

CAUSES AND EFFECTS OF URBAN TRANSFORMATION PROCESSES ON
THE CULTURAL HERITAGE IN HACI BAYRAM AREA, ULUS

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THE CULTURAL HERITAGE IN HACI BAYRAM AREA, ULUS**

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ABSTRACT

CAUSES AND EFFECTS OF URBAN TRANSFORMATION PROCESSES ON THE CULTURAL HERITAGE IN HACI BAYRAM AREA, ULUS

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Hacı Bayram Area is located on the top of a small hill on the north-western part of the Ankara Citadel in Ulus Historic Center. Co-existence of the Temple of Augustus and Hacı Bayram Veli Mosque as a symbol of spatial continuity throughout the history and surrounding traditional neighbourhoods give the area its unique characteristics. The Hacı Bayram Square and surrounding environment, which is called as Hacı Bayram Area throughout the history, has always become one of the focal points of huge interventions in Ulus Historic Center in the context of urban conservation and urban renewal.

As a traditional district, these historic neighborhoods had been firstly undergone transformation with the city development plans since Ankara became a capital city after the establishment of Republic by initial urban planning experiences of Lörcher and Jansen Plan in 1924 and 1932; and Yücel-Uybadin Plan in 1957. After developing the concept of 'Conservation Master Plan', Hacı Bayram Area had been transformed under the authority of Ulus Historic Center Conservation and Improvement Master Plan (Bademli Plan) between 1990 and 2005. And, after 2005, the area was designated as urban renewal area and effected by the 'conservation master plan for the renewal area' (Hassa Plan) between 2007 and 2008. After 2008, the area has been in rapid change according to the Conservation Principles and Terms of Use During the Transition Period, without controlling by any plan.

The aim of this thesis is to understand the original spatial character and follow the causes and effects of spatial transformation of Hacı Bayram Area through different types of the resources which include maps, cadastral plans, urban plans, aerial photos and spatial analysis at the certain points of changes.

Keywords: Urban Transformation, Urban Conservation, Urban Renewal, Historic Sites, Ulus, Hacı Bayram Area

ÖZ

ULUS, HACI BAYRAM MAHALLESİ'NDEKİ KENTSEL DÖNÜŞÜM SÜREÇLERİNİN NEDENLERİ VE KÜLTÜREL MİRAS ÜZERİNE ETKİLERİ

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Ankara tarihi kent merkezi Ulus'un bir parçası olan Hacı Bayram Mahallesi, Ankara Kalesi'nin kuzey batısında küçük bir tepenin üzerinde yer alır. Ankara'nın geleneksel konut dokusundan izler taşımasının yanında, bir Roma tapınağı ve Osmanlı Camii'sinin yıllarca omuz omuza ayakta kalarak tanımladıkları Hacı Bayram Meydanı da mekansal devamlılığın bir temsili olarak alanı ayrıcalıklı kılar. Bir başkentin tarihi çekirdeğinde bulunan bu alan yıllar yılı Ulus'ta yürütülen tüm kentsel projelerin odağında olmuştur.

Cumhuriyetin kurulması ve Ankara'nın başkent olmasının ardından gelen planlama çalışmaları, alanın sit alanı olarak ilanına kadar Hacı Bayram Mahallesi'ni de kapsayacaktır. Bu durumda alan, 1990 yılında onaylanan koruma amaçlı imar planına (Bademli Planı) kadar sırasıyla Lörcher, Jansen ve Yücel- Uybadin Planlarının kontrolü altında olacaktır. 1990 yılından 2005 yılına kadar geçerli olan Bademli Planı'nın ardından, alan 2005 yılında kentsel sit alanının yanında aynı zamanda kentsel yenileme alanı olarak da ilan edilmiştir. 2007 yılında onaylanan Kentsel Yenileme Alanı Planı (Hassa Planı) alanı da etkisine alacak şekilde 1 sene yürürlükte kalmıştır. Alana, Hassa Planı'nın iptali ardından, 7 yıl boyunca yapılan müdahaleler geçiş dönemi yapılışama koşullarına göre plansız bir şekilde sürmektedir.

Bu tez çalışmasının amacı Hacı Bayram Mahallesi'nin 1924'ten bu yana yaşadığı

mekansal dönüşümünü belgeler ışığında ortaya koymak ve bu dönüşüme etki eden nedenleri ve sonuçları ortaya çıkarmaktır.

Anahtar Kelimeler: Kentsel Dönüşüm, Kentsel Koruma, Kentsel Yenileme, Tarihi Kentler, Ulus, Hacı Bayram Mahallesi

To Doves of the Peace

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LIST OF ABBREVIATIONS

AAN	Ancient Monument Regulations (Asar-ı Atika Nizamnamesi)
GEEAYK	High Council for the Historical Real Estate and Monuments (Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu)
YAKTVKBM	Yenileme Alanı Kültür ve Tabiat Varlıklarını Koruma Bölge Müdürlüğü
AKVKBKM	Ankara Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü (Directorate of Regional Council of Conservation of Cultural Assets)
MC	Municipality Council (Belediye Meclisi)
ABB	Ankara Büyükşehir Belediyesi (Ankara Metropolitan Municipality)
KUDEM	Koruma Uygulama ve Denetim Müdürlüğü (Directorate of Conservation, Implementation and Control)
ICOMOS	International Council of Monuments and Sites
HSUDP	Hacıbayram Square Urban Design Project
LONGESTABBRV	Longest Abbreviation is used to balance the columns of list of abbreviations

CHAPTER 1

INTRODUCTION

1.1 Definition of the Problem

“ Towns, cities - urban space - are the bailiwick of the discipline of urbanism. As for larger, territorial spaces, regional, national, continental or worldwide, these are the responsibility of planners and economists. At times these 'specializations' are telescoped into one another under the auspices of that privileged actor, the politician. At other times their respective domains fail to overlap at all, so that neither common projects nor theoretical continuity are possible ” cautions Lefebvre (1991) author of the breaking book ‘ The Production of Space ’. Currently, the urban space has undergone the rapid transformation processes in Turkey. And, by all means, urban transformation is not a new emerged concept, however the recent transformation processes have different characteristic comparing to the other terms. As the above mentioned quote of Lefebvre, the role of politicians has exceed the authority of laws, scientific analysis and results executed by the experts and public opinion regarding the urban space. Recently, the transformations of historic areas have also been suffering from this excessive 'central' authority. The issue in the historic areas has been interrelating with the concept of 'Urban Conservation' and 'Urban Renewal' which are always debatable in the urban transformation analysis.

In the initial developments of the concept of 'conservation' by international meetings, councils and the significant documents putting the principles of conservation, 'The Athens Charter for the Restoration of Historic Monuments' in 1931 and 'The Venice Charter' in 1964, have been accepted as the pioneer significant documents.

Apart from the assessing restoration principles of the monuments, the Athens Charter mentioned that the interventions should be respectful to surroundings of the monuments which deserved restoration¹.

The Venice Charter in 1964 has been accepted as a milestone which produced much more sophisticated document for developing conservation approach all over the world. In the definition section of the Venice Charter, the monument was defined as not just the architectural work's itself, but also the settings which have values deserved to be conserved².

Following the proclaim of the world heritage list system by UNESCO, the Declaration of Amsterdam in 1975 was promulgated by the Committee of Ministers of the Council of Europe. This document emphasizes on the issue of conservation, which should be the essential part of 'urban planning and conservation concept', should be applied in the context of 'integration'³ (Ahunbay, 1996). Therefore, the conservation and urban planning approaches have been started to establish close relationships with each others concerning the urban space after this declaration.

In Turkey, the comprehensive conservation approach has not embraced in process of the international progression of the concept, the intersecting of the concepts 'conservation' and 'urban planning' has dated to quite recent times. The approach to heritage by the urban planning tools has been embodied in the context of 'Conservation Master Plans' in Turkey as well. Before the conservation master plans, urban heritage areas had been under the control of city development plans. In other words, the transformation of historical environments had been authorized by the impacts of construction regulations and city development plans until the conservation master plans. For this reason, development of urban planning activities should be noticed while mentioning development of the conservation concept in Turkey.

¹ Carta Del Restura, article 6; 1931 (retrieved September 12 from <http://www.icomos.org.tr/?Sayfa=Tuzukler2&dilfr>)

² The Venice Charter, article 1 "The concept of a historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or a historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time." ; 1964; (retrieved September 12 from http://www.icomos.org/charters/venice_e.pdf)

³ The Declaration of Amsterdam, article b 'The architectural heritage includes not only individual. buildings of exceptional quality and their surroundings, but also all areas of towns or villages of historic or cultural interest.', article d 'Architectural conservation must be considered, not as a marginal issue, but as a major objective of town and country planning.'

In their article, Şahin Güçhan and Kurul (2009) interrogate the development of conservation measures in Turkey, and they offer a chronological period according to their scope and focus;

- mid-nineteenth century to the beginnings of the republic (1920);
- the building of a secular nation: 1920-1951;
- raising the profile: 1951-1973;
- from artifacts to sites: 1973-1983
- towards localization: 1983-2003; and
- an era of change: 2003 to the present.

In 1917, Ancient Monument Conservation Council (*Asar'ı Atika Encümen-i Daimisi*) was recorded as the first organization regarding of conservation of ancient monuments in İstanbul in the Ottoman Period. Though, the first legal regulation for antiquity had been validated in 1869 as Ancient Monument Regulation (AAN, *Asar-ı Atika Nizamnamesi*) and the second AAN had been upgraded for marvelous immovable monuments, there were no institutional bodies to control the implementations of these regulations.

While considering the issues of construction activities in this period which have effect of the traditional environments, the regulation called as Housing Regulation (*Ebniye Nizamnamesi*) should be mentioned. According to Tekeli, this Housing Regulation has very impacts on the urban planning issues of Ottoman cities. After this Housing Regulation, the Housing Law (*Ebniye Kanunu*) was validated in 1882 concerning the planning issues. This law encouraged to expand roads and construct masonry buildings instead of preferences of the traditional timber buildings and defined number of storeys in the buildings. This law was undergone a comprehensive change by the law, numbered 2290, and had been valid for 75 years till the validation of the development law numbered 6785 (Dinçer, 2010).

While Ankara had been planning as a modern capital city, after the establishment of Turkish Republic, a set of institutions and regulations about urbanization were de-

finned during this period. With this respect, the Municipality Law, numbered 1580, was validated in 1930 which enforced the municipalities that every municipality had to prepare and implement a city plan. In addition, this law also required the municipalities to preserve monumental buildings.

The Municipal Roads and Housing Law (*Belediye Yapı ve Yollar Kanunu*), numbered 2290, declared the compulsory condition that buffer zone would be 10 meters around the monuments which were registered by the İstanbul Ancient Monument Conservation Council (*İstanbul Asar-i Atika Encümen İdarisi*). This was the first legal text which includes the 'conservation' and 'urban planning' concepts in the same document. Furthermore, in 1936, the General Regulation about the Distribution of City Plans and Urban Space Decisions (*Şehirlerin İmar Planlarının Tanzimi İşlerine Ait Umumi Talimatname*) imposed duty to the architects to prepare a list for ancient buildings that requires to be conserved. And, it would be noted that, the AAN had been valid for preservation of the antiquities from 1906 to 1973 which is the date of validation of the Historic Artefacts Act (Şahin Güçhan and Kurul, 2009; Dinçer, 2010).

The first regulation, which mentioned about the urban conservation in the planning legislation system, was the Regulation about the Distribution Styles and Technical Procedures of Development and Transportation Plans and Licenses of experts whom are working in these jobs (*İmar ve Yol İstikamet Planlarının Tanzim Tarzları ile Teknik Şartlarına ve Bu İşleri Yapacak Uzmanlarda Aranacak Ehliyeteye Dair Yönetmelik*). The Protocol Area was first defined and described as 'existing urban tissue in which the building pattern would be preserved' in this regulation. This would have been a first draft for the concept of 'sites'. The Development Law, numbered 6785, widened its scope for the conservation with the addition of the 6th article from the limited perspective of buffer zone to the building scale. Therefore, besides the monumental and civil buildings, the other elements of urban tissue should have been preserved including streets, fountains and squares (Dinçer, 2010).

In 1973, the Historic Artefacts Act (no:1710) was validated. By this law, the definition of the site/conservation area (*sit in Turkish Language*) entered into the conservation legislation in Turkey. The 'sites' included the definitions of the Historic Site, Archaeological Site, and Natural Site. Thus, the 1973 would be accepted as another

breaking point for the development of conservation concept in Turkey with its new definitions and descriptions such as the 'site', protocol area and the responsibilities and duties about the antiquities. Although new legal regulations and definitions in the concept of conservation, the implementations of comprehensive conservation master plans could not have been achieved until 1980s (Dinçer, 2010).

In 1983, Cultural and Natural Heritage Conservation Act, numbered 2863, was validated, thus institutional structure and regulations of the conservation issues defined in the same act. Parallel to the new emerging notions in the national and international levels such as 'localization', the Development Law, numbered 3194, in 1985 delegated to local governments new tasks and duties including conservation issues as well. Therefore, the historical centers would become the subject of both the local authorities and the central administration. This created some consequences as chaos of the authorization in the historical city centers. By these regulations, the High Council for Conservation of Cultural and Natural Heritage was divided into the Regional Councils.

One of the most important objections to this law was that it did not include the definition for the 'conservation master plan'. By this way, the socio-economic life, detailed and multi parameter analysis and documentation for these fragile historical environments had not been taken into account and consequently the conservation not been considered as an urban question. In lieu of these improvements, producing the proper legal and institutional structure of the 'urban conservation' had lasted until 1990's and afterwards conservation and planning have started to interact in concrete (Şahin Güçhan and Kurul, 2009; Dinçer, 2010).

In 2004, the Cultural and Natural Heritage Conservation Act, numbered 2863, revised its context by the law, numbered 5226. This reform has been considered as the progressive development of the conservation concept in Turkey. This act put the necessities of comprehensive and contemporary approach of the 'Conservation Master Plans'. This would be another breaking point for the intersection of the planning and conservation concepts in Turkey.

The other significant progressions defined by this law were;

- the "Conservation, Implementation and Control Offices" in Metropolitan Municipalities, Local Municipalities and Project and Training Offices in the Special Provincial Administrations,
- the allocated resources for the conservation activities,
- introductions of Conservation Development Plans and Management Plans (Dinçer, 2010).

The new Conservation of Deteriorating Historic and Cultural Property through Renewal and Re-use Law (*Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanun*), numbered 5366, validated in 2005 caused to be passivated new developments in the field of conservation and intersection of planning and conservation concepts by the law numbered 2863. This law numbered 5366 resulted in various objections from the academia, the chambers and experts in the conservation field. The main objection against to this law was bringing conflicts with the law numbered 2863. The urban renewal area designations intersected with the conservation areas, thereby this intersection areas are excluded the scope of the law numbered 2863.

After the tremendous objections and claims by the academia, experts, and related chambers, the law numbered 5835 made changes in the law (no:5366). This change clarified the issue that two types of area regulations would implement together within the areas both in the boundaries of conservation and renewal areas. However, the implementations and the obscurity in the distribution of authority units create chaos in the such kind of areas.

The other conflicts, brought forth after the law (no:5366), are the designation process of the renewal areas, expropriation problems, rent expectations by the authorities and interest groups, participation in and management of the processes and the authority in the decision making conducted in non-scientific way for the renewal areas (Dinçer, 2010).

Currently, the designation of urban renewal areas within the boundaries of conservation areas has been one of the major problems in the conservation field in Turkey. Therefore, the conservation of cultural heritage has always encountered with difficul-

ties and challenges in the implementations all around the country.

Hacı Bayram Area in Ulus Historic City Center, Ankara, is described as 'urban heritage' which has always faced with the changing concepts in the conservation field. And, it would be hypothesis of this study that;

- Hacı Bayram Area has never embodied with the integrated conservation approach which requires a comprehensive 'Conservation Master Plan' and its maintenance; it has caused to damage the original character of Hacı Bayram Area and transformed into the artificially created 'traditional' environment.

In lieu of these inquiries, these main questions would be elaborated in the content of this thesis;

- How was the original physical structure of Hacı Bayram Area
- How the physical environment of area transformed
- Which tools and concepts of the conservation have caused to the change in the historic environment: plans, legislative framework as indicators of changes
- What are the outcomes of the effective tools

1.2 Aim and Scope of the Study

The historic center of Ankara, Ulus, has always been one of the pioneering examples regarding to the implementations of urban transformation activities as particularly being in a capital city. Furthermore, Hacı Bayram Area, which holds a symbolic meaning throughout the history, has been addressed to one of the focal points at certain periods in Ulus regarding to the implementations in the urban space. Firstly, the area was under the authority of city development plans as Lörcher Plan in 1924, Jansen Plan in 1932, Yücel-Uybadin Plan in 1957. After the designation as a conservation area and development of the conservation master plan concept in conservation areas, Hacı Bayram Area was influenced by the decisions/implementations of Ulus

Historic Center Conservation and Improvement Master Plan⁴ in 1990. In 2005 the Bademli Plan was canceled, and the area designated as urban renewal area in 2005 by following the validation of the law numbered 5366. Between 2007 and 2008, Ankara Historic City Center Urban Renewal Area Conservation Master Plan and Conservation Development Plan⁵ was valid including the authority of Hacı Bayram Area. After the cancellation of Hassa Plan in 2008, there has been no valid plan which controls the area and the implementations have been conducted lot by lot according to the Conservation Principles and Terms of Use During the Transition Period.

The aim of this thesis is to analyze and evaluate the formation of physical environment and transformation processes in Hacı Bayram Area at certain periods. In order to evaluate the physical changes, different types of information was analyzed from the different types of resources. In the detailed spatial analysis below parameters were investigated;

Cadastral Pattern: In the cadastral pattern as a major parameter, three types of minor information were collected; the building block pattern, lot pattern and the ownership pattern. The building block and lot pattern analyses and the evaluation of transformation in those were conducted to reveal the change in urban pattern. In other words, the cadastral pattern analysis put the evaluation of change in urban pattern within the resolution of the building blocks and lots. The ownership pattern analysis gives the significant information about how the ownership in Hacı Bayram Area passed into different groups by influencing the characteristics of the area.

Physical and Functional Features: The analysis of the figure and ground relations in each period provides information about how the traditional urban fabric was lost and transformed into the built environment which have distinctive characteristics. The evaluation of the figure and ground relationship analysis and evaluation of change illustrate effects of the interventions in concrete. The analysis of functional features shows the economic and social change of this traditional urban space in the Ulus Historic Center as well as indicating the functional change.

⁴ Bademli Plan will stand for Ulus Historic Center Conservation and Improvement Master Plan from here on in the thesis

⁵ Hassa Plan will stand for Ankara Historic City Center Urban Renewal Area Conservation Master Plan and Conservation Development Plan from here on in the thesis

Different types of resources provide information in different levels of detail. The information of each parameters as cadastral pattern and physical and functional features can be obtained from the spatial analysis (Cadastral maps, spatial analysis of different studies); and the open and built-up areas in physical features parameter can be obtained from the aerial photos. It is crucial to mention the decisions of each plans concerning the Hacı Bayram Area. Therefore, the planning decisions and implementations can be obtained from the city development plans, conservation master plans and implementations of the projects regarding the Hacı Bayram Area as shown in Figure 1.1, 1.2, 1.3. By these resources, the physical change of Hacı Bayram Area would be evaluated interrelating with the valid plans of each period.

1.3 Methodology

Methodology used for this research can be grouped under 5 titles:

- **Literature review:** Written academic studies, old maps, old photos and the analysis of Conservation Master Plans in Ulus were collected. (Detailed type of resources mentioned in Figures 1.1, 1.2, 1.3)
- **Site survey:** Each building in the study area is photographed, and information of function, intervention status, construction technique and building story were noted.
- **Visits governmental agencies:** 1996 base maps -current base map was regenerated by updating this base-map in 1996- obtained from Ankara Metropolitan Municipality, the information of some of the implemented projects obtained from the Ankara Metropolitan Municipality, registration documents and the decisions of conservation councils obtained from the Ministry of Culture and Tourism, Conservation Council of Cultural Heritage, Ankara
- **Interview:** Interviews have been conducted with, Officers of Ankara Metropolitan Municipality, Conservation Board of Cultural Heritage, the project owner of Ulus Urban Conservation Site Plan
- **Questionnaire:** with shopkeepers, people from the religious associations

DATE	TYPE OF RESOURCE	OBTAINED INFORMATION FROM THE RESOURCE
1924	ANKARA MUNICIPALITY MAP (Şehremaneti Map) -Source: Ankara Metropolitan Municipality	Urban Blocks Public Buildings
1930' s	CADASTRAL MAPS FROM 1928 TO 1936 -Source: Ankara Metropolitan Municipality and created to Spatial Data via Geographic Information System by the author	LOT PATTERN OWNERSHIP STATUS OPEN AND BUILT-UP AREAS BUILDING USE OPEN AREA USE
1932	OLD CITY IN JANSEN PLAN -Source: Ulus Planı Şartnamesi, 1986	PLANNING DECISIONS FOR the STUDY AREA
1948	AERIAL PHOTO -Source: Archive of General Command of Mapping	OPEN AND BUILT-UP AREAS
1957	OLD CITY IN YUCEL&UYBADIN PLAN -Source: Ulus Planı Şartnamesi, 1986	PLANNING DECISIONS FOR the STUDY AREA
1966	AERIAL PHOTO -Source: Archive of General Command of Mapping	OPEN AND BUILT-UP AREAS
1972	AERIAL PHOTO -Source: Archive of General Command of Mapping	OPEN AND BUILT-UP AREAS
1976	SUBDIVISION PLAN FOR HACI BAYRAM AREA (Hacı Bayram ve Civarı Parselasyon Planı) -Source: Ankara Metropolitan Municipality	LOT PATTERN
1986	ANALYSIS of ULUS HISTORICAL CENTER PLANNING COMPETITION PROJECT JURY REPORT -Source: Ulus Historical Center Planning Competition Project Jury Report, 1986	LOT PATTERN OWNERSHIP STATUS

Figure 1.1: Types of Resources and Obtained Information

1989	ANALYSIS of ULUS HISTORICAL CENTER PLANNING COMPETITION PROJECT, HACI BAYRAM AREA CONSERVATION and REHABILITATION PROGRAM AREA -Source: Department of City and Regional Planning Archive , METU	OPEN AND BUILT-UP AREAS BUILDING USE
1990	ULUS HISTORICAL CITY CENTER CONSERVATION AND IMPROVEMENT MASTER PLAN	PLANNING DECISIONS FOR the STUDY AREA
1994	ANALYSIS of The Master Thesis -Source: Analysis of the thesis titled 'A Proposal for the Preservation of a Damaged Traditional Urban Fabric at Haci Bayram -Ankara by Elif Mithcioglu	LOT PATTERN OPEN AND BUILT-UP AREAS BUILDING USE
2002-2007	GOOGLE EARTH IMAGES -Source: Google Earth Pro Maps	OPEN AND BUILT-UP AREAS
2007	HACI BAYRAM AREA IN ANKARA HISTORIC CITY CENTER URBAN RENEWAL CONSERVATION MASTER PLAN AND CONSERVATION DEVELOPMENT PLAN -Source: Department of City and Regional Planning Archive , METU	PLANNING DECISIONS FOR the STUDY AREA
2007-2014	GOOGLE EARTH IMAGES -Source: Google Earth Pro Maps	OPEN AND BUILT-UP AREAS
2010	ANALYSIS of ULUS HISTORICAL CITY CENTER CONSERVATION SITE PLAN -Source: M. Ilcan & UTTA Planning Limited Company (Business Partnership) , 2010	CADASTRAL PATTERN OWNERSHIP STATUS PHYSICAL AND FUNCTIONAL FEATURES OPEN AND BUILT-UP AREAS BUILDING USE
2009	THE IMPLEMENTATIONS IN THE SURROUNDING WALL OF THE TEMPLE OF AUGUSTUS AND THE POOL ARRANGEMENT -Source: Decisions of the AYAKTVB&K & AKTVB&K	LEVEL OF INTERVENTIONS TO THE STUDY AREA

Figure 1.2: Types of Resources and Obtained Information

2010	HACI BAYRAM VELI MOSQUE RESTORATION AND ENVIRONMENTAL DESIGN PROJECT -Source: Decision of the AKTVKBK	LEVEL OF INTERVENTIONS TO THE STUDY AREA
2010	STREET REHABILITATION IMPLEMENTATIONS -Source: Decision of the AYAKTVKBK, Ankara Metropolitan Municipality	LEVEL OF INTERVENTIONS TO THE STUDY AREA
2012	HACI BAYRAM SQUARE URBAN DESIGN PROJECT -Source: Decision of the AYAKTVKBK, Ankara Metropolitan Municipality	LEVEL OF INTERVENTIONS TO THE STUDY AREA
2015	SPATIAL ANALYSIS Source: Field Survey and Mapping of the Analysis via Geographic Information Systems by the author	CADASTRAL PATTERN OWNERSHIP STATUS REGISTRATION STATUS OPEN AND BUILT-UP AREAS NUMBER OF STOREYS BUILDING CATEGORY BUILDING USE OPEN AREA USE

Figure 1.3: Types of Resources and Obtained Information

This obtained data was processed and the maps were generated through mainly using ArcGIS, AutoCAD and Photoshop Softwares.

The oldest one of the resources is 1924 Ankara Municipality *Şehremaneti* Map which describes the area by the building blocks, streets, recreational areas and major public buildings.

The second one is cadastral plans prepared by the municipality in 1930's. The Cadastral Plans, containing Hacı Bayram Area, were obtained from the Ankara Metropolitan Municipality, Directorate of Conservation, Implementation and Control (*Koruma Uygulama ve Denetim Müdürlüğü*, KUDEM). Furthermore, 16 different sheets of the cadastral plans were brought together and digitized by the author. The information which provided from the cadastral maps that are the names of the property owners, lot sizes and the usage types were processed through using the ArcGIS software. While the cadastral plans were digitizing, the base map of Ankara in 1996 which was obtained from Ankara Metropolitan Municipality was used in order to increase the accuracy of the hand drawing cadastral plans⁶.

In order to analyze and evaluate the transformations in open and built-up area relations, the aerial photos in 1948, 1966 and 1972 were obtained from the General Command of Mapping due to the fact that the spatial analysis was not available between 1930's and 1989.

The other resources are the spatial analysis of Ulus Historic Center Planning Project Jury Report (*Ulus Planı Şartnamesi*) in 1986 and the spatial analysis of Bademi Plan in 1989. The building block/lot and ownership patterns were obtained from the spatial analysis in 1986, and the open and built-up area relations and the functional features were obtained from the spatial analysis in 1989. These analyses were digitized by the author and the data were processed through the ArcGIS software. These analyses are significant because of the fact that they demonstrates the situation of Hacı Bayram Area before the interventions conducted by the rule of the Bademli Plan which was approved in 1990.

The spatial analysis of the thesis titled 'A Proposal for the Preservation of a Dam-

⁶ the alphabet of some of the cadastral maps were in arabic, these two sheets of the maps were translated into English by Conservation Specialist Architect Maryam J. Rajaie

aged Traditional Urban Fabric at Hacı Bayram -Ankara by Elif Mihcioglu, 1996 were used in order to reveal the effects of Bademli Plan in the area ((Mihçioğlu, 1996)). The study area of this thesis by Mihçioğlu contains just the western part of the Hacı Bayram Area, however it provides information about the open and built-up area relations and general functional features of the Hacı Bayram Area⁷. The ownership information can not be obtained from the analysis of this thesis study in 1994. The information obtained from the thesis in 1994 were digitized and processed through the ArcGIS Software.

The spatial analysis of the recent canceled plan by UTTA planning were used. The analysis of this plan dated to 2010. The information as building block/lot and ownership pattern, open and built-up area relationships and the functional features were processed through the ArcGIS Software.

The spatial analysis in 2015 was collected from the site survey conducted by the author. The one of the problems in the process of analyses, the updated base map does not exist, even in the Ankara Metropolitan Municipality which is in charge of the interventions. Firstly, base map were produced by updating the 1996 base map with the site survey results. The layout plan of the current Hacı Bayram Square Urban Design project and the information of new buildings in the area were collected from the Ankara Metropolitan Municipality, KUDEM. These information was checked by the results of site survey.

The current base map was generated by using the AutoCAD and ArcGIS Softwares and then, collected data from the site survey was processed through the ArcGIS Software. At the same time, the google earth images from 2005 to 2014 were also used to make comparisons.

After the introduction in this first chapter, Hacı Bayram Area will be described throughout the history in the second chapter. While describing Hacı Bayram Area through the history, the sub sectioning is constituted referring to the important breaking points of the area in time. First important effects on the area was in the Roman Period, refers also to the Galatian Period. This period has the symbolic milestone leading the formation of Hacı Bayram Area by the construction of Temple of Augustus. This

⁷ While the thesis submitted in 1996, the site analysis conducted in 1994

co-existence of these different religious buildings, which gives the area unique characteristics, will be mostly discussed in the importance of the place section. The other subsection will start with the first construction of Hacı Bayram Veli Mosque nearby the Roman Temple and lasts to the establishment of the Turkish Republic. The one of the most significant effects of this period have been remained from the Ahilik Period. Furthermore, developing the Hacı Bayram Area as an traditional neighborhood dated to Ottoman Period. After the establishment of the Republic, the Hacı Bayram Area was influenced by the formation of new modern capital city, Ankara in a different way.

The other periods are divided according to the city development plans and conservation master plan activities including the Hacı Bayram Area.

In the third Chapter, the sections were subdivided according to the different types of resources. Each document will be compared with the former period by using the parameters in order to evaluate the change. This will create powerful results in order to discuss how the planning tools effect to the area.

In the Fourth chapter, the results of the analyses will be evaluated in respect to the Hacı Bayram Area considering the certain parameters as cadastral pattern and physical/ functional pattern. In the fifth chapter, the conclusion of the thesis study will be presented.

CHAPTER 2

DESCRIPTION OF HACI BAYRAM AREA THROUGHOUT THE HISTORY AND THE IMPORTANCE OF PLACE

In this chapter, Hacı Bayram Area will be elaborated in the urban context of Ankara throughout the history and in the importance of place. The subsections of historical development of Hacı Bayram Area section are constituted according to the breaking points in the formation of the area; construction of the Temple of Augustus, Hacı Bayram Veli Mosque, the establishment of Turkish Republic, the two conservation master plans impacting on the area and the current situation. The transformation of detailed physical features of Hacı Bayram Area will be complicated in the 3rd chapter, however, the area will be interrelating with respect of Ankara throughout the history in this chapter. This section is significant in order to grasp the narration of the transformation in Hacı Bayram Area in the urban context. The second section will discuss the importance of Hacı Bayram Area referring to the its values notably the symbolic value.

2.1 Historical Development of Hacı Bayram Area

Ankara has been located on the north-western part of the Central Anatolia and settled on the eastern part of the plain in which Ankara Brook passes through. From the antiquity onwards, Ankara has been junction point of the significant transportation roads. Therefore, she has preserved continuity as a place throughout the history. Although Ankara has not remained at the same significance level due to the political changes, her regional location has been resulted in remaining her existence as a city in

every period. The intensive transportation and commercial functions have given rise to the importance of the city in different periods. The topographic characteristics, Çubuk Plain and proximity to the water resources has led to conserve her attraction in each historic period (Aydın, 2005; Aktüre, 1984).

Hacı Bayram Area has started to be mentioned specifically in the history of Ankara from the Phrygian Period. According to Akurgal (1990), the area was probably the Acropolis of the city in the Phrygian Period in which people worshiped Cybele and Men. In Roman Period, the area continued its existence as a Roman Acropolis gaining great importance by the construction of Temple of Augustus which can be seen even today. This section will investigate Hacı Bayram Area throughout the history of Ankara city.

2.1.1 Construction of the Temple of Augustus: Roman Period to the 15th Century

In the 3rd Century BC, Galatians had been passing through the Anatolian lands. Ankara, whose characteristics fits the fortress city of the usual Galatian cities, became the administrative center of Galatian Tribes in Anatolia. Therefore, Ankara became both the administrative and commercial center of their region in this period which had always been witness to wars and fights (Aktüre, 1984; Aydın, 2005).

In the first century BC, Romans established the political unity in this region again. Then, The Augustus annexed the region to Roman Empire in 25 BC. The Romans, ruling Ankara as a Galatian State, made the region capital city and appreciated her as a metropolis. As a consequence of being a Galatian capital city and on the significant commercial axis, Ankara enabled relations to Rome, developed and gained systematic administrative affairs in the city. Between the Augustus Period, from 30 BC to 14 AD, and in the 2nd century, the settled area of Ankara developed more than one times and the city was decorated with gorgeous Roman Buildings (Figure: 2.1. Hacı Bayram Area was Acropolis of the city in this period. One of the most notable buildings of this period was the Temple of Augustus in Hacı Bayram Area with its inscriptions¹, (2 in Figure 2.1) which can be observed with bare eyes even today in Hacı

¹ The inscription: Res Gestae, "What is the Res Gestae, or more properly, the Res Gestae Divi Augusti? We

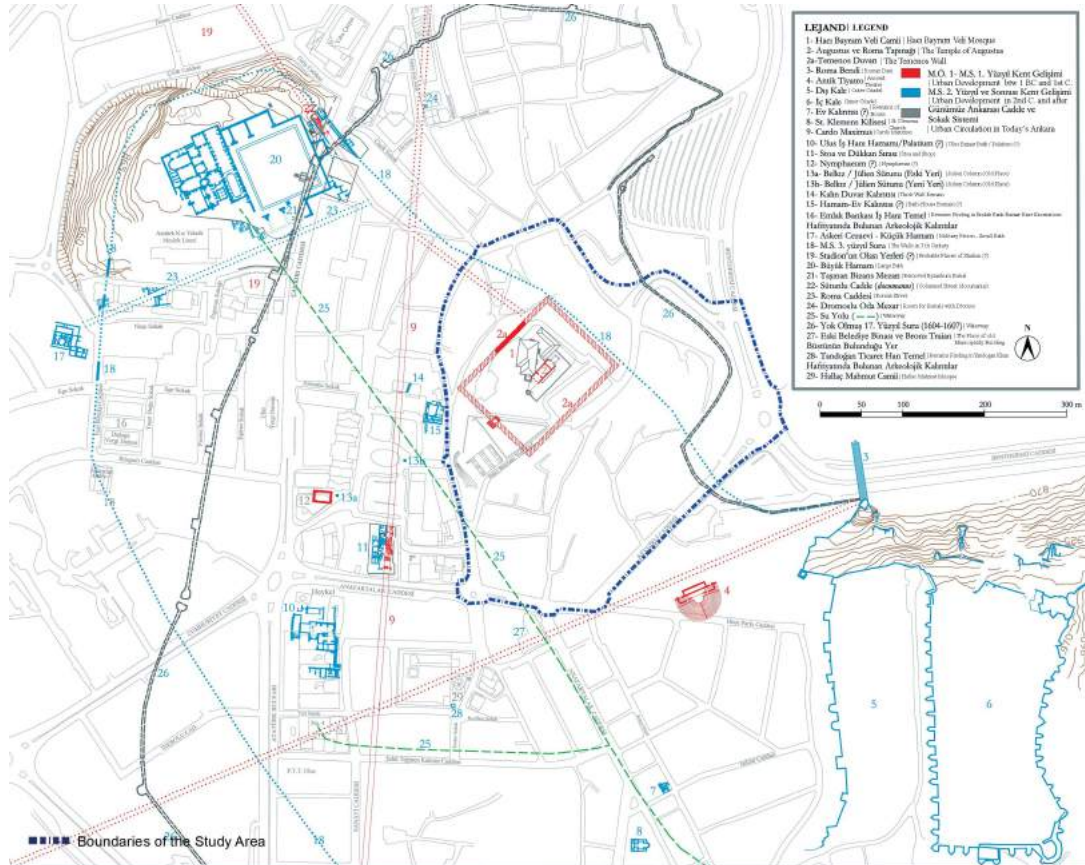


Figure 2.1: Urban Development in Ankara in the 1st Century and After (Kadioglu and Gorkay, 2007)

Bayram Area. The other important Roman Buildings were Bouleterion, Gymnasium, Theater, Amphitheater, Hippodrome, Agora, Columned Road (*between Çankırıkapı and the Temple of Augustus*), Large Roman Bath Complex, and the Temple of Zeus. The city center was probably settled in the curve defined by Hatip Brook in this period (Figure: 2.1).

According to archaeological excavations, there was a dense settled area around the Large Roman Bath Complex (20 in Figure 2.1) and this area was settled in 2nd and 3rd centuries. In the middle of the 3rd Century, Ankara had been started to loose her politic balance due to the economic and political depression in the Roman Empire. It was surrounded by defensive walls which was the most powerful proof of the depression in Ankara in this period. Ankara had also influenced by the wars, and accordingly majority of the buildings were demolished in the depression of Roman Empire. Furthermore, the economy was suffered by the conditions of this period (Aktüre, 1984; Aydın, 2005).

After the dichotomy of the Roman Empire in 395 AD, Ankara remained within the boundaries of Eastern Roman Empire. The city had been the center of Galatia Prima State until the end of 4th century.

At the beginning of Christianity, Saint Martir Platon and Saint Clementios played the significant role on spreading Christianity in Ankara. There was also a church in the name of Saint Clementios in Ankara (8 in Figure 2.1). Afterwards, the church was transformed into a mosque and demolished in the beginning of 20th century. Today, a part of this church is still standing.

In the 5th century, the city mostly dilapidated. However, Ankara became an important religious center and also the center of Archbishopric of Galatia. The number of monasteries and churches increased, and the analyses illustrate that Temple of Augustus could be used as a church after the 5th century (ABB, 2007).

After the Sasanian Attacks, the city was largely damaged, and a lot of important buildings were demolished. Then, the city of Ankara was moved to the inner citadel which was defended by the city walls. Thus, the Roman metropolis transformed into

learn from Suetonius (Augustus 101.4) that in the most literal sense, it is basically a catalogue of the achievements of the Divine Augustus”(Güven, 1998)

a Byzantine City at the boundary line. The outer wall was surrounding the city and the walls of the inner citadel were elevated in this period for defensive purposes (5 and 6 in Figure 2.1). And, it would be stated that the city occupied smaller area than the Roman period (ABB, 2007).

In the this period, parallel to the spatial transformations, the transportation system in Ankara notably changed. The reason behind that was the change of political and commercial relations between the eastern world and Byzantium. At the end of this period, the city limitedly scattered out of the walls and passed to the Turkization and Islamification Periods (Aktüre, 1984).

