, B., 2002, “*Atatürk'ten günümüze Türkiye ekonomisi*” / H. Okan Aktan ... [et al.]; editör Bahaeddin Yediyıldız; Bantların çözümü Figen Sevim; Dizgi ve sayfa düzeni Figen Sevim, Kutay Üstün. Ankara: Hacettepe Üniversitesi Atatürk İlkeleri ve İnkılap Tarihi Enstitüsü, Ankara

¹⁴ Tekeli, İlhan, Selim İlkin., 1982, “*Uygulamaya geçerken Türkiye’de devletçiliğin oluşumu*”, Sanem Matbaası, pp.134

Effects of the World Economic Crisis had destructive impact upon Turkish economy due to the fact that it primarily and mostly destroyed agricultural products. In response, Republic of Turkey which was searching a solution for the restoration of economy, accepted “Etatism” as one of the legal principles of the government in the “General Assembly of CHF” in 1931. ¹⁵ Desired industrial growth was one of the most effective leading motives for the acceptance of Etatism. Following that, preparations for “1st Five-Year Industrial Plan” began in order to actualize the objective industrial growth.

In the course of studies on plan preparations, a committee was set up and reports were prepared to Russian and American committees. The decision of industrial zoning of the country got reactions during the studies. Thus, this decision was not added to the report openly. However, it was stated that the underlying reason for industrial enterprises locating in Central Anatolia was due to national defense and concern for interregional equilibration.

People from all strata agreed on the fact that cotton textile production was having priority in the plan, which was prepared based on import substitution in basic necessities. Except for cotton textile production, alternative branches were majorly based on the industrial machines to be bought with the credits. In the beginning, sugar industry was thought as an alternative. However, in the implementation phase it was excluded by authorities due to its already sufficient production for the internal needs. ¹⁶

1st Five-Year Industrial Plan was prepared in 1934 and implementation was continued in various cities of the country till 1940. Within the plan, there were 20 factories established by government in cotton, linen, flax, chemical and iron industries of which raw materials are totally internal.

¹⁵ Tekeli, İlhan, Selim İlkin., 2004, “*Cumhuriyetin harcı: köktenci modernitenin ekonomik politikasının gelişimi*”. İstanbul Bilgi Üniversitesi Yayınları, İstanbul, pp.201

¹⁶ Ibid., pp.214

Sugar Industry within the Implementation of Etatism

Otherwise, there were several developments attained in between 1931 and 1934 beside the main topics of 1st Five-Year Industrial Plan. One of the most important ones of these developments based upon the implementation of Etatism in economy and industry were Türkiye İş Bankası institutions and developments in sugar industry.

Türkiye İş Bankası which had 78% share in the establishment of Alpullu Sugar Factory later on attempted for Eskişehir and Turhal sugar factories. Eskişehir Sugar Factory was established by Türk Anonim Şirketi most of which share belongs to Türkiye İş Bankası and other shareholders were T.C. Ziraat Bankası and Maadin Bankası.

Eskişehir Sugar Factory founded in February 1, 1933 and officially came on stream in December 5, 1933. Right after factory was constructed and operationalized in one year, Mustafa Kemal Atatürk ordered establishment of a new factory. Thereupon, preparations for the establishment of a new sugar factory in Turhal were begun. The underlying reasons of that hastiness were substitution of import, political tension in Europe and will for supplying sufficient amount of sugar to the army within the possibility of an outbreak of war due to the poor political relations with Italy. Thus, for the new factory, Türkiye İş Bankası and T.C. Ziraat Bankası were established. Turhal Şeker Fabrikası A.Ş. Factory was founded in October 7, 1933 and officially came on stream in October 14, 1934.

With the establishment of 4th factory, amount of the sugar was enough to meet the internal consumption. Nevertheless, high prices were getting reactions. For this reason, a report was prepared to Gustav Mikusch in order to analyze current situation of sugar industry in Turkey and to determine further progress. After all, an acceptable result was not accomplished.

Thereupon, ministry of economy formed “Committee for Sugar Rationalization” in December 18, 1934. In consequence of the committee studies, “İnönü Project” was prepared. According to the project, all of the existing sugar factories were closed out;

instead, a new corporation shared equally in between Türkiye İş Bankası, T.C. Ziraat Bankası and Sümerbank was established.

Türkiye Şeker Fabrikaları Anonim Şirketi (T.Ş.F.A.Ş) was established in July 6, 1935. As a result, in the ongoing process when 1st Five-Year Industrial Plan was carried into practice, etatisation of Sugar industry was accomplished. ¹⁷

In various cities of Anatolia factories and factory campuses for workers established by state at the times when industrialization was seen equal to development of a country and seen as a tool for modernization. Moreover, adopted modernism policy was not only for industry but also for the social life of the citizens, primarily for life style of the factory workers. Thus, these factory complexes significantly affected urban development, social structure and architectural identity of cities.

Eskişehir Sugar Factory and Factory campus is one of the most significant epitomes of the factory complexes which were established as reflection of modern identity in economy, architecture and socio-cultural life, in addition to economic concerns of the state.

Eskişehir Sugar Factory was not directly a part of 1st Five-Year Industrial Plan which was an important step in planned industrial development that corresponding Etatism in practice. However, it can be considered as an important constituent of the nationalization of sugar industry which was conducted synchronously with preparation and implementation phases of the industrial plan.

2.2. Modernization Movements of Early Republican Period within the Spatial and Social Aspects

Newly established Republic of Turkey which is aimed for framing an independent and economically strong nation-state constituted modernization of state and society.

¹⁷ Tekeli, İlhan, Selim İlkin., 1982, *Uygulamaya geçerken Türkiye’de devletçiliğin oluşumu*, Sanem Matbaası, pp.205

In accordance with that principle constitution, development and modernization of existing economic, social and cultural structures were in need of being promoted.

The regime targeted to form a country and governance which is politically independently of international forces, adopted the model of nation-state as the basis. In order to constitute that model, traces of past monarchial governance were tried to be erased and a new concept of society and sovereignty derived from western countries was developed.

Modernization in Western Europe was the result of evolutionary development of society from bottom to top. On the contrary, in Turkey modernization means activities performed by intelligentsia and elite class in the government in order to develop a modernized society.¹⁸

Nation-state had already been established, yet it had to be reconstructed in social consciousness. A Western Republic that was not under the control of Western countries was aimed.¹⁹ Civilization term was perceived by Kemalist Republic as not only superior machines, technology, goods and knowledge of Western countries but also historical and inevitable social evolution which is aroused by scientific and technologic development.²⁰

In between 1923 and 1946 westernization, abolishment of the Ottoman image, minimization of imperialist impacts, establishment of national industry and development of Anatolia was seen as the primal targets of the government in spatial organization and settlement.²¹

¹⁸ Hakov, Cengiz, 2004, *Atatürk ve Türkiye'nin Modernleşmesi*, Bal-Tam/ Türklük Bilgisi, Vol.1, pages.39-44, pp. 41

¹⁹ Tekeli, İlhan, 1995, *Bir Modernite Projesi Olarak Türkiye'de Kent Planlaması*, Ege mimarlık, 1995/2, Vol. 16, İzmir, pages:51-55, pp.53

²⁰ Bozdoğan, S., 2001, *Modernizm and Nation Building: Turkish Architectural Culture in the Early Republic*, University of Washington Press, pp.123

²¹ Tekeli, İlhan. 1999. *Osmanlı ve Erken Cumhuriyet Modernitesinde Planlamanın Yeri*, in *Kamu Yönetiminde Planlamanın Kurumsallaşması Sempozyumu'nda Sunulan Bildiri*, Mersin, pp. 9

In the early republican period, an integrated civilization and modernization policy was adopted in the branches of social life, education, economy, technology and industry.

Within the first five years of the Republic, revolutions such as abolishment of the sultanate and caliphate, the law on unity of education, the civil law, clothing and alphabet reforms were implemented in order to modernize the structure of state and society.

At the same time, institutive and architectural substructure for the education of the nation was priority in the ideological agenda of the Republic. Schools, community houses and model village projects were the main activities done by the republic. Aim of the community houses was to explain the meaning, necessity and ideals of Kemalist revolution. Each community house was organized in at least three branches of language-history-literature, fine arts, performance arts, sports, social works, career training, library-publications, museums-exhibitions and village works. Furthermore, village and agricultural lands were aimed to be modernized by the government. In this context, till 1933, sixty-nine model villages were constructed.²² Besides, village institutes together with its curriculum, format and organization of spatial structuring has a structure aiming to raise role model villagers. These role models working in a collective way, conducting ideas and implementation simultaneously, enlightened nationalist, initiative of national development in the villages, loyal to development policies of the state were predicted to be raised in these village institutes.²³

On the other hand, the most radical decision of the new republic was the selection of Ankara as the capital city. İstanbul which had a cosmopolitan social structure was not considered appropriate for being the capital by the republican administration. It is thought that nationalist bourgeois culture and way of life would not be able to grow

²² Bozdoğan, S., 2001, *Modernizm and Nation Building: Turkish Architectural Culture in the Early Republic*, University of Washington Press. pp. 104-114

²³ Arıtan, Ö., 2004, *Kapitalist Sosyalist Modernleşme Modellerinin Erken Cumhuriyet Dönemi Mimarlığı'nın Biçimlenişine Etkileri- Sümerbank KİT Yerleşkeleri Üzerinden Yeni Bir Anlamlandırma Denemesi*, Unpublished PhD thesis submitted to Graduate School of Natural and Applied Sciences, DEÜ, İzmir.

in İstanbul. Thus, establishment of the new capital Ankara as a modern city in which a contemporary lifestyle could be realized was identified with the success of the regime.²⁴ In this context, Keskinok claimed that:

“The idea of a new capital should be considered in the context of regional integration of Anatolian lands...The regional development model that was followed by industrial plans in the later periods has been formulated over this political idea. These policies played a frontier role in creating regional development centers. Under this framework, economic rationalization followed the political decision”²⁵

That regional development plan that Keskinok emphasized above was aimed to be implemented with the help of a railway network. According to government, railway was considered as a means of political integrity of the nation and national defense requirements rather than economic reasons. Railway policy projected nationalization together with the integration of new structures and networks. Besides, a homogeneous distribution of routes was aimed in that policy.²⁶ On the other hand, Keskinok regards railway policy as having economic concerns:

“On the other hand, the railroads already built solely for the imperialist capitalist needs, that is, extraction of the raw materials of the country and to transfer them in the shortest way to the ports, were nationalized. Creation of an Ankara-based railway network with additional railways together with those that were nationalized was an important strategic decision. Keeping the integrity of national markets and the economic rationalization of newly established factories has been through these railway lines. The economic reasoning was to be created by establishing relationships between production units for the sake of economic and political

²⁴ Tekeli, İlhan, 1996, *Türkiye’de Yaşamda ve Yazında Konut Sorununun Gelişimi*, T. C. Başbakanlık Toplu Konut İdaresi Başkanlığı, Ankara, pp.12

²⁵ Keskinok, Çağatay. H., 2010, *Urban planning experience of Turkey in the 1930s*, METU Journal of Faculty of Architecture, Ankara: METU Press, Vol. 27, No. 2, pp.175-176

²⁶ Tanyeli, Uğur, 1998, *Mekânlar, Projeler, Anlamları* , in Üç Kuşak Cumhuriyet, Tarih Vakfı, pp. 101-107, pp.104

independence. The establishment of rail network and industrialization has further enabled the development of new regional centers.”²⁷

Furthermore, factories constructed in the provinces of Anatolia which locate near to railway network were the most important examples of the economic modernization implementation of the state, as well as factory complexes became more of an issue in modernization of the social structure of the cities in which they were established. These factory complexes most of which were designed and implemented by foreign architects and firms, achieved being symbolic projects within the modernization movements of the state. According to Tanyeli, symbolic industrial project of 1930’s was the sugar industry. Sugar factories not only produced sugar but also were designed as model business organizations and settlements. In these factories, experimental agricultural production and livestock was conducted, workers were living in the same site and were satisfying recreational needs in clubhouse or in other social service areas. Most of the cities got to know a modern way of settlement model and lifestyle from the sugar factory nearby. Other factory complexes of the early republican period conducted actions in order to create a like model of sugar factories even if they were not in the same scale and prevalence.²⁸ In the next section, structure of factory complexes are explained and exemplified in more detail.

2.3. Embodiment of modernism in factory buildings: Factory complexes

Lots of factories were constructed in various provinces of Anatolia in order to gain economic potential needed for the implementation of modernization policies of Early Republican Period. In the site selection for these factories, provinces located on the network of railroads and which have been developing or had the potential to develop were prioritized. In the establishment of factories; primarily, gaining economic profit was targeted, besides secondarily, embodiment of modernization policies in technology and social life was aimed. On the other hand, factories together with their

²⁷ Keskinok, Çağatay. H., 2010, *Urban planning experience of Turkey in the 1930s*, METU Journal of Faculty of Architecture, Ankara: METU Press, Vol. 27, No. 2, pp.175

²⁸ Tanyeli, Uğur, 1998, *Mekânlar, Projeler, Anlamları* , in Üç Kuşak Cumhuriyet, Tarih Vakfı, p. 101-107, pp.106

social facilities areas which were established by private enterprises or mostly by the government was representing a planning in the urban scale. Moreover, not only technologic production but also modern social organization and social lifestyle were fictionalized and model settlements having modern identities were designed for the cities of factory complexes.

Factory complexes became model settlements of then due to the fact that they include employee dwellings, accommodation buildings, restaurants, schools, infirmary/hospitals, laundries, baths, kindergartens, sales offices, canteens, sport areas, play gardens and recreational areas except from production plants. In addition, sport teams (in tennis, football, parachuting, bicycling and wrestling); orchestras and theatre groups of these factories demonstrate that improvement of workers in sport; music and arts were supported by the government. In this context, existence of a policy conducted by the state that was aiming at creating an elite labor force can be concluded. In this respect, Keskinok claims:

“Production and education would continue simultaneously. The state factories were conceived as schools for the creation of skilled labor force. In this period almost for all public institutions the valid issue was to develop proficiencies for research, planning, project, study, implementation, management and education in an integrated manner.”²⁹

In this section, selected examples of factories constructed within the early republican period are given in courtesy of previously conducted studies in order to emphasize on the diversity of branches of industries focalized and to re-mention the social structure of the complexes and their contributions to the modernization movement of the era.

²⁹ Keskinok, Çağatay. H., 2010, *Urban planning experience of Turkey in the 1930s*, METU Journal of Faculty of Architecture, Ankara: METU Press, Vol. 27, No. 2, pp.182

*Eskişehir TÜLOMSAŞ Settlement*³⁰

Eskişehir TÜLOMSAŞ settlement which was constructed in 1894 and nationalized in 1924 is still continues to provide service for the country. Complex had been serving effectively within the period when old system of the railway substructure was changed and a new system was developed in the first ten years of Republic. Thus, new spaces and areas were attached to the complex which was promoting this development. State centric manner started in 1930's was embodied with an "all settlement" model including social facilities and housing units to supply the daily needs of workers except from production plants. In this context, additional social facilities assume educational task of public space by the state with the new functions that are regulating modern daily life such as cinema halls and sport halls.

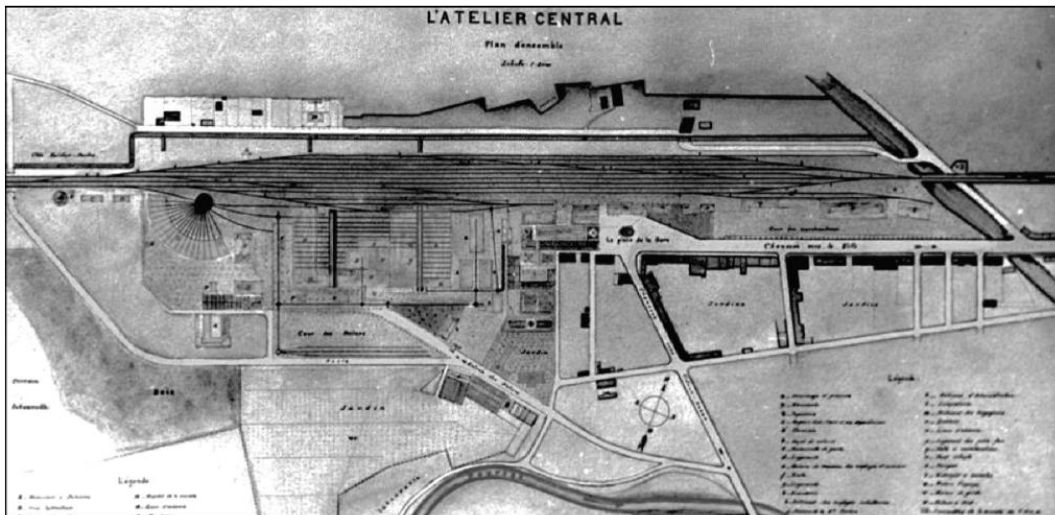


Figure 2.1: Original site plan of the settlement

(Eskişehir TÜLOMSAŞ settlement)

³⁰ All of the information and visual materials in this topic are derived from the unpublished master's thesis of Nazlı Yatağan;

Yatağan, Nazlı, 2013, *Cumhuriyet Dönemi Endüstri Yapıları ve Modernleşme İlişkileri Üzerine Bir İnceleme: Eskişehir Tülomsaş Yerleşkesi*, Unpublished master's thesis submitted to Graduate School of Natural and Applied Sciences, Dokuz Eylül University, İzmir.

*Sümerbank Kayseri Cotton Factory*³¹

Factory complex was constructed in 1935 with the Turkish-Soviet cooperation. Factory, target of which was to produce public, cheap cotton fabric served cotton textile branch of industry and national economy to a great extent. Complex has employee dwellings, infirmary, kindergarten, clubhouses, cinema hall, volleyball and tennis courts, swimming pool, and football field with grandstand of one thousand people.

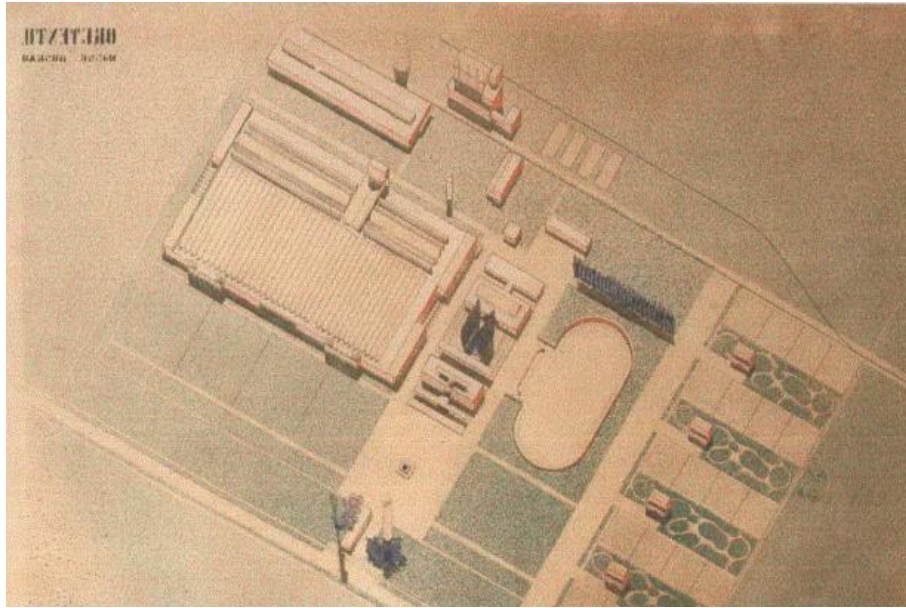


Figure 2.2: Original site plan of the settlement

(Sümerbank Kayseri Cotton Factory)

Factory should not be seen only an industrial institution. Citizens first met summer cinema, jazz nights and horseracing in Kayseri Cotton Factory. Schools constructed for the children of workers fulfilled the modern education standards that republic was targeted. Factory complex had been a school teaching republican lifestyle with the components diverse from production plants to social facilities and education units.

³¹ All of the information and visual materials in this topic are derived from the unpublished master's thesis of Burak Asiliskender;

Asiliskender, Burak, 2002, Cumhuriyet'in ilk Yıllarında Mimaride 'Modern' Kimlik Arayışı; Sümerbank Kayseri Bez Fabrikası Örneği, Unpublished master's thesis submitted to Graduate School of Natural and Applied Sciences, İTÜ, İstanbul.

Karabük Iron and Steel Factory³²

Location of Karabük Iron and Steel Factory plants which is the first heavy industry thrust of the Republic and social facilities area for the factory workers were selected in 1937 and complex began to be constructed in 1937.

In the social facilities areas, location of the dwellings is following a hierarchical order. According to that order; houses of general managers and guest houses were located near the entrance and on the top of the terrace. Houses for managers, engineers, headworkers and employee were located in an order nearby the house of general managers. Pavilions were located near the social facilities area including restaurant. There were canteens from which workers supply their needs cheaply. All of the components that should exist in a modern settlement were considered. Hospital, cinema hall, clubhouses for employee and engineers, community house, kindergarten, primary school and high school as well as play gardens, tennis, basketball and volleyball courts, football field and swimming pool were existed in the settlement.

The modern environment figured during the establishment came into existence in a short period. Targeted model of the modern Turkish society was formed in 1940's with the organized settlement and provided social environment that Karabük Iron and Steel Factory had.

³² All of the information and visual materials in this topic are derived from the article of Sezen Öktem in:

Cengizkan, Ali, 2009, *Fabrikada Barınmak, Erken Cumhuriyet Döneminde Türkiye'de İşçi Konutları: Yaşam, Mekân ve Kent*, Arkadaş Yayınevi, Ankara

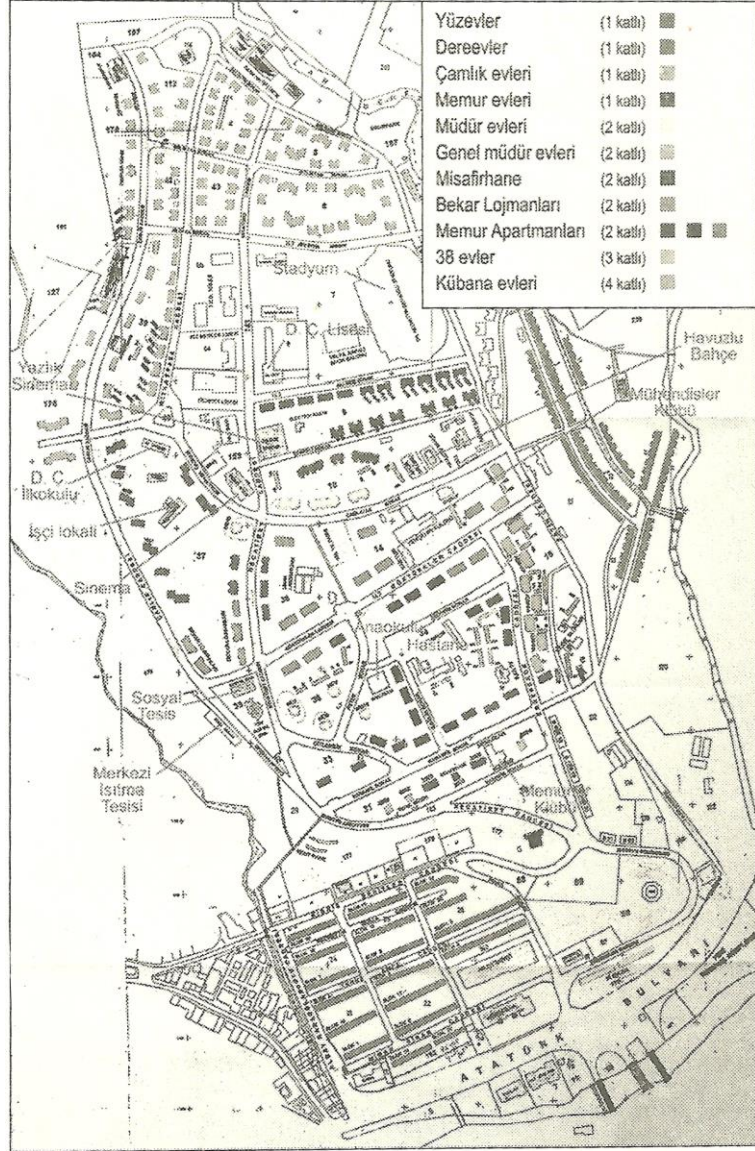


Figure 2.3: Site plan of the settlement

(Karabük Iron and Steel Factory)

CHAPTER 3

ESKIŞEHİR SUGAR FACTORY SOCIAL FACILITIES AREA

3.1. History of Eskişehir and Development of Urban Macroform

History

Eskişehir has been a transit trade center throughout history with the benefit of its geographical position. On the lowland of the city, various settlements have been established starting with the second phase of permanent settlement in Anatolia. Being on the node of transportations, existence of water and a safeguarded hill were the main reasons of continuous settlement on the land.

Land had been settled down by starting with Phrygians, Romans and Byzantines. Especially, in the times of Byzantine, settlement had been used as an entertainment and recreation center.

City had been conquered by Seljukid in 11th century. A new settlement had established on a different land due to the destruction of the old city during the attacks. Hence, name of “Eskişehir” was given to the city based on the ruins left from the old settlement.

City had been the center city of Sultanönü Sanjak in the early years of Ottoman Empire, whereas, it had lead a vital life due to existing on the transition zone of trade routes lying along east and west. ³³

³³ *Yurt Ansiklopedisi, Eskişehir Maddesi*, Volume IV, pp. 2814-2946, Anadolu Yayıncılık, İstanbul, 1982, pp:2890

In the period of stagnation and regression of Ottoman Empire, there had not been any maintenance in the city. For this reason, city center had not developed till second half of 18th century.³⁴

In the second half of 18th century, a proportional pickup occurred depending upon the meerschaum trade.³⁵ City began to develop and get crowded only when migrants came after Ottoman-Russia War ended at 1878.³⁶

Since 1882, city identified with the Bagdad- Berlin railway; began to be in a state of flux in terms of administrative, economic, social and cultural aspects. The most important contribution of the railway was to economy. Railway provided the development in agriculture. Especially, plantation of barley, hops and potato started for German beer factories. Amount of agricultural products planted in Eskişehir increased as a result of speed-up in transportation.³⁷

Turkish War of Independence caused substantial damage, thus, Eskişehir came out of the war as half of the city was burnt. After the war, starting from the early years of Republican Period city was revitalized. In that progress, public investments played a significant role as well as dynamism seen in trade due to the transportation.³⁸

Cer Atelier which is the earliest industrial enterprise of Eskişehir (established in 1894) was developed in the early years of Republican Period. In 1933, one of the first four sugar factories of the country was established in Eskişehir. Besides, with the involvement of aircraft repair atelier, brick and tile factories, rendering plants and tanneries; Eskişehir transformed into a commercial and industrial town.³⁹

³⁴ İl Yıllığı Hazırlama Komitesi, Eskişehir *il yıllığı*, Eskişehir Valiliği, Eskişehir, 1973, pp:97

³⁵ Ertin, Gaye, 1994, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu Üniversitesi, pp.16

³⁶ İl Yıllığı Hazırlama Komitesi, 1973, *Eskişehir il yıllığı*, Eskişehir Valiliği, Eskişehir, pp.98

³⁷ Ayfer Akyüz, *Salnamelerde Eskişehir*, 2009, unpublished master's thesis, Dumlupınar University, Kütahya, pp.129

³⁸ *Yurt Ansiklopedisi, Eskişehir Maddesi*, 1982, Volume IV, pp. 2814-2946, Anadolu Yayıncılık, İstanbul, pp.2890

³⁹ *İslam Ansiklopedisi*, 1995, *Türkiye Diyanet Vakfı İslam Araştırmaları Merkezi*, Volume 11, pp.398-402, Divantaş İstanbul, pp.401



Figure 3.1: Kılıçoğlu Brick Factory

(<http://www.kilicoglu.com.tr/haberler.php?id=5>, accessed on March, 28, 2015)



Figure 3.2: Yasin Çakır Flour Mill

(*Eskişehir Municipality digital archive*)

To conclude, after 1925, Eskişehir created a new identity as a developed city in industry and economy together with its agricultural functioned appearance in Ottoman period. In other words, city started to be seen as a multi-functional town with leaving its single functional appearance behind.⁴⁰

⁴⁰ Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu Üniversitesi, 1994, pp:26



Figure 3.3: Eskişehir Cer Atelieri in 1980

(<http://wowturkey.com/forum/viewtopic.php?t=12303&start=70>, accessed on March, 28, 2015)

Development of Urban Macroform

Eskişehir had been purporting as a pale town till 1850, hence population was increased and began to develop with the migration to the town from Balkan and Crimea. Just after the Crimean War (1877) some of the immigrants started to settle across the Porsuk River and city began to develop through the north side on the lowlands.⁴¹ (See Figure 3.4)

Development in the macroform started at the lowlands locating at north in between 1880-1890 accelerated with the oncoming construction of the Bagdad-Berlin in 1892. In between 1890 and 1920, development of the macroform was formed around the north side of the Porsuk River and railway station, while new houses with gardens were started to be constructed on the lands locating in between main core and the trade center.⁴²

⁴¹ Tunçdilek, Necdet, *Eskişehir Bölgesinde Yerleşme Tarihine Bir Bakış*, İstanbul University Journal of Economy Department, Volume XV, No: 1-4, pp:203

⁴² Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, pp:17-20

In the beginning of 1923, city macroform was almost preserving its historical structure. At that period, city consisted of two main cores one of which was *Odunpazarı* district or main core locating at the south foot slope of the hill, while the secondary core was locating around the Porsuk River at the north side of the city. In between these two cores, residential areas of low density that can be clarified as having a shape of oil stain were existed.⁴³

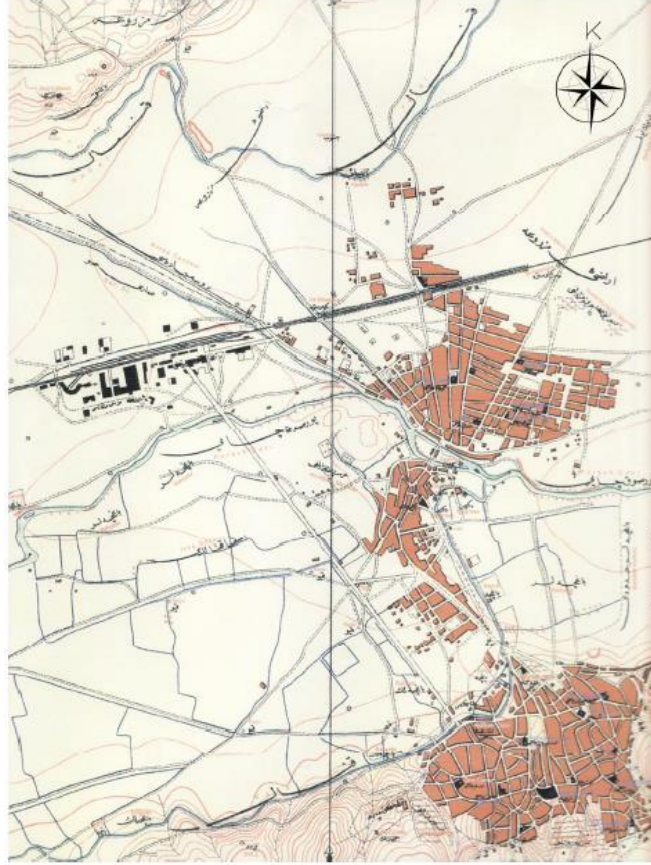


Figure 3.4: First Map of Eskişehir prepared by Erkan-ı Umumiye Department, 1896

(Eskişehir Municipality digital archive)

CER atelier which is the oldest and biggest industrial enterprise in Eskişehir located in between residential areas forming north and west parts of the city. At the northern part of that factory across the railway, private sector brick and tile factories were located. Besides, at the end of the Sivrihisar Street which was old Ankara-İstanbul highway, a Sugar factory was established in 1933 locating at the east part of the

⁴³ Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, pp:22

city.⁴⁴ Workers of industry sector which were having the desire to settle near their work place generated new housing fabric around those factories. Thus, macroform of the city developed through east-west and north sides in a short span of time till 1950.⁴⁵ (See Figure 3.5)



Figure 3.5: Settlement and spatial use of Eskişehir in between 1923-1950⁴⁶

Since 1950 along with the fact that economic efficiency of Turkey had gain strength and country went into a development move, economic and physical development of the city accelerated.⁴⁷ In this period, Eskişehir Cement Plant and Eskişehir Cotton Factory were the foremost establishments within the ones constructed in the city by private enterprises. According to the production capacity, Eskişehir Cement Plant was one of the largest plants of Turkey at those times. On the other hand, Eskişehir Cotton Factory was established in 1956 by public participation and purchased by Sümerbank in 1963.⁴⁸

⁴⁴ *Yurt Ansiklopedisi, Eskişehir Maddesi*, 1982, Volume IV, pp. 2814-2946, Anadolu Yayıncılık, İstanbul, pp.2893

⁴⁵ Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, pp:23

⁴⁶ Ibid, Appendixes, Table 6.

⁴⁷ Ulu, Ali, *Kent Yönetiminde Kentsel Altyapı Politikalarının Önemi*, 4th International Urban Infrastructure Symposium, December 2005, Eskişehir, pp: 69-83.

⁴⁸ Enderoğlu, Temel, *Eskişehir İlinin Ekonomik Gelişmesi*, İktisadi Araştırmalar Vakfı, İstanbul, 1997, pp:52

Industrial and economic development led to an inevitable increase in population. Therefore, in order to solve the housing problem occurred due to the rapid increase in population, municipality and public enterprises carried a collaborative work. Thus, housing deficit tried to be solved via cooperatives, planning permissions given by the municipality and expropriation of the city cemetery. However, spatial development of the city was continued through west, south and south-west directions, with the tenements constructed on the lands around factories district locating at the north-west part of the city and Sümerbank factory. Furthermore, cooperative houses constructed for the workers of Sugar factory formed Gökmeydan quarter and city macroform started to develop through south direction, alongshore of the southern side of the Porsuk River. ⁴⁹

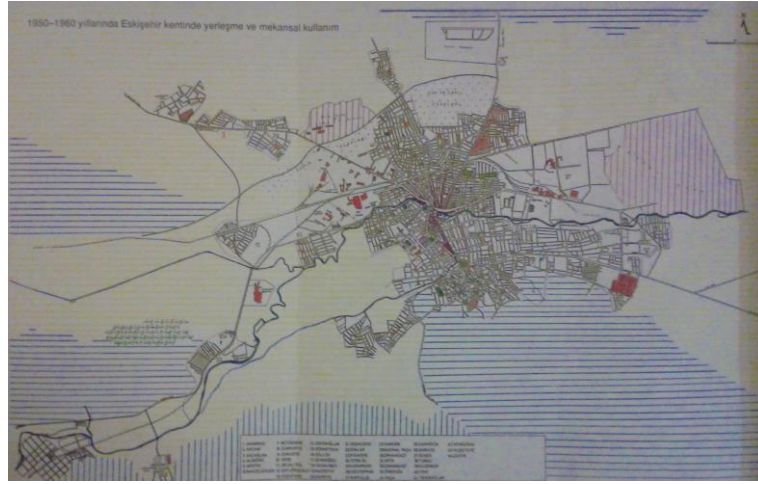


Figure 3.6: Settlement and spatial use of Eskişehir in between 1950-1960 ⁵⁰

Urban macroform of the city approximately reached the existing form of nowadays with the development in population and new job opportunities in between 1960 and 1980. Especially, Ankara- İstanbul highway which was constructed in this period caused generation of new residential zones through the northern part of the city. On the other hand, existing agricultural areas and factories remained within the city

⁴⁹ Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, pp:42-44

⁵⁰ Ibid, Appendixes, Table 7.

borders punctuated existing residential areas zone by zone. ⁵¹ In this context, lands which had been used as fruit orchard and vegetable patch were zoned for housing by the Municipality and cooperative houses for railway workers were constructed at those years. Thus, Sümer quarter was formed and macroform of the city developed through south-west direction, alongshore of the southern side of the Porsuk River. Moreover, with the settlement of the immigrants from Bulgaria to the empty lots within the municipal boundaries in 1969, macroform of the city developed through the north direction. ⁵²

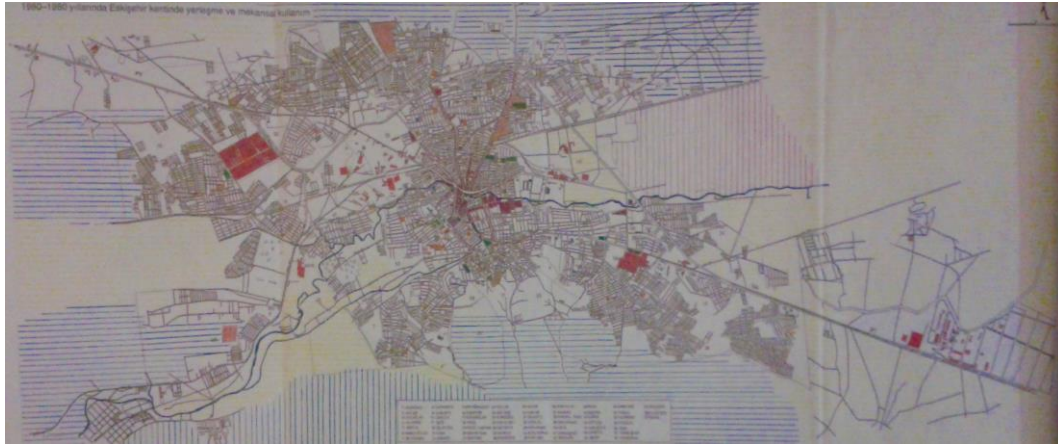


Figure 3.7: Settlement and spatial use of Eskişehir in between 1960-1980 ⁵³

In between 1980 and 1992, number of cooperative houses in the city was rapidly increased due to the fact that law for the housing estates entered into force across the country and lending policies were resettled. On the other hand, development of the macroform continued to develop at the periphery of the city via tenements. ⁵⁴ As tenement districts generally become dense near the large industrial plants, on the main arterial roads reaching the city center and they are the most distant zones to the

⁵¹ Ulu, Ali, *Kent Yönetiminde Kentsel Altyapı Politikalarının Önemi*, 4th International Urban Infrastructure Symposium, December 2005, Eskişehir, pp: 69-83

⁵² Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, pp:59-61

⁵³ Ibid, Appendixes, Table 8.

⁵⁴ Ibid, pp: 65,77

city center. ⁵⁵ Moreover, establishment of the Eskişehir organized industrial zone in 1973 on a land locating at south-east part of the city and near Ankara-bursa highway caused the urban development through that direction.



Figure 3.8: Settlement and spatial use of Eskişehir in between 1980-1990 ⁵⁶

According to the settlement and spatial use decisions of Eskişehir, existing urban macroform of the city is achieved in between 1980 and 2000. (See Figure 3.9) Alongside the concentration in the city center, unbuilt areas in between the residential zones out of central business district were totally populated. ⁵⁷ Moreover, Anadolu University which was officially established in 1980 expanded the lands of Yunus Emre Campus while Osmangazi Meşelik Campus was constructed at the west side of Büyükdere quarter in 1993. This situation strengthened the university city identity of the city. Soon after revision of master plans in 2002, city entered in the process of a rapid development. Besides, wealthy citizens left their lands to low class citizens and settled on the urban periphery in order to be distant to the density, noise

⁵⁵ *Yurt Ansiklopedisi, Eskişehir Maddesi*, 1982, Volume IV, pp. 2814-2946, Anadolu Yayıncılık, İstanbul, pp.2894

⁵⁶ Ertin, Gaye, *Eskişehir Kentinde Yerleşmenin Evrimi*, No. 773. Anadolu University, 1994, Appendixes, Table 9.

⁵⁷ Ulu, Ali, *Kent Yönetiminde Kentsel Altyapı Politikalarının Önemi*, 4th International Urban Infrastructure Symposium, December 2005, Eskişehir, pp: 69-83

and pollution of the city. ⁵⁸ In addition, Metropolitan Municipality adopted a policy to convert Eskişehir into a tourism city with constructing huge and attractive recreational areas such as Kentpark, Sazova Science Art and Culture Park, Şelale Park, Şehri Derya Park and Büyük Park, which caused urban development near the surroundings of these parks.

⁵⁸Çakmak, Şafak, *The Determining Artifacts in the Forming of the City and Getting an Urban Identity: A Study of the Province of Eskişehir*, Unpublished master's thesis, Eskişehir Osmangazi University, Institute of Science, 2008, pp:25-26

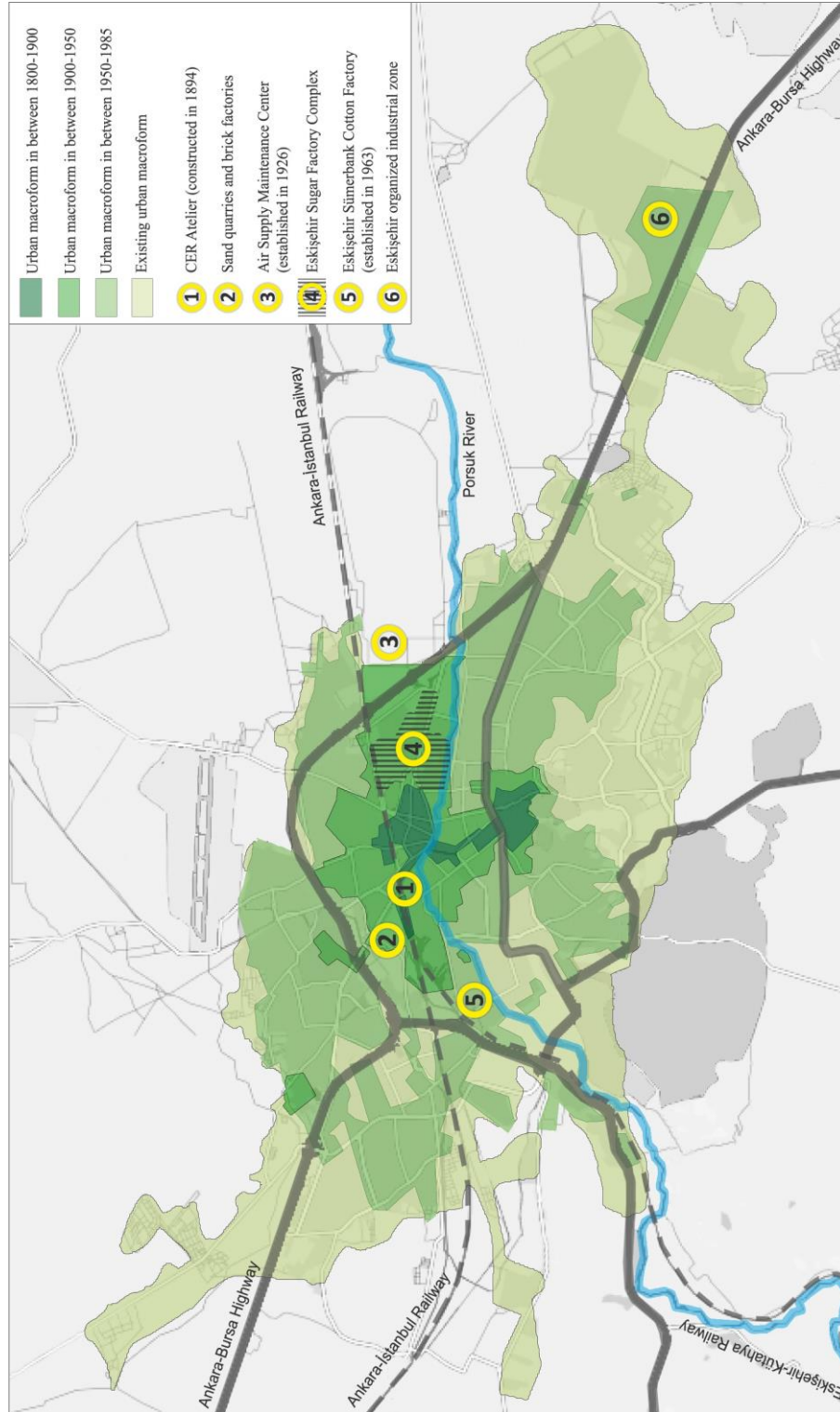


Figure 3.9: Relation of Eskişehir Sugar Factory complex with urban macroform throughout history

(Map is reproduced after google map of Eskişehir gained 28th September, 2015 and analysis is conducted after urban macroform analysis studies gained from Eskişehir Tepebaşı Municipality)

3.2. Eskişehir Sugar Factory

3.2.1. Historical Background

In various cities of Anatolia factories and factory campuses for workers established by the state at the times when industrialization was seen equal to development of a country and seen as a tool for modernization. Moreover, adopted modernism policy was not only for industry but also for the social life of the citizens, primarily for life style of the factory workers. Thus, these factory complexes significantly affected urban development, social structure and architectural identity of cities.

In 1932, a report was prepared by Soviet committee for the government of newly established Republic of Turkey with in the context of studies conducted for 1st Five-Year Industrial Plan. Under the title of cotton industry, proposal for the site selection of a possible cotton factory that is planned to be constructed in Eskişehir was given. In site selection, topographical structure, natural boundaries, existing green and settlement zones, railway track, location of Porsuk River and its water flow direction were taken in consideration. Thus, according to the conducted researches, two sites locating on east and west sides of the city boundary were proposed. (See Figure 3.10) However, with possible water pollution due to factory wastes in Porsuk River of which flow direction is from west to east was predicted and site locating on west was eliminated and site on east (N.1) was considered appropriate for the construction of a cotton factory in Eskişehir.⁵⁹

Later on, before the implementation of 1st Five-Year Industrial Plan, government cancelled the construction of a cotton factory in Eskişehir and a sugar factory is decided to be established on the proposed site by Soviet committee.

⁵⁹ For further information, see; Tekeli, İlhan, Selim İlkin., 1982, *Uygulamaya geçerken Türkiye'de devletçiliğin oluşumu*, Sanem Matbaası, 1982, pp. E117-142

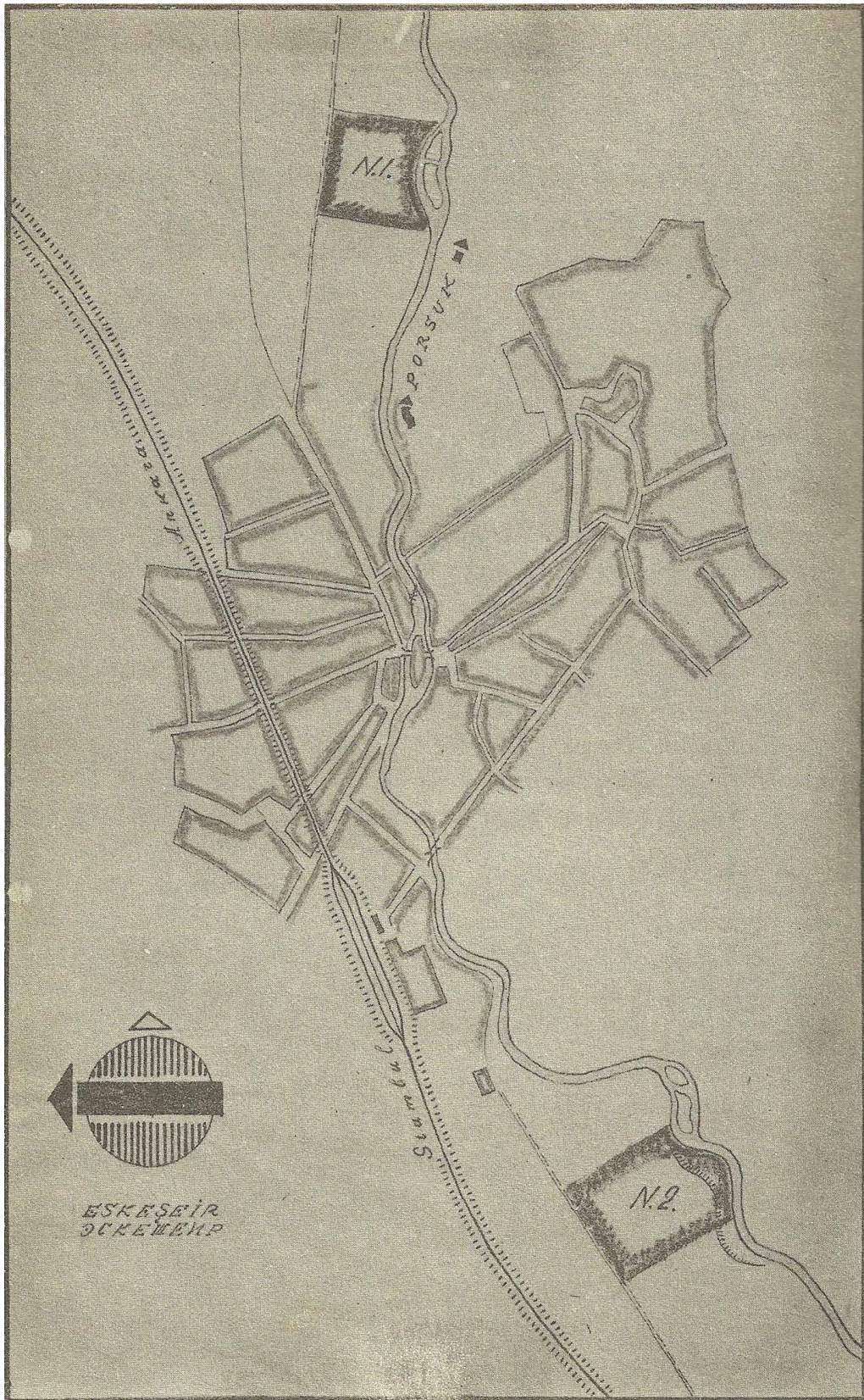


Figure 3.10: Site proposals given for cotton factory in Eskişehir by Soviet committee in 1932

Eskişehir Sugar Factory was established by “Anadolu Şeker Fabrikaları Türk Ananim Şirketi” of which 51% share owned by *Türkiye İş Bankası*, 24,5% by *Sanayi ve Maadin Bankası* and 24,5% by *T.C. Ziraat Bankası*.

In November 1, 1932 factory decided to be established and within two months following, just after required examinations and negotiations were completed, an agreement with German Factory “*Maschinenfabrik Buckau R. Molf Aktien Gesellschaft Magdeburg*” was established. Later on, factory was founded in February 1, 1933 and officially came on stream in December 5, 1933 by the then prime minister, İsmet İnönü.⁶⁰

Eskişehir Sugar Factory was composed of factory plants, silos, water supply plants, basins, ateliers, warehouses, tanks and administration buildings. Except from factory plants and buildings agricultural plants, ranch and Social Facilities Area were constructed in the factory site.

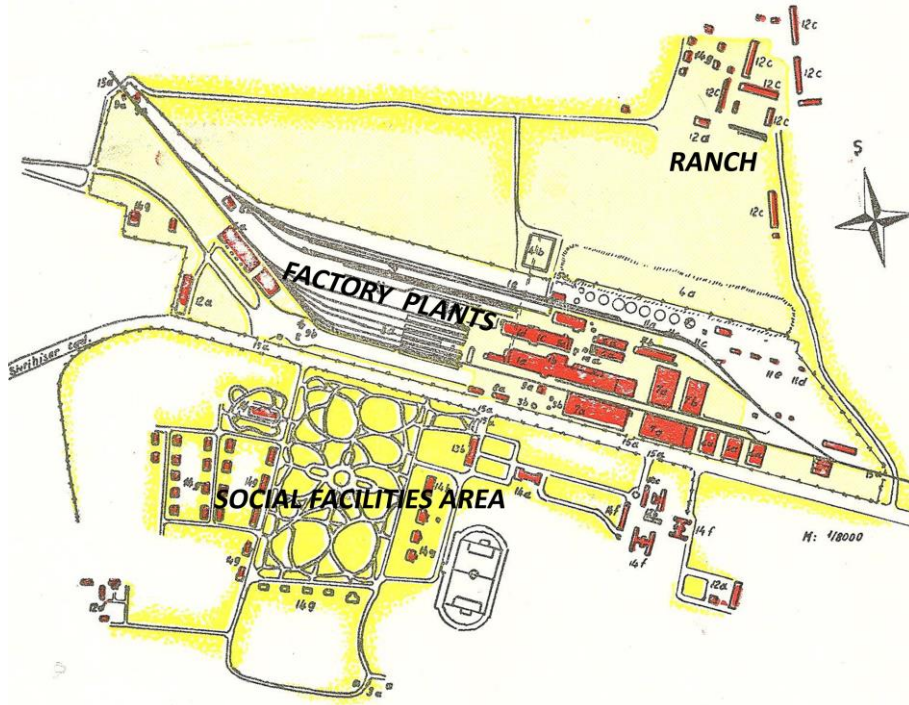


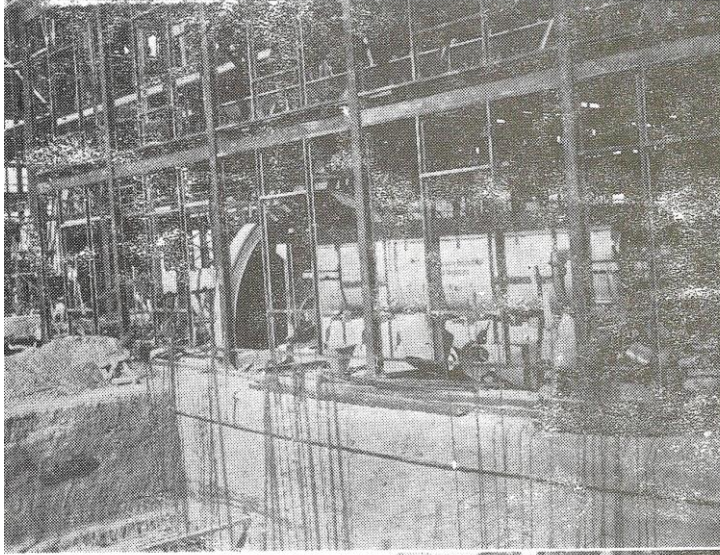
Figure 3.11: Site plan of the factory in 1958

(Turan, 1958, pp. 424)

⁶⁰ Turan, Veldet.1958, 30. *Yılında Türkiye Şeker Sanayii* , Doğu Ltd. Şirketi Matbaası, Ankara, pp.407

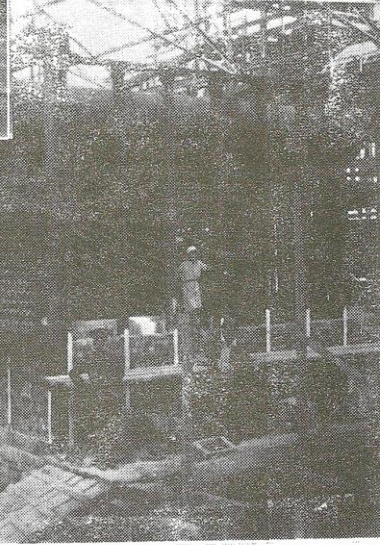
ESKİŞEHİR Şeker Fabrikası

Montajından Resimler
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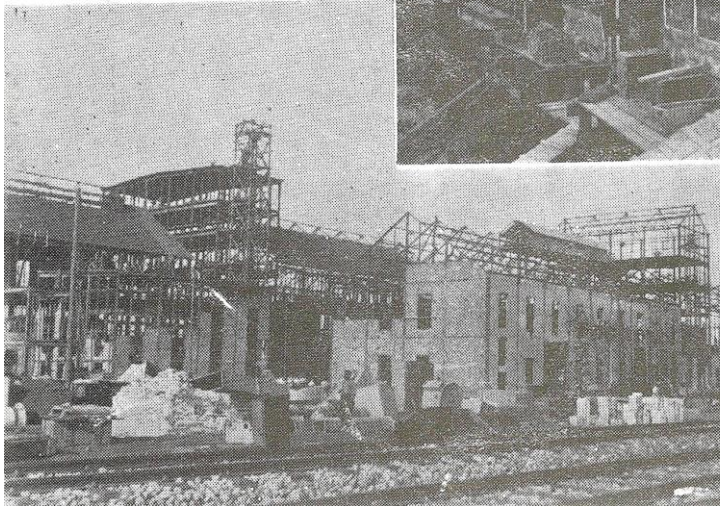


Fabrika İnşaatı

Pancar Yıkama Teknesi



Kazan Dairesi
Montajı



Fabrika İnşaatından
Diğer Bir Görünüş

Figure 3.12: Construction and installation of the factory - 1933⁶¹

⁶¹ Turan, Veldet., 1958, *30. Yılında Türkiye Şeker Sanayii* , Doğu Ltd. Şirketi Matbaası, Ankara, pp.445



Figure 3.13: Poster representing the results of first campaign - 1933



Figure 3.14: West view of factory and beet transportation with train – 1949

(Eskişehir Sugar Factory Archives)

Eskişehir Sugar Factory ranch was constructed in 1938 on the north side of the factory. Beet pulp was used as bait for the animals breeding. Main target of the ranch was primarily, supply of manure for the agricultural plants and secondarily, supply of milk and milk products. Thus, cattle breeding came into prominence. Besides, sheep, pig and horse breeding were conducted till 1993 when ranch was demolished and land was assigned to Housing Development Administration.



Figure 3.15: Barns of Eskişehir Sugar Factory ranch - 1949

(Eskişehir Sugar Factory Archives)



Figure 3.16: Cattle barn in the ranch - 1949

(Eskişehir Sugar Factory Archives)

Construction of Eskişehir Sugar Factory Social Facilities Area was started in 1934 and continued till 1982. Accommodation buildings for workers, leisure and gastronomy buildings, hospital and other service buildings were constructed together with large designed green areas and sport areas. Social Facilities Area was designed in order to fulfill the needs of factory workers in accommodation and socialization.



Figure 3.17: Social Facilities Area from the factory – 1949

(Eskişehir Sugar Factory Archives)

In addition, together with its all components Social Facilities Area was representing the modern way of life for the factory workers. In general, for the city, Social

Facilities Area was a role model of modern identity of the newly established Republic of Turkey in building and settlement scale.

Since its foundation, Eskişehir Sugar Factory has been maintaining its development. Thus, in 1938 Ethanol Plant was established on the factory site with the transfer of plants existing in Uşak and Alpullu Sugar factories.⁶² Besides, in 1969 ateliers were upgraded and Eskişehir Sugar Factory Engine Works was established. Together with these two factories, Eskişehir Sugar Factory has been considerably serving for both industry and economy of Turkey since 1933.

3.2.2. Social Structure

Modernization attempts of new Turkish Republic included not only modernization in economy but also in social cases. In this context, desire for modernization in technology, economy and social life was enabled with the factories established by the state. Factories having latest technology of the era were constructed in various regions of Anatolia, especially in underdeveloped cities having the potential of rapid development. In addition to these, factory campuses were constructed in an attempt of supplying physical environment together with social living conditions for the workers. Besides, these complexes were designed to act as model settlements and institutions in order to adopt and infuse modern way of life to the other citizens in the cities.

Eskişehir Sugar Factory and Social Facilities Area was also established for the same purpose. Factory, had maintain social service for the workers and citizens, beginning from its establishment till the years when economic interests became prominent than other socio-cultural assets. Moreover, Eskişehir Sugar factory had been a key point for the formation of the present modern identity of Eskişehir.

In the written memories of Betül Onursal, Eskişehir sugar factory is portrayed as;

⁶² Eyüpoğlu, A. Ceyhan, 1967, *Şeker Fabrikasyonunun Tarihçesi ve Türkiye'de Şeker Sanayi*, Kimya Mühendisliği Dergisi, Cilt 3, Sayı 23, T.M.M.O.B. Kimya Mühendisleri Odası Yayın Organı, pp.18

“...All of the workers were living in the settlement. It was a wonderful place; gardens, parks, and all of them were for the children...Chess parties, violin nights were arranged...”⁶³

From these memories belonging to early 1950's, general characteristic of social life in the settlement is very clearly seen. With the adoption of modern way of living, emphasis on art and personal development is also obviously seen from that example.

Cultural activities conducted by the factory have to be emphasized in order to figure out the value assigned to the art. For instance, factory had orchestras consisting of workers and professionals. Well known lute player Ruşen Ferif Kam had played in Eskişehir Sugar Factory orchestra in between 1935-1936. ⁶⁴ In addition, composer Ömer Özgenç in one of his interview indicated that in 1968 he was invited to the orchestra of Eskişehir Sugar factory which was consisting of nine musicians. Besides he mentions that orchestra had nine meters of shelf full of music papers in the archive. However, after many years archive was tossed out by the factory management. ⁶⁵

Another cultural activity conducted by the factory was theatrical performances. Performances were played by the amateur theatre company consisting of factory workers. Besides, during the times when Eskişehir City theatre was newly established and were having difficulty in finding stage for their performances, Mustafa Bozok who was the director of the factory constructed the cinema and ball room building in the campus, and solved that problem. In addition to Eskişehir City theatre, Ankara State Theatre began to perform on that stage.⁶⁶

⁶³ Şirin, M. R., 2011, *Dünyadan Büyüktür Çocuk: Çocuk Ve Çocukluk Deneme Kitabı*, Çocuk Vakfı Yayınları, pp.74

⁶⁴ http://eksd.org.tr/bestecilerimiz/rusen_ferid_kam.php , accessed on April, 8,2015

⁶⁵ <http://omerozgec.com/?p=173#more-173> , accessed on April, 8,2015

⁶⁶ <http://www.tiyatronline.com/tyatrolar/21/eskisehir-sehir-tyatrosu.html> , accessed on April, 8,2015

On the other hand, according to the information gained from Mustafa Demir⁶⁷, by the courtesy of Eskişehir Sugar Factory Cultural Association, Turkish Radio and Television Company artists gave concerts in the cinema and ball room building, and these were open public concerts. In addition, three days a week popular films of then were screened in the same building. Besides, mezzanine of the building was functioned as a library. On the other side, pool locating on the garden of the cinema and ball room building was used by the workers and their families. As a result of these, approximately all of the social and cultural activities were gathered in a single building and these activities were benefited by not only factory members but also by the citizens.

Sport was also an important issue in the early republican period. Healthy workers and a healthy public were desired to be formed with the help of physical training. Eskişehir Sugar Factory was also having the workers do physical training. In addition to this, factory had teams in the branches of bicycle, wrestling, volleyball and football.⁶⁸ In the stadium of factory, sport competitions were conducted and attendance was free for everyone. For instance, Eskişehirspor football competitions were occasionally held in this stadium till 1965.

Eskişehir sugar factory was also equipped in the healthcare field. In the full-fledged and 20-bed hospital locating on the Social Facilities Area of the factory; as well as general health examinations, odontotherapy, parturition and some surgical operations were also conducted. In addition, a pharmacy was serving for the patients. Hospital for workers and their families was also serving citizens in case of emergencies.⁶⁹

Another service of the factory to the workers and the citizens was the a la carte restaurant. Each day, three types of meal were delivered to the dwellings in the settlement. Besides, breads from bakery, fruits such as cherry and apple picked from

⁶⁷ Conversation was conducted in April, 2015 with Mustafa Demir who has been living in the Social facilities area of Eskişehir Sugar Factory till 1960's.

⁶⁸ *Pancar Aylık Çiftçi Dergisi*, 1956, Volume 54, Mars Ticaret ve Sanayi A.Ş. Matbaası, Ankara, pp.20-21

⁶⁹ Conversation conducted with Mustafa Demir in April, 2015.

the orchards in the settlement; milk, yoghurt, cheese, gruyere and butter produced out of the milks of the animals breeding in the barn were delivered to the workers. Citizens were also able to buy meals from the restaurant and able to procure other products from the commissary store in the settlement. On the other hand, factory distributed milk and milk products to the markets locating in the settlements in which factory workers were dense in population.⁷⁰

Eskişehir Sugar Factory was also contributed in the education field. By the courtesy of Sugar Industry Members Charitable Foundations Establishment Association, Eskişehir Sugar Primary School was constructed in 1961.⁷¹ As well as children of sugar factory workers, children of citizens were able to attempt this school.

On the contrary, in the 1980's with the decision of sugar factories administrative board; most of the social and cultural activities were abolished and a new policy prioritizing only economic interests was adopted. At last, in 1994 with the fact that barn was closed and demolished; activities forming social structure of the factory were over apart from football competitions of amateur league that are playing in the stadium.

Consequently, Eskişehir Sugar Factory which is one of the first factories of the early republican period had been serving for both factory workers and citizens in the fields of culture, education, healthcare and sports. By this way, factory achieved the ideal of constituting modern Turkish workers; moreover, a model community and their modern way of living infused to the citizens of Eskişehir.

In this context, Eskişehir Sugar Factory properly fulfilled the task of being a social factory. Furthermore, together with the culture coming from its past, factory still has the potential to resume that social factory role.

⁷⁰ Ibid.

⁷¹ *Pancar Aylık Çiftçi Dergisi*, 1969, Volume 203, Mars Ticaret ve Sanayi A.Ş. Matbaası, Ankara, pp.5

Traces of Intuitional Identity

Eskişehir sugar factory is an institution of *Türkiye Şeker Fabrikaları Anonim Şirketi* (T.Ş.F.A.Ş) which was established in 1935. T.Ş.F.A.Ş has a logo formed by circular array of eight green beet images on white background or vice versa. Today, traces of institutional identity are seen in the logos located on various elements of the factory like signboards, packages of products, services of restaurant and gifts given to the workers.