By declining the economic and political power of Byzantium, Turks attempted to enter the Anatolian territory. While the city of Ankara had been suffering from this decline, the Turkish troops conquered the city in 1073. After Byzantine troop had taken the city once again, Seljuk got back Ankara in a few years. First years of Seljuk Period, Ankara was the garrison town that the main characteristic was the defense (Aktüre, 1984; ABB, 2007).

In the forthcoming years of Seljuk Period, Ankara was on the second-degree transportation roads in the powerful transportation scheme of Seljuk Period in the Anatolian lands. When it compared to the other Seljuk cities such as Sivas, Ankara had smaller buildings such as mosques and masjits. For instance, Alaaddin Mosque, Kızıl Bey Madrasah and Akköprü Bridge were one of the important buildings of Ankara City in Anatolian Seljuk Empire. Furthermore, The Seljuk Emperor, Alaaddin Keykubat, repaired the city walls of Ankara as necessitated by being a border city (Aktüre, 1984; ABB, 2007).

Until the Ottoman hegemony, the administration of Ankara changed two times. According to the pressed money and inscriptions on the citadel, Ankara was under the rule of Ilhanlı Beylic after the fall of Anatolian Seljuk Empire. Though it has not known the exact date of the hegemony of Ilhanlı Beylic, the second administration of Ankara was belonging to 'Ahi Organization' till the Ottoman Period².

² Ahi is an organization in which all craft and related trade workers were united. In the organization, craftsmen train the apprentices for technicality and subtility of the profession. Moreover, people of the organization discuss the social issues of the city. Therefore, there was a strong solidarity and cooperation achieved among the members of Ahi Organization. The thinkers and members of the organization provide precautions for the agricultural and commercial affairs, thus they contribute to develop strong organizations in these affairs in the Anatolia (Aktüre,

Ahi Period has a significant role on the historical development of Ankara. Due to the establishment of administration by the Ahi Organization, Ankara was on the status of 'city state'. A well-known evidents of this were the seize, scale and architectural characteristics of the Ahi Şerafettin Mosque in Ankara (Aktüre, 1984; ABB, 2007).

It is crucial to mention that the area in the southern part of the citadel was a bazaar and this commercial function developed with later khan building onwards. This aspects strengthen the thought that the city gain the commercial function beside of the border city characteristics in the Ahi Period. At the beginning, Ahi organizations included three types of trade such as Tanner *Debbağ*, Saddler *Saraç* and Shoe Makers *Kunduracılar*, the other branches of trades developed afterwards. In this organizational scheme, Bentderesi district which was settled in the south-eastern part of the Hacı Bayram Area was mentioned as *Debbağ* neighborhood (Aktüre, 1984; ABB, 2007).

Hacı Bayram Veli Mosque, Ahi Tura Mosque, Şeyh İzzettin Mosque, Balaban Mosque and Ahi Yakup Mosque in the Hacı Bayram Area were some of the notable buildings which were constructed around 14th century. These buildings demonstrate the first settlement date in Hacı Bayram Area which its neighborhoods emerged (Akçura, 1992).

2.1.2 Hacı Bayram Veli Mosque: 15th Century to the 20th Century

After gaining power on the Anatolian lands at the end of 14th century, Ottoman Beylic had been trying to achieve the political unity in Anatolia. In this period, Ankara played significant role on achievement of the Ottoman hegemony on the Anatolia with her 'border city' characteristics. According to the resources, being completely under the rule of Ottoman administration in Ankara dated back to Murat the first period (Aktüre, 1984).

Murat the first confronted the effects of the Ahi organizations on Ankara when he conquered the city. In the first years of Ottoman Empire, Ankara was probably used as a border city again. This was particularly effective against to the Timur attacks on Ankara in 15th century. The debacle of Sultan Yıldırım Beyazid's troops

1984)

in the Ankara War against Timur's troop, Yıldırım Beyazid had imprisoned in the Ankara Citadel for a while. This military mobilization demonstrates the importance of Ankara as a border city in this period (Aktüre, 1984).

After Timur abandoned Anatolia, Ankara could not be shared among the Sultan's sons for a while. From the end of 14th century to the end of 15th century, it is known that there were a lot of mosques and masjids on the slope and plain following the outer part of the Ankara Citadel (Aktüre, 1984).

In 15th century, there were 30 neighborhoods in Ankara and this number increased to 81 in the first quarter of 16th century (Aktüre, 1984).

In 16th century, the population of Ankara was 12000-16000, whereas it had been 5000-6000 in 15th century. According to Aktüre, with respect to the political and economic development of Ottoman Empire, the population of Ankara grew two times in 15th and 16th centuries (Aktüre, 1984).

Ankara was on the first degree transportation routes in the regional context as a consequences of above mentioned developments. Moreover, the production pattern of Ankara also developed and the Mohair product played vital role on the exportation in the same periods (Aktüre, 1984).

In the periods by having Ottoman urban characteristics, Ankara was divided two districts that were Upper Side (*Yukarı Yüz*) and Lower Side (*Aşağı Yüz*) in terms of the topographic features. The center of upper side is *Atpazarı* which was surrounded by Bedestens and Khans. The center of Lower Side is *Tahtakale* in which Haseki Mosque and Hasanpasha Khan located. Lower Side occupied the area from Hacı Bayram Veli Mosque to Karacabey complex. These two sides connected with each others along the Bazaars (*Uzunçarşı*). The craftsmen and trade clustered around the *Uzunçarşı* and commercial activities were mostly related to mohair productions. In Lower Side craftsmen settled along the streets between *Kaledibi* and *Karaoglan Bazaar* (Ergenç, 1980).

The citadel was the residential area and it consisted of 8 Muslim and 1 Non muslim neighborhood. The commercial distribution had vital role on the formation of spatial organization in this period. The areas along the lake was belonging to *debbags* and

their area of production. Behind of this area had the residential functions. By taking into consideration of the resemblance between neighborhood names and the names of trade or crafts, it could be mentioned that the craftsmen and trade makers who are worked in same branch settled in the same neighborhoods (Ergenç, 1980).

At the end of 16th century and in the beginning of 17th century, the population of Ankara was considered about 23000-25000. In the 16th and 17th centuries, Ankara was the commercial city sophisticated by the mohair production. The important commercial buildings, like *Mahmutpaşa Bedesteni* and the several khans such as Çengelhan, Çukurkhan, Suluhan and Zagferhan, support the intensive commercial activities in Ankara.

The another serious event of this period was Celali Attacks surrounding all over the Anatolia. Ankara was also affected by the revolts and people constructed city walls surrounding the city in solidarity with each others. Furthermore, the commercial and residential area around the *Samanpazarı* and Karacabey Bath was damaged because of the Celali Attacks. In 18th century, the commercial activities decreased (Ergenç, 1980).

In the 19th century, the residential tissue of Ankara had been reflecting the traditional Ottoman Culture and urban fabric. However, the effects of powerful economy on the residential tissue had a bit decreased and this started to be recognized not in the general characteristics of urban fabric but in the details of the architectural features. Furthermore, parallel to the change in the Ottoman Empires, the westernization had begun to realize in this period (Denel, 1984).

Although, Ankara lost her old significance level in the regression period of the Ottoman Empire, she had witnessed some construction activities. The notable ones of these activities were the construction of railroad in 1892³.

In the last quarter of 19th century, two types of regulation were valid impacting on the spatial decisions and the traditional spatial character of the city. The first one was Housing Regulation (*Ebniye Nizamnamesi*) in 1864 and the second one was the *Vi- layet Belediye Kanunu*. The implementations of these regulations caused the concrete

³ It is accepted that the population of this period was about 30.000, the population estimations according to narrations of travelers revealed in many resources (Şahin Güçhan, 2001)

changes on physical environment. This might be observed in three different cases:

- 1) the new settlement in 1878
- 2) renewals after the big fire in 1917 and,
- 3) the changes after the establishment of the Republic of Turkey (Denel, 1984).

Hacı Bayram Area was not a part of big fire, however it is influenced by the implementations of the new Republic.

After the 19th century, Ankara gained the new identity as national administrative center in which the city was developed along the southern axis onwards. This spatial change can be read by Von Vincke Map (Figure: 2.2) and the maps of the city after 1920's. In Von Vincke Map Hacı Bayram Area was presented as the residential area in the Ankara City.

2.1.3 Modernization Process: Republican Period and to the Conservation Area

Ankara was declared as the capital city of Turkey on October 13, 1923. By the establishment of the Turkish Republic, the population destiny of the city has literally changed.

The selection of Ankara as a capital city stems from some particular strategic and political decisions. The new capital city of the new Republic should have been created by the modern urban decor, representing contemporary city life of the new Republic. In this respect, 400 Hectare area was expropriated in order to establish new town and the quarter of ministries through the southern part of Ulus Historic center. Thus, the new constructions were started so as to achieve this aim.

After establishment of the Republic, the axis connecting the citadel with Karaoglan Bazaar and Tashan square was developed. Therefore, the first urban developments of Ulus were concentrated around this axis and over the fire area on western part of the citadel. In this context, Ataturk Boulevard which is connecting the old town to the new town, was started to form considering the frame of Lörcher Plan.

The land use decisions of administrative buildings selected the new town by the on-



Figure 2.2: Ankara and the Study Area in Von Vincke Map, Chamber of City Planners Archive

going impacts of Lörcher and Jansen Plans decisions. The feature of historic center as the administrative and commercial center has changed onwards, and prestigious central areas of new Republic shifted to the new town. Consequently, in lieu of the republican enthusiasm, the traditional commercial area *Samanpazarı* in the southern part of the citadel, the residential area in the southern and south-eastern part of the citadel and the historic residential area around the Hacı Bayram Veli Mosque were abandoned to their own destiny (M.İlçan ve Utta Planlama, 2010).

Planning Activities of Ankara Impacting on Ulus Historic Center and Hacı Bayram Area

The first planning study in Ankara was started with Lörcher Plan. The plans of Lörcher, the first one was in 1924 for old town, and the second one is for the new town, has significant impact on the determination of the future of Ankara.

The Plan of Lörcher in the 1/10000 scale is the environmental plan combining the two plan for old and new town. Lörcher Plan made the first decision by selecting the southern axis for the new city and shift the development activities which were brought forth in Republican Period from the historic town to the new town. Thus, the Ataturk Boulevard was decided as major axis to establish a link between old and new city. The zoning definition in this plan entered into the Turkish urban planing literature for the first time. This plan defined building block and lot seizes for the development of new town, floor ratio and construction conditions and the division of the ownership (Cengizkan, 2004).

The Plan of Lörcher which was prepared for the old city was not implemented due to its destruction decisions for the area, however the decisions were implemented for the new town in 150 Ha Area. The heart of Ankara became new town by this plan and the plan has drawn the development frame of the new town center.

According to the Lörcher Plan, Hacı Bayram Area and the citadel would be preserved, also partly Istiklal quarter would decided to be preserved. In this plan, Hacı Bayram Square has also been taken into consideration and a design proposal for the square was drawn (Cengizkan, 2004).

This Plan would became a base for the forthcoming Jansen Plan. Consequently, the

Lörcher plan and its report were the first and notable example of modern urban planning in Turkey.

The second plan for the development of Ankara as the capital city, was the Jansen Plan approved in 1932. This plan proposed a protocol area for the some parts of the old city, however, did not develop any conservation strategies that how to preserve these parts. This protocol area surrounded some part of the Hacı Bayram Area which will be mentioned in the third chapter, covers the citadel area and the district of khans. Jansen also gave the great importance to the citadel by defining it as a crown of the Ankara City and the environments of the significant monuments in the old city. One of these design proposals was for the Hacı-Bayram Square.

The growth of old city abandoned to its own destiny, because of the fact that the plan was not supported by the appropriate policies and planning decisions for the conservation of protocol area in this period. As a consequence of this, transformation of old city had been occurred by itself with the renewals, changes in the functions, increase in the density of use and uses without rehabilitation (Tunçer, 1990).

By the dramatic growth of population, parallel to economic and political conjuncture and intense migration mobility in the country, population of Ankara exceed the projection of Jansen Plan which was 300.000. Yücel-Uybadin Plan was preprepared in 1957 for the 5720 Ha area with the population projection for 2006 is 750000. The plan proposed Kızılay as center of the city and excessive construction of the new roads.

Yucel-Uybadin Plan proposed a new urban pattern to the old city by neglecting the traditional fabric. This was partially implemented especially along the some significant main streets. The conclusions of this decision resulted in remaining the traditional fabric behind the high rise buildings along the main streets. The Yücel-Uybadin Plan would become valid until the designation the old city as a conservation area. Thus, the traditional areas remained in the trouble of the change in the functions, decreasing the environmental quality, social transformation and deterioration because of the dilapidation. Hacı Bayram area has also influenced by this cadastral pattern decision and some of the lots changed along the main streets (Tunçer, 2001).

In 1968, the Building Height Regulation Plan made some decision about increasing the density of the former plan, increasing the number of storeys and unification of lots.

The later city development plans, 1990 Ankara Plan by Ankara Metropolitan Area Master Plan Office, 1/100000 scale structural plan approved in 1986 by Middle East Technical University Planning Team, and 2025 Plan of Ankara have not considered the old city, due to the fact that, after the designation as conservation area the city development plans became invalid in the historic center. Before the designation as a conservation area and preparing a conservation master plan, there is some decision by the Conservtion Councils considering the conservation activities in the old city as follows.

The Decision Numbered 6691 on October 14, 1972 by the High Council for the Historical Real Estate and Monuments (*Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu*, GEEAYK):

By the special decision numbered 6691, "the conservation area" concept was mentioned in Ankara, before entering the Turkish conservation legislation. This decision stated the necessity of preparation an inventory list for the traditional neighborhood in Ankara⁴, assessing the buildings to exactly conserve, taking precautions to preserve them and either the ones which are not traditional Ankara houses but giving characteristics to the historic environment. According to this decision, the inventory studies should be conducted via a plan with the requirements of the site documentation. Afterwards, the council gave this duty to the Middle East Technical University, Faculty of Architecture, Department of City and Regional Planning and Graduate Program in Restoration. By this decision, METU prepared a plan called Project for Preservation and Development of the Ankara Citadel (*Ankara Kalesi Koruma ve Geliştirme Projesi*) (M.İlçan ve Utta Planlama, 2010).

The Decision Numbered A-2167 on April 12, 1980 by GEEAYK:

After the 8 years of validation of the Historic Artefacts Act (no:1710) in 1973, by using the 'site' concept, the 'site' boundaries designated by the GEEAYK according

⁴ A map showing the traditional neighborhood for the this decision was mentioned, however It was not available (M.İlçan ve Utta Planlama, 2010)

to the analysis of the Project for Preservation and Development of the Ankara Citadel conducted by METU⁵. In this decision Hacı Bayram Area has firstly been designated as a 'first degree urban conservation area' (*1. Derece Kentsel Sit Alanı*).

This decision defined a vision for all conservation areas in the old city and level of the interventions to this areas. According to the decisions of The Conservation and Development Transition Period Plan for Ankara Historic Urban Tissue prepared by METU, a new unit called as Urban Conservation and Development Planning Office was constituted in the Directorate of Construction Affairs (*Ankara Şehri İmar Müdürlüğü, AŞİM*)⁶ in 1981. The name of this office was converted to Conservation Unit for Historic Areas in Ankara Ankara (*Tarihi Alanlar Koruma Birimi, ATAK*) and was supported by the new experts.

This unit interacted with other public institutions and the universities and these organizations worked together in order to solve the problems of the old city in Ankara. In this context, AŞİM and the students of Graduate Program in Urban Conservation Program prepared Hacı Bayram Area Conservation Plan *Hacı Bayram II. Çevre Koruma İmar Planı* (Figure: 2.3).

This plan was approved by the decision of the high council, numbered 1378, and dated to September 3, 1985 with its intervention principles. In this decision, there were important articles impacts on Hacı Bayram Area as assessing a transition zone for Hacı Bayram Area. In the transition zone, there would be some constraints for the interventions like number of storeys and limitations of the facade silhouette. Furthermore, the plan made decision about removing the additional buildings in the courtyard of Hacı Bayram and Ahi Yakup Mosques (Tunçer, 2000).

This Hacı Bayram Conservation Plan has notable value as the definitions of conservation since the protocol area decision in the Jansen Plan. The plan defined the basic principles, construction and repairing conditions for the traditional and new buildings. According to this plan, facade study in the 1/50 scale was held in Adliye and Eti Zafer Street and Sample Block (*Örnek Ada*) arrangement studied (Tunçer, 2000). This plan had been remained valid for the very short term, thus it had not so much

⁵ see above mentioned Decision Numbered 6691 on October 14, 1972 by the High Council for the Historical Real Estate and Monuments

⁶ former: the Directorate of Construction Affairs within Ankara Metropolitan Municipality

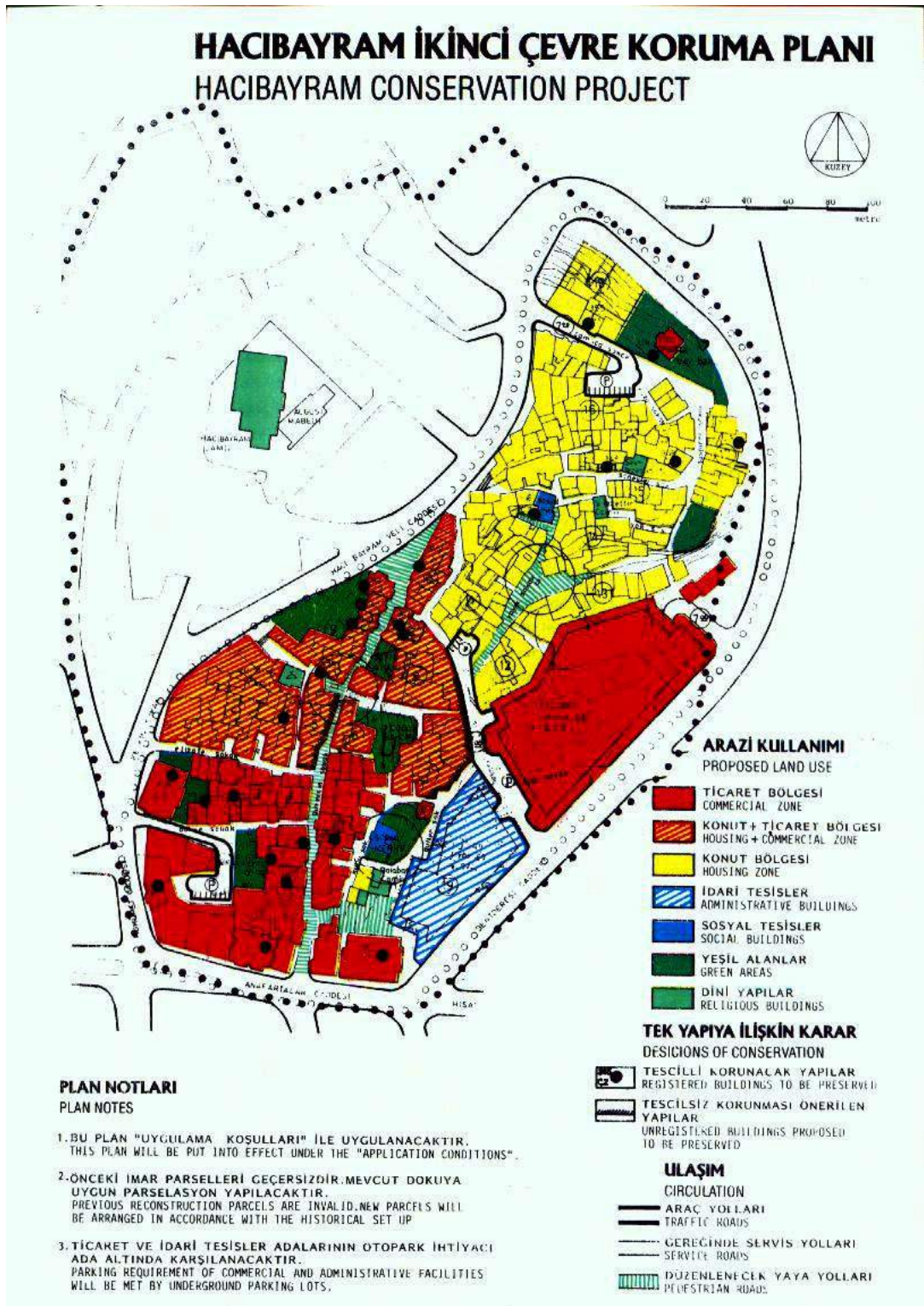


Figure 2.3: Hacibayram Conservation Plan (Tunçer, 2000)

impacts on the Hacı Bayram Area.

2.1.4 Ulus Historical City Center Conservation and Improvement Master Plan by METU PLANNING'S TEAM : 1990-2005

Ulus Historical City Center Conservation and Improvement Plan was won via a competition by Raci Bademli and METU Project Team. This Plan was approved with the decision numbered 954, by the council on November 10, 1989 (Figure: 2.4).

By Bademli Plan, first degree conservation area was expanded as similar to the boundaries of this plan, including the archaeological sites. Hence, the whole planning area was designated as the second degree conservation area. Generally, the plan covers Ataturk Boulevard, Talatpasa Boulevard, Bentderesi Street, the western walls of the citadel and the western part of the Samanpazarı including the Hacı Bayram Area. The vision of Bademli Plan is to conserve and improve Ulus Historic Center together with Kızılay as the dual centers of Ankara. The central business district proposed to develop on the axis of Akköprü and Ulus which is called as *Kazıkıçı Bostanları*.

The new concepts were defined in the plan as;

- Participatory and multi disciplinary planning process
- Defining planning framework in stead of implementation plan.

The plan also consists of urban design projects, building codes and 12 public project packages. Furthermore, program areas were defined in the plan as;

- Conservation Program Area
- Conservation Prioritized Improvement Program Area, and
- Prioritized Improvement Program Area.

The planning decisions was made not considering the building blocks, they were for the lots. The concept was developed 'buildings to be conserved' instead of using the term 'antique buildings'.

Construction conditions were defined in three building groups;

- the buildings to be conserved

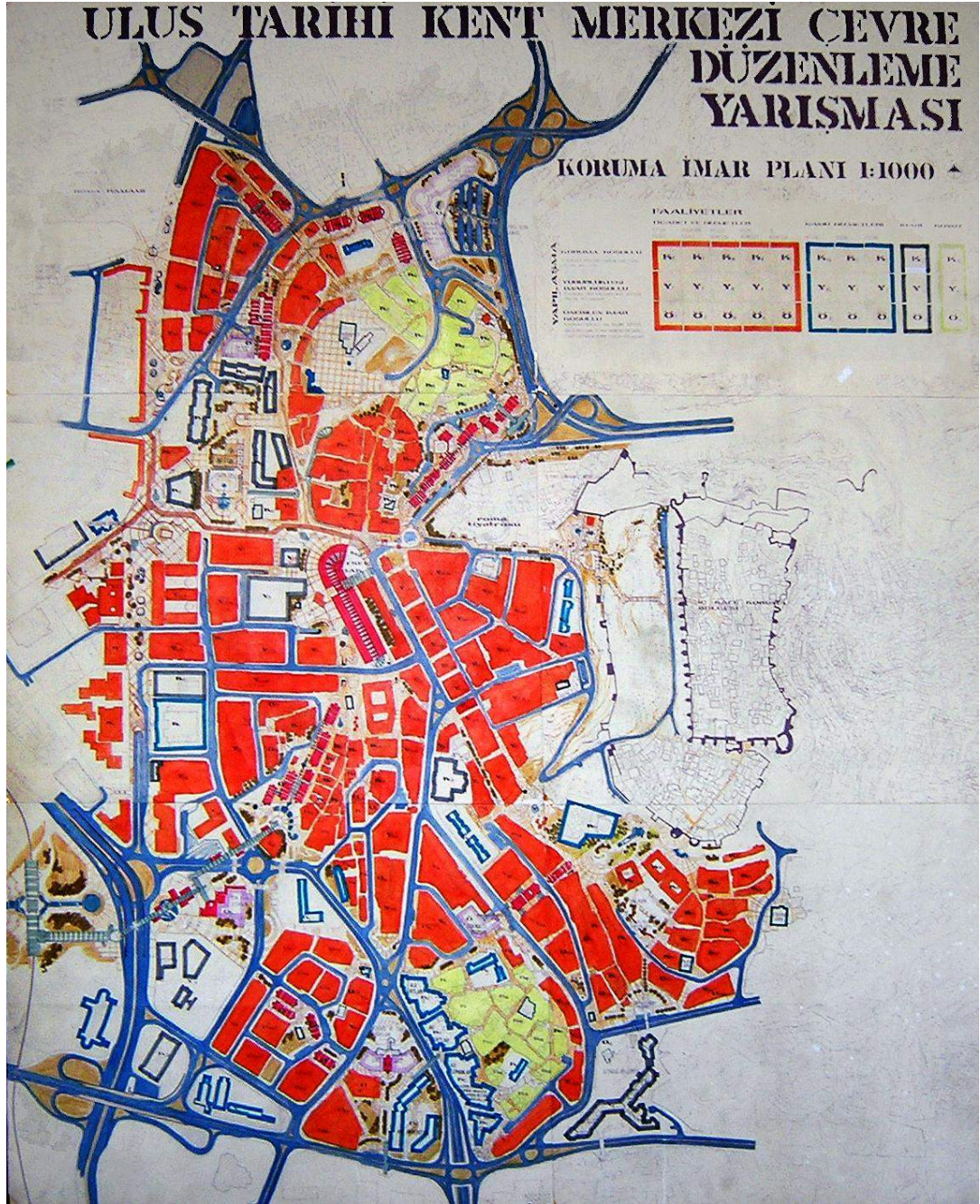


Figure 2.4: A project for Ulus Historical City Center Conservation Master Plan by METU Planning Team in 1986, METU, Department of City and Regional Planning Archive

- the saturated buildings
- the new buildings (M.İlçan ve Utta Planlama, 2010).

Hacı Bayram Area was one of the areas defined in Public Project Packages. After the approval of Bademli Plan and its decisions, the decision of regional council, numbered 1219 and dated to May 1, 1990, was made regarding the implementation of the Hacı Bayram Square Urban Design Project in 1/500 scale. This decision stated to the requirements of the detailed reports of this urban design project as the conservation and improvement plan report and documents about the works on a single building. Furthermore, this decision forbid any excavation on the mound of Hacı Bayram, encouraged the conservation studies of the Temple of Augustus and mentioned about the changing the place of the car parking lots in Hacı Bayram Square (M.İlçan ve Utta Planlama, 2010).

During the period of Bademli Plan, between 1990 and 2005, implementations encountered with many difficulties in the 'ownership' and 'expropriation' issues. The plan was tried to solve these problems by negotiating with the publicity, by the efforts of project owners and the municipality (M.İlçan ve Utta Planlama, 2010).

According to the results of the lawsuits against the interventions defined in Bademli Plan, a lot of cancellation decisions at lot scale occurred by returning the certificate of the ownership before plan situations. These decisions created chaos of the ownership pattern in Ulus historic city center.

The change in the political parties of the related authorities was also one of the strong reasons of above mentioned difficulties (M.İlçan ve Utta Planlama, 2010).

The Bademli Plan was canceled by the decision of the Municipality Council (MC), numbered 210, on 14 January, 2005. According to this decision, since the designation of Ulus as a conservation area, the radical change/transformation in historic urban tissue had never been achieved and, due to the fact that, Ulus transformed into a degradation area and historic buildings tended to deprive or demolish. For this reason, the area required to be redefined as an 'Urban Transformation and Development Project Area'. This area might have covered the total area of Bademli Plan, historic citadel, The Conservation Master Plan of Ankara Historic Urban Tissue, Atıfbey Park

and Recreation Area Implementation Master Plan at First Stage, İsmetpaşa Neighborhood and the Roman Bath Area (M.İlçan ve Utta Planlama, 2010).

After this decision by the Municipality Council, the urban renewal area was designated in Ulus Historic City Center including the Hacı Bayram Area according to the Law numbered 5366. For this reason, preparation of the urban renewal area conservation master plan for Ulus Historic Center would become necessity. Nevertheless, it would create so much conflicts with the decisions of the conservation area which is intersecting with the urban renewal area.

2.1.5 Ankara Historic City Center Urban Renewal Area Conservation Master Plan and Conservation Development Plan: 2007-2008 by HASSA Planning and Architecture

The Ankara Historic City Center Urban Renewal Conservation Master Plan and Conservation Development Plan 'Hassa Plan' was found appropriate by the decision of The Directorate of Conservation of Cultural and Natural Heritage in Urban Renewal Area (*Yenileme Alanı Kültür ve Tabiat Varlıklarını Koruma Bölge Müdürlüğü*, YAK-TVKBM), numbered 25 in 2007 and approved by the decision of MC, numbered 1619, in 2007 (Figure: 2.5). This decision resulted in various objections from the different platforms of the publicity such as the universities and chambers of the professions.

This approved conservation plan covered 341 Hectare Area, including the Roman Bath, Ankara Historic Center Urban Renewal Area, Ankara Citadel, Hamamonu Neighborhood, İsmetpaşa Urban Transformation Area and Atıfbey-Hıdırlıktepe Urban Transformation Area. When Hassa plan was approved, Bademli Plan had been canceled and the other two conservation plan which were Conservation Master Plan of Ankara Historic Urban Tissue and The Conservation and Development Plan of Ankara Citadel were still valid. However, Hassa Plan was approved without cancellation of those, ignoring the fact that these two plans would be the strong objections against the Hassa Plan.

The other objection was against the boundaries of the urban renewal area. According

to the 4th article and subparagraph f of the law numbered 5366, if the area designated as a urban renewal area, the conservation area and transition area boundaries, which were designated according to the law numbered 2863, have to be shown in the urban renewal area. Although, the designated boundary of urban renewal area was larger than the existing conservation area boundaries in Ulus historic center, and the conservation and transition areas were not referred in the urban renewal area decision.

As claimed in the 7th article of the law numbered 5366, it is an obligatory to obey the rules of international charters and agreements about the conservation, and Ulus had to be taken into consideration in the frame of these agreements (Tunçer, 2013). For example, according to the charter for the Conservation of Historic Towns and the Urban Areas by ICOMOS⁷ (ICOMOS, 1987)

”Planning for the conservation of historic towns and urban areas should be preceded by multidisciplinary studies. Conservation plans must address all relevant factors including archeology, history, architecture, techniques, sociology and economics. The principal objectives of the conservation plan should be clearly stated as should the legal, administrative and financial measures necessary to attain them. The conservation plan should aim at ensuring a harmonious relationship between the historic urban areas and the town as a whole. The conservation plan should determine which buildings must be preserved, which should be preserved under certain circumstances and which, under quite exceptional circumstances, might be expendable. Before any intervention, existing conditions in the area should be thoroughly documented. The conservation plan should be supported by the residents of the historic area.”

Though Hassa Plan was not provided the basic principles of contemporary conservation approach in the international agreements, one major drawback of this approach was its elimination of the existing social and economic aspects of Ulus. The plans did not provide detailed analysis, synthesis and evaluation report for this very fragile historic center. Therefore, the planning decisions were not based on the scientific investigations and would cause to demolish significant parts of the historic areas including mostly the republican period buildings (Tunçer, 2013).

The Hassa Plan made important decisions which might have been caused to radical changes in the holistic urban scheme of Ulus Historic Center. For example, the plan defined Ulus Square as a new 'Ottoman Center' by renaming 'Taşhan Closed Bazaar'.

⁷ WASHINGTON CHARTER 1987

In this respect, the new buildings which were constructed after 1950 would be demolished and new ottoman looking commercial buildings would be constructed to define the new center.

According to Hassa Plan plan, so as to vitalize the cultural tourism routes, Hıdırlık Hill, Hacı Bayram Hill and Ankara citadel would link each others by the new lift line, Bentderesi Stream would uncover with surrounding recreation area. In order to uncover the Bentderesi Stream, Bentderesi street, which is the north-eastern boundary of the study area, would remove to underground and new tunnel would be constructed under the Hıdırlık Hill. In addition to these transportation decisions, the minibuses *dolmush* stations spreading the northern part of Hacı Bayram Area, towards to Bentderesi Street, would come together in the car park area which was presented in the plan (Hassa Mim. Müh., 2007).

In the plan report, the Temple of Augustus, Hacı Bayram Veli Mosque and the buildings in traditional tissue were the proposed conservation priority monuments in the area. Furthermore, the majority of Hacı Bayram Area was illustrated in the legend as residential plus tourism function. These areas were described where controlled tourism activities are allowed owing to the tourism potential of the Hacı Bayram Area as being a religious center for Muslims. The residential plus tourism functions would enhance the commercial and cultural activities in order to attract the visitors. In this respect, the buildings would be renovated without damaging traditional characteristics according to the requirements of the new functions.

While mentioning the urban design projects and functions of the new squares defined in Ulus Historic Center, the plan proposed the integration of Hacı Bayram Veli Mosque with surrounding traditional tissue by the new design proposal for the square. The new commercial buildings were defined called *sahafçılar çarşısı*, book store bazaar in order to integrate the mosque with the traditional urban fabric (Hassa Mim. Müh., 2007).

As mentioned above, the plan encountered so many objections and they were subjected to many courts between the process of approval and cancellation of this plan. Among the 273 applications, the objection of the chamber of city planners elaborated the issue according to the urban planning principles and public benefit. In this respect,

the justifications for the request of cancellation of the Hassa Plan set forth as illegal acts;

- in obtaining the contracts of plans,
- in the process of preparation of the plans
- and in the approval of the plans.

It would be essential to point out that those all stemmed from the authority chaos in the related laws numbered 5366 ‘Conservation of Deteriorating Historic and Cultural Property through Renewal and Re-use Act’, numbered 2863 ‘Law on the Conservation of Cultural and Natural Property’ and numbered 3194 ‘Land Development Planning and Control’ (Şehir Plancıları Odası Ankara Şubesi, 2007).

After the judicial processes, the Hassa Plan was canceled by the state council decision in 2008. Therefore, Ulus Historic Center was remained without conservation master plan from the cancellation of the Hassa Plan to today.

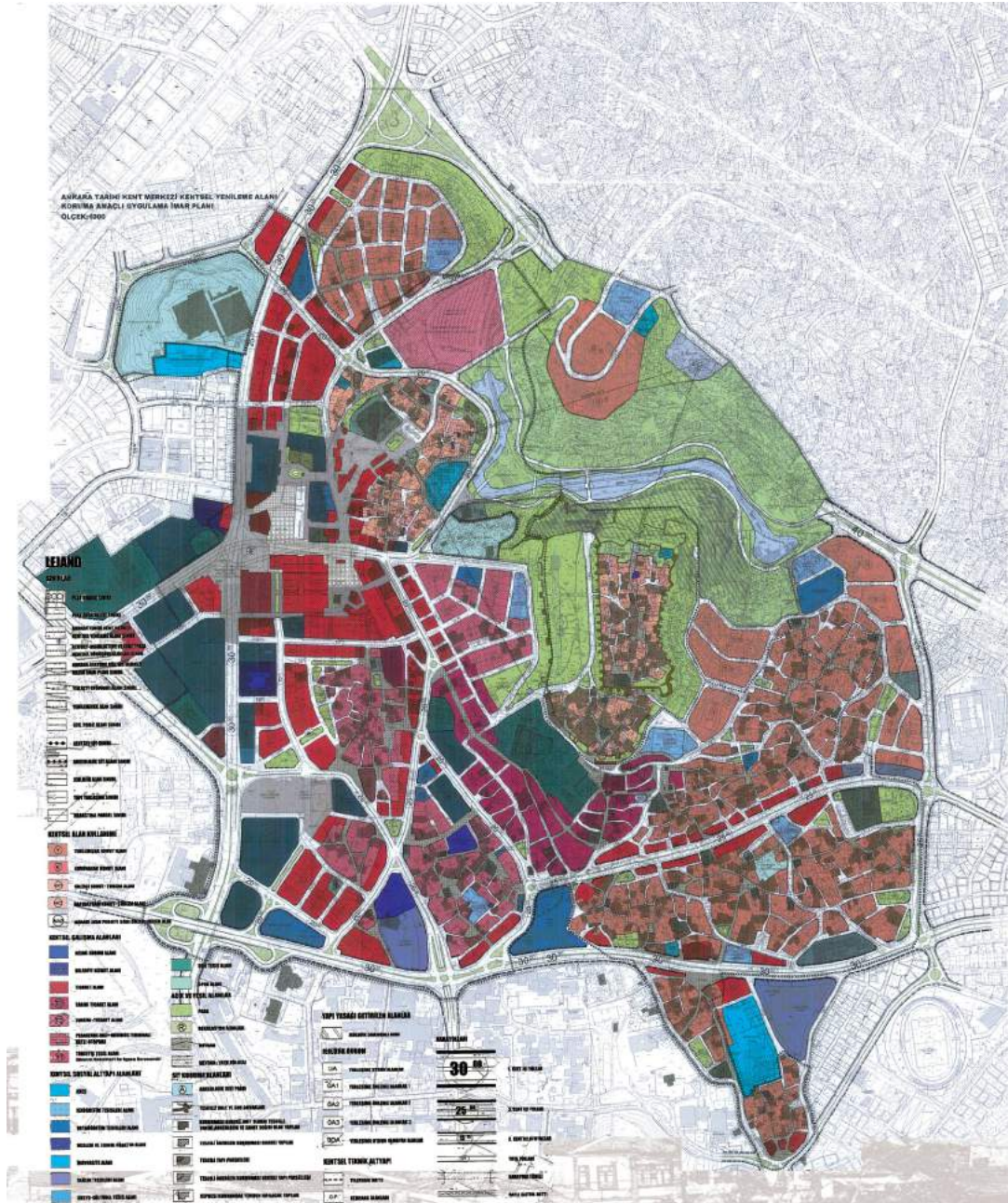


Figure 2.5: Hassa Plan approved in 2007, (Rest 507 METU, 2013)

2.1.6 The Period without Conservation Master Plan: Lot Interventions and Conservation Master Plan of Ulus by UTTA Planning

After the cancellation of the Hassa Plan by the state council decision, Ankara YAK-TVKBK designated the new conservation area boundaries within the Ulus Historic City Center by the decision, numbered 244, on 19 November, 2008 (Figure: 2.6).