Logo of the institution is seen on the signboard above the main entry of factory plants area on which name of the factory is written and on the signboard on the bridge connecting social facilities area to the factory plants on which quotation of Atatürk about the factory is written. Besides, on the signboard locating at the seating area of the stadium, logo of sugar athletic club is seen.



Figure 3.18: Signboards in the factory complex

- 1- Main entry of factory plants area 2- Bridge connecting social facilities area to the factory plants 3- Seating area of the stadium

In addition, sugar sacks of the factory, denim jackets and towels produced in order to be given to the workers, plates and cups used in the restaurant and gifts given to the workers in memory of special days have the same logo on them. Here, it is necessary to mention the sub-meaning of these gifts which are representing the attitude of the institution to the workers. For instance, miniature sugar sacks prepared and delivered to the workers in memory of the seventy-fifth anniversary of the republic represents the respect of the intuition to the republic and doctrines of it. Moreover, watch and gold coin given to the workers in every five years after twenty years in service represents the substantial evidence of the value assigned to the workers by the institution.



Figure 3.19: Products and items having logo of the institution

1- Sugar sack 2- Workers' denim jacket 3- Towel given to the workers 4- Plates of restaurant 5- Cup of restaurant 6- Miniature sugar sack 7- Gold coin given in the memory of service time 8- Watch given in the memory of twenty years of service time

Lastly, on the plates and salt cellars exhibiting in the lounge of new guesthouse, a different logo formed with the silhouette of the factory is seen. That evidence indicates that, from its establishment in 1933 till the foundation of T.Ş.F.A.Ş in 1935, factory had used that logo to represent its institutional identity.



Figure 3.20: Plate and salt cellar exhibiting at new guesthouse

3.2.3. Transformation in Factory Site

Throughout time development in urban macroform reached its natural border at the northern part of the city. At eastern part, due to the existence of 1st Air Supply Maintenance Center Command and Eskişehir Sugar factory, no more development is foreseen anymore. Yet, in the macro decisions of 1986 Master Plan of the city, Sugar factory, railway and Tülomsaş area, Ankara-Bursa highway and Porsuk River were indicated as obstacles in the development of the macroform through the north direction; therefore, development at north was proposed to be restricted.⁷² Hence, despite of the fact that Sugar factory was constructed at a distance from the city center in 1933; in the course of time city center had expanded and urban macroform of the city had developed. Thus, at the present time factory is locating on an extremely precious land next to the city center and, factory area composed of factory plants, social facilities area and locating near 1st Air Supply Maintenance Center Command had suffered a dramatic transformation throughout time via donation and sale due to the urban development pressure increasing towards east. Analysis related to the transformation of the factory complex lands are conducted in detail, on the master plans of Eskişehir.

First of all, 1/1000 scale zoning plan of Government Office and its surrounding was prepared by the Ministry of Public Works City Planning Technical Services Committee in 1945.⁷³ First 1/5000 scale master plan of the city was prepared in 1952, 1/2000 scale master plan was prepared in 1954 and first 1/1000 scale implementation plan was prepared in 1956. Plan had been in force for seventeen years and population of the city increased from 12000 to 240000 which caused nineteen new neighborhoods to erect out of the planned area. As a result, the need of a new plan had aroused. In order to fulfill that need, 1/5000 scale master plan was prepared by the Municipality and Ministry of Urban Development and went into effect in 1978. Accordingly, 1/1000 scale implementation plans were started to be

⁷² Sökmen, Polat, *Eskişehir Nazım İmar Planı Açıklama Raporu*, Eskişehir Büyükşehir Belediyesi, 1986.

⁷³ Koca, Güler; Karasözen, Rana, *1945–1960 Dönemi Eskişehir Modern Kent Merkezinin Oluşumunda Öne Çıkan Yapılar*, Anadolu University Journal Of Social Sciences, Vol:10, No:3, 2010, pp:194

prepared in stages, first of which was prepared in 1980 and included those nineteen unplanned neighborhoods. However, due to the legal problems rest of the stages were left undone. Therefore, a contradictory situation such as implementation of plan decisions of 1956 to the city center and implementation of plan decisions of 1980 to the peripheral neighborhoods was occurred. In order to put an end to that contradiction, Municipality started a new planning work and at the first stage 1/5000 scale master plan went into effect in 1986. Afterwards, 1/1000 scale implementation plans of the whole city were prepared in stages. Besides, due to the reflection of the dynamic structure of the city to the urban space, inadequacies and disconnection in the planning occurred. Thus, the need of preparing new master and implementation plans had been revealed again and again till 2002. By the year 2002, 1/5000 scale master plan was prepared by the metropolitan municipality in order to fulfill the spatial alterations and development in the urban macroform of the city.⁷⁴

In order to determine transformation of the factory complex site till nowadays, master plans of Eskişehir dating 1956, 1978, 1986 and 2002 were analyzed. (See Figure 3.21) Site boundaries were re-drawn on each plan and boundaries were compared. As a result, in the master plans dating 1956, 1978 and 1986 small changes are seen in the boundary of Eskişehir Sugar Factory site due to the arrangements in public transportation. On the other hand, a highly dramatic decrease in the area of the site is seen in 2002 master plan. (See Figure 3.22)

Furthermore, factory site was covering an area of 3.653.708 m² in 1933 when it was newly established⁷⁵, while it is approximately 1.100.000 m² in the current situation. In the course of time, area had become smaller more than one-third ratio.

In addition, Factory complex area together with its factory plants area and Social Facilities Area was defined as “industrial site” in the plans of 1956, 1978 and 1986; whereas in the master plan of 2002, Social Facilities Area was defined as cultural

⁷⁴ Koca, Güler, *Planlı Dönemde Eskişehir’de Yaşanan Kentsel Gelişme ve Planlama Sorunları*, I. Uluslararası Düünden Bugüne Eskişehir Sempozyumu, Anadolu Üniversitesi, Eskişehir, 2004, pp: 490,493

⁷⁵ Turan, Veldet., 1958, 30. *Yılında Türkiye Şeker Sanayii* , Doğu Ltd. Şirketi Matbaası, Ankara, pp.445

facilities area apart from the factory plants area. Furthermore, nowadays according to the plan in operation, whole factory complex area is seen as industrial area once again.

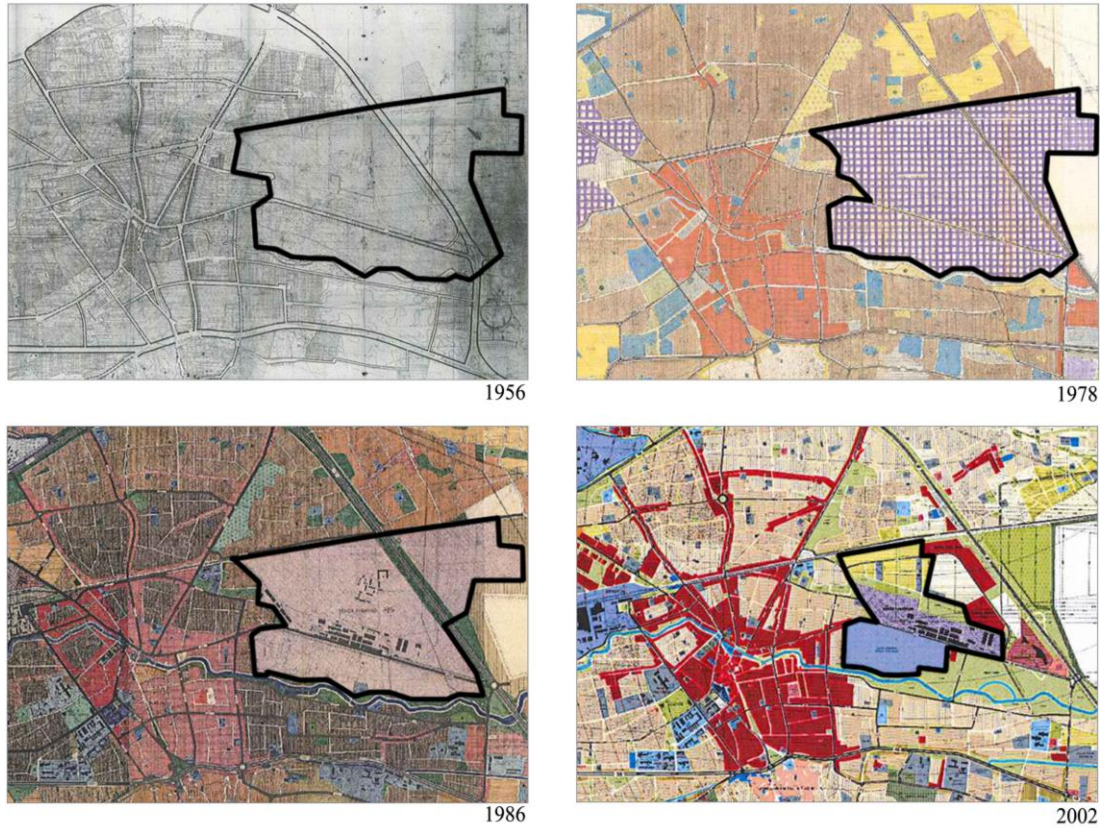
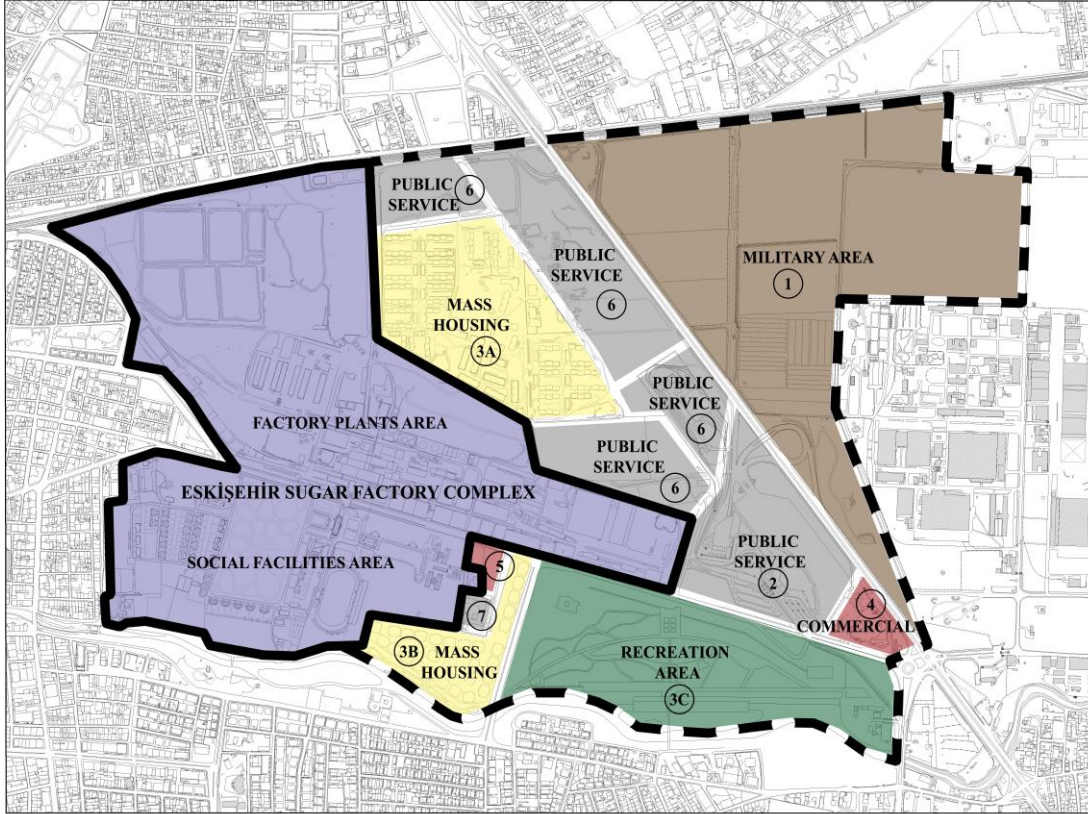


Figure 3.21: Boundaries of factory complex site in master plans of Eskişehir

(Master plans were derived from Eskişehir Metropolitan Municipality)

On the other hand, transformation of the site throughout time had occurred via donation and sale of lands to various institutions such as Eskişehir 1st Air Supply and Maintenance Centre Command, Housing Development Administration of Turkey and Eskişehir Metropolitan Municipality, as is seen in detail in the following figure.



- ① Area was given to Eskişehir 1st Air Supply and Maintenance Centre Command in 1982.
- ② Area was given to Eskişehir Metropolitan Municipality in 1992. Eskişehir Bus Terminal was constructed in 1993.
- ③ Areas were given to Housing Development Administration of Turkey in 1993.
 - ③A “Eskişehir TOKİ Sıraevler” mass housing was constructed in 2005.
 - ③B Area was redefined as “green area” in the planning decisions of 1999. In 2003, area was regulated as “built-up area” by Eskişehir Metropolitan Municipality in exchange for the tenancy of 3C area. “Eskişehir TOKİ Kentpark Konakları” mass housing was constructed in 2006.
 - ③C Tenancy of the area was given to Eskişehir Metropolitan Municipality for 20 years by Housing Development Administration of Turkey in 2003. “Eskişehir Kentpark ” recreation area was constructed in 2009.
- ④ Area was given to Private Enterprise in 1997. A supermarket was constructed in the area.
- ⑤ Area was given to Private Enterprise (Arı Kimya A.Ş.) in 1998. A shopping mall is still planning to be constructed in the area.
- ⑥ Areas were given to Eskişehir Metropolitan Municipality in 2002.
- ⑦ Areas were given to public treasury firstly, then assigned to Ministry of Science, Industry and Technology, Eskişehir Provincial Directorate in 2009.

Figure 3.22: Transformation of factory complex site via transfer of lands

(Reproduced after city map derived from Eskişehir Tepebaşı Municipality)

3.3. General Characteristics of Study Area

3.3.1. Location

Eskişehir Sugar Factory together with its Social Facilities Area locates on a site at the north-east side of the city center, near the Ankara-Bursa highway. Factory complex is bounded by Ankara-Eskişehir railway at north and Porsuk River at south. Sivrihisar Street locating in between the factory site and Social Facilities Area, provides direct approach to the city center.

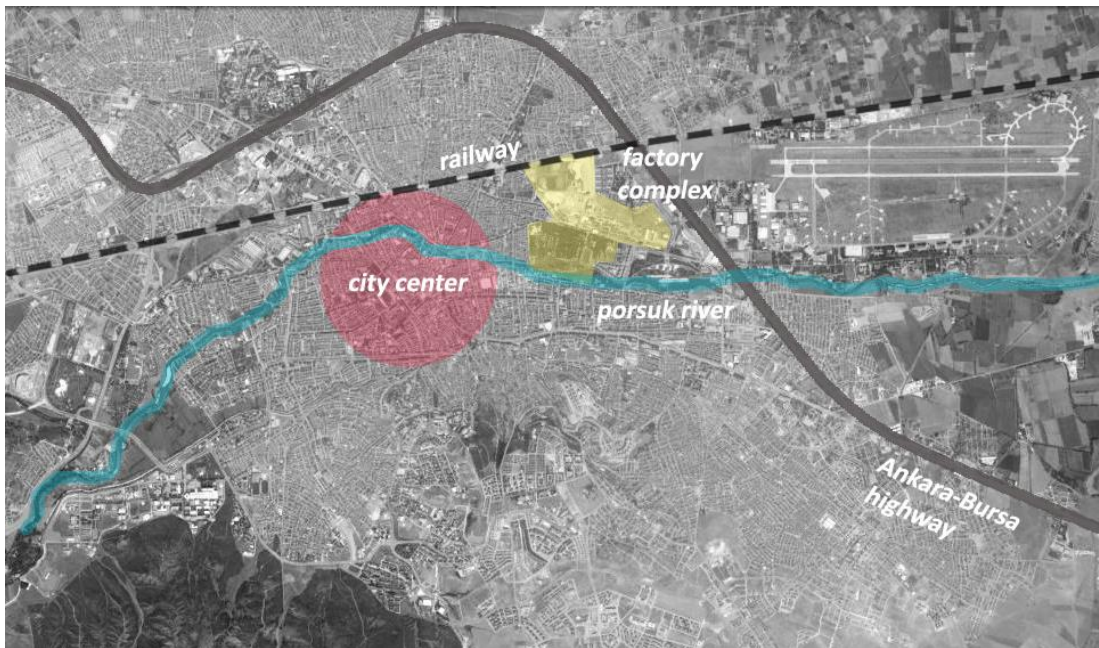


Figure 3.23: Location of factory complex

(reproduced after google earth image gained 14th February, 2015)

Factory complex is surrounded by a dense housing fabric at south, north and west directions. Şeker and Yeni quarters were formed by the workers which wanted to reside near their workplace, while Gökmeydan quarter located at south, across the Porsuk River is formed due to the fact that factory workers established housing cooperative in 1980's. Besides, Eskişehir city center had also expanded through east due to the development of industry and rapid increase in the population of the city. Thus, a dense urban fabric had been developed around the factory. On the other hand, as it is explained in the previous chapter in detail, transformation on the lands

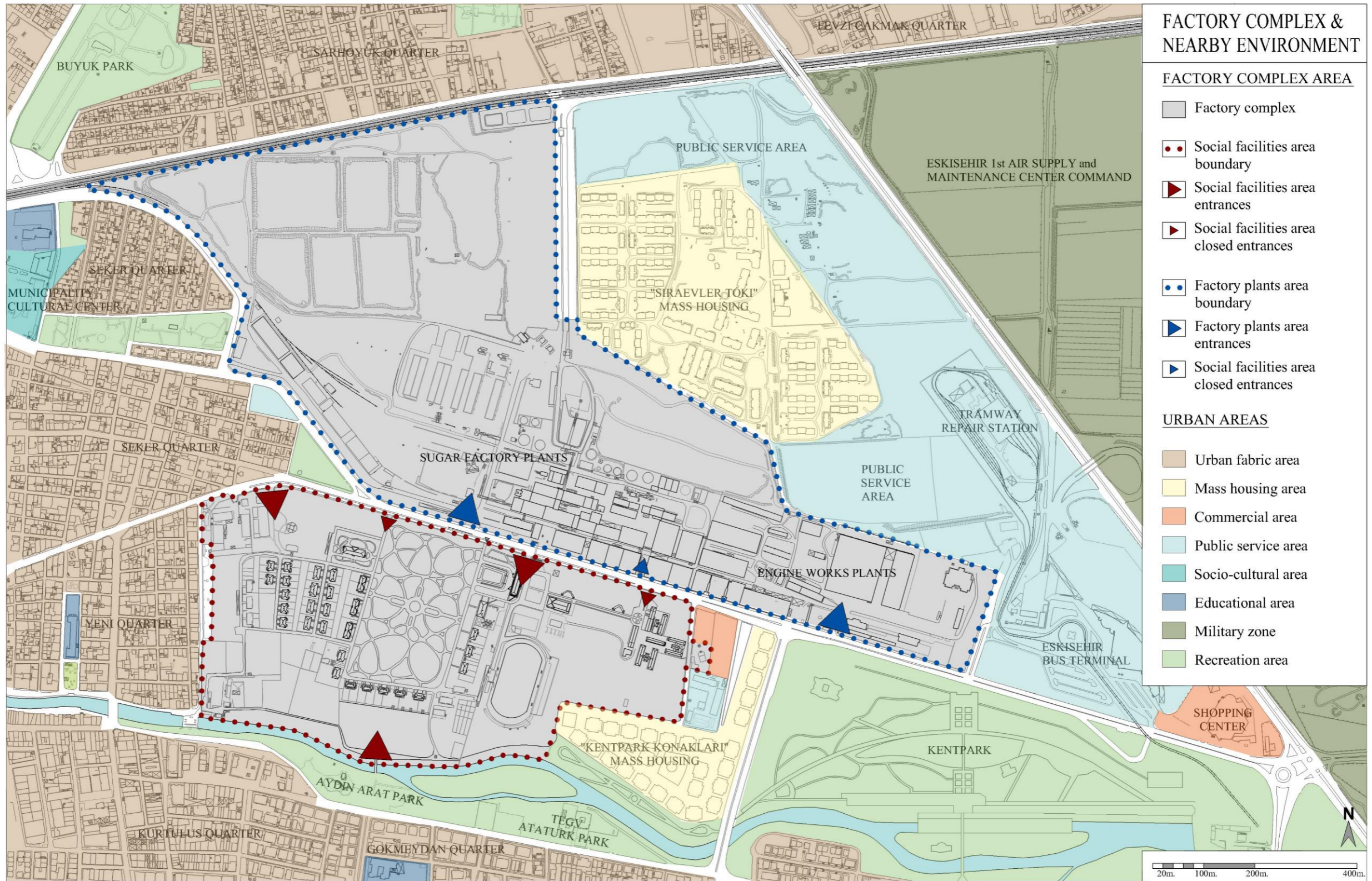
of the factory locating in between factory plants, social facilities area and 1st Air Supply Maintenance Center Command caused new urban areas such as public service area, mass housing areas and recreational areas to arise next to the factory complex. Among them, mass housing area locating on the factory plants side constructed via demolition of the factory barn, while other mass housing area constructed on the training lands of seed breeding center locating in social facilities area of the factory complex.

To conclude, Eskişehir Sugar factory complex that is exposed to an intense urban development pressure at the present time, is got stuck in a significant part of the city locating in the middle of a dense urban fabric.

Within the scope of thesis, study area is selected as Social Facilities Area of the factory complex which is divided from the Factory Plants Area with Sivrihisar Street at north. At south, study area is defined by Porsuk River, while east and west boundaries are not clearly defined and regularly changing with the revised planning decisions. Due to the characteristics of its borders, Social Facilities Area has a partly organic and undefined shape.

Main vehicular and pedestrian access to the study area is from Sivrihisar Street at north, whereas secondary pedestrian approach is provided at south via a bridge on Porsuk River.

Moreover, buildings in the Factory Plants Area was registered according to the decision of Eskişehir Preservation Board of Cultural and Natural Resources (date: 07/11/2003 decree no: 2599) and thirty-two buildings in Social Facilities Area were registered according to the decision of Eskişehir Preservation Board of Cultural and Natural Resources (date: 12/21/2001 decree no: 1711).



3.3.2. Land use

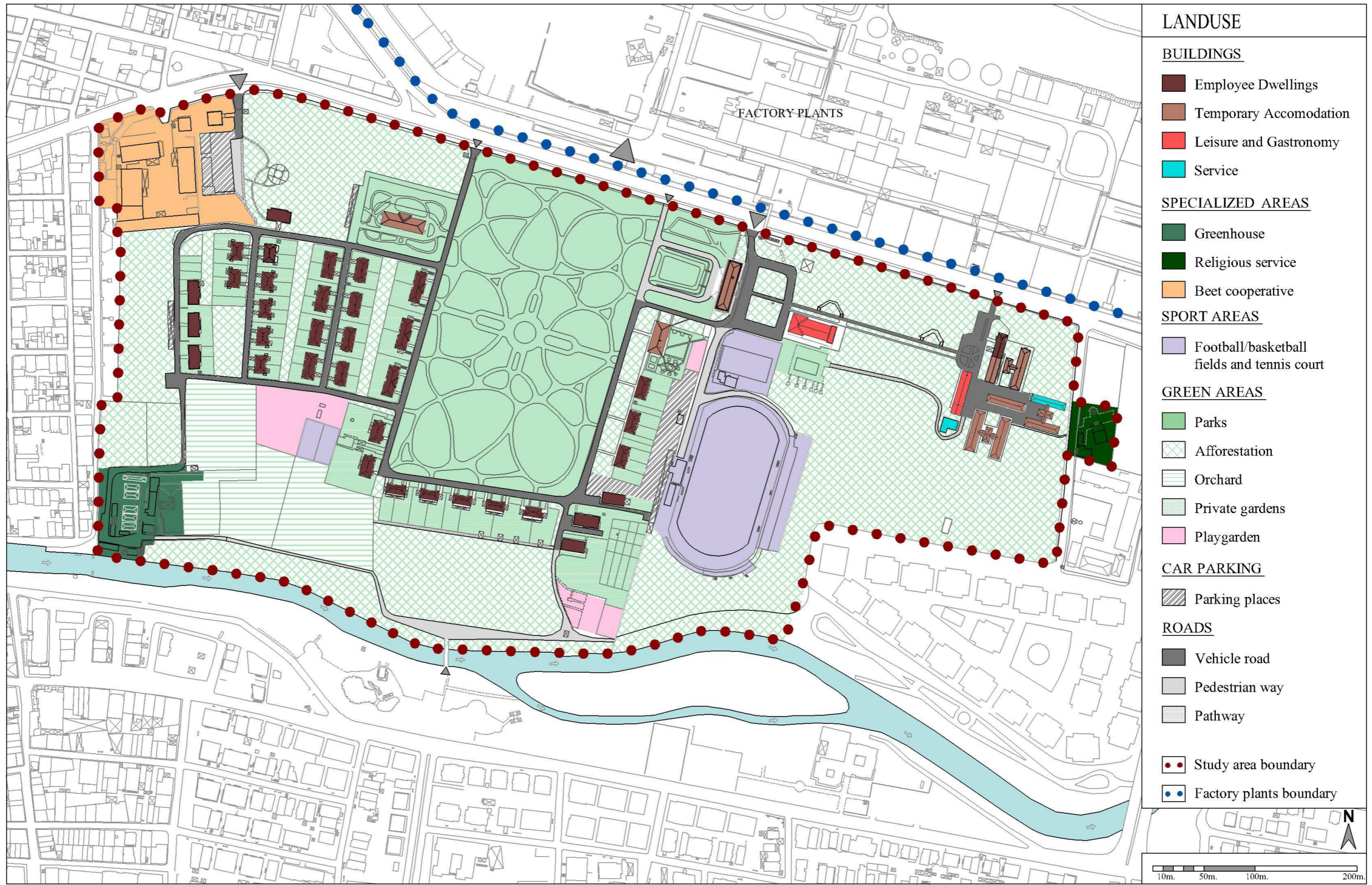
Settlement pattern of Eskişehir Sugar Factory Social Facilities Area is composed of built-up areas, sport areas, green areas and roads on a land spreading 375.000 m² area. In terms of general design approach, greater part of the settlement was formed by different types of green areas while built-up areas defined by roads were constructed in an order on the dense greenery zone.

Settlement is divided into three parts in terms of use. First part is the wide area locating at the west part of the settlement composed of twenty-three twin houses, two single-detached houses, three two-storey apartment blocks, seven multi-storey apartment blocks, one guesthouse, one girl's dormitory, three playgrounds and a small sport area for the children. Besides, beet cooperative, park, greenhouse, orchards and huge forestry areas exist in the first part of the settlement.

Second part is the isolated area locating at the east end of the settlement composed of pavilions, a clubhouse and a laundry constructed for single temporary workers. That part of the settlement is totally reserved for temporary workers and area lacks designed green areas. On the other hand, buildings are surrounded by huge forestry areas.

Third and last part is the area locating just across the main entrance of the settlement and just in between those two parts in west and east sides. Buildings in the third area are a guesthouse, a restaurant and a stadium which have direct access from the main entrance and form common land of settlement. In other words, common leisure and gastronomy building and sport area is located in the middle of the whole settlement and together with the existence of main entrance, area is attributed as the core of the Eskişehir Sugar Factory Social Facilities Area.

In conclusion, settlement is divided into two accommodation zones according to profiles of inhabitants, whereas a major and central zone including leisure and sport facilities is locating in the middle. In addition, with a transportation network consist of vehicle and pedestrian roads those three zones are connected to each other.



3.3.3. Architectural Features

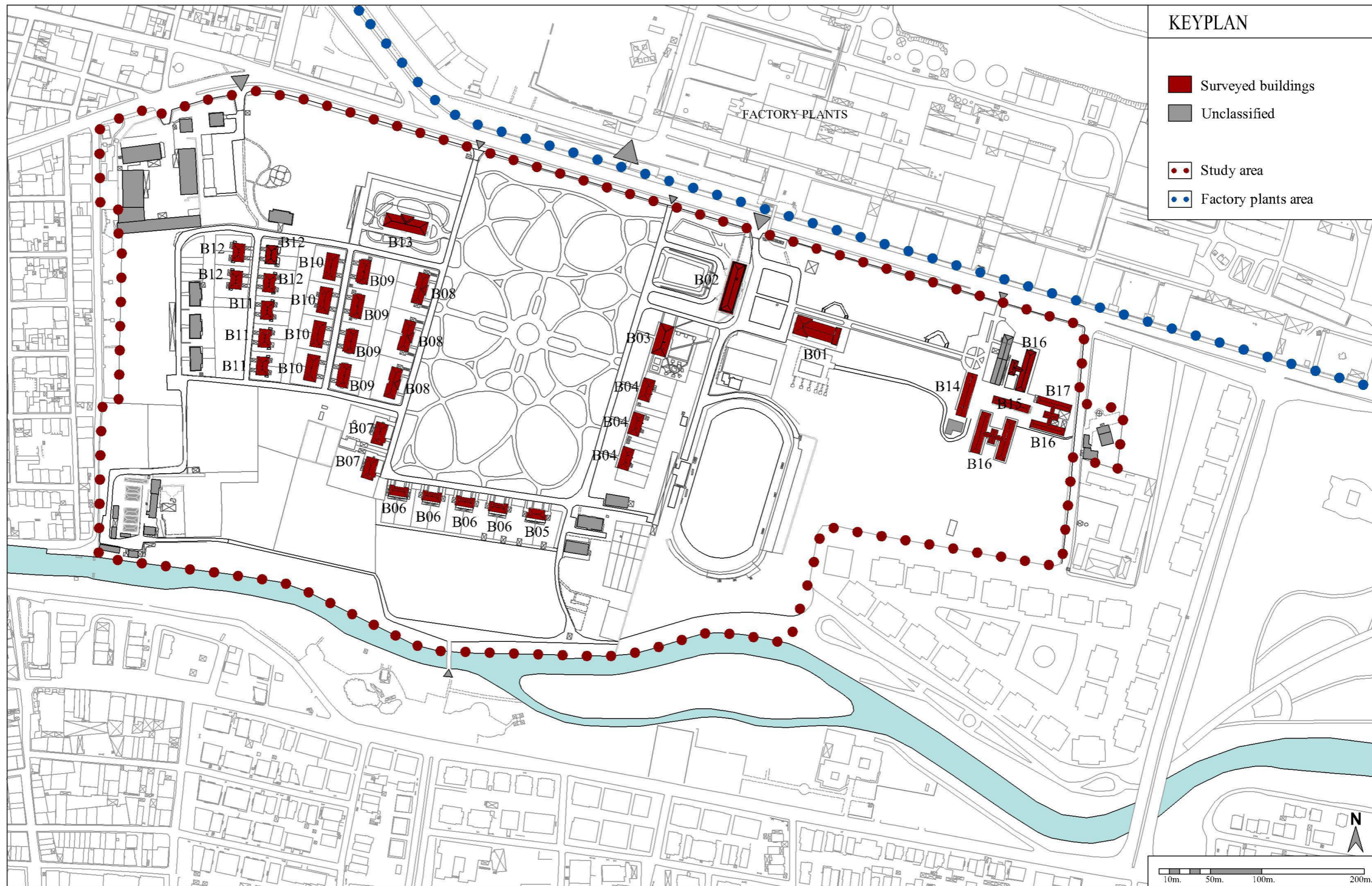
In the site surveys conducted in October-November 2014, open and built-up areas were examined. For the open areas, photographs and notes were taken. For the built-up areas thirty-eight buildings that were constructed within 1934 and 1954 were analyzed by taking photographs, drawing sketches and taking measures. Other buildings and areas such as multi-storey apartments, greenhouse, beet cooperative, mosque and unqualified buildings were excluded.

In the study area, seventeen types of buildings were determined and features in each type were coded. For the analyzed buildings, coding was done with respect to the location.

Measured drawings of seventeen building types were drawn and inventory sheets were prepared including measured plan drawings, photographs, information about construction date, designer, category, original and current functions, number of stories, building height, construction technique, finishing materials, structural condition and interventions.⁷⁶

According to the information gained during site survey, written and visual sources gained from the archives of Ankara and Eskişehir Sugar Factories and aerial photographs gained from General Command of Mapping; analysis in building scale and site scale was prepared.

⁷⁶ See Appendix A.



3.3.3.1. Buildings

Buildings in the study area are classified according to their locations and subgroups in each building type are enumerated. Thus, seventeen buildings composed of nine employee dwellings, five temporary accommodation buildings, two leisure and gastronomy buildings and one service buildings are studied in detail. Buildings such as multi-storey apartments, canteen, ice house, employee dwellings near pavilions and specialized areas such as greenhouse, beet cooperative and religious service are discussed in the part of “Other Buildings and Areas” in the next section.

Moreover, in order to determine original functions of the buildings, a comparative study with the site plan of the factory complex including functions of the buildings which was drawn in 1950 was conducted.⁷⁷

3.3.3.1.1. Employee Dwellings

Employee Dwelling Type 1 (B04)⁷⁸

Employee Dwelling Type 1 consists of three apartment blocks, each block having four housing units and locating on the east part of the 1st street. Buildings were constructed in 1951 and the designer is unknown. All of the blocks were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

2-storey blocks have rectangular form lying along north-south direction and have dimension of 20 x 9.5 meters. Buildings are constructed with stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. In addition, foundation is weathered by small holes opened through stone walls. Hipped roofs of the buildings are in timber structure and covered with French tile.

⁷⁷ See Appendix B, Document No.01

⁷⁸ See Appendix A, Inventory Sheet No.04

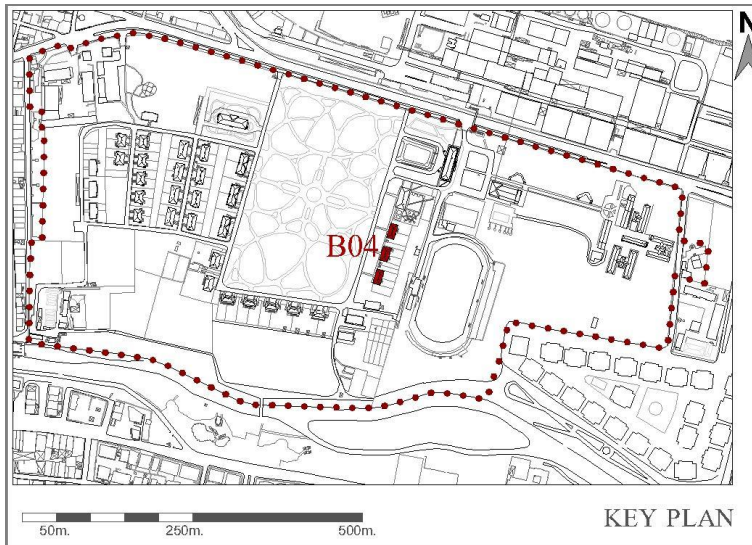


Figure 3.24: Location of Employee Dwelling Type 1

Access to one of three blocks is by an entrance door in the middle of the west side. In ground floor two housing units are placed symmetrically on the north and south sides of the entrance hall. In each unit, five spaces are located at east and west sides of a common hall in the middle. At the west side of the hall there is a living room, at the east side there is kitchen and bathroom, while at the end of the hall there are two bedrooms located opposing to each other. At the kitchens of the housing units there are terraces accessing to the backyard. In the units of first floor, balconies are located above these terraces.

Interior walls of the buildings are cement plastered and washed. Living room and bedrooms have timber; hall and bathroom have terrazzo while kitchen has vinyl floor coverings.

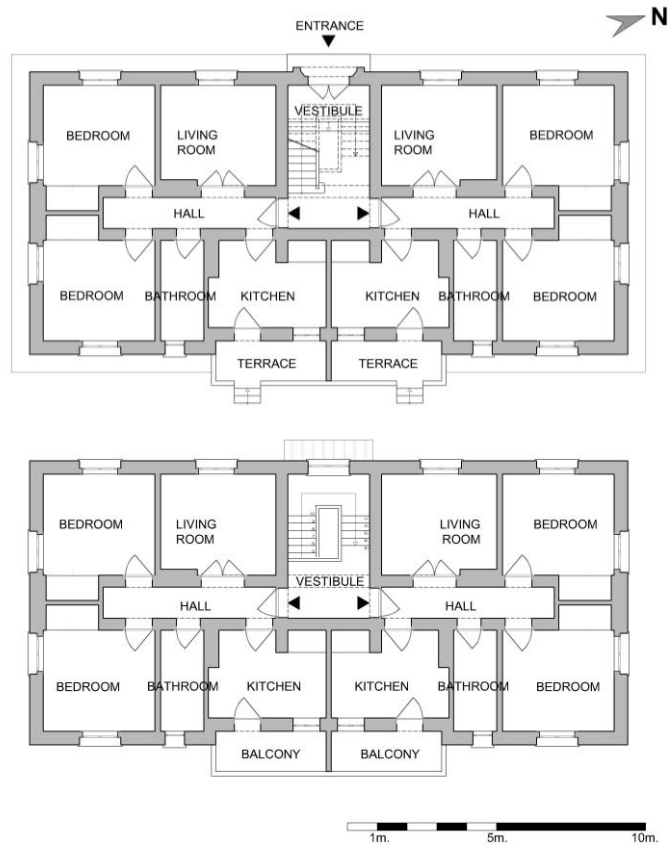


Figure 3.25: Ground floor and first floor plans of Employee Dwelling Type 1

In the middle of the front façade looking to the west, there is an entrance door with terrazzo jamb and window opening of the stair hall at the first floor. Above the entrance door there is a concrete eave covered by galvanize sheet. Symmetry in the façade order is achieved by four window openings at both sides of the entrance arrangement. In the middle of the east façade, there are two terraces at ground floor and two balconies at first floor. Rest of the façade is formed by four small openings of bathrooms and four window openings of bedrooms. In the north and south façades, there are four window openings of bedrooms.

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.



Figure 3.26: North-west and east façades of Employee Dwelling Type 1

Plan schema and façade organization explained above are valid for all housing units of the blocks which are located symmetrically in each building.

In terms of structural and material condition, all of the three buildings of Employee Dwelling Type 1 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the buildings are totally conserved. On the other hand, alteration is seen only in joinery and finishing materials. For instance, ceramic wall coverings are added to the kitchens and bathrooms, while vinyl floor covering is added to the kitchens. In addition, removal of door wings of living room is seen at one of the housing unit.



Figure 3.27: Examples of alterations and removal in Employee Dwelling Type 1

Employee Dwelling Type 2 (B05)⁷⁹

Employee Dwelling Type 2 consists of one twin house locating on the south-east corner of the 1st street. Building was constructed in 1938 and the designer is Fritz August Breuhaus. Building was registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

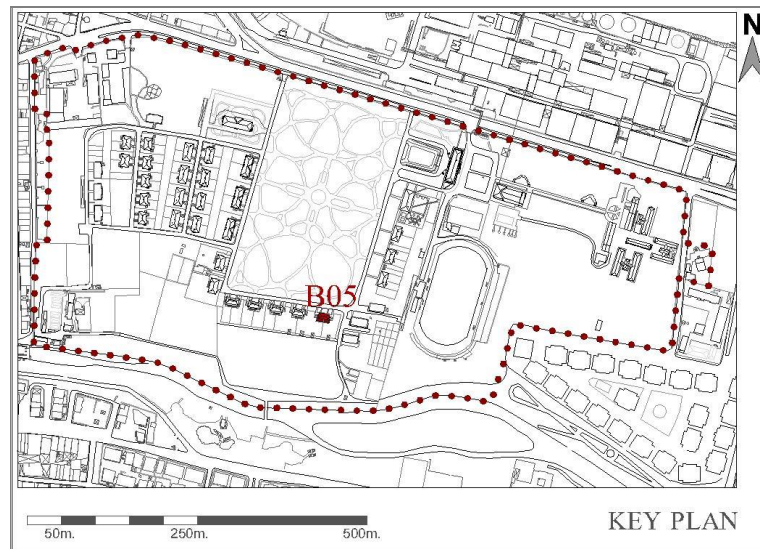


Figure 3.28: Location of Employee Dwelling Type 2

3-storey twin house has rectangular form lying along east north direction and has dimension of 18 x 8.5 meters. Building is constructed with stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the housing unit in east part of the twin house is from an entrance arrangement with a porch in north which is elevated with 3 stairs. Plan scheme of ground floor is composed of spaces locating around the common hall in the middle. In the west side of the hall there is a living room and a dining room which are using as a single space with the removal of wall in between, at the east corner of the hall there is a kitchen, while at the end of the hall there is a cellar. Vertical circulation is

⁷⁹ See Appendix A, Inventory Sheet No.05

via a winder stair locating at the east side of the common hall. Stairs getting through to basement floor are out of terrazzo. Basement floor is formed by a single rectangle space having one light shaft in the middle of the east wall. Timber stairs getting through first floor reach at the north end of the hall. At the west side and south-east corner of the hall, there are three bedrooms and at the south end of the hall there is a bathroom. In addition, at the north end of the hall, there is a balcony locating just above the porch in ground floor. At the south side of the ground floor there is a mass addition adjacent to the main building.

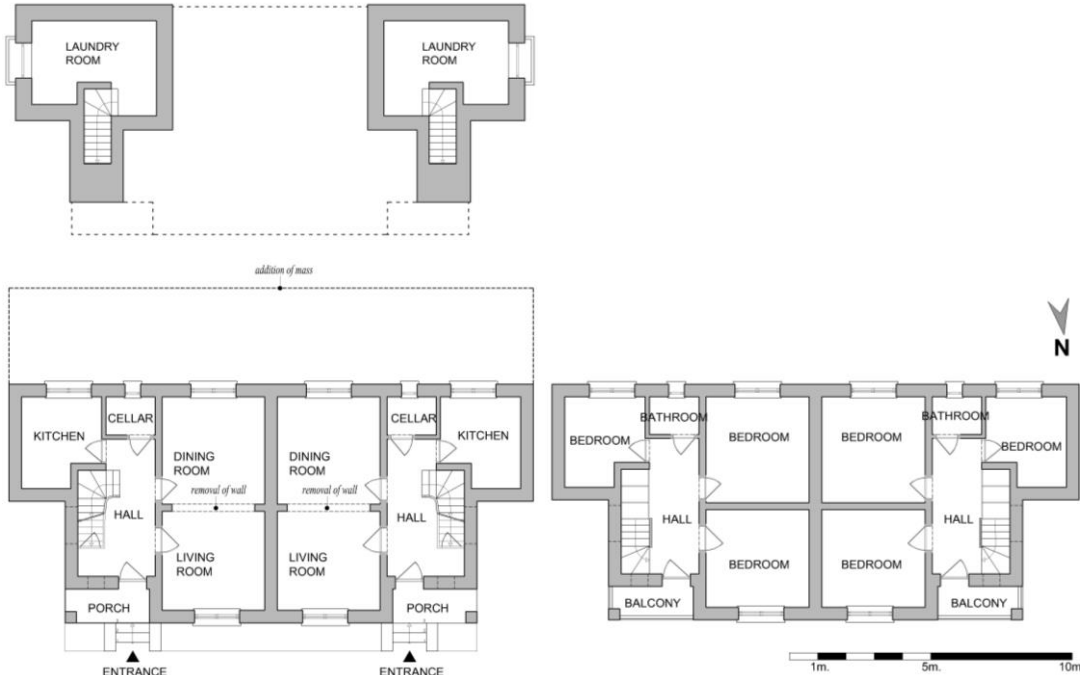


Figure 3.29: Basement floor, ground floor and first floor plans of Employee Dwelling Type 2

At the left side of the front façade looking to the north, there is an entrance arrangement with porch in ground floor and balcony in first floor. In floors, an entrance door and a round window near that is used. At the right side of the entrance arrangement there are two room windows. At the east façade of the building, near the right corner there is a flat rectangular window lightening the stair hall inside and in the middle a light shaft lightening the basement. At the south façade of the building, there is an additional mass in ground floor. Thus, façade organization in ground floor is not able to be read from exterior. In the first floor, there are two room windows at

both sides lightening the bedrooms and there is a small rectangular window in the middle lightening the bathroom.



Figure 3.30: North and south façades of Employee Dwelling Type 2

Exterior walls of the building are cement plastered and washed.

Plan schema and façade organization explained above are valid for both housing units of the twin house which are located symmetrically.

In terms of structural and material condition, building in Employee Dwelling Type2 is in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building is mostly changed due to the mass addition at the south side of the building. In addition, wall in between living and dining rooms are removed and these two rooms are used as a single space.

In the archive research, a photograph showing front façade of the building was reached.⁸⁰ Compared to current situation, it is clearly seen that, façade organization has been totally preserved in the mentioned façade of the building, up till now.

⁸⁰ See Appendix B, Document No.04

Employee Dwelling Type 3 (B06)⁸¹

Employee Dwelling Type 3 consists of four twin houses locating on the east part of the 1st street. Buildings were constructed in 1938 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

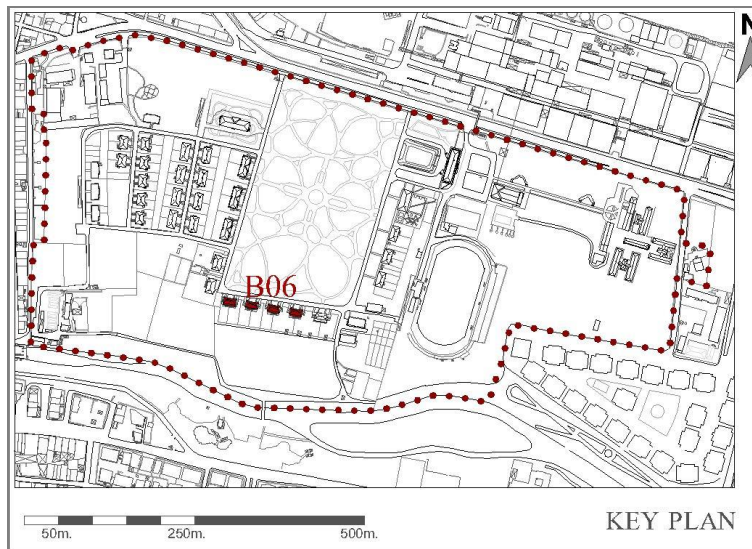


Figure 3.31: Location of Employee Dwelling Type 3

3-storey twin houses have rectangular form lying along east-west direction and have dimension of 17 x 8 meters. Buildings are constructed with stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. Hipped roofs of the buildings are in timber structure and covered with French tile.

Access to the housing unit in east part of the twin house is from an entrance door facing north. Plan scheme of ground floor is composed of spaces locating around the common hall in the middle and a stair hall located at east side and perpendicular to the common hall. In the west side of the hall there is a living room and a dining room which are using as a single space with the removal of wall in between, at the east corner of the hall there is a kitchen, at the end of the hall there is a cellar and at the

⁸¹ See Appendix A, Inventory Sheet No.06

north corner of the hall near the entrance there is a toilet. Winder stairs getting through to basement floor are out of terrazzo. Basement floor is formed by a single rectangle space having one light shaft in the middle of the east wall. Timber double winder stairs getting through first floor reach center of the hall. At the west side there are two bedrooms and at the south corner of the hall there is a bathroom. Hall and bathroom of first floor are included in the attic. At the south side of the ground floor there is a mass addition adjacent to the main building.

Interior walls of the building are cement plastered and washed. All of the rooms and kitchen have vinyl while wet spaces have ceramic floor coverings.



Figure 3.32: Ground floor and first floor plans of Employee Dwelling Type 3

At the left side of the front façade looking to the north, there is an entrance door in the middle and two room windows at right side of the door. At the east façade of the building, near the right corner there is a narrow window lightening the toilet, near the toilet window there is a small square window lightening the stair hall and near the left corner there is a room window lightening kitchen and below there is a light shaft lightening the basement. At the south façade of the building, there is an additional mass in ground floor. Thus, façade organization in ground floor is not able to be read

from exterior. In the first floor, there is a room window at left side lightening the bedroom. Bathroom is lightened and ventilated by a small square skylight. Exterior walls of the buildings are cement plastered and washed.



Figure 3.33: North and south façades of Employee Dwelling Type 3

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 3 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building is mostly changed due to the mass addition at the south side of the building. Besides, wall in between living and dining rooms are removed and these two rooms are used as a single space. In addition, alteration is also seen in joinery and finishing materials. For instance, ceramic floor and wall coverings are added to the wet spaces and vinyl floor covering is added to the rooms and halls in both ground and first floors.



Figure 3.34: Examples of removal and alterations in Employee Dwelling Type 3

Employee Dwelling Type 4 (B07)⁸²

Employee Dwelling Type 4 consists of two detached houses, locating on the south-west corner of the 1st street. Buildings were constructed in between 1938-43 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

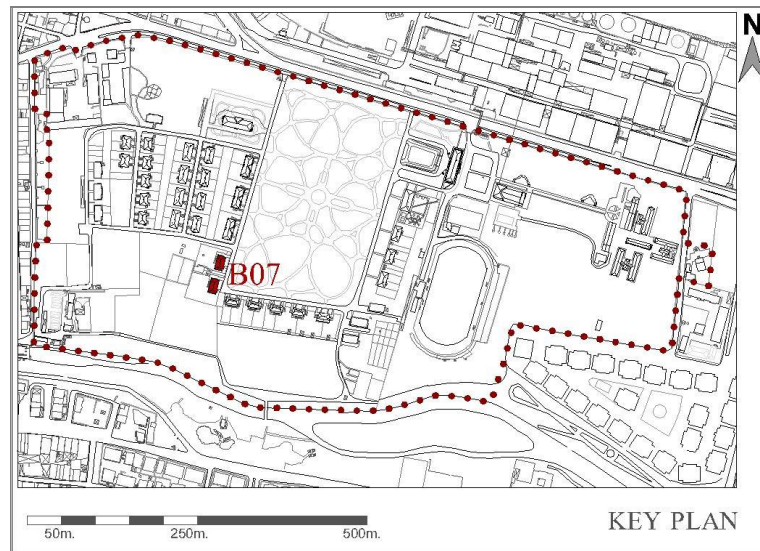


Figure 3.35: Location of Employee Dwelling Type 4

Single-storey detached houses have a T-shaped form lying along south-north direction and have dimension of 21 x 11 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

Access to the building is from an entrance space added to the building at east. Plan scheme of the buildings are composed of three parts. In the first part on the left wing of the buildings, there is a square shaped hall in the middle and there are two bedrooms and a bathroom in between the rooms opening through the hall. In the center part, there is a sofa accessed from entrance and living, dining rooms and service space consist of cellar and kitchen opening through the sofa. Besides, in the

⁸² See Appendix A, Inventory Sheet No.07

dining room there is a door opening to the backyard. Lastly, in the right part of the buildings there is a hall accessed from kitchen and there are two bedrooms opening through the hall. At the end of before mentioned hall, there is a secondary entrance door opening through the garden.

Interior walls of the building are cement plastered and washed. All of the rooms have laminated flooring while entrance space, kitchen and wet spaces have ceramic floor coverings.

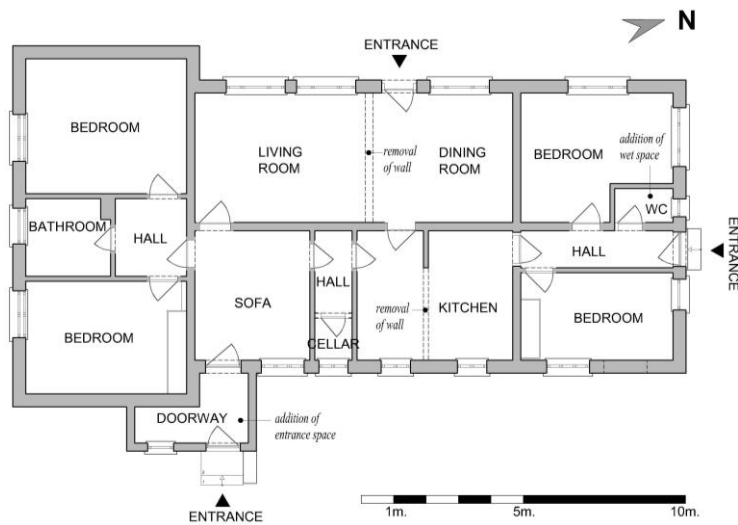


Figure 3.36: Ground floor plan of Employee Dwelling Type 4

At front façade facing east, in the juncture of left wing with the rest of the building an entrance space is added. Here, there is the main entrance door and a window next to it exists. At the right side of the façade, there are five rectangular windows three of which are lightening service spaces and are narrower than the other two windows. At the west façade of the building, there are three room windows and a door in the middle which is opening to the backyard. At the south façade, there are two room windows on both sides and in the middle there is a smaller one lightening the bathroom. At the north façade, there are two room windows on both sides; in middle there is a secondary entrance door and a small square window next to it that lightens the toilet.

Exterior walls of the buildings are cement plastered and washed.



Figure 3.37: East and west façades of Employee Dwelling Type 4

Plan schema and façade organization explained above are valid for both detached houses.

In terms of structural and material condition, buildings in Employee Dwelling Type4 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is changed due to the mass addition at the entrance. Besides, wall in between living and dining rooms is removed and these two rooms are used as a single space. Wall of kitchen is also removed and space is enlarged. In addition, alteration is also seen in joinery and finishing materials. For instance, all of the timber floor coverings are replaced with laminated floor coverings and ceramic floor and wall coverings are added to the halls and wet spaces.



Figure 3.38: Examples of removal and alterations in Employee Dwelling Type 4

Employee Dwelling Type 5 (B08)⁸³

Employee Dwelling Type 5 consists of three twin houses, locating on the west part of the 1st street. Buildings were constructed in 1944 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

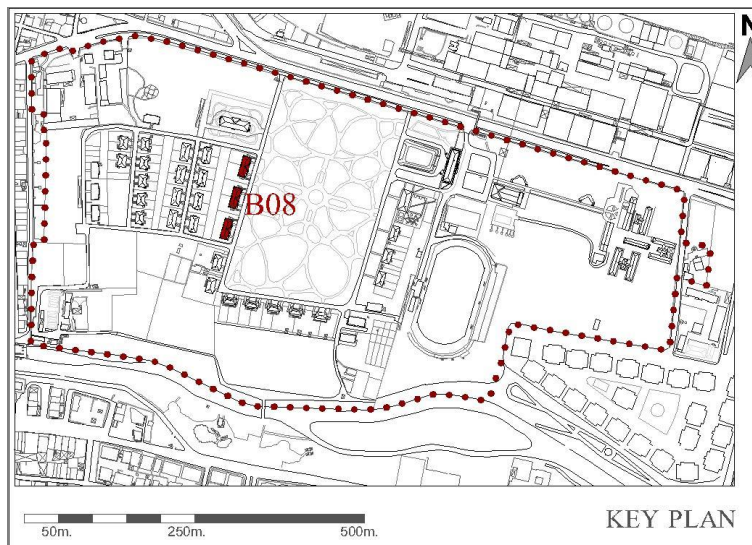


Figure 3.39: Location of Employee Dwelling Type 5

2-storey twin houses have rectangular form lying along south-north direction and have dimension of 29 x 9.5 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

Access to the housing units are from an entrance arrangement with a porch in east which is elevated with 3 stairs. Plan scheme of the buildings are composed of three parts. Doorway of the entrance gets through to the first part on the left which composed of a hall in the middle and two bedrooms and a bathroom that are opening through it; and second part composed of a sofa and a living room which are used as a single space with the removal of the wall in between two spaces. Sofa get through to

⁸³ See Appendix A, Inventory Sheet No.08

the hall of the third part which composed of service spaces such as kitchen, toilet and dining hall located around the hall. With the stair hall of third part access to the basement floor is given. Basement floor is in a longitudinal rectangular form lying east-west direction and contains a laundry room and a storeroom each having one light shaft for lighting and ventilation.

Interior walls of the building are cement plastered and washed. All of the rooms have vinyl while kitchen and wet spaces have ceramic floor coverings.

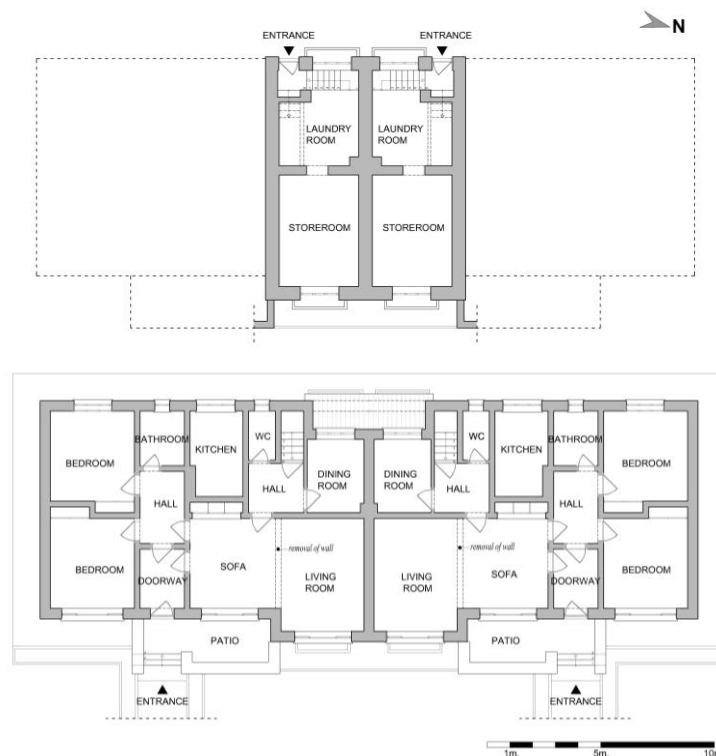


Figure 3.40: Basement and ground floor plans of Employee Dwelling Type 5

At front façade facing east main entrance door and two longitudinal rectangle windows on both sides exists. Besides, in the projected part at the right there is one more window lightening the living room inside. At the west façade of the building, in the projected part at the right there are two rectangular room windows and two small square wet space windows exist. Besides, above the stair hall of the basement floor there are two longitudinal rectangle windows lightening the dining room inside. In addition, near the stair hall there is a secondary entrance door opening through the backyard.



Figure 3.41: East and west façades of Employee Dwelling Type 5

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 5 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building is partly changed due to the wall removal in between sofa and living room. With the removal these two rooms are used as a single space. In addition, alteration is also seen in joinery and finishing materials. For instance, rooms and halls are covered with linoleum and ceramic floor and wall coverings are added to the wet spaces.



Figure 3.42: Examples of removal and alterations in Employee Dwelling Type 5

In the archive research, a photograph showing front façade of the building and original plan, elevation and section drawings was reached.⁸⁴ Compared to current situation, it is clearly seen that, plan schema has been totally preserved; while timber canopy covering the patio in the front façade had been removed.

Employee Dwelling Type 6 (B09) ⁸⁵

Employee Dwelling Type 6 consists of four twin houses, locates on the east part of the 2nd street. Buildings were constructed in 1944 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

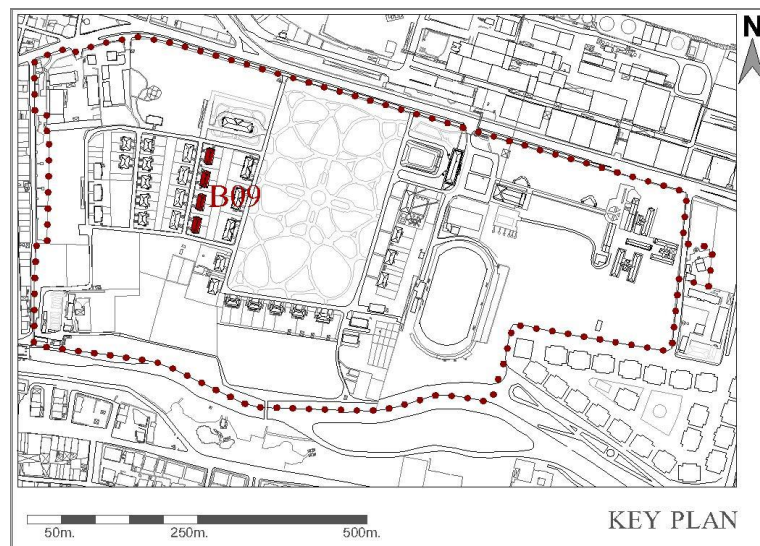


Figure 3.43: Location of Employee Dwelling Type 6

2-storey twin houses have rectangular form lying along south-north direction and have dimension of 22 x 10 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

⁸⁴ See Appendix B, Document No.04-05

⁸⁵ See Appendix A, Inventory Sheet No.09

Access to the housing units are from an entrance arrangement with a porch in west which is elevated with one stair. Plan scheme of the buildings are composed of two parts. Doorway of the entrance gets through to the first part which composed of a sofa in the middle through which service places on left and a living room on right are opening. In the kitchen there is a secondary entrance door opening through the backyard. Second part at east composed of hall in middle and two bedrooms and a bathroom locate around the hall. Access to the basement is given from outside. In the middle of the north façade, an entrance mass enclosing the stairs of basement floor is attached to the building. Basement composed of a single squarish space under the service spaces of ground floor. Unlike other residential building types in the settlement, basement floor of Employee Dwelling Type 6 functions as storage.

Interior walls of the building are cement plastered and washed. All of the rooms and kitchen have vinyl while wet spaces have ceramic floor coverings.

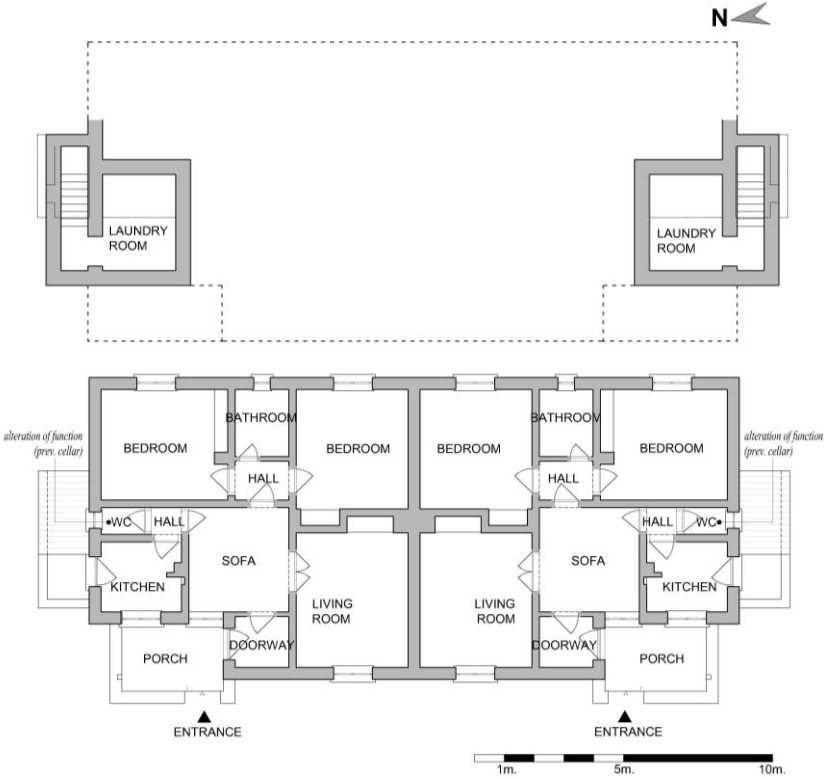


Figure 3.44: Basement and ground floor plans of Employee Dwelling Type 6

At front façade facing west; entrance door, rectangular room window and a longitudinal rectangle kitchen window are opening through the porch. Besides, in the projected part on the right there is a longitudinal window lightening the doorway and rectangular window of living room exist. At north façade, there is a door gaining access from backyard and a small square window lightening the toilet. In the middle of the façade, entrance mass to the basement locates. At east façade, a small square bathroom window in the middle and two room windows at both sides exist.



Figure 3.45: North-west and east façades of Employee Dwelling Type 6

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 6 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the buildings are totally conserved. On the other hand, alteration is seen only in joinery and finishing materials. For instance, ceramic wall coverings are added to the kitchens and bathrooms, while vinyl floor covering is added to the rooms and kitchens. In addition, some of the built-in cupboards are renewed in bedrooms.



Figure 3.46: Examples of alterations in Employee Dwelling Type 6

In the archive research, original plan, elevation and section drawings was reached.⁸⁶ Compared to current situation, it is clearly seen that, plan schema and façade organization has been totally preserved up till now.

Employee Dwelling Type 7 (B10)⁸⁷

Employee Dwelling Type 7 consists of four twin houses, locating on the west part of the 2nd street. Buildings were constructed in between 1944-1945 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

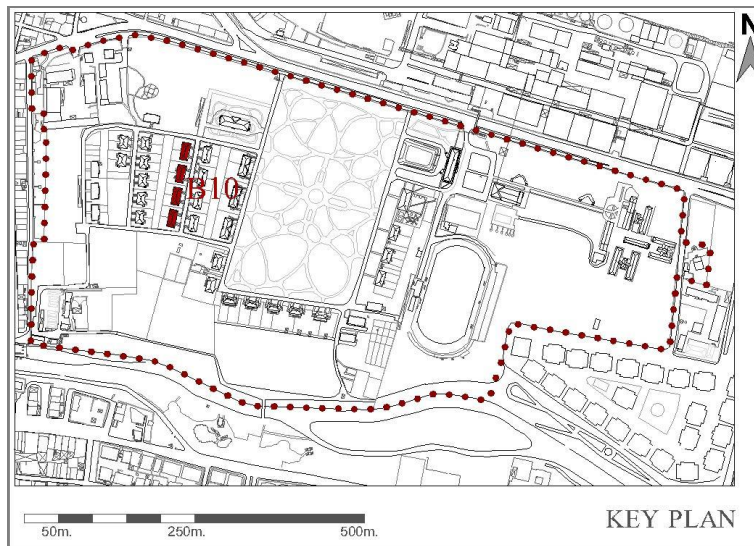


Figure 3.47: Location of Employee Dwelling Type 7

⁸⁶ See Appendix B, Document No.06

⁸⁷ See Appendix A, Inventory Sheet No.10

2-storey twin houses have rectangular form lying along south-north direction and have dimension of 24.5 x 11 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

Access to the housing units are from an entrance arrangement with a porch in east which is elevated with one stair. Plan scheme of the buildings are composed of two parts. Doorway of the entrance gets through to the first part which composed of a sofa in the middle through which service places on left and a living room on right are opening. Access to the basement is given from a stair hall getting through to kitchen. Basement floor is formed by a single squarish space under the bedroom on the left and having a light shaft in the middle of the west wall. In the beginning of basement stair hall, there is a secondary entrance door opening through the backyard. Second part at west composed of a hall in middle and two bedrooms and a bathroom locate around the hall.

Interior walls of the building are cement plastered and washed. All of the rooms have vinyl while kitchen and wet spaces have ceramic floor coverings.

At front façade facing east; entrance door, rectangular room window and two small square windows lightening toilet and cellar are opening through the porch. Besides, in the projected part on the right there is rectangular window of living room exists. At south façade, there is a door gaining access from backyard and two windows on both sides lightening kitchen and stair hall of basement exist. At west façade, a small square bathroom window in the middle and two room windows at both sides exist.

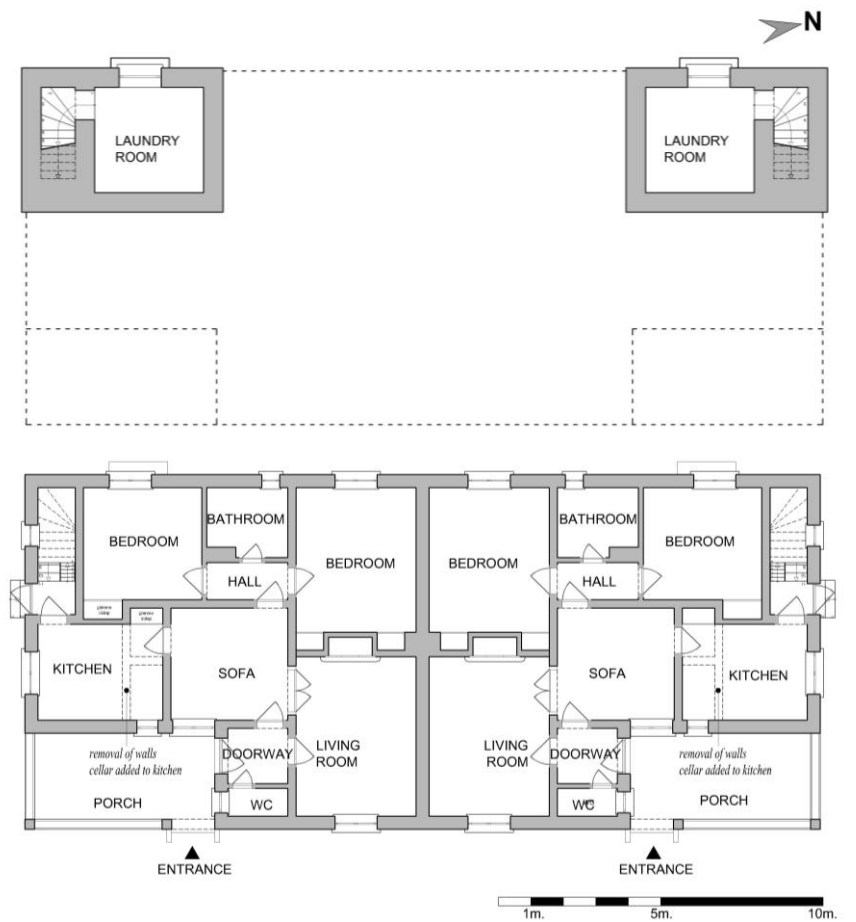


Figure 3.48: Basement and ground floor plans of Employee Dwelling Type 7

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.



Figure 3.49: South-east and south façades of Employee Dwelling Type 7

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 7 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the buildings are partly changed. Walls of cellar and hall next to it are removed and kitchen is enlarged. On the other hand, alteration is seen only in joinery and finishing materials. For instance, ceramic wall coverings are added to the kitchens and bathrooms, while vinyl floor covering is added to the rooms and kitchens.



Figure 3.50: Examples of alterations in Employee Dwelling Type 7

Employee Dwelling Type 8 (B11)⁸⁸

Employee Dwelling Type 8 consists of three twin houses, locating on the east part of the 3rd street. Buildings were constructed in 1945 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

⁸⁸ See Appendix A, Inventory Sheet No.11

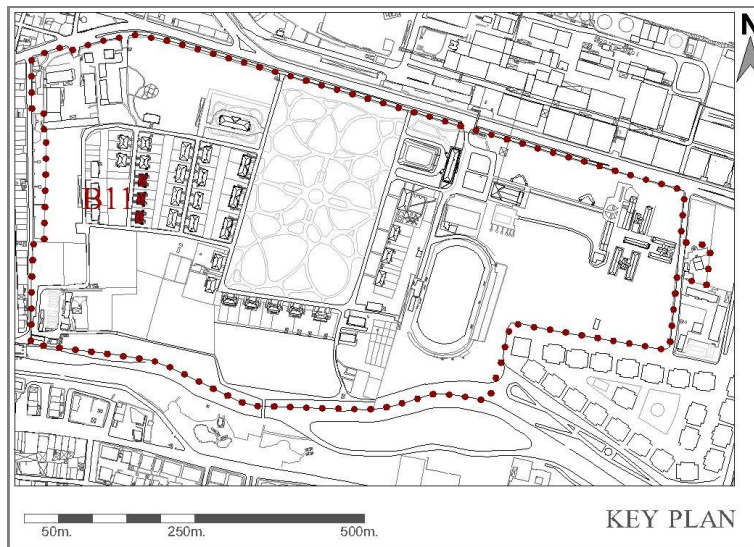


Figure 3.51: Location of Employee Dwelling Type 8

2-storey twin houses have rectangular form lying along south-north direction and have dimension of 16.6 x 11 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

Accesses to the housing units are from an entrance arrangement which is set back about one meter from the façade. Plan scheme of the buildings are composed of two parts. Doorway of the entrance gets through to the first part which composed of a sofa in the middle through which a bedroom and a living room are opening. Second part at east composed of a hall in middle and service spaces and a bedroom locating around the hall. Access to the basement is given from a stair hall getting through to kitchen. Basement floor is formed by a single squarish space under the service spaces and have a light shaft in the middle of the north wall. In the beginning of basement stair hall, there is a secondary entrance door opening through the backyard. In addition, an additional toilet space is located on the north side of the stair hall.

Interior walls of the building are cement plastered and washed. All of the rooms and kitchen have vinyl while wet spaces have ceramic floor coverings.

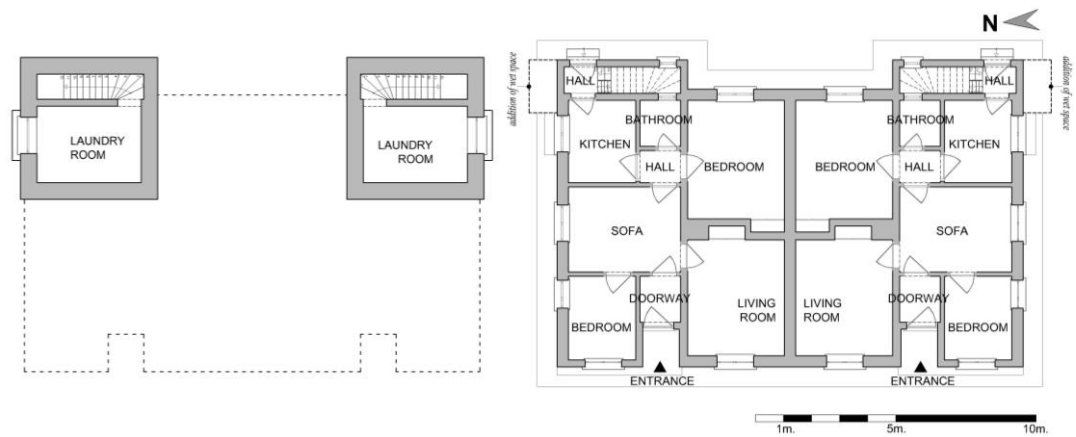


Figure 3.52: Basement and ground floor plans of Employee Dwelling Type 8

At front façade facing west; there is an entrance door in the middle and two rectangular room windows at both sides of exist. At north façade, there are three rectangular room windows and an additional toilet mass is seen at the north-east corner. At the east façade, in the projected part there is a door gaining access from backyard and a small window lightening the stair hall is seen. Besides, next to the projected part there is rectangular window of bedroom exists.

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.



3.53: West and south façades of Employee Dwelling Type 8

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 8 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building is mostly changed due to the mass addition as wet space at the north-east corner of the building. In addition, alteration is also seen in joinery and finishing materials. For instance, ceramic wall coverings are added to the kitchens and wet spaces, while vinyl floor covering is added to the rooms and kitchens.



Figure 3.54: Examples of alterations in Employee Dwelling Type 8

Employee Dwelling Type 9 (B12) ⁸⁹

Employee Dwelling Type 9 consists of four twin houses, locating on the north-east and north-west part of the 3rd street. Buildings were constructed in 1945 and the designer is Fritz August Breuhaus. Buildings were registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

⁸⁹ See Appendix A, Inventory Sheet No.12

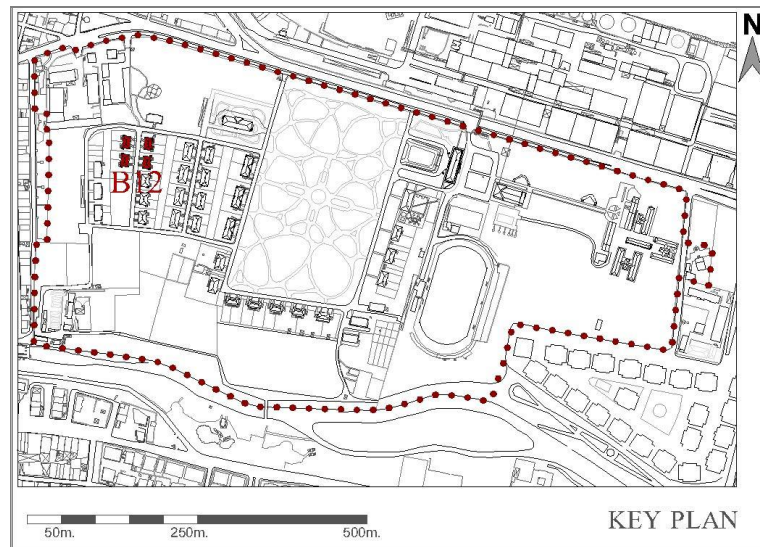


Figure 3.55: Location of Employee Dwelling Type 9

2-storey twin houses have rectangular form lying along south-north direction and have dimension of 16.6 x 18 meters. Buildings are constructed in stone and brick masonry. Walls are built in stone up to subbasement level and in brick at ground floor. Hipped roofs of the buildings are in timber structure and covered with French tile.

Accesses to the housing units are from an entrance arrangement at front façade. Plan scheme of the buildings are composed of two parts. Doorway of the entrance gets through to the first part which composed of a sofa in the middle through which a bedroom and a living room are opening. Second part at east composed of a hall in middle and service spaces and a bedroom locating around the hall. Access to the basement is given from a stair hall getting through to kitchen. Basement floor is formed by a single squarish space under the service spaces and have a light shaft in the middle of the north wall. In the beginning of basement stair hall, there is a secondary entrance door opening through the backyard. In addition, an additional toilet space is located on the north side of the stair hall.

Interior walls of the building are cement plastered and washed. All of the rooms and kitchen have vinyl while wet spaces have ceramic floor coverings.

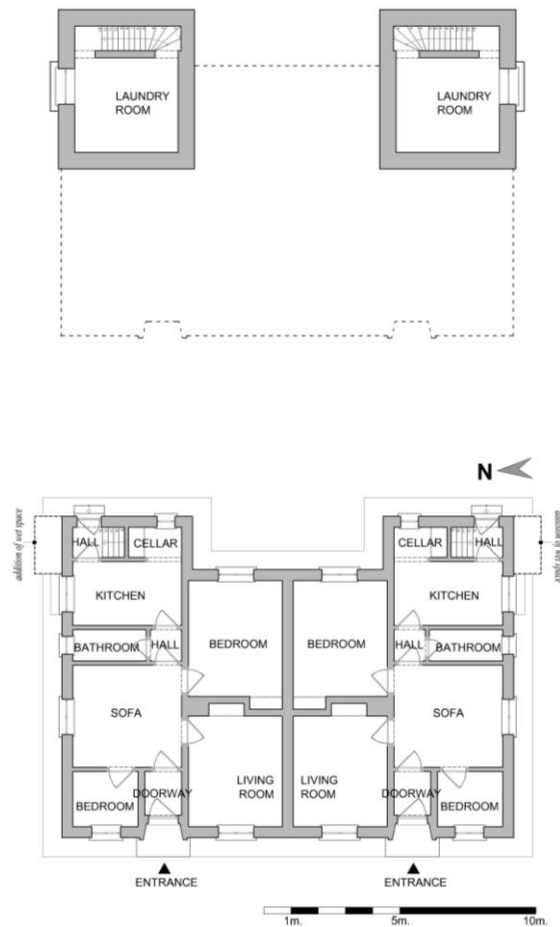


Figure 3.56: Basement and ground floor plans of Employee Dwelling Type 9

At front façade facing east; there is an entrance door in the middle and two rectangular room windows at both sides exist. At north façade, there are two rectangular room windows and a small square bathroom window in the middle exists. Besides, an additional toilet mass is seen at the north-west corner is seen. At the west façade, in the projected part there is a door gaining access from backyard and a small window lightening the stair hall is seen. Besides, next to the projected part there is rectangular window of bedroom exists.

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level there is stone covering.



Figure 3.57: East and north façades of Employee Dwelling Type 9

Plan schema and façade organization explained above are valid for all housing units of the twin houses which are located symmetrically in each building.

In terms of structural and material condition, buildings in Employee Dwelling Type 9 are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building is mostly changed due to the mass addition as wet space at the north-west corner of the building. In addition, alteration is also seen in joinery and finishing materials. For instance, ceramic wall coverings are added to the kitchens and wet spaces, while vinyl floor covering is added to the rooms and kitchens.



Figure 3.58: Examples of alterations in Employee Dwelling Type 9

In the archive research, original plan and elevation drawings of the building was reached.⁹⁰ Compared to current situation, plan schema and façade organization has been changed due to the fact that that a wet space which is mentioned above was added to each housing units in the Employee Dwelling Type 9. Except from the additional wet space, there is not any other change in plan schema and façade organization is detected.

3.3.3.1.2. Temporary Accommodation Buildings

Old Guesthouse (B03)⁹¹

Old Guesthouse locates on the north-east part of the 1st street. Building was constructed in 1934 and the designer is Fritz August Breuhaus. Building is originally used as a guesthouse for the unmarried officers. Today, it is used as a guesthouse for guest workers of other sugar factories and short-time guests of habitants. Building was registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

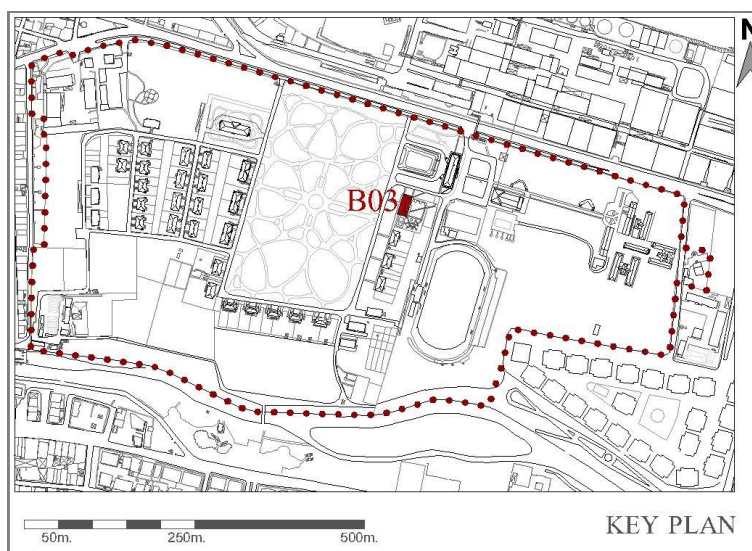


Figure 3.59: Location of Old Guesthouse

⁹⁰ See Appendix B, Document No.07

⁹¹ See Appendix A, Inventory Sheet No.03

3-storey block have rectangular form lying along north-south direction and have dimension of 30 x 12 meters. Building is constructed with stone and brick masonry system. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. In addition, foundation is weathered by small holes opened through stone walls. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is by an entrance arrangement in the middle of the west façade. In ground floor, across to the entrance hall there is the stair hall for the vertical circulation. Floor plans consist of two wings at north and south sides. On the south wing of ground floor, there is a corridor in the middle, service space and dining room at east and west exist and at the end of the corridor there is a lounge located. On the north wing, guest rooms and toilets opening through the corridor are seen.

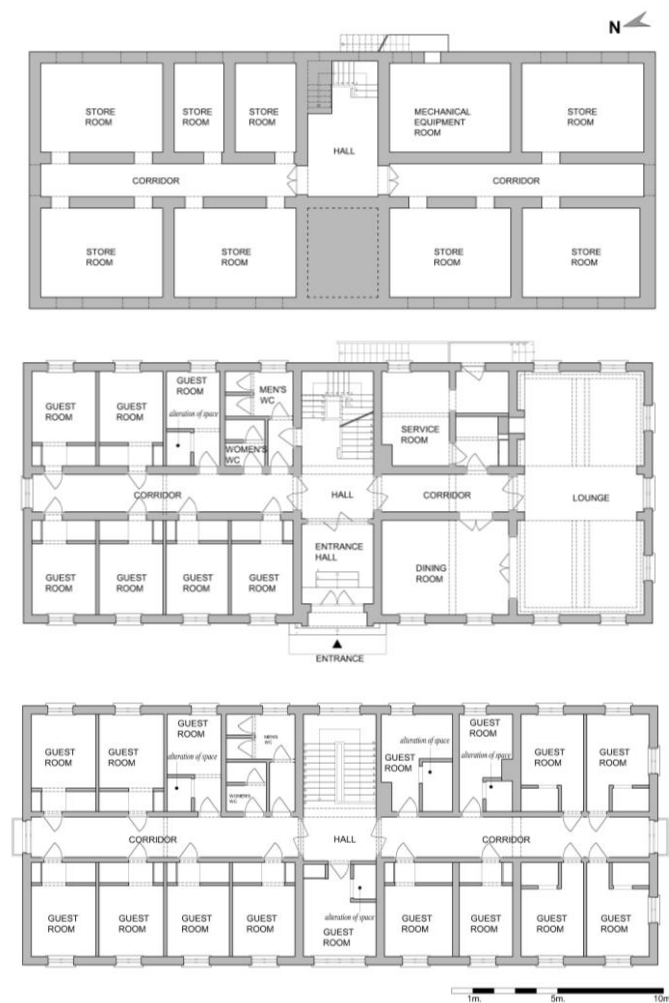


Figure 3.60: Basement, ground and first floor plans of Old Guesthouse

First floor also has the similar plan schema having a stair hall in the middle and two wings consist of a corridor in the middle and guest rooms opening through it. At the end of the corridors of both wings, there are small balconies exist. Besides, basement floor also has the similar plan schema having a stair hall in the middle and two wings consist of a corridor in the middle and storage rooms and technical spaces opening through it. Spaces of basement floor are lightened by light shaft having latitudinal rectangle shape.

In the middle of the front façade looking to the west, there is an entrance door with terrazzo jamb is seen. Above the entrance door there is a concrete eave covered by galvanize sheet. Symmetry in the façade order is achieved by four window openings at both sides of the entrance arrangement. In the basement floor level, there are light shaft below each ground floor windows. In the first floor level, same window order is repeated; plus, a rectangle window bigger than the other room windows is located just above the entrance door. North façade of the building consist of a light shaft in basement floor level, rectangular window in ground floor plan and a French balcony above them. South façade also has the same arrangement, except from the fact that there are three rectangular windows lightening the lounge is seen in the ground floor level. East façade has the similar façade arrangement with the west façade except from a big rectangular window and a light shaft below it lightening the stair halls inside. Besides, a door opening through the backyard from the service space is seen substituted for a window in the ground floor level. Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level stone covering is seen.

Exterior walls of the building are cement plastered and washed. Only, at the subbasement level there is stone covering.



Figure 3.61: West and south façades of Old Guesthouse

In terms of structural and material condition, the building of Old Guesthouse is in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly conserved. Except from addition of wet spaces to the guest rooms, there are not any spectacular changes seen in plan schema. On the other hand, alteration is seen only in joinery and finishing materials. For instance, ceramic floor and wall coverings are added to the common wet spaces, laminated flooring is added to lounge and guest rooms and a fireplace is constructed at the north wall of the lounge.



Figure 3.62: Examples of alterations in Old Guesthouse

In the archive research, original plan, elevation and section drawings was reached.⁹² Compared to current situation, it is clearly seen that, façade organization has been totally preserved up till now. On the other hand; it is detected that, in the ground floor a fireplace had been added to the lounge and in the first floor built-in furniture

⁹² See Appendix B, Document No.03

of four rooms locating at the end of south wing were removed and wet spaces were added instead. Besides, two common bathrooms were transformed into guest rooms again in the same wing of the building in first floor.

New Guesthouse (B02) ⁹³

New Guesthouse locates on the west side of the main entrance of the settlement. Construction date of the new guesthouse could not be determined during the research. On the other hand, photographs belonging to the building which are dating 1949 were found⁹⁴. Thus, construction of the building is thought to be in a time between 1934 and 1949 and the designer is Fritz August Breuhaus. Building is originally used as administration building. Today, it is used as a guesthouse for the protocol. Building was registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

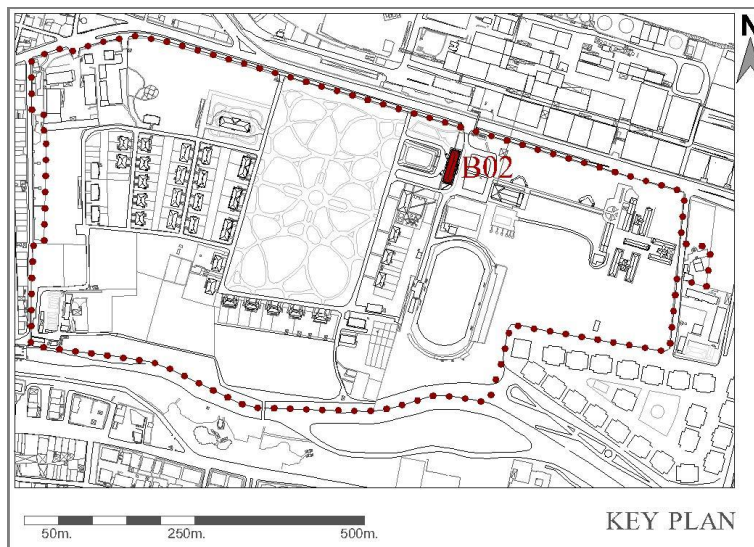


Figure 3.63: Location of New Guesthouse

3-storey block have rectangular form lying along north-south direction and has dimension of 49 x 13 meters. Building is constructed with reinforced concrete skeleton system. Walls are built in stone up to subbasement level and in brick at

⁹³ See Appendix A, Inventory Sheet No.02

⁹⁴ See Appendix B, Document No.02

ground and first floors. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is by an entrance arrangement in the middle of the west façade. Entrance is set back from the façade about 1.3 meters. In ground floor, at both sides of the entrance hall two square rooms are seen. Across to the entrance hall a stair hall for the vertical circulation exists. Rectangular room used as prayer room is seen on left part of the stairs, while a hall opening through to the back entrance is seen on right part. Floor plans of the building consist of two wings at north and south sides. On the south wing of ground floor, there is a corridor in the middle and three guest rooms and toilets opening through to the corridor exist. Besides, at the end of the corridor, officer's club and its service spaces are seen. On the north wing of ground floor, there is a corridor in the middle and service spaces and dining hall opening through to the corridor exist. Besides, at the end of the corridor, a lounge is seen. First floor also has the similar plan schema having a stair hall in the middle and two wings consist of a corridor in the middle and guest rooms opening through it. At the end of the corridors of both wings, there are small balconies exist. Moreover, at the end of the north wing a meeting room, which is arranged due removal of interior walls, is seen. At last, basement floor also has the similar plan schema having a stair hall in the middle and two wings consist of a corridor in the middle and rooms having various functions opening through it. Spaces of basement floor are lightened by light shaft having latitudinal rectangle shape.

Interior walls of the building are cement plastered and washed. Halls, corridors and guest rooms have vinyl; lounge and dining room have timber while clubhouse, kitchens and wet spaces have ceramic floor coverings.

In the middle of the front façade looking to the west, there is an entrance arrangement with terrazzo jamb is seen. Entrance is set back from the façade and on both sides of the metal entrance door there are two small rectangular windows having terrazzo jambs are seen. Symmetry in the façade order in ground floor level is achieved by fourteen window openings at both sides of the entrance arrangement. In the basement floor level, there are light shaft below each ground floor windows. In

the first floor level, same window order is repeated; plus, eight room windows are located just above the entrance door. Besides, at both sides of the façade five doors opening through two French balconies are seen. North façade of the building consist of three light shafts in basement floor level, three rectangular windows on each side in ground floor plan level and above them, a French balcony in the middle in first floor plan level.

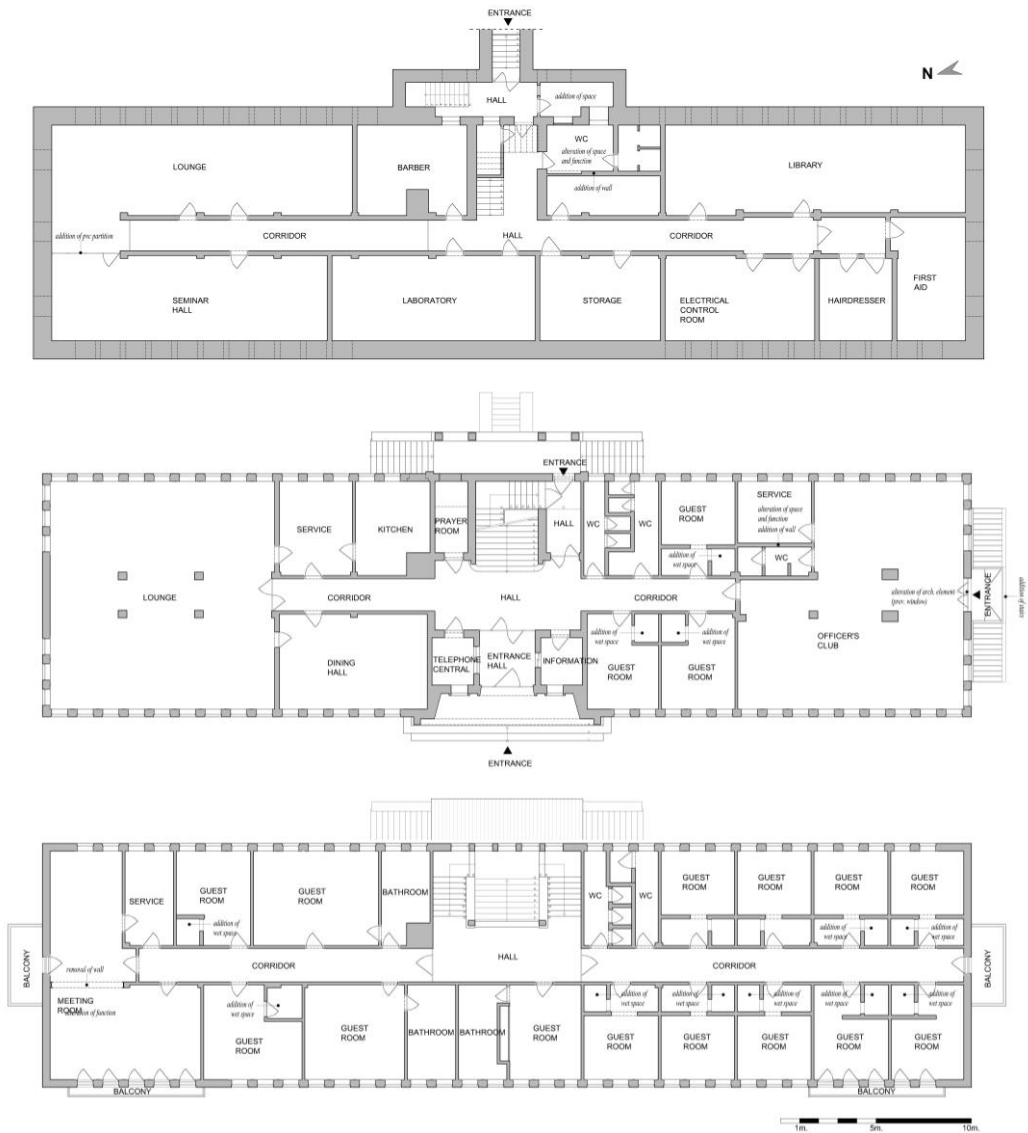


Figure 3.64: Basement, ground and first floor plans of New Guesthouse

South façade also has the same arrangement, except from the fact that in the ground floor level, in the middle of the façade, a side entrance accessed via a double-wing stair is seen. In the middle of the east façade, there is an entrance arrangement with a

double-wing stair and a concrete shelter carried by four concrete columns above the landing. Below these stairs, entrance to the basement floor is given which is accessed by a seven stepped stair. Above ground floor stairs there are five longitudinal windows lightening the stair hall is seen. Moreover, rest of the façade order is similar with the order in west façade, except from the fact that in east façade room windows are seen instead of balcony doors in front façade. All exterior walls of the buildings are cement plastered and washed.



Figure 3.65: West and east façades of New Guesthouse

In terms of structural and material condition, the building of New Guesthouse is in good condition and only needs maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly changed. Due to the fact that function of the building is transformed into a guesthouse, wet spaces are added to almost most of the rooms in ground and first floors. Besides, removal of interior walls is seen according to the spatial needs occurred in the time of transformation. Moreover, at south façade in ground floor level an entrance arrangement with stairs is applied later on. On the other hand, alteration in joinery and finishing materials is seen like almost all of the buildings in the settlement.



Figure 3.66: Examples of alterations in New Guesthouse

Girl's Dormitory (B13)⁹⁵

Girl's Dormitory locates on the north-east part of the 1st street. Building was constructed in 1944 and the designer is Fritz August Breuhaus. Building is originally used as a hospital. Today, it is used as a guesthouse for girl students. Building was registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

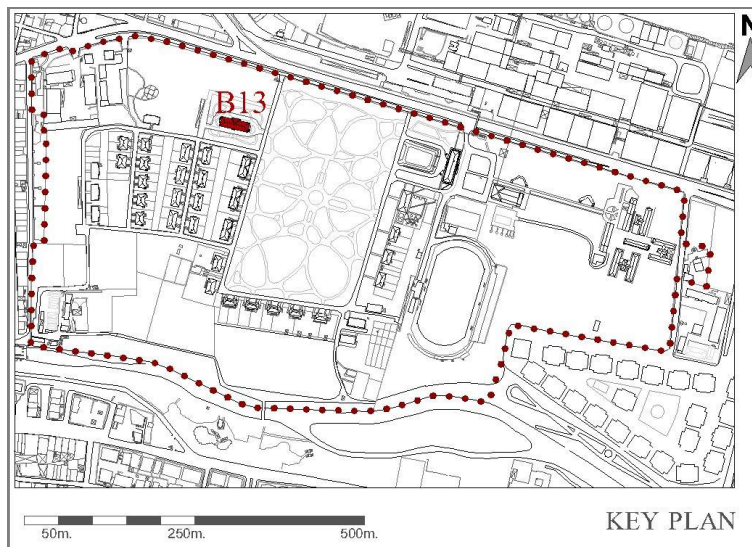


Figure 3.67: Location of Girl's Dormitory

2-storey block have rectangular form lying along east-west direction and has dimension of 41 x 12 meters. Building is constructed with stone and brick masonry

⁹⁵ See Appendix A, Inventory Sheet No.13

system. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is by an entrance arrangement in the middle of the south façade which is elevated by two stairs and have a concrete shelter carried by two columns out of cut stone. In the entrance hall, there is a half winder stair getting through the basement floor and ground floor. In ground floor level, two rectangular rooms locating on both sides of the entrance hall exist. On the axis of entrance, at there is a huge space that is divided into three and projected through north locates. Ground floor plan of the building consist of two wings at east and west sides. On the east wing, there is a corridor in the middle and nine rooms opening through to the corridor are seen. Besides, at the end of the corridor, there is a door opening through a terrace. Terrace is closed with iron joinery. On the west wing, seven rooms are opening through the corridor in the middle; and at the end of the corridor door of a secondary entrance is opening through the landing of a nine stepped stair. This secondary entrance is also closed with iron joinery like the terrace of east terrace. Basement floor of the building also has the same plan schema, having a central axis in the middle and two wings on east and west in which there is a corridor in the middle and spaces opening through that corridor is seen. Similarly, at the end of each corridor of the wings, secondary entrance doors are seen. Moreover, wet spaces and technical spaces are all locate in basement floor. Spaces of mentioned floor are lightened by light shaft having latitudinal rectangle shape.

Interior walls of the building are cement plastered and washed. All of the spaces have terrazzo while kitchen, service space and wet spaces have ceramic floor coverings.

In the middle of the front façade looking to the south, there is an entrance arrangement which is elevated by two stairs and have a concrete shelter carried by two columns out of cut stone is seen. Above the entrance there is rectangular window that is lightening the entrance hall exist. On both sides of that entrance hall window, there are two longitudinal rectangle windows are seen. Symmetry in the façade order is achieved by five window openings in ground floor level and six light shafts in

basement floor which are locating just below the room windows at both sides of the entrance arrangement. In the east and west façades, terraces and secondary entrance doors of each sides are seen. In the projected part of north façade, there are nine light shaft in basement floor level and above there are a latitudinal rectangle window in the middle and two room windows on both sides of it exists. On each sides of the projected part in the middle of the façade, there are five room windows in ground floor level and five light shafts below these in basement floor level.

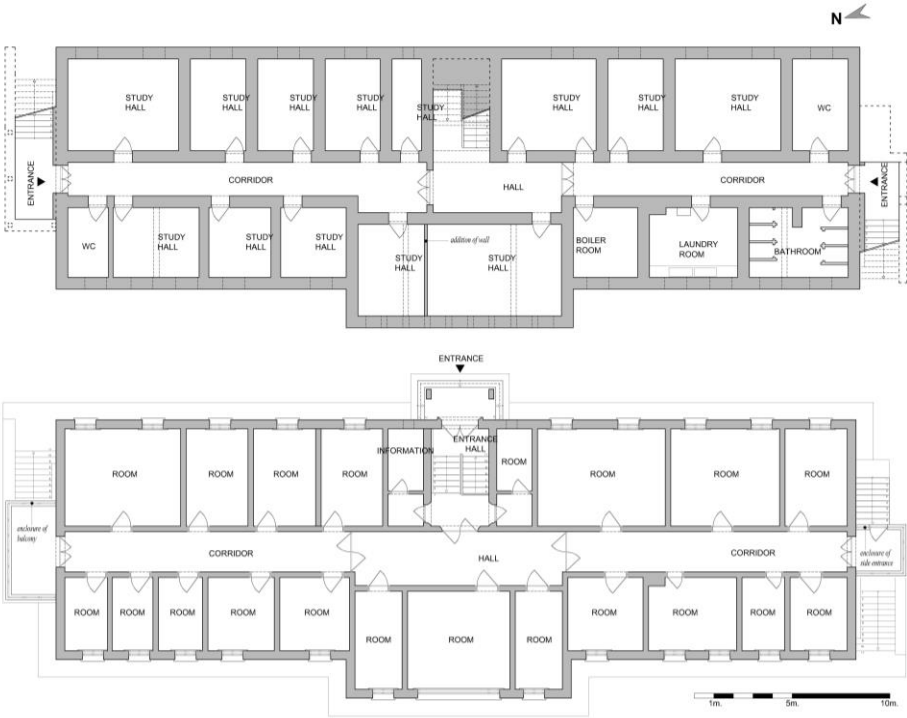


Figure 3.68: Basement floor and ground floor plans of Girl’s Dormitory

Exterior walls of the building are cement plastered and washed. Only, at the subbasement level stone covering is seen.



Figure 3.69: South-west and north façades of Girl’s Dormitory

In terms of structural and material condition, the building of Girl's Dormitory is in good condition and only needs maintenance of timber architectural elements and floor coverings.

Plan scheme and façade organization of the building are totally conserved. On the other hand, alteration is seen in joinery and finishing materials. For instance, ceramic floor and wall coverings are added to the wet spaces and service spaces.



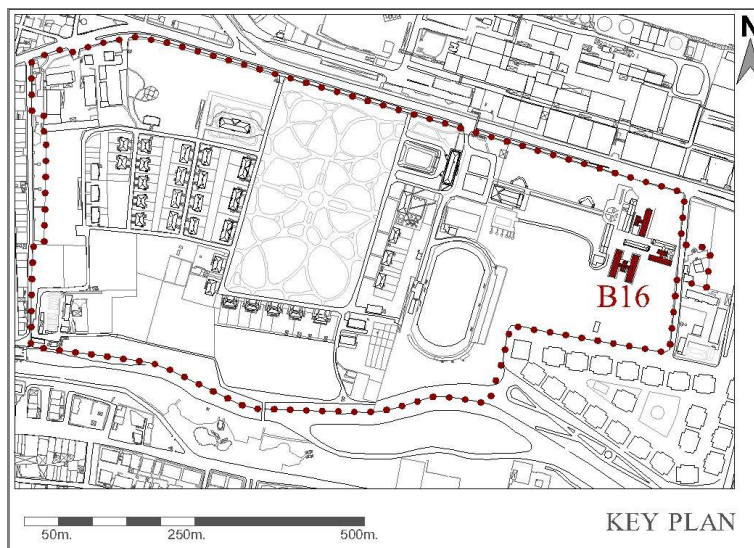
Figure 3.70: Examples of alterations in Girl's Dormitory

In the archive research, photographs showing operating room, front and side façades of the building and original plan, elevation and section drawings was reached.⁹⁶ Compared to current situation, it is understood that renovation project was not totally implemented; besides, removal of walls are seen in some of the rooms in the basement floor. On the other hand, in the drawings, there are two French balconies exist at each sides of the front façade, yet no traces of their existence and doors opening through these balconies can read today. Moreover, in the photograph belonging to 1949, façade is seen as it is today.

⁹⁶ See Appendix B, Document No.08-09

Worker's Pavilion (B16)⁹⁷

Worker's Pavilions locates at the east part of the settlement. Buildings were constructed in 1934 and the designer is Fritz August Breuhaus. Buildings were originally used as pavilion for workers and the function is still continuing. In spite of the fact that buildings have architectural characteristics of their construction era, they were not registered by the authorities.



3.71: Location of Worker's Pavilion

Single storey blocks have H-form and they have dimension of 33.5 x 39.5 meters. Buildings are constructed in stone and brick masonry. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Buildings are composed of three parts. Two latitudinal blocks lying on each side and in the middle a smaller block exists and attached to others via two narrow corridors. Access to the buildings is by two entrance doors locating each side of the block in the middle. The block in the middle is used as wet space serving each dormitory blocks locating on the edges. Wet space is lightened by twelve small square pivot windows at east and west sides while, there are two rectangular windows are seen in

⁹⁷ See Appendix A, Inventory Sheet No.16

the middle of north and south walls. Pavilion blocks composed of two wings and each wing have a corridor in the middle and rooms opening through the corridor. Each room and corridor is lightened by rectangular window.

Interior walls of the building are cement plastered and washed. All of the guest rooms have terrazzo while halls, service spaces and wet space have ceramic floor coverings.

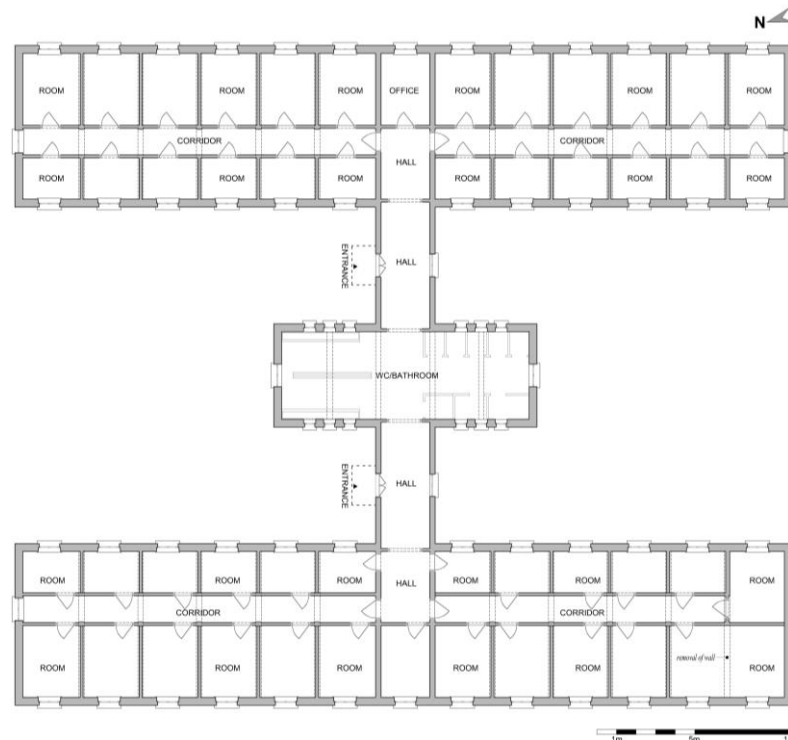


Figure 3.72: Ground floor plan of Worker's Pavilion

Front façade consist of edge sides of two latitudinal dormitory blocks and the block in the middle each having rectangular windows in the middle. Two entrance doors in front of which additional entrance hall were added are seen at both sides of the block in the middle. Side façades have thirteen rectangular room windows while back façade have the same façade arrangement with the front one except from entrance doors. At back façade instead of entrance doors there are two rectangular windows lightening the corridors that are same as the room windows of the building.

Exterior walls of the buildings are cement plastered and washed.



Figure 3.73: West and south façades of Worker's Pavilion

In terms of structural and material condition, the buildings of Worker's Pavilions are in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the buildings are mostly conserved. Except from removal of a wall at south-west part of the building, not any spectacular change is seen in plan schema. Besides, entrance halls are added just in front of the main entrance doors. On the other hand, alteration is seen in joinery and finishing materials. For instance, ceramic floor and wall coverings are added to the common wet space and all of the timber windows of the building is changed with PVC ones.



Figure 3.74: Examples of alterations in Worker's Pavilion

In the archive research, original plan, elevation and section drawings of 1933 was reached.⁹⁸ Compared to current situation, it is understood that designed project was not totally implemented. In the original plan, rooms for workers were generally designed as large rooms in which many people could sleep, hence pavilions were

⁹⁸ See Appendix B, Document No.11

constructed composed of many double occupancy rooms located around a longitudinal corridor in each wing of the buildings. Except from the arrangement of toilet cabinets in the wet space, there is no other change in plan schema is detected.

Milk House (B15) ⁹⁹

Milk House locates in the middle of the east part of the settlement. Building was constructed in 1934 and the designer is Fritz August Breuhaus. Building was originally used as a milk house and today used as a guesthouse for workers. In spite of the fact that building has architectural characteristics of its construction era, it was not registered by the authorities.

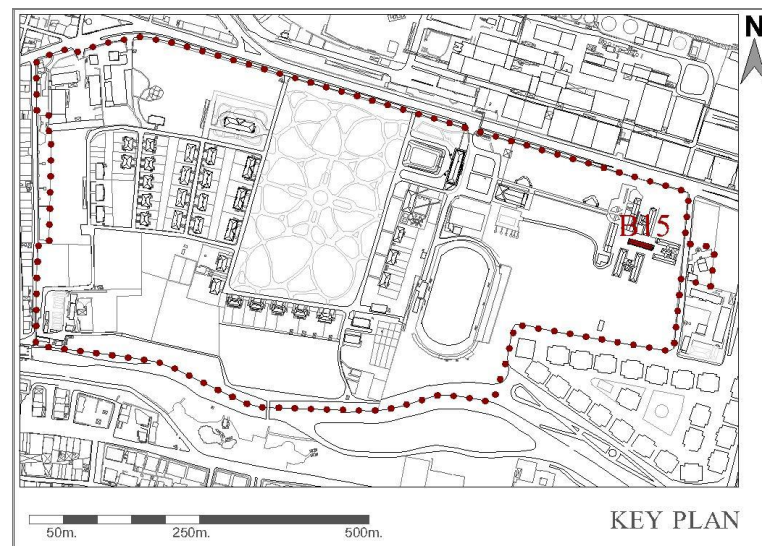


Figure 3.75: Location of Milk House

2-storey block have rectangular form lying along east-west direction and has dimension of 36 x 6.4 meters. Building is constructed in stone and brick masonry. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is given from two opening at the south façade. In front of the entrances, there are platforms elevated from the ground with five stepped stairs

⁹⁹ See Appendix A, Inventory Sheet No.15

locating at both sides. West entrance door is opening through a corridor at north of which there are five rooms exist. At the end of the corridor there is a bigger room taking space at the west edge of the building. Corridor is lightened with three windows, each room at north is lightened with one window while the room at the west edge is lightened with a window same as the other rooms at north and a bigger one in square shape at west. East entrance door is opening through a corridor at north of which there is a wet space exists. Corridor is lightened with rectangular window, while wet space is lightened with two small square pivot windows. East end of the corridor is linked to another corridor through which a room and a hall are opening. At the north and east sides of that hall, two rooms are located. Corridor and rooms are all lightened with latitudinal rectangular windows. Entrance of the basement floor is via a sixteen stepped stair constructed at the east side of the building. Entrance is opening through a square space having access to another one at west side. At the west of the second space, there exists a corridor through which an engine room and two storage rooms are opening. At the west end of the corridor, a square service space locates. Inside of the service space there are two small storage spaces locates. All of the spaces and corridor in basement floor are lightened with light shaft.

Interior walls of the building are cement plastered and washed. All of the guest rooms and corridors have terrazzo while wet space has ceramic floor coverings.

Front façade looking to the south consist of two platforms having five stepped stairs at each side. Above the platform at west an entrance door and three windows next to it are seen. Below the platform there are five light shaft lightening the spaces of basement floor exist. Above the platform at east an entrance door and a window next to it are seen. At the right side of the façade there are two latitudinal rectangle windows at a higher level is seen. Below the platform there are four light shaft lightening the spaces of basement floor exist.

Exterior walls of the buildings are cement plastered and washed.

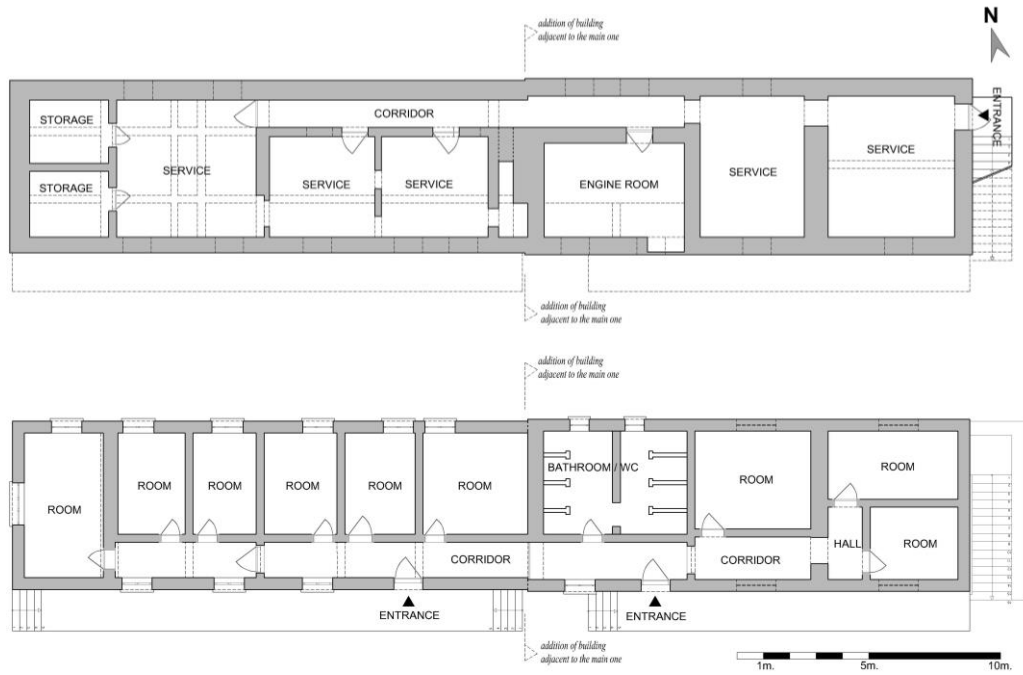


Figure 3.76: Basement and ground floor plans of Milk House



Figure 3.77: South-west façade of Milk House

In terms of structural and material condition, the building of Milk House is in bad condition due to the fact that basement floor have material and structural problems and immediately needs an extensive intervention. In addition, ground floor of the building needs maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly changed. First of all, east part of the building is added to the original one locating on the west lying along the platform at west part at a date in between 1950 and 1975. Original mass is seen in

the aerial photograph belonging to 1950 while in the aerial photograph of 1975 additional mass is attached to the original mass at east side is seen. In addition, alteration is seen in the floor coverings of the original mass. For instance, some parts of terrazzo coverings at corridors are changed with vinyl.



Figure 3.78: Example of alteration and additional mass at the east side of Milk House

3.3.3.1.3. Leisure and Gastronomy Buildings

Restaurant (B01)¹⁰⁰

Restaurant locates in the beginning of the road lying along the main entrance to the east part of the settlement. Building was constructed in 1954 and the designer is unknown. Building is originally used as a cinema and ballroom. Today, it is used as a restaurant. Building was registered according to the decision of E.K.T.V.K.K (date: 12/21/2001 decree no: 1711).

¹⁰⁰ See Appendix A, Inventory Sheet No.01

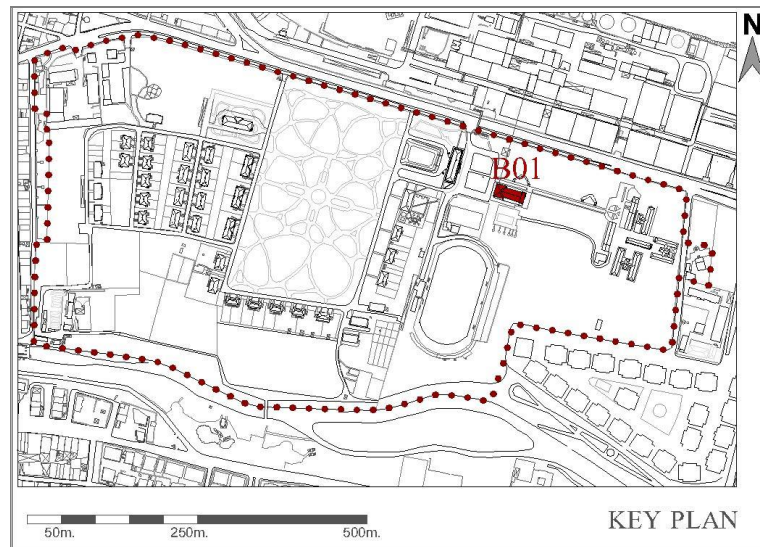


Figure 3.79: Location of Restaurant

3-storey block have rectangular form lying along east-west direction and has dimension of 44 x 17 meters. Building is constructed with reinforced concrete skeleton system. Walls are built in stone up to subbasement level and in brick at ground and first floors. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is by an entrance arrangement in the middle of the west façade. In ground floor, north side of the entrance hall two wet spaces exists. Entrance hall is opening through the foyer. At the north-east corner of the foyer there exist a cloakroom and at the north-west part of the foyer there is a stair hall reaching the mezzanine above. Foyer is lightened with three longitudinal rectangle windows. At the south part of the entrance there locates the service space consist of kitchen and storages. At the south part of the service space an additional mass was added and space is enlarged. From the east end of foyer, access to the main hall is given by a double-wing swing door. At the east part of the main hall, there is a stage in the middle and two doors at both sides of the stage opening though wet spaces at south-east and backstage at north-east.

From the stairs locating at the north-east corner of the backstage, access to the basement floor is given. In the basement floor, a hall, a laundry room and a storage room are located side to side in a location that is just below the backstage and wet

spaces of ground floor. Spaces of basement floor are lightened with four light shaft in the east wall. In the mezzanine locating at the west side of the building, there is a huge rectangular hall at east part and at west part there are a stair hall and four service spaces one of which is projection room exist. Mezzanine hall is lightened with three rectangular windows locating both at north and south walls. Service rooms are lightened with three windows locating in the middle of the east wall.



Figure 3.80: Basement floor, ground floor and first floor plans of Restaurant

Interior walls of the building are cement plastered and washed. Entrance, foyer and service spaces have terrazzo, main hall have mosaic tile and mezzanine have vinyl while kitchen and wet space has ceramic floor coverings.

In the middle of the front façade looking to the west, a metal entrance door is seen. Above the entrance door there is a concrete eave covered by galvanize sheet. Two small rectangle windows at left and five small windows at right side of the entrance arrangement are seen in ground floor level. Above the entrance arrangement, three longitudinal rectangle windows are seen in mezzanine floor level. At the north façade, right and left sides are projected from the exterior walls of main hall of the building. At the projected part at right, three windows in ground floor and mezzanine floor levels are seen, while in the projected part at left a window in ground floor plan and above it a small window opening for façade ornamentation are seen. Those window openings for the façade ornamentation are seen above all of the seven windows of ground floor level in the middle part of the façade. South façade has the same façade arrangement except from the fact that in the middle part, a window opening was transformed into a door, and in front of the wall in the ground floor level of the left projected part an additional mass was added. East façade of the building has two openings at both edges and four light shafts in the middle that are lightening the spaces of basement floor. Door at the left side is closed today. Besides, a chimney exists just in the middle of the façade.

Exterior walls of the buildings are cement plastered and washed. Only, at the subbasement level stone covering is seen.



Figure 3.81: West and south façades of Restaurant

In terms of structural and material condition, the building of Restaurant is in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly conserved. Except from enlargement of service spaces with an addition of mass to the west corner of the south façade, there are not any spectacular changes seen in plan schema. On the other hand, alteration is seen only in joinery and finishing materials. For instance, ceramic floor and wall coverings are added to the common service and wet spaces.



Figure 3.82: Examples of mass addition and alterations in Restaurant

Club House (B14)¹⁰¹

Club House locates at the east part of the settlement. Building was constructed in 1934 and the designer is Fritz August Breuhaus. Building is originally used as a restaurant for the workers. Today, it is used as a club house. In spite of the fact that building has architectural characteristics of its construction era, it was not registered by the authorities.

¹⁰¹ See Appendix A, Inventory Sheet No.14

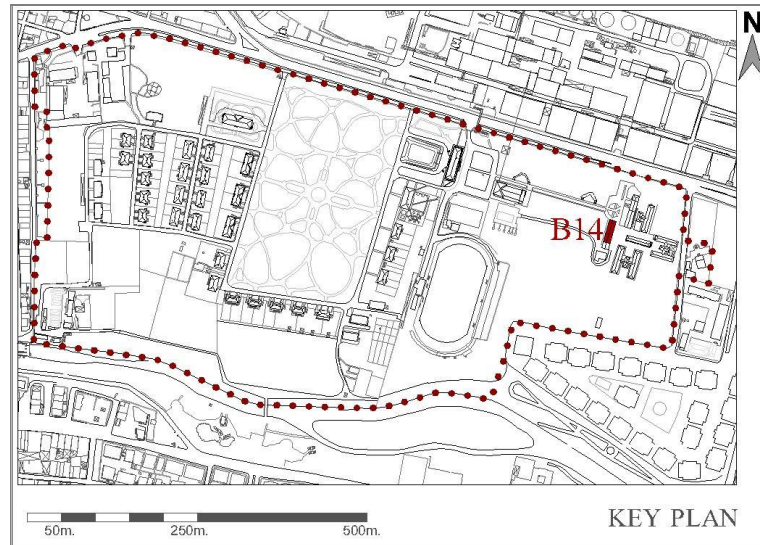


Figure 3.83: Location of Club House

Single storey block have rectangular form lying along north-south direction and has dimension of 32.7 x 8.8 meters. Building is constructed with reinforced concrete skeleton system. Walls are built in stone up to subbasement level and in brick at ground floor. Floor slabs are built in reinforced concrete. Gable roof of the building is carried with concrete trusses and covered with French tile.

Access to the building is by an entrance door that was transformed from a window which locates near the right side of the east façade. From the entrance door, main hall is reached. Main hall is lightened with five longitudinal rectangle windows at east and six windows at west. At the right side of the entrance door, at the north side of the building a toilet and storage spaces exist. Toilet is lightened with a window at east while; storage is lightened with a window at west and a latitudinal window at east. Storage has two entrances, one of which is a huge one locating on the north wall, and the second one is opened via alteration of a window into a door at west wall. At the south wall of the main hall it is known that a double-leaf entrance door was located according to the original drawings of the building derived from Eskişehir Sugar factory archives. Later on, while a mass was added adjacent to the south wall of the building, door was closed.

Interior walls of the building are cement plastered and washed. Main hall has mosaic tile while wet space has ceramic floor coverings.

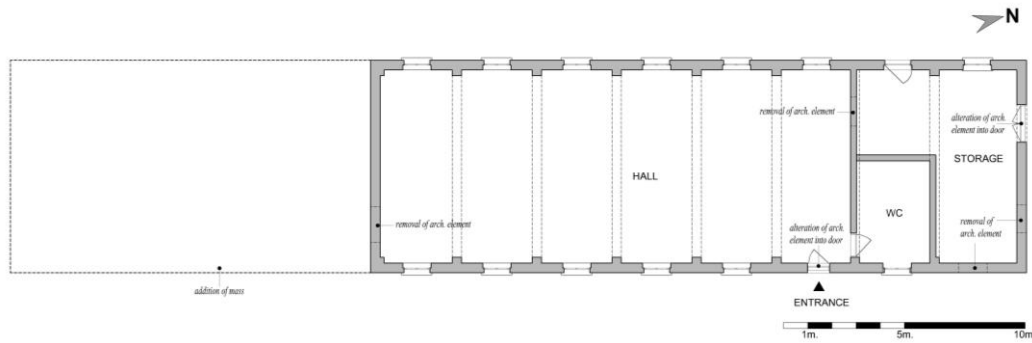


Figure 3.84: Ground floor plan of Club House

Front façade of the building facing to the east has five longitudinal rectangle windows at left side and an entrance door that is transformed from a window. Next to the entrance door, a longitudinal window and a latitudinal window exist. At north façade, near the right side a huge metal storage door is seen. At the back façade facing to the west, eight windows are seen. The second window from the left was transformed into a door later on.

Exterior walls of the buildings are cement plastered and washed.



Figure 3.85: East and west façades of Club House

In terms of structural and material condition, the building of Club House is in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly changed. Except from the mass addition to the south façade, removal and addition of architectural elements and transformation of windows into doors are seen. On the other hand, alteration is

seen also in finishing materials. For instance, ceramic floor and wall coverings are added to the wet space.



Figure 3.86: Examples of alterations in Club House

In the archive research, interior photos of 1949 and original plan, elevation and section drawings of 1933 was reached.¹⁰² Compared to current situation, it is clearly seen that plan schema and façade organization of the Club house had been significantly changed. First of all, entrance door at south façade was closed due to the mass addition adjacent to the main building. In spite of the fact that two doors are seen in the plan drawing, only one entrance door is seen in the photos taken in 1949. Thus, it is accepted that, during the construction one of the doors was cancelled. Besides, service area composed of kitchen and storage were altered; thus, kitchen transformed into toilet and door opening through storage were closed. Moreover, window and door openings of the service spaces were altered, removed or new ones were added such as; window of kitchen near the north-east corner of the room was removed, instead a window was added at a higher level in a different form. In addition, windows at north façade were removed and instead a wide door was opened near the west corner of the façade. As last, due to the fact that main entrance door at south façade was closed, one of the windows at east façade was transformed into a door in order to provide access to the building.

¹⁰² See Appendix B, Document No.10

3.3.3.1.4. Service Buildings

Laundry (B17)¹⁰³

Laundry locates at the east part of the settlement. Building was constructed in 1934 and the designer is Fritz August Breuhaus. Building was established at one wing of the H-formed dormitory building of Worker's Pavilions.

In spite of the fact that building has architectural characteristics of its construction era, it was not registered by the authorities.

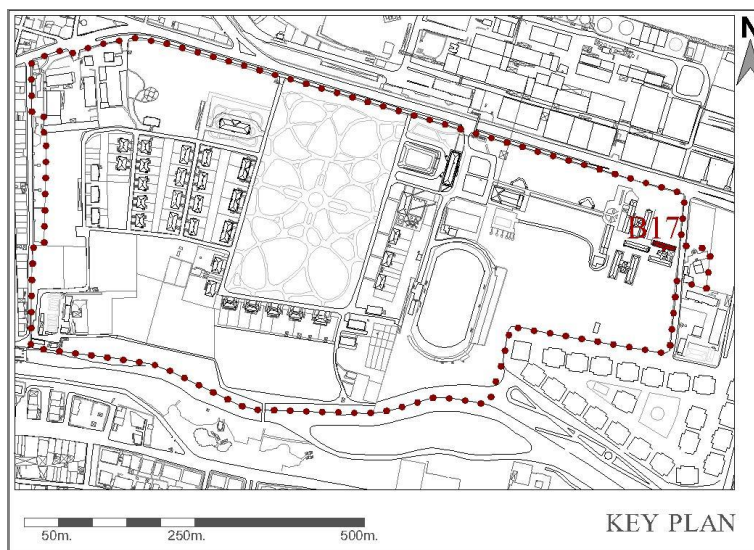


Figure 3.87: Location of Laundry

Single storey block have rectangular form lying along east-west direction and has dimension of 16.5 x 3.2 meters. Building is constructed with reinforced concrete skeleton system. Walls are built in stone up to subbasement level and in brick at ground floor. Floor slabs are built in reinforced concrete. Hipped roof of the building is in timber structure and covered with French tile.

Access to the building is by an entrance door in the middle of the south façade. From the entrance door, delivery room is reached. At the west side of the delivery room, a laundry room having original washing machines from 1933 that are still used today is located. Room is lightened with three windows locating both at south and north

¹⁰³ See Appendix A, Inventory Sheet No.17

walls. At the east side of the delivery room, a pressing room exists and from that room drying room is accessed. Pressing room is lightened with two windows on south wall while drying room is lightened with two windows at south, a window at east and three windows at north. One of the three windows at south wall is transformed into a door, but it is not used today. Alongside the north wall of the building from laundry room at west to the drying at east there locates a service corridor for the transportation of washings. At the both end of the corridor there is a double-leaf swing door exists. The corridor is separated from pressing and delivery rooms via timber shelves and space is lightened with five windows locating on the north wall of the building. In addition, in the middle of the south wall of the building there is a narrow latitudinal mass used as wet space is located. At the end of that mass dormitory section is starting.

Interior walls of the building are cement plastered and washed. Service corridor, delivery room, pressing room and drying room have terrazzo while laundry room and wet space has mosaic tile floor coverings.

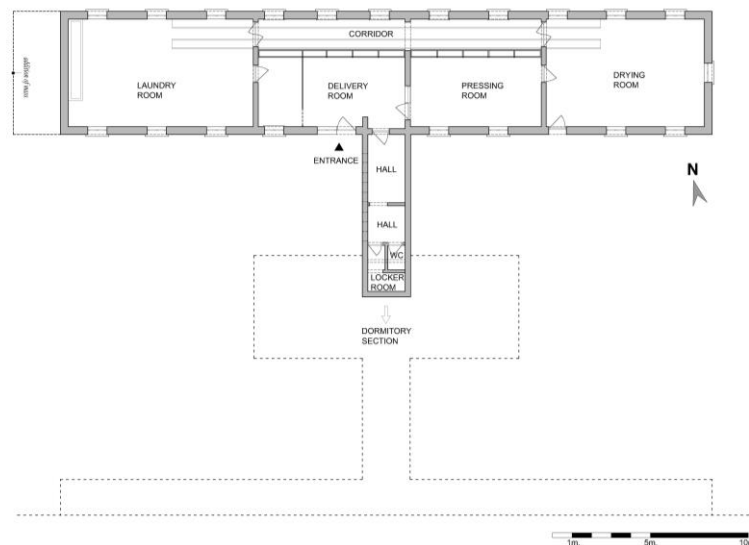


Figure 3.88: Ground floor plan of Laundry

In the middle of the front façade looking to the south, an entrance door is seen. Just at the east side of the entrance door service mass which has five small rectangular windows is seen. At the west side of the entrance door four windows exist. At the east side of the façade four windows and a door in the middle are seen. East façade of the building has one window opening in the middle while west façade has an

additional mass adjacent to it. Back façade of the building facing north has eleven windows locating next to each other at a certain distance. Exterior walls of the building are cement plastered and washed.