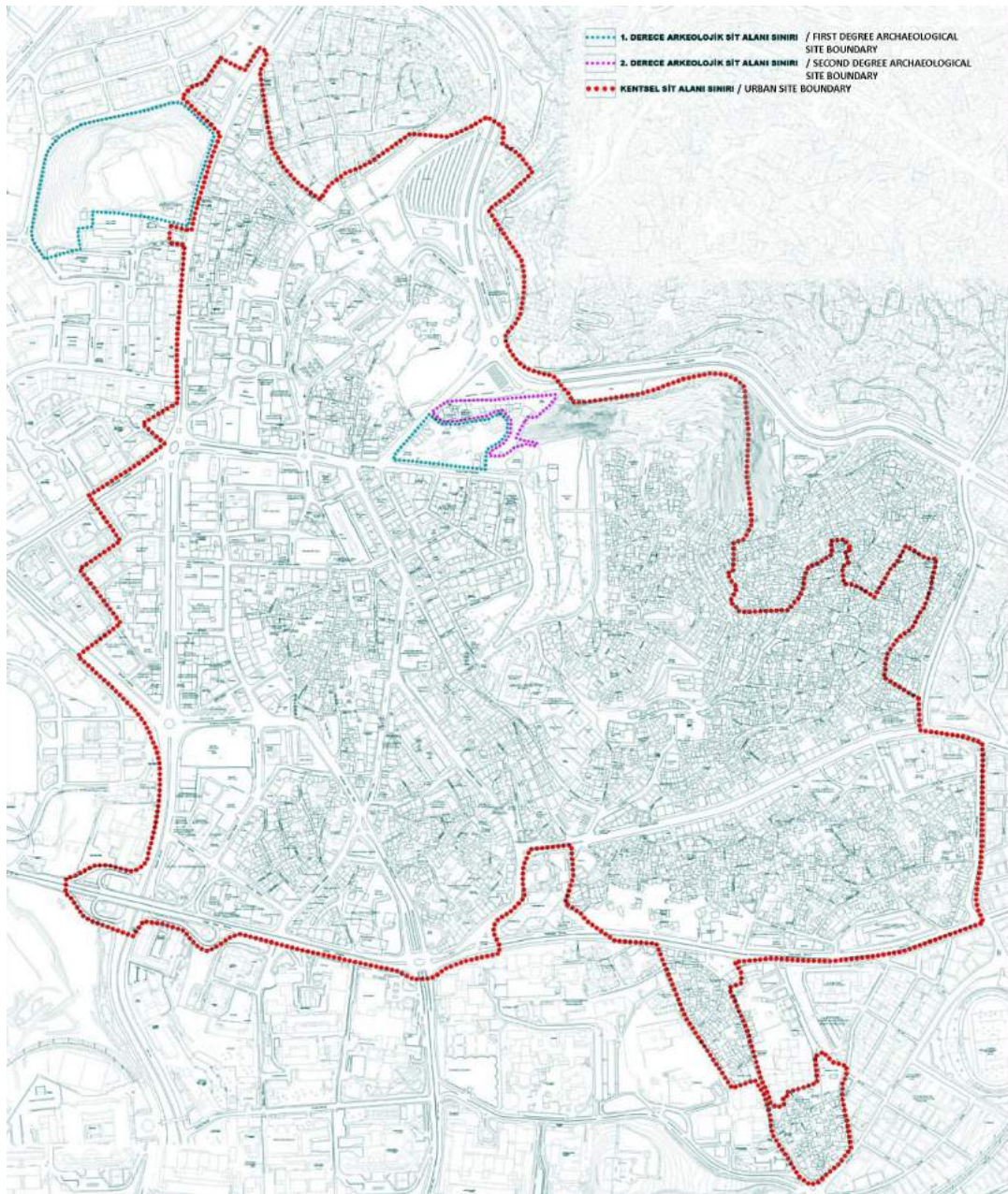


Figure 2.6: Conservation Area Boundaries in Ulus Historic Center (M.İlçan ve Utta Planlama, 2010)

Currently, these boundaries are also valid in Ulus Historic Center. Due to the cancellation of all former conservation master plans in the conservation area in Ulus, Conservation Principles and Terms of Use During the Transition Period were assessed by the decision numbered 263 on December, 2008.

The Ulus Conservation Master Plan in 1/5000 scale, planing decisions and analysis by UTТА planning was approved in 2014 by the Municipality Council and this plan

was also canceled in 2015 (Figure: 2.7).

2.2 The Importance of Place Throughout the History

Hacı Bayram Area has been the holy hill, acropolis, of the Ankara throughout the history. The coexistence of Hacı Bayram Veli Mosque, the nearby tomb as Ottoman Religious Buildings and the Temple of Augustus as a Roman Building gives the area its unique characteristics. This provides strong notions to feel the importance of place in the area.

Today, the Hacı Bayram Veli Mosque and nearby tomb have been visiting by considerable amount of people. The Temple of Augustus also has visitors from all over the world. However, when it is compared to the mosque, the temple stands like unimposing component in the brand new environment of Hacı Bayram Area. As Suna Güven's (2012) statements in her article titled 'The Stone of Ankara regarding the Urban Memory and Continuity of Space (*Ankara'nın Taşına Bak: Kentsel Bellek ve Süreklilik Üzerine*)':

"The Stone of Ankara is not a usual stone as everybody perceived, the stone of Ankara is a notion. It makes invisible to visible, makes it more clear. The stone of Ankara is the mortar of the urban memory. It has not only enlighten the past, it reinforces, orients and constitutes it. It is not without this. Through this perspective, the invisibility of the Temple of Augustus has become so much interesting as a very old stone in Ankara in the recent urban life. Despite inviting the existing feelings, it has even not recognized in the everyday life and it is almost not mentioned. It remains on its own place throughout the history, though it is silent, proud and standing... The reason behind that our perception of history as just belonging to Seljuks, Ottoman and Republican Periods... Apparently, sticking between being an inanimate material from the past and being part of the urban identity, The Temple of Augustus has not been approached as a vivid part of the urban life. Unfortunately, It is like an instrument from a museum. We would make claim to Ankara if we do not diminish her in the context of time and space and approach her in the context of holistic understanding of space (Güven, 2012)."⁸

Currently, a lot of people also visit Hacı Bayram Area in order to provide the needs for chandeliers, pilgrim materials and the printing press. The visitors of Hacı Bayram

⁸ The original language of this text is in Turkish. The author of this thesis translated the text into English. For this reason, if it has the mistakes stemmed from the translation, it is all belonging to the author of this thesis

Squares and people shopping along the commercial streets allow the lively crowd tour around the Hacı Bayram Area. Furthermore, The topography also allows to watch the scenery of the visual attractions of the other historic parts of Ulus. The vista points seeing the citadel have provided great experiences to interrelate with the other components of the historic city and some rest in the area.

CHAPTER 3

URBAN TRANSFORMATION PROCESSES IN HACI BAYRAM AREA

3.1 Current Situation of Hacı Bayram Area

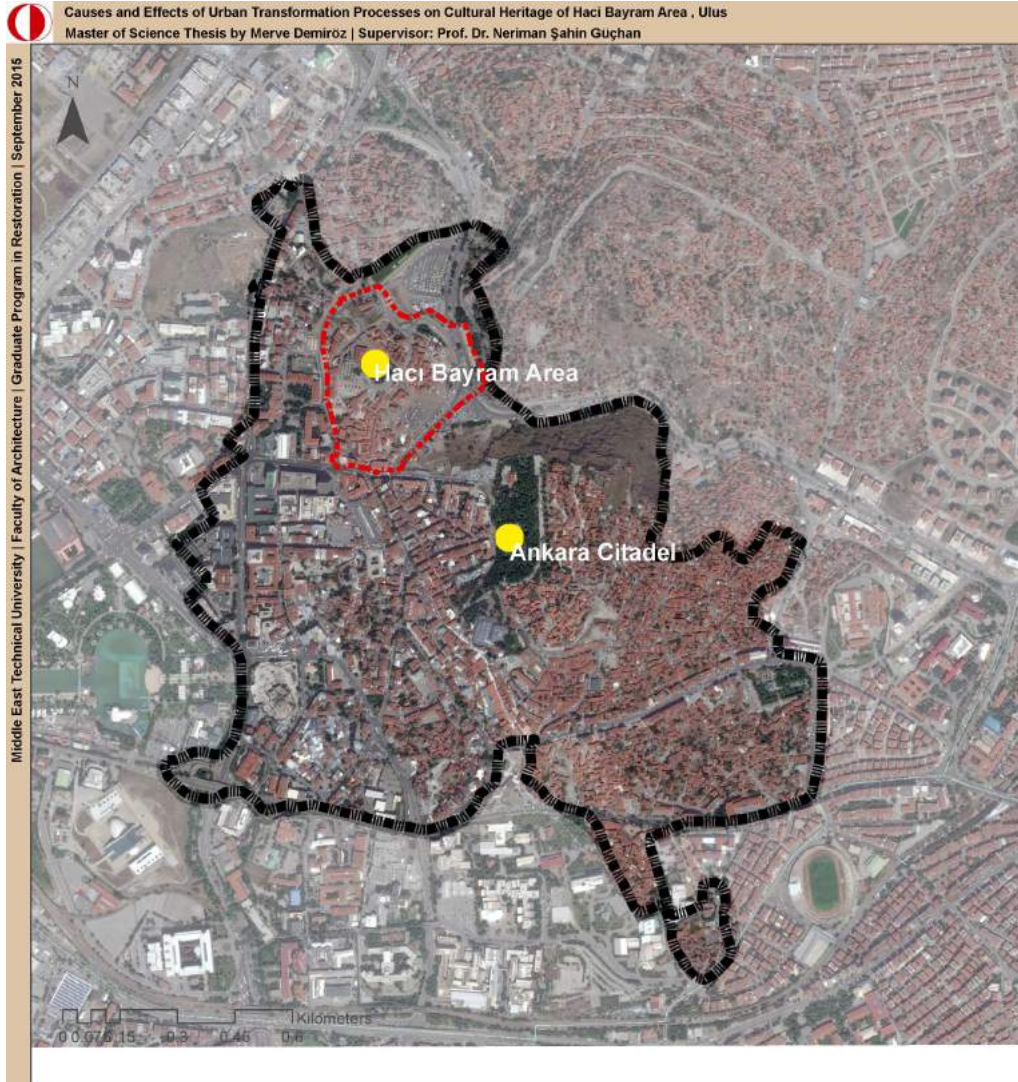
Hacı Bayram Area is located in the north-western part of Ankara Citadel within the boundaries of Ulus Historic Center Conservation Area and Urban Renewal Area (Figure: 3.1).

The coexistence of The Temple of Augustus, Hacı Bayram Veli Mosque and the nearby tomb tangibly evidences that Hacı Bayram Area has been sacred place of Ankara throughout the history. This gives the area its unique characteristics as a witness of the multi-cultural environment and stratas of the time (Figure: 3.2).

Hacı Bayram Veli Mosque and the nearby tomb have been an important places for the Islamic activities visited by considerable amount of people for the religious ceremonies and funerals in a year. Furthermore, the Temple of Augustus has attracted people from all over the world as a significance historic presence of the Roman Empire.

The Area has also four more mosques from the 14th and 15th centuries; as Ahi Tura Mosque, Ahi Yakup Mosque, Şeyh İzzettin Mosque and Balaban Mosque and three tombs as İsmail Fazıl Paşa Tomb, Gülbaba Tomb and Şeyh İzzettin Tomb.

Hacı Bayram Square is defined by an Ottoman Mosque -Hacı Bayram Veli Mosque- and a Roman Temple -The Temple of Augustus- and has connections to the Ulus and Hükümet squares in Ulus within a walking distance. The area is also one of



Hacı Bayram Area in Ulus Historic City Center

Legend

- ■ ■ ■ ■ Ulus | Kentsel Sit Sınırı | Urban Conservation Area
- - - - - Hacı Bayram Area | Boundaries of the Study Area

Figure 3.1: Location of Hacı Bayram Area in Ulus Historic City Center

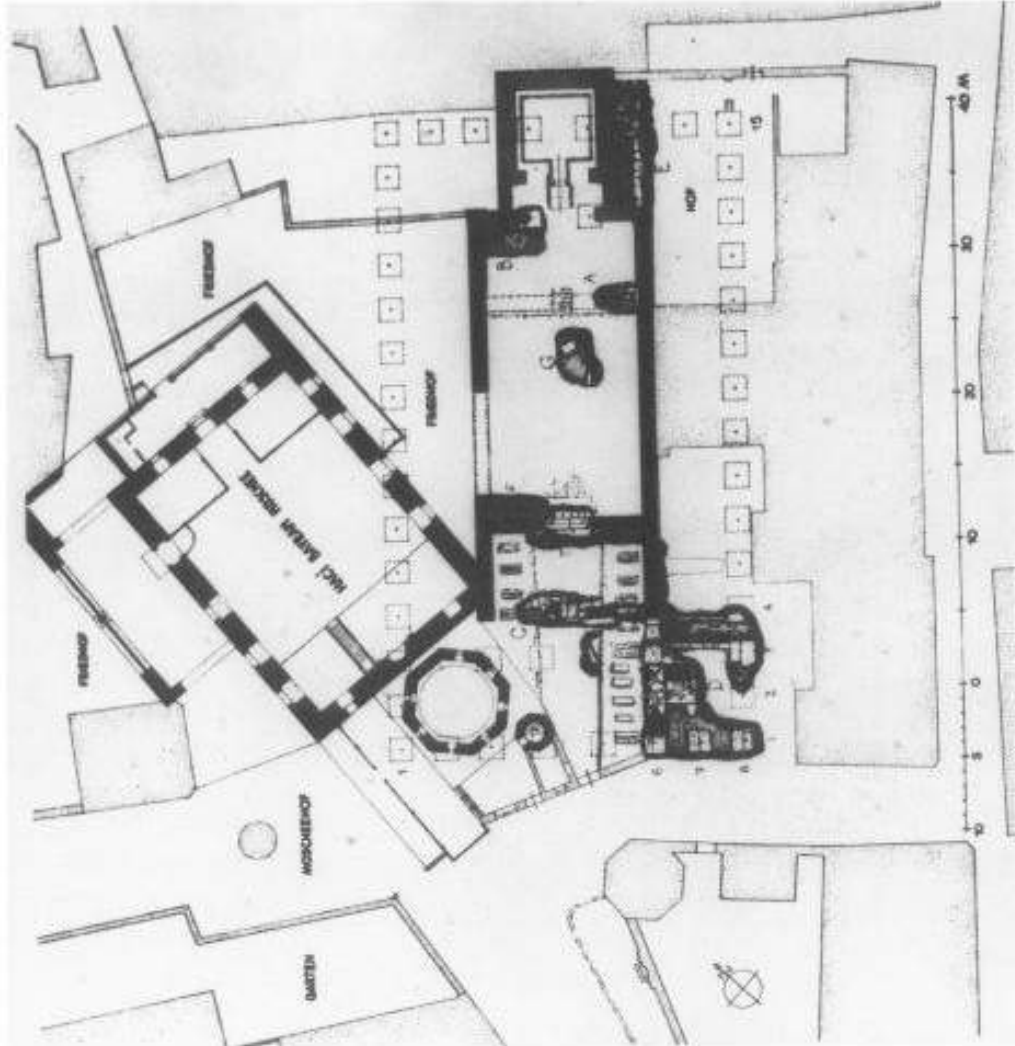


Figure 3.2: Temple of Augustus, Ankara, and Hacı Bayram mosque, plan after the German excavations in 1926. (Güven, 1998)

the junction points of Ulus Cultural Heritage routes as the Ottoman Bazaars, the Roman Bath and the Theater and retaining visual relations to the Ankara Citadel. The Area is surrounded by the major traffic roads like Anafartalar Street, Hacı Bayram Veli Street and Hükümet Street which give another characteristics to the area as an important transition node. The transportation route in Ulus and its connections to Kızılay, Sıhhiye or other districts mostly provided by the minibuses *Dolmuşes*, thus the north-eastern part of the area has a huge Dolmush-Station.

Currently, Hacı Bayram Area has been under huge interventions by the partial projects launched by Ankara Metropolitan Municipality. Now, the area is largely resembling a construction site by many new buildings with pseudo traditional surfacing and buildings under constructions. The Hacı Bayram Urban Design Project has been almost completed, now the square is surrounded enormous commercial buildings called 'Arasta' within the context of Hacı Bayram Urban Design Project. Street rehabilitation projects have been implemented on some of the commercial streets like Güvercin Street, Eti Zafer Street, Adliye Street by the municipality. These streets have also known as chandelier bazaar which takes the name from the dominant function of commercial activities.

Majority of the functions are belonging to commercial, religious and the activities of religious associations in the study area. Residential function has not remained today (Figure 3.3).

As it can be seen from the Figure 3.4 the building block pattern does not have any homogeneous characteristics within the boundaries of the study area. The building block (No: 19974) along the Kevgirli St. has distinctive size and shape from the other building blocks in the study area. This building block also exceeds the street and reaches across the road.

The other different form of building block (No: 19985) can be observed in surroundings of the Temple of Augustus and Hacı Bayram Veli Mosque. The lot has more geometric form when it is compared to the other blocks in study area.

Apart from the building block along Kevgirli St. and block in the center of the study, the other building blocks show the similar characteristics with their forms which con-

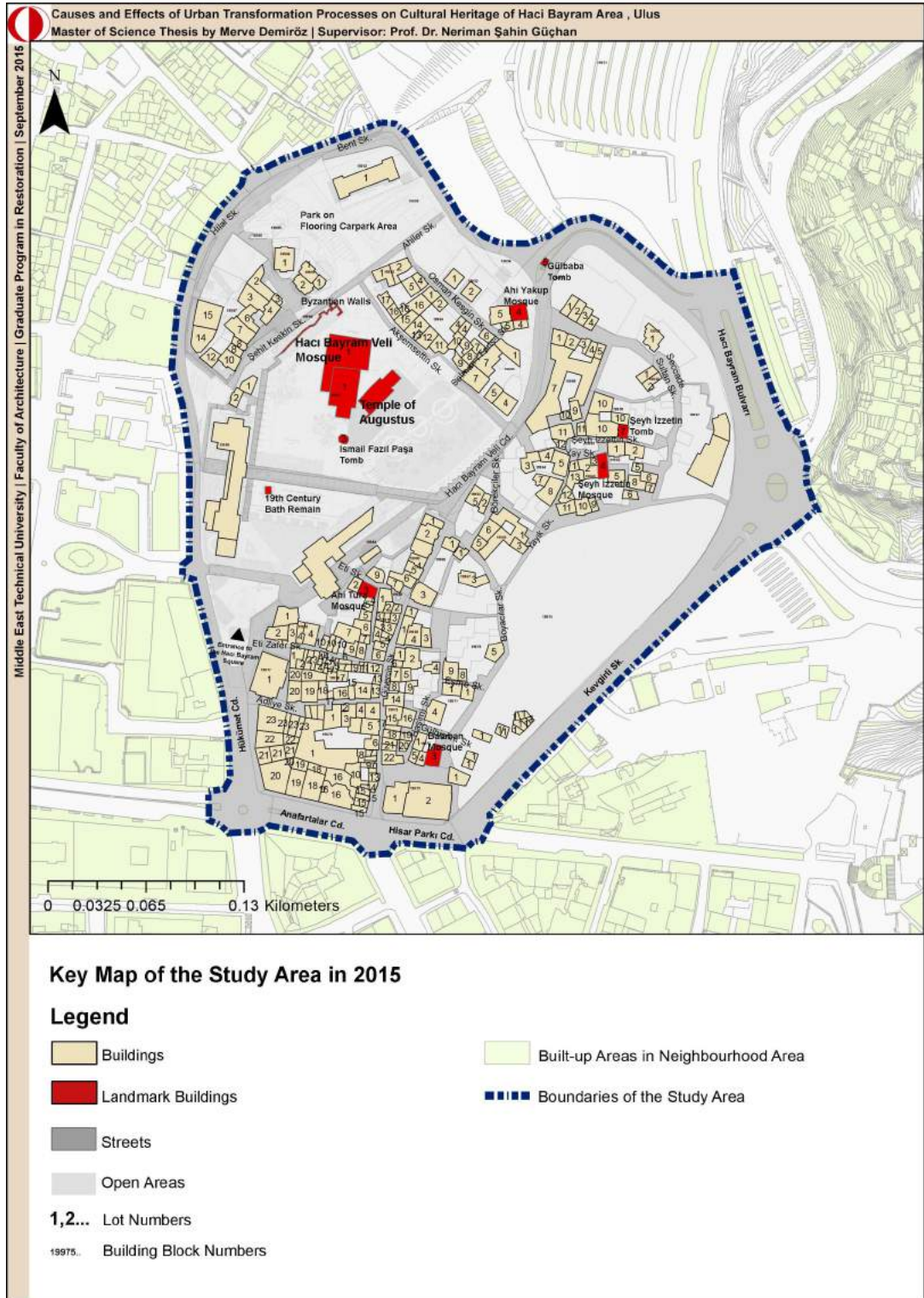


Figure 3.3: Key Map of the Hacı Bayram Area (Redrawn by the author after Cadastral Plan taken from the municipality in 2015)

stitute organic pattern by their irregular shapes defined by the narrow and dead end streets.

The building blocks in the study area were subdivided into the lots with various types and sizes (Figure: 3.5) ¹. The inner blocks have smaller lots compared to the lots along the main streets.

The lots on Hükümet St., Anafartalar St., Hisar Parkı St., have more geometric shaped lots apart from the other lots in the area. The huge building block on the Kevgirli St. is not subdivided into lots. And, the lots around the square have distinctive shapes according to the building block pattern (Figure: 3.5).

The area on the southern part of the Hacı Bayram Square is not defined by the parcel boundaries. This is interesting, due to its proximity to the square.

The Figure 3.6 presents that majority of the lots are public property in the study area apart from a few lots mostly along the streets in the southern part of the area. According to the information obtained from the Ankara Metropolitan Municipality, KUDEM the lots belonging to public property were obtained by the urgent expropriation processes according to the 27th Article of Expropriation Act numbered 2942 ². In the expropriated lots, right of the buildings are belonging to municipality, however the municipality can hire the buildings for the use of the individuals or firms for 30 years. At this point, It should be added that there is no available information about this hiring process from the municipality to the individuals or firms. Currently, the 23 lots in the expropriated area has been in the court processes between municipality and the private owners in the study area.

The monumental buildings of the area such as mosques, the Temple of Augustus and Tombs are belonging to the public ownership comprising of Foundations and Public Treasury. According to the ownership information obtained by the municipality, the ownership status of the southern part of Hacı Bayram Veli Mosque and the Temple of Augustus is not known and there is not defined any boundary.

¹ Cadastral Plan in this figure was obtained from Ankara Metropolitan Municipality, KUDEM in 2015

² 'Urgent expropriation is regulated at the 27th Article of Expropriation Act numbered 2942 and outstanding expropriation procedure is used in the presence of certain conditions. One of the urgent expropriation case where can be applied: urgent cases that the Council of Ministers will decide. However, this situation has been criticized. approach to the subject the Council of State will be studied and will be explained in this manner urgent expropriation' (Arslanoglu, 2013)

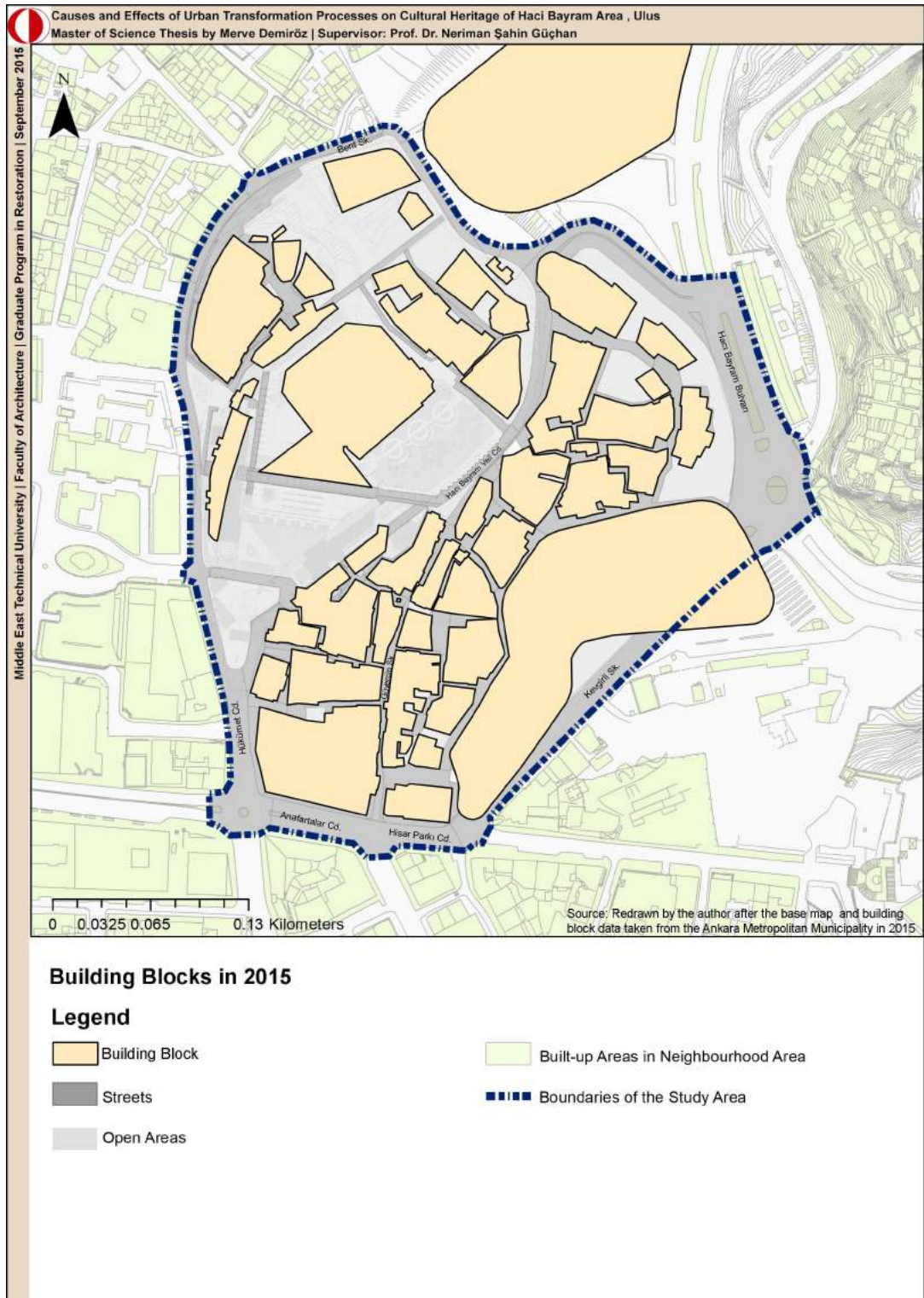


Figure 3.4: Current Building Blocks in Hacı Bayram Area

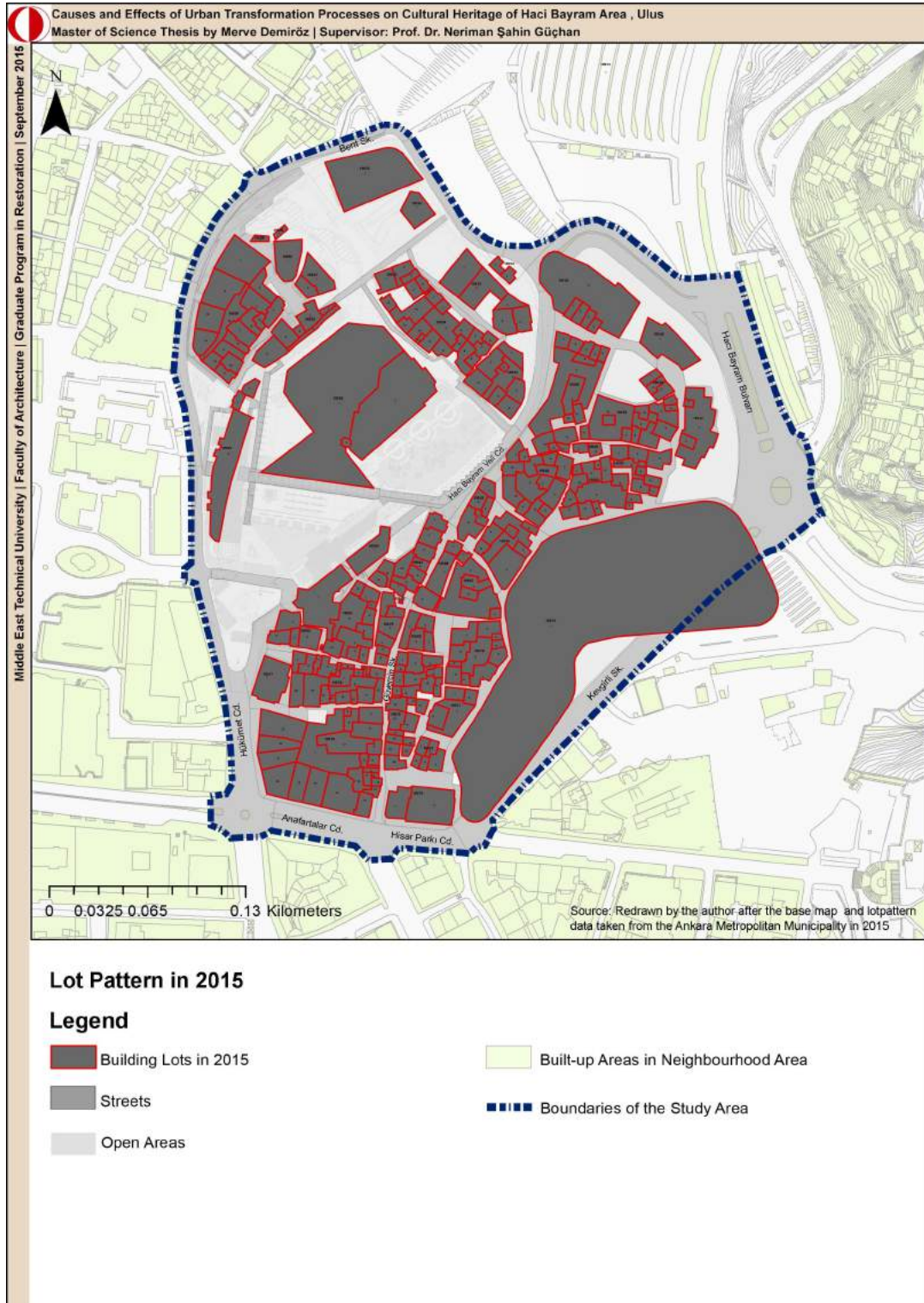


Figure 3.5: Current Lot Pattern in Hacı Bayram Area

A few private ownership can be observed from Figure 3.6 along the streets located on the southern part of the area.

In Hacı Bayram Area, there are 278 units / 213 buildings in 2015. As it can be seen from Figure 3.7, larger open areas are observed in comparison with the built-up areas in the study area. This mostly stems from the recent intensive construction processes in the site. Hacı Bayram Square and the bigger scale commercial buildings have also created the large open areas around them. These buildings have also not followed the existing cadastral lines.

Apart from the larger buildings on the square and along the main streets like Hükümet St. and Anafartalar St., the buildings have smaller size inside of the area (Figure: 3.7).

In order to describe and classify the buildings, the building category map is generated by the two basic criteria: the first one is the original function of the buildings³ and the second one is the construction technique⁴. According to the original function criteria; the buildings are categorized into five main groups as residential, commercial, religious, educational and administrative. The Buildings are grouped into 6 main types according to the construction technique criteria;

³ the information about the original character is obtained by the unification of the cadastral map in 1930s)

⁴ the information about the construction technique was obtained during the site survey and construction status was confirmed by the officers of ABB, KUDEM

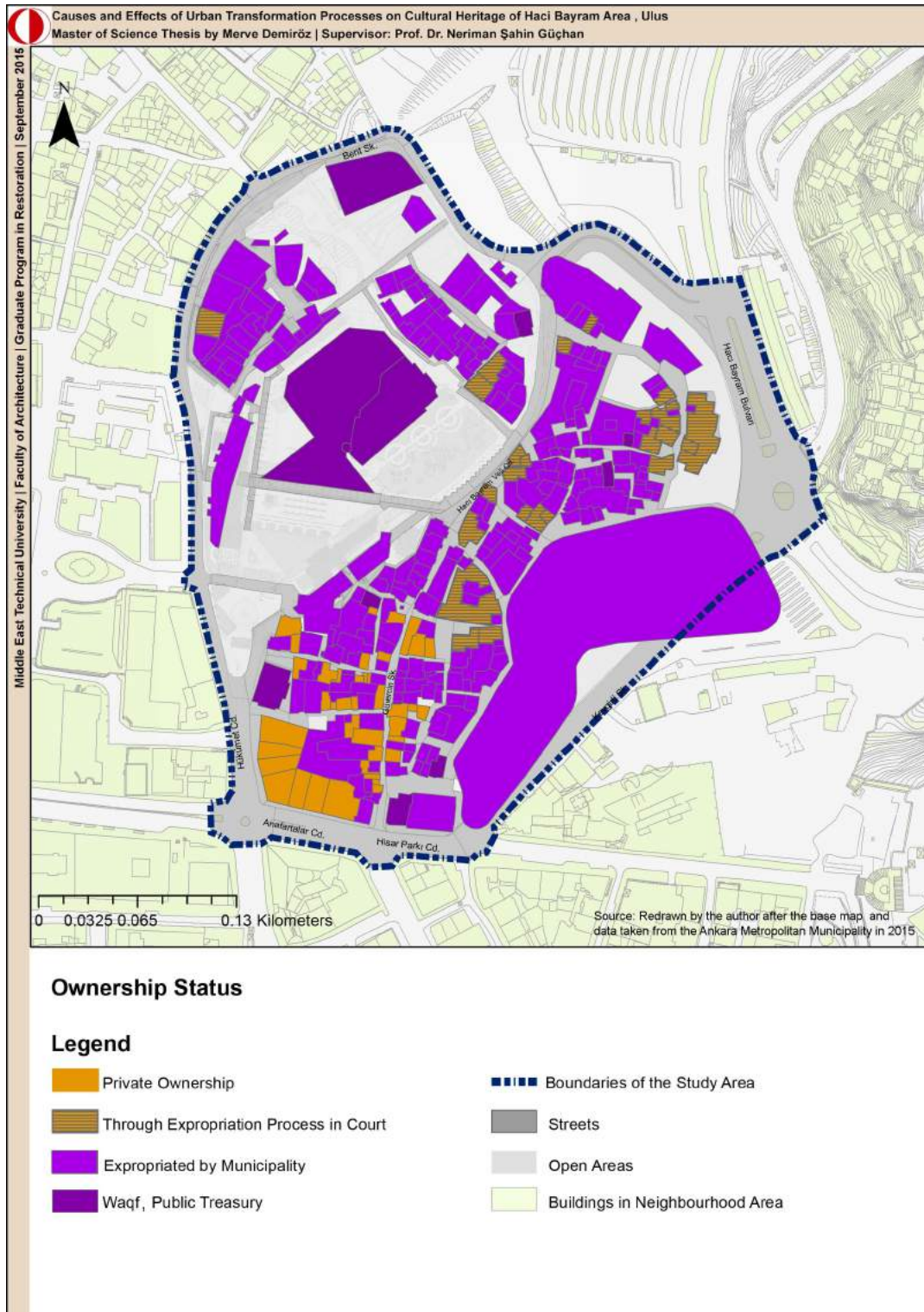


Figure 3.6: Current Ownership Pattern in Hacı Bayram Area

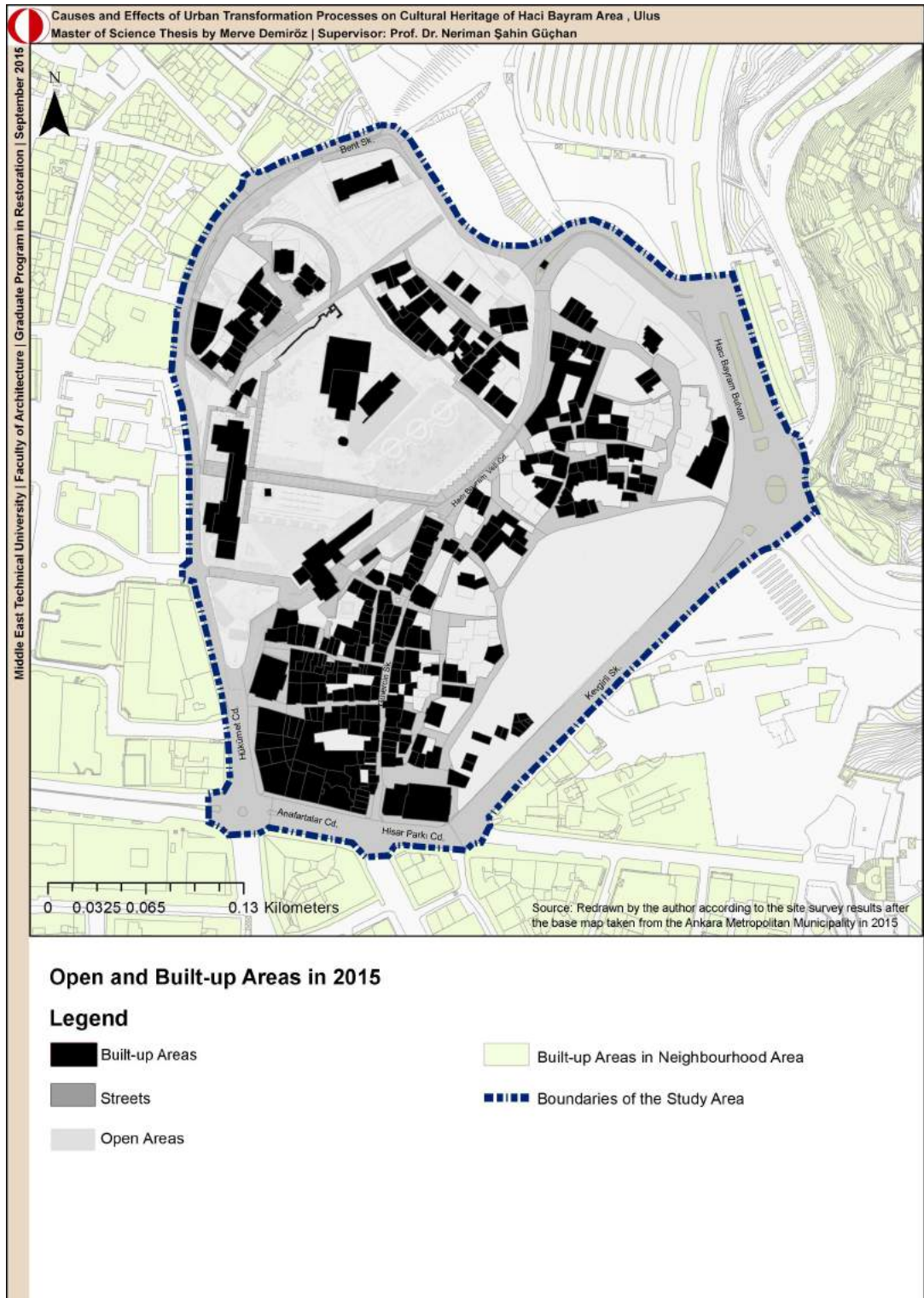


Figure 3.7: Current Open and Built-up Areas in Hacı Bayram Area

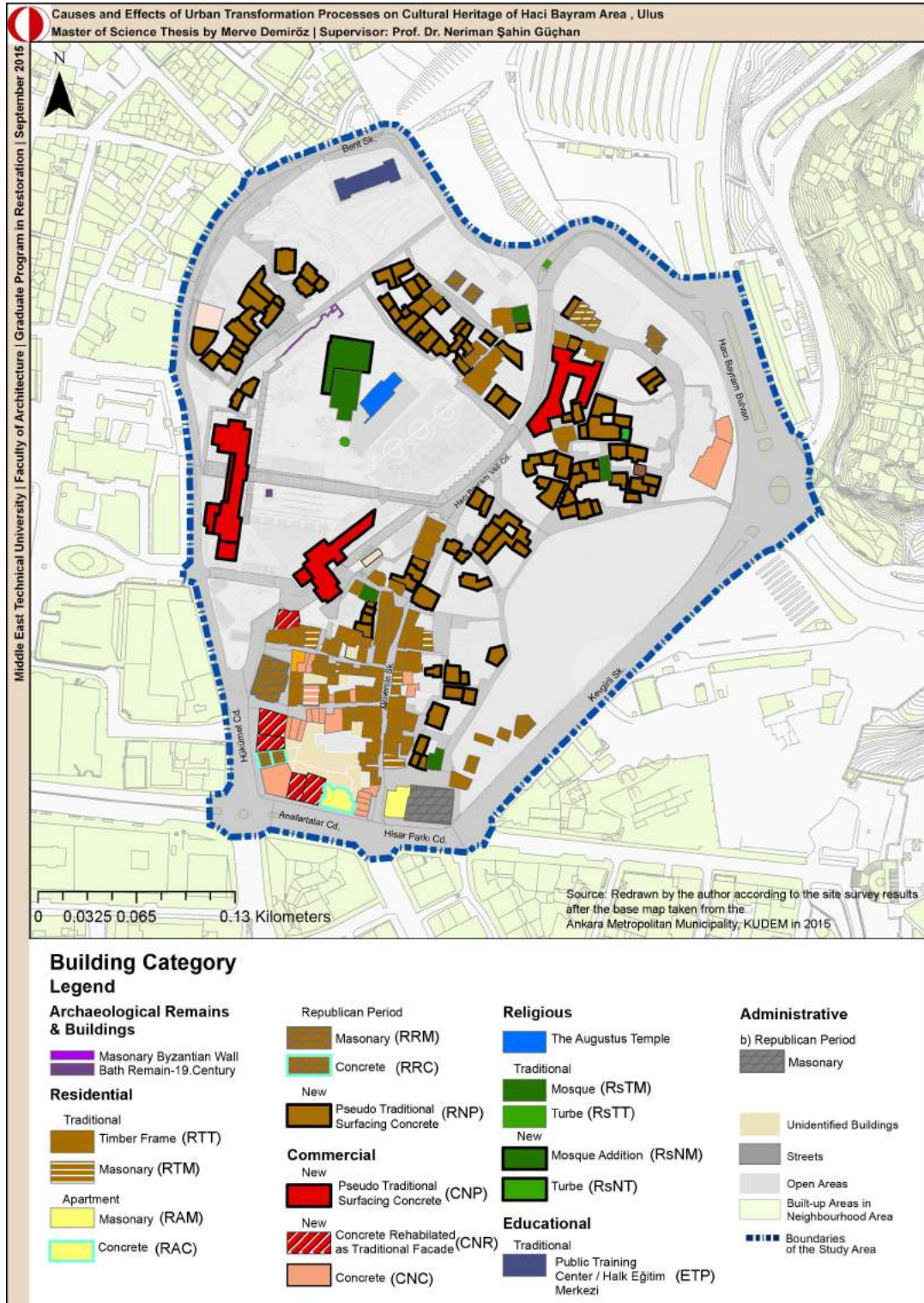


Figure 3.8: Building Category in 2015



Figure 3.9: Visual Legend of the Building Category Map in 20150



Figure 3.10: Block:19995, Lot:7; Traditional Technique, Timber Frame (RTT in Figure 3.8)

- Archaeological Remains and Buildings
- Constructed with traditional technique and materials
- Apartments
- Constructed with Republican Period techniques
- Constructed with new technique and materials
- Constructed with new technique and materials, but seeming as traditional facade (pseudo traditional surfacing).