In terms of structural and material condition, the building of Service Type 1 is in good condition and only need maintenance of timber architectural elements and floor coverings.

Plan schema and façade organization of the building is mostly conserved. Except from addition of mass to the west façade, there are not any spectacular changes seen in plan schema. On the other hand, alteration is seen only in finishing materials. For instance, ceramic floor and wall coverings are added to the common wet space.



Figure 3.89: Examples of mass addition and alterations in Laundry

In the archive research, original plan and section drawings of 1933 was reached.¹⁰⁴ Compared to current situation, it is clearly seen that laundry was designed as a single building but it was established at one wing of the H-formed dormitory building of Worker’s Pavilions with the rearrangement of inner spaces according to the function. In addition, in the original drawings belonging to Worker’s Pavilions¹⁰⁵; at the right side of the sheet, a site plan showing location of the buildings in the area was given with a coding in which laundry was shown with the letter of “C”. Location of laundry was drawn just on the current location of Milk house which is in the middle of the area surrounded by Worker’s pavilions. Thus, it is concluded that, laundry

¹⁰⁴ See Appendix B, Document No.12

¹⁰⁵ See Appendix B, Document No.11

building was designed as a single building locating in the middle of the pavilions area, hence Milk house was constructed instead and laundry was established at its current location with the original equipment depicted in the original drawings.



Figure 3.90: Original equipment of the Laundry that is still in-service

3.3.3.3. Other Buildings and Areas

Buildings such as multi-storey apartments, canteen, ice house, employee dwellings near pavilions and specialized areas such as greenhouse, beet cooperative and religious service are also measured in the sections below.

Multi-Storey Apartments

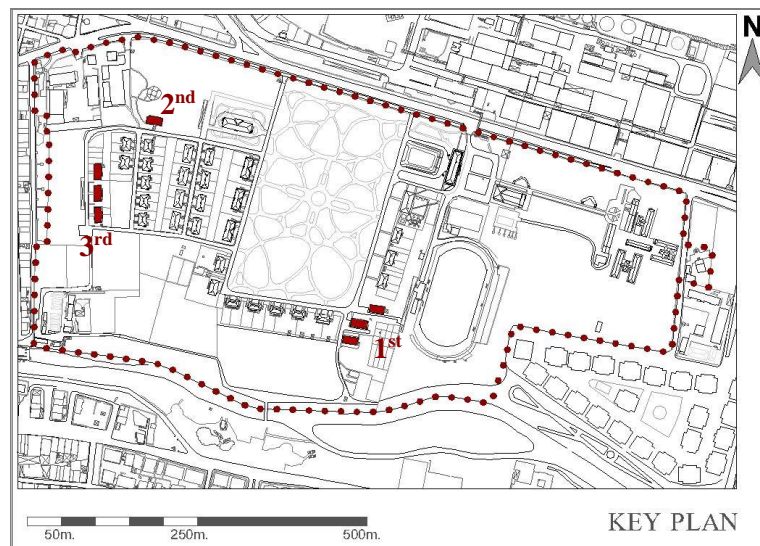


Figure 3.91: Location of Multi-storey Apartments

There are seven multi storey apartments constructed on three different locations of the area in between 1975 and 1982.

First blocks composed of three four-storey apartments which were constructed on the area in between Employee Dwelling Type 1 (B04) and Employee Dwelling Type 2 (B05) in 1975. Entrance to the apartments are given with a wide opening from south and stair halls above are lightened by a longitudinal window system extending across the middle of whole front façade. In each floor at both sides of the stair hall, two housing units composed of three bedrooms; a lounge, a kitchen, a bathroom and a toilet exist. Totally there are eight housing units exist and each unit have two balconies at north and south façades. Apartments are constructed with reinforced concrete skeleton system. Hipped roofs of the buildings are in timber structure and covered with French tile. Rain water drainage is provided with concealed gutter system behind the parapet walls of the roof.

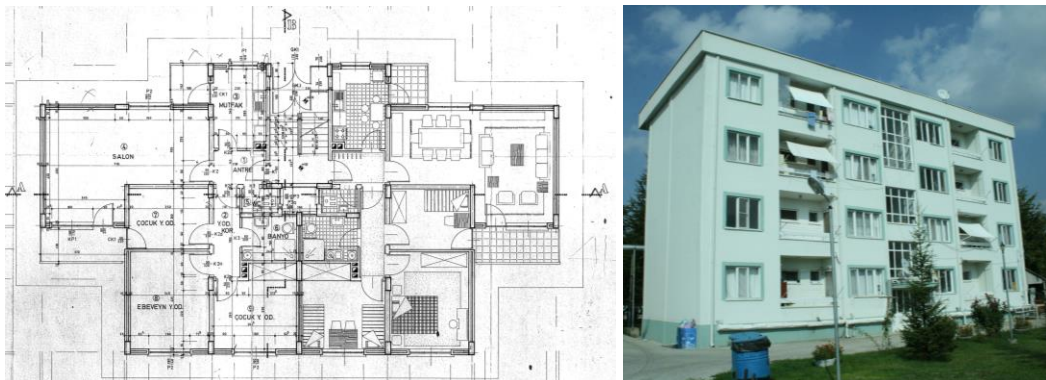


Figure 3.92: Floor plan drawn in 1975 and photo taken in 2014 of the apartments in the first block

Secondly, a three-storey apartment was constructed on the area across the Employee Dwelling Type 9 (B12) in 1978. Entrance to the apartment is given with a wide opening from south and stair halls above are lightened by a longitudinal window system extending across the middle of whole front façade. In each floor at both sides of the stair hall, two housing units composed of three bedrooms; a lounge, a kitchen, a bathroom and a toilet opening through a longitudinal corridor across the entrance exist. Totally there are six housing units exist and each unit have two balconies at north and south façades. Apartment is constructed with reinforced concrete skeleton

system. Hipped roof of the building is in timber structure and covered with French tile.

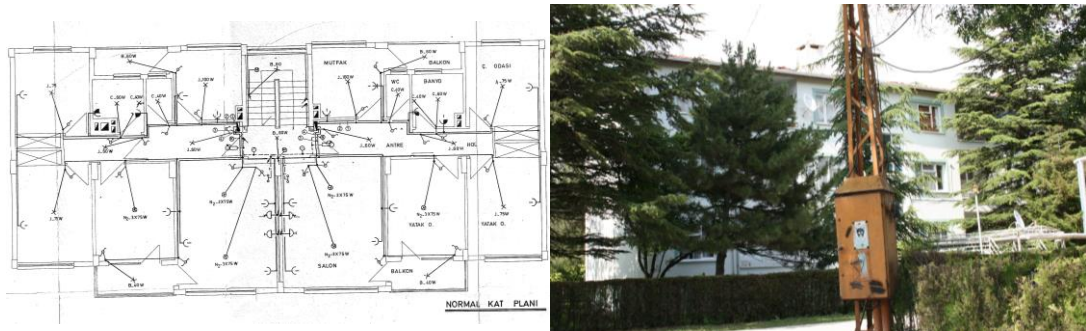


Figure 3.93: Floor plan drawn (in electricity project) in 1978 and photo taken in 2014 of the second apartment block

Third blocks composed of three, three-storey apartments which were constructed on the area behind the Employee Dwelling Type 9 (B12) towards west in 1982. Entrance to the apartments are given with a wide opening from west and stair halls above are lightened by a longitudinal window system extending across the middle of whole front façade. In each floor at both sides of the stair hall, two housing units composed of three bedrooms; a dining room, a kitchen, a bathroom and a toilet opening through a longitudinal corridor across the entrance exist. Totally there are six housing units exist and each unit have two balconies at east and west façades. Apartments are constructed with reinforced concrete skeleton system. Hipped roofs of the buildings are in timber structure and covered with French tile. Rain water drainage is provided with concealed gutter system behind the parapet walls of the roof.

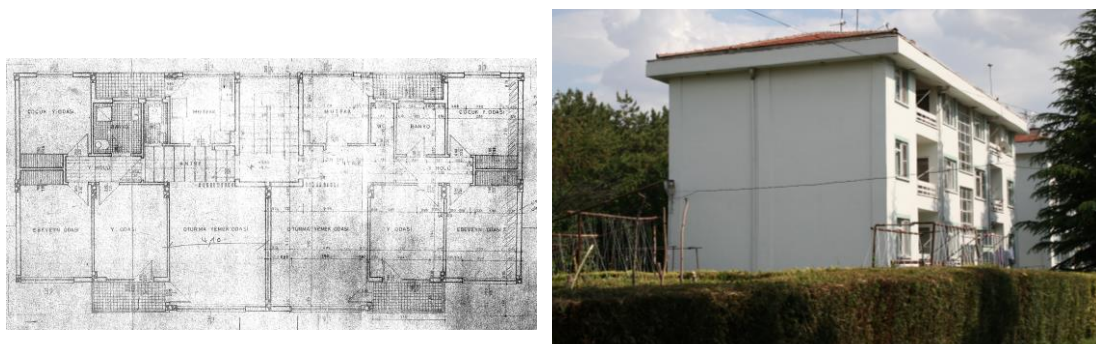


Figure 3.94: Floor plan drawn in 1982 and photo taken in 2014 of the apartments in the third block

Ice House

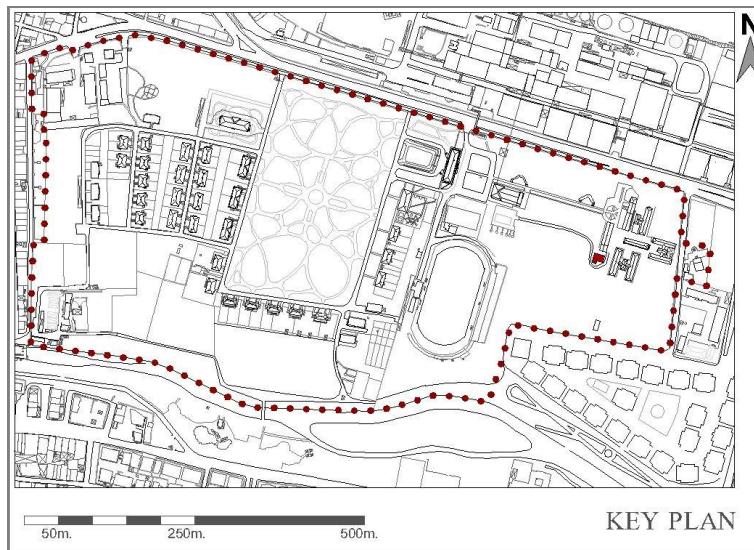


Figure 3.95: Location of Ice House

Ice House building locates at the south-west corner of the isolated area designed for the temporary workers, at the west side of the worker's pavilion at south and near the south edge of the clubhouse. Construction date of the building and the designer is unknown. Building has an L-shape form which is most probably formed after the mass addition at west adjacent to the original square form, at a later construction period. At north façade, there are two entrance doors exist and a transom window locates above the doors. At the south façade, a window in the same form exists at the same level as the one at north façade. Gable roof of the building is in timber structure and covered with French tile.



Figure 3.96: Photo of the Ice House taken in 2014

Canteen and Employee Dwellings

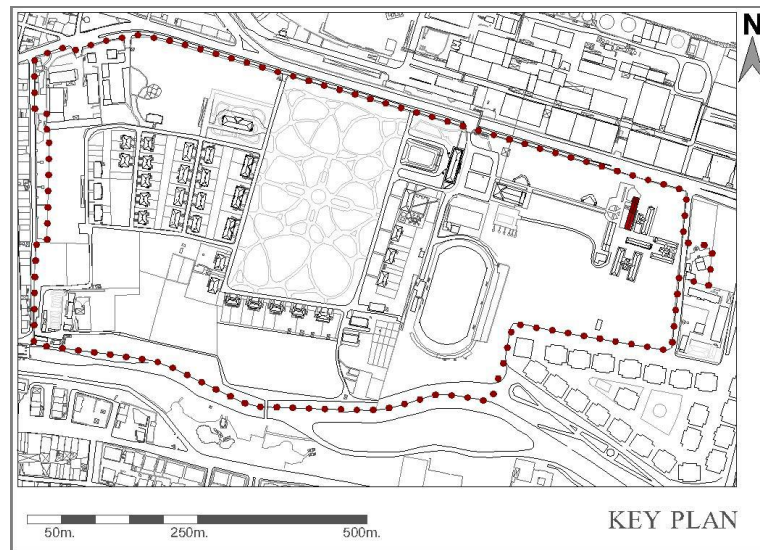


Figure 3.97: Locations of Canteen and Employee Dwellings

Buildings locate at the north side of the isolated area designed for the temporary workers, starting from west side of the worker's pavilion at north and lying towards the north direction. Construction date of the buildings and the designer is unknown. Due to the non-adaptive and unqualified architectural characteristics owned, buildings are left out of assessment.

Green House Area

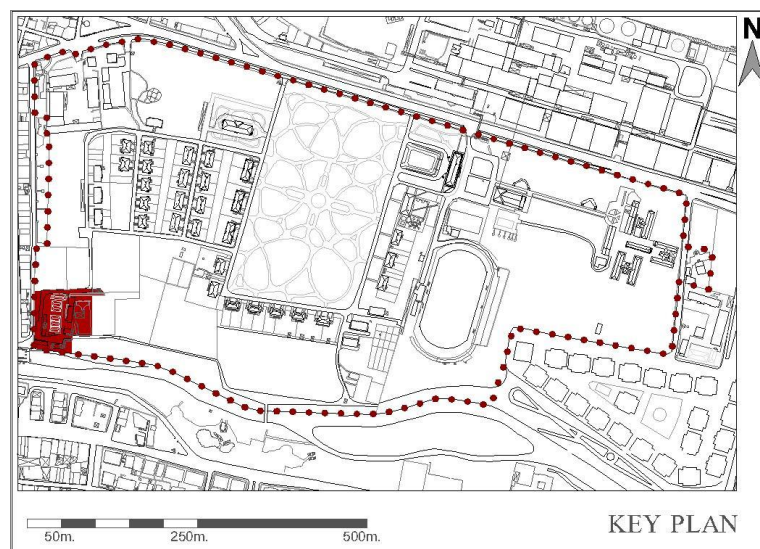


Figure 3.98: Location of Green House Area

Area locates at the south-west corner of the Sugar Factory Social Facilities Area. Green house area locating near the orchards at east composed of recreation areas, nursery grounds, green house buildings, cotes, administration buildings and an employee building. Within the architectural features of the area, information and original drawings of greenhouse buildings dating 1961 were reached. On the other hand, Green House area is seen in the site plan drawn in 1950¹⁰⁶, thus construction date of the area could be considered as in a time between 1934 and 1950.

In addition, in the site plan a building in the name of “projection building” exists which proves the verbal information gained about the fact that movie screenings were conducted in the area at summer times. Besides, it is known that barbeque parties were given and recreation areas were used by the workers intensively. Just after Eskişehir Sugar Factory was included within the scope of privatization in 2000 up till now, social activities as well as production were ended in the course of time. At the present time, Green House is conducting limited production and area has a totally neglected appearance.

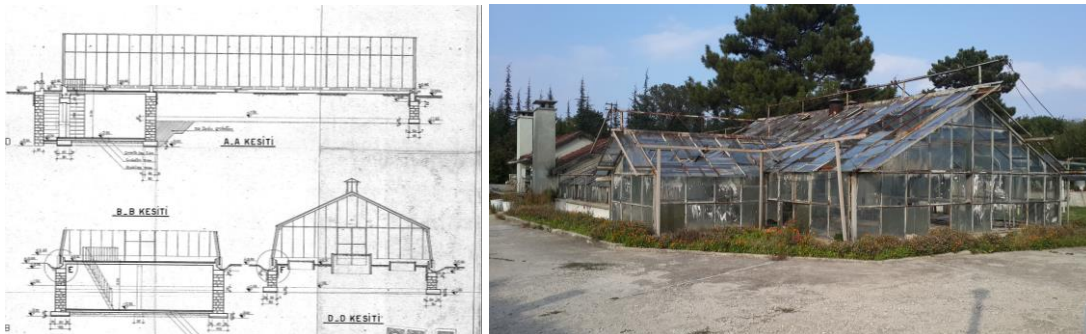


Figure 3.99: Sections drawn in 1961 and photo taken in 2014 of the Green House Buildings

¹⁰⁶ See Appendix B, Document No.01

Religious Service Area

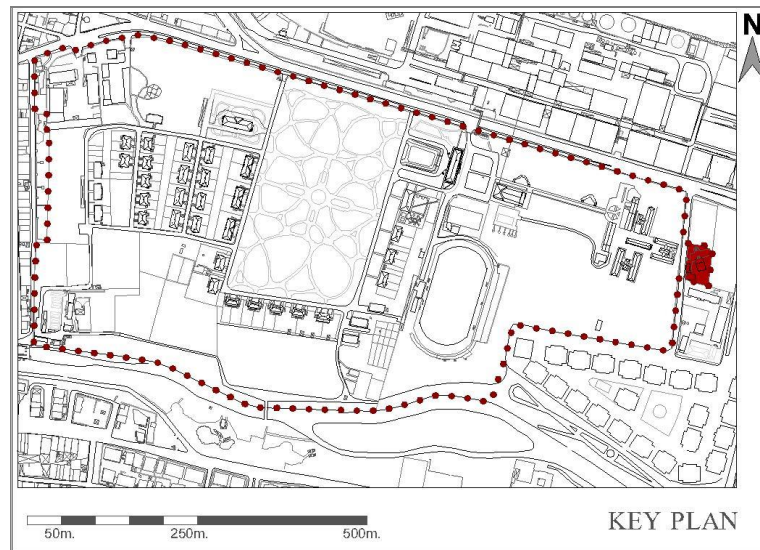


Figure 3.100: Location of Religious Service Area

Area locates at the farthest east end of the Sugar Factory Social Facilities Area and beyond the isolated area designed for the temporary workers. Domed building having a square form in plan level was constructed with reinforced concrete system in 1984. Wide openings spanned with elliptical arches having longitudinal windows inside constitute the main characteristic of the mosque in the Religious Service Area. Area was divided from the Social Facilities Area with a vehicle road crossing in between two areas.



Figure 3.101: Photo of the Eskişehir Sugar Factory Mosque taken in 2015

Beet Cooperative Area

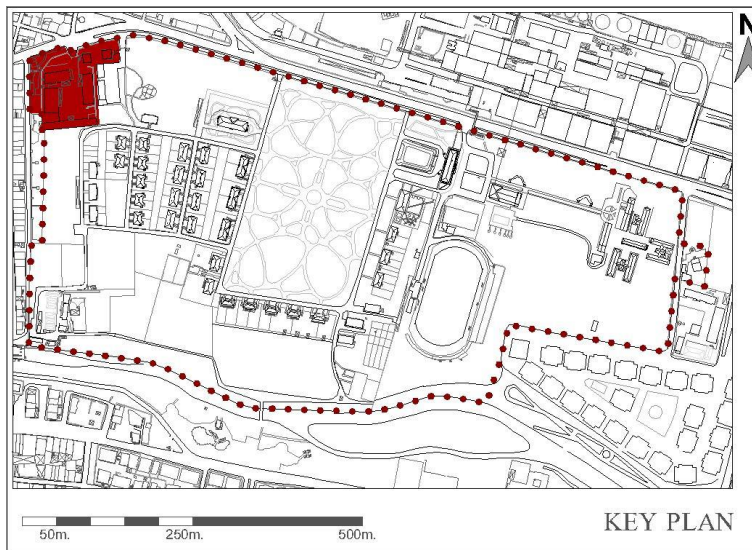


Figure 3.102: Location of Beet Cooperative Area

Area locates at the north-west corner of the Sugar Factory Social Facilities Area. After the establishment of the cooperative in 1951, area was assigned to the cooperative in 1964. Afterwards, administration building, experiment stations and storage buildings were constructed in the area in the course of time.

3.3.3.3. Open areas

Open areas in the study area are classified according to their functions and subgroups in each type are enumerated. Thus, designed green areas, playgrounds and sport areas are studied within the context of their characteristic properties and importance of their existence in the settlement.

3.3.3.3.1. Park ¹⁰⁷

Park locates in the middle of the settlement and surrounded by the 1st street on three directions. Park is composed of three designed green areas such as the huge central

¹⁰⁷ See Appendix A, Inventory Sheet No.18

area in the middle, the area around the girl's dormitory at west side and the area in front of the new guesthouse at east side.

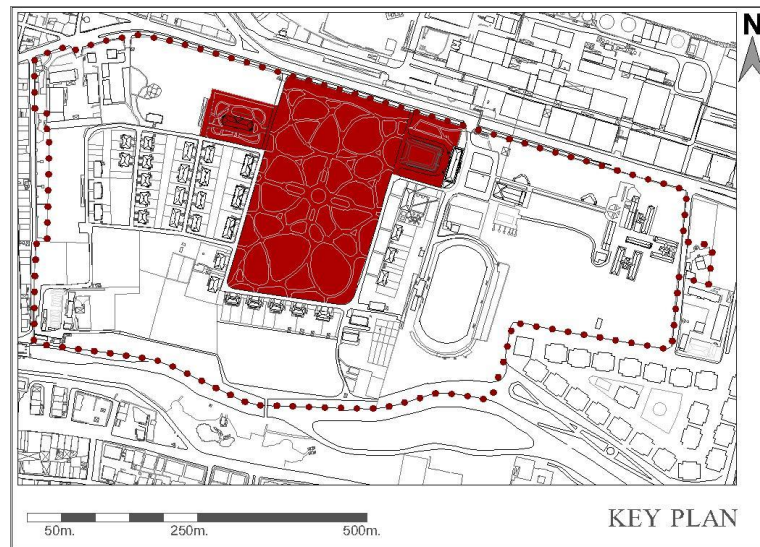


Figure 3.103: Location of Park

Firstly, the biggest central area in the middle of the park was designed in 1934 and the designer is Fritz August Breuhaus. Area covers a land of 59.000 m². In the middle a main axis out of coarse gravel mosaic pavement is lying at east-west direction and at the center a round core is formed. Together with all its components that part is emphasized in the design. Other parts of the area are surrounded by pathways out of compact earth pavement. An organic design approach is seen in the pathways. On the green areas in between the paved areas thousands of trees are planted. According to the information gained from Eskişehir Metropolitan Municipality, almost 7000 trees are planted in the settlement and most of qualified ones such as *Pinea*, *Picea*, *Fraxinus*, *Cedrus*, *Acer* and *Aesculus* are locating in the area. Location of trees has also a landscape approach. For instance, it is clearly seen that coniferous types of trees are densely located at the corner of the area, whereas broad-leaved ones are seen entirely at the inner parts.

Landscape features of the area such as benches, litter bins and lighting columns reflects a design approach of a later time, however, they are totally in a harmony with the area.

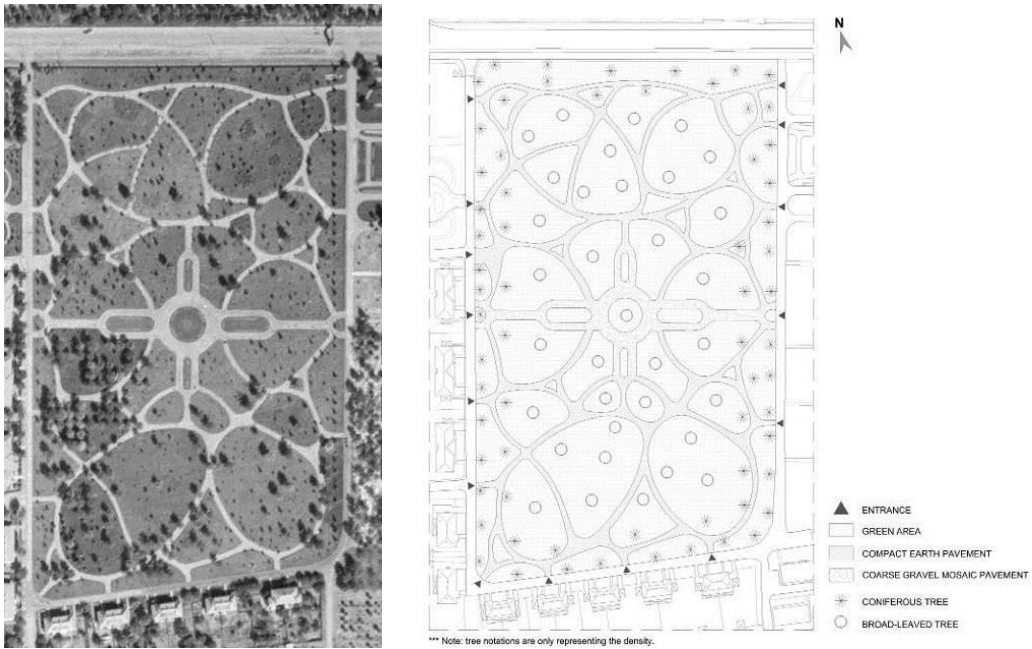


Figure 3.104: Aerial photograph of 1950 and plan drawing of the central part of the park

Secondly, the area around the Girl's dormitory building covers a land of 5.000 m² at the west part of the park.

Today, boundaries of the pathways are not easily seen; hence coarse gravel mosaic pavement is seen partially in some parts of the area. In the project, area is drawn according to the aerial photograph of 1950 in which design is clearly seen.

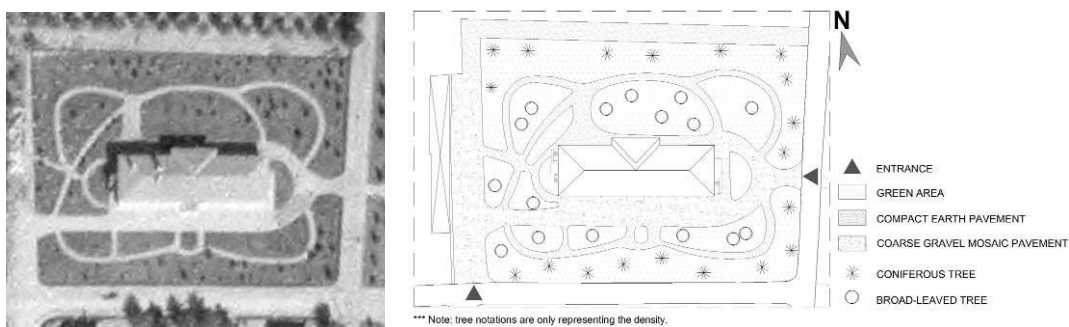


Figure 3.105: Aerial photograph of 1950 and plan drawing of the west part of the park

Main axis out of coarse gravel mosaic pavement is lying at east-west direction and it is wider than the other pathways out of compact earth pavement. Same organic

landscape approach with the central part of the park is also seen in the pathways out of compact earth pavement here. Besides, green areas in between the paved areas are planted with various types of trees. It is clearly seen that coniferous types of trees are densely located at the corner of the area, whereas broad-leaved ones are seen entirely at the inner parts.



Figure 3.106: Coarse gravel mosaic pavement remains and litter bin of the area at the west part of the park

Same landscape furniture with the central part of the park such as benches, litter bins and lighting columns is also used here. Similarly, they are totally in harmony with the area.

Thirdly, area at the east part of the park locates in front of the new guesthouse building which was constructed as an administration building in between 1934 and 1949. The designer of the area is also Fritz August Breuhaus. Area covers a land of 7.350 m² at the right side of the park.

Green area defined by the vehicle road ascending to the main entrance of the building and which is out of granite cube stone pavement is the main determinative element of the landscape design. At four sides of the green area, there are pathways parallel to the vehicle road, and in the center there is a *Picea Pungens* which is the most significant landmark of the settlement. At the north side of the area, a secondary landscape design which resembles the same organic approach in other two parts of the park is seen. Today boundaries of the pathways at north are not easily

seen. In the project, this part is drawn according to the aerial photograph of 1950 in which design is clearly seen.

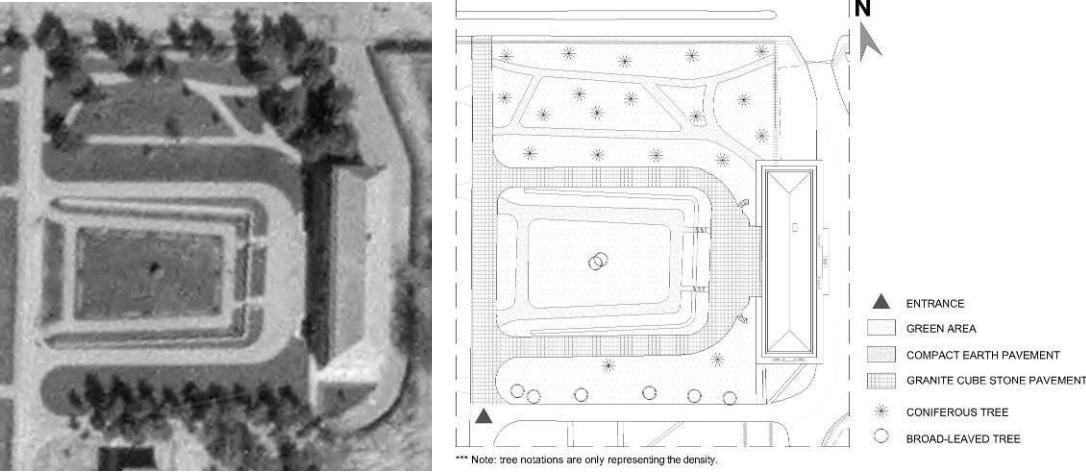


Figure 3.107: Aerial photograph of 1950 and plan drawing of the east part of the park

3.3.3.3.2. Playgrounds

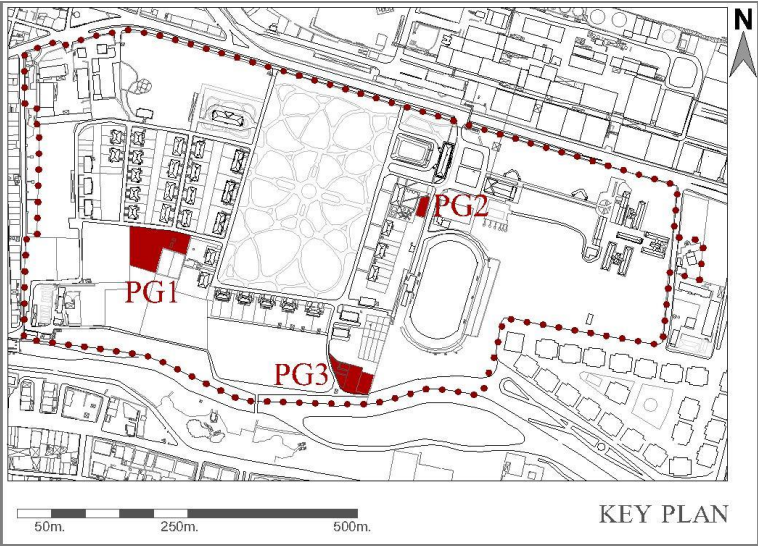


Figure 3.108: Locations of Playgrounds

Playground Type 1

Playground Type 1 locates in the land locating at south part of the 2nd Street and behind the Employee Dwelling Type 4 (B07). Construction date and designer of the area is unknown; hence playground is seen in the photographs taken in 1949. Area covers a land of 4.000 m². All the types of playground structures in the area were changed except from the swing sets.



Figure 3.109: Structures of Playground 1 in 1949 and 2014

Playground Type 2

Playground Type 2 locates at the east part of the Old Guesthouse (B03). Construction date and designer of the area is unknown. Area covers a land of 420 m². All the types of playground structures in the area are conserved.



Figure 3.110: Structures of Playground 2 in 2014

Playground Type 3

Playground Type 3 locates at the south-east part of the settlement, near the border of Porsuk River. Construction date and designer of the area is unknown. Due to the fact that, housing blocks near the area were constructed at 1982; the area is thought to be constructed a date after that time. Area covers a land of 420 m². All the types of playground structures in the area are conserved.



Figure 3.111: Structures of Playground 3 in 2014

3.3.3.3.3. Sport Areas

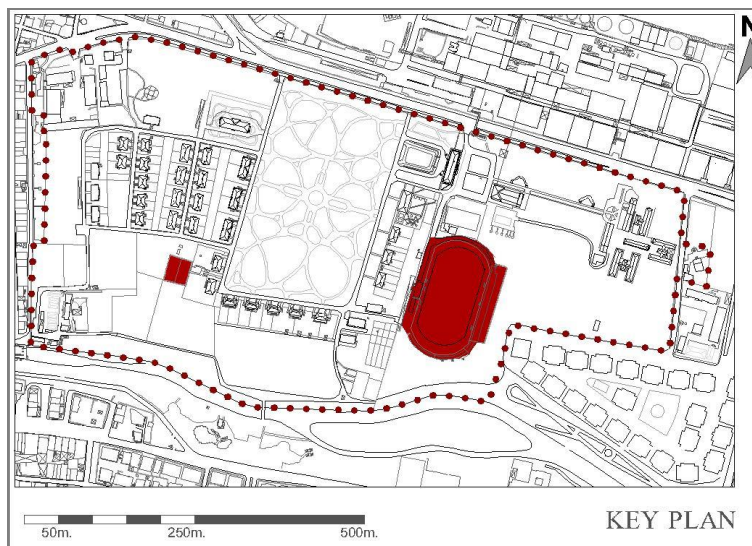


Figure 3.112: Locations of Sport Areas

There are two sport areas in the settlement. The first one is the stadium locating across the main entrance of the settlement at the east side of the Old Guesthouse

(B03). Stadium has a turf football field lying along north and south direction and has dimension of 100 x 70 meters. A grand stand locates at west and an open tribune locates at east side of the field. Stadium is still used for the amateur league football games.

Second sport area in the settlement locates east side of the Playground Type 1. There is a small football field at west and a basketball field at west both of which have dimension of 36 x 16 meters. Basketball field is also used as tennis court temporarily. On the other hand, sport area is neglected and in a bad condition nowadays.



Figure 3.113: Sport areas in the Social Facilities Area

3.3.3.4. Roads

Two road systems are implemented in order to provide the access to the buildings and open spaces throughout the study area. As a part of the settlement pattern, vehicle roads are used as the main approach type, whereas pedestrian ways and pathways are used locally.

Today, vehicle roads are all covered by asphalt. With the help of old photographs and traces found in the area, original covering materials under the asphalt layer are determined. According to the photographs derived from Eskişehir Sugar Factory archives, original vehicle roads are seen as compact earth pavement. In between compact earth and asphalt layers, rough concrete is seen in some parts of the roads today.



Figure 3.114: Original compact earth pavement and rough concrete pavement layers

Pedestrian roads in the settlement are providing shortcuts in between two areas or arranged as hiking trail near the Porsuk River at the south side of the settlement.

Another type of pedestrian way is pathways seen in the Park and they are implemented in order to provide circulation within the green area.

3.3.4. Site Analysis

3.3.4.1. Current Function

Study area which is used as the social facilities area for sugar factory workers compose of employee dwellings, pavilions, dormitory, guesthouses for visitors, leisure and gastronomy buildings, service buildings, as well as specialized areas such as greenhouse, beet cooperative and religious area.

Within the context of studied buildings; housing units outnumber than the other building types. There are thirty-seven employee dwelling units in the settlement. On the other hand, seven buildings used for temporary accommodation such as pavilions for temporary workers, a dormitory for girl students and two guest houses for visitors exist in the settlement. In order to supply social service for factory workers, inhabitants, and visitors; two gastronomy and leisure buildings functioning as restaurant and clubhouse exist. In addition, there are two service buildings in the area. Ice house and laundry locate at the east part of the settlement and laundry is serving worker's pavilions today.

On the other hand, at the north-west corner of the area there is a beet cooperative, on the south-west corner there is a greenhouse and at the east end of the area there is a mosque; area of which is separated from the rest of social facilities area by a road.

3.3.4.2. Original Function

When original function of the buildings is considered, it is clearly seen that employee dwellings have the majority in the settlement. Thirty-seven units constructed in the settlement and, today all of them are preserving their original function.

Two building types were constructed for temporary accommodation; such as a guesthouse for visitors (G) and three worker's pavilions (P), plus these buildings are also preserving their original function today.

Administration building of the settlement was transformed into a guesthouse for visitors after a new one constructed in the factory plants area in 1970's.

Hospital in the settlement was evacuated and had not been in use for a long time. Building was transformed into girl's dormitory in 2000's and put into service again after many years.

Leisure and gastronomy buildings composed of a restaurant and a clubhouse that are preserving their original functions except from the fact that clubhouse constructed as a restaurant (R) and restaurant was constructed as a cinema and ball hall (C). After cinema and ball hall closed down, building is transformed into a restaurant and the old restaurant was refunctioned as a clubhouse for workers.

Besides, there were three service buildings in the social facilities area. Icehouse and laundry are preserving their functions today; on the other hand, milk house was closed down after the demolishment of farm in the factory site, then today ground floor of the building is refunctioned as worker's pavilion.

In addition, specialized areas which are beet cooperative, greenhouse and religious service are all preserving their original functions today.

3.3.4.3. Construction Date

In the social facilities area of the factory complex, in the context of analyzed buildings seven construction phases are determined.

First phase starts with the construction of the settlement in 1934 and last in one year. In 1934, worker's pavilions (B16) at east side of the settlement and guesthouse (BO3) were constructed.

Second phase includes construction of the employee dwellings (B05-B12) and girl's dormitory (B13) at the west side of the settlement in between 1938 and 1945.

Third phase involves in the previous two phases. Construction date of the new guesthouse could not be determined during the research. On the other hand, photographs belonging to the building which are dating 1949 were found. Besides, Green House area is seen in the site plan drawn in 1950¹⁰⁸, thus construction date of the area could be considered as in a time between 1934 and 1950. Thus, construction of the buildings mentioned above is thought to be in a time between 1934 and 1949. Fourth phase simply composed of the construction of two-storey apartment blocks (B04) at the east part of 1st street in 1951.

Fifth phase of construction in the settlement includes restaurant (B01) that built in 1954.

At the sixth phase, three storey apartment blocks were constructed at various parts of the settlement in between 1975 and 1982 in order to increase housing stock of the settlement.

Seventh and the last phase simply composed of the construction of mosque at the east end of the area, in 1984.

¹⁰⁸ See Appendix B, Document No.01

3.3.4.4. Registration Status

In 2001, with the decree number of 1711, thirty-two buildings in the social facilities area were registered by Eskişehir Preservation Board of Cultural and Natural Resources (*Eskişehir Kültür ve Tabiat Varlıklarını Koruma Kurulu*). On the other hand, buildings in isolated area locating at the east part including worker's pavilions, milk house, laundry and clubhouse were not registered even though they involve in the first construction phase of the social facilities area.

3.3.4.5. Construction Technique

According to the information gained from original drawings of buildings and site survey, two types of construction technique is determined; stone + brick masonry and reinforced concrete skeleton system, both of which have reinforced concrete slabs.

In the stone + brick masonry system, foundation walls and bearing walls of basement floors are constructed out of stone, while bearing walls of upper floors are constructed out of brick. Besides, concrete slabs are used in floors. Moreover, roofs are built with timber structure. All of the employee dwellings (B04-B12), old guesthouse (B03), and girl's dormitory (B13) and milk house (B15) are constructed with stone + brick masonry in the social facilities area.

In the reinforced concrete skeleton system, buildings are carried by concrete columns and beams whereas; concrete slabs are used in floors. Besides, walls in basement floor are out of stone and in upper floors walls are out of brick. Moreover, all of the roofs of buildings are built with timber structure except from clubhouse building (B14) in which concrete trusses bear the roof and restaurant building (B01) in which a flat roof is covering the stage. In addition, new guesthouse (B02), worker's pavilions (B16), laundry (B17) and three-storey apartments are constructed with reinforced concrete skeleton system in the social facilities area of the factory complex.

3.3.4.6. Structural Condition

In the site survey, condition of material and structural system of the thirty-eight buildings are analyzed. Results are defined into three groups:

First group includes buildings that are in a good condition in terms of material and structural system and need maintenance. Thus, all of the employee dwellings (B04-B12), old guest house (B03), new guest house (B02) and restaurant (B01) are determined as having a good condition.

Second group includes buildings that are in average condition due to material problems such as dampness related deterioration and material loss in finishing materials and architectural elements. Thus, worker's pavilions (B16), clubhouse (B14), laundry (B17) and girl's dormitory (B13) are determined as having an average condition.

Third and last group includes buildings that are in a bad condition due to their structural problems such as material loss in bearing walls and deep cracks. Thus, milk house building (B15) is determined as having a bad condition.

3.3.4.7. Architectural Interventions

In that study, thirty-eight buildings were analyzed. In order to determine intervention types, seventeen building types are analyzed in detail. In this case, nine dwelling units out of twenty-eight employee dwelling units form nine employee dwelling types and only one dwelling unit in each type were analyzed in detail. The reason is that, in each dwelling type workers in equal status are reside and according to the policy of the factory management all of the workers in each status are treated equally. Thus, any intervention such as alteration, renovation or addition is implemented to all of the units in each type or not implemented to any of them. Therefore, interventions of an employee dwelling type is indicated to all of the units of that type. Moreover, interventions having importance such as mass addition can be determined from the exterior.

In the site survey; alterations, additions and removal actions applied to the buildings were analyzed and results are defined into three groups.

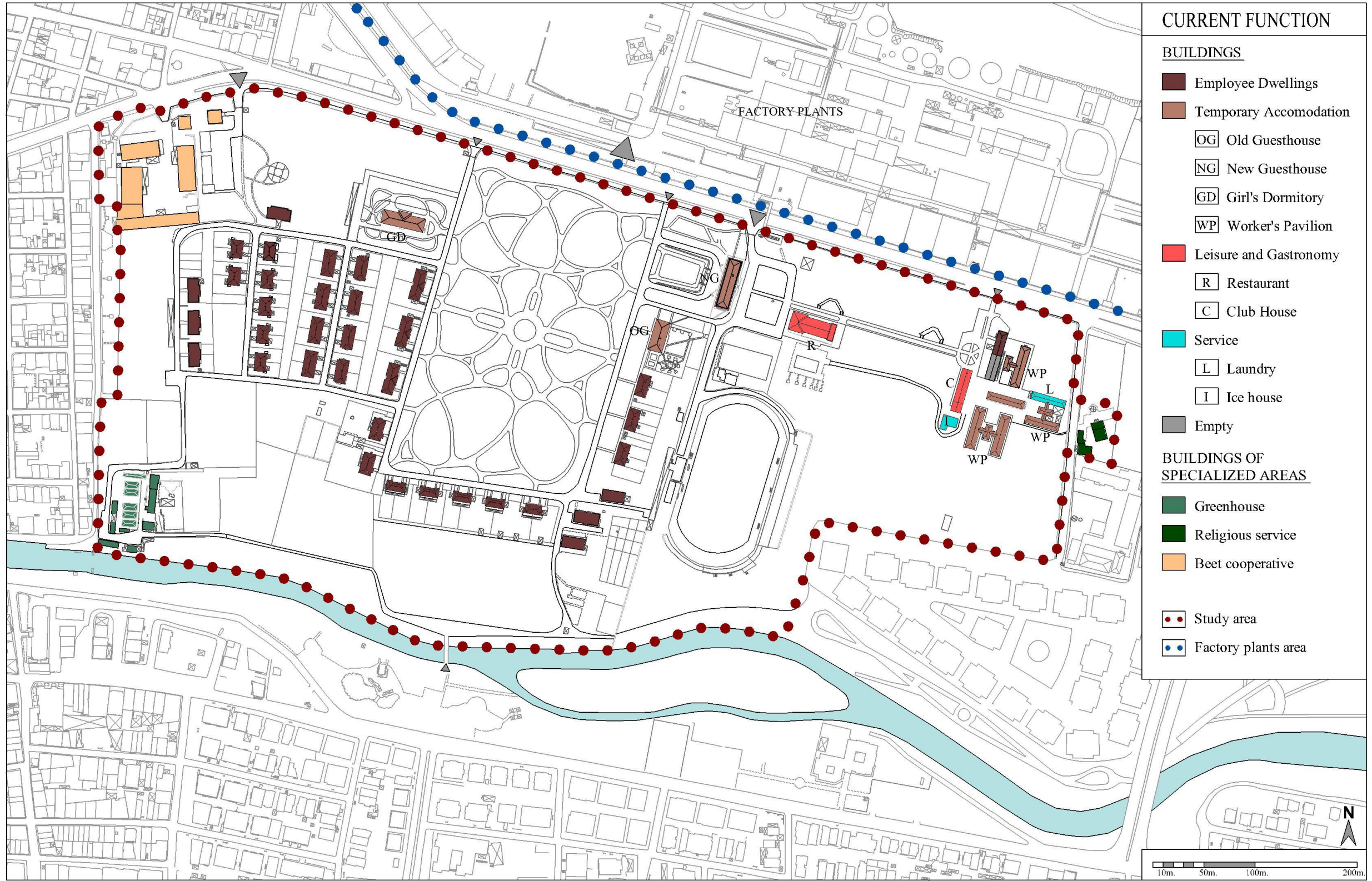
First group includes minimum alteration in finishing material and architectural elements and addition of carport outside of the building. In B04, B07, B08, B09 and B10 first group of change is seen.

Second group includes addition of wet spaces to interior spaces, removal of interior walls, removal of architectural elements, function alterations of spaces and addition of carport outside of the building. In all of the buildings for temporary accommodation (B02, B03, B13, B16) second group of changes are seen due to their multiuser function.

Third and last group includes mass addition together with other type of changes. In B05, B06, B11 and B12 addition of mass is seen in order to enlarge the kitchen space or to add one more wet space to the building. In B01, mass was added to the building in order to enlarge the kitchen. In B14, an adjacent building independent from the original mass was constructed. Mass of B15 building was doubled with addition of a mass having the same sizes with the original one. Moreover, an additional mass was constructed to B17 in order to be used as storage.

SITE ANALYSIS

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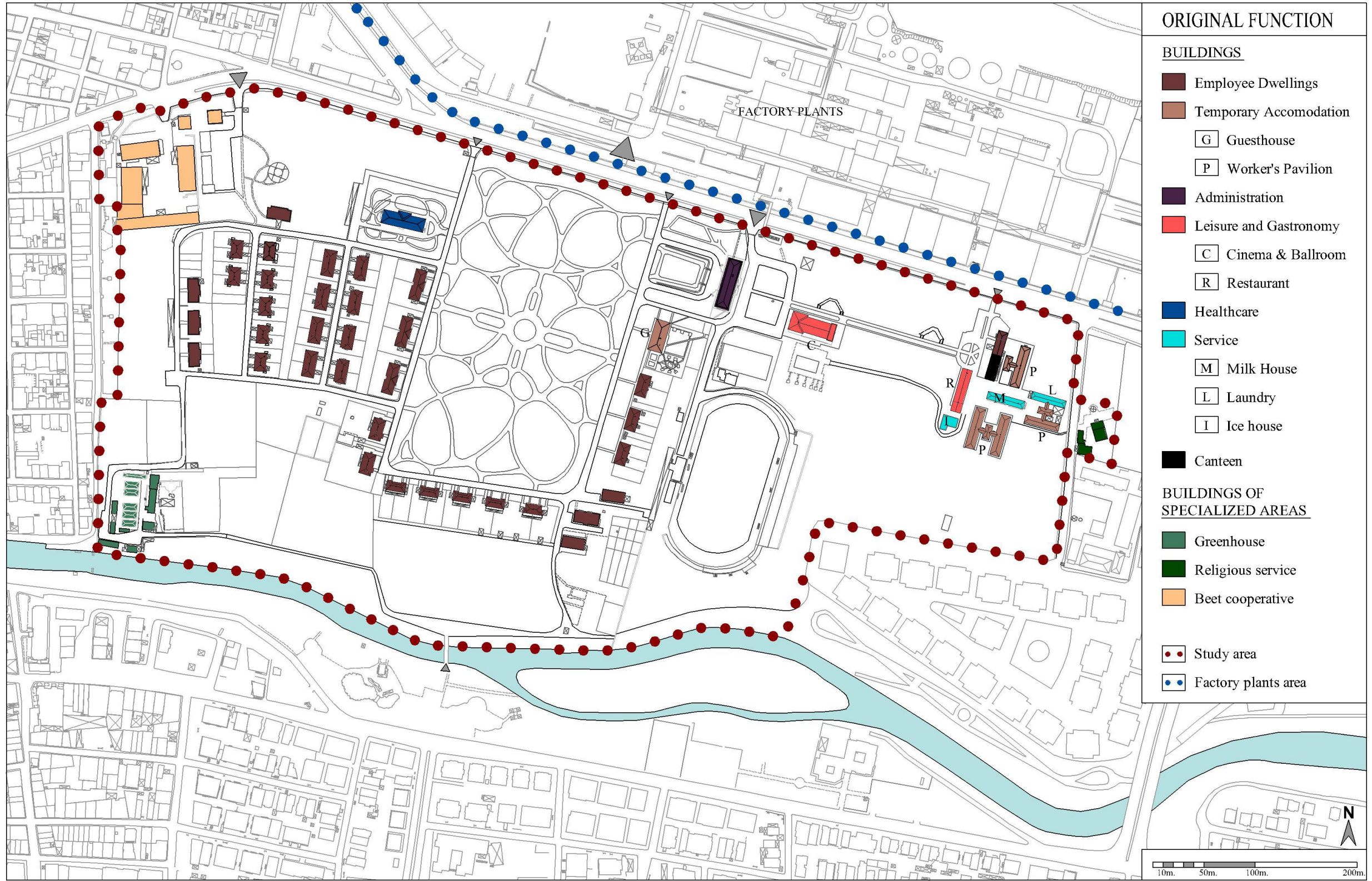
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

SITE ANALYSIS

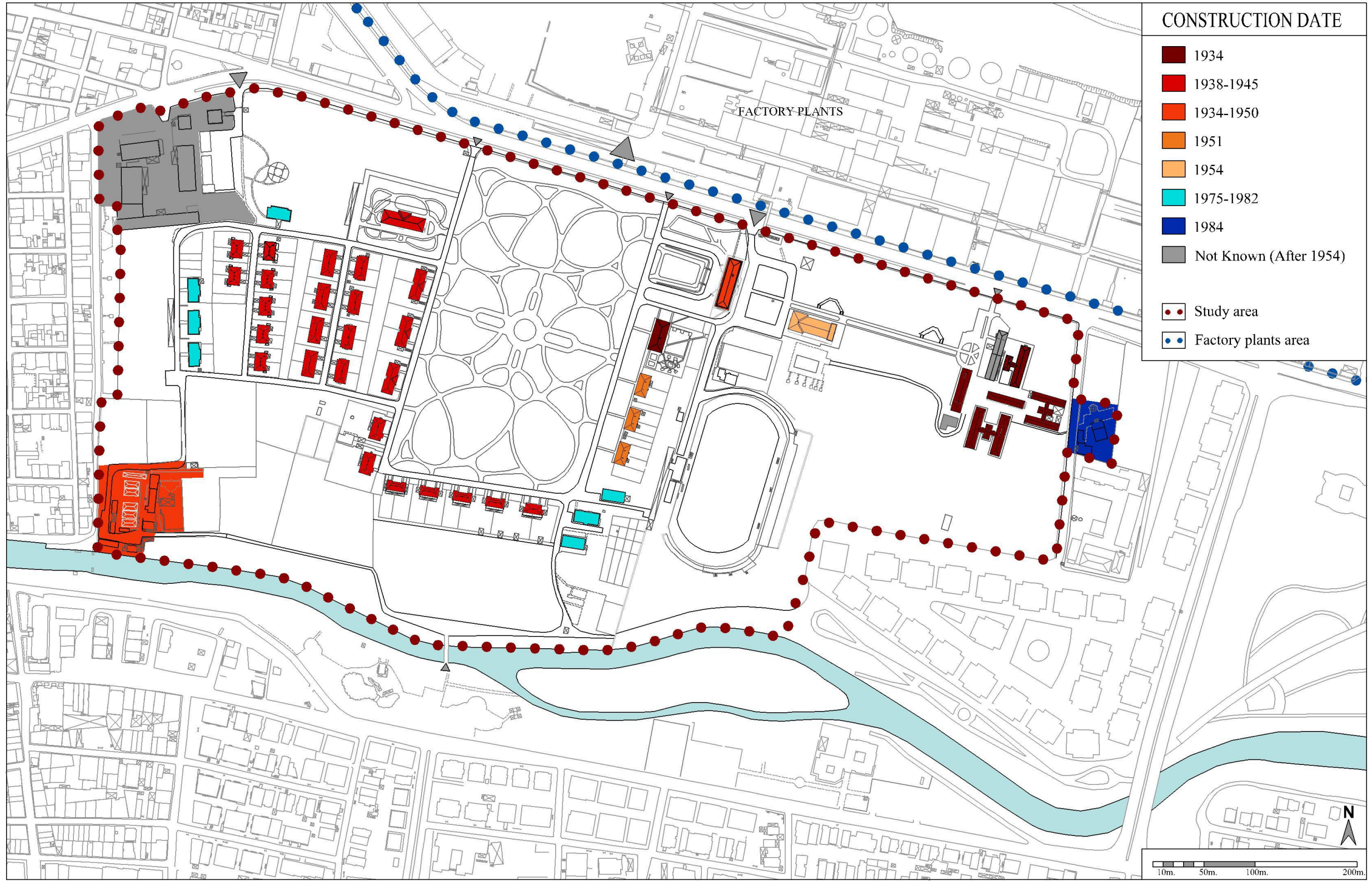
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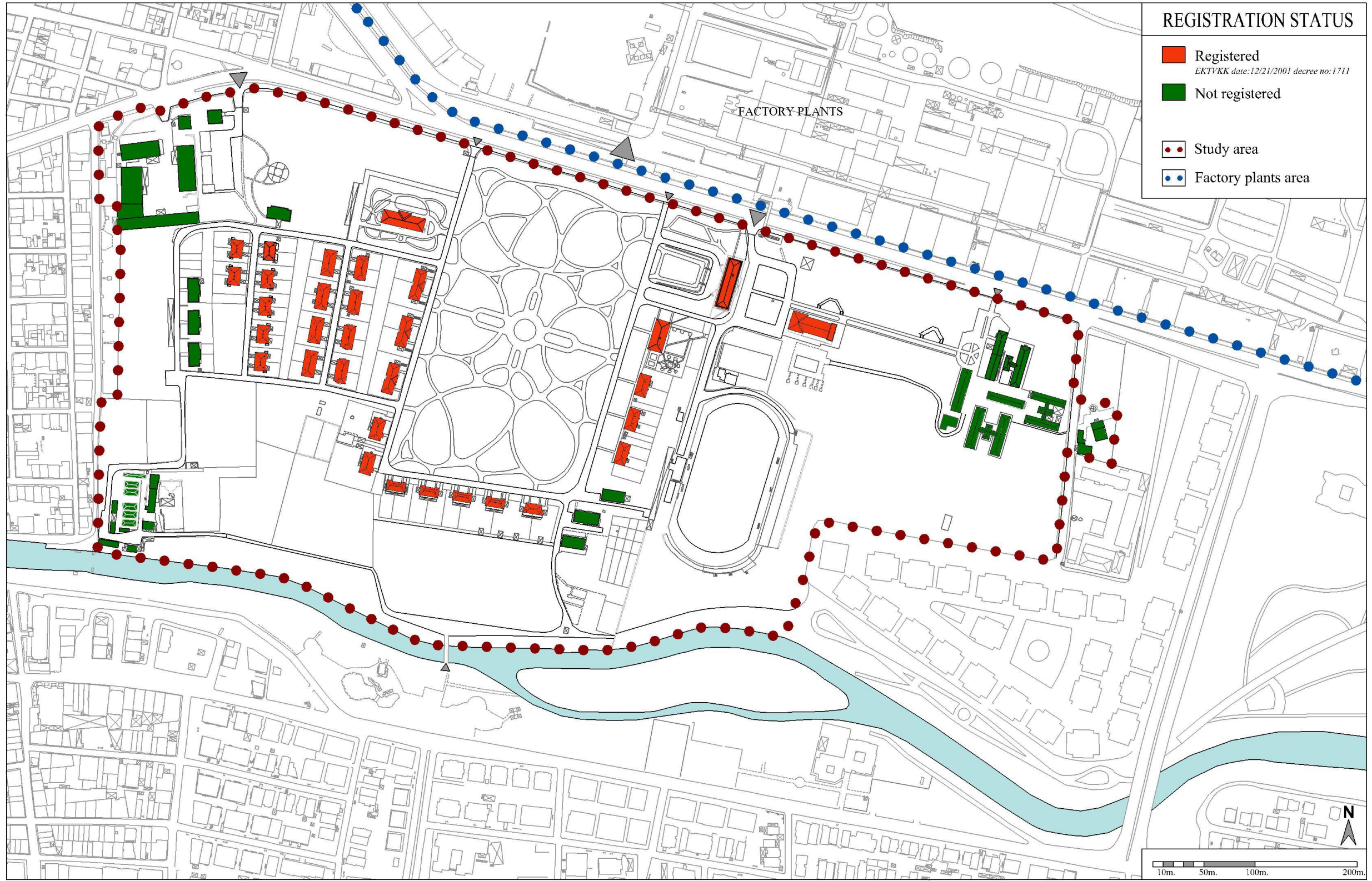
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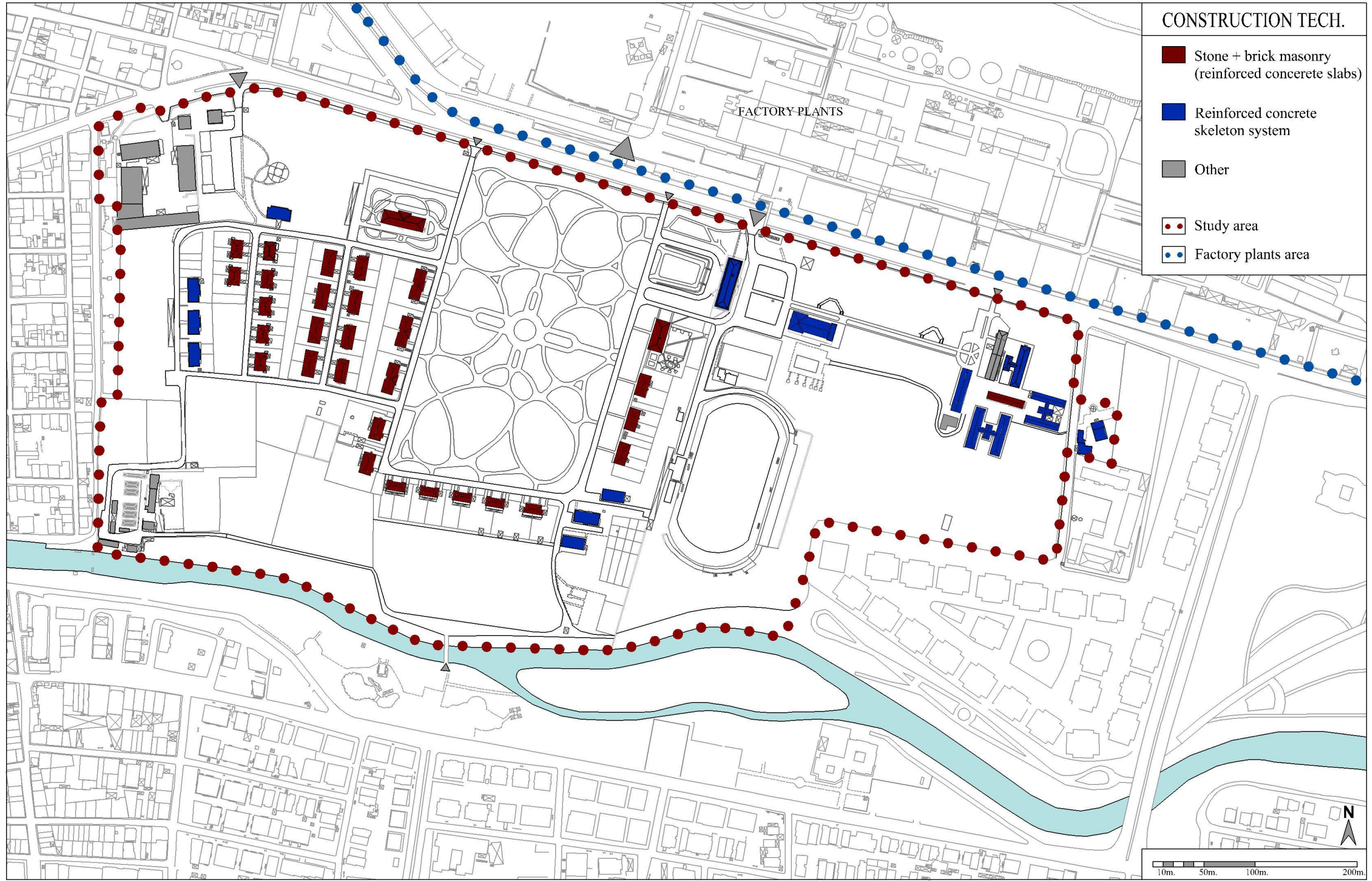
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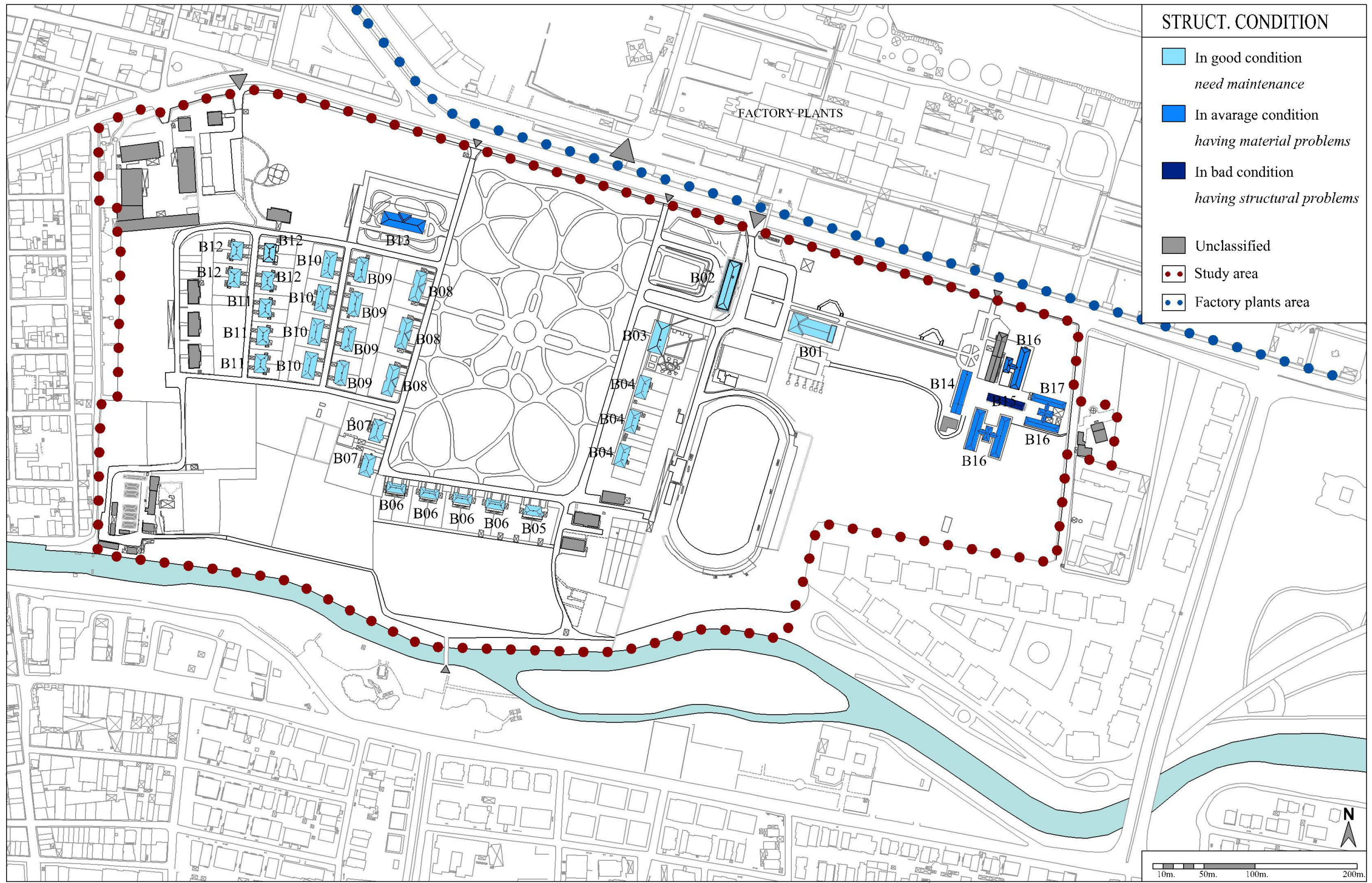


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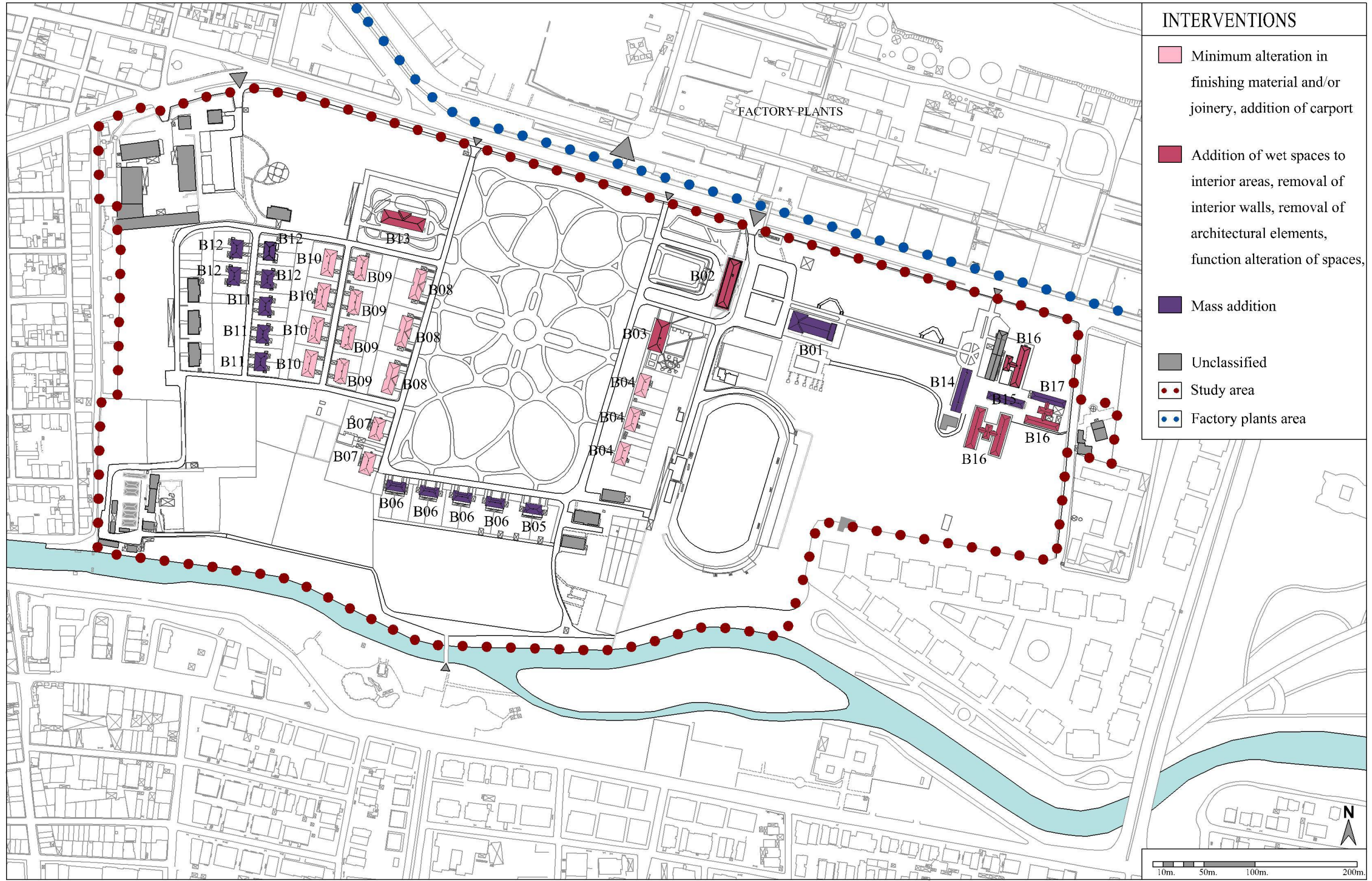
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INTERVENTIONS	
	Minimum alteration in finishing material and/or joinery, addition of carport
	Addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces,
	Mass addition
	Unclassified
	Study area
	Factory plants area



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
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3.4. General Evaluation

The main design approach of the Eskişehir Sugar Factory Social Facilities Area is zoning, which is, separated areas for differentiated functions and/or users. Worker's pavilions which are located at the east part of the area constructed to serve accommodation needs of temporary workers of the Factory. Employee dwellings which are located at the west part of the area constructed to serve accommodation needs of employees of the Factory. Between these two areas, central facilities which also have the main entrance are placed to serve both the needs of guests from outside and employees and temporary workers of the Factory.

Historically, construction of worker's pavilions was started primarily in 1934, followed by construction of central facilities started in 1934 and employee dwellings in 1938.

Worker's Pavilions

The east part of the Social Facilities Area was organized for temporary accommodation. To service the basic needs of temporary workers of the Factory, three worker's pavilion buildings for accommodation, a restaurant building for gastronomy and a laundry building for service use were built in 1934. Both the designs of the buildings and the central and compact design approach were developed by Architect Fritz August Breuhaus in the form of laundry at the center, surrounded by H-shaped pavilions at three sides and by a restaurant building at the west side.

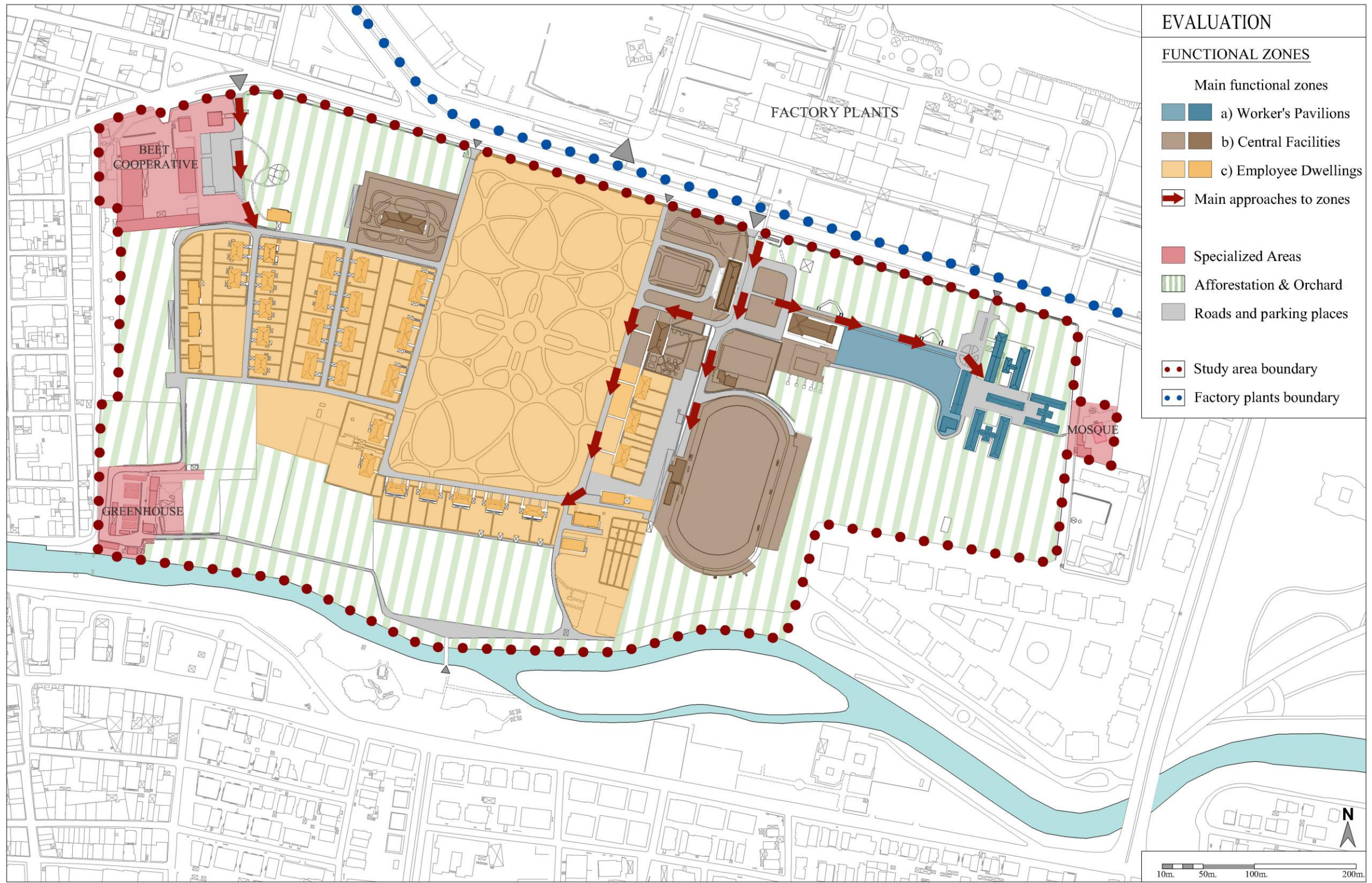
The relation of the area with the main entrance was satisfied by the vehicle and pedestrian roads reaching to the central facilities area. The secondary entrance placed at the north side of the area is closed today. Beside of these entrances, a pathway and an entrance gate were placed at the east side to reach the Mosque that locates across the street.

During the construction, the laundry building was transformed into milk house and laundry was replaced in one of the pavilions. The restaurant building had served for many years to all of the workers and guests in the area. Today it is serving as a club house for social gathering of the temporary workers accommodating in the pavilions. Pavilions and laundry building still continue to serve for the same function as they were constructed for.

Pavilions, club house and laundry buildings were constructed as single storey structures with reinforced concrete skeleton system. In terms of structural condition, buildings are in good condition and need maintenance. The most important intervention done to the buildings is the mass addition which can be seen at the south side of the club house.

Milk house building was constructed as two storey structure (basement and ground floor) with stone and brick masonry system in which floor slabs were built in reinforced concrete. Today, basement floor is out of use and ground floor is used as worker's pavilion. Apart from the other buildings of the area, milk house building has severe structural problems and in bad condition. Mass addition also can be seen at the building.

In terms of registration status, none of the buildings in the worker's pavilion area were registered. Later on, an ice house building, a canteen building and two employee dwellings were added to the area. Today, canteen building is not in use.



Central Facilities

Across the Factory from the Sivrihisar Street, central facilities were organized along the entrance axis lying from the main entrance on the north towards south with a linear design approach on both sides of the axis. Firstly, a guesthouse building for temporary accommodation serving guests from outside was built in 1934 and later on an administration building was added to the area. At the outside of the area, near the workers' dwellings, a hospital building for healthcare was built in 1944. All three buildings were designed by Architect Fritz August Breuhaus.

Beside of these buildings, green area arrangements of which landscape designs composing the Park were developed by Architect Fritz August Breuhaus. These areas were implemented in the center of the social facilities area, at the west side of the administration building and around the hospital building.

Along the axis towards south, a stadium was constructed. In 1954, a cinema & ballroom building for leisure whose architect is unknown was also built in the area. Since the central facilities area includes the main entrance of the Social Facilities Area, main approaches to the zones (vehicle and pedestrian roads) are started from here. The first one is towards east to the worker's pavilions area and the other one is towards west to the employee dwellings area. The secondary entrance placed at the western border of employee dwellings area and near the New Guesthouse, is closed today.

Guesthouse building, which was named later as Old Guesthouse still maintains serving in the same use. Besides, administration building was re-functioned as guesthouse to serve guests from outside and named as New Guesthouse. Hospital building was re-functioned as dormitory for temporary accommodation to serve girl students of the Sugar Factory members in whole country and named as Girl's Dormitory. The cinema & ballroom building had served for many years to all of the workers and guests in the area and to citizens of Eskişehir. Today it serves as a restaurant for gastronomy.

Old guesthouse building was constructed as three storey structure (basement and two upper floors) and girl's dormitory building was constructed as two storey structure (basement and ground floor). Both of the buildings were constructed with stone and brick masonry system in which floor slabs were built in reinforced concrete. Both new guesthouse and restaurant buildings were constructed as three storey structures (basement and two upper floors) with reinforced concrete skeleton system.

In terms of structural condition, buildings are in good condition and need maintenance. The most important intervention done to the buildings is mass addition which can be seen at restaurant building.

In terms of registration status, all of the four buildings in the central facilities area were registered, but green (landscape) areas and sport areas were not registered.

Employee Dwellings

The west part of the Social Facilities Area was organized for employee dwellings. To serve the accommodation needs of employees of the Factory, twenty-five buildings in eight different types were built in between 1938 and 1945. Both the designs of the buildings and the tree structured design approach were developed by the Architect Fritz August Breuhaus in the form of surrounding the Park at the west and separating branches (streets) at the east. On the other hand, green area arrangement of which landscape design was developed by Architect Fritz August Breuhaus was implemented at the Park.

In 1951, three dwelling units whose architect is unknown were built in the area. Besides, seven multi-storey apartment blocks with three different types whose architect is unknown were built in between 1975 and 1982. In addition, three playgrounds and a sport area were included to the area.

The relation of the area with the main entrance was satisfied by the vehicle and pedestrian roads reaching to the central facilities area. The secondary entrances placed at the northwest of the area towards the city center and at the south towards

the Porsuk River are also in use today. Besides these entrances, also a pathway and an entrance gate were placed at the southwest to reach the greenhouse area. The secondary entrance placed at the eastern border of the area with central facilities, is closed today.

All of the thirty-five dwellings and open areas are still continuing to serve the same function today.

A number of twenty-eight dwellings that were built between 1938 and 1951 were constructed with differing number of storey like single-storey, single-storey with basement, two-storey and two-storey with basement. All of these dwellings were constructed with stone and brick masonry system in which floor slabs were built in reinforced concrete. A number of seven apartment blocks that were built between 1975 and 1982 were constructed as three or four storey structures with reinforced concrete skeleton system.

In terms of structural condition, buildings are in good condition and need maintenance. The most important intervention done to the buildings is mass addition which can be seen at some of the dwellings that are in need of wet spaces.

In terms of registration status, twenty-eight dwellings that were built between 1938 and 1951 were registered. Green (landscape) area that was implemented in 1934, sport areas and seven apartment blocks that were built between 1975 and 1982 were not registered.

3.5. Assessment of Study Area

3.5.1. Values

The role of value assessment in the decision making process of cultural heritage conservation is beyond the question. As industrial heritage involves in cultural heritage scope, value assessment for any feature in industrial heritage have quite importance. Besides, consideration of nothing but production plants when industrial heritage is mentioned should be avoided, urgently. In order to develop a holistic

conservation perspective at industrial heritage, each feature forming the whole should be taken into consideration. At this point, definition of industrial heritage should be given clearly. According to *The Principles for the Conservation of Industrial Heritage Sites*, article 1 defines industrial heritage as:

*“The industrial heritage consists of sites, structures, complexes, areas and landscapes as well as the related machinery, objects or documents that provide evidence of past or ongoing industrial processes of production, the extraction of raw materials, their transformation into goods, and the related energy and transport infrastructures.”*¹⁰⁹

The selected study area of this thesis is the *Eskişehir Sugar Factory Social Facilities Area* which is one of the most significant industrial heritages of Turkey. Thus, in order to understand the cultural significance of the study area, to develop appropriate conservation strategies and to determine the framework of conservation decisions related to the site, values of Eskişehir Sugar Factory complex and Social Facilities Area together with all its features should be assessed in detail.

In this context, methodologically, previous studies conducted by various scholars and organizations in the scope of value assessment of cultural heritage were examined ¹¹⁰

¹⁰⁹Joint ICOMOS–TICCIH, 2011, *Principles for the Conservation of Industrial Heritage, Sites, Structures, Areas and Landscapes*, Dublin

¹¹⁰ Examined sources in this section are:

Riegl, Alois, 1982, *The Modern Cult of Monuments: Its Character and Origin*, translated by K. Forster and D. Ghirardo, *Oppositions*, New York, Volume: 25

The Burra Charter for the Conservation of Places of Cultural Significance, 1999, The Australia ICOMOS

Mason, Randall, 2002, “Assessing Values in Conservation Planning: Methodological Issues and Choices”, *Assessing Values of Cultural Heritage*, ed. M. De la Torre, The Getty Conservation Institute, Los Angeles

Madran, E. and Özgönül, N., 2005, *Kültürel ve Doğal Değerlerin Korunması*, TMMOB Mimarlar Odası, Ankara

Köksal, T. Gül, 2002, *İstanbul'daki Endüstri Mirası için Koruma ve Yeniden Kullanım Önerileri*, unpublished PhD thesis submitted to Graduate School of Natural and Applied Sciences, İTÜ, İstanbul

and values relating to industrial heritage and especially to social facilities areas are selected for the value assessment of Eskişehir Sugar Factory Social Facilities Area. These sixteen types of values are listed as:

Age value, historical value, authenticity value, technical/artistic value, document value, sociocultural value, political value, aesthetic value, symbolic value, identity value, commemorative value, educational value, group value, use/functional value, market value and continuity in use value.

Age value can be described as the long time existence of the cultural asset which is more valuable. The oldest buildings date back to Industrial Revolution, thus the most valuable buildings date back to 18th and 19th centuries. Within the context of Turkey, Ottoman and Early Republican Period industrial buildings can be evaluated as having age value.

Since the Eskişehir Sugar Factory is an industrial building that was constructed in 1933 and Social Facilities Area started to be constructed in 1934 with its built-up and open areas, in Early Republican Period. Thus, age value can be determined, especially for the buildings and open areas that were designed by Architect Fritz August Breuhaus and were built in between 1934 and 1949.

Historical value is the relation of cultural asset with historical events and/or with a specific period in history. Economic and political impacts of the modernization movements of Early Republican Period resulted as the industrial buildings with their varying urban and social aspects can be evaluated as having historical value. Industrial buildings themselves can be interpreted as historical buildings/monuments because of their nature, but also the other types of buildings in the social facilities areas of industries such as dwellings can be related to history.

Since the Eskişehir Sugar Factory with its Social Facilities Area is an edifice of Early Republican Period which is a specific period in history of the country in terms of

Kılınç, Ayşem, 2009, *Value Assessment for Industrial Heritage in Zonguldak*, unpublished master's thesis submitted to Graduate School of Natural and Applied Sciences, METU, Ankara

impacts of the modernization movements of the era, historical value can be determined, especially for the buildings and open areas that were designed by Architect Fritz August Breuhaus and were built between 1934 and 1949.

Authenticity value is the originality of the cultural asset in relating to form and design, materials and substance, use and function, traditions and technique, location and setting. The preservation of design, material and construction technique characteristics can be chosen as the main criteria.

Authenticity value can be determined for the buildings and open areas of the Social Facilities Area that have age and historical value, since today they preserve their basic architectural characteristics with less alteration such as design, material, construction technique and nearby environment. The employee dwelling type 1, whose architect is unknown and which was built in 1951 can also be evaluated as having authenticity value due to the fact that its architectural characteristics are very similar to those above. On the other hand, Milk house building can be evaluated as not having authenticity value due to the fact that its mass addition changed main characteristics of the building.

Technical/Artistic value is about the characteristics of cultural asset relating to the experience-based practice, significance of technical and/or structural concept, use and choice of material, workmanship.

For the buildings and open areas that were designed by Architect Fritz August Breuhaus and built in between 1934 and 1949, technical/artistic value can be determined. They have significant architectural characteristics such as design, form, material, construction technique and nearby environment which were rare and new examples for the period.

The employee dwelling type 1, whose architect is unknown and that was built in 1951 can also be evaluated as having technical/artistic value due to the fact that its architectural characteristics are very similar to those above. Moreover, Milk house

building can be evaluated as not having technical/artistic value due to the fact that its mass addition changed main characteristics of the building.

Any cultural/industrial asset has also a **document value** because of the historic nature.

Each cultural asset in the area, buildings and open areas told above together with employee dwelling type 1 and restaurant building has document value due to the historic nature.

Sociocultural value emerges from the links between society and cultural asset and can be evaluated in varying scopes such as political, identity, memory, religious, spiritual. Industrial buildings and areas in general have a variety of workers and inhabitants from different parts of the country and society. Thus sociocultural values emerge from this variety.

Both for the social structure of Eskişehir and for the variety of workers and inhabitants of the Factory, sociocultural value can be determined. The relation of users with the buildings and open areas can be accepted for the whole area.

Political value is about the relation of cultural asset with political ideas and matters such as the use of asset to build ideological causes and to construct national and cultural ideas.

Since the Eskişehir Sugar Factory with its Social Facilities Area is an outcome of not only economical but also political decisions of Early Republican Period policy within the frame of modernization ideal, political value can be determined especially for the cultural assets having age and historical value.

Aesthetic value is derived from the appreciation of a special quality in style, beauty or art of the cultural asset.

For some of the buildings and open areas that were designed by Architect Fritz August Breuhaus and built between 1934 and 1949, aesthetic value can be

determined. They have stylistic architectural characteristics such as design, form, material, construction technique and nearby environment. The employee dwellings, old and new guesthouses and girl's dormitory can be evaluated under this value.

Industrial buildings represent technological development, transformation of life and society and factory buildings can be taken as urban symbols that have **symbolic value**.

Eskişehir Sugar Factory can be taken as a symbol for industrialization of Eskişehir, whereas restaurant building in the Social Facilities Area is a symbol from its past use as cinema and ballroom. Also *Picea Pungens* in front of the new guesthouse building is a symbol for the workers and inhabitants of the Factory and many people in the city.

Identity value is related to the emotional ties of the society with the cultural asset.

It is accepted that establishment of Sugar Factory contributed to the city of Eskişehir to become an industrial city; therefore, identity value can be determined.

Commemorative value is about the personal or public memories linked to a specific site or building.

For the workers and inhabitants of the Factory and citizens of the city, built up areas and open areas of the Factory is an important part of collective memory of the city, hence commemorative value can be determined. The memories of users about the buildings and open areas can be accepted for the whole area.

The interpretation of the cultural asset as having educational aspects, awareness or acceptance of a historical moment or life style can be described as **educational value**.

All of the buildings and open areas in the area, as well as those were built in between 1934 and 1949, and also those built later have architectural characteristics representing their differing construction period in terms of design, form, material,

construction technique and nearby environment. Therefore, educational value can be accepted for the whole area.

Group value is related with the scope of industrial sites are combination of various production and service units, whereas their social facilities areas are composed of different types of buildings.

Since the Eskişehir Sugar Factory is a combination of various production and service units, whereas Social Facilities Area is composed of different types of buildings, group value can be determined for the whole area.

Use/functional value is related to cultural asset's ongoing or potential use for any purpose.

Whether it is re-functioned or not, all of the buildings in the area have use value.

Market value is cultural asset's monetary value that can be tradable and priceable. Since Factory area becomes a part of the city center monetary value of its land can be taken as market value.

Continuity in use value is cultural asset's provision of physical, social and economic benefits.

Whether it is re-functioned or not, the continuation in the usage of all buildings in the area is valuable.

All the components of the area with buildings and open areas are examined at the table below, showing the cultural assets and type of values in the form of '+' in case of the asset has the value; or '+-' in case of asset do not have the value. A column showing the registration status is added to the table to see the relation between values and conservation decisions.

As a result, for the value assessment of Eskişehir Sugar Factory Social Facilities Area, age, historical, authenticity and group values appear as the determining value types.

On the other hand, when values of the features and registration status belonging to them are compared, it is clearly seen that workers' pavilions, milk house, clubhouse, laundry, park, playground type 1 and greenhouse were not registered, despite of having as much value as the other registered features in the area. (See. Table 4.1)

Table 3.1: Value assessment of the study area

Building Type	age	historical	authenticity	technical/artistic	document	sociocultural	political	aesthetic	symbolic	identity	commemorative	educational	group	use/functional	market	continuity in use	registration status
Factory Campus	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Social Facilities Area	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 1	-	-	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 2	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 3	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 4	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 5	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 6	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 7	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 8	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
EMPLOYEE DWELLING TYPE 9	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
OLD GUESTHOUSE	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
NEW GUESTHOUSE	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
GIRL'S DORMITORY	+	+	+	+	+	+	-	+			+	+	+	+	+	+	+
WORKER'S PAVILION	+	+	+	+	+	+	-	-			+	+	+	+	+	+	-
MILK HOUSE	+	+	-	-	+	+	-	-			+	+	+	+	+	+	-
RESTAURANT	+	-	+	+	+	+	-	-	+		+	+	+	+	+	+	+
CLUB HOUSE	+	+	+	+	+	+	-	-			+	+	+	+	+	+	-
LAUNDRY	+	+	+	+	+	+	-	-			+	+	+	+	+	+	-
PARK	+	+	+	+	+	+	-	+			+	+	+	+	+	+	-
PLAYGROUND TYPE 1	+	-	+	-	-	+	-	-			+	+	+	+	+	+	-
PLAYGROUND TYPE 2	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
PLAYGROUND TYPE 3	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
SPORT AREAS	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
9's Block	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
4th Street Block	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Ziraat Block	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Icehouse	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Canteen	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Employee dwellings	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Mosque	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Beet Cooperative	-	-	-	-	-	+	-	-			+	+	+	+	+	+	-
Greenhouse	+	+	+	+	+	+	-	+			+	+	+	+	+	+	-

3.5.2. Problems

With rapid urbanization and growth in population of the city, the urban macroform has also expanded with new settlements through the city peripheries. With parallel to this fact, the boundaries of the Eskişehir Sugar Factory area have been started to decrease via donation and sale of lands to various public and/or private institutions. From 1982 till 2005 the area of the Factory had become smaller more than one-third ratio. Nowadays, the discussion about the privatization of the Factory by selling to the private enterprise is on the agenda, which totally affects the future of the area and cultural assets. The increase in land values which is causing the attention to be drawn up on the site is also a negative factor for the privatization of the area.

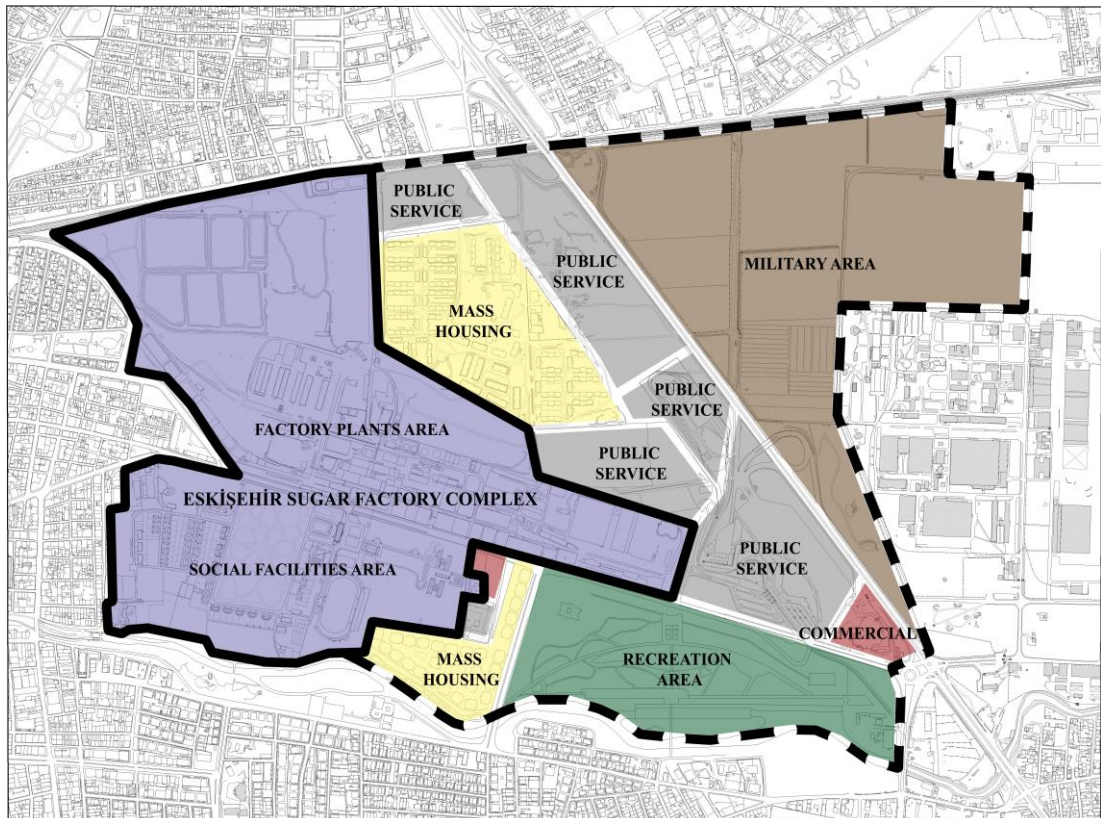


Figure 3.115: Transformation of factory site via transfer of lands

(Reproduced after city map derived from Eskişehir Tepebaşı Municipality)

According to the planning activities of the city, Eskişehir Sugar Factory area was left as industrial area on many master and development plans, and no other decisions were taken on behalf of the area.

The main problem of the social facilities area is the urban development pressure upon the area. As the outcome of the ongoing urban processes mentioned above, mass housing and commercial facilities are threatening the area today from both east and west sides. Moreover, in terms of conservation legislation, although most of the historic buildings in the area were registered, any registration decision was taken neither for the whole plot nor for the open and green areas.

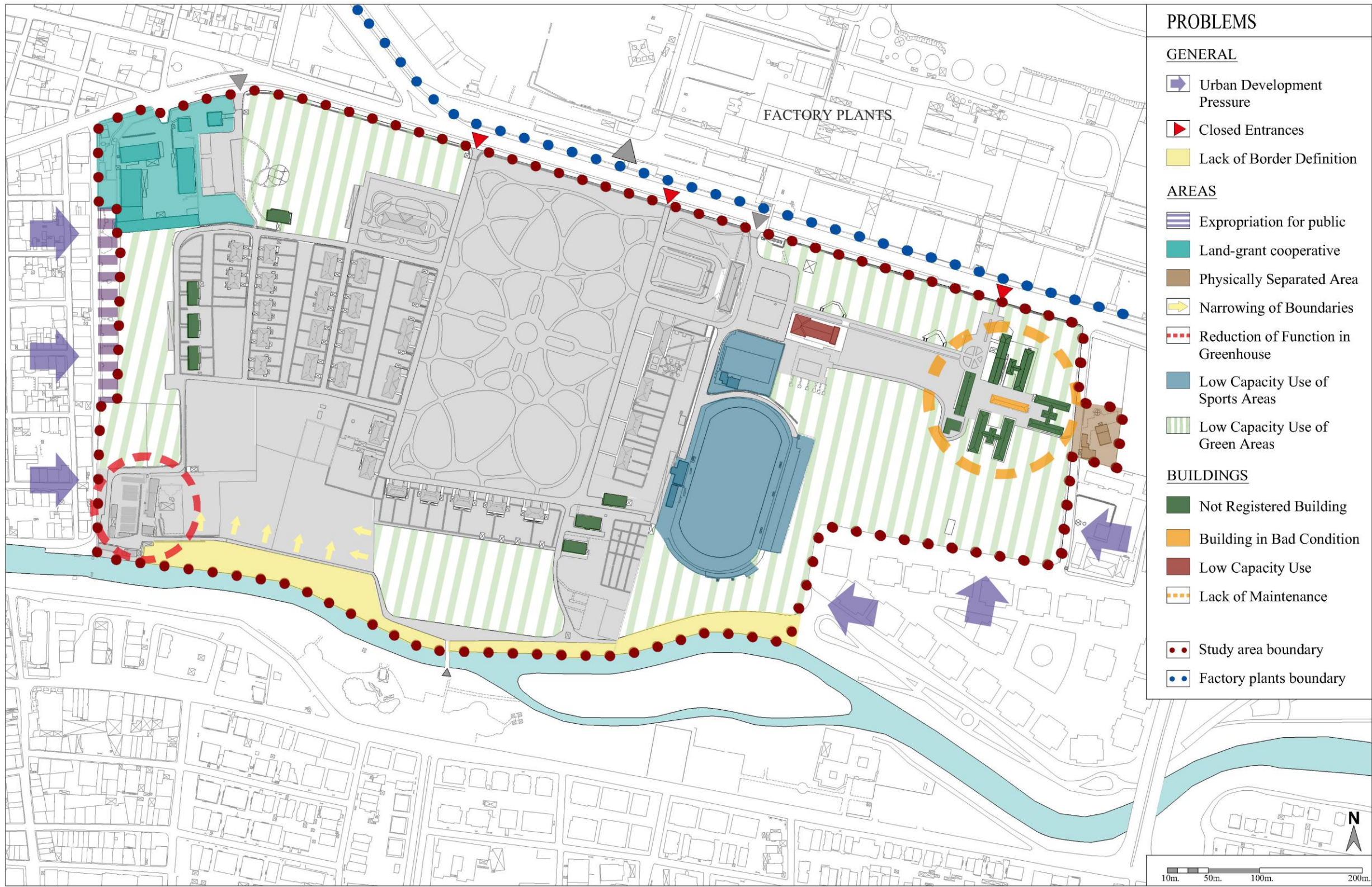
Although most of the historic buildings in the area that were built between 1934 and 1954 were registered, there is no registration decision was taken about the buildings in the worker's pavilion area (worker's pavilion, milk house, club house and laundry) even though they have as much value as the registered ones. In that case, it will be helpful to remind the fact that barn of the campus which was a very important feature of the factory with having a socialist meaning in background had demolished in 1993 and mass housing was erected instead on the lands by TOKİ. Thus, possibility of the same scenario to repeat is posing an extreme threat for the integrity of area.

The other main problems threatening the integrity of the site are the loss of land within the defined borders and separation of the area. Part of the western border alongside the street was expropriated for public and became a green area for public use. The northwest corner of the area was granted to the beet cooperative which is a private enterprise. The religious area at the east with a mosque inside was separated from the social facilities area with a wall and an entrance was left to access the area.

There are also two other general problems observed at the social facilities area, first of which is having three closed entrances on the border along the Sivrihisar Street at north direction and the other one is the lack of border definition along the Porsuk River at south direction. Secondary problems concerning the area can be described as narrowing of boundaries of orchards at the southwest, reduction of function and low capacity production in greenhouse, low capacity use of sport areas and green areas. These problems emerge from the comparison of the cases with the earlier phases.

About the problems concerning the buildings of the social facilities area, registration status, bad building condition, low capacity of use and lack of maintenance can be mentioned about.

Moreover, Milk house building in the worker's pavilion area is in bad condition and need repair whereas the other buildings in the worker's pavilion area need maintenance. In addition, restaurant building has low capacity use on the contrary of the times it had been used as the cinema and ballroom of the factory.



3.5.3. Potentials

The city of Eskişehir is the one of rapidly growing and urbanized city of the Anatolian plateau with its improving economic and sociocultural aspects. Industry has an important role throughout time; but universities located at the city, variety of transportation by air, rail and land, state of art of everyday life offer many opportunities to increase the welfare of the city.

The possibility of the privatization of the Factory by selling to the private enterprise can bring together new potential if it will be realized on behalf of the area and satisfy the continuity in use of the Factory entirely.

The limitations and restrictions of conservation legislation can prevent the urban development pressure upon the area, if the whole area could be taken under preservation. As well as the built up areas, open space areas like green and sports areas have physical sociocultural values to be also preserved. Since the area comes today with its characteristics mostly preserved, conservation legislation can maintain the continuation in the integrity of the area.

Apart from those above, with the other potentials relating directly to the social facilities area, increasing the public integration and integrating new facilities to the area can be taken into consideration.

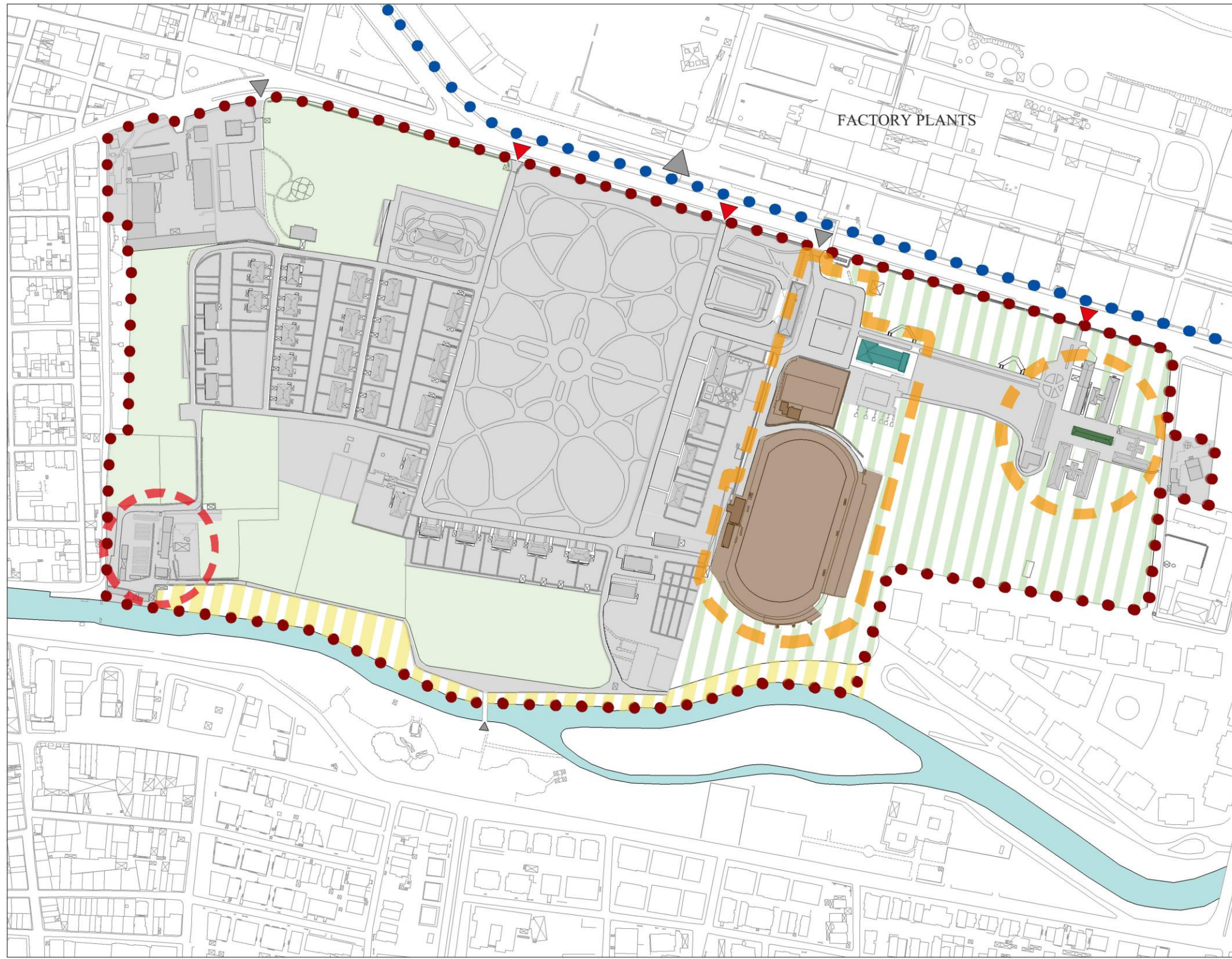
There are two other general potentials observed at the social facilities area. Three closed entrances on the border along the Sivrihisar Street at north can give the potential to access directly to the differentiating zones. The lack of border definition along the Porsuk River at south can give the potential to the new recreational facilities, in which people from outside can also participate.

In terms of potentials of the areas, central facilities zone has the main potential to increase the public integration and new facilities in which people from outside can also participate. Restaurant building can be open to public with new facilities similar to its past use, cinema and ballroom. Open areas within the zone can be rearranged

for public integration and gathering. Green areas and sports areas within the zone that have low capacity use can be benefited for public integration.

If the production and sale in greenhouse can be revived, the area has also potential of public integration similar to its past use. Also low capacity use of green areas surrounding the employee dwellings can be increased with new recreational facilities for the inhabitants only.

About the potentials concerning the buildings of the social facilities area, restaurant building which has low capacity use has potential to increase on public integration and milk house building which needs repair has potential of reuse.



- POTENTIALS**
- GENERAL**
- Direct Entrances to Zones
 - Closed Entrances
 - New Recreational Facility
 - Lack of Border Definition
- AREAS**
- Public Integration & New Facility
 - Central Facilities Zone & Worker's pavilions
 - Public Integration
 - Reduction of Function in Greenhouse
 - Public Integration
 - Low Capacity Use of Sports Areas
 - New Recreational Facilities for the inhabitants
 - Low Capacity Use of Green Areas
 - New Recreational Facilities & Public Integration
 - Low Capacity Use of Green Areas
- BUILDINGS**
- Reconstruction
 - Building in Bad Condition
 - Public Integration & New Facility
 - Low Capacity Use
 - Study area boundary
 - Factory plants boundary



CHAPTER 4

CONSERVATION STRATEGIES AND REVITALIZATION PROPOSALS

Conservation Strategies

Eskişehir Sugar Factory complex together with its Social Facilities Area, established in 1933, was a pioneer one of those factories which are the first examples of modernization thrust of new Turkish Republic. Today, complex constitutes an essential evidence of the physical, economic and socio-cultural structure of the country at the times of Republican Period, which strengthens the significance of the site. On the other hand, significance of the Social Facilities Area of the complex which is identified in the previous sections, have not been studied and/or properly understood neither by the connected people nor by the authorities till now. Thus, in order to conserve the site and its significance, principles and policies should be carefully constituted. In this context, conservation approach constituted for the Eskişehir Sugar Factory Social Facilities Area would be a model for other industrial heritages constructed in various cities of the country in the Early Republican Period, especially for the social facilities areas of factory complexes which are not considered as industrial heritage sites neither by national nor by international organizations dealing with industrial heritage and sites. For this reason, documentations related to industrial heritage are taken out of context due to the lack of an integrated approach including all of the features forming the industrial sites and understanding of industrial heritage as solely production plants and machinery they include.¹¹¹ Instead, in this study, conservation strategies are developed in accordance

¹¹¹Documentation related to industrial heritage and sites are:

TICCIH, *The Nizhny Tagil Charter for the Industrial Heritage*, Moscow, 2003

The TICCIH charter for the identification and protection of the industrial heritage,2003

with national and international declarations, charters and laws related to historical and cultural heritage and sites.¹¹²

First of all, Social Facilities Area as a whole fabric with its physical and sociocultural values to be protected, with built-up areas, sport areas, green areas and roads should be conserved and has to be registered as “Conservation Site” according to the Law No:2863 Article 3, in which the term described as:

“...shall be cities and remains of cities that are product of various prehistoric to present civilizations that reflect the social, economic, architectural and such characteristics of the respective period, areas that have been stages of social life or important historical events with a concentration of cultural property and areas the natural characteristics of which have been documented to require protection.”

By this means, possible application of new built-up areas, mass additions and disintegration of the area will also be prevented within the limits of the law.

Secondly, although the ownership of the Social Facilities Area belongs to the Sugar Factory Company, the integrity of the area must be conserved against the threatening of mass housing and commercial facilities developing at the nearby environment and no other part of the area must be assigned to any other institutions like in the case of Beet Cooperative. In order to preserve the integrity¹¹³ of the area, division of the

Joint ICOMOS – TICCIH, *Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes*, Dublin, 2011

¹¹²Documentation taken into consideration in the study are:

_The Turkish Law no: 5366, *Law On Renovating, Conserving and Actively Using Dilapidated Historical and Cultural Immovable Assets*,2005

_The Turkish Law no: 2863, *Law On the Conservation of Cultural and Natural Property*, 1983

_The Burra Charter: *The Australia Icomos Charter for Places of Cultural Significance*, Revised 2013.

_Icomos New Zealand Charter for The Conservation of Places of Cultural Heritage Value,
Revised 2010

_The Icomos Charter for The Interpretation and Presentation of Cultural Heritage Sites, 2008

¹¹³According to Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage:

parcels belonging to Sugar Factory and Social Facilities Area should be prevented and come to an end. According to the Law No: 2863 Article 18 it is clearly stated that:

“The parcels of immovable cultural property to be protected cannot be divided and combined in a way to affect the cost of the immovable cultural property.”

Moreover, workers’ pavilions, milk house, clubhouse, laundry, park, playground type 1 and greenhouse should be registered by the authorities with respect to their cultural significance and in order to preserve the integrity of the Social Facilities Area.

Furthermore, in order to maintain the authenticity¹¹⁴ of the setting, conservation strategies to be proposed should be formed within the limits of national laws and international charters related to historical and cultural heritage and sites. In the first instance, for the assessment of the significance and authenticity of the setting, a detailed documentation which *means collecting, recording, keeping, and managing information about a place and its cultural heritage value, including information about its history, fabric, and meaning; information about decisions taken; and information about physical changes and interventions made to the place* according to Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage, should be held by the specialists. In addition, records of the research and documentation should be placed in an appropriate archive which is open to the public access.

Integrity means the wholeness or intactness of a place, including its meaning and sense of place, and all the tangible and intangible attributes and elements necessary to express its cultural heritage value.

¹¹⁴ According to Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage Value:

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the cultural heritage value of a place. Relevant evidence includes form and design, substance and fabric, technology and craftsmanship, location and surroundings, context and setting, use and function, traditions, spiritual essence, and sense of place, and includes tangible and intangible values. Assessment of authenticity is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Following documentation, in case of need, conservation projects for the preservation of the determined artefacts should be prepared by the conservation specialists. Conservation decisions in those projects that must seek to preserve or revive of the functional, physical, social and historical characteristics of the assets should be implemented in control of the cooperation between specialists and authorities. Moreover, participation of connected people ¹¹⁵ to the decision making process is highly recommended.

On the other hand, providing public integrity is seen as a must in the manner of the revitalization of Eskişehir Sugar Factory Social Facilities Area which has an important position in the memories of the citizens. Therefore, the usage of workers' dwellings subpart of the area is proposed to be maintained in order to respect the privacy of the current users while public integration is proposed to be implemented in the central facilities subpart, workers' pavilion subpart, green house and surrounded green areas. At this point, revitalization of the original function of central facilities area is promoted with respect to the cultural significance of the area and the artefacts in it in order to increase the participation into the area which is described in The Burra Charter as:

“Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.”

Besides, workers' pavilion subpart of the Social Facilities Area is the most threatened part of the site due to the fact that buildings in the area were not registered by the authorities for an unexplained reason. Moreover, transformation of the Sugar Factory lands to the other public institutions had occurred on the areas not having registered buildings, in the recent times. For this reason, in order to conserve the

¹¹⁵ According to Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage Value:

Connected people mean any groups, organizations, or individuals having a sense of association with or responsibility for a place of cultural heritage value.

integrity of the Social Facilities Area, revitalization of workers' pavilions subpart is proposed via adopting an appropriate use that *should be compatible with the cultural heritage value of the place, and should have little or no adverse effect on the cultural heritage value*, as stated in the Icomos New Zealand Charter for the Conservation of Places of Cultural Heritage, Article 8. In addition, Turkish Law No: 5366 forms the frame for refunctioning of the cultural assets by limiting function types to be adopted and indicating stakeholders to be included in the Article 5, as:

“Limited property rights may be established on the historical buildings and appurtenances thereof owned by public entities to the benefit of associations for public interest, foundations, public professional organizations, other public entities and universities for education, health, cultural and social purposes, and to the benefit of natural persons and private law legal persons for commercial activities provided that such property be restored or preserved in accordance with its historical characteristics and its ownership remain with the owner public entities.”

Finally, the possibility of the privatization of the Eskişehir Sugar Factory via assigning to the private enterprise should be realized on behalf of the area and integrity of the Factory and Social Facilities Areas must be maintained while any incompatible use affecting the significance of the area must be prevented. Under these circumstances, registration of the area as “Conservation Site” becomes more of an issue once more and should be put on the agenda immediately.

In conclusion, development of conservation strategies within the limits of national laws and by means of international charters in order to maintain authenticity and significance of Eskişehir Sugar Factory Social Facilities Area is the main aim of this study. Frame of a sustainable conservation model for the site is proposed and measures are set. In this context, public integrity is promoted in order to reveal public awareness, while limits are finely determined in order not to violate privacy of the inhabitants living in the area. In addition, during decision making and implementation processes, engagement of connected people and stakeholders is highly recommended.

For further processes including management of the site, steps given in the Burra Charter is also proposed to be followed. (See Figure 4.1)

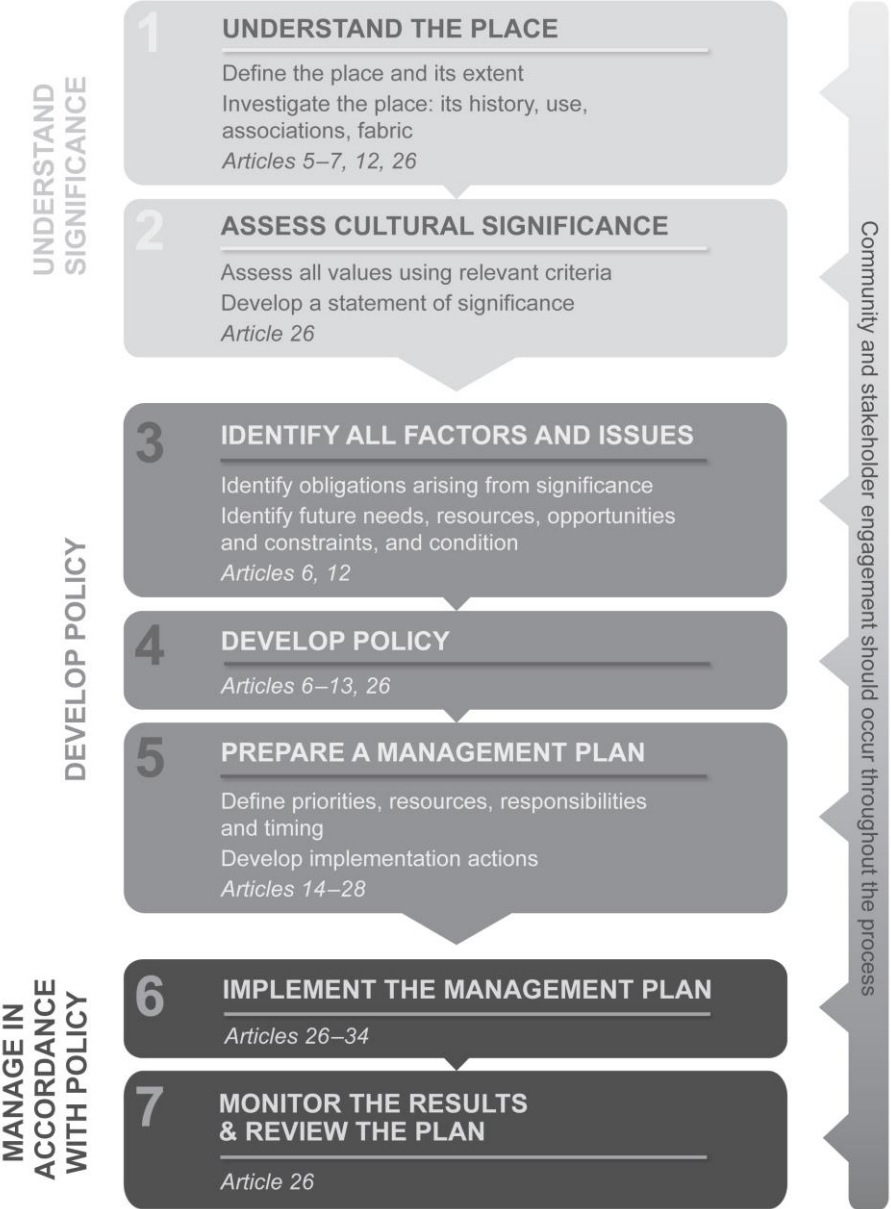


Figure 4.1: Steps in planning for and managing a place of cultural significance

(The Burra Charter: The Australia Icomos Charter for Places of Cultural Significance, Revised 2013)

Revitalization Proposal

In order to achieve the revitalization of the Eskişehir Sugar Factory Social Facilities Area, a balanced usage model should be assigned. With the word balanced usage model, revival and/or re-functioning the built-up and open areas in order to increase public integration is meant. At the present time, site is only used by the workers of the factory, thus public who do not have any access to the area develop curiosity towards it. Moreover, significance of the site is not assessed by the public who do not have any relation with it. Hence, some of the values attributed to the area like commemorative value become weaker as time passes. Moreover, lands of Social Facilities Area are considered possible construction sites by the public who do not have any opportunity to experience the values that site contains. As a solution, public integration to the area and revitalization should be considered in the first place. On the other hand, during the revitalization, limits should be well determined in order not to violate privacy of the inhabitants living in the area. According to the conservation strategies developed in the previous part of the chapter, public integration proposal is prepared within the study in order to revitalize the area.

First of all, in the proposal, closed entrances are opened and according to the location, usage of the entrances is regulated. Main entrance and re-opened entrance near the pavilion is planned to be used by the public; whereas, two re-opened entrances on both sides of the park in the middle of the area mostly composed of employee dwellings are made available for the inhabitants of the area.

Secondly, area formed with the restaurant building and stadium just across the main entrance is assigned to the public use as a new central facilities area. Revival of the original function of the Restaurant which is Cinema & Ball Hall is planned and proposed to be used for audio visual activities and performing arts together with entertainments laid on for special organizations. In addition, stadium that is used under its capacity in the current situation is proposed to be used also by the public with various open-air sport branches. Furthermore, stadium would be use in the celebrations held in national days. Central facilities area is proposed to be managed by Eskişehir Sugar Factory Company; hence participation of Eskişehir Provincial

Directorate of Youth Services and Sports, Eskişehir Provincial Directorate of Culture and Tourism and related organizations to the assigned functions should be requested as the stakeholders.

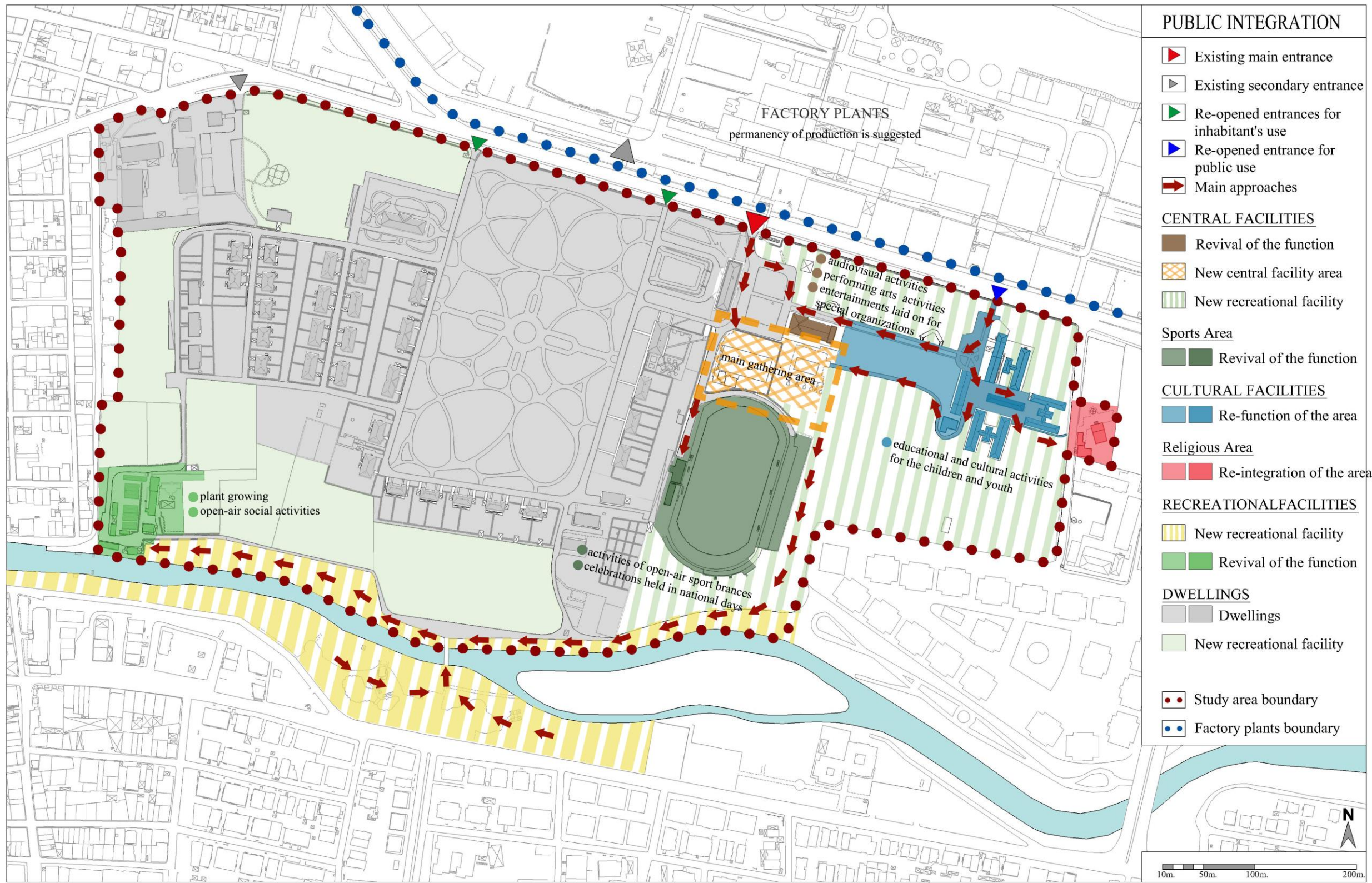
Thirdly, area composed of worker's pavilions and service buildings is proposed to be re-functioned as educational and cultural activities for the children and youth. According to the conservation strategies developed for the site, refunctioning of area is seen as a must in order to preserve the maintenance of the area towards impending mass housing threat and to reveal values and significance included. During the refunctioning process, interventions should be minimum and respecting the tangible and intangible values of the area. Removal of the fabric or alteration of features and spaces should be avoided.¹¹⁶ Central facilities area is proposed to be managed by Eskişehir Sugar Factory Company; with the participation of Eskişehir Provincial Directorate of Youth Services and Sports, Eskişehir Provincial Directorate of National Education, Eskişehir Provincial Directorate of Culture and Tourism, Governorship of Eskişehir, Eskişehir Metropolitan Municipality, Tepebaşı Municipality, Anadolu University, Osmangazi University and connected associations as the stakeholders.

Fourthly, maintenance of the greenhouse area is proposed to be carried out and revival of the original functions which are plant growing and to host for the open-air social activities such as barbeque parties and open-air cinema screening is proposed.

Finally, a greenery zone extending across the Porsuk River connecting greenhouse to the central facilities area is assigned to the public use. Besides, this greenery zone could be used as a whole with the park locating on the other side of the river. Moreover, afforestation areas surrounding new central facilities area and cultural facilities area are planned to be recreational areas and assigned to landscape design conducted by specialists in their field.

¹¹⁶ *Icomos New Zealand Charter for The Conservation of Places of Cultural Heritage Value,*

Revised 2010, Article 6



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE



CHAPTER 5

CONCLUSION

Newly established Republic of Turkey which is aimed for framing an independent and economically strong nation-state constituted modernization of state and society. In accordance with that principle constitution, development and modernization of existing economic, social and cultural structures were in need of being promoted. The regime targeted to form a country and governance which is politically independently of international forces, adopted the model of nation-state as the basis. In order to constitute that model, traces of past monarchial governance were tried to be erased and a new concept of society and sovereignty derived from western countries was developed. Thus, an integrated civilization and modernization policy was adopted in the brances of social life, education, economy, technology and industry.

Moreover, state was regarding industrialization as the primary tool for economic development and independence. In various cities of Anatolia factories and factory campuses for workers established by state at the times when industrialization was seen equal to development of a country and seen as a tool for modernization. In other words, factories were the most important examples of the economic modernization implementation of the state, as well as factory complexes became more of an issue in modernization of the social structure of the cities in which they were established. Those factory complexes most of which were designed and implemented by foreign architects and firms, became model settlements of then due to the fact that they include employee dwellings, accommodation buildings, restaurants, schools, infirmary/hospitals, laundries, baths, kindergartens, sales offices, canteens, sport areas, play gardens and recreational areas except from production plants. In addition, sport teams (in tennis, football, parachuting, bicycling and wrestling); orchestras and

theatre groups of these factories demonstrate that improvement of workers in sport; music and arts were supported by the government. In this context, existence of a policy conducted by the state that was aiming at creating an elite labor force can be concluded. To sum up, those factory complexes significantly affected urban development, social structure and architectural identity of cities.

Sugar factories were also constructed to serve the same purpose. Moreover, as Tanyeli stated, sugar factories not only produced sugar but also were designed as model business organizations and settlements. In those factories, experimental agricultural production and livestock was conducted, workers were living in the same site and were satisfying recreational needs in clubhouse or in other social service areas. Most of the cities got to know a modern way of settlement model and lifestyle from the sugar factory nearby. Other factory complexes of the early republican period conducted actions in order to create a like model of sugar factories even if they were not in the same scale and prevalence.

At this point, Eskişehir Sugar Factory can be considered as one of the most significant epitomes of the factory complexes which were established as the reflection of modern identity in economy, architecture and socio-cultural life, in addition to economic concerns of the state. Besides, factory together with all its components was designed to act as a model settlement and institution in order to adopt and infuse modern way of life to the other citizens in the cities. As well as various functions, factory had been a bridge introducing notions of republic to Eskişehir citizens. In addition, factory was an important constituent that created a “socio-cultural industry” uniting production, education, arts, culture and sports together in one institution.

Alongside the factory having latest technology of the era, social facilities area was constructed in an attempt of supplying physical environment together with social living conditions for the workers. Factory was designed having a human centered model developed to serve a civilized living for the workers who are turning an honest penny. Moreover, factory had been serving in the fields of culture, education, healthcare and sports not only for factory workers but also for the citizens of

Eskişehir. Most of the citizen experience balls, theatre performances, music concerts, movie screenings and sport competitions firstly in the social facilities area of Eskişehir Sugar Factory in the early republican period. First and foremost, citizens learnt to perform social activities with both men and women under the roof of factory.

By this way, factory achieved the ideal of constituting modern Turkish workers; moreover, a model community and their modern way of living infused to the citizens of Eskişehir. Thus, it can be said that Eskişehir Sugar factory had been a key point for the formation of the present modern identity of Eskişehir with The Social Facilities Area contained within the factory.

In this context, Eskişehir Sugar Factory properly fulfilled the task of being a social factory. Furthermore, together with the culture coming from its past, factory still has the potential to resume that social factory role now and in the future.

Thus, in this study solutions were sought in order to evoke the past mission of the social facilities area and proposals were developed in order to re-associate the area with the city and to strengthen the position of the area in the urban memory. However, without conserving the physical structure of the area, revitalization of social structure and mission would be out of question.

First of all, in the thesis documentation of the area and artefacts was seen as the urgent study to be conducted due to the fact that factory has been in the scope of privatization till 2009 and in case of scenario of privatization to occur, demolition of the study area will be within the bounds of possibility. In order to prevent the area from demolition, significance of the area should be well assessed by the authorities and public. Hence, in the current situation, significance of the site is not assessed by the public who do not have any relation with it, and unfortunately in our country it is impossible to protect a cultural heritage without the help of public and non-governmental organizations. Thus, in the thesis public integration and revitalization were considered in the first place to conserve the area. Together with

the revitalized functions of determined building/areas and new functions assigned to workers' pavilions subpart, integration of the area to the city was tried to be reached.

At the present time, when estrangement from the notions of republic is increasing and a bigoted structure of society is tried to be formed, conservation and maintaining of physical and social values of Eskişehir Sugar Factory Social Facilities Area which was designed as a school and culture center for the whole city and which was assigned to the enlightenment of the society mission by the founders of republic, is of capital importance. By this way, the modern identity of Eskişehir will be maintained, moreover the understanding of constructing artificial recreational areas even not having any identity will change and Social Facilities Area of Eskişehir Sugar Factory will be a guiding example for the designers and authorities in the near future.