The combination of these two parameters are defined in 4 building categories and presented in Figure 3.8. The six main categories divided into sub groups. In the buildings constructed with traditional technique; RTT, RTM, RsTM, RsTT and ETP in Figure: 3.8 are observed as the examples can be seen from Figure 3.10 and 3.11.

In apartments and Republican period groups masonry and concrete buildings are seen (Figure 3.12 and 3.13).



Figure 3.11: Block:19955, Lot:3; Traditional Technique, Masonry (RTM in Figure 3.8)



Figure 3.12: Building Block:19977, Lot:1; Early Republican Period, Masonry



Figure 3.13: Building Block:19975, Lot:1; Apartment, Concrete



Figure 3.14: Building Block:19971, Lot:4, 1; Building Block:19970, Lot:8; Pseudo Traditional Surfacing Building (RNP in Figure 3.8)

In the CNP sub-group in Figure 3.8, concrete is used as a material and the buildings were constructed by the new techniques, however, their facades seem like traditional buildings (Figure 3.14).

In the buildings, whose original functions are commercial, two of the three subgroups are seen as CNR (Figure: 3.15) and CNC (Figure: 3.16) and the other one is CNP in Figure: 3.8.

Figure 3.17 represents the percentages of the building categories in 213 total buildings in the study area. 104 buildings in 213 total buildings (49 %) are belonging to the RNP, CNP, RsNM, RsNT sub-groups in Figure 3.8. The material type of these buildings is concrete and they were constructed by the new techniques, however, their surfacing are seeming as traditional. 59 buildings (28 %) are in RTT, RTM, RsTM, RsTT sub-groups in Figure 3.8 and 14 buildings of them is in RTM. There are 32 new buildings (15 %) which are belonging to the CNR and CNC sub-groups, 6 republican period buildings (3 %), 2 monumental apartments and 3 archaeological remains and ruins buildings in the study area. The 5 buildings can not be identified in the site survey conducted by the author in 2015. There are 5 mosques and 3 tombs designed



(a) Building Block:19982, Lot:1; Before Rehabilitated as Pseudo Facade



(b) Building Block:19982, Lot:1; After Rehabilitated as Pseudo Facade)

Figure 3.15: Example of CNR Sub-group in Figure: 3.8



Figure 3.16: Block:19976, Lot:23; New, Concrete (CNC in Figure 3.8)

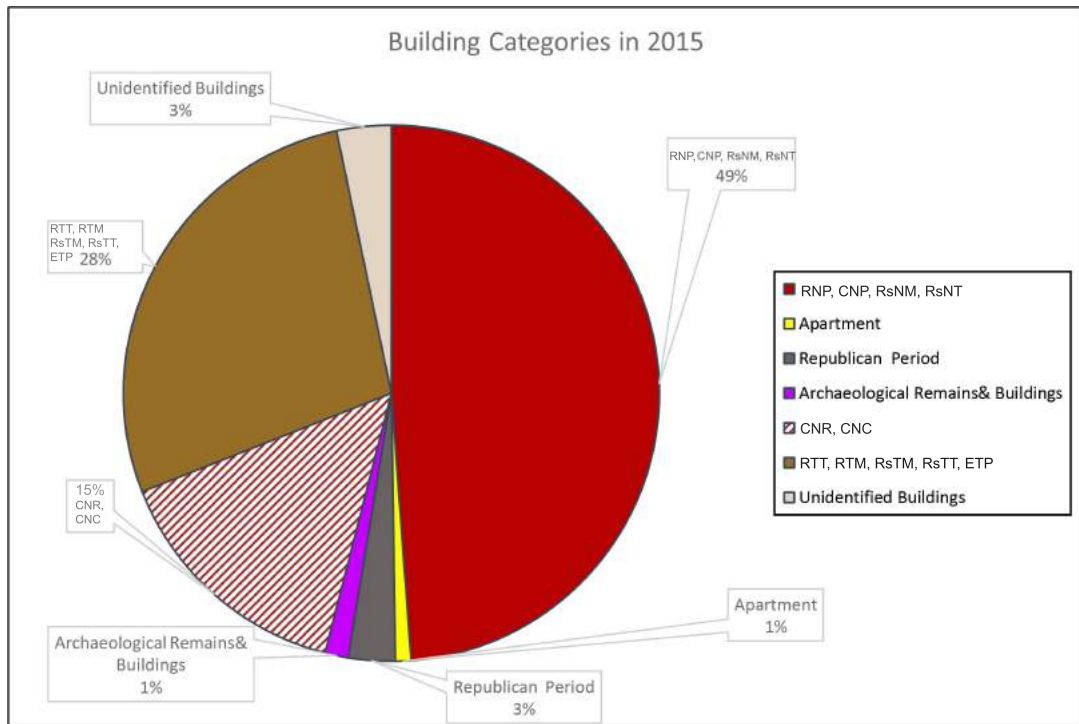


Figure 3.17: The percentages of the Building Categories in 2015, (see Figure 3.17 for the abbreviations in the graph)

originally as religious buildings in Hacı Bayram Area. There are 51 buildings which were designed traditionally as a house. Moreover, there are 3 buildings in bigger scale which were newly constructed for the commercial activities seeming as a traditional building like Akşemseddin Bedesteni and Arasta buildings (CNP in Figure: 3.8).

In order to analyze usage types of buildings, the information of building use was obtained from the site survey. Figure 3.18 provides that the general use of buildings which are categorized into commercial, social, accommodation, education, administration, religious, security and empty.

In Hacı Bayram Area, there are 278 dwelling units / 213 buildings. 147 units of the 278 total dwelling units are used as commercial. There are 50 units in the area used as social, 8 units are used for accommodation function, 4 units used as administrative and one unit is used for education. Nowadays, the 51 units are empty due to the ongoing constructions in the site. The percentages of the building uses in the area can be seen in Figure 3.19.

In Hacı Bayram Area, residential function has not remained in 2015. Dominant func-

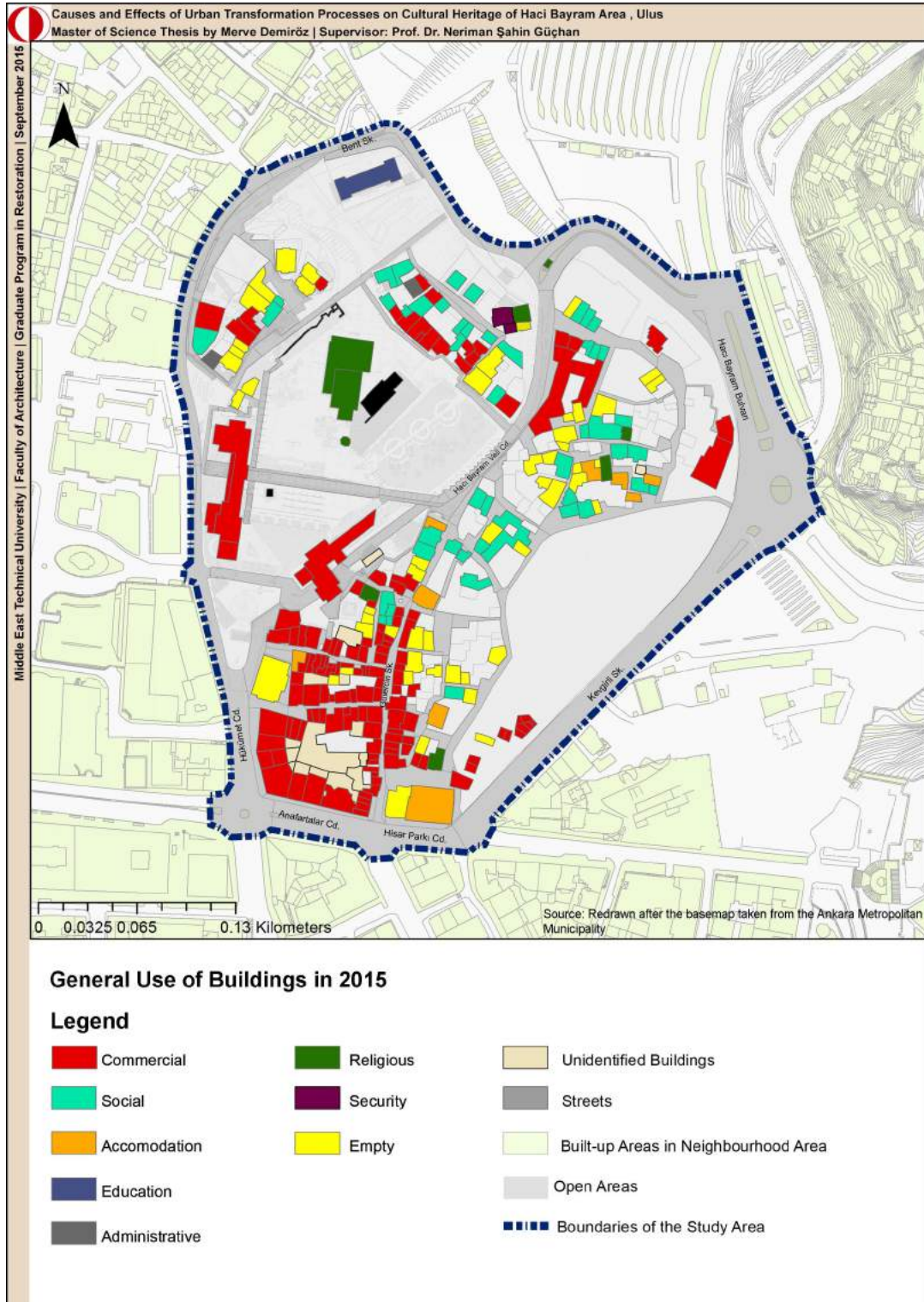


Figure 3.18: General Building Use in 2015

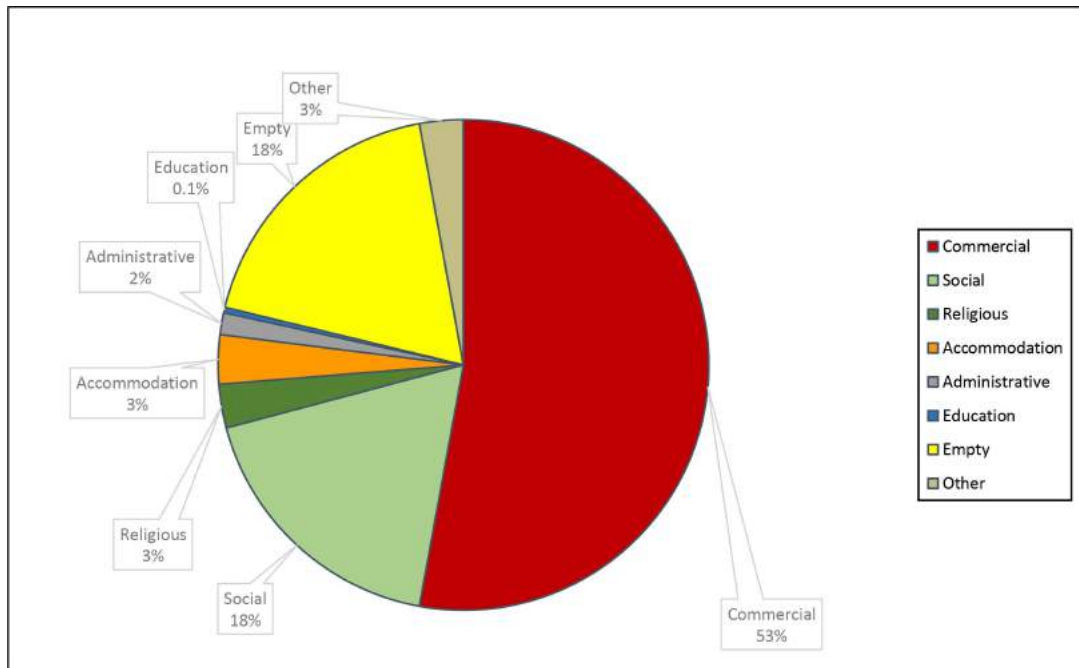


Figure 3.19: The percentages of the Building Usage Types in 2015

tions in the area are commercial and social. While commercial function has been investigating in detail, three general types of building are seen as product supply commercial, service supply commercial and the commercial function supplied both of them. As it is presented in Figure 3.20 that the biggest function group is chandelier shops which are in the product supply group and the other intensive groups are printing press, shops selling pilgrim materials and religious books.

There is no such a local craftsmanship in the area, as a result of that the area has been religious center and had been residential area through the century as mentioned in Chapter 2. Probably, carrying the features of the nearby commercial activities like *debbağhane* from the history, 1 shop selling leather products is available in the area. In the service supplied commercial group, dominant subgroup is gastronomy as a result of the new atmosphere in the area (Figure 3.21). Along the commercial streets there are kind of vocational activities. In the social use type group, it can be encountered considerable amount of buildings used for religious associations and their dormitories as a part of the accommodation group (Figure 3.22) in Figure 3.20. There are also some hotels and a guest house in the area.

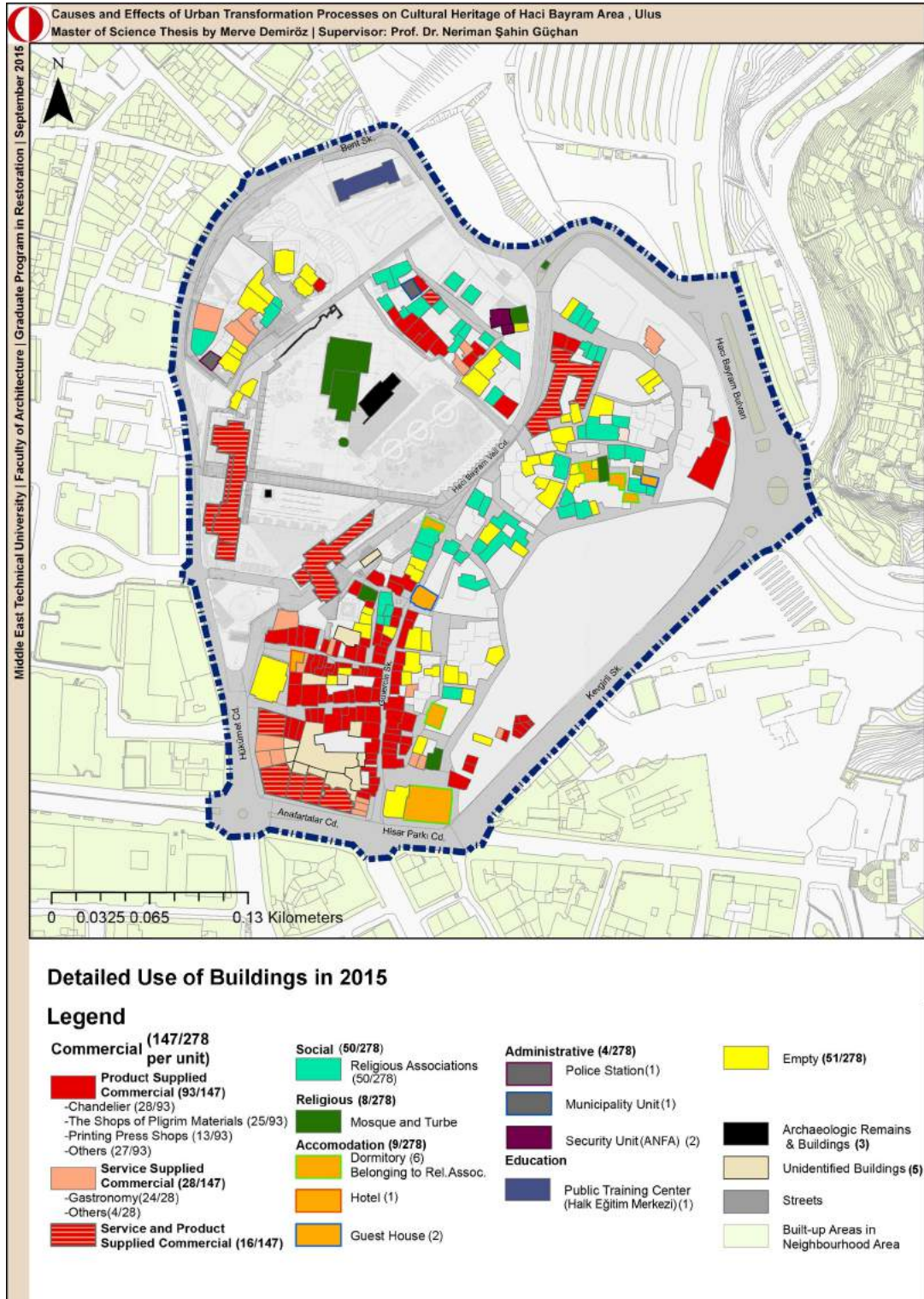


Figure 3.20: Detailed Building Use in 2015



Figure 3.21: Block:19973, Lot:4,5; Examples Buildings used in Gastronomic Activities



Figure 3.22: Block:19966, Lot:1, Block: 19967, Lot:3; Examples of Religious Associations

3.2 Hacı Bayram Area in the Light of Resources

3.2.1 Hacı Bayram Area in 1924 Ankara Map

In 1924 Ankara Municipality Map, the urban blocks, major buildings, some open area elements like fountains, recreational areas and some infrastructure routes describe the urban environment in Ankara only a year after the establishment of the Republic (Figure 3.23) ⁵.

In the larger context of 1924's Ankara, the study area is depicted as residential functioned and irregular shaped urban blocks with some major buildings and surrounded by Bentderesi Stream at the east and northern-east. It is crucial to mention that Bentderesi Stream is one of the significant and strong components in the study area so as to define its original characteristics. The green areas (*Gardens and Parks* in the legend) were observed around the stream and two bridges connect the area to the eastern part through the stream in the boundaries of study area. One of them was located near to Ördekli Mosque and the other one was located between the Börkçüler Neighborhood and Debbağhane (*Tabakhane*) Mosque.

The cemetery area was demonstrated at the north close to the Bentderesi Stream, which was more or less similar in size with the general building block sizes in the study area. The other smaller cemetery illustrations can be seen at the east and west sides of Hacı Bayram Veli Mosque and the Temple of Augustus. According to Tanman (1996) these cemetery areas surrounding Hacı Bayram Veli Mosque were used as the 'Hazire' of Hacı Bayram Complex (Figure 3.25).

The co-existence of The Temple of Augustus, Hacı Bayram Veli Mosque and smaller scale buildings surrounding these two monuments draw attention in the first sense. The other major buildings were mostly recorded as Mosques which are Hacı Bayram Veli Mosque, Ahi Tuğra Mosque, Tülüce Mosque, Balaban Mosque, Ördekli Mosque, Şeyh İzettin Mosque and Ahi Yakup Mosque within the boundaries of study area.

⁵ The alphabet of the descriptions on 1924 Ankara Map, which is used in Figure 3.23, is Arabic. The Turkish translations of the descriptions, which are Hacı Bayram Neighbourhood, Ahi Tura Neighbourhood, Ahi Yakup Neighbourhood, Tülüce Neighbourhood and Directorate of Religious Affairs and the legend (*Diyanet İşleri Reisliği*), were obtained in the article titled '1924 Map of Ankara City: Recognizing Ankara with an Old Map' (Günel and Kılıcı, 2015). The other missing descriptions in the article were translated into English by Conservation Specialist Architect Maryam J. Rajaie for this thesis study.



Base Map: 1924 Ankara Municipality Map (Ankara Metropolitan Municipality, 2015)

Hacı Bayram Area in 1924 Ankara Map

Legend


 Blocks in 1924	 Public Buildings
 Streets	 Lake (Bent Deresi)
 Cemetery	 Green Area
 Fountains	 Boundaries of the Study Area

Figure 3.23: Hacı Bayram Area in 1924



Figure 3.24: Bridge on Bentderesi Stream and Neighbourhoods in the Study Area (Sağdıç, 1994)

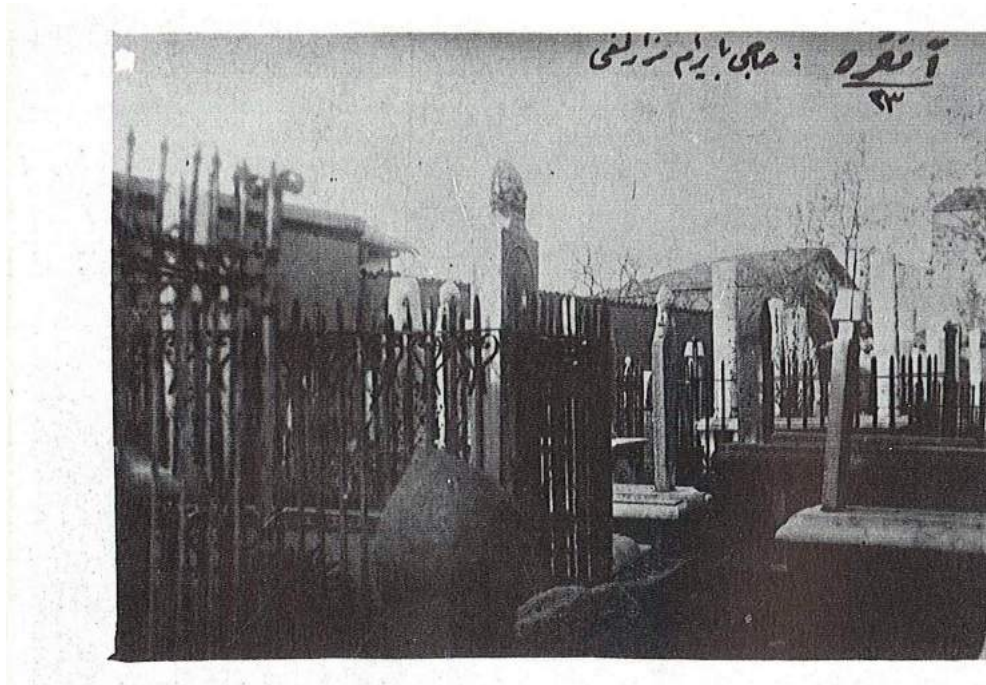


Figure 3.25: Hacı Bayram Cemetery around 1925 (Sağdıç, 1994)



Figure 3.26: The Building Recorded as Directorate of Religious Affairs in 1924 Ankara Map (Sağdıç, 1993)

Debbaghane Mosque can be seen very close to the north-eastern boundary of the study area. As it can be seen in Figure 3.23, the different neighborhoods in the study area generally locates around a mosque and take their name of the mosques as Hacı Bayram Neighborhood, Tülüce Neighborhood, Balaban Neighborhood, Ahi Tuğra Neighborhood, Şeyh İzettin Neighborhood and Ahi Yakup Neighborhood. Yet, an exception can be made regarding the Börkçüler Neighbourhood, has not the same name of nearby Ördekli Mosque.

Hacı Bayram Street, which starts from Hükümet Street and reaches to Hacı Bayram Veli Mosque and environment, is differentiated from the dominant street pattern in the area by its linear form and larger size. The street was probably the major street within the area in order to visit Hacı Bayram Mosque and the surroundings from the other parts of the city. Furthermore, a public building, which is described as Directorate of Religious Affairs, is seen on the Hacı Bayram Street (Figure 3.26).

3.2.2 Hacı Bayram Area in the Lörcher Plan, 1924

By mentioning the general decisions of the Lörcher Plan for the old city in Chapter 2, this will focus on Hacı Bayram Area in this section. In Figure 3.27 it can be seen that the plan does not bring forth radical changes for the study area when it compared to the 1924 Ankara map (Figure 3.28). However, several decision which could make the change in building building block types can be read. First one is at the north-western part of the area. The sequential and geometric shaped building blocks reach to Hükümet St. from the west (1 in Figure 3.28). This building block shows the differences from the organic building block pattern in the study area. The other decision which aimed to change is observed in the nearby building block to the Bentderesi Stream (2 in Figure 3.28). The plan proposes to larger street which caused division of the building block.

Lörcher also makes a sketch for the design of the square which includes Hacı Bayram Veli Mosque and the Temple of Augustus. According to this drawing which can be seen from Figure 3.29, the surrounding fabric of square would be cleared in order to create open spaces around the monuments.

3.2.3 Hacı Bayram Area in the 1930s' Cadastral Maps

1930's Cadastral Maps provide detailed information about the cadastral pattern, ownership status, open and built-up areas and their functions in this period. The cadastral maps comprise of different sheets which were drawn in different years. The ten plots of these cadastral maps were combined to define boundaries of the study area; seven of them were drawn in 1929, one of them in 1936, and one of them in 1928 (Figure 3.30). These Cadastral Maps which are belonging to 1930s draw a picture of Hacı Bayram Area in the city of Ankara, a new capital city, after the establishment of Turkish Republic.

In 1930s, the study Area was surrounded by Bentderesi Stream at the east and north-east, Bentderesi Street at the north, Hükümet Street at the west and Anafartalar Street at the south. Figure 3.31 demonstrates that dominantly residential blocks of the study area reflect the organic pattern belonging to general characteristics of urban fabric in



Figure 3.27: The Study Area in Lorcher Plan (Cengizkan, 2004)



Figure 3.28: Superposition of Lörcher Plan with 1924 Ankara Map in the boundaries of Study Area

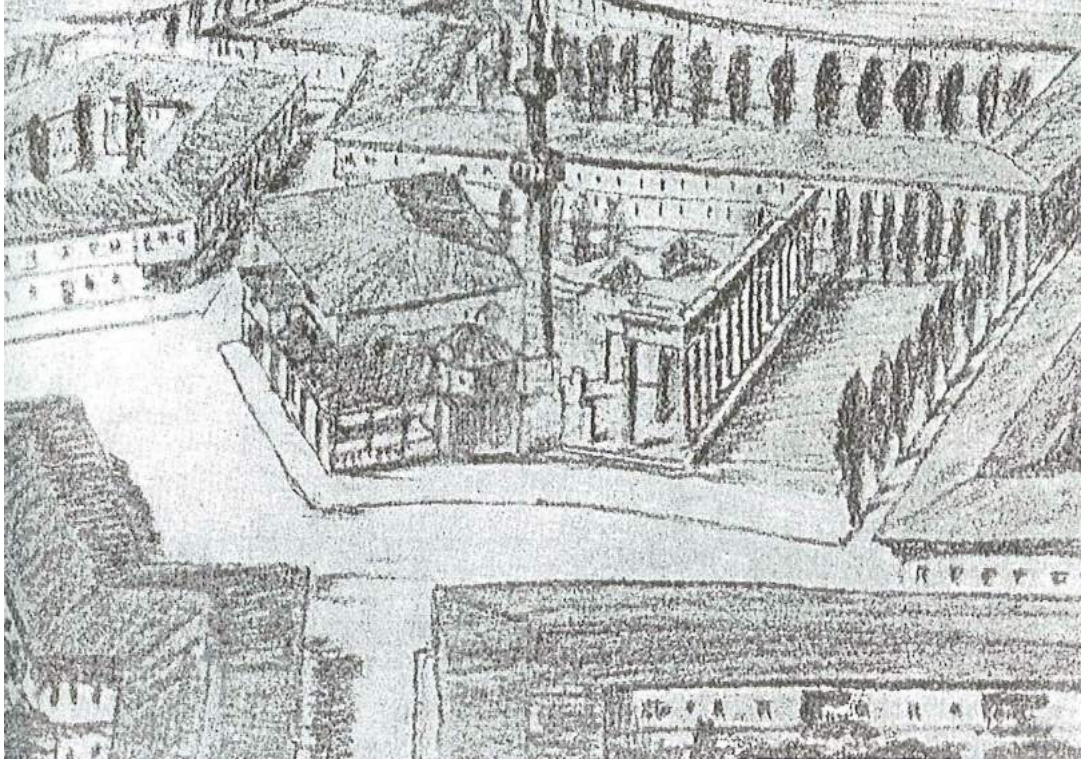


Figure 3.29: Drawings of Hacı Bayram Veli Mosque and The Temple of Augustus by Lörcher (Cengizkan, 2004)

the Ottoman Cities as the larger context within Ankara in 1930's (Figure: 3.32).

The residential building blocks have irregular and varied forms with dead-end streets. The sizes of building blocks are mostly compatible with each others and also the larger context of Ankara. However, the block nearby the Bentderesi Stream seems larger in size than the other blocks in the area. This stems from the impact of Bentderesi Stream to the function. Furthermore, the blocks which are located on the intersection of Hükümet Street and Hacı Bayram Veli Street and southern part of the Hacı Bayram Veli Mosque have smaller and triangular form due to their distinctive function.

The building blocks have essentially conserved their forms with dead-end streets since 1924. In Lörcher Plan, the rectangular shaped and different sort of urban blocks were proposed on north-eastern part of the area which has a very distinctive character from the dominant urban blocks in the study area (1 in Figure: 3.28). However, It can be observed from Figure 3.31 that this area was conserved with its physical character after Lörcher Plan and this decision has not been implemented until 1930's.

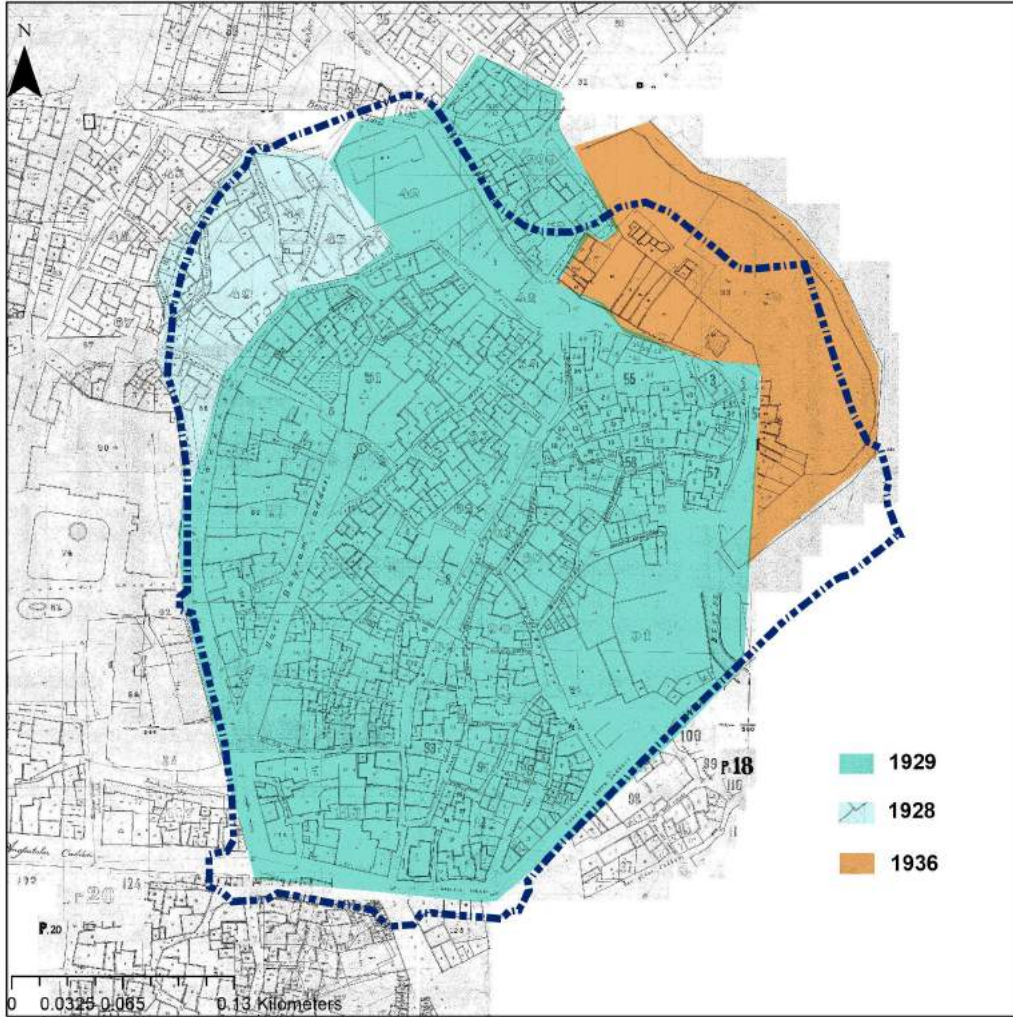


Figure 3.30: Cadastral Maps of Study Area in 1930's, Ankara Metropolitan Municipality Archive (Unification and Depiction of the drawing years of the different maps by the author)

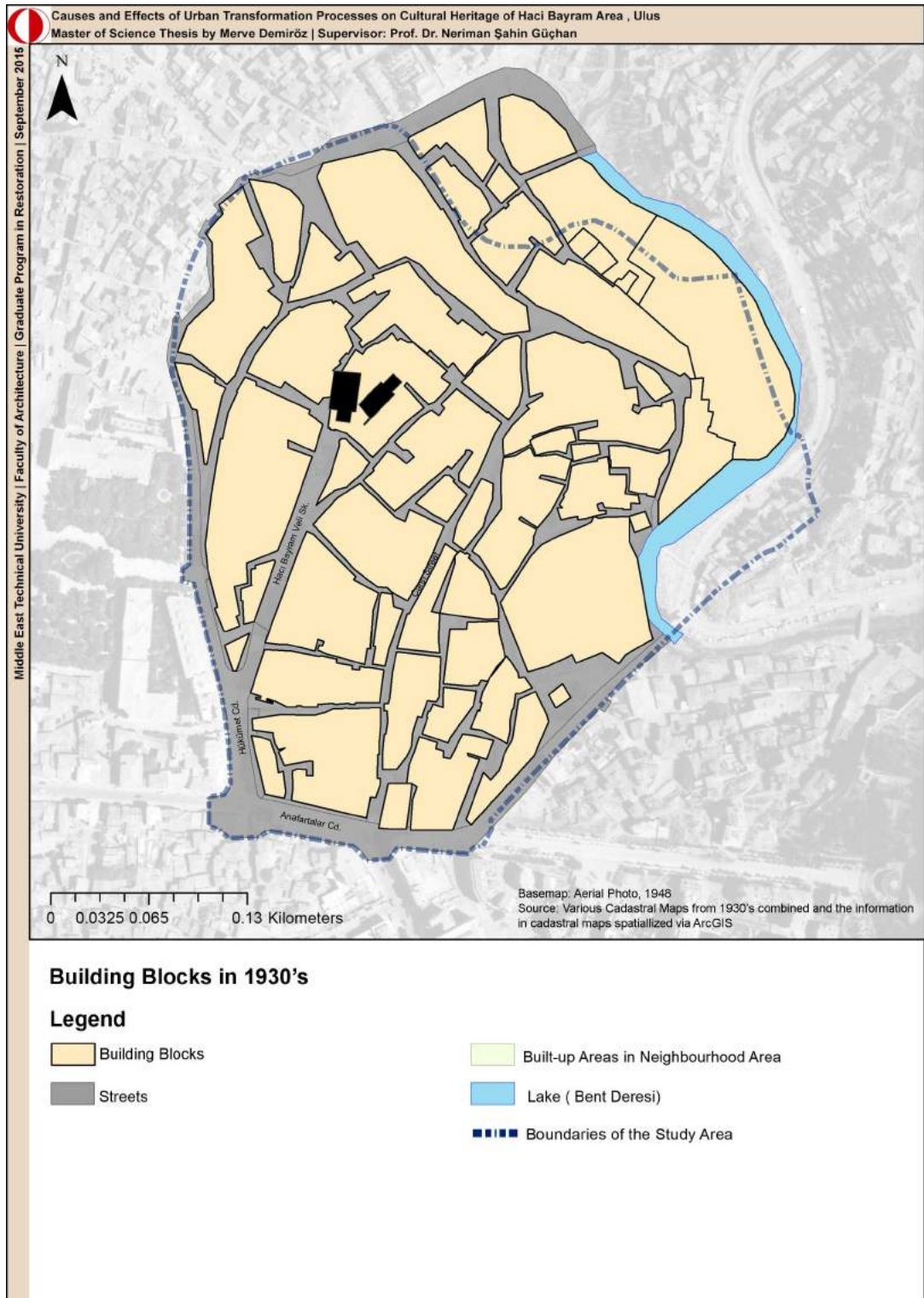


Figure 3.31: Blocks in 1930's



Figure 3.32: Hacı Bayram Area From Bent Deresi (Sağdıç, 1994)

The Urban Blocks were subdivided into lots according to the function and ownership pattern which will be elaborated while discussing the function and ownership characteristics in 1930's. The lots are irregular and have varied shapes as building blocks. The lots, which are directly near to Bentderesi Stream, are larger than the dominant lot pattern. Lots have generally small sizes used by the residential units, however some of them are comparatively larger according to the functions.

The Cadastral Maps of 1930's provide ownership information of the study area by detailing the name of owner/owners, the types of public ownership as well. As shown in Figure 3.34, the majority of the lots (90%) in the study area have private owner or owners in 1930's. Obtaining the names of private property owners allows to distinguish the properties belonging to single owner or shareholders. 30 % of total private ownerships of the lots (174/586) in the area divided into shares which is visible in striped yellow color in Figure 3.34. Moreover, the names also give information for identifying Muslim and non-Muslim Citizens. As it was mentioned in Chapter Two, non-Muslim residents who were especially Armenians, Greeks and Jewish people had been living in the neighborhoods of Ankara in those times. The study area has comprises of neighborhoods who are dominated by the Muslim community. The three parcels were belonging to non-Muslim citizens in the Study Area. The owner names

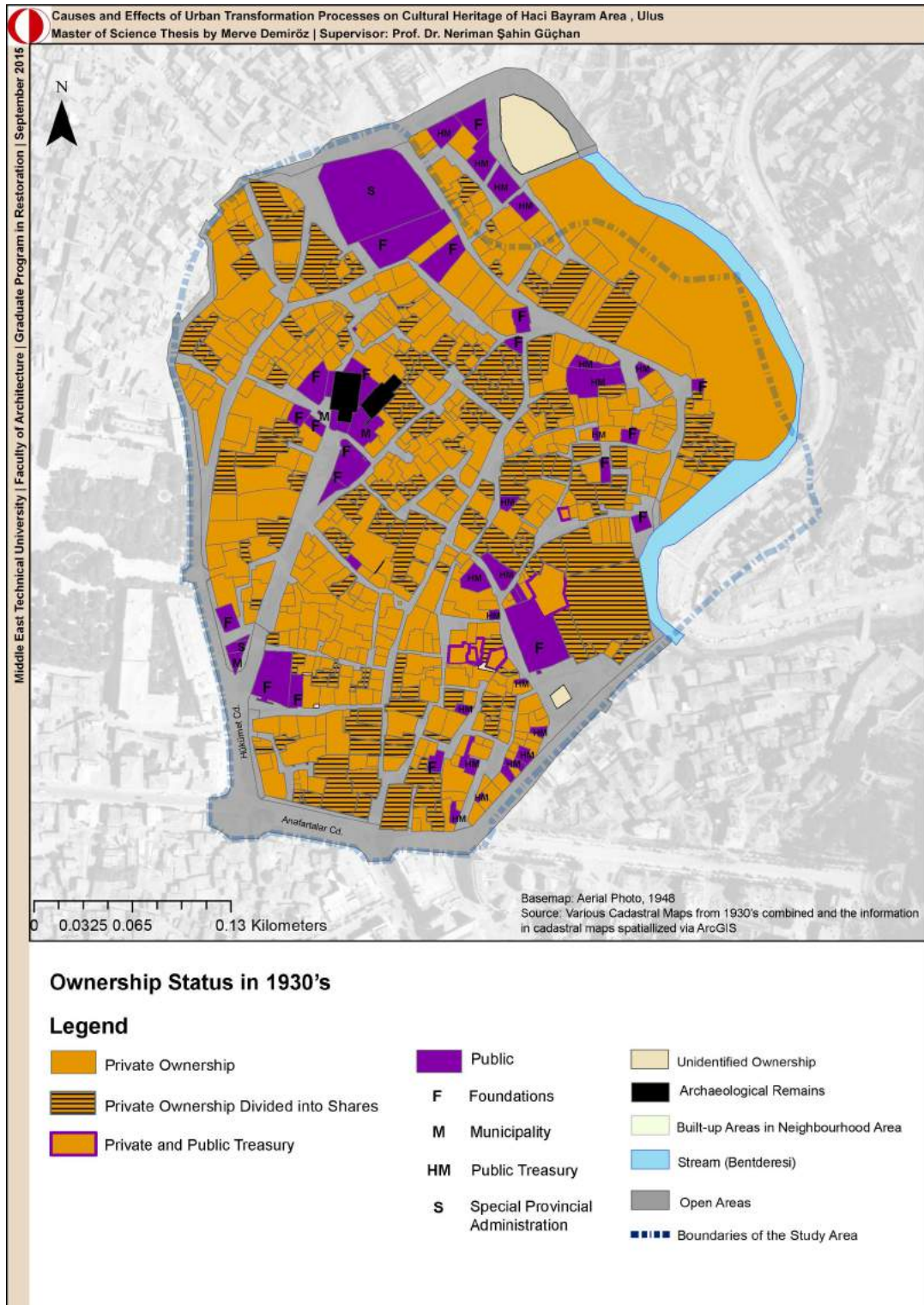


Figure 3.34: Ownership Pattern in 1930's

of these three parcels , 'Kiğork' , 'Agop' and 'Mari' , reveals that there were Armenian property owners on the Tabakhane Köprü Street at the south-east.

% 10 of the ownerships of study area are belonging to public ownership. The types of public ownerships in 1930's are indicated in the legend as;

- Foundations: *Evkaf, Evkaf Umum Müdürlüğü, Evkaf Müdüriyeti, Hazine-i Evkaf*
- Municipality: *Şehremaneti*
- Public Treasury: *Hazinei Maliye* Hazinei Maliye
- Special Provincial Administration: *İdarei Hususiye.*

The 6 lots (6/662) are belonging to both private and public ownerships in the study area. The type of the public owner of this kind of dual ownership is Public Treasury (Hazinei Maliye) shown in Figure 3.34 as yellow framed purple color.

In the 1930's cadastral maps, the implications of building boundaries allow to reveal figure and ground relationships in the area. There are 641 buildings in the study area in 1930's. As it can be seen in Figure 3.35 the buildings in urban blocks mostly define the courtyards in varied sizes and shapes.

The relationship of the buildings with their lots show variations. While some of the buildings cover the whole building lot, some of them have courtyards in the building lots. The built-up areas are dense within the urban blocks of the study area apart from the block nearby Bentderesi Stream. Furthermore, the building block at eastern part of the Hükümet Street is less dense with its larger open spaces comparing to the other blocks in the study area.

The cadastral maps of 1930's also provide information of the building and open area functions in the study area. In order to analyze functional features of the buildings in the study area, the information obtained from cadastral maps shown as below;

- Residential: *Hane*
- Commercial: *Dükkan*
- Commercial and Residential: *Dükkan ve Hane, İmalathane ve Hane, Kahve ve Hane*

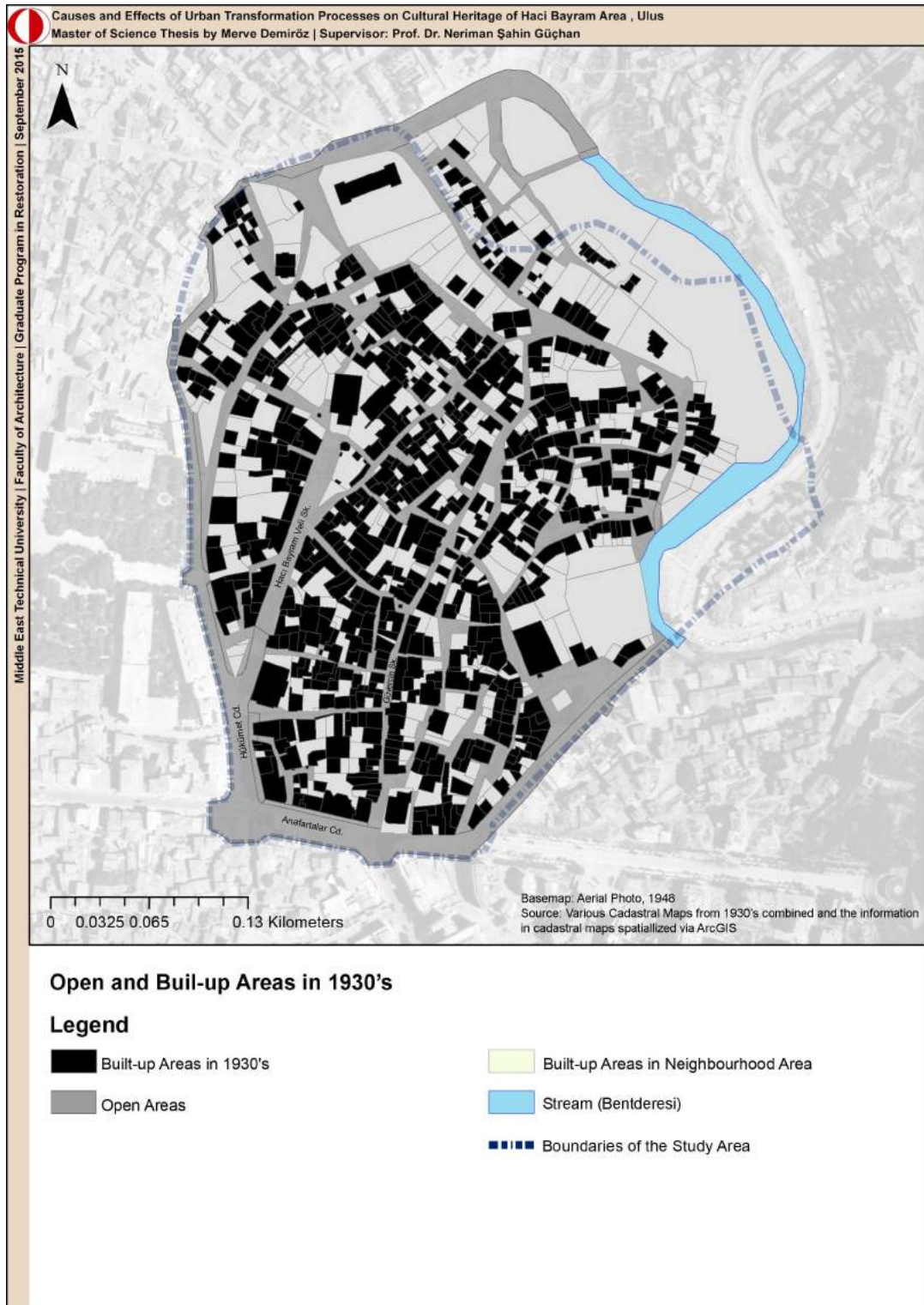


Figure 3.35: Open and Built-up Areas in 1930's

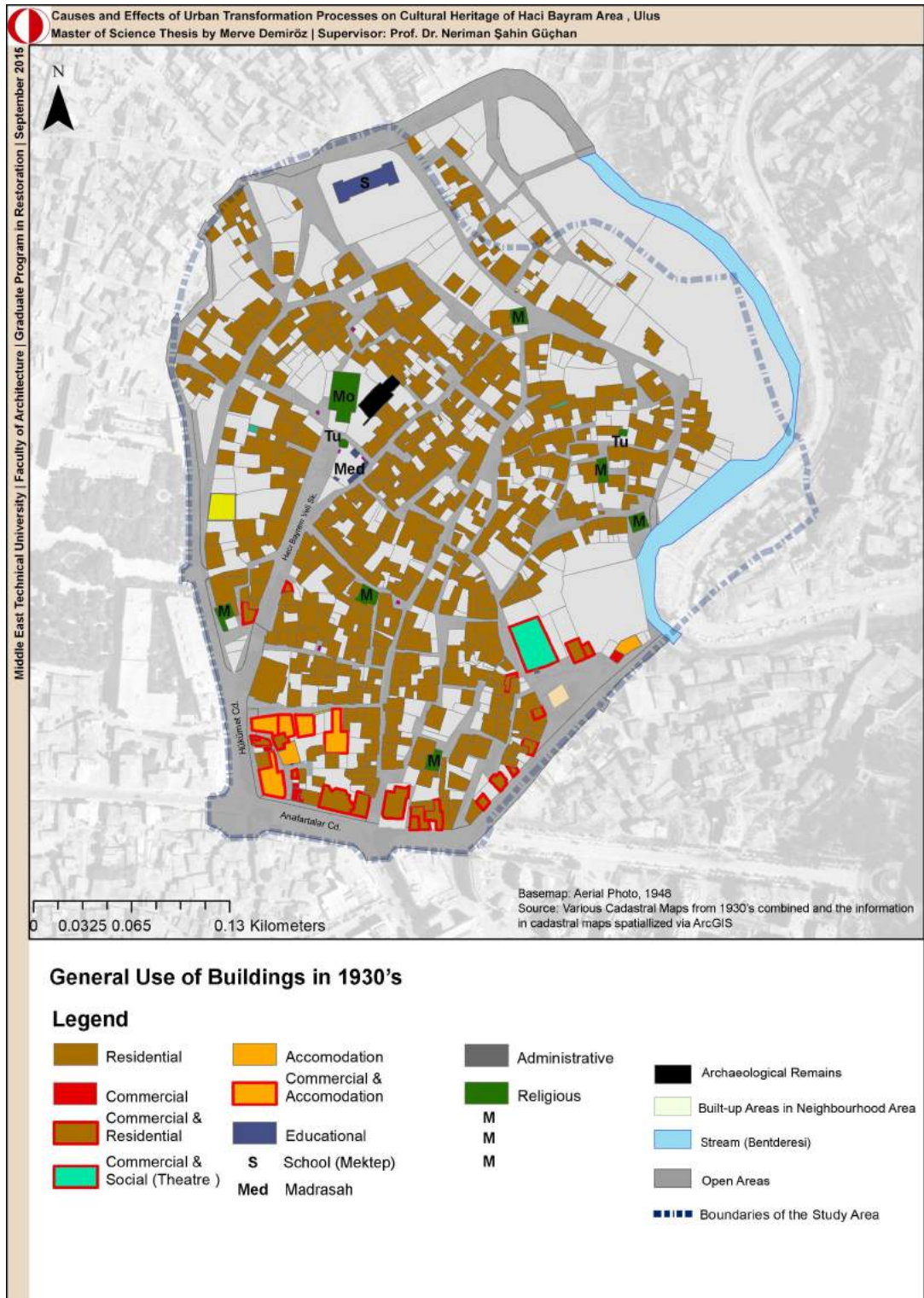


Figure 3.36: Building Use in 1930's



Figure 3.37: A look to Residential Fabric in Hacı Bayram Area from Bentderesi Stream (Sağdıç, 1993)

- Commercial and Social: *İmalathane ve Tiyatro*
- Accommodation: *Otel*
- Commercial and Accommodation: *Otel ve Dükkan, Han ve Lokanta*
- Educational: *Mektep (S), Medrese (M)*
- Religious: *Cami, Türbe*
- Administrative: *Karakol*

557 buildings in 632 total have residential function. In other words, 90 % of the total buildings are residential houses. This information proves that the area has a dominant residential function in 1930's (Figure 3.37).

The building which was illustrated as Directorate of Religious Affairs in 1924 Ankara Map is shown here as residential building (Figure: 3.26).

21 buildings have commercial and residential function, at the same time 6 buildings

have only commercial functions which are mostly located along the main streets. Commercial function varies as shops, traditional coffee-house, *kahve* and manufacturing shops *imalathane*.

There are 2 buildings having accommodation functions and 5 buildings having accommodation and commercial function in 1930's. Apart from the hotel in buildings functioned accommodation, one of them was recorded as khan building at the eastern part of the Hükümet Street on Han (*Khan*) Street. There is also a theater building in the block near by the Bentderesi Stream.

The study area has 9 religious buildings in 1930's. One of them is Hacı Bayram Veli Mosque just next to the Temple of Augustus, 6 of them are masjid buildings and 3 of them are tombs. The buildings, recorded as Masjit in 1930's cadastral map, were shown as Mosques in 1924 Ankara Map (Figure 3.23).

The Madrasah buildings can be observed in the building lot ⁶, including Ismail Fazıl Pasha Turbe, at the southern part of Hacı Bayram Veli Mosque in Hacı Bayram Complex (Figure 3.39). These buildings are belonging to the group having educational function in Figure 3.36.

Furthermore, the another building having educational function at the north was used as school (*Mektep*) in 1930s.

In the block nearby Bentderesi Stream, there is a small building, adjacent to the theater, which has an administrative function. This was used as a police station (*Karakol*) in 1930's. Building shown in yellow in Figure 3.36 on the eastern part of Hükümet St. was used as garage building.

So as to analyze functional features of open areas in 1930's, the information obtained from cadastral maps shown as below;

- Courtyards: *Avlu*

- Building Lot: *Arsa*

⁶ It is known that in 1924, the authority of all educational units was delegated to the Ministry of Education (Maarif Vekaleti) and this provide unification of education according to the law on Unification of Education - Tevhidi Tedrisat Kanunu- on March 3, 1924. (<http://mevzuat.meb.gov.tr/html/110.html>, October 2015). After the notice of closing the Madrasah, Madrasah buildings transformed into the schools.

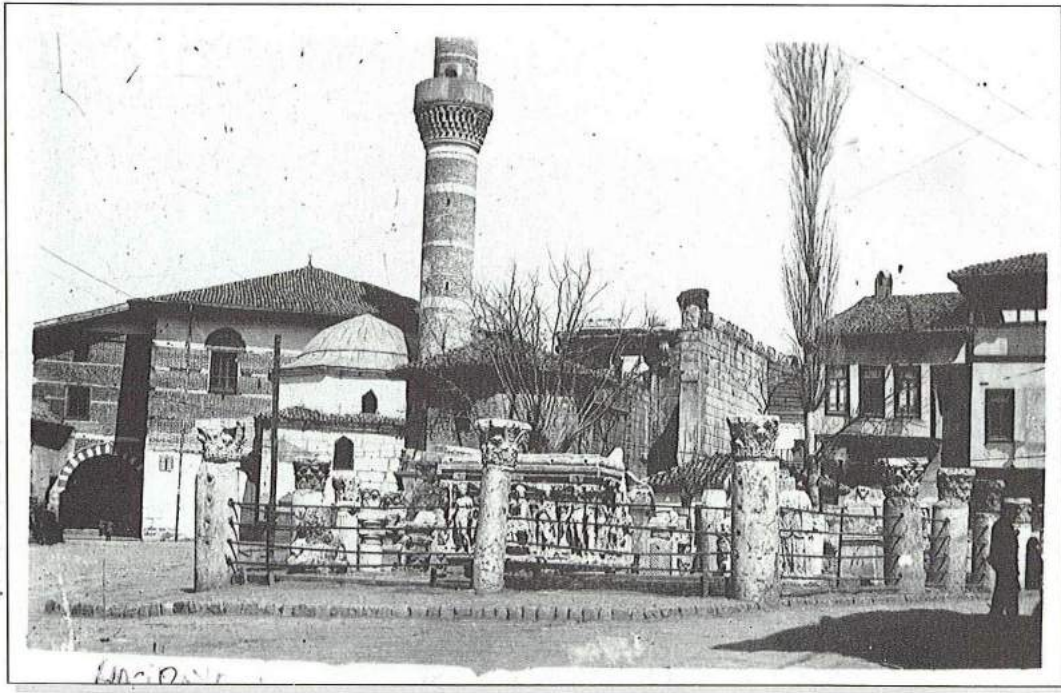


Figure 3.38: Looking from the South to Hacı Bayram Veli Mosque, Hacı Bayram Veli Turbe, Ismail Fazıl Pasha Turbe, The Temple of Augustus and adjacent Residential Building in 1930's (Sağdıç, 1993)



Figure 3.39: Hacı Bayram Madrasah in 1885-1900 (Aktürk, 2006)

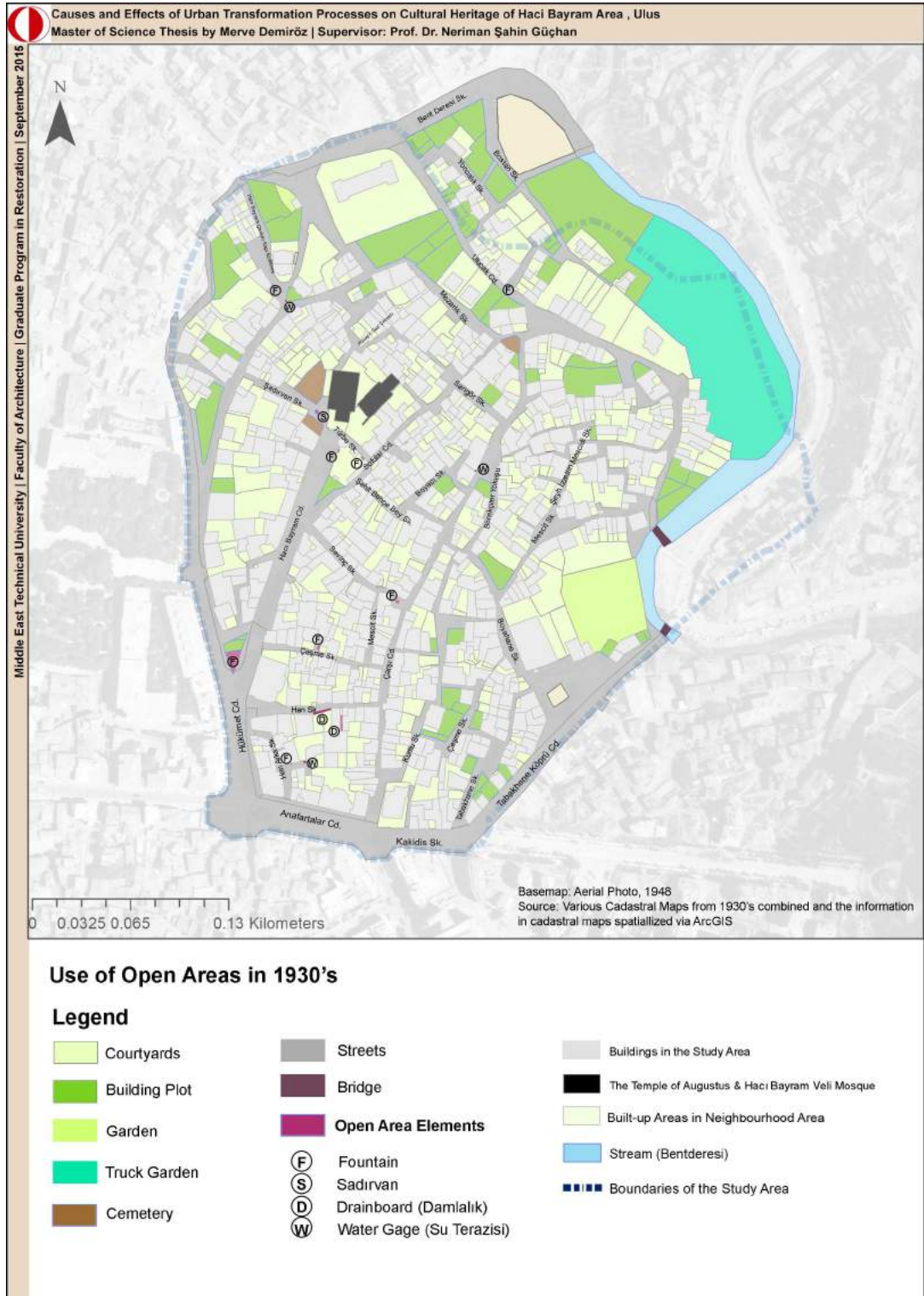


Figure 3.40: Use of Open Areas in 1930's



Figure 3.41: Change in Cemetery Block between 1924 and 1930's

- Garden: *Bahçe*
- Truck Garden: *Bostan*
- Cemetery: *Mezarlık*
- Streets: *Street names obtained from the Cadastral Maps*
- Open Area Elements: *Çeşme (F) , Şadırvan (S), Damlalık (D), Su Terazisi (W)*

As shown in Figure 3.40 the majority of the open areas defined by the building lots are courtyards. Within the building blocks, the empty building lots (*arsa*) were also indicated. The larger open area at the north-east closed to the Bentderesi Stream, has a function as truck garden. In the other larger building block at southern part of the Bentderesi Stream, the garden can be seen.

Three lots were demonstrated as cemetery in 1930's. On the other hand, the larger cemetery block shown in 1924 transformed and divided into the gardens, school and courtyard of the school in 1930s. According to Cengizkan, in Lörcher Plan it is proposed that all cemetery area would be transferred to outer space of the city (Cengizkan, 2004). This change which is shown in Figure 3.41 can be read as the outcome of the Lörcher Plan.

There are very smaller lots which are identifiable within the 1930 maps. Their functions can be grouped into four category: fountains, sadirvan, drain boards and water



Figure 3.42: The Bridge in front of the Masjid on Bentderesi Stream (Başgelen, 1988)

gages. 9 fountains were identified in the study area. One of the fountains was located on the lot of Ismail Fazıl Pasha Tomb called as Nezihe Hanım Fountain (*Nezihe Hanım Çeşmesi*). III. Mehmet Tayyip Baba had this fountain constructed for his mother - Nezihe Hanım- in early 20th century (Tanman, 1996). The other fountain was recorded with Balaban Masjit on the south, however location of the fountain was not implied. In front of the south facade of Hacı Bayram Veli Mosque, a sadırvan is presented.

There are also two drainboards in the block on Anafartalar Street. Moreover, three water gages were recorded in study area, in 1930's cadastral maps. The water gages is functioned as water leveling, water pressuring, flow measuring and distributing of the water in this period. Furthermore, two bridges were built to connect the area with the eastern part through the Bentderesi Stream (Figure 3.42).

The irregular shaped blocks define the narrow, winding and also dead-end streets as traditional Ottoman Neighbourhoods. The topography has the steep slope on the northern and north-western part of the area. The streets on the north and south direction follow these topographic features of the site like Çarşı St. (*latter Güvercin St.*),



Figure 3.43: A look to Hacı Bayram Street from the intersection point with Hükümet Street in 1926-27 (Sağdıç, 1994)

Kurtlu St., Çeşme St., Mescit St., Şeyh İzzettin Mescit St..

Hükümet St. at the west, Anafartalar Street (*former Balıkpazarı St.*) at the south are larger streets differentiated from the other streets in the area. Hacı Bayram Street which starts from Hükümet Street and reaches to Hacı Bayram Veli Mosque had been formed as linear axis and larger in size when comparing to the organic street pattern in the area. This street had been probably formed after the formation of the dominant street pattern.

The street names mostly come out the functions of surrounding blocks, monumental buildings/public buildings or important persons for the Area. To illustrate, the Han St. (*Khan St.*) and Han Arkası St. (*Beck of Khan St.*) locate beck and in front of the khan building, Çeşme St. (*Fountain St.*) at south refers to the fountain in the Balaban Masjid lot, Mescit St. (*Masjid St.*) implies to nearby Masjid buildings, Sadırvan St. and Turbe St. (*Tomb St.*) refers to Sadırvan and Tomb standing in front of Hacı Bayram Veli Mosque. Hacı Bayram Veli St., Şeyh İzzettin Mescit St., and Şehit Behçe Bey St. imply the important people and if there is a building dedicated to these people in Hacı Bayram Area. The main axis on the north and east direction takes the

name 'Çarşı Street', Çarşı means Bazaar in Turkish, even though the dominant function along this street seems to be residential in 1930's. It probably implies connection features of this street to the commercial streets and gates/entrances of the city as an important axis in the study area.

3.2.4 Hacı Bayram Area in Jansen Plan, 1932

The Majority of the study area is within the boundaries of 'protocol area' in Jansen Plan for the Old City (Figure 3.44). However, the areas along the main streets as Hükümet St. at west, Anafartalar and Hisarparkı St. at south, Kakidis St. at south-eastern part of the area and surrounding of Bentderesi Stream remain out of the protocol Area boundaries.

After the superposition of Jansen Plan with the 1930' s urban block pattern in the Study Area, it can be seen that Jansen Plan aims to preserve the urban fabric within the protocol area (Figure 3.45). Nonetheless, the proposal of expanding Güvercin St. as the main axis on north and east direction and Hacı Bayram St. on west seem to cause the destruction in the original urban fabric through the streets.

The other significant decisions for the area can be observed along the main street that are out of the protocol area boundaries. In place of the existing building block parts, the new components are proposed accordance with the pattern defined out of the protocol area.

Professor Hermann Jansen also developed urban design proposals for the surroundings of the particular monuments in Ankara. It is claimed in the explanations of the projects that "the design proposals for surroundings of several mosques: transforming into the recreational areas of the adjacent areas of to the mosques which have historic values, and either have particular significance for the general scene of the city"(Figure: 3.46). In this context, the immediate surroundings of Hacı Bayram Veli Mosque and the Temple of Augustus were proposed to be cleared in order to create recreational areas.

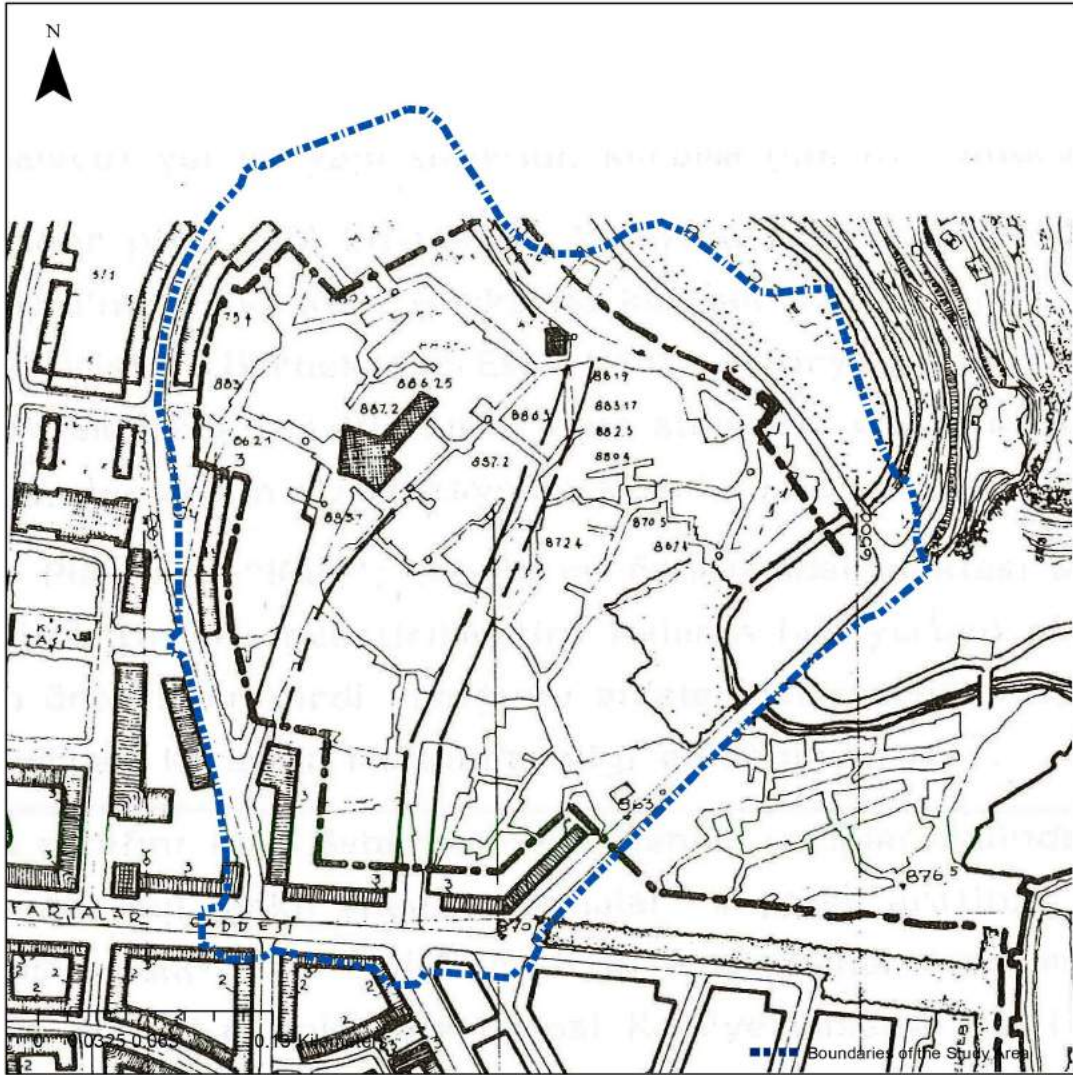
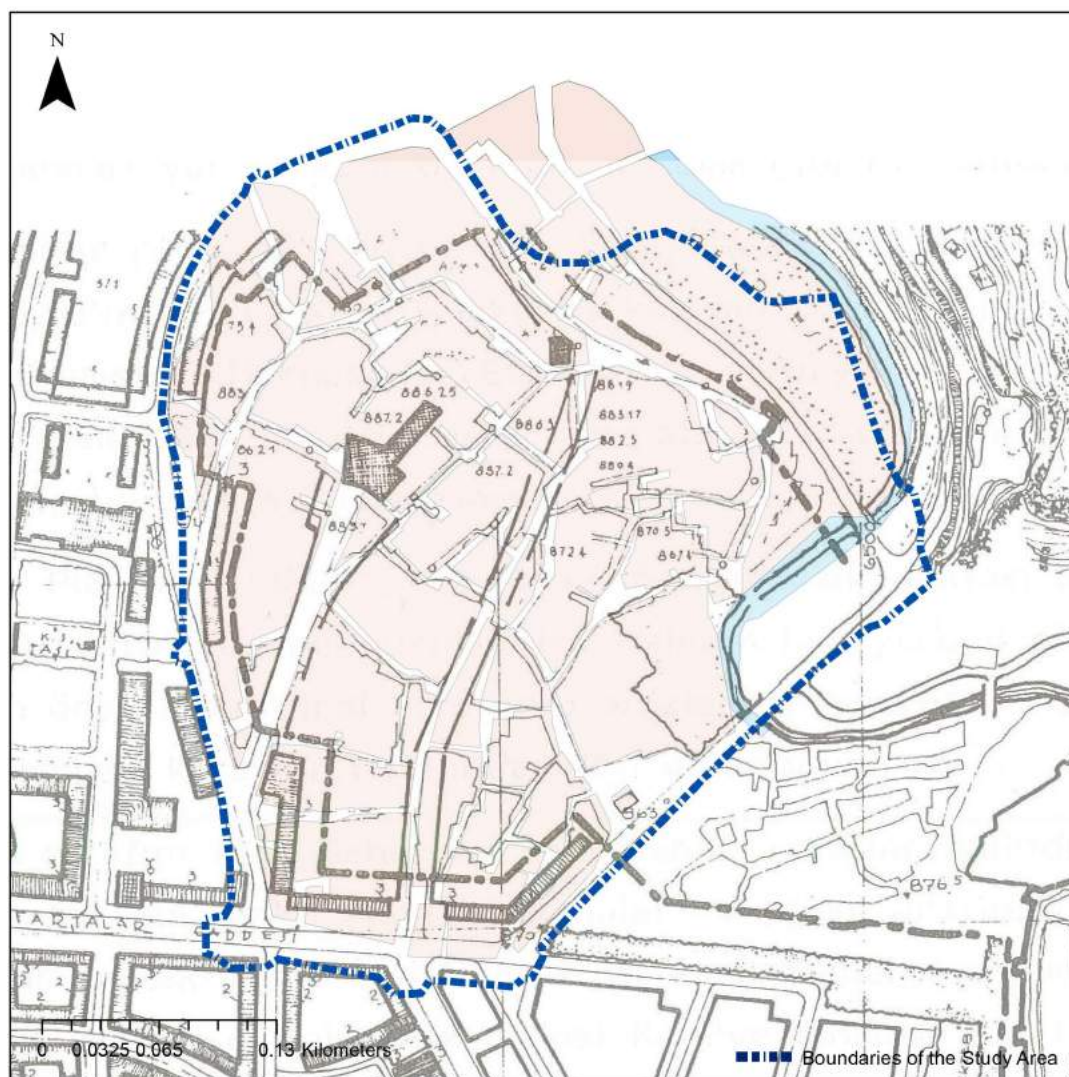


Figure 3.44: The Study Area in Jansen Plan (Ulus Planı Şartnamesi, 1986)