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APPENDIX A

INVENTORY SHEETS OF THE ARCHITECTURAL FEATURES

Eighteen inventory sheets are prepared for the buildings and green area given below:

B01- Restaurant

B02- New Guesthouse

B03- Old Guesthouse

B04- Employee Dwelling Type 1

B05- Employee Dwelling Type 2

B06- Employee Dwelling Type 3

B07- Employee Dwelling Type 4

B08- Employee Dwelling Type 5

B09- Employee Dwelling Type 6

B10- Employee Dwelling Type 7

B11- Employee Dwelling Type 8

B12- Employee Dwelling Type 9

B13- Girl's Dormitory

B14- Club House

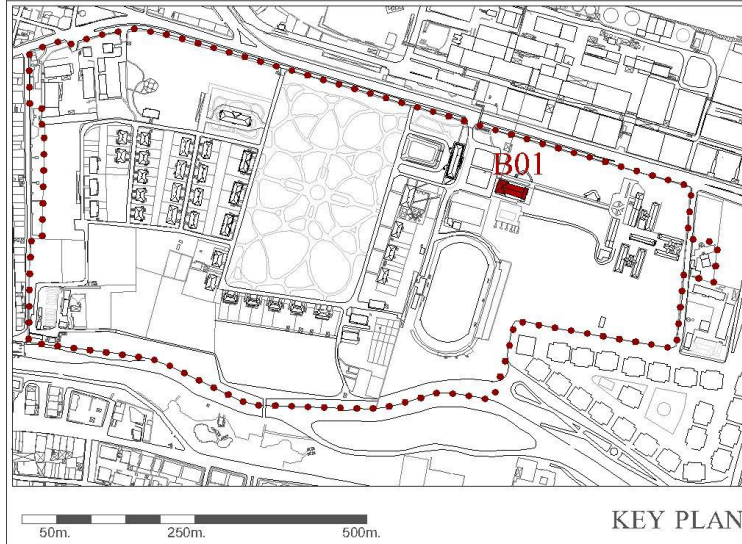
B15- Milk House

B16- Worker's Pavilions

B17- Laundry

PARK

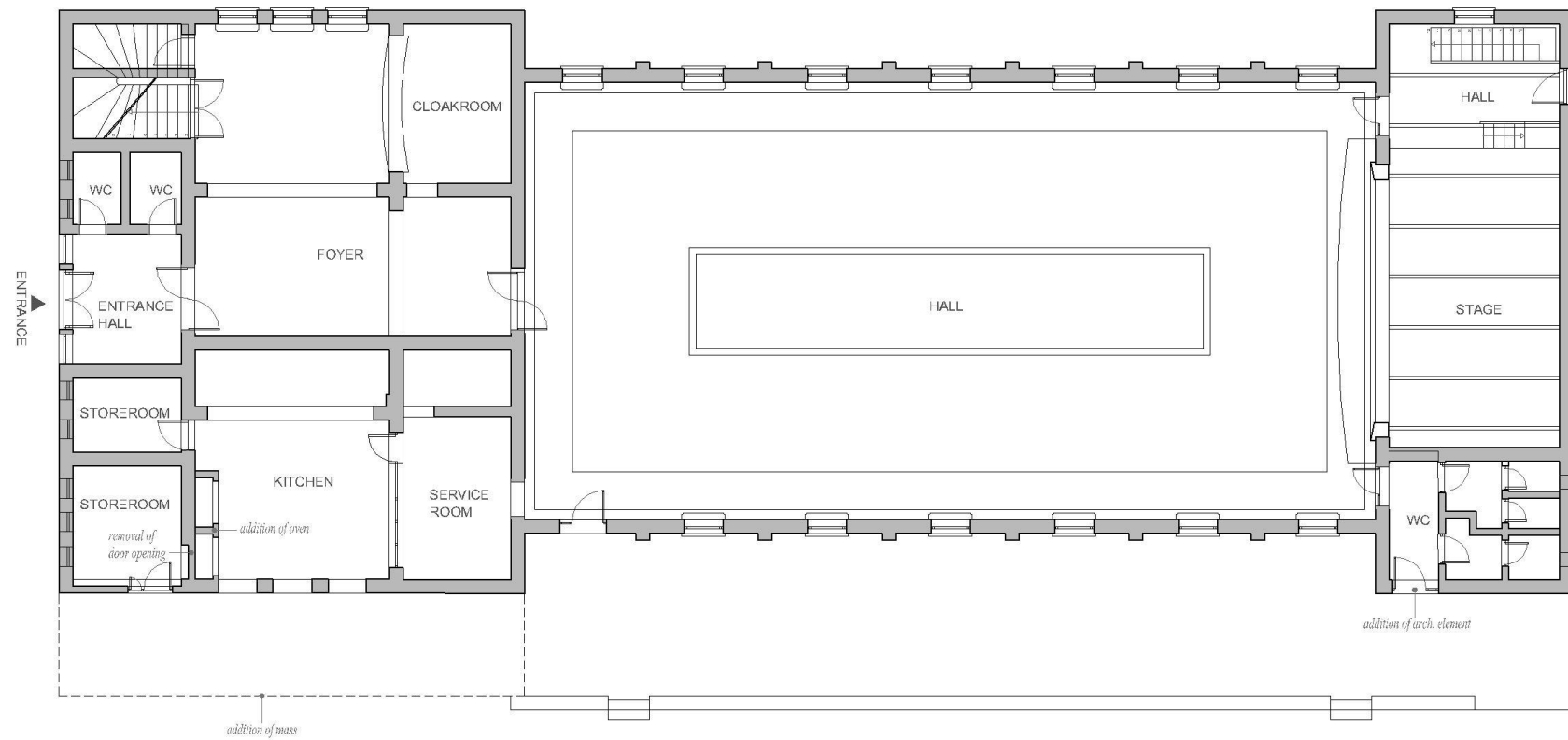
B01-RESTAURANT



DATA

Building id:	B01	No. of stories / Building height:	Basement + 2 / 7,5m.
Construction date:	1954	Construction technique:	Reinforced concrete skeleton system
Designed by:	Unknown	Finishing materials	Facade: natural stone & cement plaster+wash
Category:	Leisure and Gastronomy		Roof: french tile
Original function:	Cinema & Ballroom		Interior walls: cement plaster+wash
Current function:	Restaurant		Floor: terrazzo & mosaic tile & vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance</p> <p>2 : in average condition, having material problems</p> <p>3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery</p> <p>2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces</p> <p>3 : mass addition</p>	

MEASURED DRAWINGS



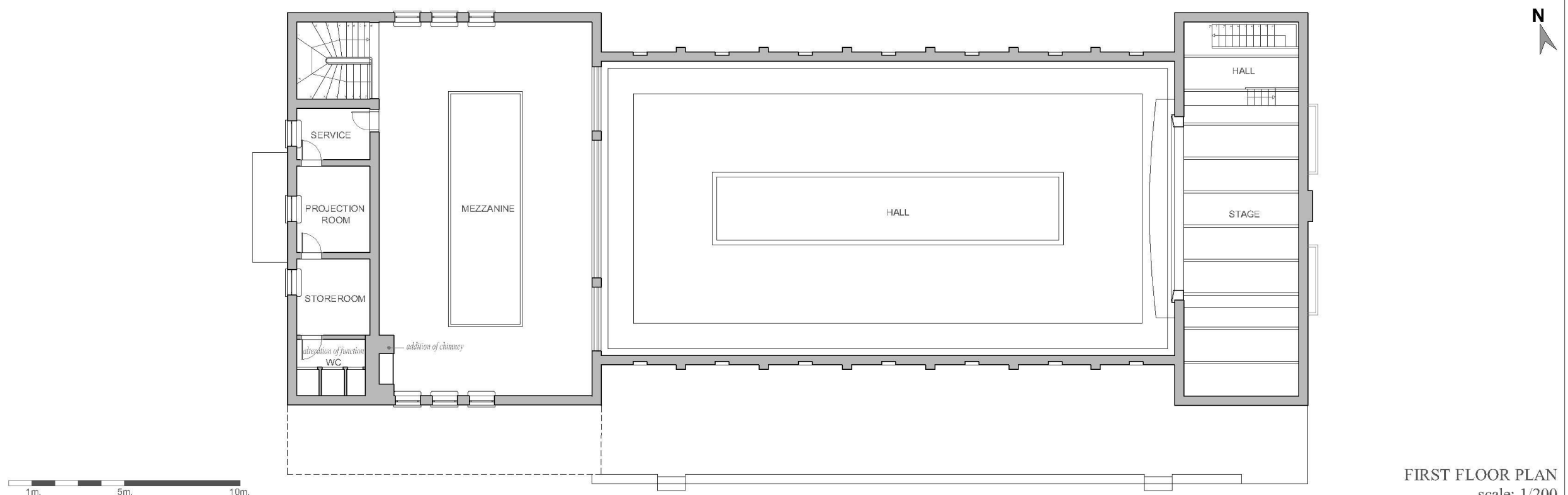
GROUND FLOOR PLAN
scale: 1/200

MEASURED DRAWINGS (cont'd)

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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BASEMENT FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no **01a**

PHOTOGRAPHS



exterior view from south-west



entrance door from inside



foyer and cloakroom



exterior view from south and mass addition



hall and stage from mezzanine



mezzanine from hall



exterior view from east



mezzanine



ceiling of stage



motion picture projector

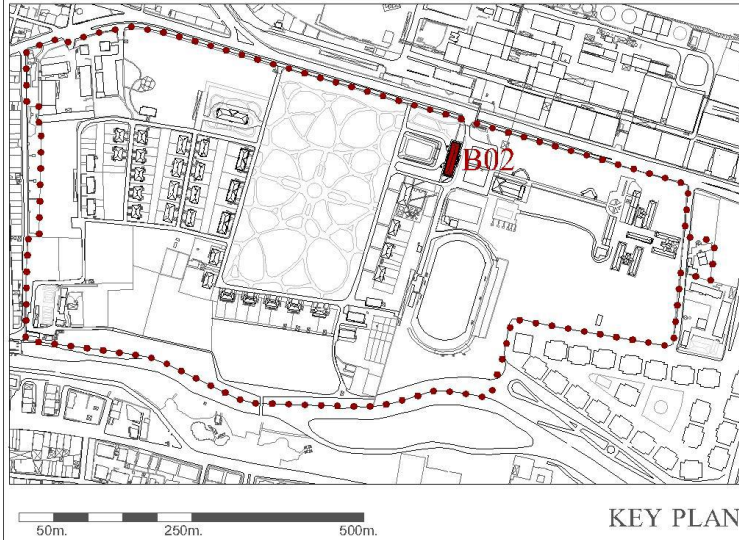
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
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inventory no 01b

B02- NEW GUESTHOUSE

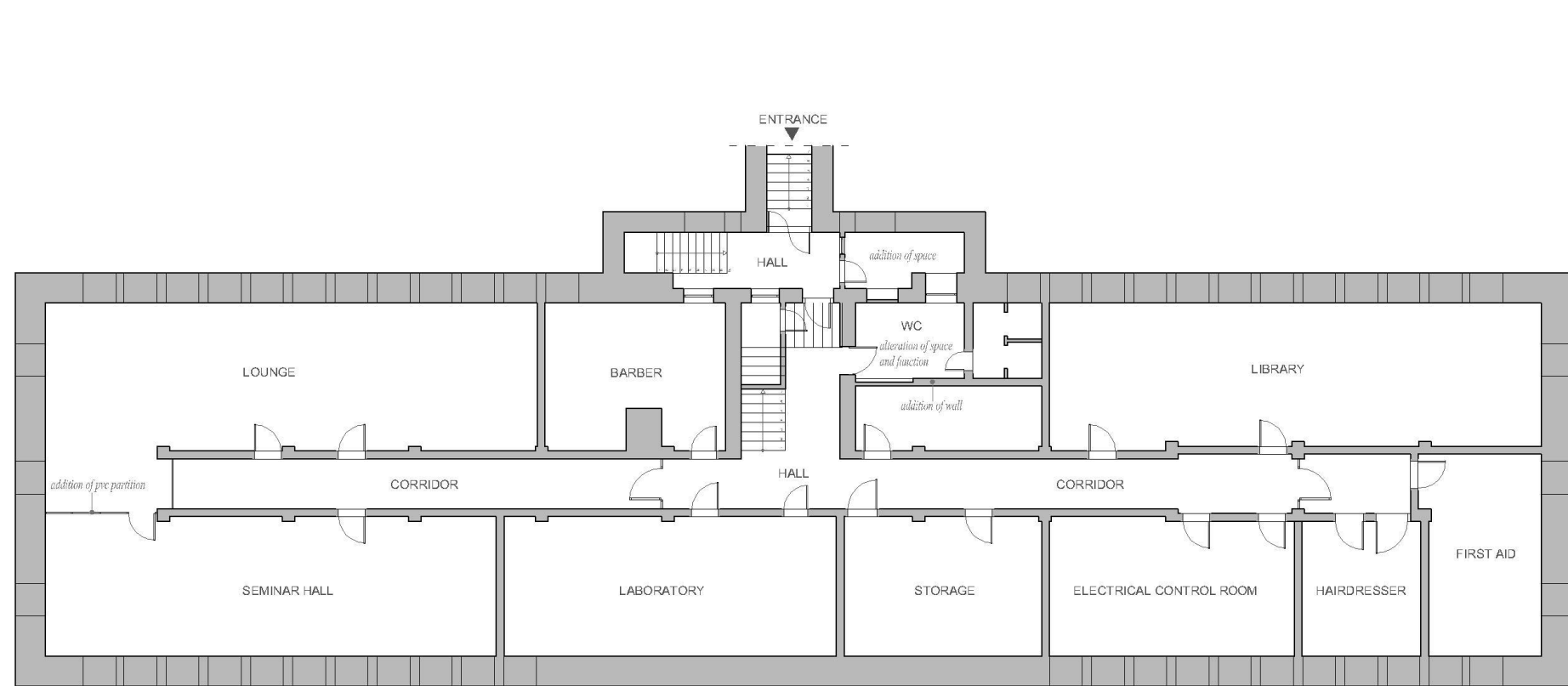


KEY PLAN

DATA

Building id:	B02	No. of stories / Building height:	Basement + 2 / 10m.
Construction date:	1934 -1949	Construction technique:	Reinforced concrete skeleton system
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Temporary Accomodation		Roof: french tile
Original function:	Administration building		Interior walls: cement plaster+wash
Current function:	Guesthouse		Floor: vinyl & timber & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance 2 : in avarage condition, having material problems 3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition</p>	

MEASURED DRAWINGS



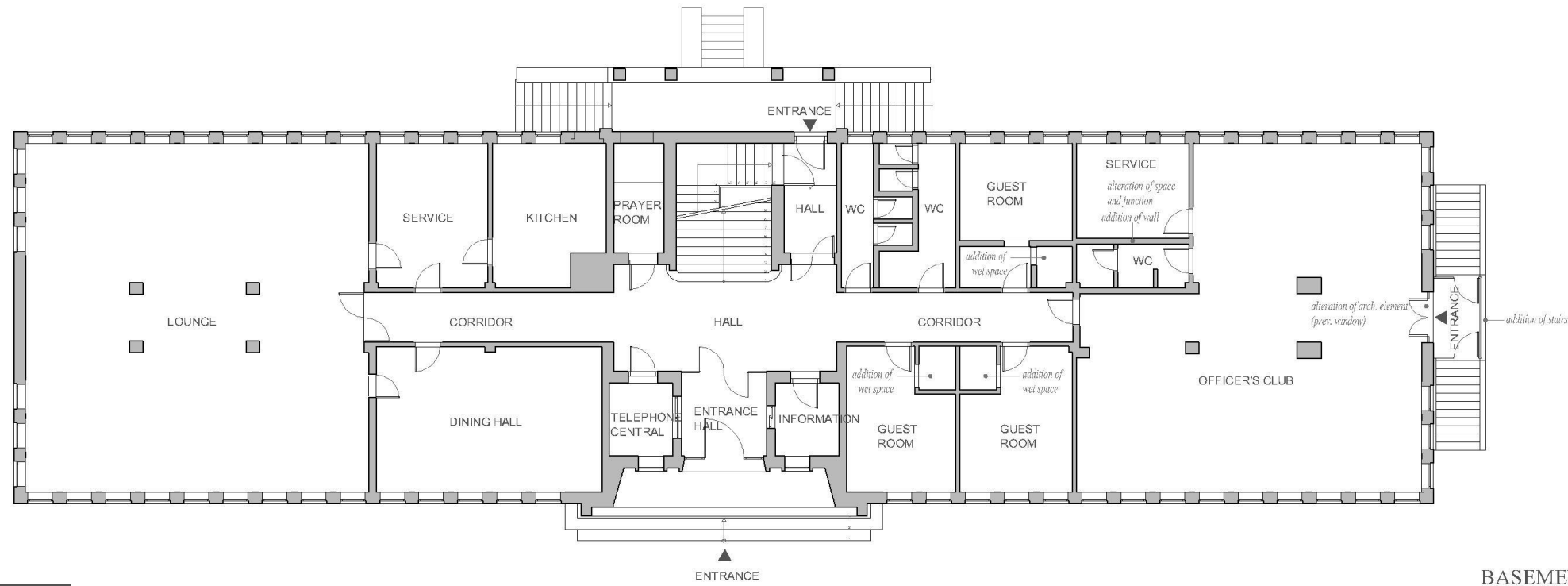
1m. 5m. 10m.

GROUND FLOOR PLAN
scale: 1/200

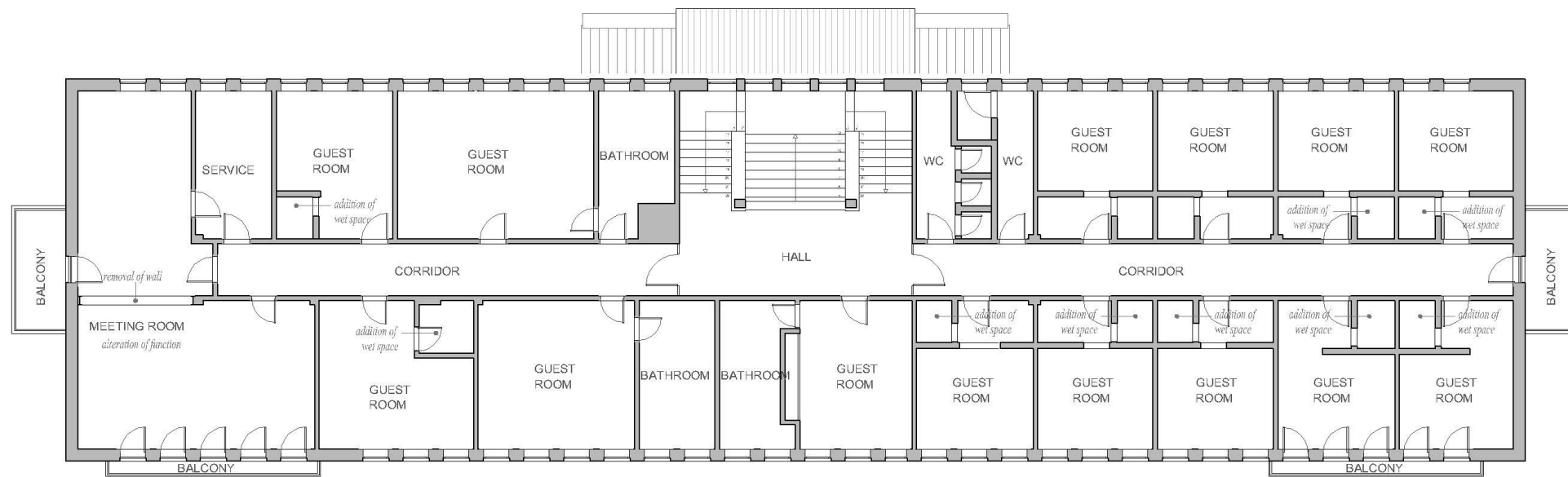


MEASURED DRAWINGS (cont'd)

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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BASEMENT FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 02a

PHOTOGRAPHS



exterior view from south-west



entrance door



stairs



exterior view from south-west



lounge



first floor corridor



wc



exterior view from south-east



windows in lounge



guest room

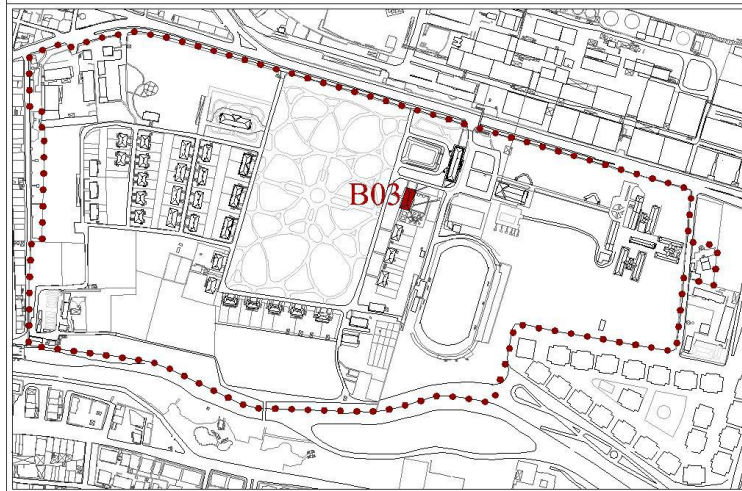
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 02b

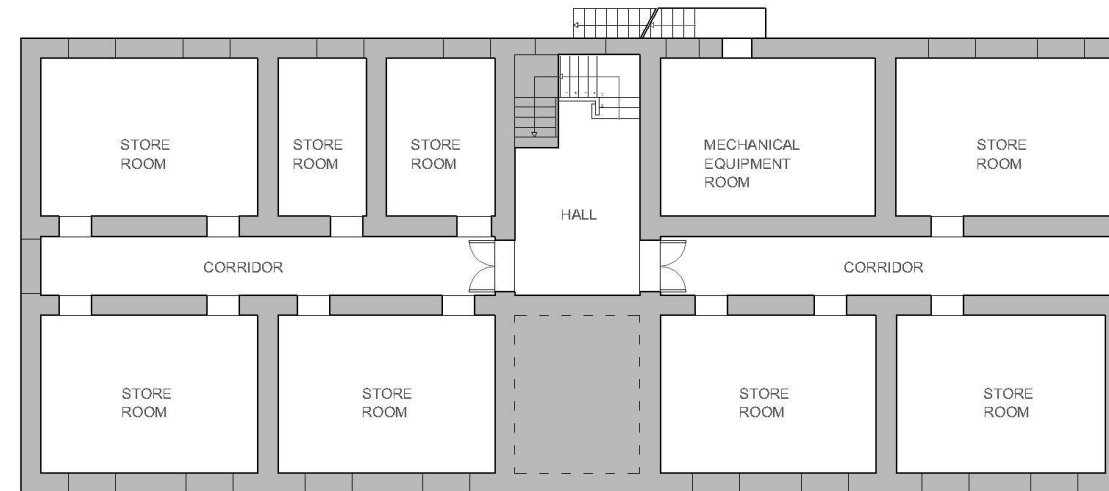
B03-OLD GUESTHOUSE



50m. 250m. 500m.

KEY PLAN

MEASURED DRAWINGS



BASEMENT FLOOR PLAN
scale: 1/200

DATA

Building id:	B03
Construction date:	1934
Designed by:	Fritz August Breuhaus
Category:	Temporary Accomodation
Original function:	Guesthouse
Current function:	Guesthouse
No. of stories / Building height:	Basement + 2 / 7,5m.
Construction technique:	Stone + brick masonry

Finishing materials	Facade:	natural stone & cement plaster+wash
	Roof:	french tile
	Interior walls:	cement plaster+wash
	Floor:	terrazzo & laminated flooring & ceramic

Structural condition: 1 2 3

*** 1 : in good condition, need maintenance

2 : in avarage condition, having material problems

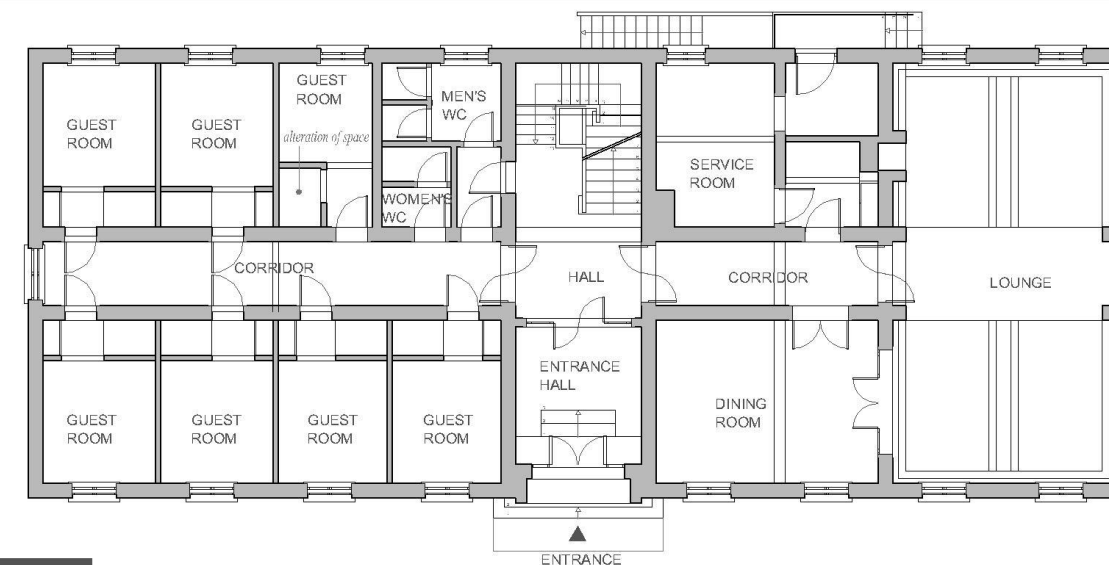
3 : in bad condition, having structural problems

Change: 1 2 3

*** 1 : minimum alteration in finishing material and/or joinery

2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces

3 : mass addition



GROUND FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no **03**

PHOTOGRAPHS



exterior view from west



entrance door from outside



entrance door from inside



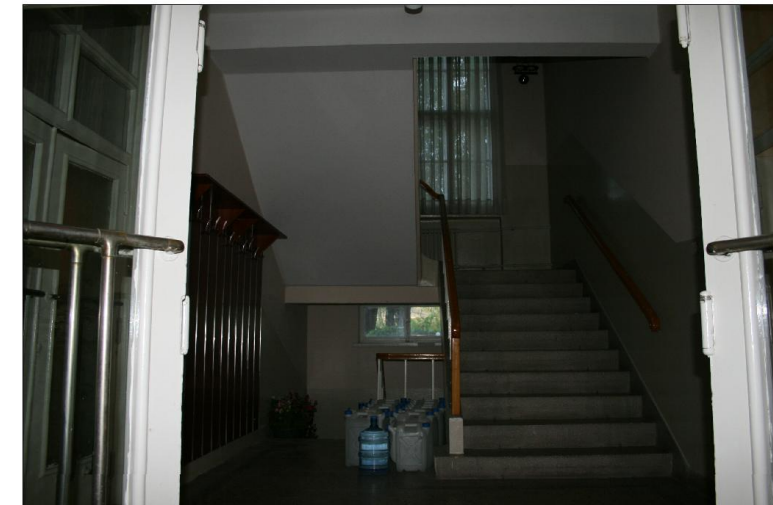
ground floor corridor



exterior view from north-east



lounge



staircase



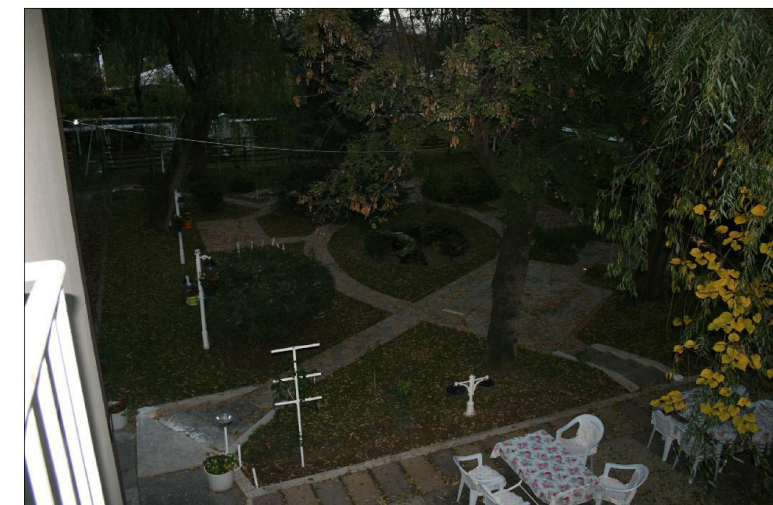
exterior view from south



guest room



altered wet space



view of landscape design of tea garden

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



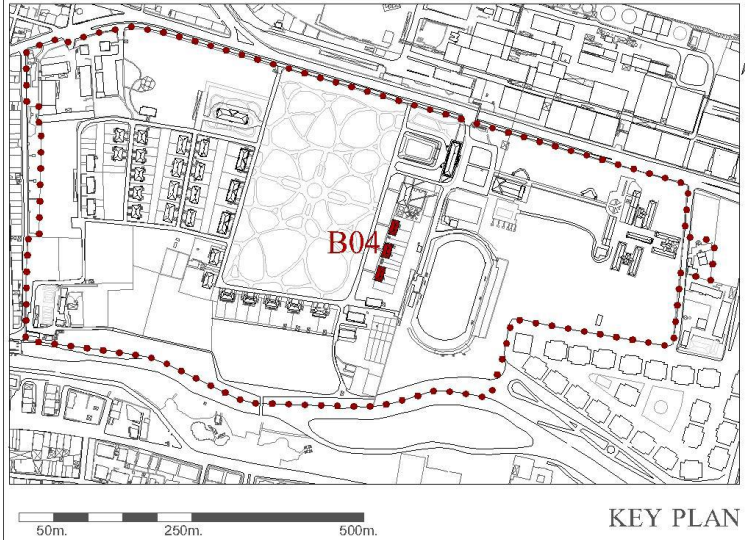
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 03a

B04-EMPLOYEE DWELLING TYPE 1

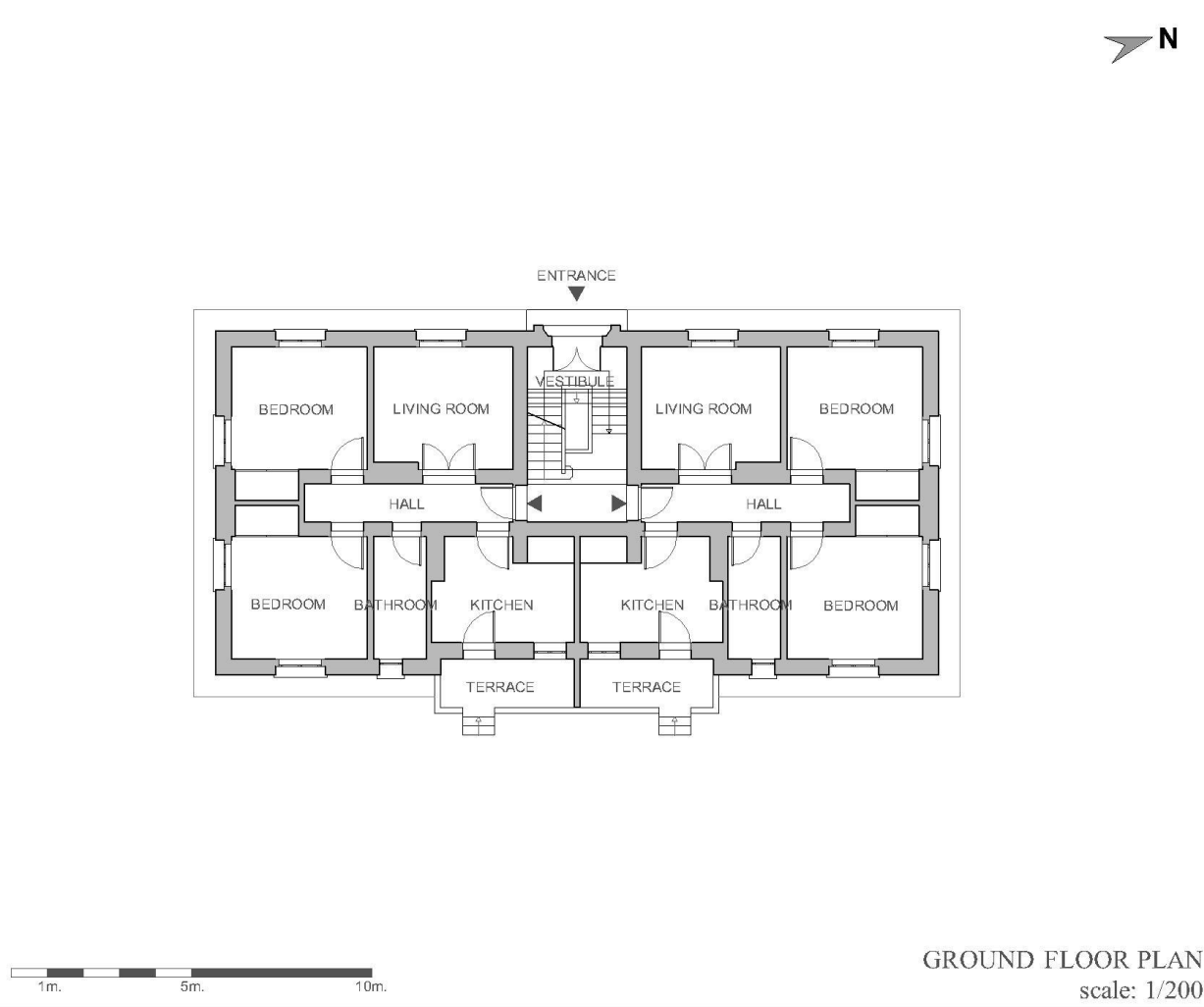


KEY PLAN

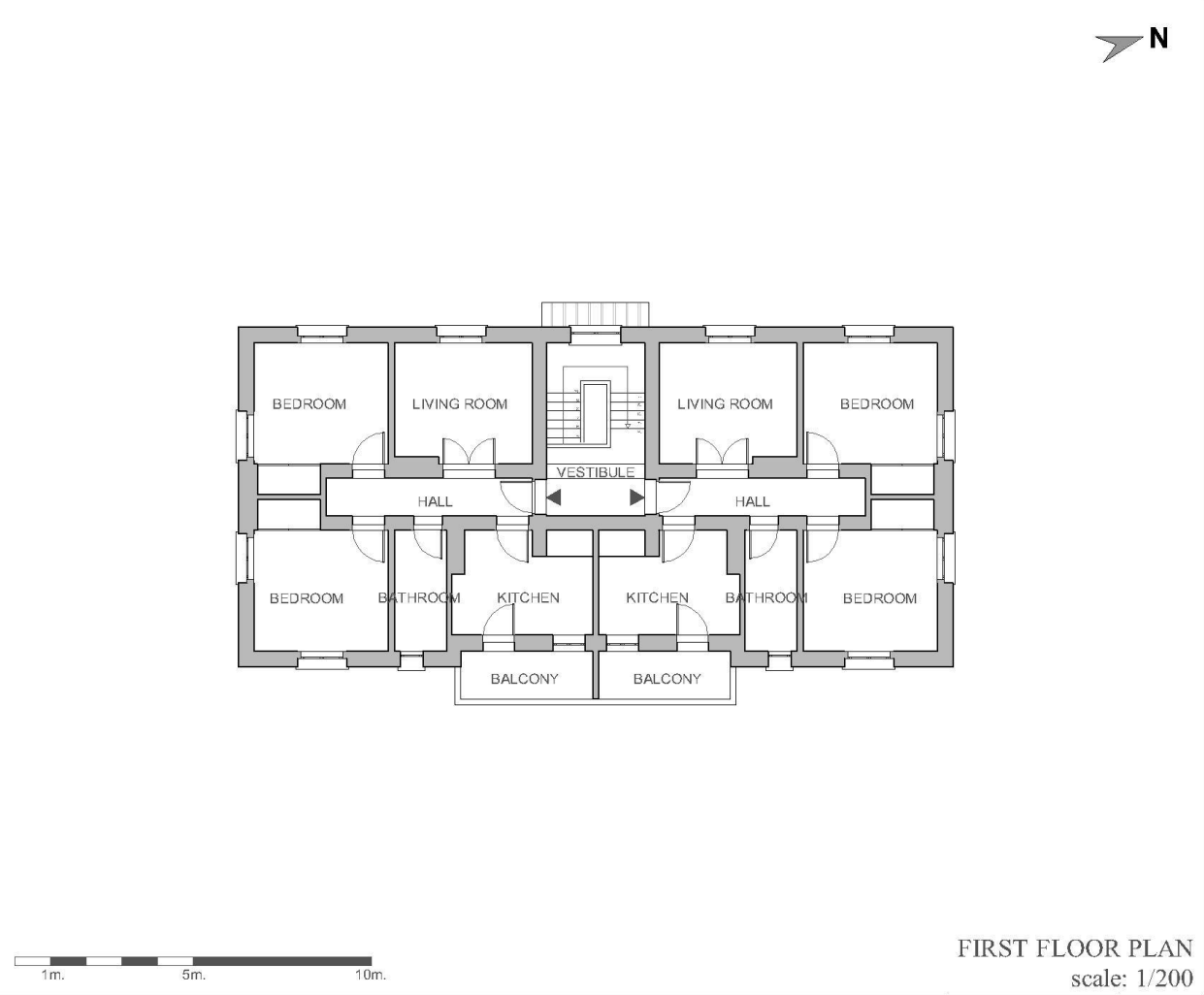
DATA

Building id:	B04	No. of stories / Building height:	2 / 6m.
Construction date:	1951	Construction technique:	Stone + brick masonry
Designed by:	Unknown	Finishing materials	Facade: natural stone+cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: terrazzo & vinyl & timber
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>	
*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems		*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition	

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from west



entrance door from outside



entrance door from inside



staircase



exterior view from north-west



kitchen



living room door opening



hall



exterior view from south-east



bathroom



living room window



kurna

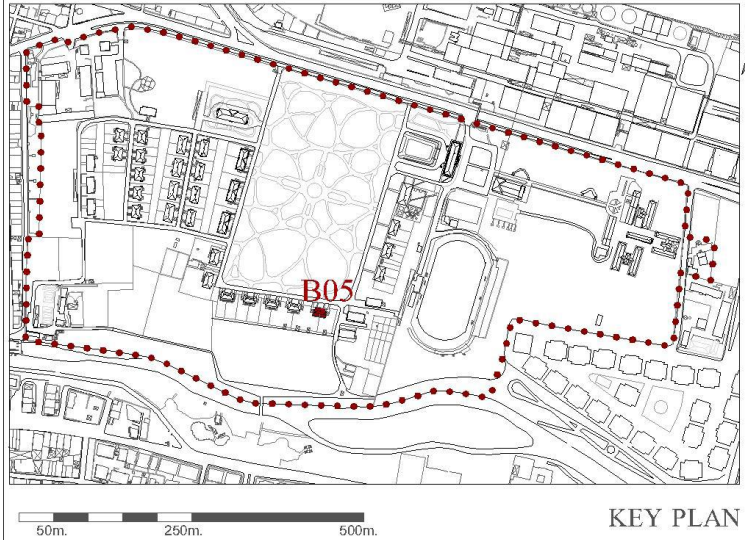
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 04a

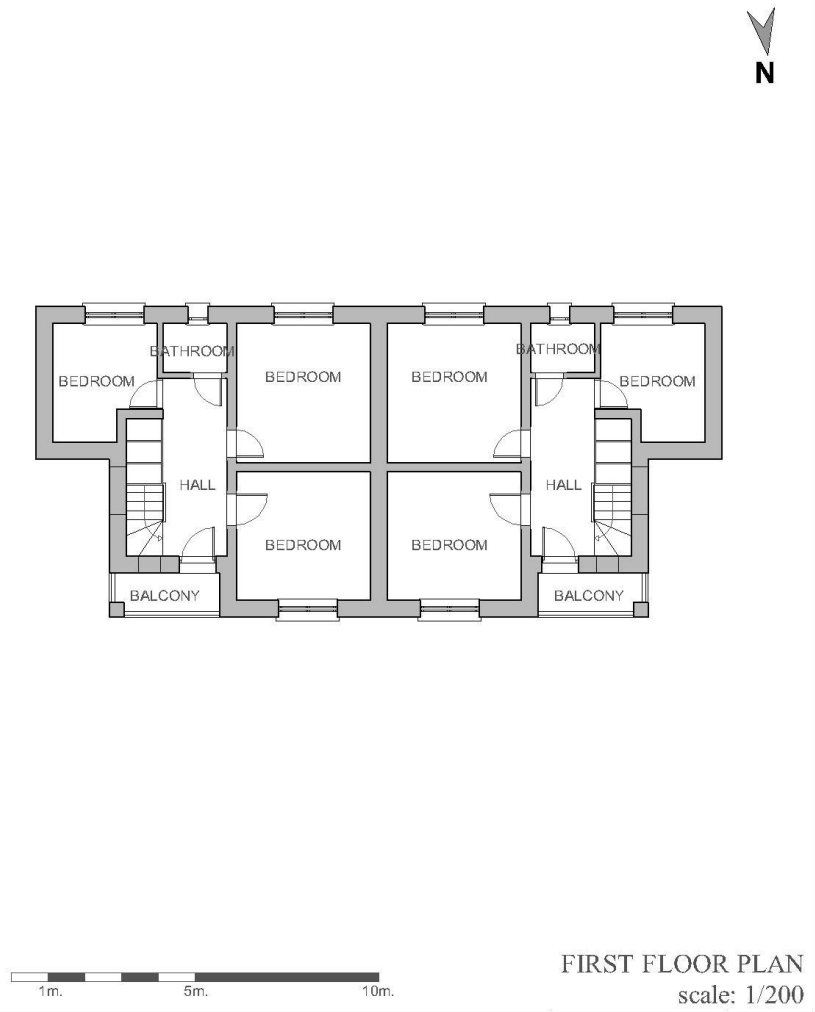
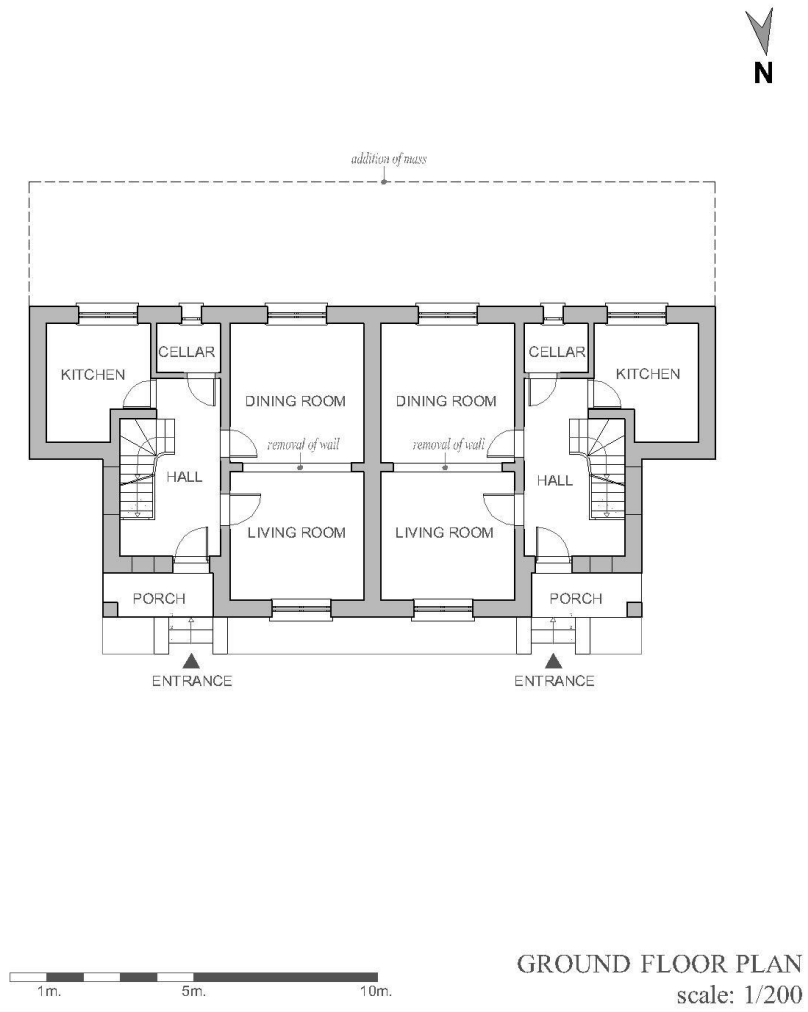
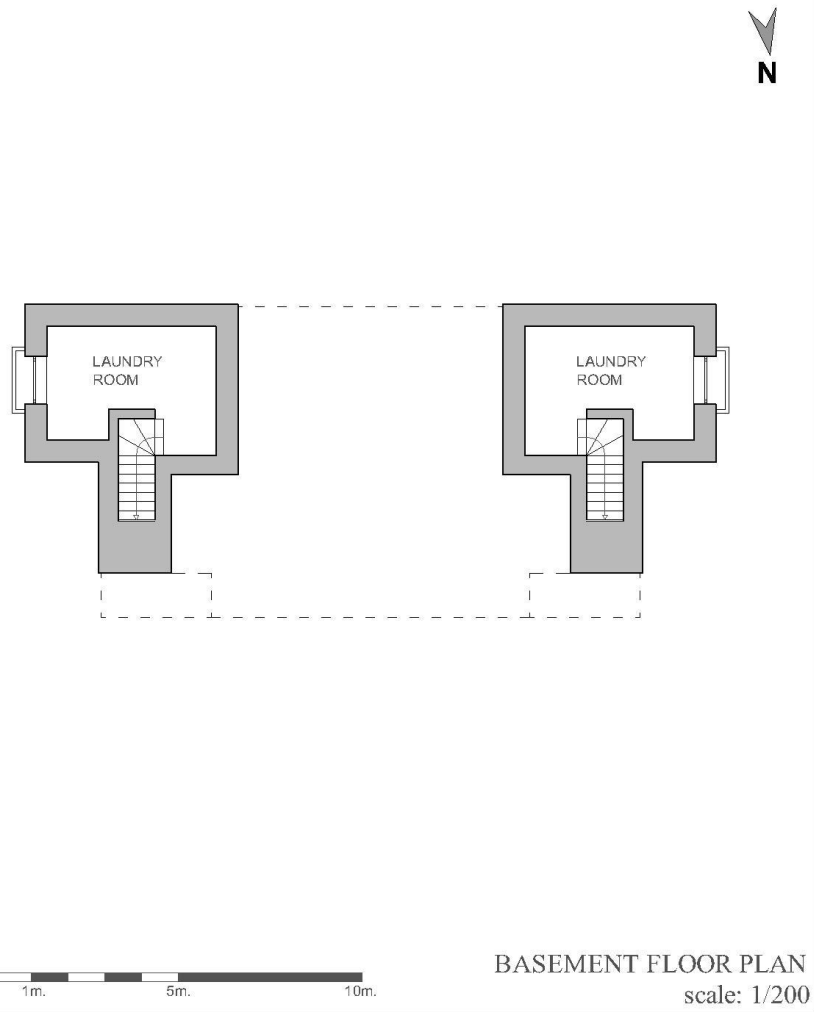
B05-EMPLOYEE DWELLING TYPE 2



DATA

Building id:	B05	No. of stories / Building height:	Basement + 2 / 6,5m.
Construction date:	1938	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: terrazzo & vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>	
*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems		*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition	

MEASURED DRAWINGS



PHOTOGRAPHS



exterior view from north-west



exterior view from north



entrance



exterior view from south-west



additional mass



exterior view from south-east



first floor windows



hall window

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



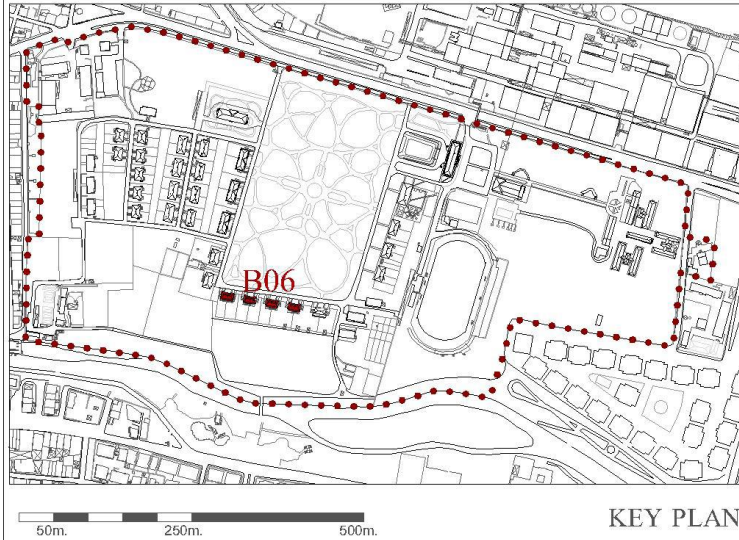
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 05a

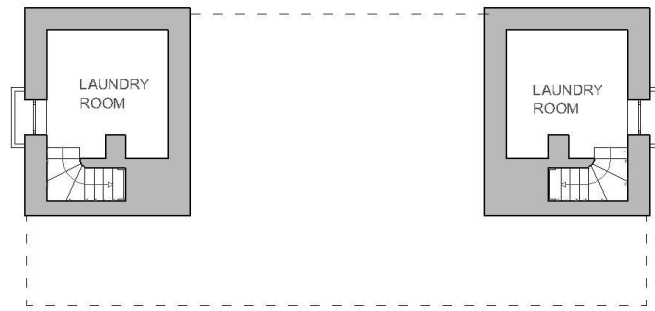
B06-EMPLOYEE DWELLING TYPE 3



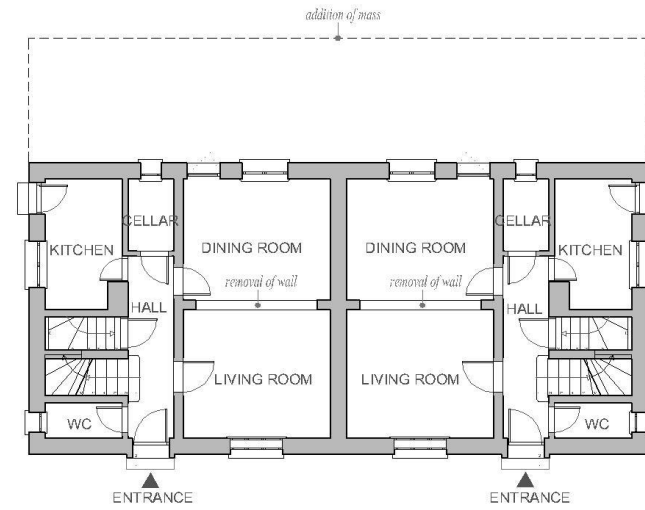
DATA

Building id:	B06	No. of stories / Building height:	Basement + 2 / 6,5m.
Construction date:	1938	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>	
*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems		*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition	

MEASURED DRAWINGS



BASEMENT FLOOR PLAN
scale: 1/200



GROUND FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from north-east



entrance door from inside



wc



basement window



exterior view from north-west



removal of wall



kitchen



boiler



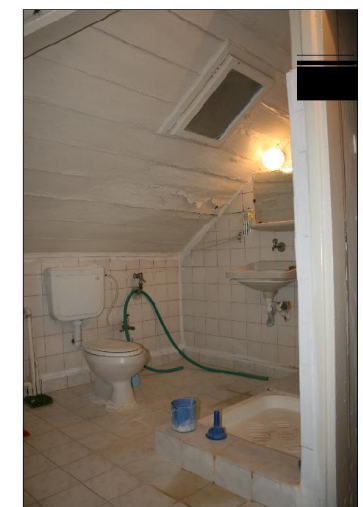
exterior view from south-west- additional mass



first floor stairs



first floor hall



bathroom

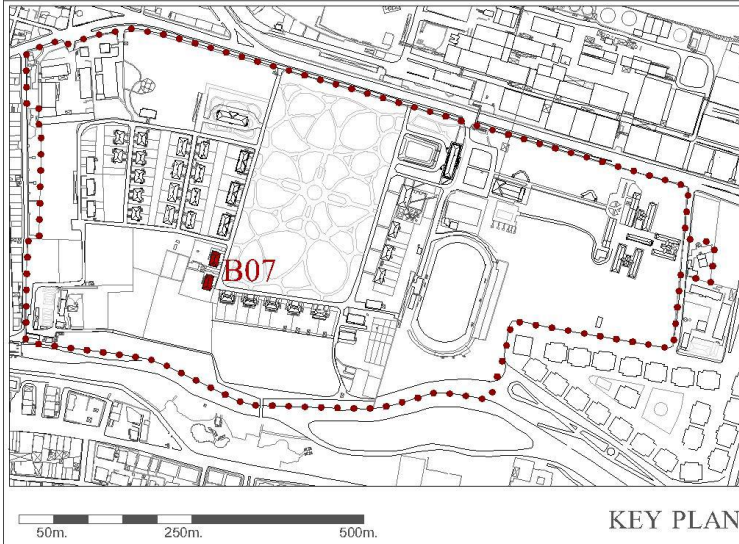
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 06a

B07-EMPLOYEE DWELLING TYPE 4



KEY PLAN

DATA

Building id:	B07	No. of stories / Building height:	1 / 3,5m.
Construction date:	1938-1943	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: laminated flooring & ceramic

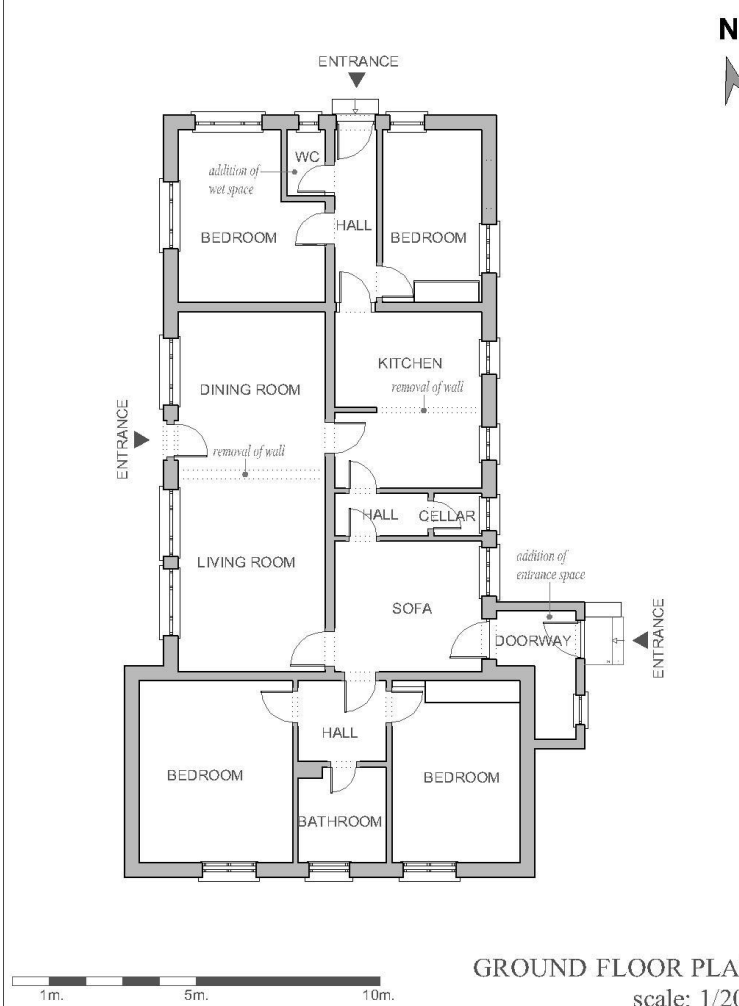
Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
 2 : in average condition, having material problems
 3 : in bad condition, having structural problems

Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces
 3 : mass addition

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200

PHOTOGRAPHS



exterior view from north-east



exterior view from west



exterior view from north-west



exterior view from south-west



PHOTOGRAPHS



additional entrance



entrance door from inside



hall



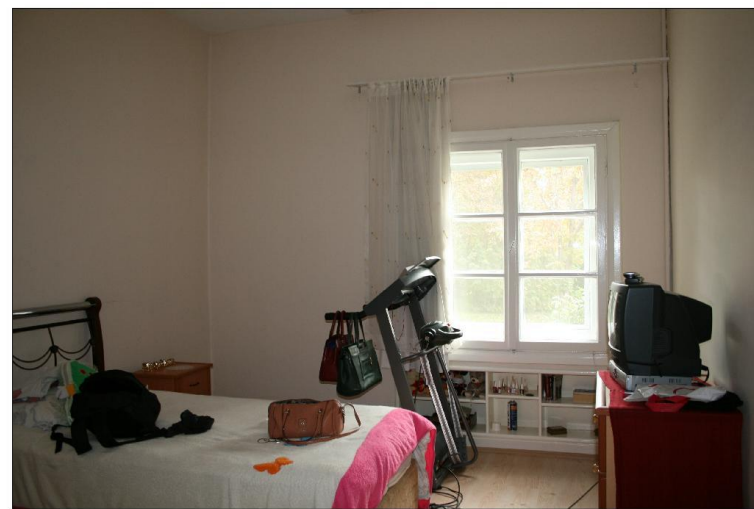
built-in furniture in bedroom



sofa



living room and trace of removed wall



bedroom



kitchen window



service door

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



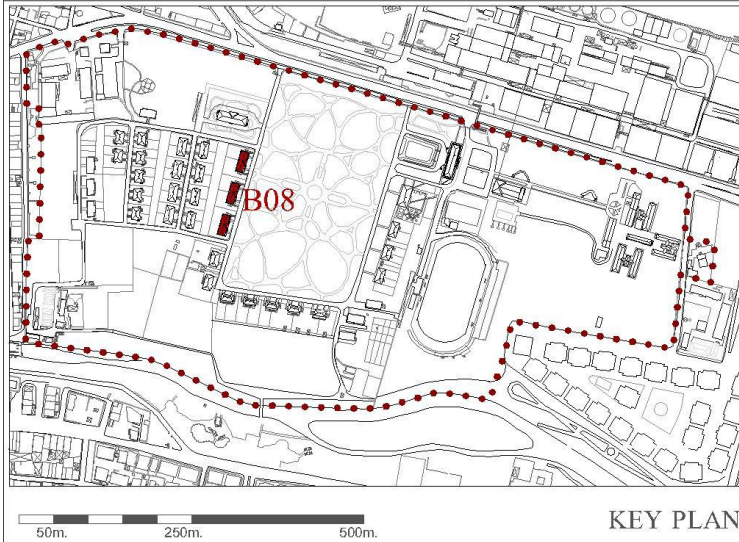
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 07a

B08-EMPLOYEE DWELLING TYPE 5

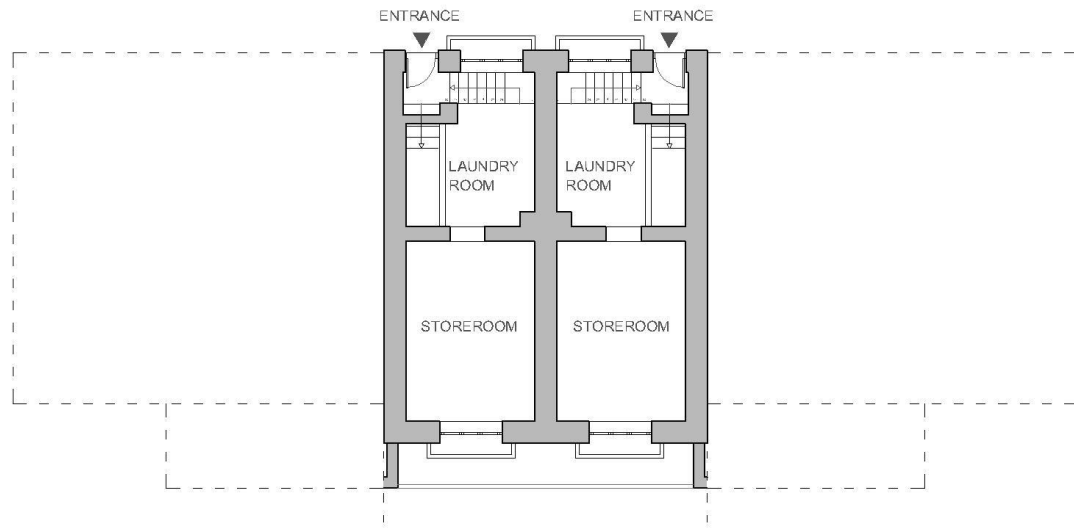


KEY PLAN

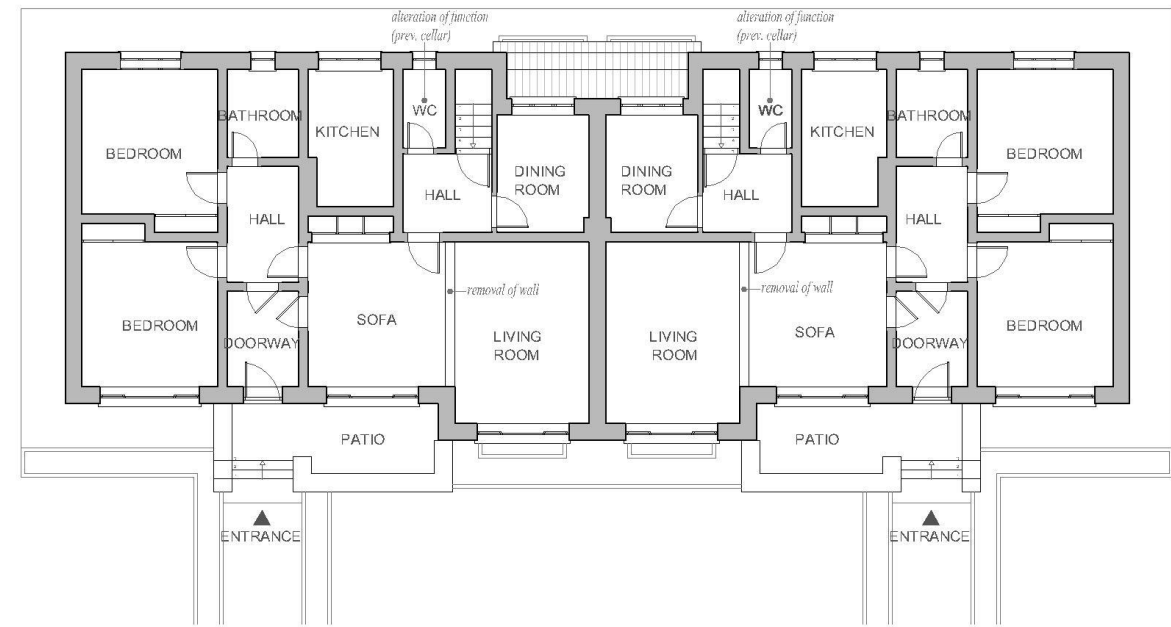
DATA

Building id:	B08	No. of stories / Building height:	Basement + 1 / 4m.
Construction date:	1944	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: natural stone & cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition</p>	

MEASURED DRAWINGS



BASEMENT FLOOR PLAN
scale: 1/200



GROUND FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from south-east



main entrance door



main entrance door from inside



built-in furniture in sofa



built-in furniture in bedroom



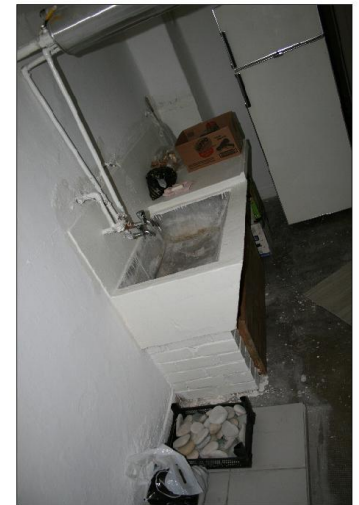
exterior view from east



entrance to sofa



wc



washing counter in laundry room



exterior view from west



kitchen



bedroom

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



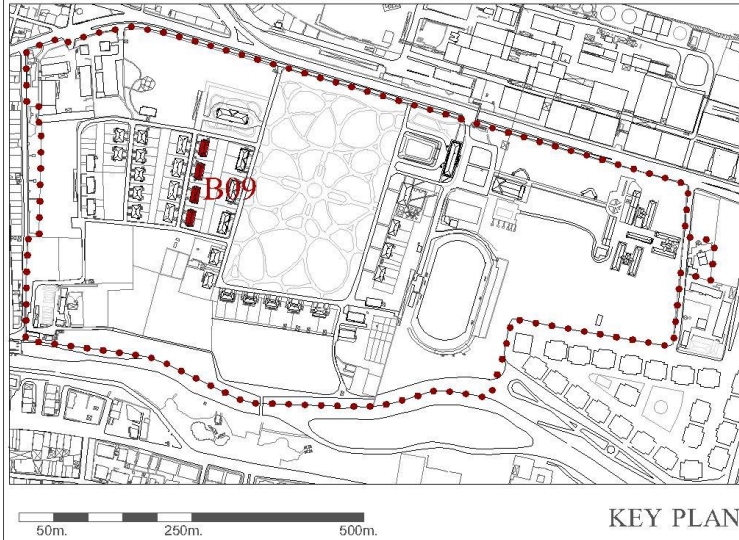
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 08a

B09-EMPLOYEE DWELLING TYPE 6

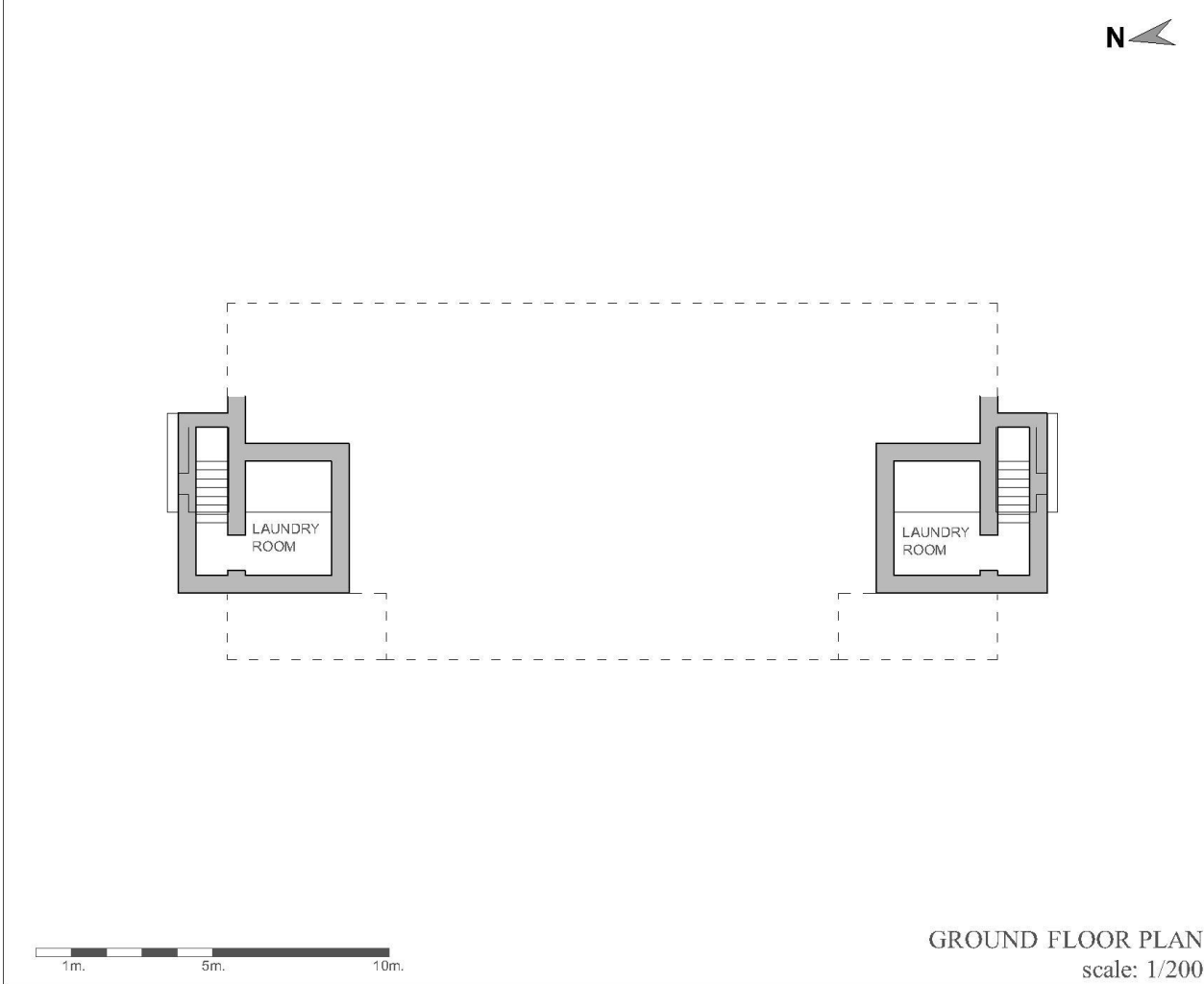


KEY PLAN

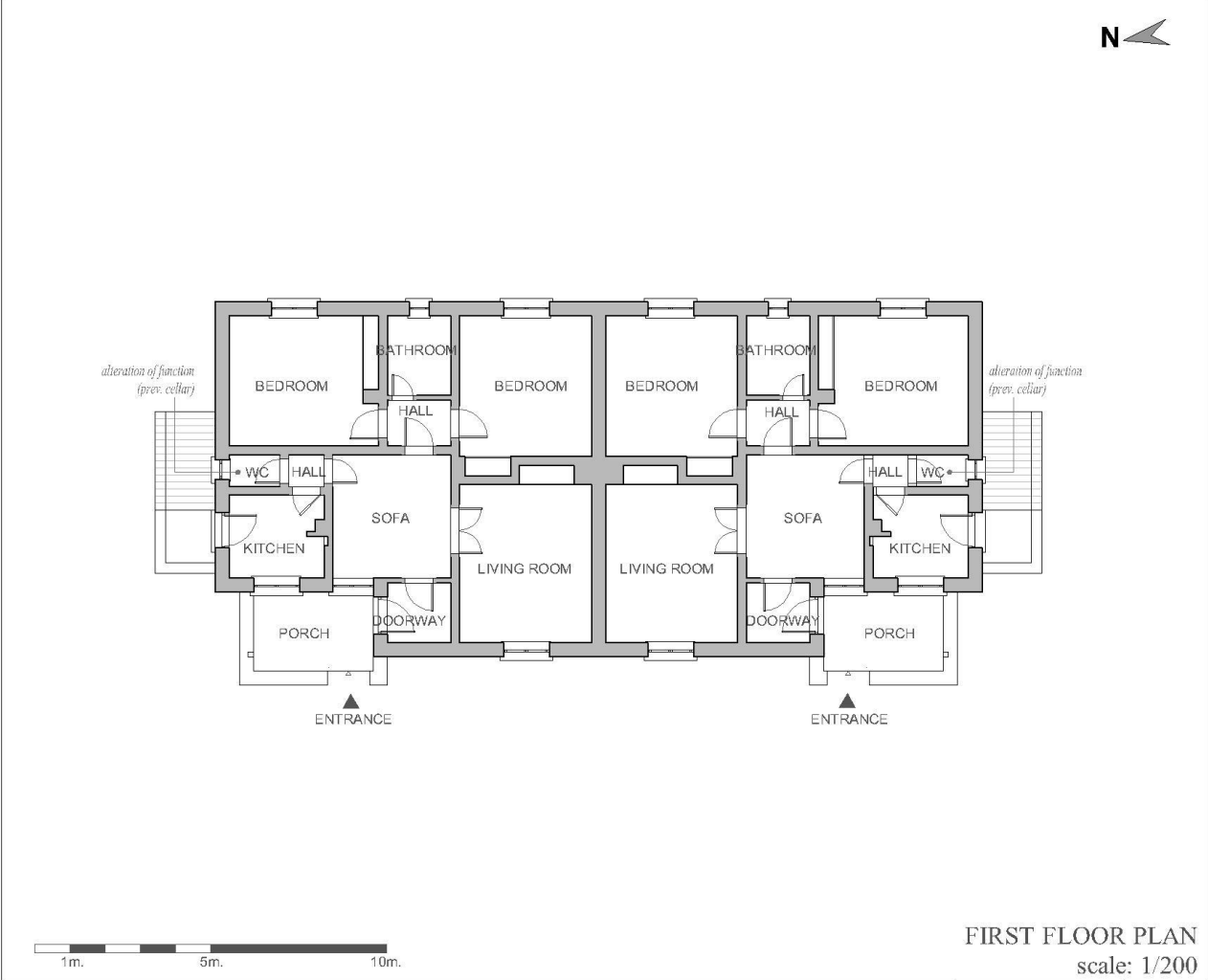
DATA

Building id:	B09	No. of stories / Building height:	Basement + 1 / 3,5m.
Construction date:	1944	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: natural stone+cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition</p>	

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from west



entrance door from porch



sofa window



sofa



exterior view from south-west



kitchen window



wc



kitchen



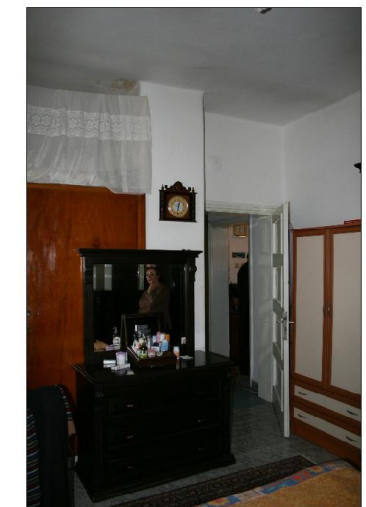
exterior view from east



basement entrance



basement entrance door



bedroom

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



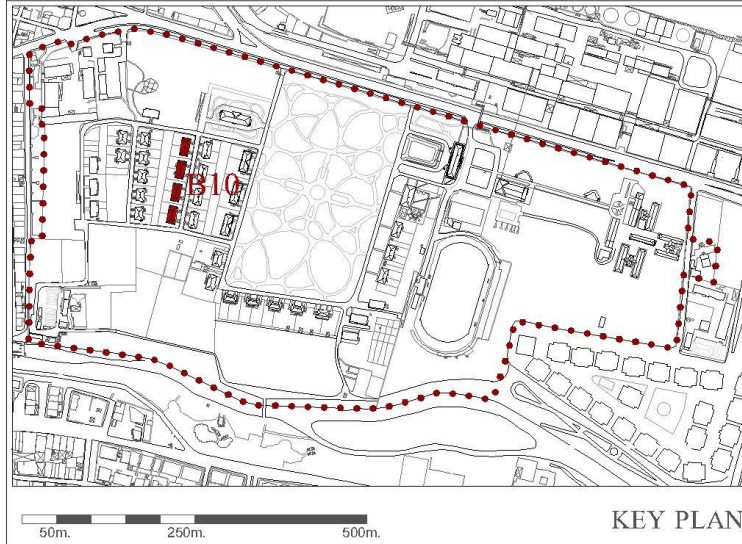
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 09a

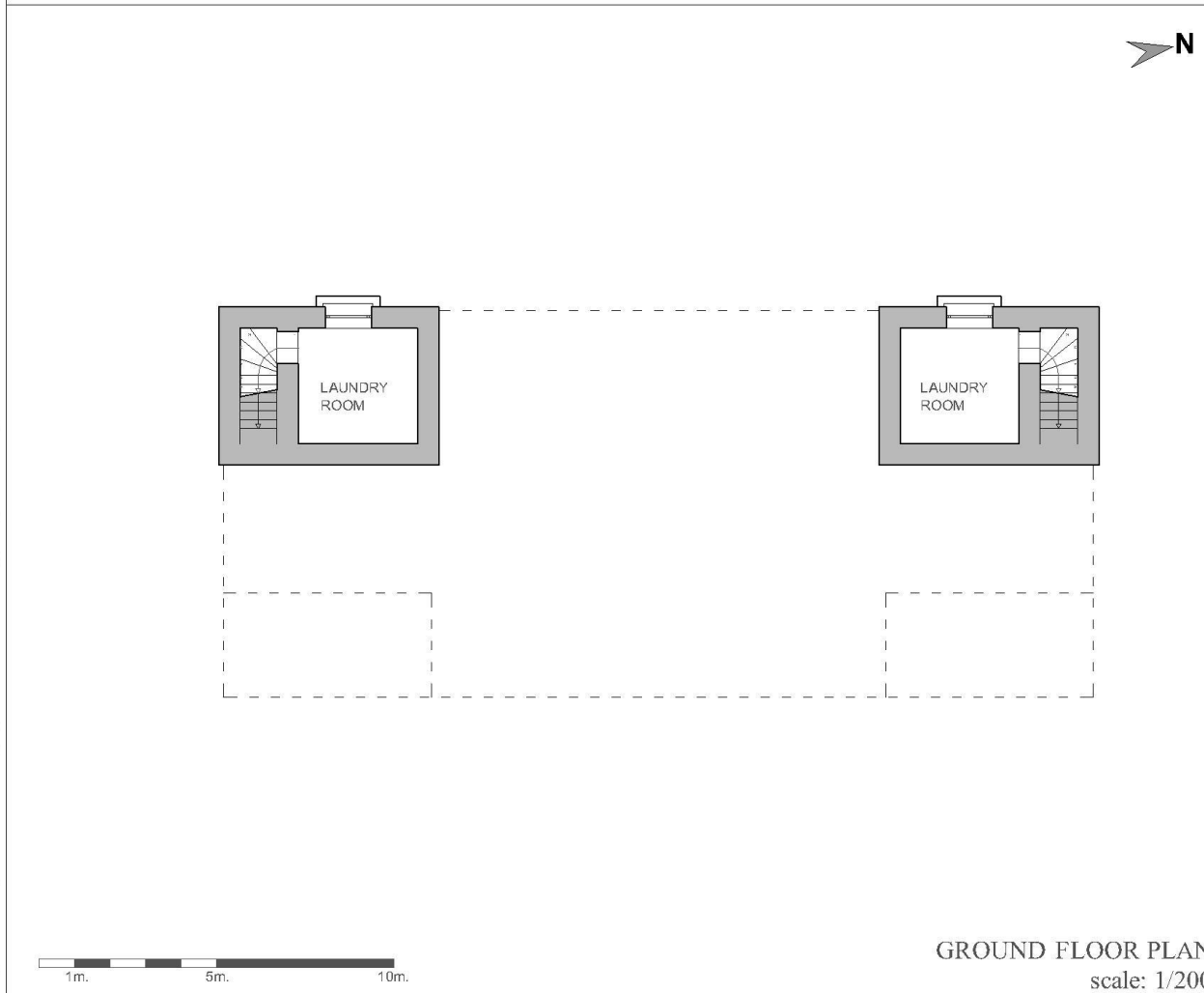
B10-EMPLOYEE DWELLING TYPE 7



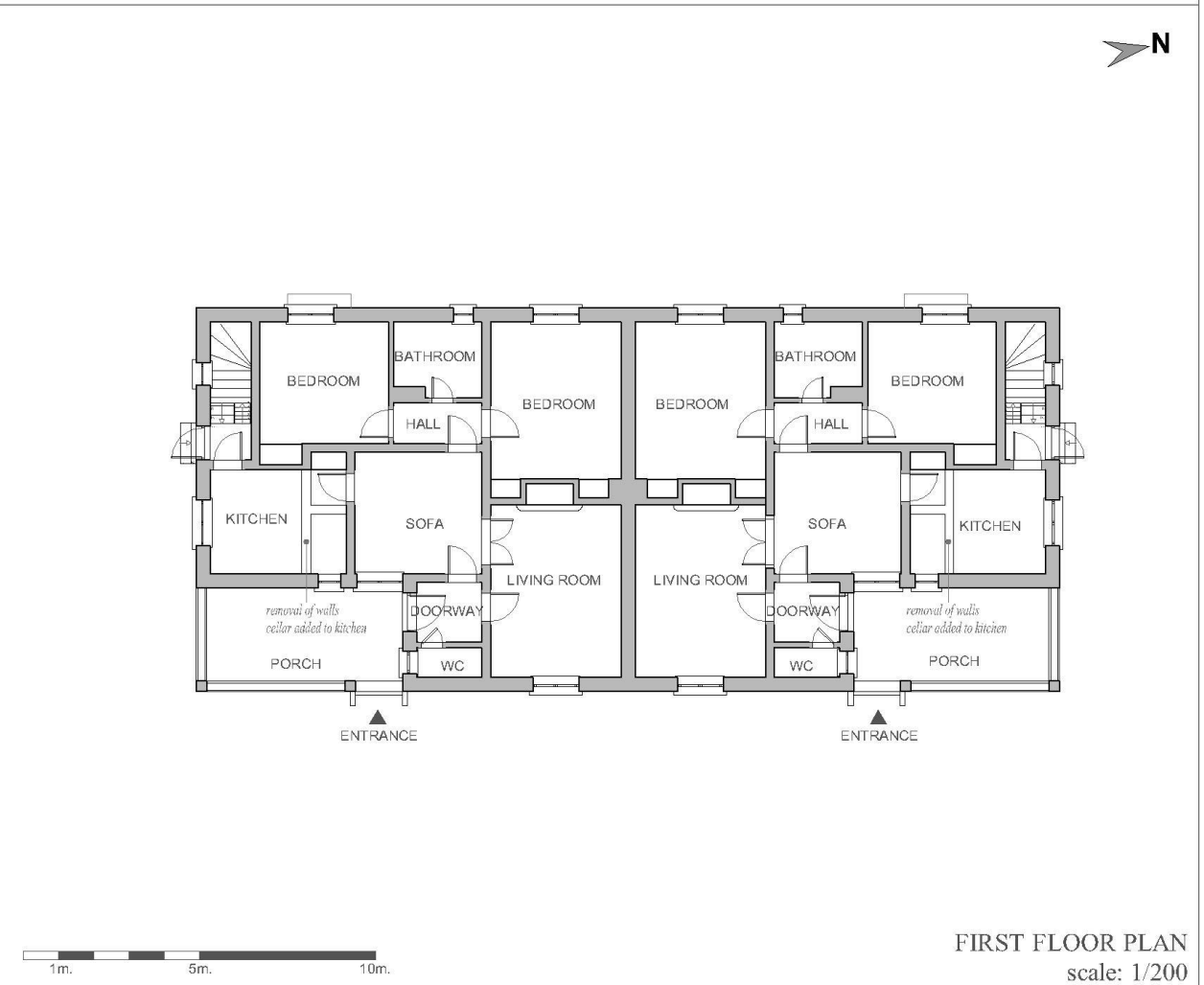
DATA

Building id:	B10	No. of stories / Building height:	Basement + 1 / 3,5m.
Construction date:	1944-1945	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: natural stone+cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance</p> <p>2 : in average condition, having material problems</p> <p>3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery</p> <p>2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces</p> <p>3 : mass addition</p>	

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



FIRST FLOOR PLAN
scale: 1/200

PHOTOGRAPHS



exterior view from east



porch



kitchen and beam of removed cellar



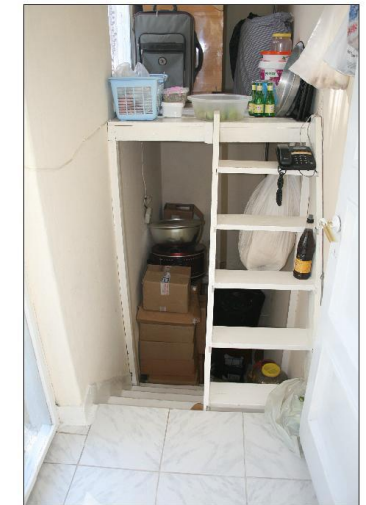
exterior view from south



sofa



wc



basement stairs



exterior view from west



living room



kitchen

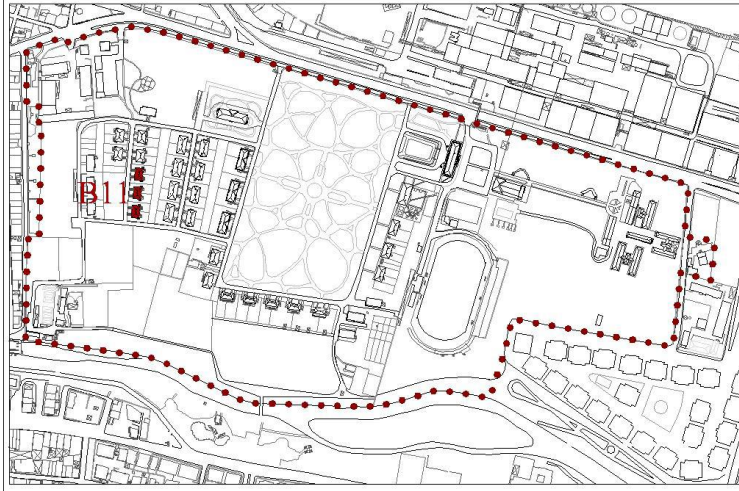
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 10a

B11-EMPLOYEE DWELLING TYPE 8



50m. 250m. 500m.

KEY PLAN

DATA

Building id:	B11	No. of stories / Building height:	Basement + 1 / 3,5m.
Construction date:	1945	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: natural stone+cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic

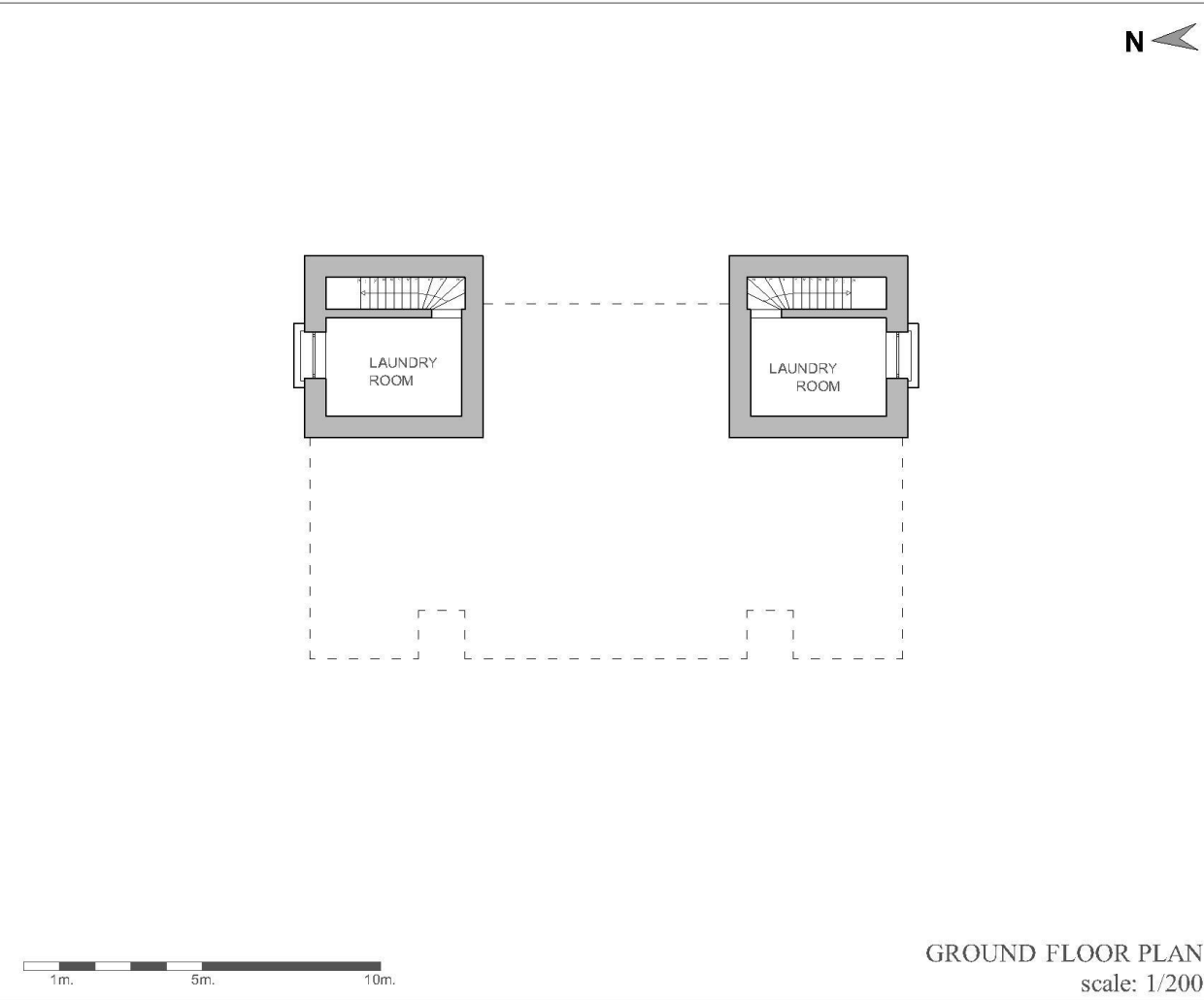
Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
- 2 : in average condition, having material problems
- 3 : in bad condition, having structural problems

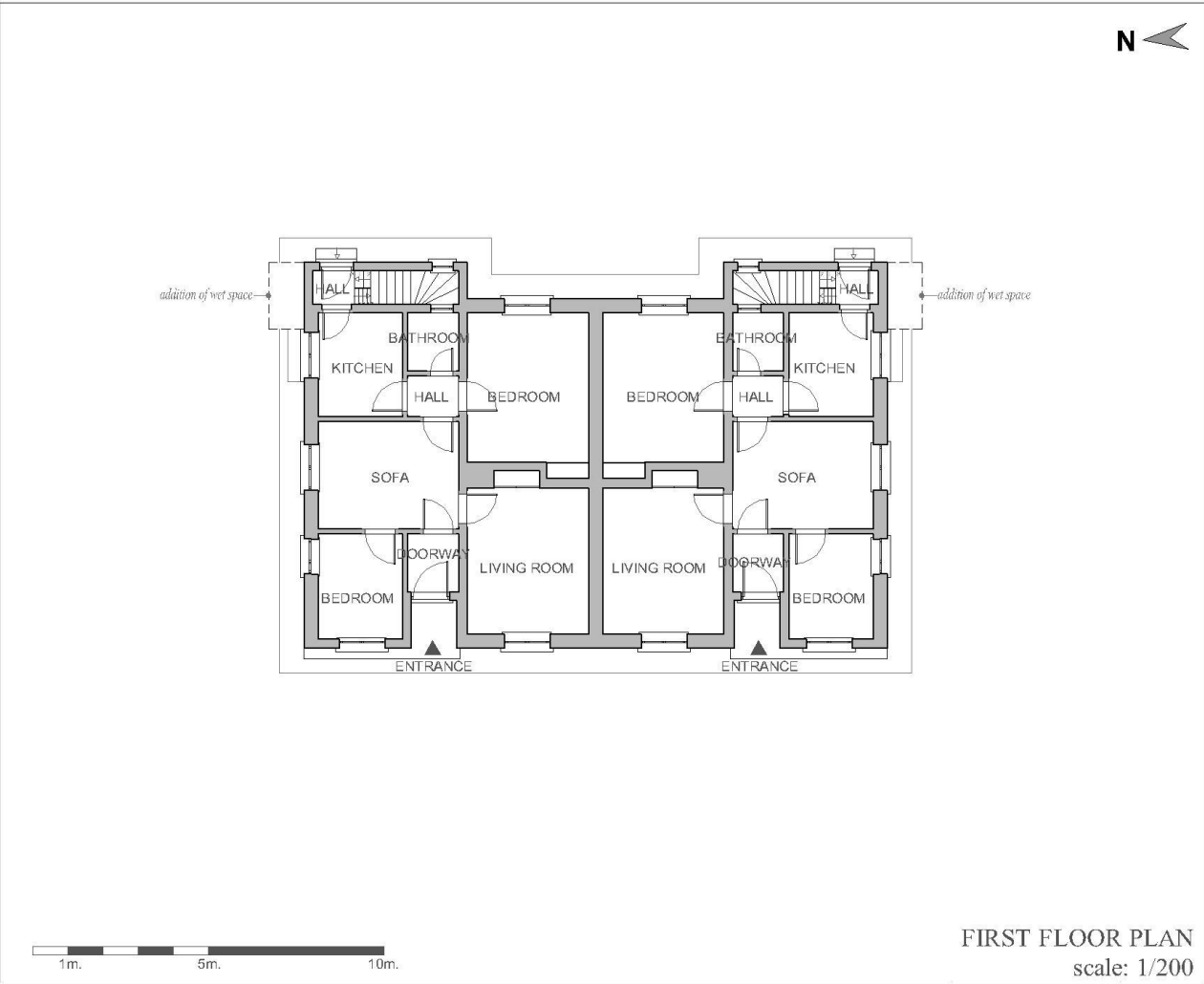
Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
- 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces
- 3 : mass addition

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



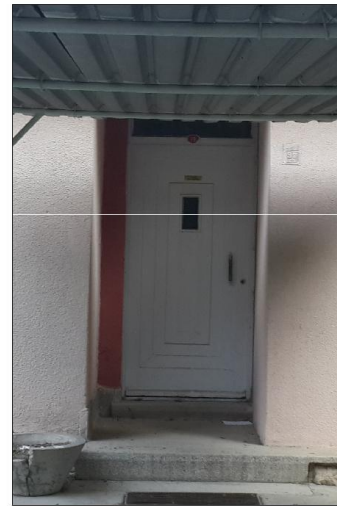
FIRST FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from west



entrance door from outside



entrance door from inside



basement stairs



basement stairs



exterior view from north and wet space addition



sofa



living room entrance



basement



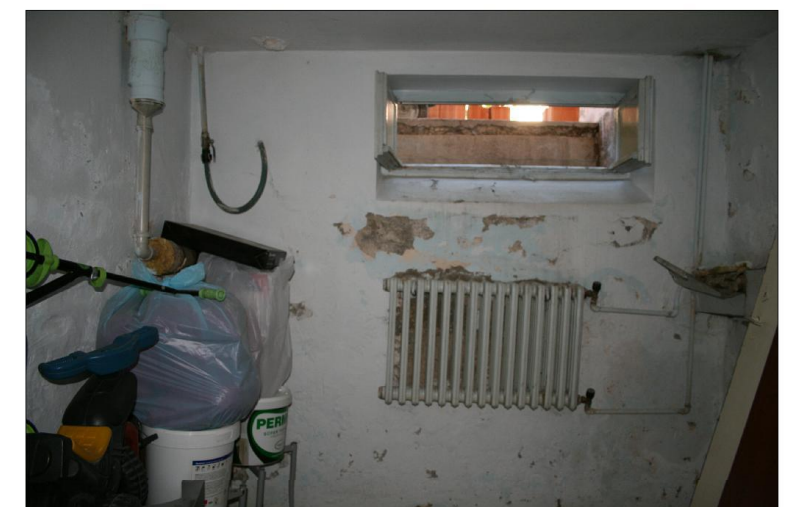
exterior view from east



kitchen from hall



service door



basement window

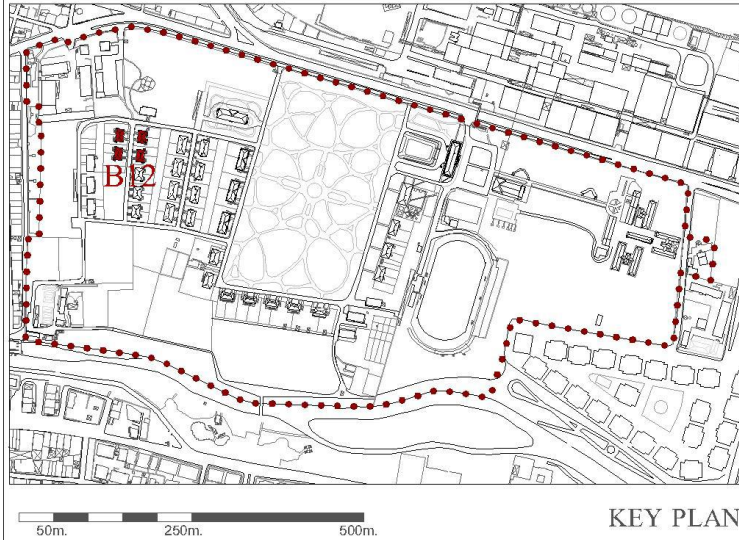
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 11a

B12-EMPLOYEE DWELLING TYPE 9

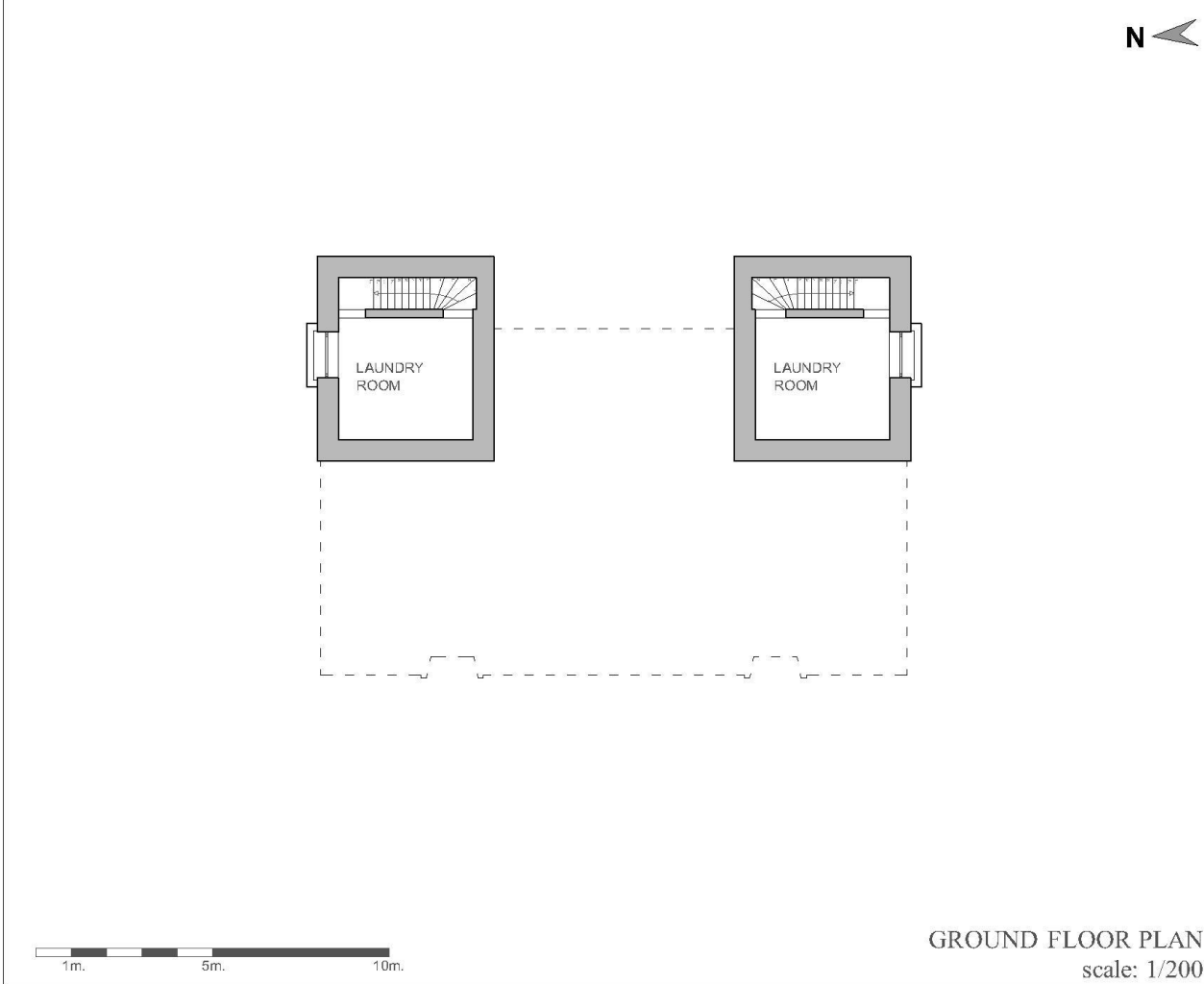


KEY PLAN

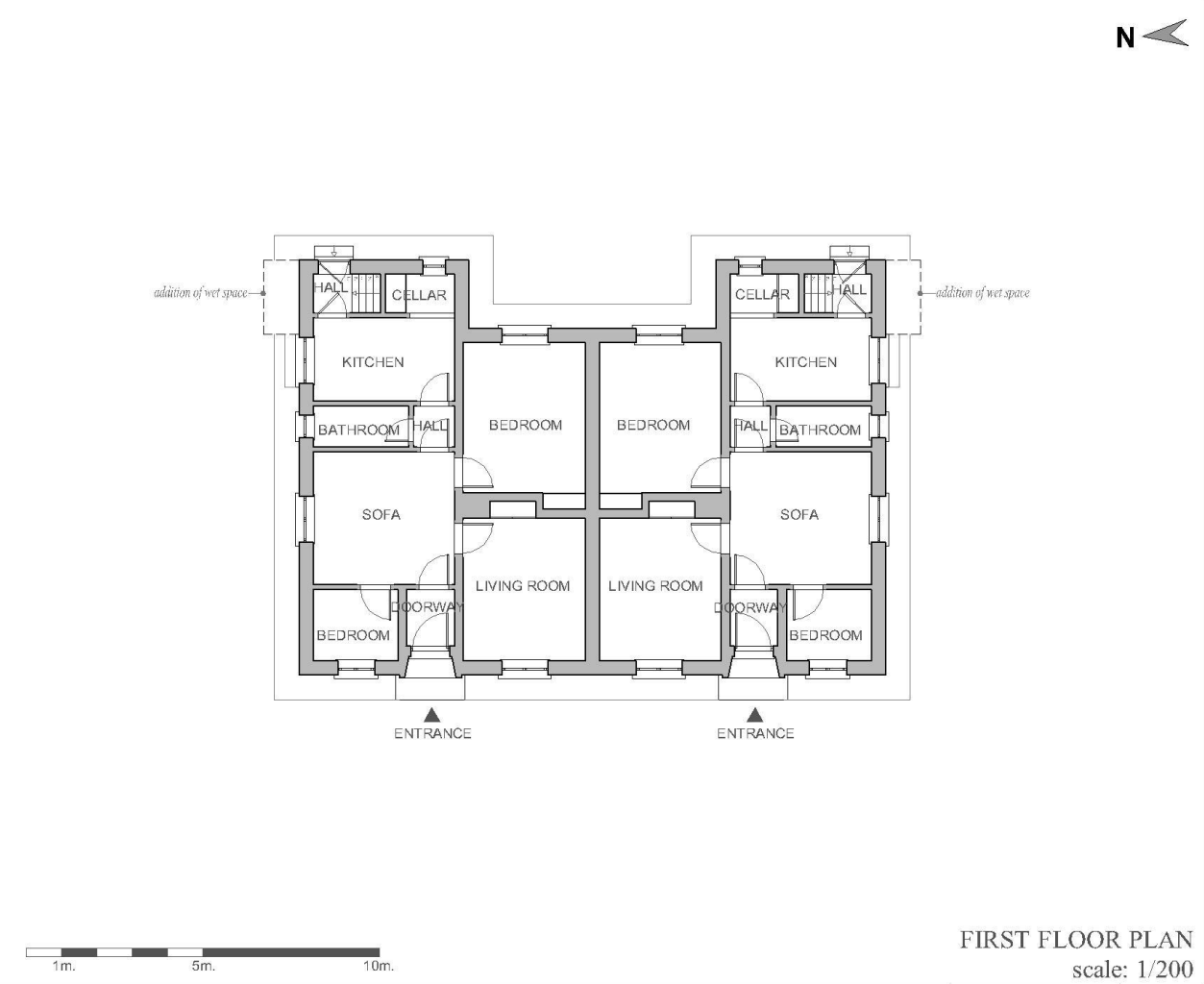
DATA

Building id:	B12	No. of stories / Building height:	Basement + 1 / 3,5m.
Construction date:	1945	Construction technique:	Stone + brick masonry
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: natural stone+cement plaster+wash
Category:	Dwelling		Roof: french tile
Original function:	Employee dwelling		Interior walls: cement plaster+wash
Current function:	Employee dwelling		Floor: vinyl & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>	
*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems		*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition	

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



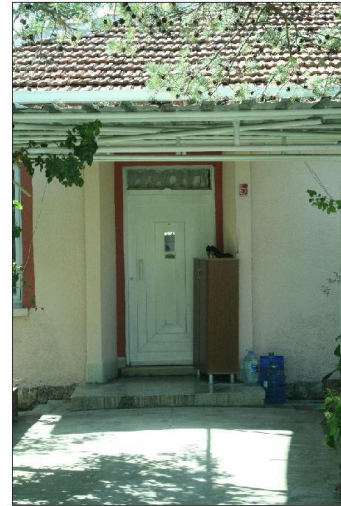
FIRST FLOOR PLAN
scale: 1/200



PHOTOGRAPHS



exterior view from south-west



entrance door from outside



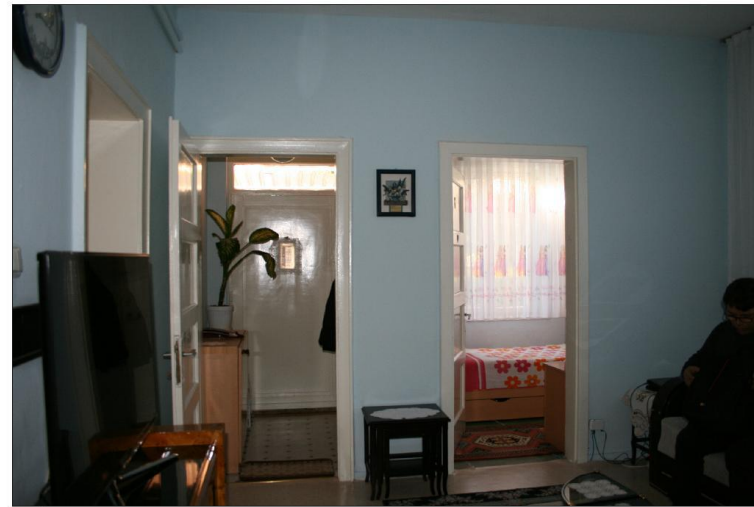
entrance door from inside



kitchen



mass addition



sofa



kitchen



additional wet space



exterior view from north-west



sofa



basement stairs



basement

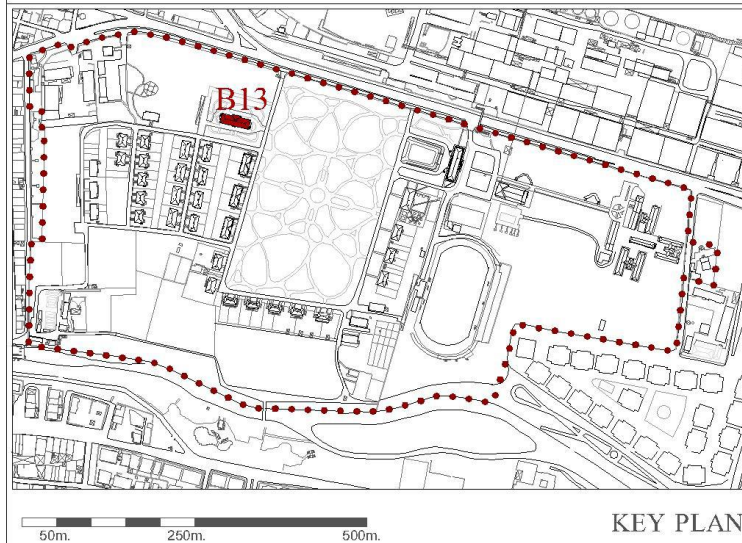
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 12a

B13- GIRL'S DORMITORY



DATA

Building id:	B13
Construction date:	1944
Designed by:	Fritz August Breuhaus
Category:	Temporary Accomodation
Original function:	Hospital
Current function:	Girl's dormitory
No. of stories / Building height:	Basement + 2 / 7,5m.
Construction technique:	Stone + brick masonry

Finishing materials	Facade:	natural stone & cement plaster+wash
	Roof:	french tile
	Interior walls:	cement plaster+wash
	Floor:	terrazzo & ceramic

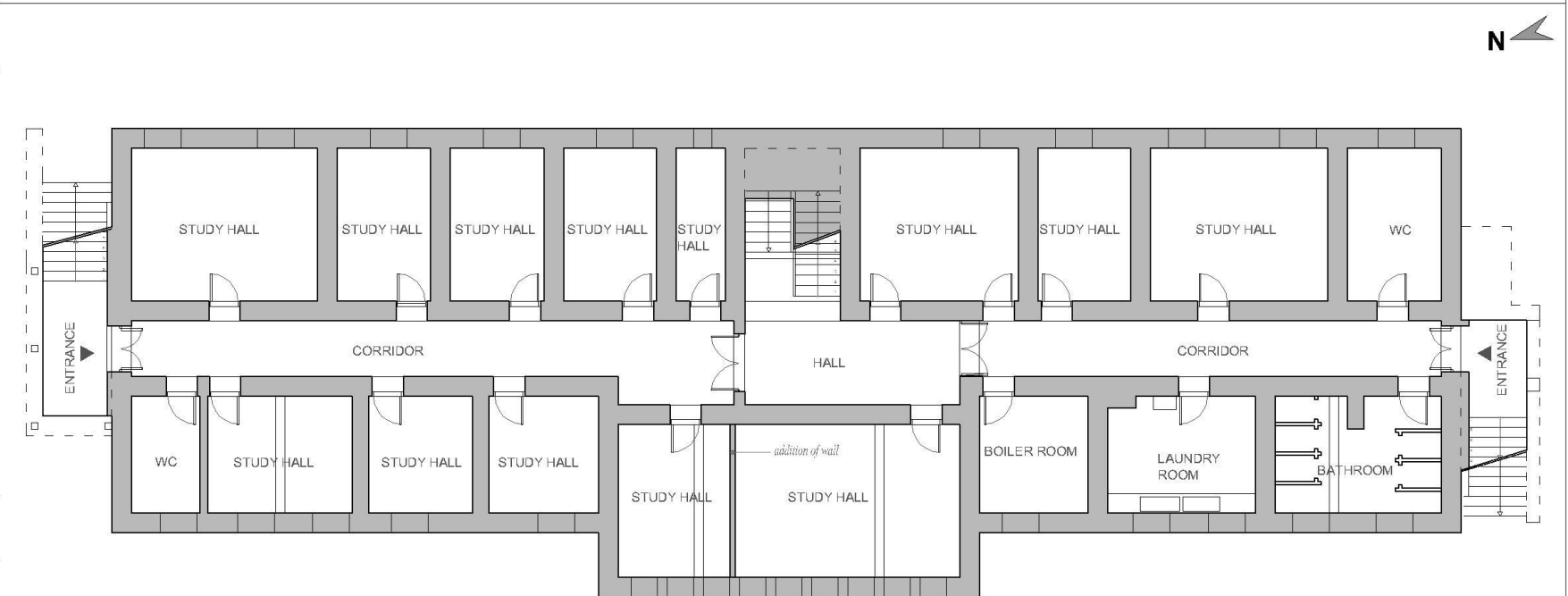
Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
 2 : in avarage condition, having material problems
 3 : in bad condition, having structural problems

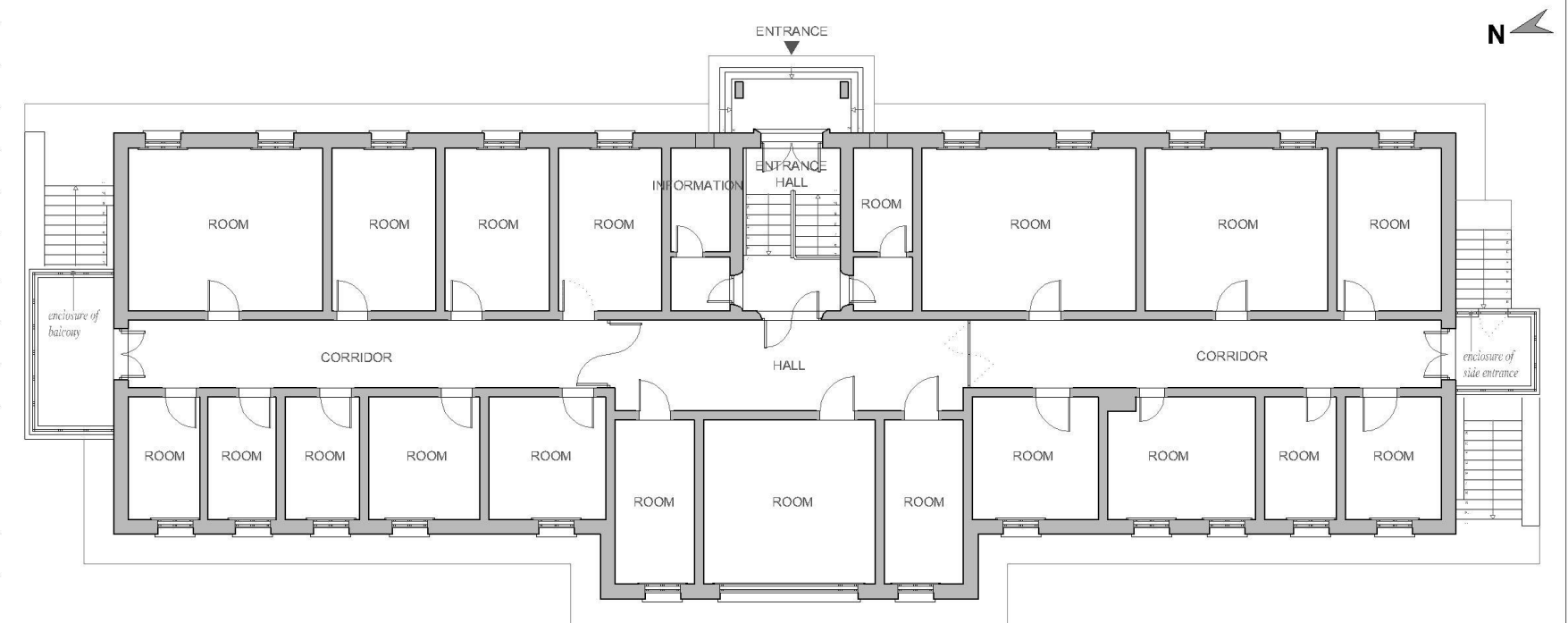
Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces
 3 : mass addition

MEASURED DRAWINGS



BASEMENT FLOOR PLAN
scale: 1/200



GROUND FLOOR PLAN
scale: 1/200



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 13

PHOTOGRAPHS



exterior view from north-west



entrance door from outside



entrance door from inside



basement stairs



basement corridor



exterior view from south



entrance hall



ground floor corridor



basement study hall



exterior view from north-west



room entrance



room



bathroom



boiler in laundry room

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



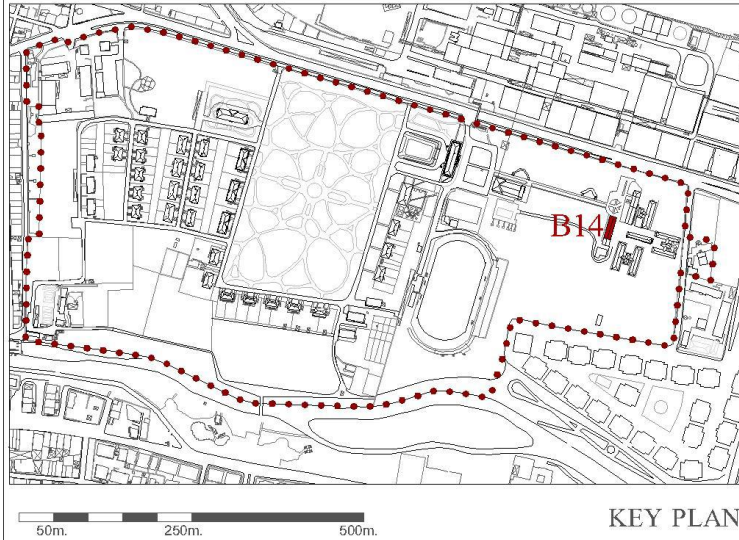
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 13a

B14-CLUB HOUSE

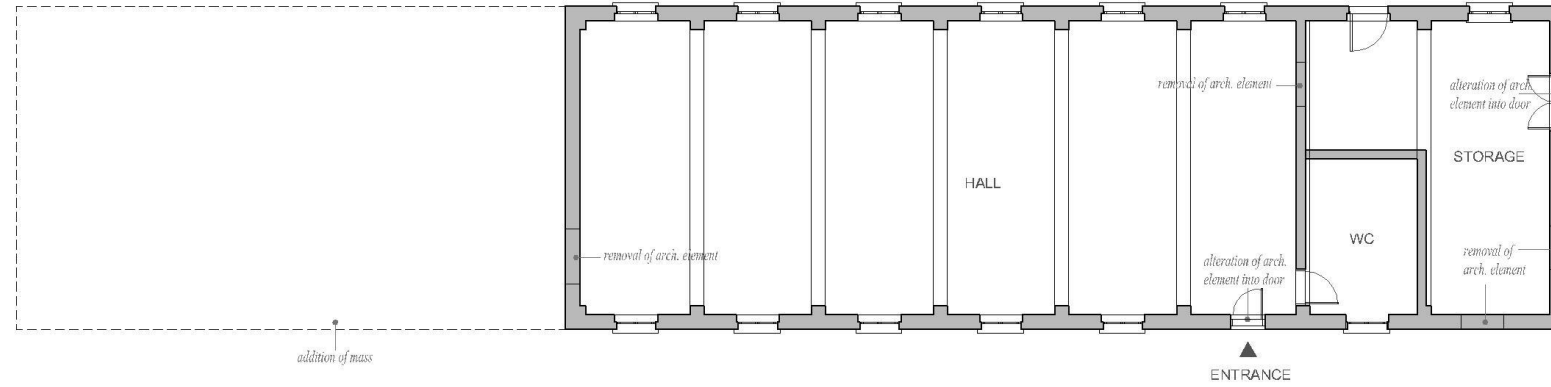


KEY PLAN

DATA

Building id:	B14	No. of stories / Building height:	1 / 3,5m.
Construction date:	1934	Construction technique:	Reinforced concrete skeleton system
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Leisure and Gastronomy		Roof: french tile
Original function:	Restaurant		Interior walls: cement plaster+wash
Current function:	Club house		Floor: mosaic tile & ceramic
Structural condition: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		Change: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>	
<p>*** 1 : in good condition, need maintenance 2 : in average condition, having material problems 3 : in bad condition, having structural problems</p>		<p>*** 1 : minimum alteration in finishing material and/or joinery 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces 3 : mass addition</p>	

MEASURED DRAWINGS



GROUND FLOOR PLAN
scale: 1/200



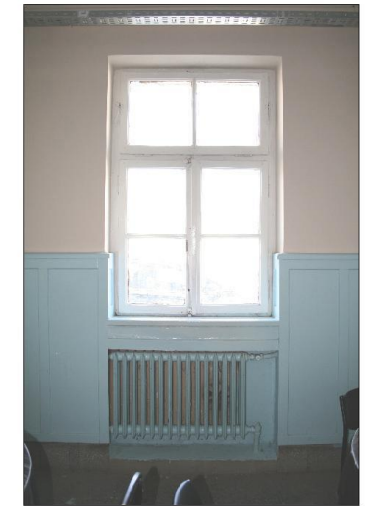
PHOTOGRAPHS



exterior view from east



window from outside



window from outside



exterior view from north



exterior view from south-west and altered opening



hall

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



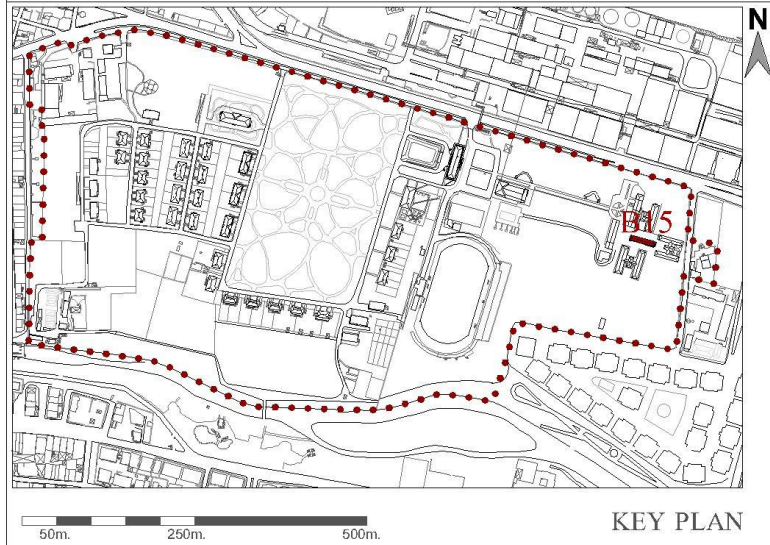
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 14a

B15-MILK HOUSE



KEY PLAN

DATA

Building id:	B15
Construction date:	1934
Designed by:	Fritz August Breuhaus
Category:	Temporary Accommodation
Original function:	Milk house
Current function:	Worker's pavilion
No. of stories / Building height:	Basement + 1 / 4m.
Construction technique:	Stone + brick masonry

Finishing materials	Facade:	cement plaster+wash
	Roof:	french tile
	Interior walls:	cement plaster+wash
	Floor:	terrazzo & ceramic

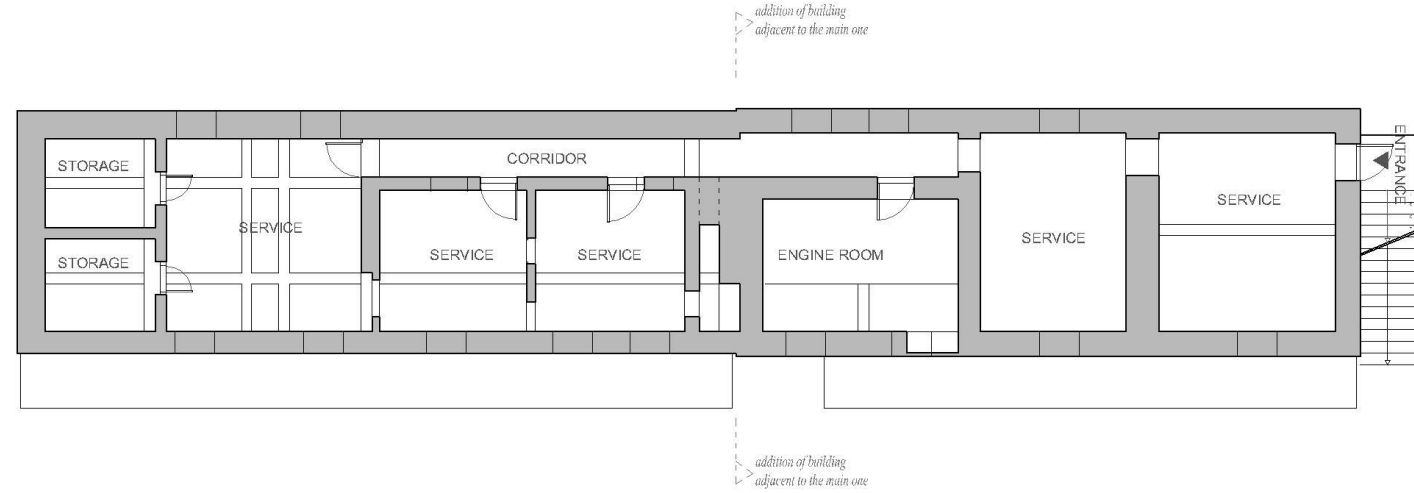
Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
 2 : in average condition, having material problems
 3 : in bad condition, having structural problems

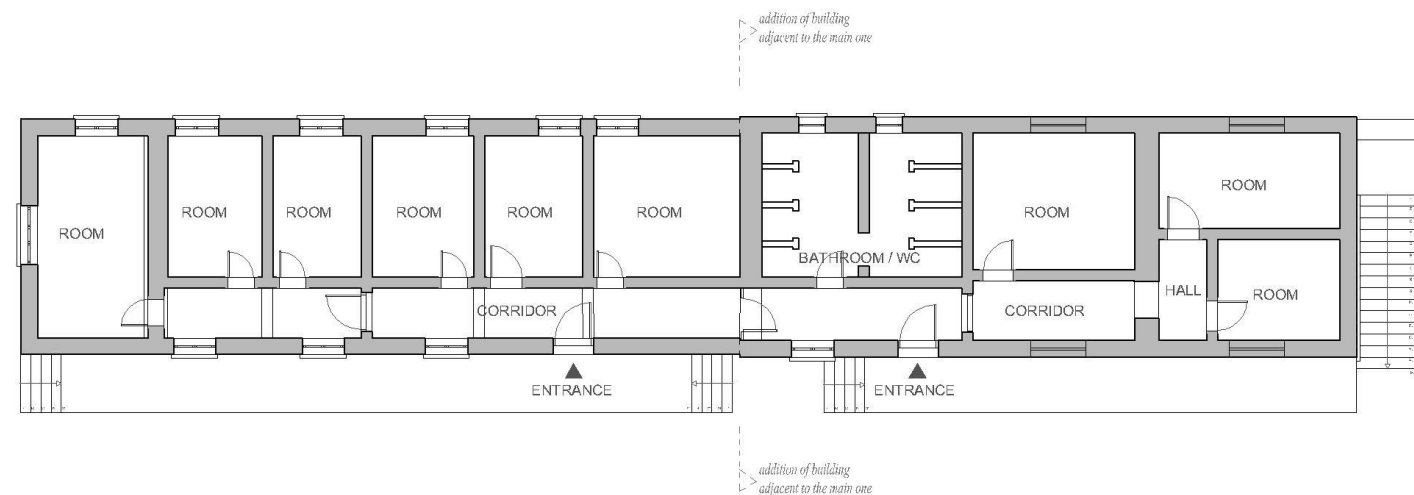
Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
 2 : addition of carport and/or addition of wet spaces to interior areas
 3 : mass addition

MEASURED DRAWINGS



BASEMENT FLOOR PLAN
scale: 1/200



GROUND FLOOR PLAN
scale: 1/200



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

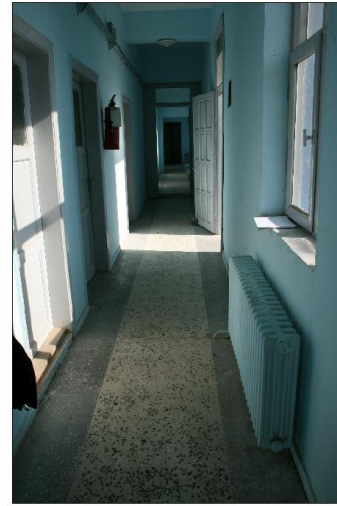
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 15

PHOTOGRAPHS



exterior view from south-east



corridor



corridor



basement engine room door



basement engine room window



exterior view from north-east



bathroom



ground floor window



basement service room



exterior view from north-west



basement stairs



basement corridor



basement storage doors in service room

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION

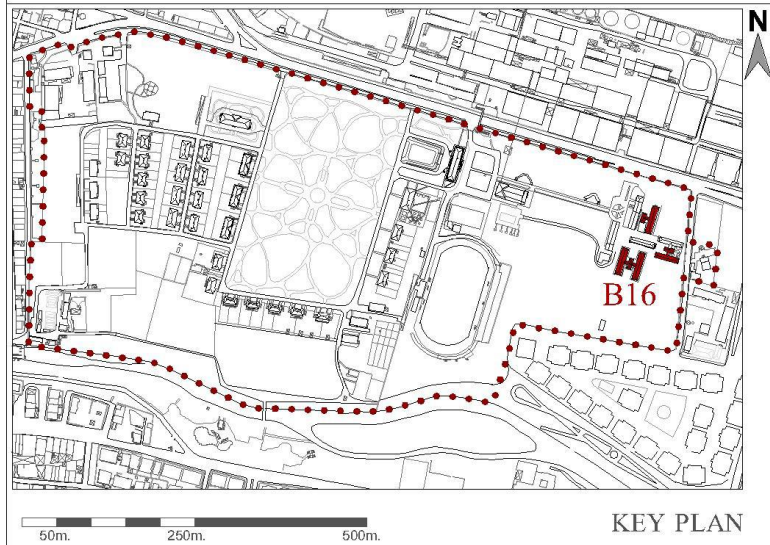


CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 15a

B16-WORKER'S PAVILION

MEASURED DRAWINGS



KEY PLAN

DATA

Building id:	B16
Construction date:	1934
Designed by:	Fritz August Breuhaus
Category:	Temporary Accommodation
Original function:	Worker's pavilion
Current function:	Worker's pavilion
No. of stories / Building height:	1 / 3m.
Construction technique:	Reinforced concrete skeleton system

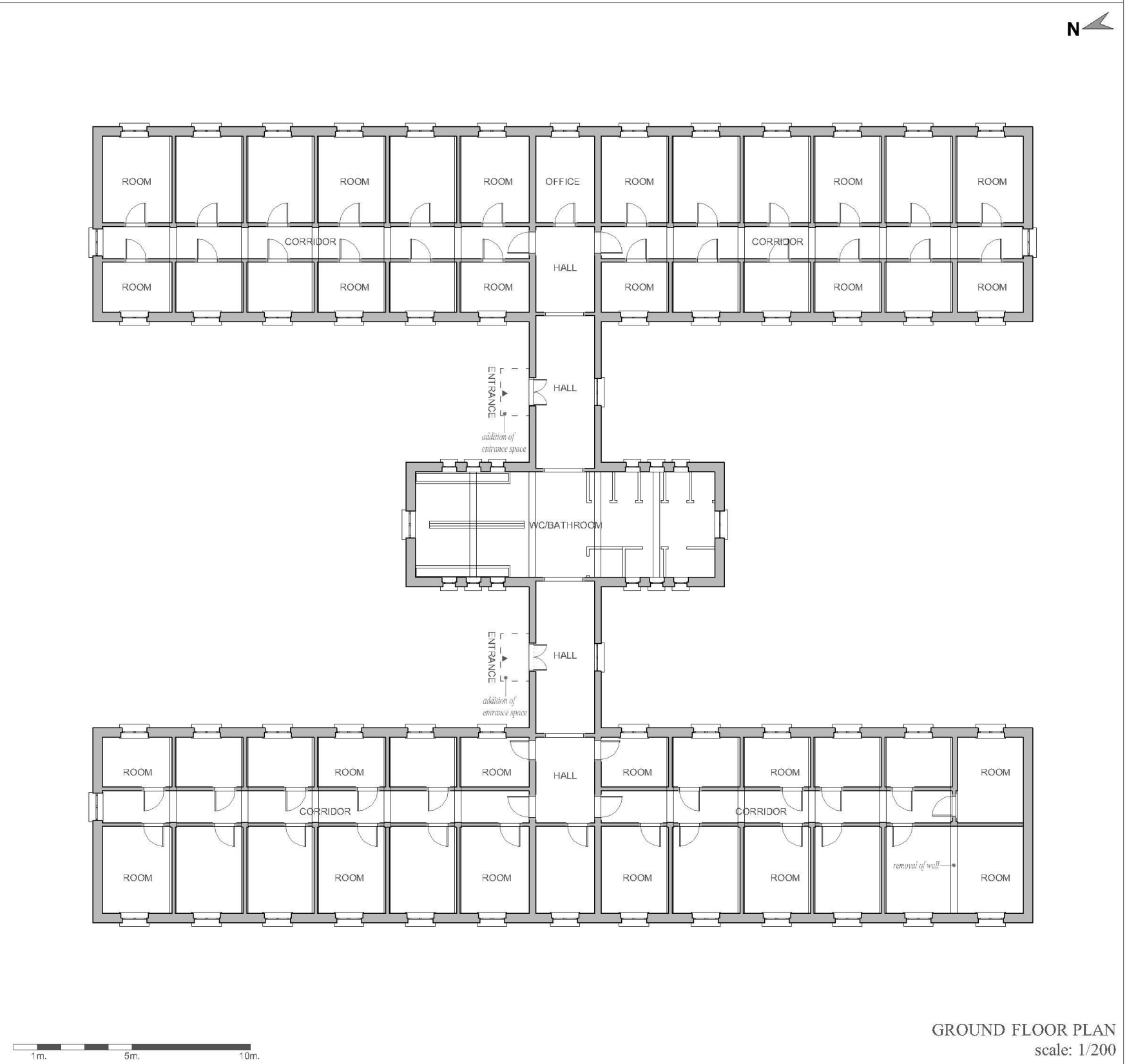
Finishing materials	Facade:	cement plaster+wash
	Roof:	french tile
	Interior walls:	cement plaster+wash
	Floor:	terrazzo & ceramic

Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
- 2 : in average condition, having material problems
- 3 : in bad condition, having structural problems

Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
- 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces
- 3 : mass addition



GROUND FLOOR PLAN
scale: 1/200

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
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CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 16

PHOTOGRAPHS



exterior view from north



entrance door from outside



hall



bathroom



exterior view from north-west



west wing hall



corridor



bathroom



exterior view from south



west wing hall



office



room entrance



room window

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GRADUATE PROGRAM in RESTORATION



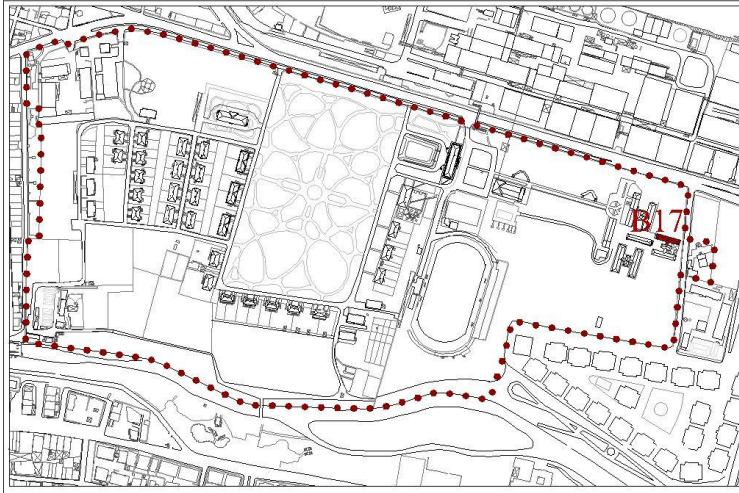
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

inventory no 16a

B17-LAUNDRY



50m. 250m. 500m.