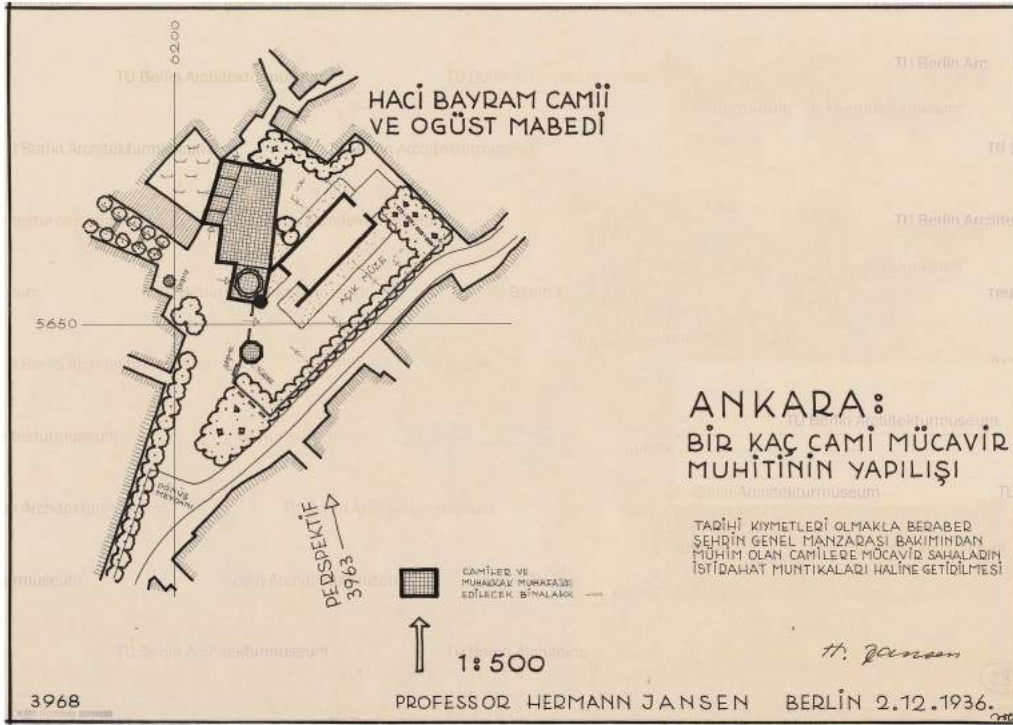


Figure 3.46: The Urban Design Proposal for Hacı Bayram Veli Mosque and The Temple of Augustus in Jansen Plan (ankaraarsivi.atilim.edu.tr, September 2015)

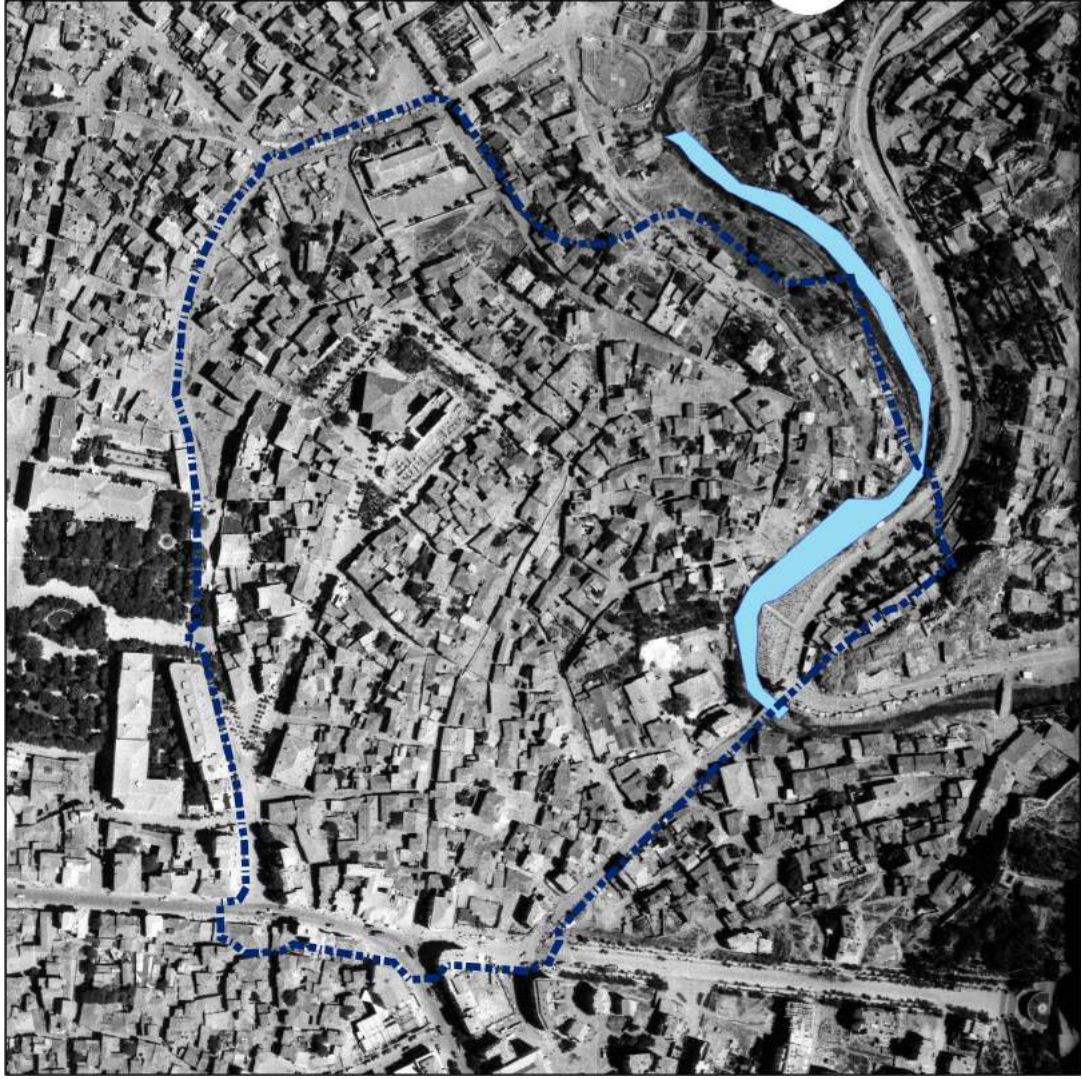


Figure 3.47: The Study Area in the 1948 Aerial Photo (Boundaries of the study area and Bentderesi Stream were drawn by the author), General Command of Mapping Archive

3.2.5 Hacı Bayram Area in the 1948 Aerial Photo

1948 aerial photo provides information about the open and built-up spaces in the study area (Figure 3.47). By comparing the situation of open and built-up area relations from 1930's to 1948, it can be noted that the most of the urban blocks had conserved their forms and densities between 1930's and 1948 except from the surroundings of Hacı Bayram Mosque and the Temple of Augustus (Figure: 3.48).

595 buildings were conserved, 46 buildings demolished and 20 buildings constructed in the study area from 1930's to 1948. However, the significant changes can be ob-

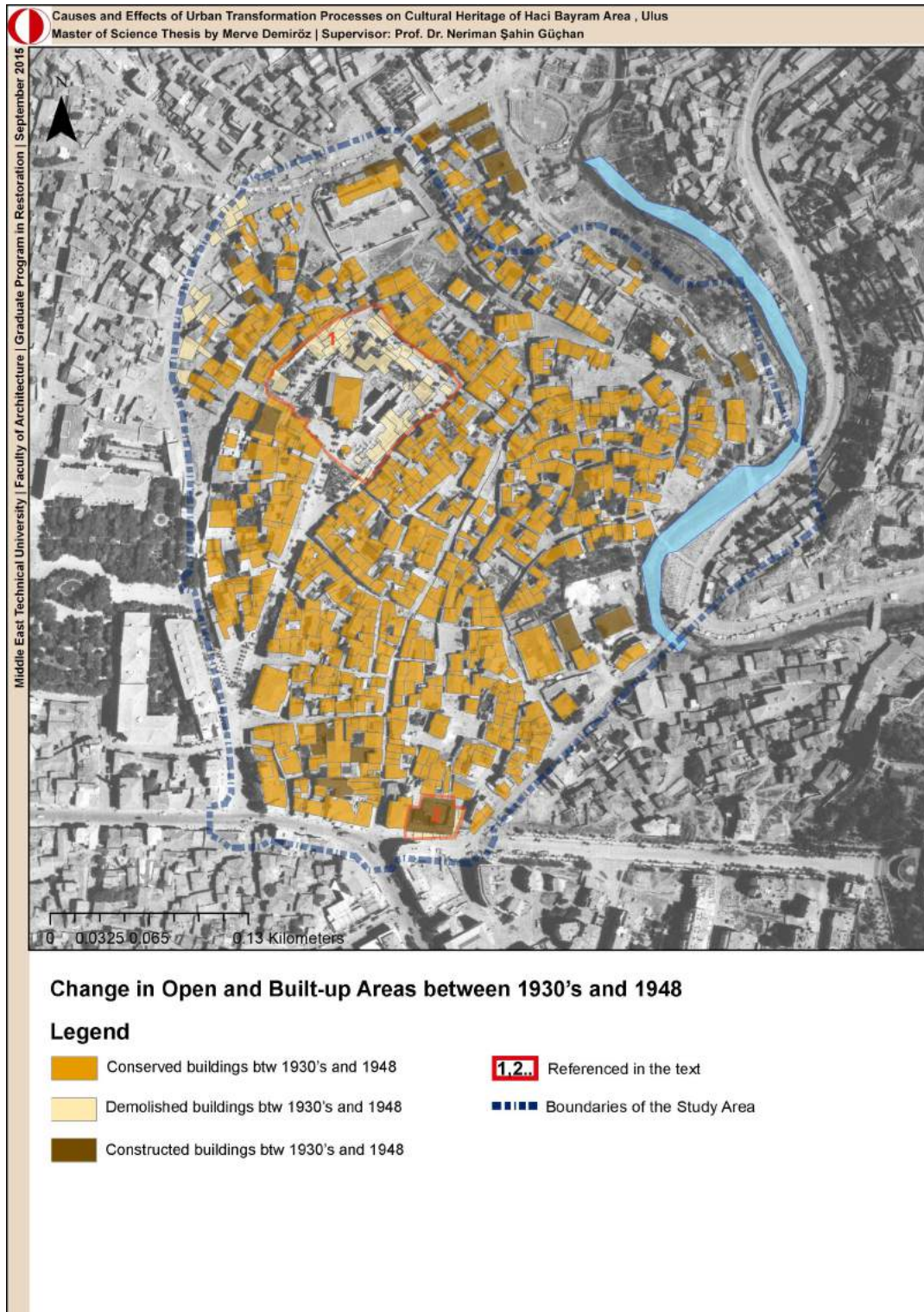


Figure 3.48: Comparison of Open and Built-up Areas between 1930's and 1948

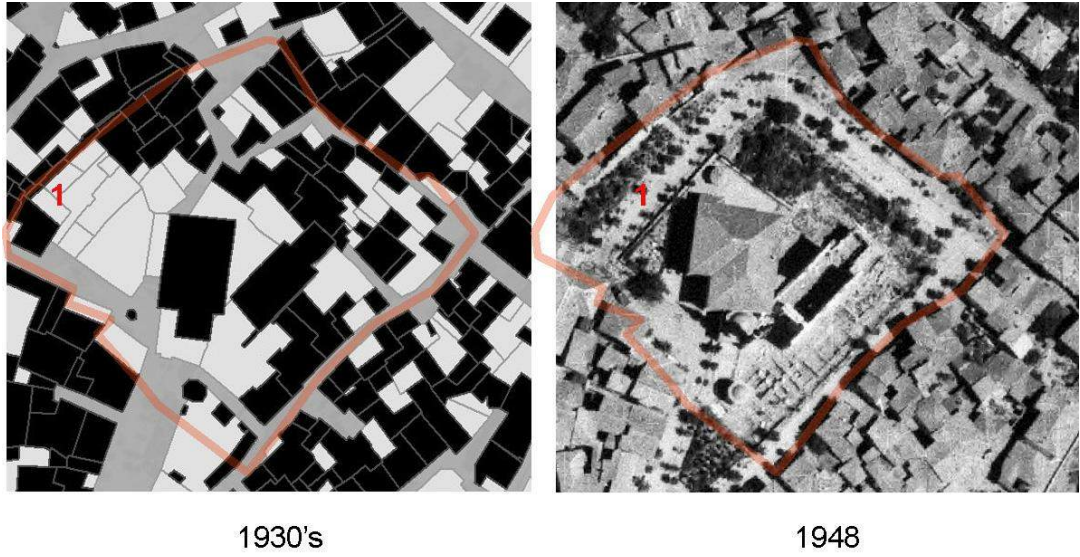


Figure 3.49: Change in the urban pattern referred as 1 in Figure 3.48 between 1930's and 1948

served in the lots which are close to Hacı Bayram Veli Mosque and in the lots on Kakidis St. at the south.

As it can be seen from the Figure 3.49 38 buildings were demolished from 1930's to 1948 in the surrounding lots of Hacı Bayram Veli Mosque. The demolished buildings were mostly residential houses in 1930's cadastral map (Figure 3.50). Furthermore, Madrasah buildings in the lot including Ismail Pasha Turbe at southern of Hacı Bayram Mosque were also demolished (Figure 3.49). In place of demolished urban fabric at the north-eastern and north-western part of Hacı Bayram Veli Mosque, the new street was formed which is defined by the newly planted trees. Therefore, it should be stated that this change resulted in lost of traditional urban pattern within the adjacent neighboring lots to Hacı Bayram Veli Mosque and the Temple of Augustus during this period.

In Jansen Plan, 1932, the proposed urban design project had aimed to create recreational areas within the immediate surroundings of Hacı Bayram Veli Mosque and Temple of Augustus. As it can be shown in Figure 3.46, this project was realized till 1948. Although, the new street cannot be observed in and the demolished part are larger than the design proposal, this intervention to the urban fabric in surroundings of the monuments can be associated with the main approach of the Jansen's proposal.



Figure 3.50: The situation of demolished residential tissue around Hacı Bayram Veli Mosque in the end of 19th Century (Tunçer, 2000)

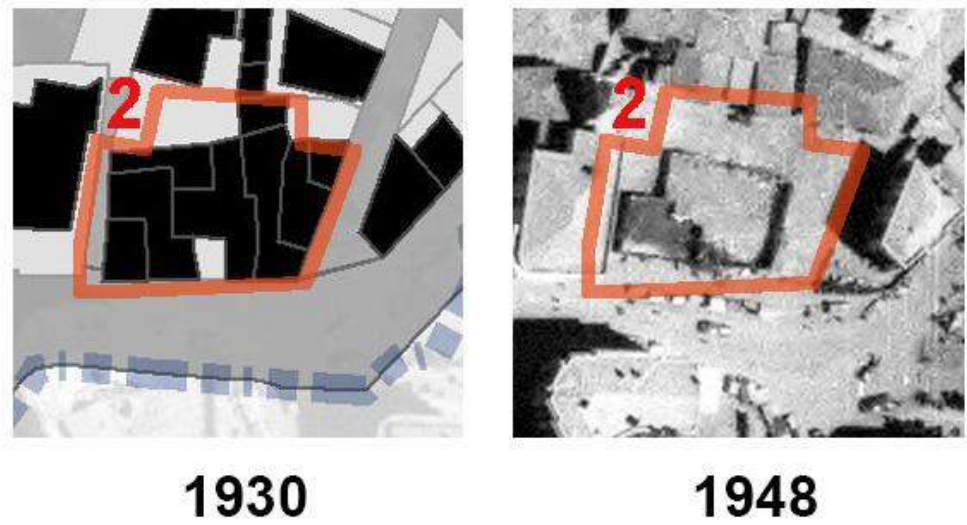


Figure 3.51: Change in the urban pattern referred as 2 in Figure 3.48 between 1930's and 1948

Figure 3.51 demonstrates 8 demolished buildings along Kakidis St. at southern of the study Area. The demolished buildings were mostly belonging to residential and commercial functions in 1930s (Figure 3.36). In place of the demolished buildings, a single building was constructed which is covering a larger area in the building lot than the demolished units.

In Jansen Plan, 1932, sides of the main streets like Hükümet Street, Anafartalar St. and Kakidis St. was out of the protocol area boundaries and along these streets new components were proposed (Figure 3.44). The demolishing buildings through the Kakidis Street and Hükümet Street and construction of new apartments through these axis can be read as the impacts of Jansen Plan in 1932.

3.2.6 Hacı Bayram Area in Yücel-Uybadin Plan, 1957

As it can be seen from Figure 3.52, Yücel-Uybadin Plan proposed a new and dense block-lot pattern and circulation system for the study area. All these proposals are in-harmonious with the original character of urban fabric and they are aiming to change it completely.

The plan makes a significant decision by covering of Bentderesi Stream and proposing a new road in the place of it (Figure: 3.53). The existing street pattern in 1930's seems to completely change and new streets, which are larger and more geometric comparing to their situation in 1930's, are observed. One of the proposed street is shown between the Guvercin St. and the block including Hacı Bayram Veli Mosque and the Temple of Augustus as the main axes on the north and south direction.

Figure 3.52 also presents that eastern part of the Hacı Bayram Veli Mosque and the Temple of Augustus is an open area, which is not defined by any parcel boundary. It aims to create larger open spaces around the monuments.

The new blocks proposed in Yucel-Uybadin Plan subdivided the lots into regular and geometric forms and was not aiming to conserve the urban fabric in 1930's (Figure: 3.53).

As mentioned in Chapter 2, the Flat Ownership Act passed on 1965 effected development in the urban spaces in Turkey. The aim of this law was to increase of the number of storeys. As a result of this act, Floor Arrangement Plan was approved in Ankara, including the study area, in 1968. This is not an ordinary plan, however, led to an increase in the number of storeys on the existing plans. In a subdivision Plan of Hacı Bayram Area, numbered 68000 ⁷, the inscriptions of the number of storeys can be seen assesses by the regulations in 1968 (Figure: 3.54). Particularly, along the main streets, the number of storeys are increased to 5-storey and 6-storey height and the number of building storeys were limited generally to 4-storey inside of the study area.

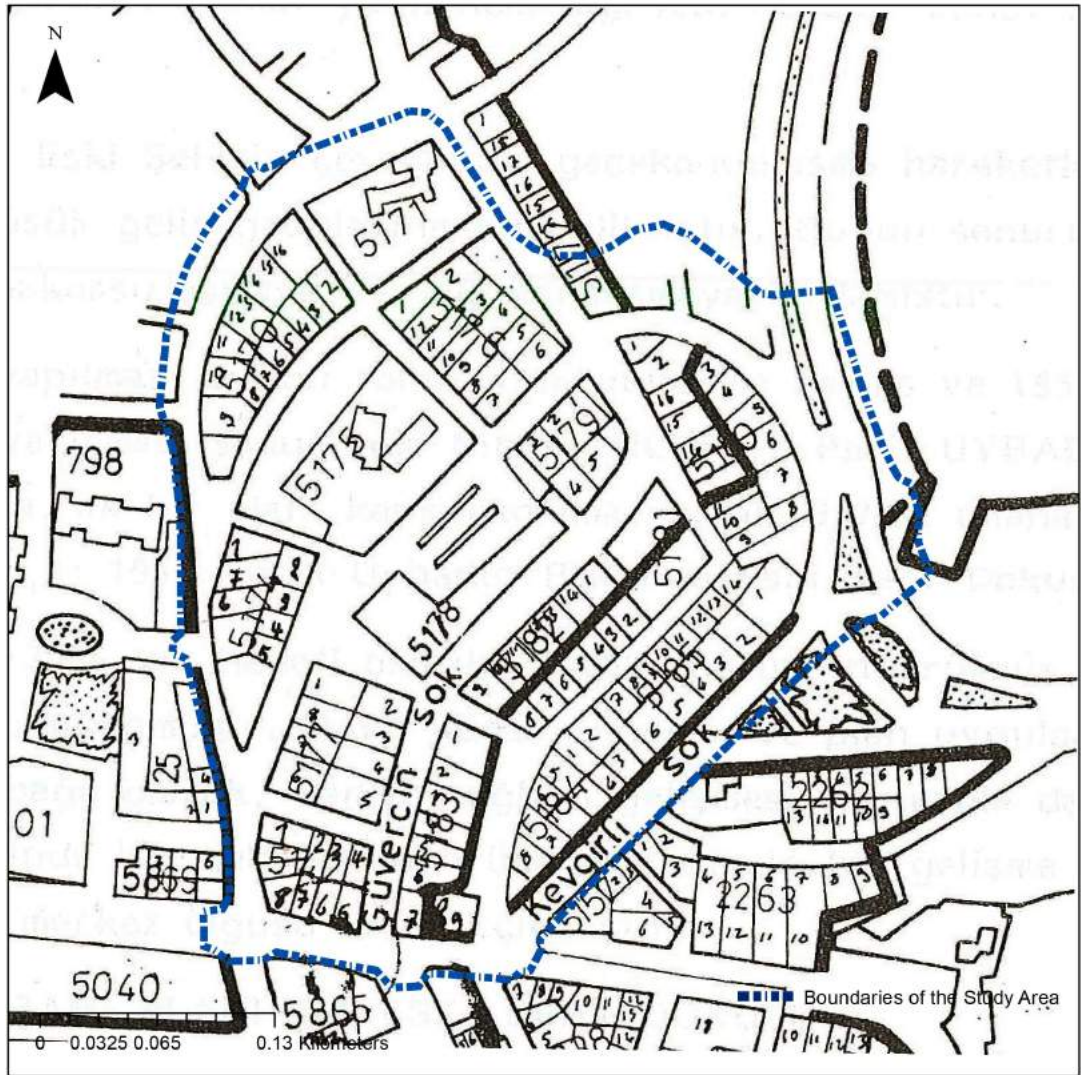


Figure 3.52: The Study Area in Yücel-Uybadin Plan, (Ulus Planı Şartnamesi, 1986)

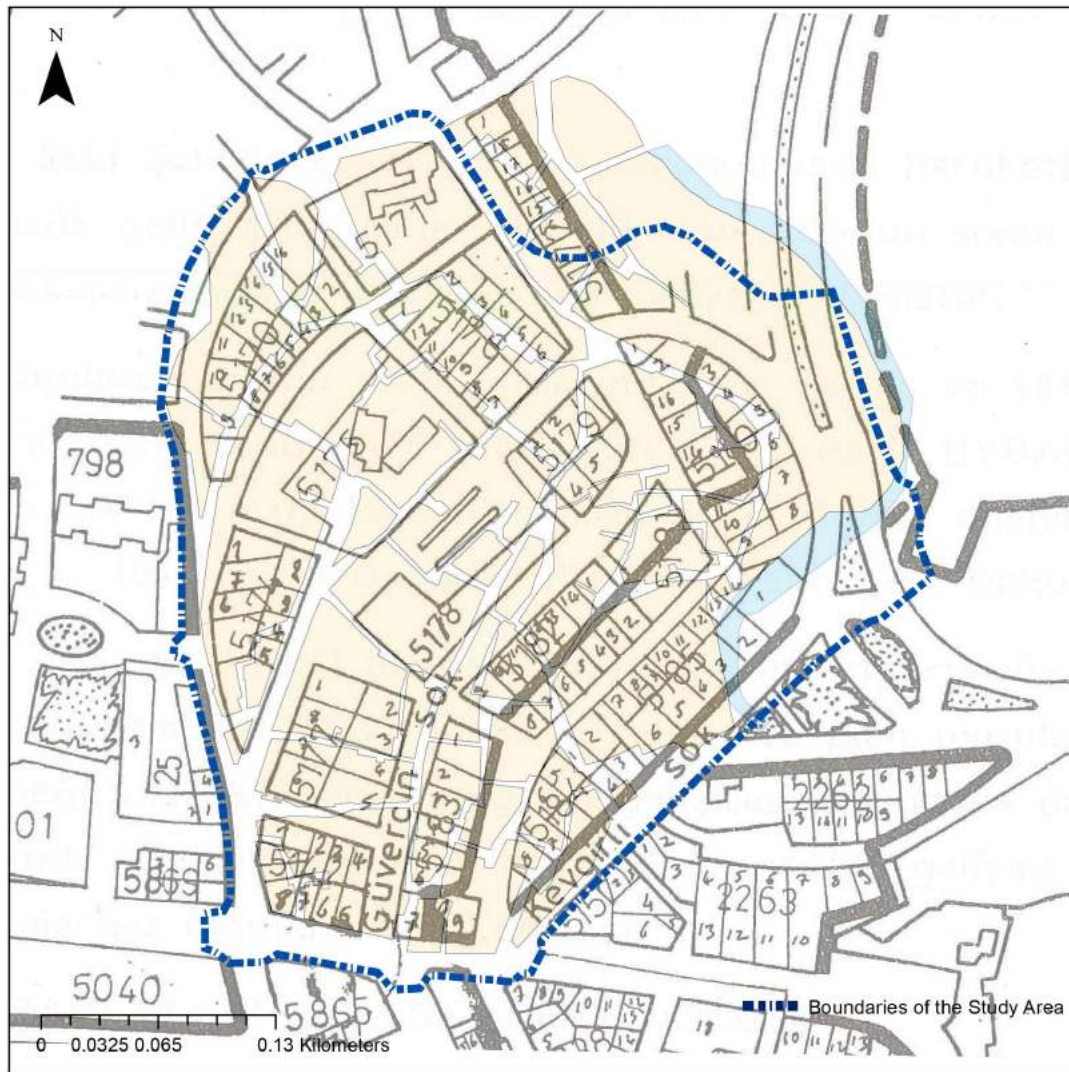


Figure 3.53: Superposition of Yücel-Uybadin Plan with the Block Pattern in 1938

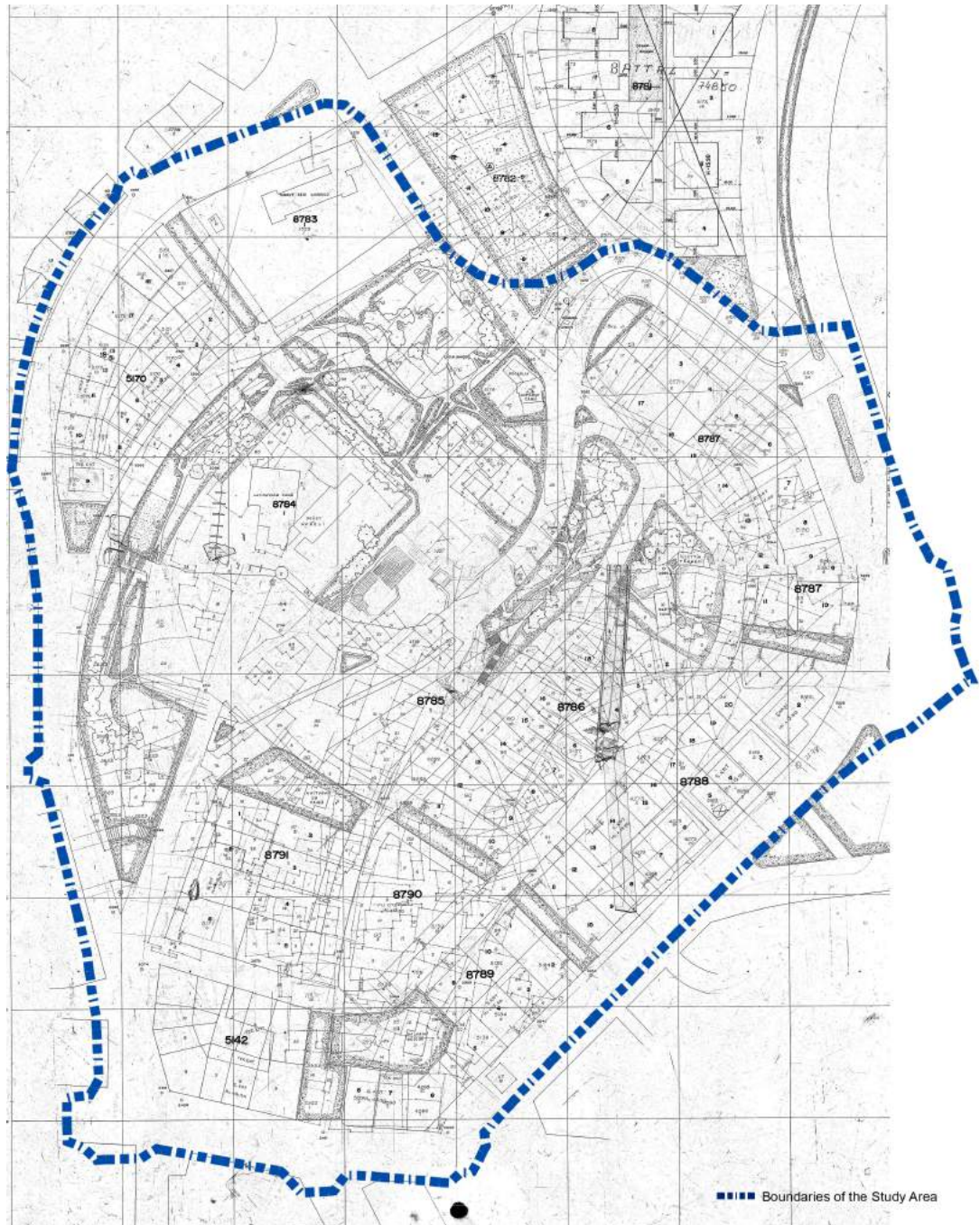


Figure 3.54: The Study Area in Yücel-Uybadin Plan, (Subdivision Map in 1970's, Ankara Metropolitan Municipality Archive)

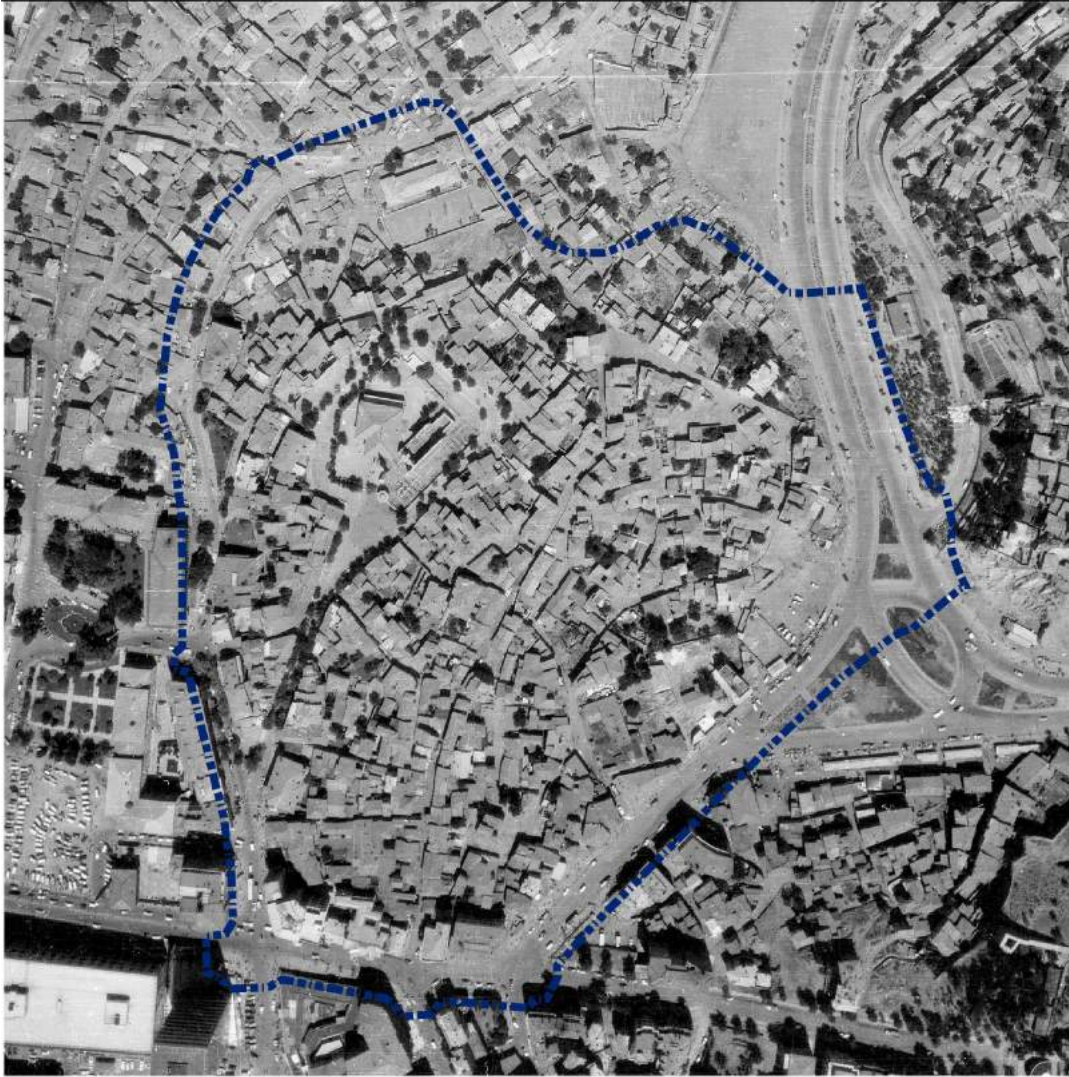


Figure 3.55: The Study Area in the 1966 Aerial Photo, (Boundary of the study area and Bentderesi Stream were drawn by the author), General Command of Mapping Archive

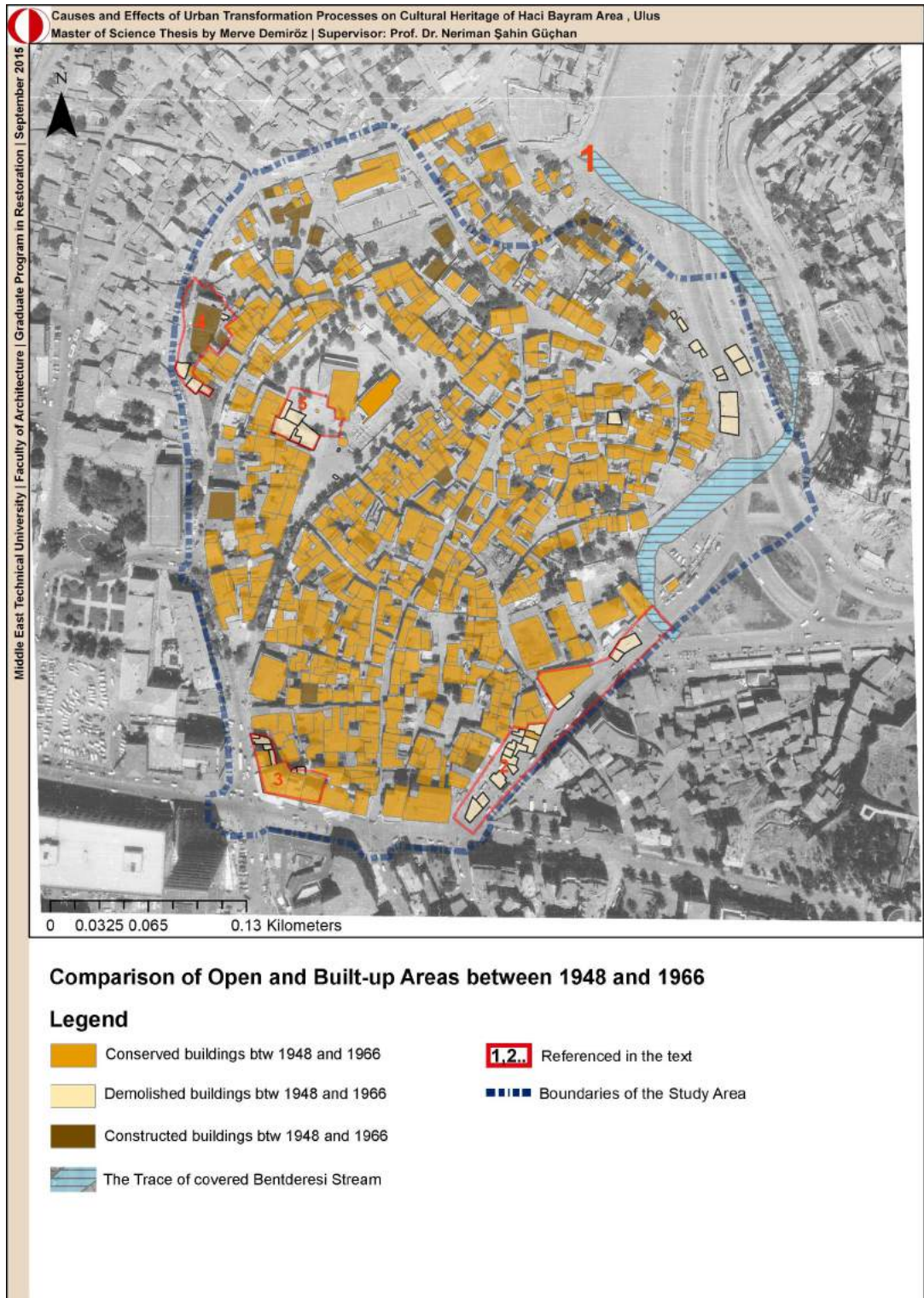


Figure 3.56: Comparison of Open and Built-up Areas between 1948 and 1966

3.2.7 Hacı Bayram Area in the 1966 Aerial Photo

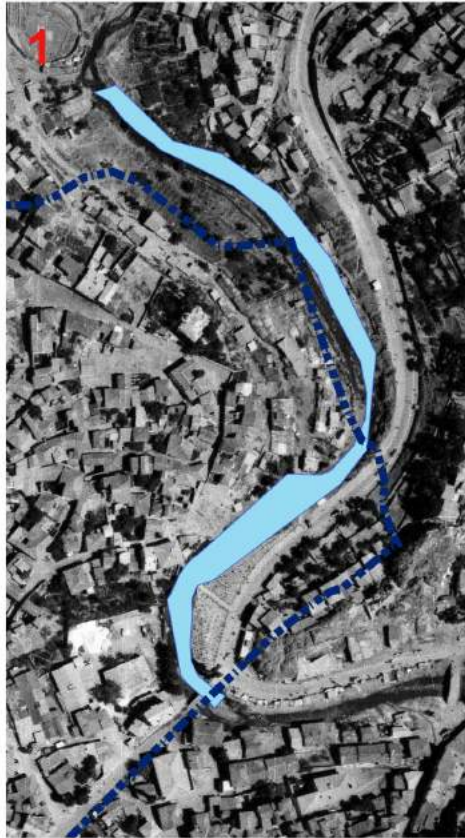
Figure 3.61 provides information about relationships of the the open and built-up areas in the study area in 1966. While concerned with the 1948 aerial photo, It can be read that most of the buildings in urban blocks and the street pattern were conserved in the study area between 1948 and 1966 (Figure 3.56). 557 buildings were conserved, 58 buildings were demolished and 13 new buildings were constructed from 1948 to 1966. The major intervention made during this period is obviously covering of the Bentderesi Stream and constructing a new road on its place. The new road also caused to demolish the truck garden and gardens around the Bentderesi stream and buildings as well (Figure 3.57). It is obvious that this new road by covering to Bentderesi Stream is the result of Yücel-Uybadin Plan decisions in 1957 (Figure: 3.52). The new road was called as Bentderesi St. referring to the old stream.

The Tabakhane Köprü Street on the south-western of Bentderesi St. was also expanded and 15 buildings were demolished during this intervention (Figure 3.58).

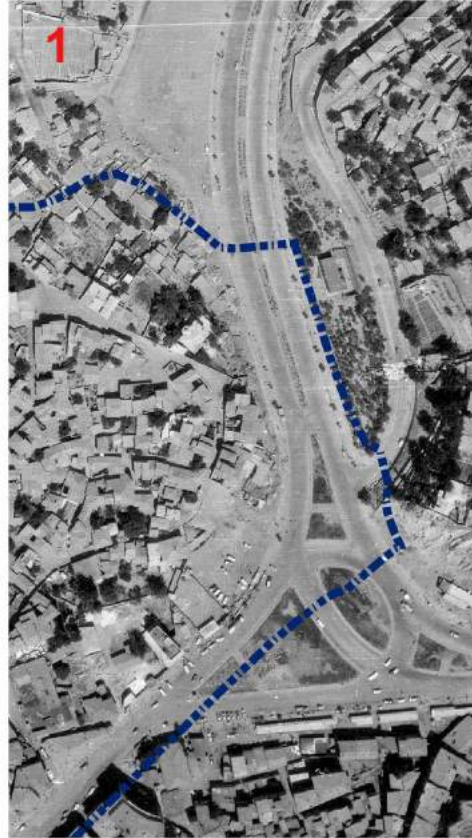
Along the Anafartalar Street 3 new buildings were constructed by demolishing 13 buildings. The new buildings were not compatible to the urban pattern in the study area. The 1966 aerial photo demonstrates that; the height of these buildings are quite higher and their floor ratio are also larger than the traditional building pattern in the area (Figure 3.59).

On the Hükümet street at the west, two more buildings were constructed which are differentiated from the other buildings in the area by their built-up areas and heights (in frame 4 in Figure 3.56). These two buildings were constructed by demolishing 2 traditional buildings which remain from 1948. Along the Hükümet Street, the other new building with higher elevation was built in place of a former garage building in

⁷ The Cadastral Plan numbered 68000 was obtained from the Ankara Metropolitan Municipality. The 3 different sheets were combined by the author. The approval date of this plan was written as 1976 in one of the sheets, approval date was written as 1987 in the other sheet and the third one does not include the date. In Ankara Metropolitan Municipality, this plan were archived as 'the plan after the Flat Ownership Act'. It is known from the literature that the floor arrangement plan after the Flat Ownership Act in Ankara is not a physical plan. The number of storeys were increased by the Municipality Council approval, and they are indicated on the such partial cadastral plan. Apparently, It is an interesting resource. The Yücel -Uybadin Plan had been valid in those date on Ulus Historic Center, however the plan shows some areas as public spaces as Parks which were former defined within small lots in Yücel-Uybadin Plan. The author could not reach the proper information how these lots can be changed to public areas. However, the agglomeration of the lots can be decided by the Development Law numbered 6782, article 42. See for further information: <http://www.emektd.com.tr/Images/Uploads/Files/27031311296785-1605sayiliimarkanunusondurumu>

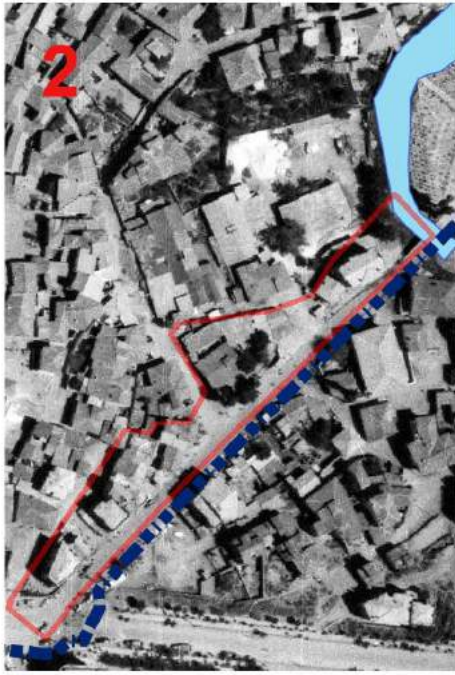


1948

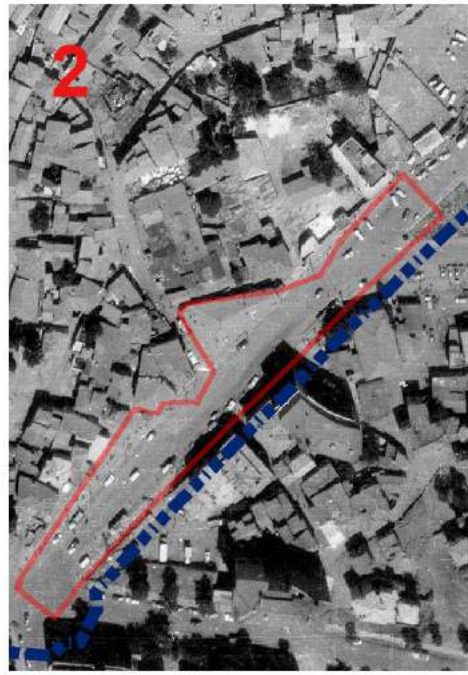


1966

Figure 3.57: Covered Bentderesi and Constructed New Road

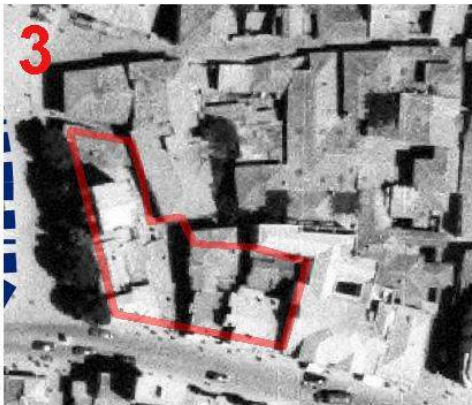


1948

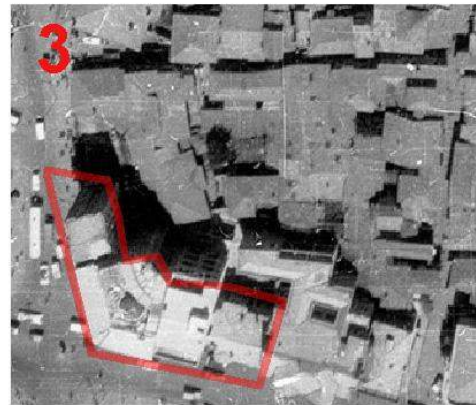


1966

Figure 3.58: The demolished buildings during expansion of Tabakhane Köprü Street



1948



1966

Figure 3.59: Change in building pattern on Anafartalar Street

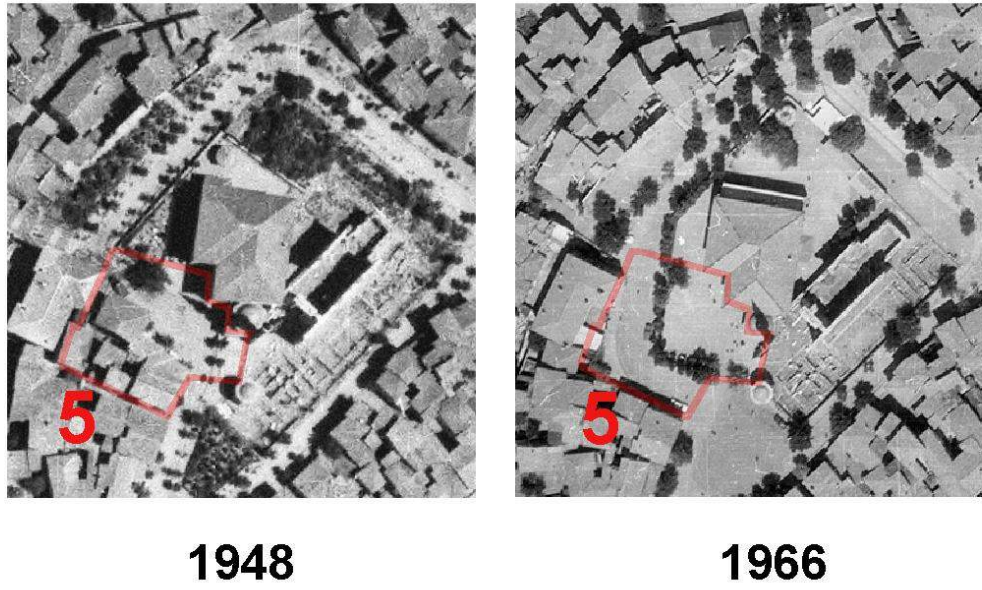


Figure 3.60: Change in Surroundings of Hacı Bayram Veli Mosque

1930's.

The forms of buildings in frame 3 and 4 in Figure 3.56 are exactly same with the proposed lot pattern in Yücel-Uybadin Plan (Figure: 3.52). Therefore, it can be mentioned that decision of Yücel-Uybadin Plan started to reflect its outcomes on the spatial features of Hacı Bayram Area through the interventions made in this period.

The other important change in the case of the open and built up area relationships between 1948 and 1966 can be observed in surroundings of Hacı Bayram Veli Area. The figure 3.60 presents that 5 buildings were demolished at the south eastern part of the Hacı Bayram Veli Mosque.

The change in landscape features is also remarkable during this period. The surroundings of the mosque were cleared and some landscape arrangements were made in order to define the square. This was the continuation of the concept that was proposed in the former three urban plans concerning the Hacı Bayram Veli Mosque and the Temple of Augustus.



Figure 3.61: The Study Area in the 1972 Aerial Photo, (Boundary of the study area was drawn by the author), General Command of Mapping Archive

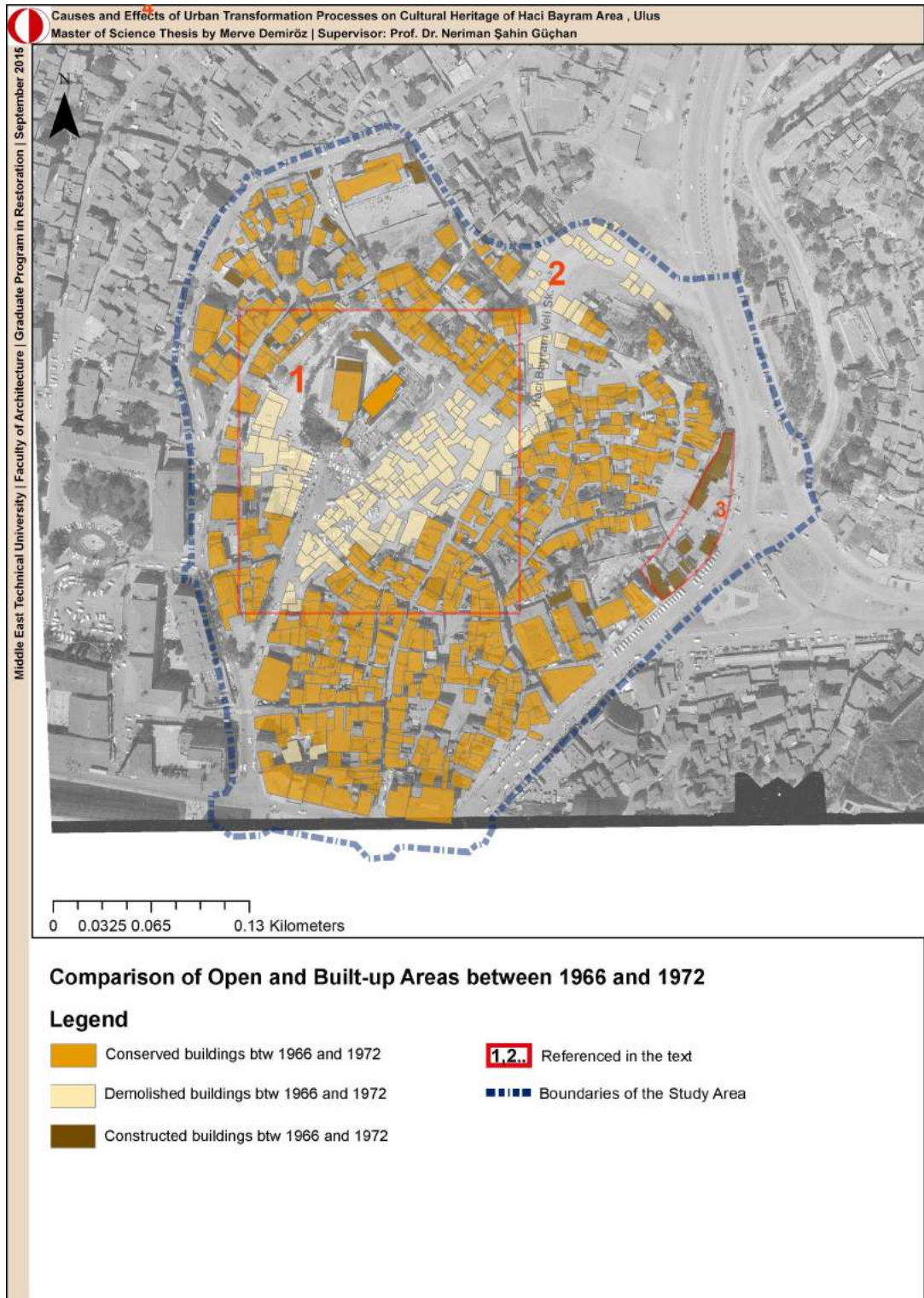


Figure 3.62: Comparison of Open and Built-up Areas between 1966 and 1972

3.2.8 Hacı Bayram Area in the 1972 Aerial Photo

Figure 3.61 provides information about relationships of the open and built-up areas in the study area in 1972. A comparison between 1966 and 1972 might reveal that majority of the built-up areas in the surrounding lot of Hacı Bayram Veli Mosque were demolished (Figure 3.62). The clearing of the environment in Hacı Bayram Area and construction new Hacı Bayram Veli Street on the north and east direction led to the demolishment of 142 buildings in the study area between 1966 and 1972. Figure 3.63 presents that the buildings on eastern part of the Temple of Augustus, the eastern, southern and south-eastern part of Hacı Bayram Veli Mosque were largely demolished.

The other important change, additions of Hacı Bayram Veli Mosque, can be seen in Figure 3.63 that two new buildings were constructed at the northern part of the mosque.

Construction of Hacı Bayram Veli Street on the north and south direction were also resulted in demolishment of the buildings from 1966 (Figure 3.64). This new axis allows to enter vehicular traffic in the study area and this led the use of empty spaces on the southern part of the Hacı Bayram Veli Mosque and the Temple Augustus as car-parking areas. Hacı Bayram Veli Street started from Bentderesi Street at the north and reached to Hükümet Street and Hacı Bayram Veli Mosque by separating into two. Due to the demolishment the buildings, the old linear Hacı Bayram Veli Street, which started from Hükümet Street and reached to Hacı Bayram Veli Mosque, was mostly lost its old form which defined by the buildings.

The interventions around the Hacı Bayram Veli Mosque and the new expansion of the Hacı Bayram St. were the implementations which were main decisions of Yücel Uybadin Plan in 1957.

The other change observed between 1966 and 1972 occurred at the eastern part of the study area on the Tabakhane Köprü and Bent Deresi Street. These roads were expanded between 1948 and 1966 which led to the constructions of new buildings in the area. As far as it can be perceived from the shadows of the buildings in 1972 Aerial Photo, the buildings were not as high as new buildings built in the area, along the Anafartalar and Hükümet Street (3 in Figure 3.62).

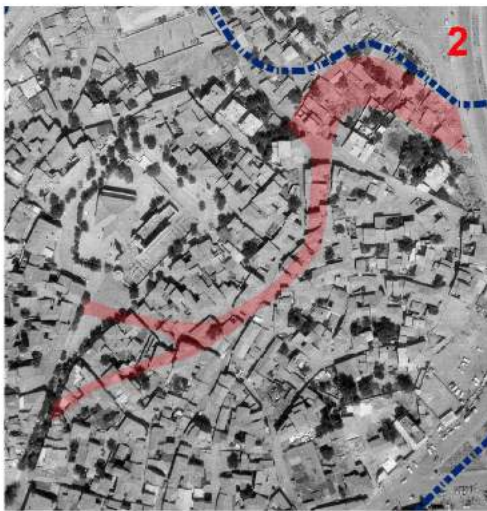


1966

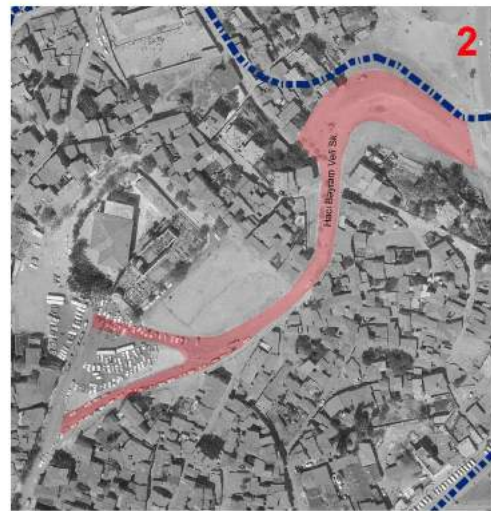


1972

Figure 3.63: Change in Urban Pattern in the surroundings of the Hacı Bayram Veli Mosque and the Temple of Augustus



1966



1972

Figure 3.64: Construction of new Hacı Bayram Veli Street by demolishing the Buildings

This period between 1966 and 1972, demolished buildings around the monuments and construction of the new Hacı Bayram Veli Street by the decisions of Yücel-Uybadin Plan caused to loose in traditional urban fabric. This lost covers the largest seize of the traditional urban fabric which lost in the study area since 1930's. However, the other untouched urban blocks were left to their density, which have mostly conserved their shapes and sizes.

3.2.9 Hacı Bayram Area in the Analysis of Ulus Historic Center Planning Project Jury Report, 1986 and Analysis of Bademli Plan, 1989

The analysis of Ulus Historic Center Planning Project Jury Report give information about the block, lot, ownership pattern of the study area in 1986 and the Analysis of Bademli Plan in 1989 provide detailed information about the buildings as open and built-up areas and general functions of the buildings in the study area in 1989.

In this term, two different types of analysis were selected to use, because of the level in details of information. The jury report was prepared by the Ankara Municipality and allows to reach proper information about the cadastral and ownership pattern. However, the details of building boundaries can be obtained from the analysis of Bademli Plan in 1989.

Between the years 1986 and 1989, it is known that Yücel Uybadin Plan was valid in Ulus Historic Center. However, the other plan, which were called as Hacı Bayram Area Conservation Plan, was approved in 1986 as mentioned previously in Chapter Two. There is a limited information about this Plan and probably it had been valid for a very short time until the approval of Bademli Plan in 1989. Therefore, the jury report analysis was used for getting information about lot and ownership pattern. The analysis of Bademli Plan was used for revealing of open and built-up area relationships and functional features of the buildings.

Figure 3.65 presents the lot pattern in 1986, which has exactly derived from the Yücel Uybadin Plan ⁸. However, the lot pattern proposed by Yücel-Uybadin has partially

⁸ The Yücel-Uybadin plan approved in 1957 and original document of regenerated lot pattern map was obtained from Ulus Historic Center Project Competition Jury Report, 1986. However, implementation attempts of the plan could encounter with the difficulties while imposing the blue-print plan to the reality. The Subdivision

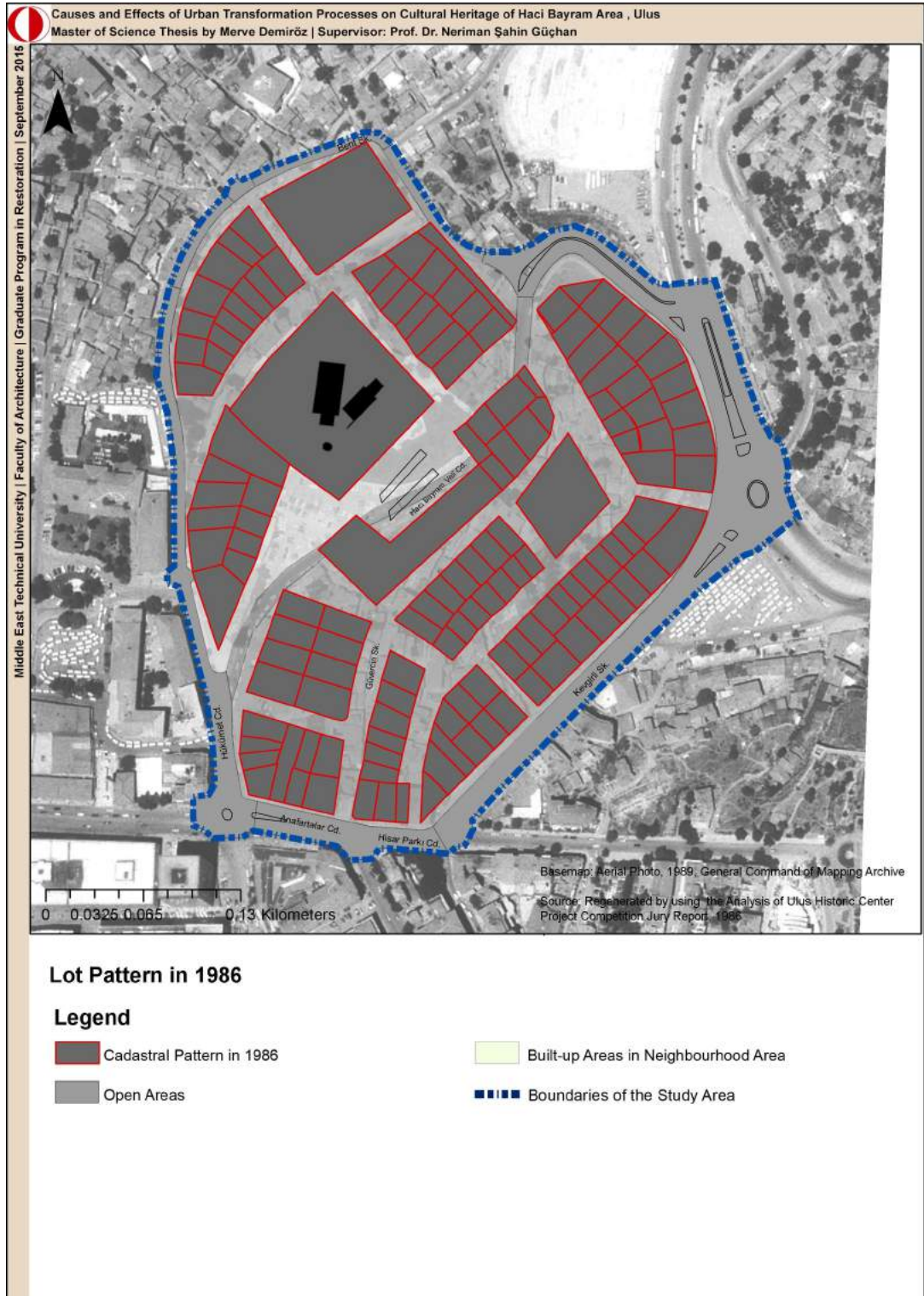


Figure 3.65: Lot Pattern in 1986

implemented only along the main streets.

It can be seen in Figure 3.66 that majority of the existing buildings are not following the cadastral lines in 1986. Nevertheless, the lots along the main streets have exceptions. Blue color in Figure 3.66 on Hükümet St. and Anafartalar St. frames the lots which are compatible with existing buildings. This implies that parcel pattern proposed in Yücel-Uybadin Plan were only implemented in these lots.

Huge differentiations is not observed when comparing open and built-up areas between 1972 and 1989. The impacts of the covering Bentderesi Stream, construction of the new Bentderesi St. and the expansion of the surrounding main streets had continued between 1972 and 1989. The lots along main streets are observed as being denser when it is compared to the situation in 1972 (Figure: 3.61). The forms of buildings were changed in the lots in which the cadastral pattern of Yücel-Uybadin Plan implemented. The buildings in these lots, gained the geometric forms compatible with the newly designed building lots.

While observing the ownership status in 1986, the analysis of Ulus Historic Center Project Competition Jury report was used as the resource. In this document, three major types of ownership is recorded: private ownership, public ownership and public and private ownership (Figure: 3.67). The public ownership varies as follows;

- Foundations: *Vakıf*
- Municipality: *Belediye*
- Municipality Shared: *Belediye Hisseli*

The ownership pattern has distinctive features in 1986 when compared to 1930s. The majority public buildings as Mosques, Tombs which were belonging to Foundations in 1930s were not indicated in 1986. Hacı Bayram Veli Mosque and surroundings, which shown as ownership belonging to foundations, have also different type of ownership in 1986. Apart from the Hacı Bayram Veli Mosque and surroundings of the mosque were recorded as municipality shared ownership. Furthermore, the lot in-

map which shows the subdivisions(*ifraz*) and agglomerations (*tevhid*) of the lots and the new Hacı Bayram Veli St. which is not exactly fitting the drawing in Yücel Uybadin Plan present that some of the lots proposed in plan could be agglomerated or subdivided while it had been implementing

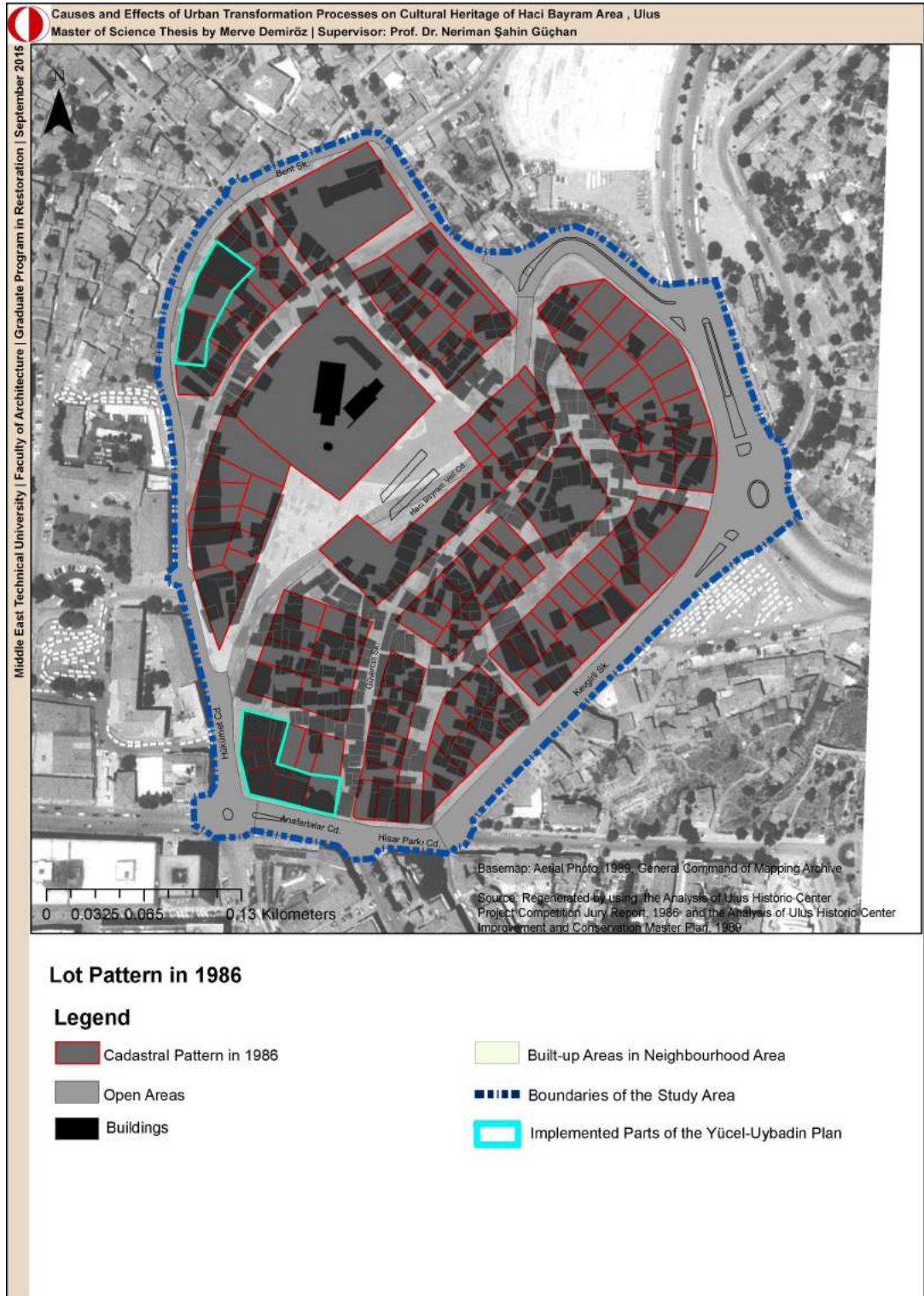


Figure 3.66: Lot Pattern with Buildings in 1986

cluding the school building at north can be seen as municipality shared ownership instead of the Provincial Special Administration as in 1930s (Figure:3.34).

Ownerships and borders at southern part of the Hacı Bayram Veli Mosque and the Temple of Augustus is not defined in the cadastral map of this period. However, it is known that area was shown in public property in 1930s. These problematic areas can be results of the application of totally different lot pattern which was proposed in Yücel Uybadin Plan from the character of pattern in 1930s.

While concerning functions in the area, it can be observed that residential use is not the dominant function anymore. Majority of the buildings have residential or commercial functions in 1989. There were a few commercial functions on the main streets in 1930s, whereas in 1989 almost the half of the buildings in the study area (47%) have commercial function.

In 1930s, 90 % of total buildings have residential functions, the percentage of residential buildings decrease to 47 % in the area. The other buildings varies in the functional features religious, educational, administrative in 1989. Several building are seenas empty in the study area.

The functions of open spaces for the year of 1989 can not be reached. However, the large open spaces used as truck garden and gardens around the Bentderesi Stream seems to be lost in 1989. The new Bentderesi St. and expanded Kevgirli St. became commercial axis and this caused increase in the number of commercial buildings.

3.2.10 Hacı Bayram Area in Bademli Plan, 1990

The majority of the study area is proposed within the boundaries of 'conservation program area'⁹ in Bademli Plan,1990 (Figure: 3.70). The buildings in these lots, which were changed by the impacts of Yücel-Uybadin Plan, shown in blue color in Figure 3.66, are not within the boundaries of conservation program area. These buildings were defined as 'contented building' and 'new buildings' in the legend ¹⁰. Furthermore, the new block on the Kevgirli Street at southern-east is remained out of

⁹ See for the Legend of Bademli Plan in Appendix

¹⁰ The concept of legend in Bademli Plan was mentioned in Chapter 2

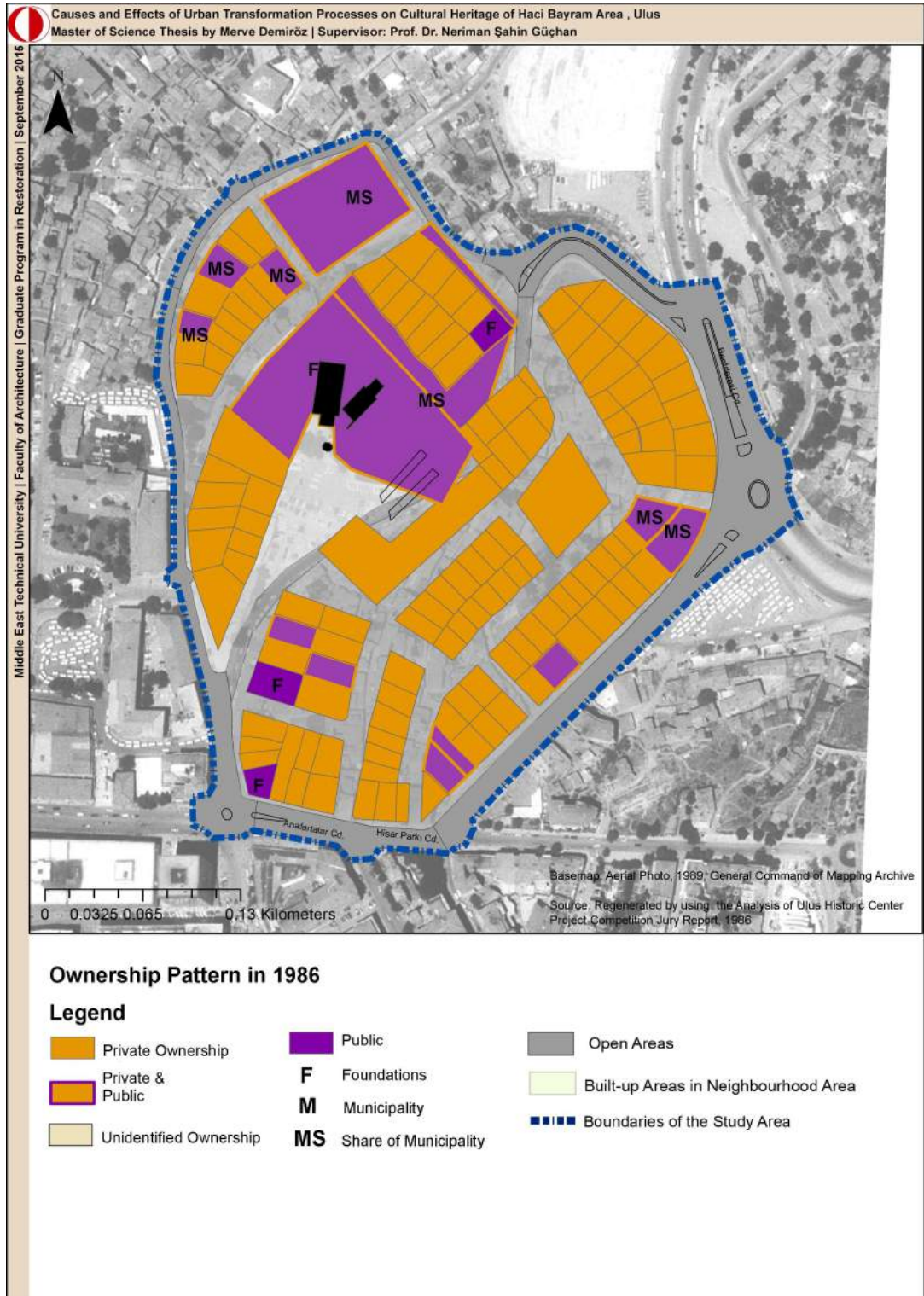


Figure 3.67: Ownership Pattern in 1986

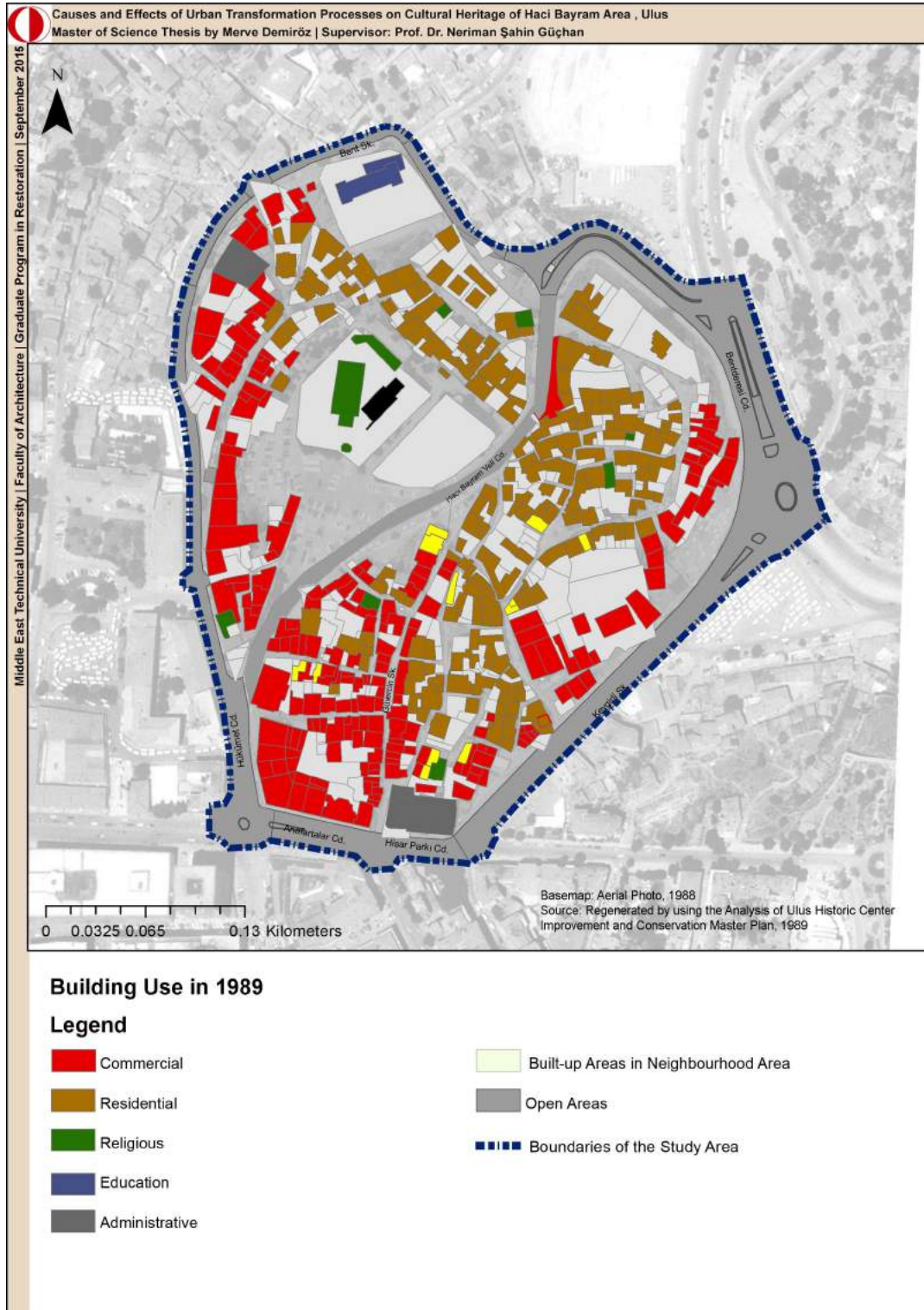


Figure 3.68: Building Use in 1989

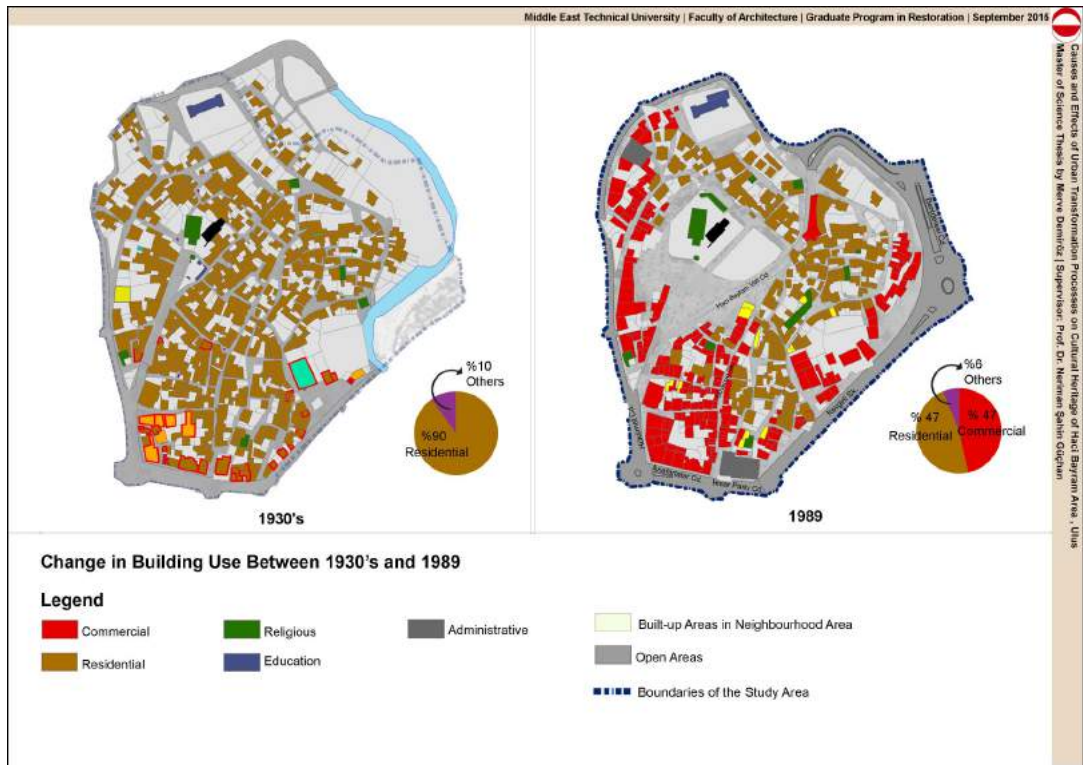


Figure 3.69: Change in Function of Buildings between 1930's and 1989

the conservation program area and proposed to be transformed into a public area with differentiated functions.