KEY PLAN

DATA

Building id:	B17	No. of stories / Building height:	1 / 3,5m.
Construction date:	1934	Construction technique:	Reinforced concrete skeleton system
Designed by:	Fritz August Breuhaus	Finishing materials	Facade: cement plaster+wash
Category:	Service		Roof: french tile
Original function:	Unknown		Interior walls: cement plaster+wash
Current function:	Laundry		Floor: terrazzo & mosaic tile

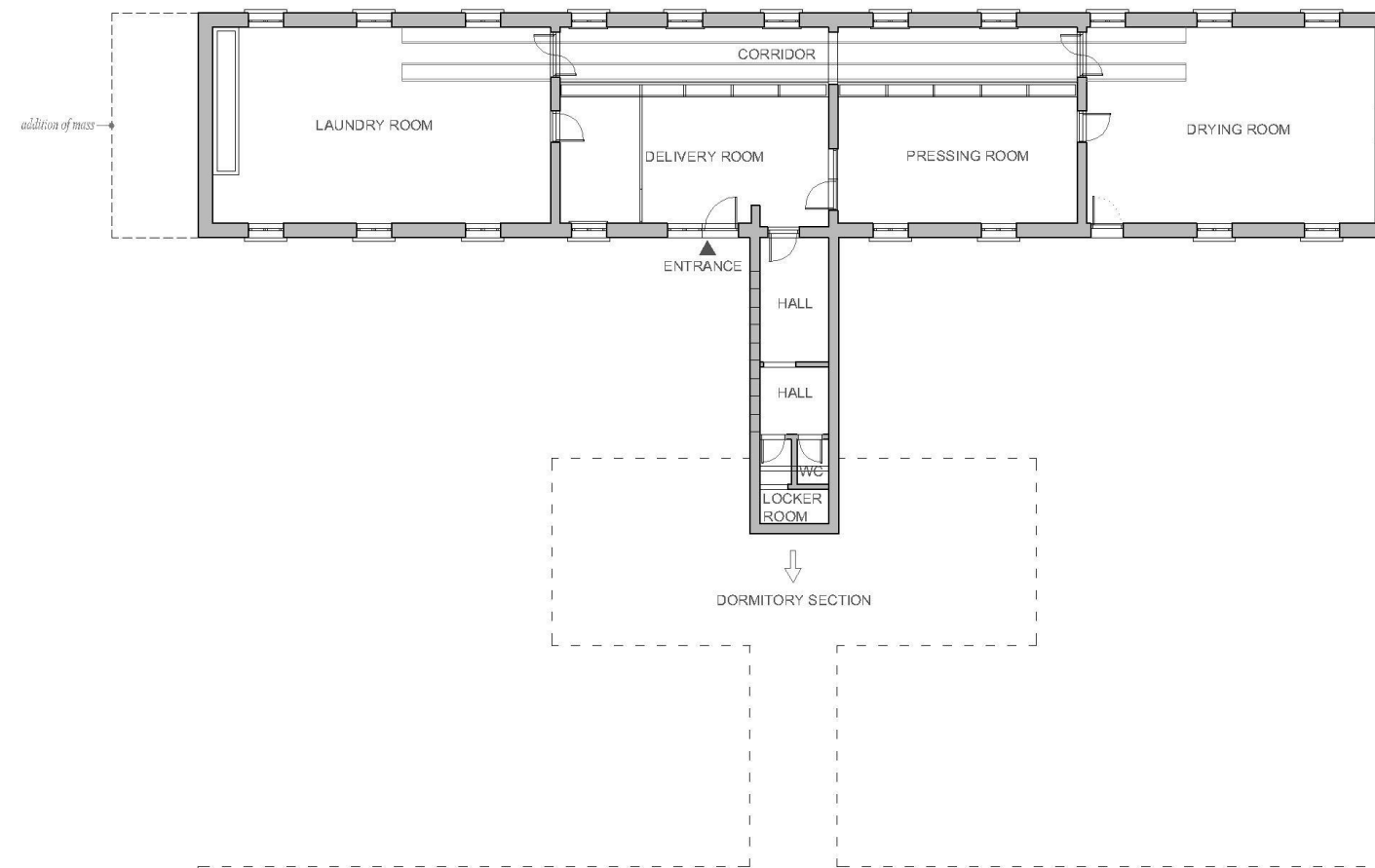
Structural condition: 1 2 3

- *** 1 : in good condition, need maintenance
 2 : in average condition, having material problems
 3 : in bad condition, having structural problems

Change: 1 2 3

- *** 1 : minimum alteration in finishing material and/or joinery
 2 : addition of carport, addition of wet spaces to interior areas, removal of interior walls, removal of architectural elements, function alteration of spaces
 3 : mass addition

MEASURED DRAWINGS



1m. 5m. 10m.

GROUND FLOOR PLAN
scale: 1/200

PHOTOGRAPHS



exterior view from west and mass addition



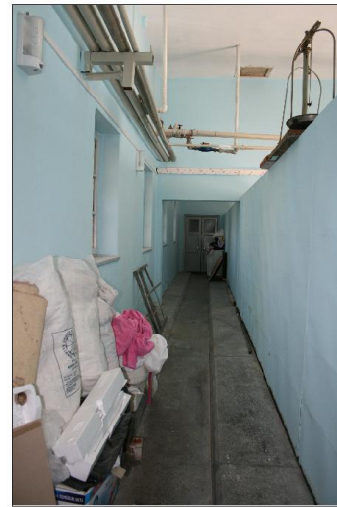
laundry room



drying room



laundry room



service corridor



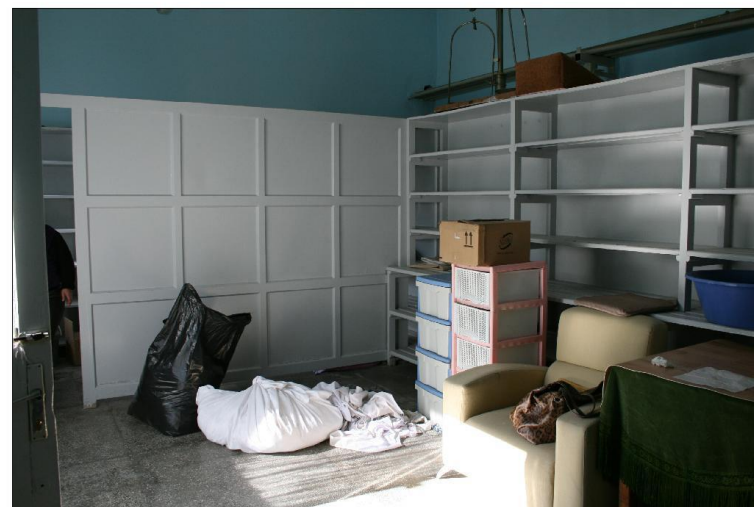
service corridor door



pressing machine



laundry room



delivery room



bathroom hall



bathroom

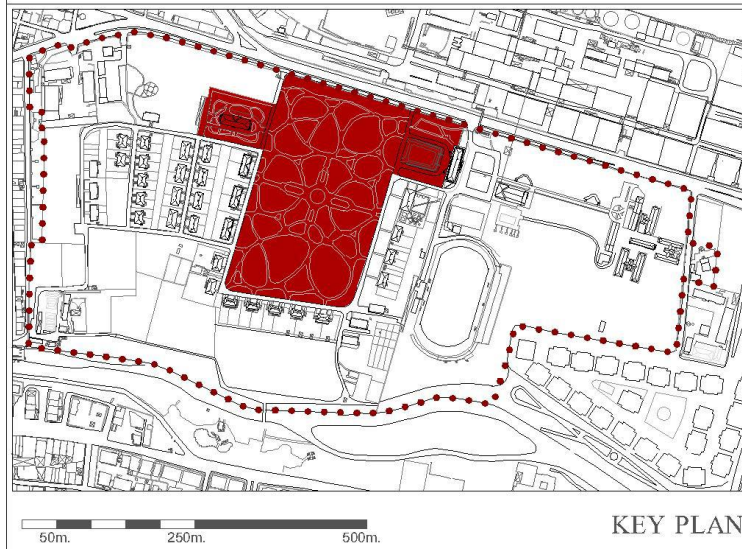
MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



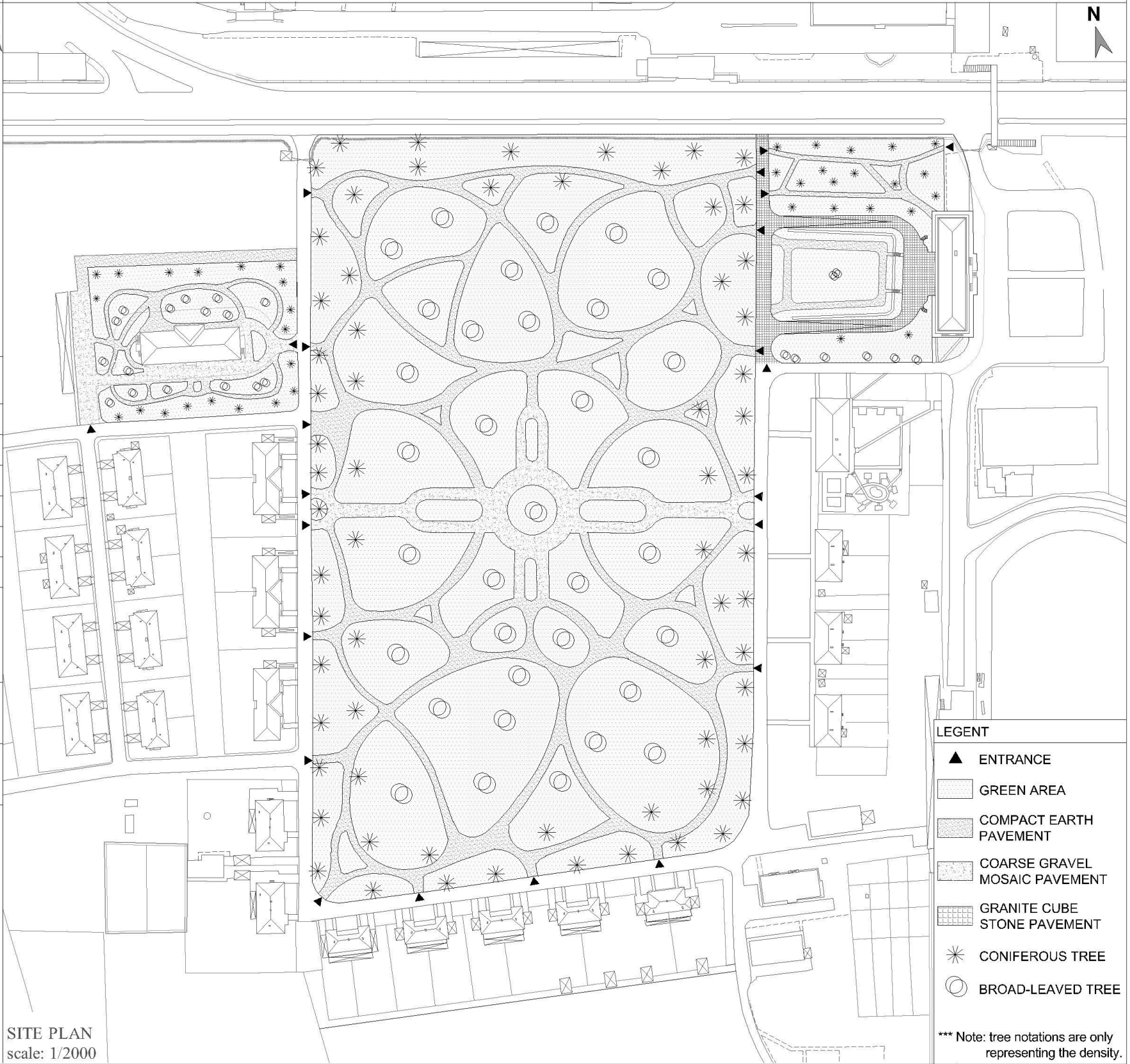
CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

inventory no 17a

PARK



DRAWING



DATA

Building id:	OA01
Construction date:	1934
Designed by:	Fritz August Breuhaus
Category:	Landscape area
Features	
Pavement material:	pressed earth coarse gravel mosaic granite cube stone
Landscape furnitures:	benches litter bins
Lighting elements:	lighting columns spots

LEGENT

- ▲ ENTRANCE
- GREEN AREA
- COMPACT EARTH PAVEMENT
- COARSE GRAVEL MOSAIC PAVEMENT
- GRANITE CUBE STONE PAVEMENT
- * CONIFEROUS TREE
- BROAD-LEAVED TREE

*** Note: tree notations are only representing the density.

SITE PLAN
scale: 1/2000



PHOTOGRAPHS



entrance from east and coniferous trees



entrance from east and coniferous trees



banch and litter bin



center part broad-leaved trees



new guesthouse's park general view



lighting column



pathway



Picea Pungens at new guesthouse's park



coarse gravel mosaic

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CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

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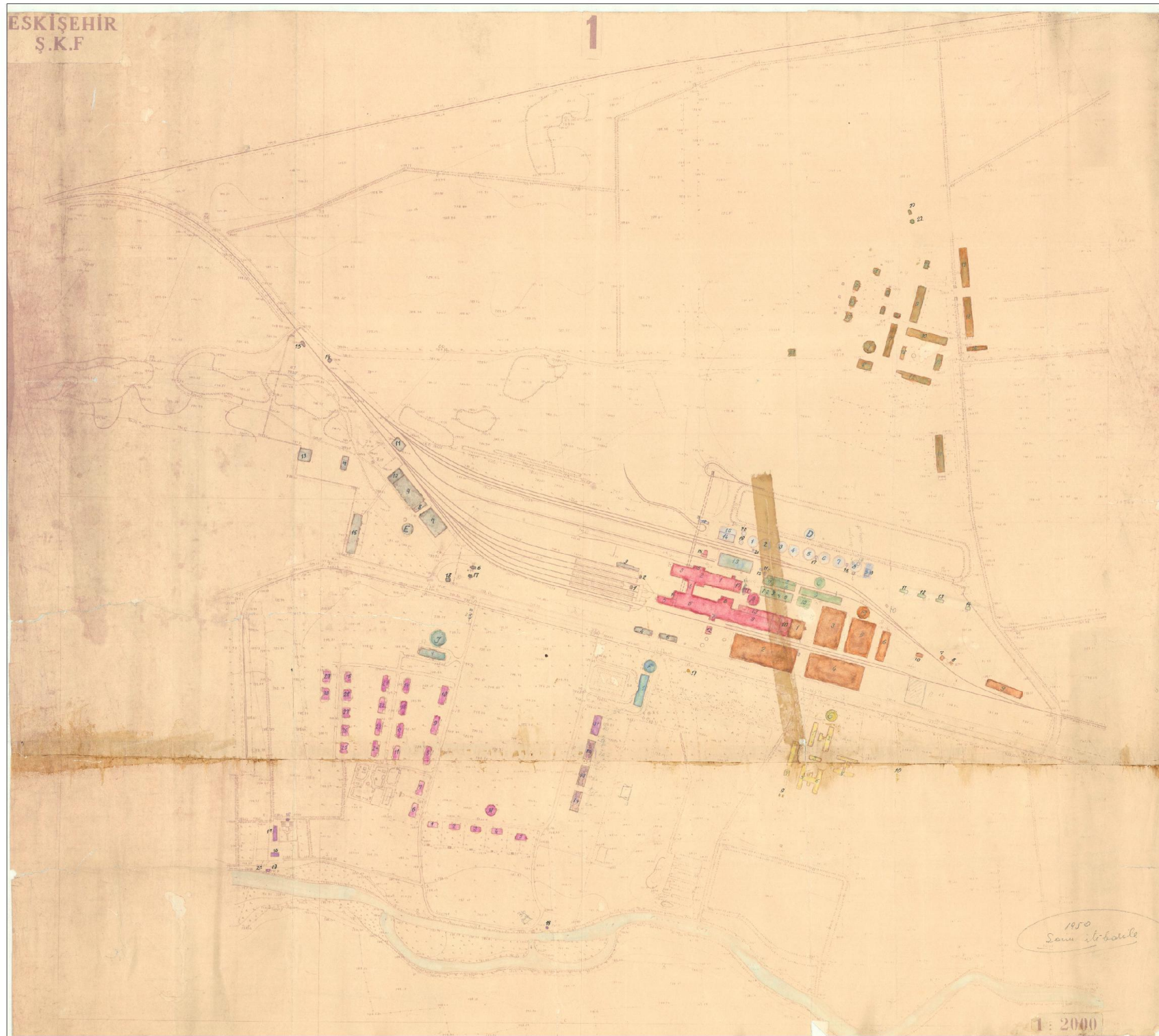
inventory no 18a

APPENDIX B

HISTORICAL DOCUMENTS

Original drawings of the buildings, site plan and photographs dating 1949 were obtained from the archives of Eskişehir and Ankara Sugar Factories.

SITE PLAN (drawn in 1950)



Eskişehir Şeker Fabrikası Binaları Listesi

1 - Zaman Dairesi	1 - Elfa tesisi
2 - Kireç ocağı	2 - Rangir anbarı
3 - Alçı kurutma dairesi	3 - Meydan
4 - Çakıl ve kireçleme dairesi	4 - Çakıl ve kireçleme
5 - İnkasatör ve 3601 Soyuma	5 - Kapalı ve açık
6 - İm Fabrika	6 - Araba kantarı
7 - Filtreler	7 - Teker anbarı
8 - Tuzlu dairesi	8 - Teker anbarı
9 - Rafineri	9 - Ziraat anbarı
10 - Kamaşın çakılları	10 - Ziraat okuluna
11 - Asfaltör	11 - Lokomotif garajı
12 - Pompa dairesi	12 - Bekçi evi
13 - Kadın işleme soyuma ve yıkama yerleri	13 - Bekçi evi
14 - Asfalt kart bina yeri	14 - Kulübeye
15 - Kok ve kireç ambarları yeri	15 - İğne kantarı
16 - Kömür, transport ve konikler binaları	16 - Ziraat okuluna
17 - Yarımadaya entral	17 - Kömür kantarı
18 - Kütüphane	18 - Amels bekleme odası
1 - Atölye (üst kat kısmı diğer kat kısmı)	1 - Ofis
2 - Şeker anbarı (1. kat kısmı diğer kat kısmı)	1 - Satış bürosu ve bekleme odası
3 - " " " " " "	2 - Memur pavilyonu
4 - " " " " " "	3 - İşyeri bürosu ve bekleme odası
5 - Ziraat " " " "	4 - Lokanta
6 - Salıngı " " " "	5 - İşyeri bürosu Memur pavilyonu
7 - Maden deposu " " " "	6 - " " " "
8 - Benzin " " " "	7 - " " " "
9 - Benzin gübre anbarı " " " "	8 - " " " "
10 - Okulün tüp deposu " " " "	9 - " " " "
11 - " " " " " "	10 - " " " "
1 - Lokomotif dairesi	1 - 15 Memur evleri
2 - Diesel entralı	16 - " " " "
3 - Okulün dairesi	17 - " " " "
4 - Zeytin " " " "	18 - " " " "
5 - " " " " " "	19 - " " " "
6 - " " " " " "	20 - " " " "
7 - " " " " " "	21 - " " " "
8 - " " " " " "	22 - " " " "
9 - " " " " " "	23 - " " " "
10 - " " " " " "	24 - " " " "
11 - " " " " " "	25 - " " " "
12 - " " " " " "	26 - " " " "
13 - " " " " " "	27 - " " " "
14 - " " " " " "	28 - " " " "
15 - " " " " " "	29 - " " " "
16 - " " " " " "	30 - " " " "
17 - " " " " " "	31 - " " " "
18 - " " " " " "	32 - " " " "
19 - " " " " " "	33 - " " " "
20 - " " " " " "	34 - " " " "
21 - " " " " " "	35 - " " " "
22 - " " " " " "	36 - " " " "
1 - 2 Melas tankları	1 - Şeker evi
2 - 4 İspirto tankları	2 - 4 köy evleri
3 - 3 Melas depoları "üstü açık"	3 - Mente binası
4 - 10 Benzin deposu	4 - Köy evi anbarı
5 - Su kuyusu pompa dairesi	5 - Yeni inek ahırı ve süt bina
6 - Su pompası binası	6 - Peyzaj bina
7 - İspirto Fabrikası	7 - Genç hayvanlar ahırı
8 - " " " "	8 - İnek ahırı
9 - " " " "	9 - At ve öküz ahırı
10 - " " " "	10 - Tavuk bina kireç değirmeni
11 - " " " "	11 - " " " "
12 - " " " "	12 - " " " "
13 - " " " "	13 - " " " "
14 - " " " "	14 - " " " "
15 - " " " "	15 - " " " "
16 - " " " "	16 - " " " "
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18 - " " " "	18 - " " " "
19 - " " " "	19 - " " " "
20 - " " " "	20 - " " " "
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22 - " " " "	22 - " " " "
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33 - " " " "	33 - " " " "
34 - " " " "	34 - " " " "
35 - " " " "	35 - " " " "
36 - " " " "	36 - " " " "

site plan of Eskişehir Sugar Factory Complex and legend of the map, 1950
courtesy of Fikret Yıldız personal archive

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CONSERVATION and REVITALIZATION PROPOSALS for ESKİŞEHİR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

document no 01

B02-NEW GUESTHOUSE (Administration Building)



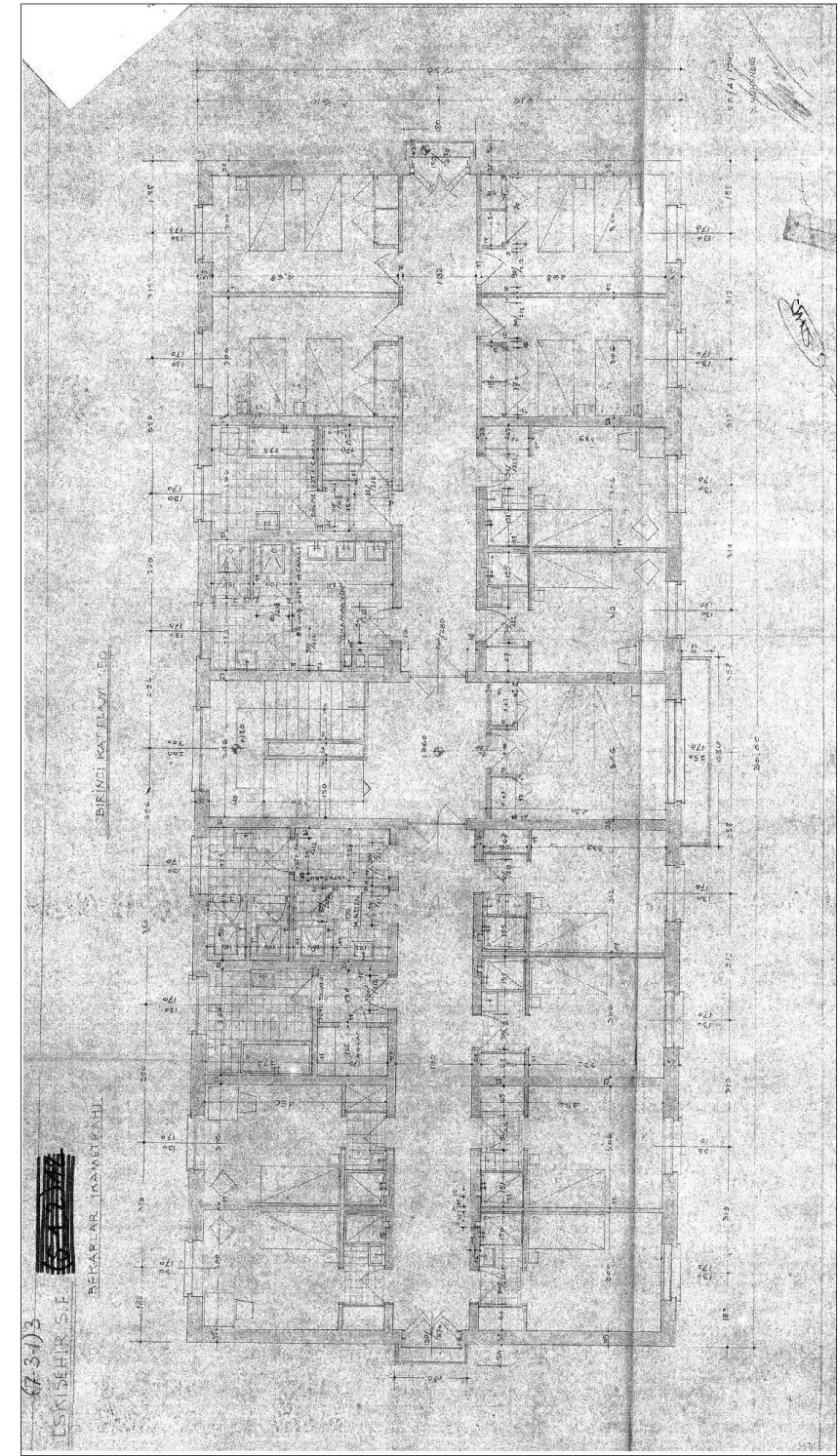
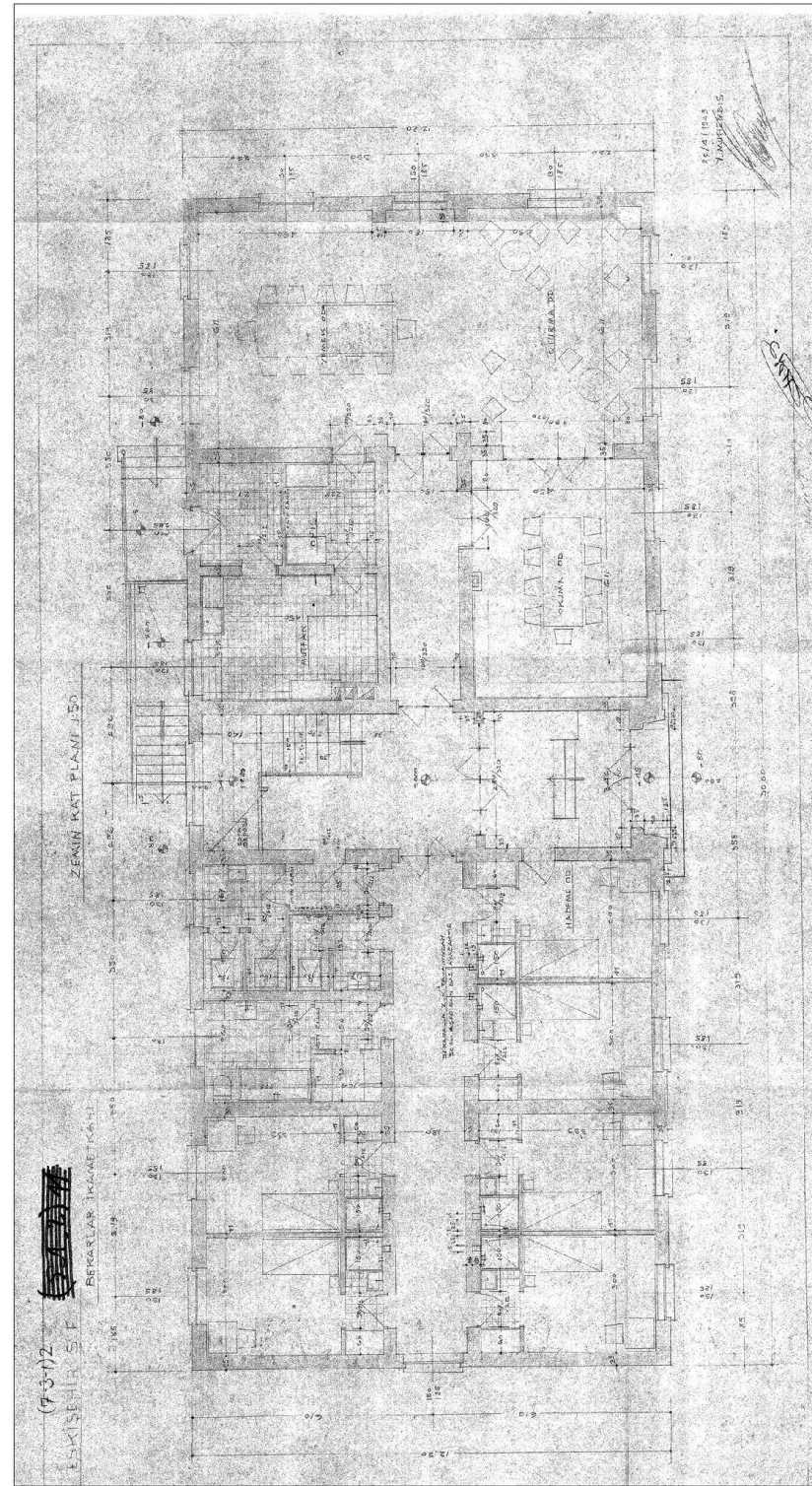
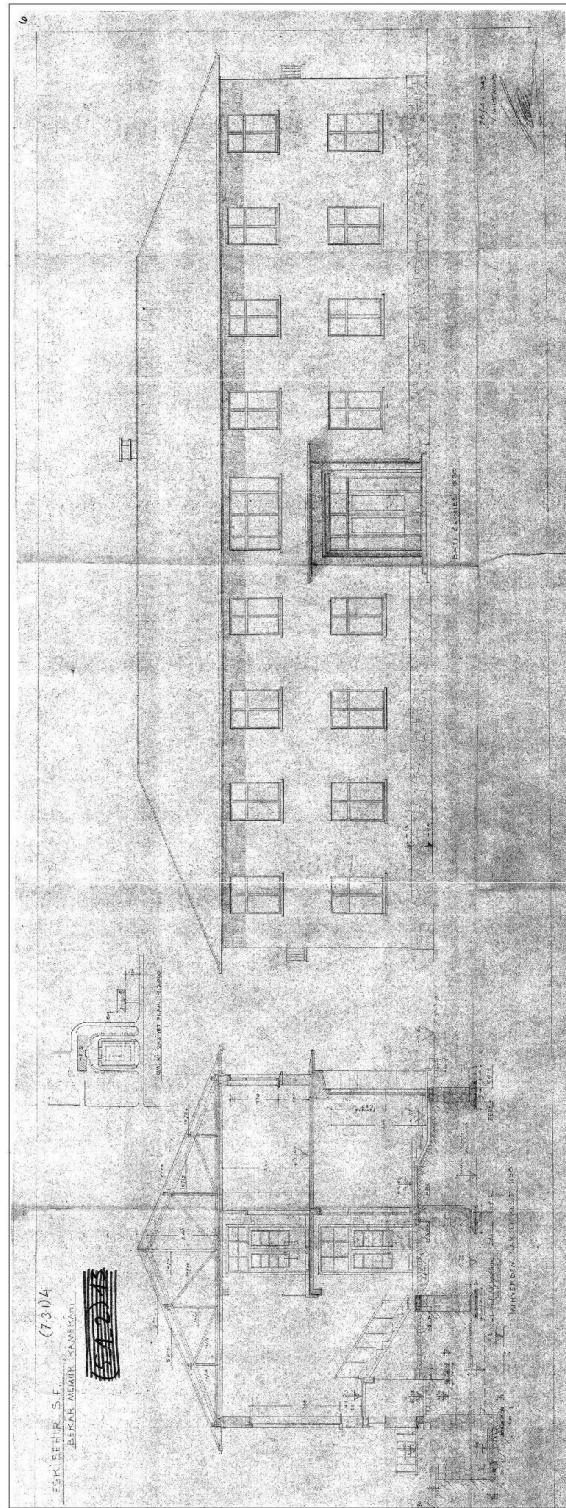
photo of front façade, 1949
courtesy of Eskişehir Sugar Factory Archives



photo of first floor stair hall, 1949
courtesy of Eskişehir Sugar Factory Archives

B03-OLD GUESTHOUSE

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original renovation project drawings of Old Guesthouse, 1949
courtesy of Ankara Sugar Factory Archive



CONSERVATION and REVITALIZATION PROPOSALS for ESKISEHIR SUGAR FACTORY SOCIAL FACILITIES AREA

Prepared by: Merve YILDIZ

Instructor: Dr. Fuat GOKCE

document no 03

B05- EMPLOYEE DWELLING TYPE 2



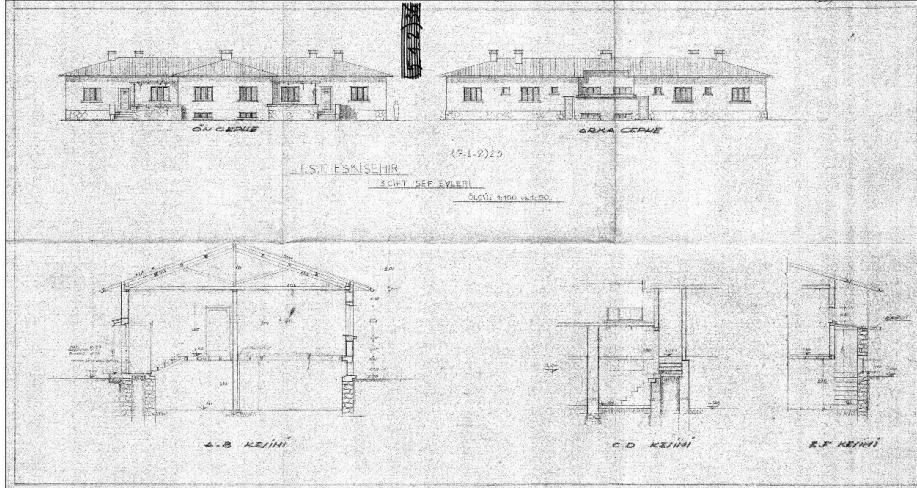
photo of Employee Dwelling Type 2 (B05) front façade, 1949
courtesy of Eskişehir Sugar Factory Archives

B08- EMPLOYEE DWELLING TYPE 5

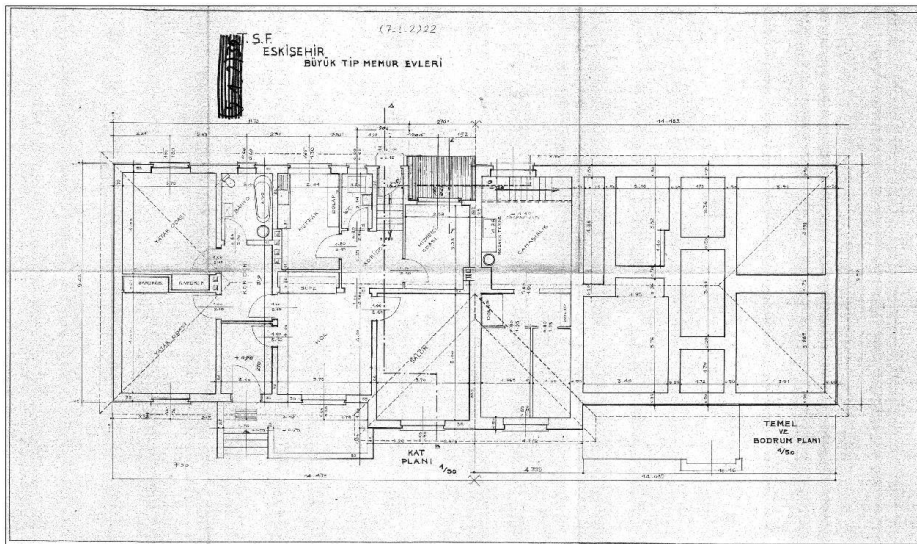


photo of Employee Dwelling Type 5 (B08) front façade, 1949
courtesy of Eskişehir Sugar Factory Archives

B08- EMPLOYEE DWELLING TYPE 5

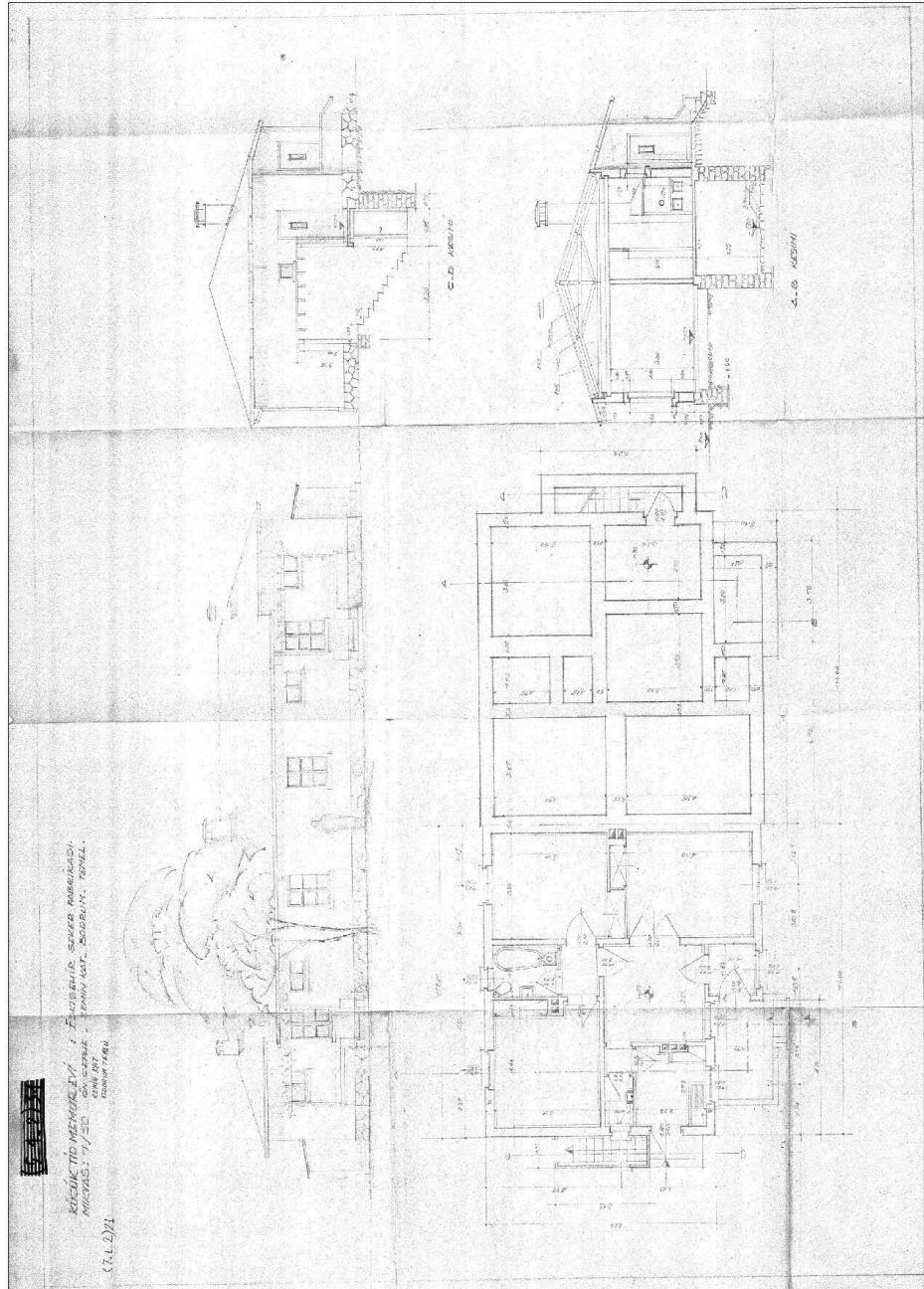


original elevation and section drawings of Employee Dwelling Type 5 (B08)
courtesy of Ankara Sugar Factory Archive s



original plan drawing of Employee Dwelling Type 5 (B08)
courtesy of Ankara Sugar Factory Archive s

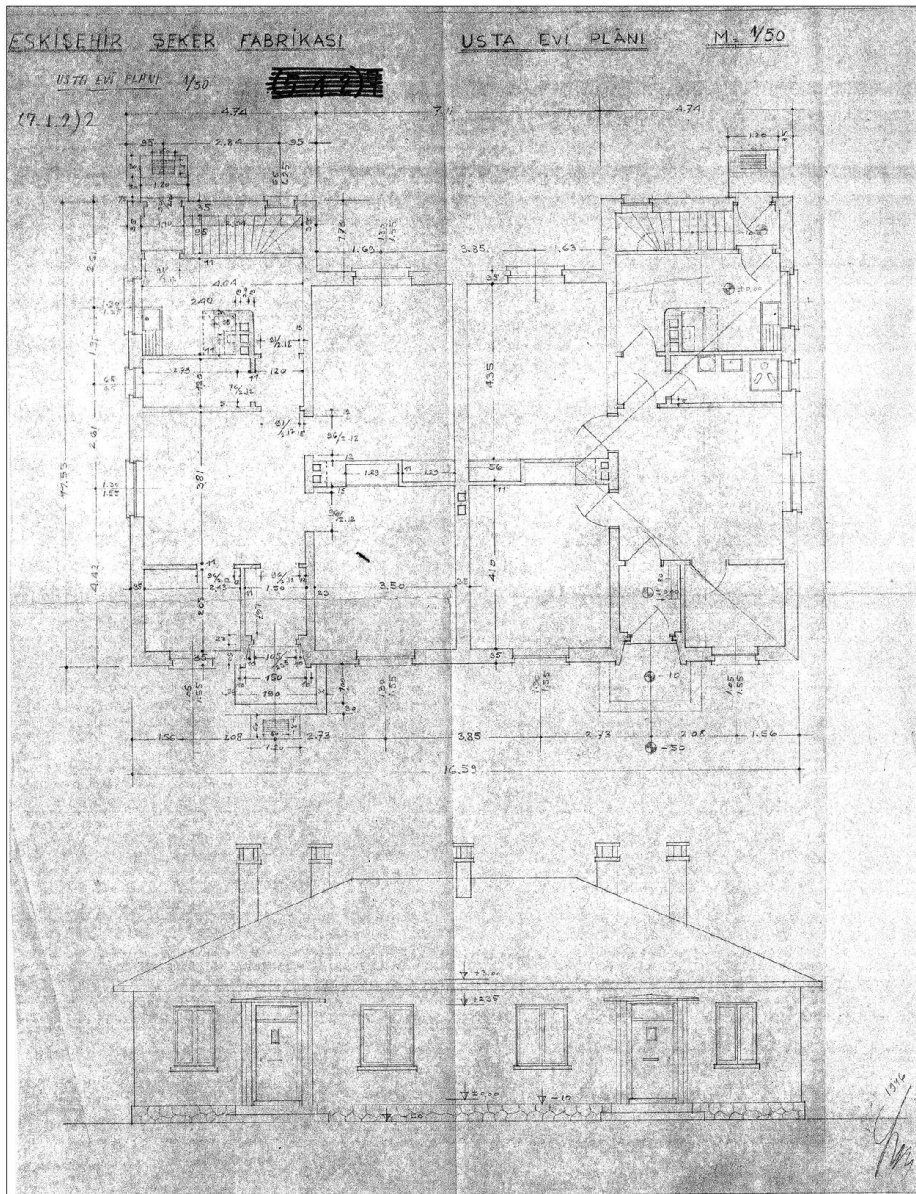
B09- EMPLOYEE DWELLING TYPE 6



original drawings of Employee Dwelling Type 6 (B09)
 courtesy of Ankara Sugar Factory Archive

B12- EMPLOYEE DWELLING TYPE 9

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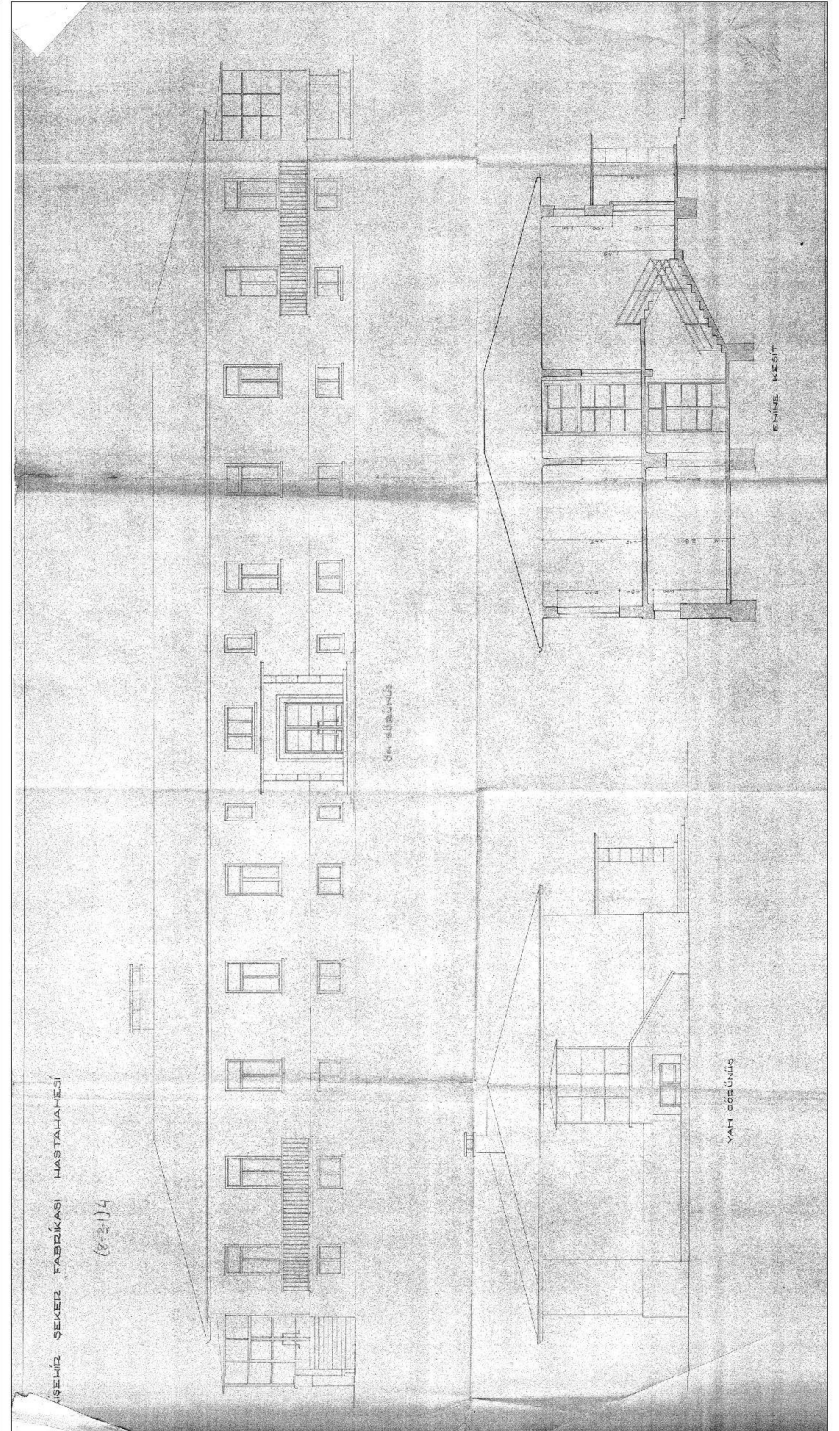
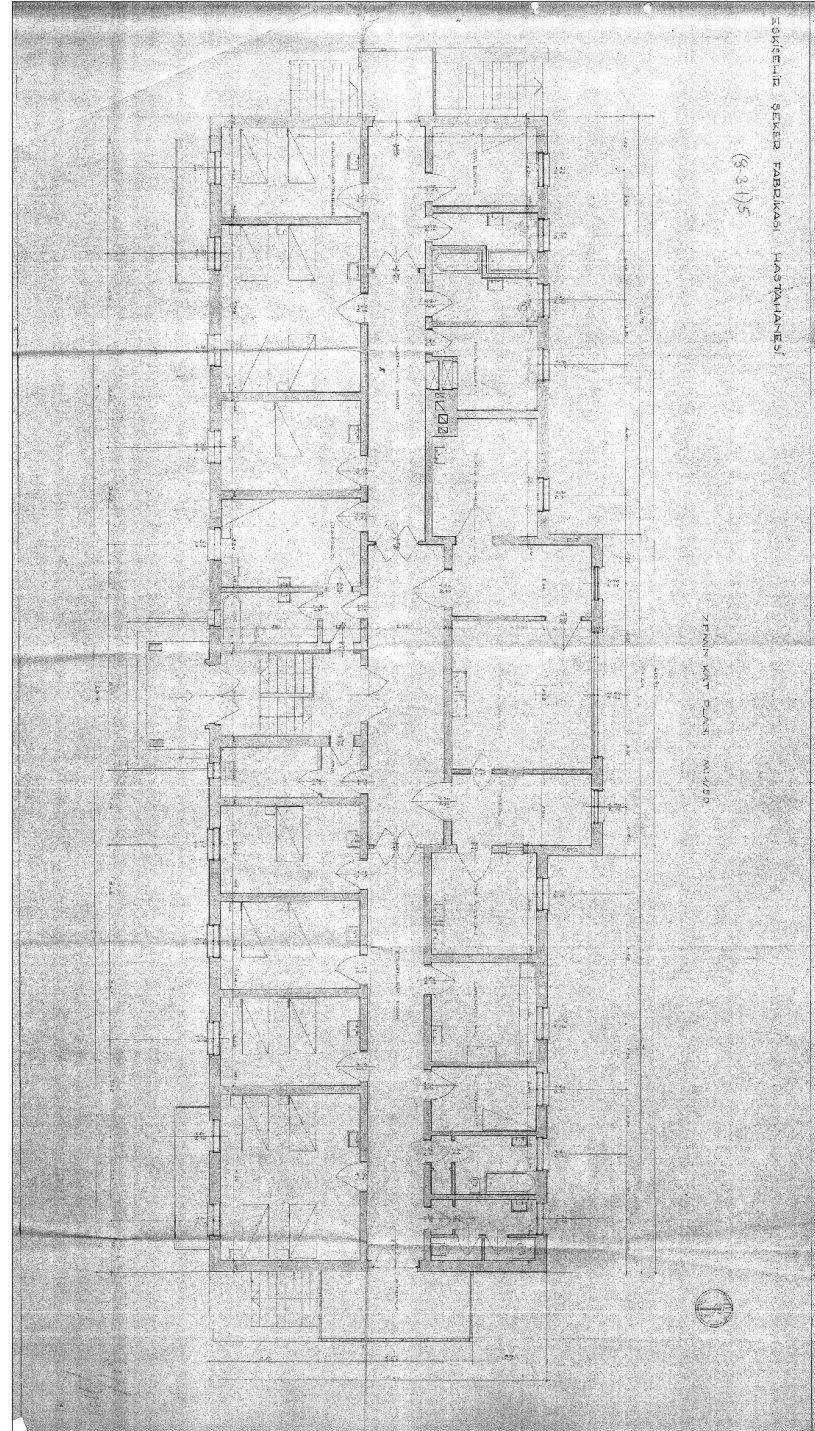
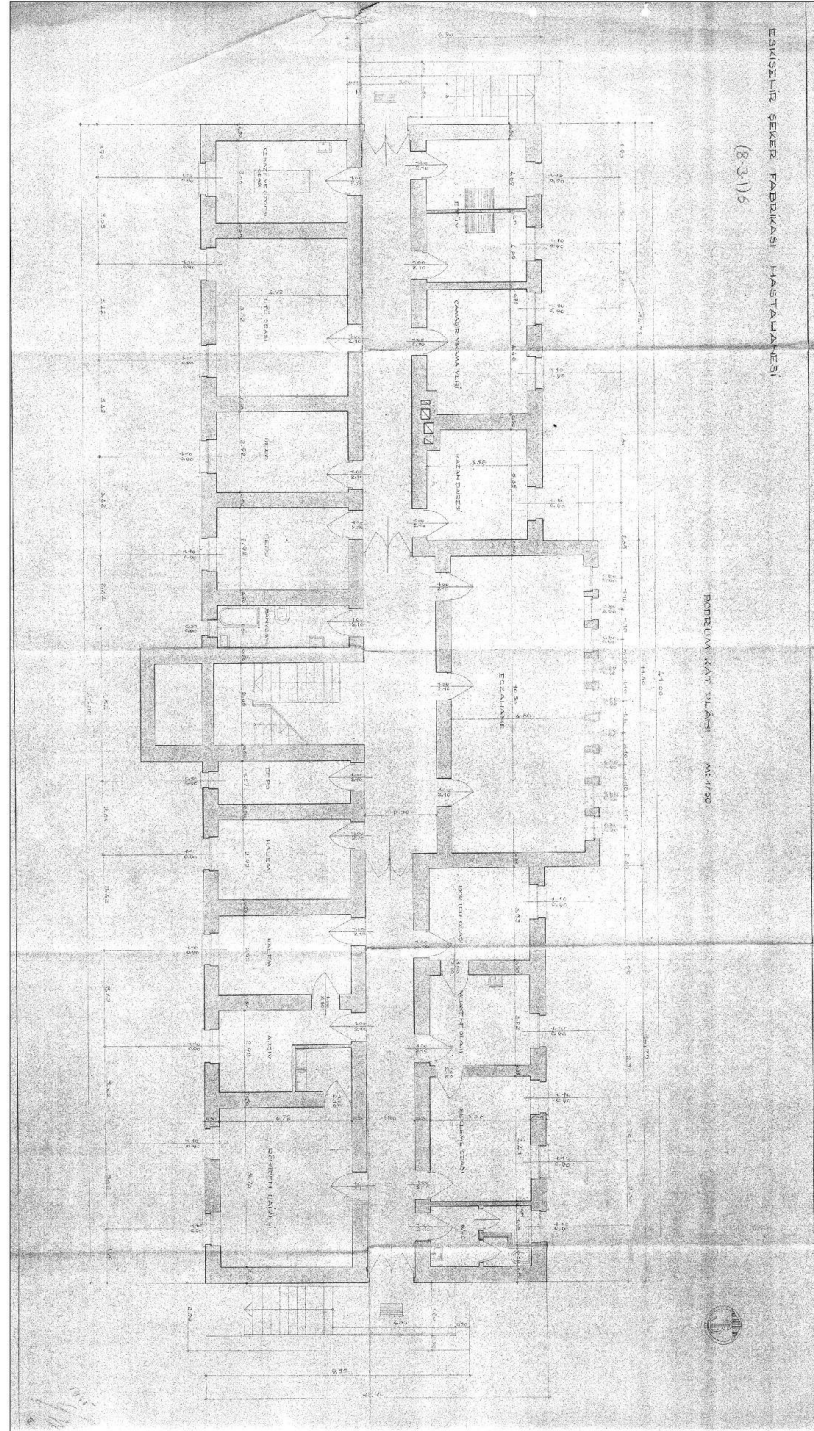
original drawings of Employee Dwelling Type 9 (B12)
courtesy of Ankara Sugar Factory Archive s



document no 07

B13- GIRL'S DORMITORY (Hospital)

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GRADUATE PROGRAM in RESTORATION



original renovation project drawings of Girl's Dormitory (Hospital), 1945
courtesy of Ankara Sugar Factory Archives



CONSERVATION and REVITALIZATION PROPOSALS for ESKİŞEHİR SUGAR FACTORY SOCIAL FACILITIES AREA
Prepared by: Merve YILDIZ Instructor: Dr. Fuat GOKCE

document no 08

B13- GIRL'S DORMITORY (Hospital)



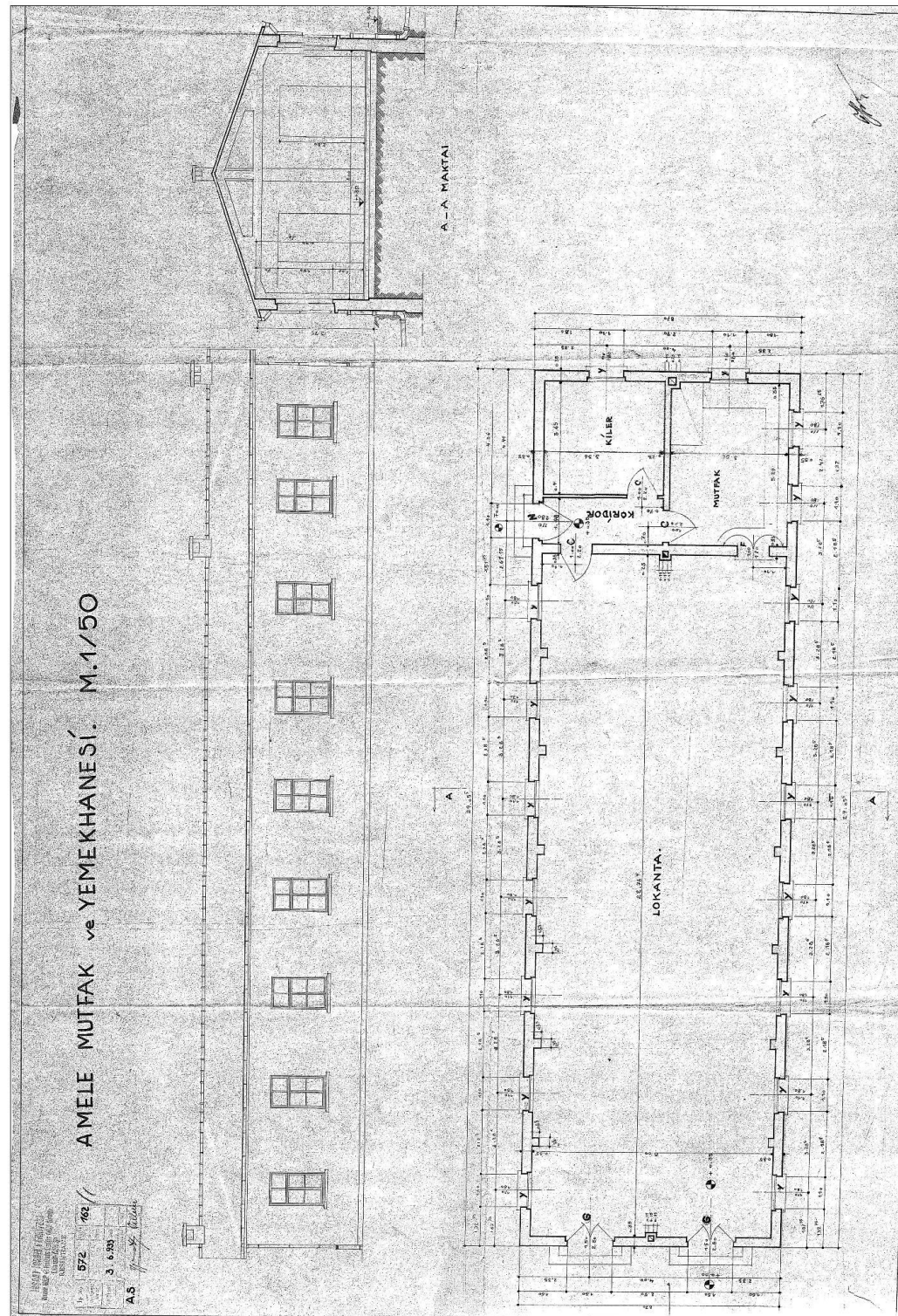
photo of Girl's Dormitory (Hospital, B13) front façade, 1949
courtesy of Eskişehir Sugar Factory Archives



photo of operating room in the Hospital, 1949
courtesy of Eskişehir Sugar Factory Archives

B14-CLUB HOUSE (Restaurant)

MIDDLE EAST TECHNICAL UNIVERSITY FACULTY OF ARCHITECTURE
GRADUATE PROGRAM in RESTORATION



original drawings of Club House (Restaurant, B14), 1933
courtesy of Eskişehir Sugar Factory Archive s



photo of main hall in the Club house, 1949
courtesy of Eskişehir Sugar Factory Archive s



photo of main hall in the Club house, 1949
courtesy of Eskişehir Sugar Factory Archive s

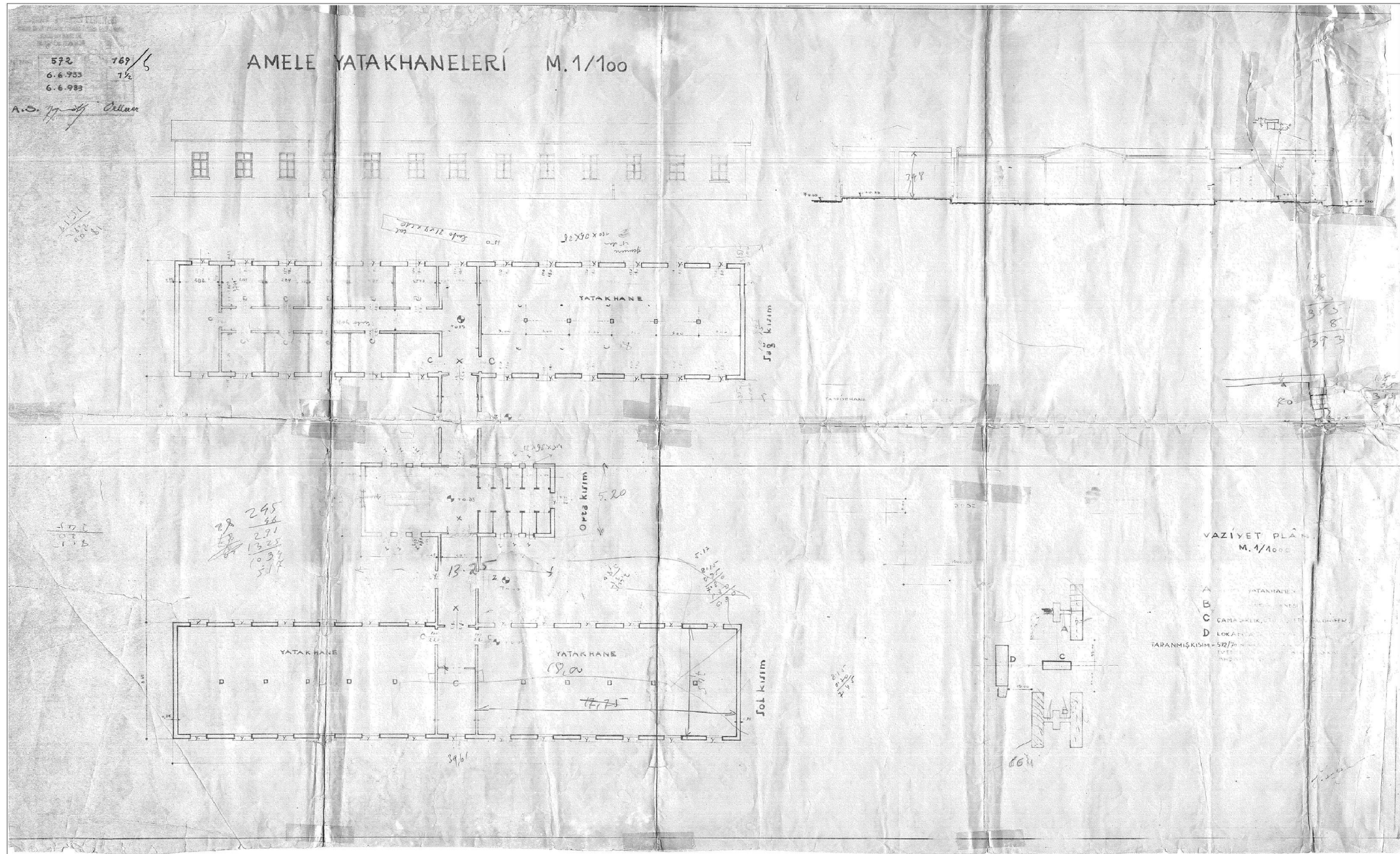


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document no 10

B16-WORKER'S PAVILIONS

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original drawings of Worker's Pavilions (B16), 1933
courtesy of Eskişehir Sugar Factory Archive



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document no 11