Bademli Plan was canceled the building block and lot pattern order designed by the Yücel-Uybadin Plan and turn back to the traditional urban block pattern of 1930s apart from the Hacı Bayram Square block and the new dolmush-station platform block as it can be seen from Figure 3.71. The building blocks in white color, in this plan, conserved their forms (Figure 3.71).

The new huge block including dolmush station platform, the bazaar, culture buildings, the arcade square and tourism facilities was aimed to change the function and accordingly ownership pattern in this lot. Before Bademli Plan, the area at the eastern part of the study area has already been used as dolmush stations. Bademli Plan seems to propose the enlargement of the Dolmush station platform through the study area and create new commercial and cultural facilities around them

As the boundaries seen from the Figure 3.70 by the dashed lines, 'public project area' is defined in the study area. In the legend, It is indicated for the public project areas

that the areas should be expropriated as if not in order to enhance public benefit. The areas contains proposals for the outer space arrangements, constructions and functioning in order to give 'new image' to the city.

The new proposal can be shown in Figure 3.70 around the Hacı Bayram Mosque and the Temple of Augustus in Bademli Plan. The new formation of open spaces with rigid geometric order are defined by the new larger scale buildings (Figure 3.71). According to these proposals in 1/1000 plan as a public project area, AKTVKBK approved the Hacı Bayram Mosque and the Temple of Augustus Environmental Design Project in 1/500 scale by the decision numbered 1219 on May 1 , 1990 (Figure 3.72). By this project the surroundings of Hacı Bayram Veli Mosque would have the square inspired by certain geometry that defined by the buildings with arcades used as small shops mostly are the book stores(Figure 3.73).

3.2.11 Hacı Bayram Area in the Analysis of the Thesis by Mihçioğlu, 1994

In order to analyze the condition of the study area after the interventions of Bademli Plan, the spatial analysis of the master thesis study titled' A Proposal for the Damaged Urban Fabric of Hacı Bayram Area' by Elif Mihçioğlu in 1994 was used. Though Mihçioğlu limits the study area as İzettin Neighbourhood which is located on the eastern part of the Güvercin St., she analyzes general characteristics of whole Hacı Bayram Area as well. The analysis give information about block and lot pattern, open and built-up spaces and general functional features of the buildings.

It can be observed from Figure 3.74 that the block and lot pattern is the combination of 1930's lot pattern, interventions by Yücel Uybadin and the last Conservation Master Plan 'Bademli Plan'. The new lot pattern in the Hacı Bayram Square is the result of Bademli Plan and its implementation to the square. However, the southern part of the Hacı Bayram Square are not defined by the lots. The former lots in that area were belonging to either public or private before Bademli Plan. In 1930's the lot including Madrasah buildings, former Hacı Bayram St. and the residential lots surrounding the Hacı Bayram St. were disappear in 1994.

The other significant issue about the block and lot pattern in 1994 is the lack of huge



Figure 3.70: The Study Area in Bademli Plan, City and Regional Planning Department Archive, METU

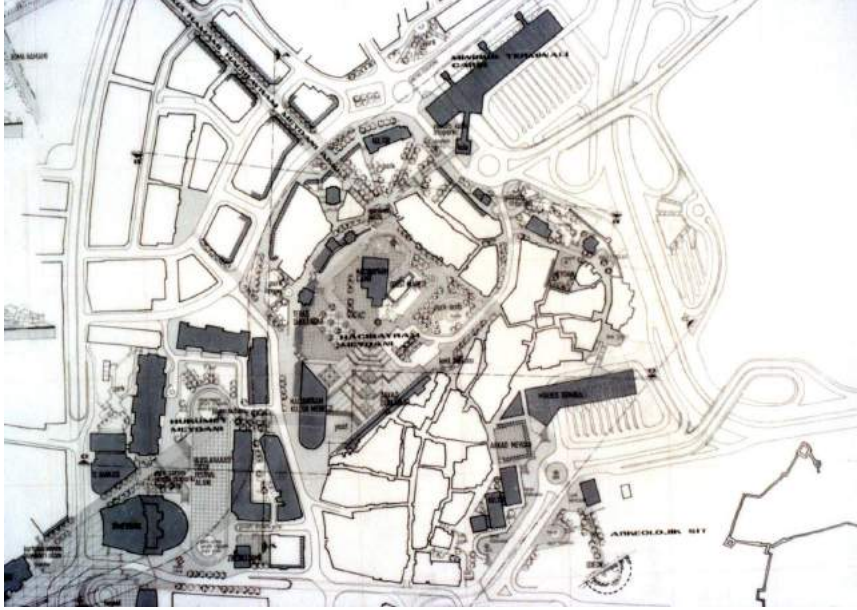


Figure 3.71: Proposed Hacı Bayram Urban Design Project, dolmush stations and conserved block pattern in Bademli Plan, The Chamber of City Planners Archive

block as Dolmush Station Platform and surroundings which defined in Bademli Plan. As presented in transparent blue color in Figure 3.74, this block is not seen in 1994. It may be caused by the lack of information or the expropriation problems of this huge block which mostly has private owners in 1930s and 1986.

While concerning the open and built-up areas in 1994, It can be observed that Hacı Bayram Square is enlarged and defined by the larger buildings which are not compatible with the dominant building pattern in the study area (Figure: 3.76).

Interventions cause to demolish 74 (74/384) buildings in the study area between 1986 and 1994 and construct 2 new and larger buildings.

In the analysis of the thesis, information about functional features was generally indicated as commercial, residential, religious, educational and administrative. The commercial function is the dominant function in 1994 with the two new commercial buildings. The major difference between 1989 and 1994 cannot be observed by comparing the functional features of these two periods. The empty buildings were not illustrated in the analysis in 1994, thus the comparison cannot be achieved concerning empty buildings.

In the master thesis study of E. Mıhçıoğlu in 1994, the information about the gen-

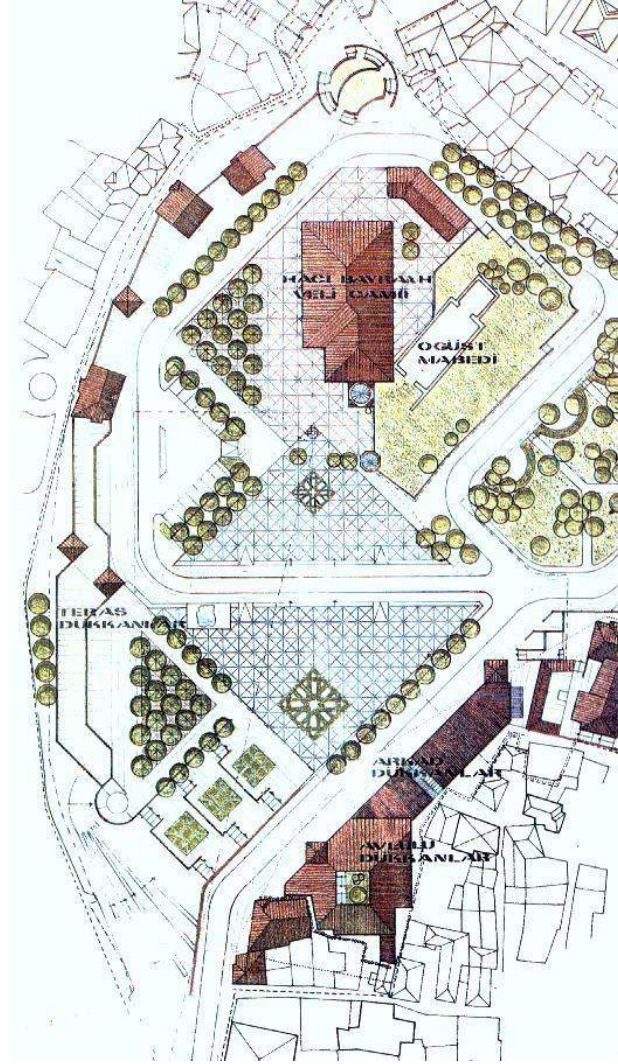


Figure 3.72: Hacı Bayram Project Environmental Design Project in Bademli Plan (Architects: Celal Abdi Güzer and Ufuk Yeğenoğlu), The Chamber of City Planners Archive



Figure 3.73: Hacı Bayram Project Urban Design Project in Bademli Plan, Chamber of City Planners Archive

eral use was grouped into four main types: residential, commercial, administrative and educational. It can be observed from Figure 3.78 that commercial activities was dense in the southern part and along the main streets. The western part and buildings surrounding the Hacı Bayram Square are still in residential function.

3.2.12 Hacı Bayram Area in the Hassa Plan, 2007

As the broader context of Hassa Plan mentioned in Chapter 2, it is necessary to remark again that Hassa Plan was prepared after the designation of Urban Renewal Area in Ulus Historic Center including the study area in 2007¹¹. Figure 3.79 presents the study area in Hassa Plan which is in 1/1000 scale.¹²

According to the plan report, conservation of the old lot pattern belonging to original character of the city is proposed (Figure: 3.80). As it can be seen from Figure 3.79

¹¹ The plan was found appropriate by the decision of YAKTVKBKM numbered 25 in 2007, and approved by the decision of MC numbered 1619 in 2007

¹² The plan comprises of 1/5000 and 1/1000 Plans

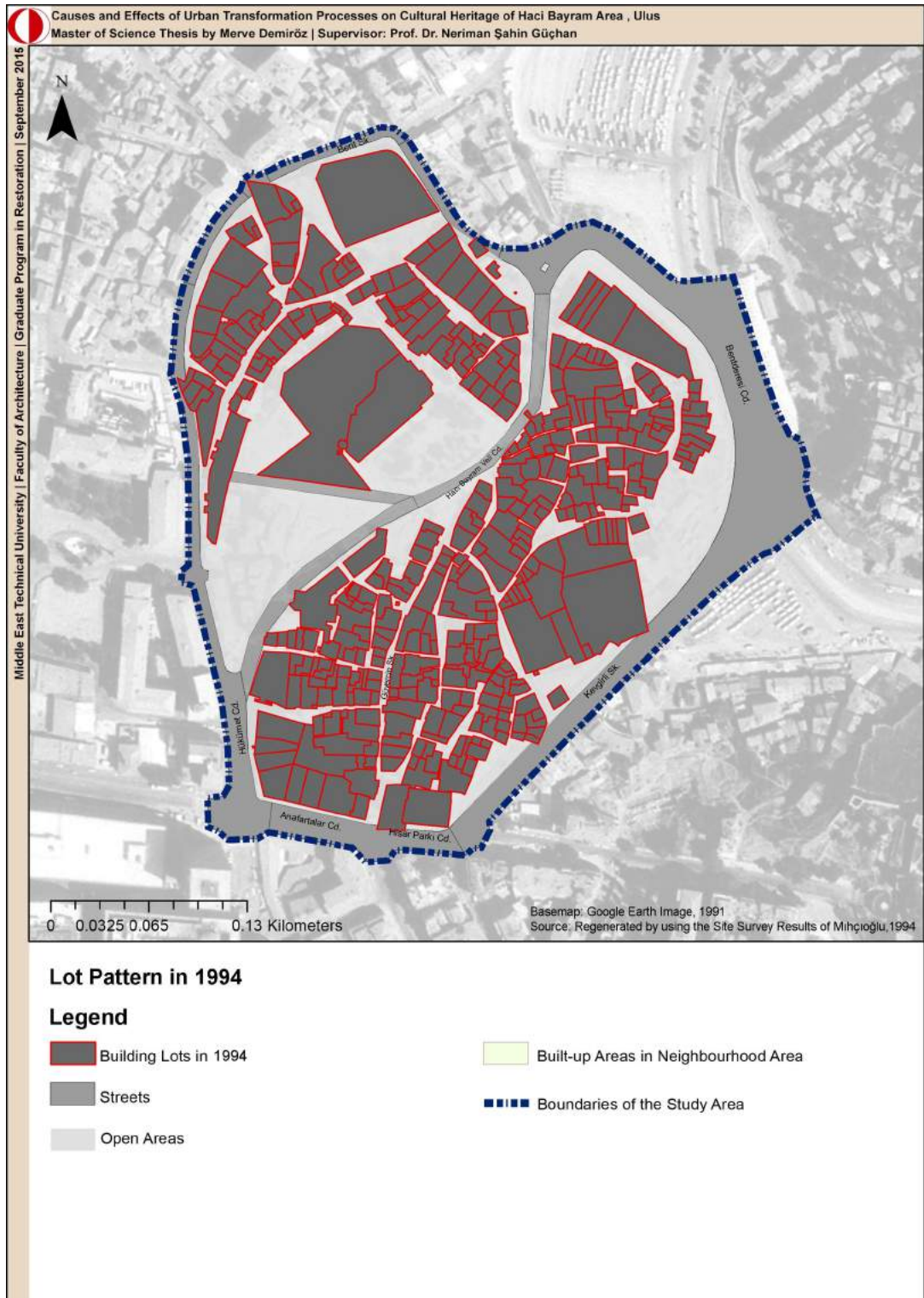


Figure 3.74: Lot Pattern in 1994

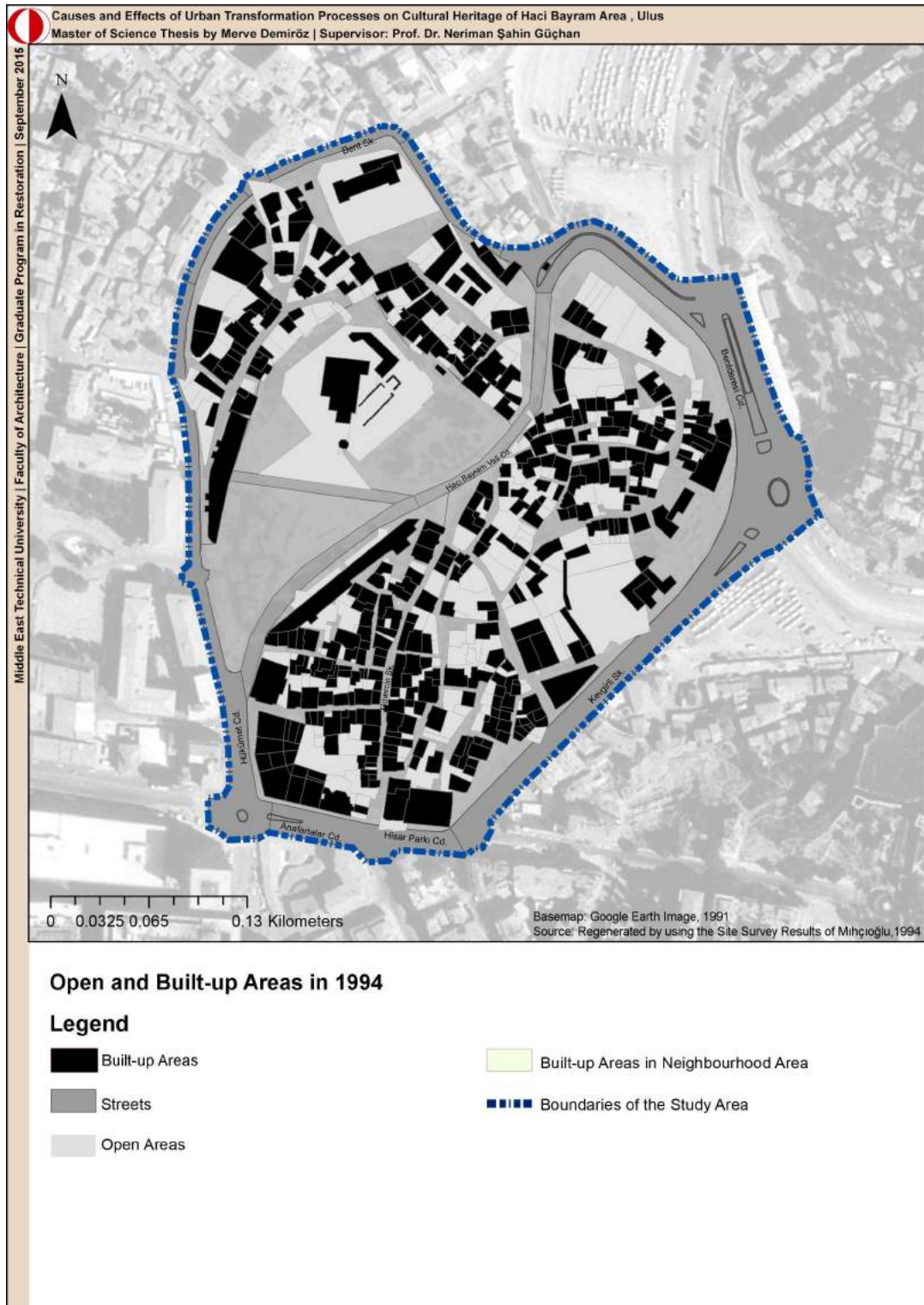


Figure 3.75: Open and Builtup Areas in 1994



Figure 3.76: Hacı Bayram Square implemented according to the Decisions of Bademli Plan, The Chamber of City Planners Archive

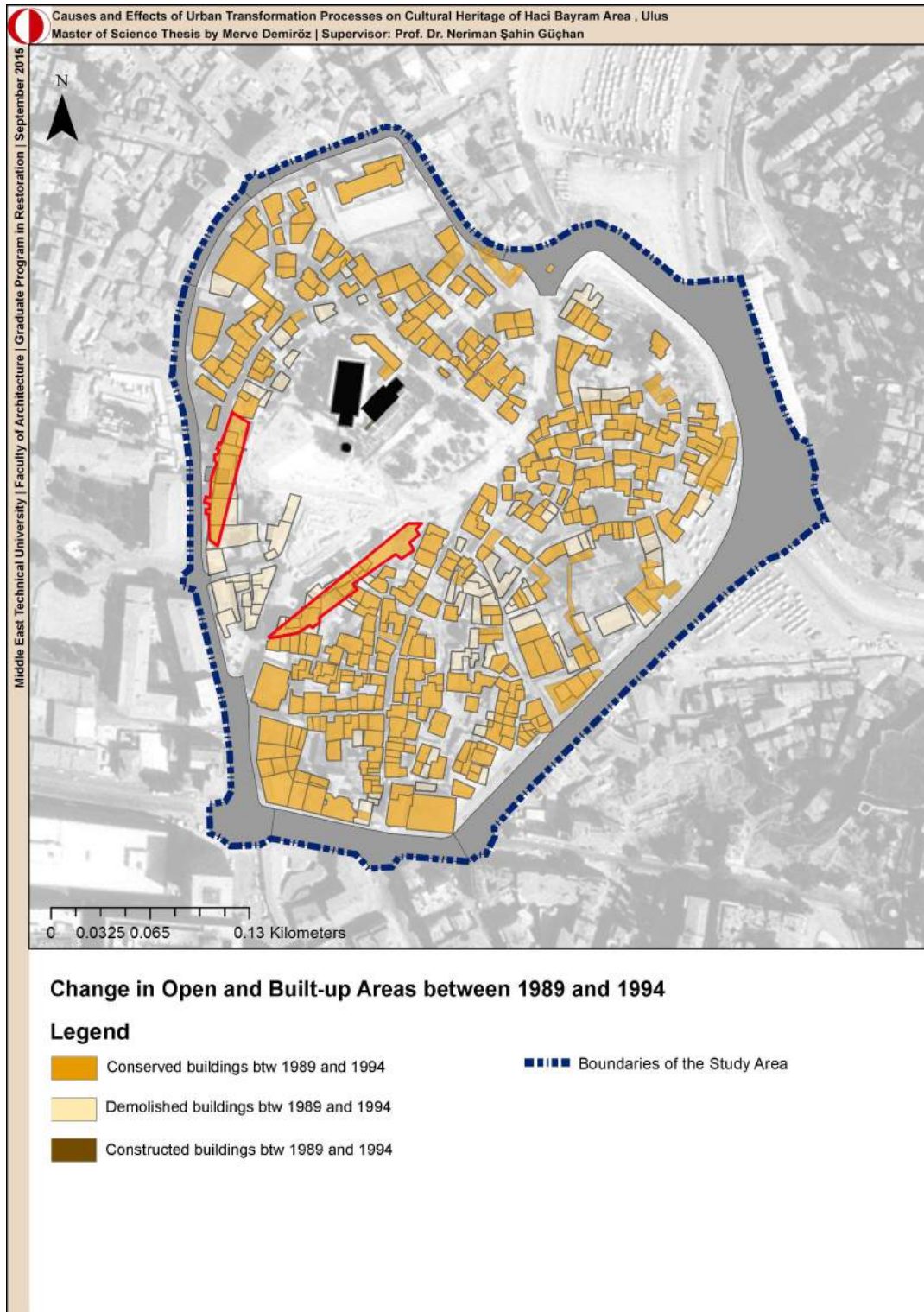


Figure 3.77: Change in Open and Built up Areas between 1989 and 1994

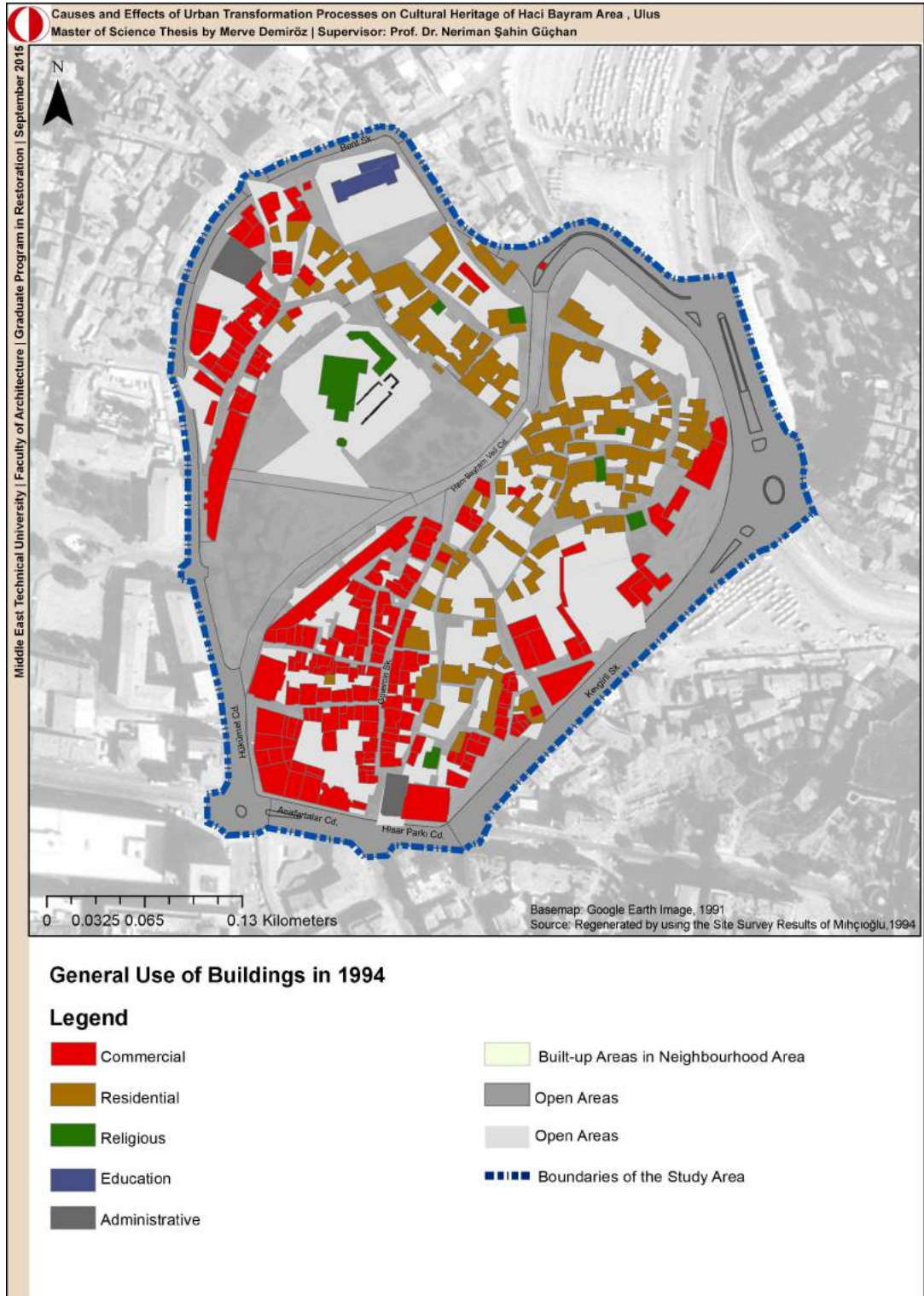


Figure 3.78: General Use of Buildings in 1994

in pink color that majority of the conserved original lot pattern has the Hacı Bayram Housing and Tourism Area function (*Hacı Bayram Konut Ticaret Alanı*)¹³.

One of the significant decision of the Plan is uncovering the Bentderesi Stream by moving the Bentderesi Street underground which was important component to describe the study area until 1948-1966. Surroundings of Bentderesi Stream are shown as recreational areas in the legend.

The building block located in the eastern part of the study area, shown in blue color in the plan, is functioned as underground car parking and cultural complex area. This building block was proposed in place of the huge building block including dolmush station platforms in Bademli Plan which was not realized.

In Hassa Plan, Hacı Bayram Square is defined as special project area. The square arrangement is described by the new buildings which aims to 'revitalize' the historic urban tissue with the design inspired by the contour and overall length. The new buildings can be seen in red color from Figure 3.79, which illustrates the commercial functions in the area. In the Hacı Bayram Special Project area, it is indicated in the Plan Report that the Hacı Bayram Veli Mosque would be enlarged in harmony with the architectural characteristics of Hacı Bayram Veli Mosque. However, the new addition would be assessed as a separate building.

The new proposed lift route selects one of the hubs in the study area shown on the intersection of dashed line connecting the Study Area with Hıdırlık Hill and Ankara Citadel (Figure: 3.79).

3.2.13 The Implementation in the surrounding wall of the Temple of Augustus and the Pool Arrangement, 2009

AYAKTVKKBK was approved the project of the rearrangement of the nearby park of the Temple of Augustus and the construction of a pool around the monument (*Augustus Tapınağı Çevre Duvarı Uygulamaları ve Havuz Uygulamaları*) by the decision numbered 446 on September 04, 2009. Furthermore, AKTVKKBK was approved the decision concerning the color of the covering of Pool, the andesite, travertine material

¹³ The legend of the Plan was mentioned in Chapter 2. See the original legend in Appendix

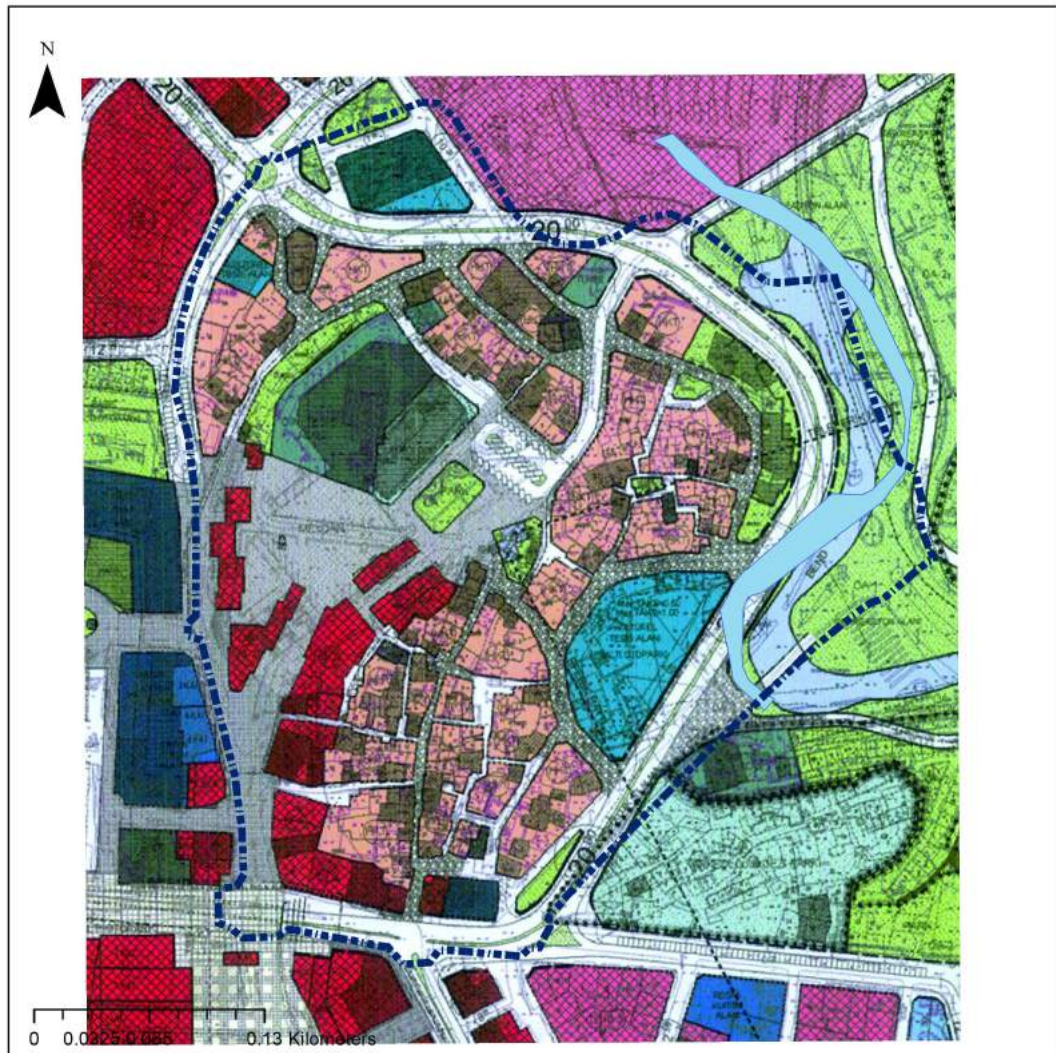


Figure 3.79: The study Area in Hassa Plan, The Chamber of City Planners Archive

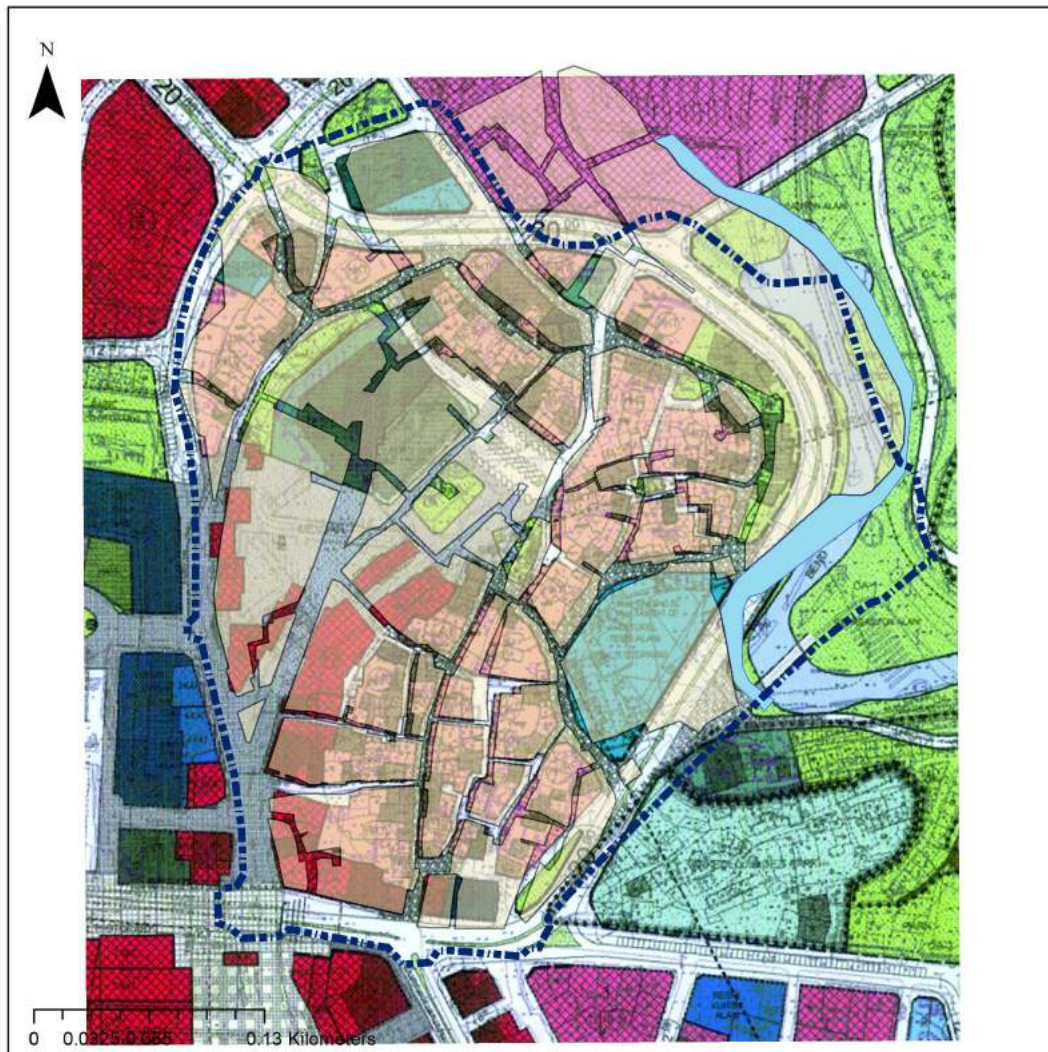


Figure 3.80: Superposition of Hassa Plan with the Block Pattern in 1930s

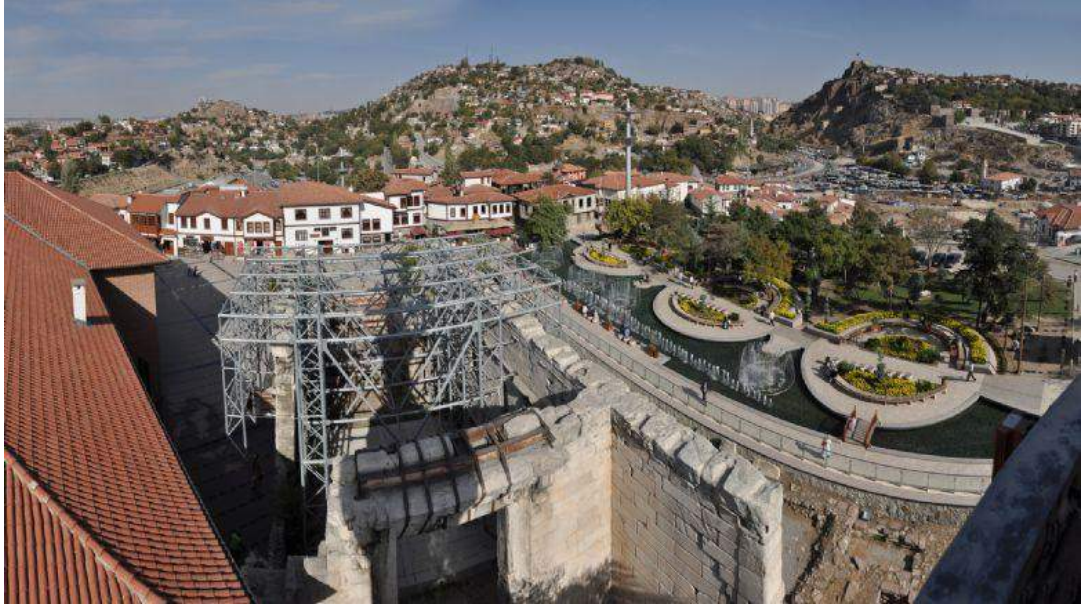


Figure 3.81: The implementation in the Temple of Augustus and pool Arrangement and Park Project nearby the Temple of Augustus, (www.melihgokcek.com)

for the furnitures and the arrangement of the pool as ornamental pool and the project about surrounding wall of the Temple of Augustus numbered 4544 on November 05, 2009 (Figure: 4.1a).

In 2008, the Hassa Plan was canceled by a court decision, therefore, the implementations was conducted by the Conservation Principles and Terms of Use During to Transaction Period (*Geçiş Dönemi Koruma Esasları ve Kullanım Şartları*). The decisions of these projects were implicitly continued to be implemented by Ankara Metropolitan Municipality.

In 2009, the *Abdesthane* building project were also implemented underground the square adjacent to the Byzantium Wall under the Acropolis of Roman Ankara. The project area covers the 319.35 square meter (Figure 3.83). According to the project owners (*Baraka Mimarlık*) the design of the building gives the historic references as space perception, material, color and light whereas materials that were used in the project were totally new ¹⁴.

¹⁴ retrieved October 28, 2015 from <http://www.arkiv.com.tr/proje/abdesthane-ankara-belediyesi-haci-bayram-veli-camisi/2425>



(a) Before the Pool Arrangements, (www.melihgokcek.com)



(b) After the Pool Arrangements, (www.melihgokcek.com)

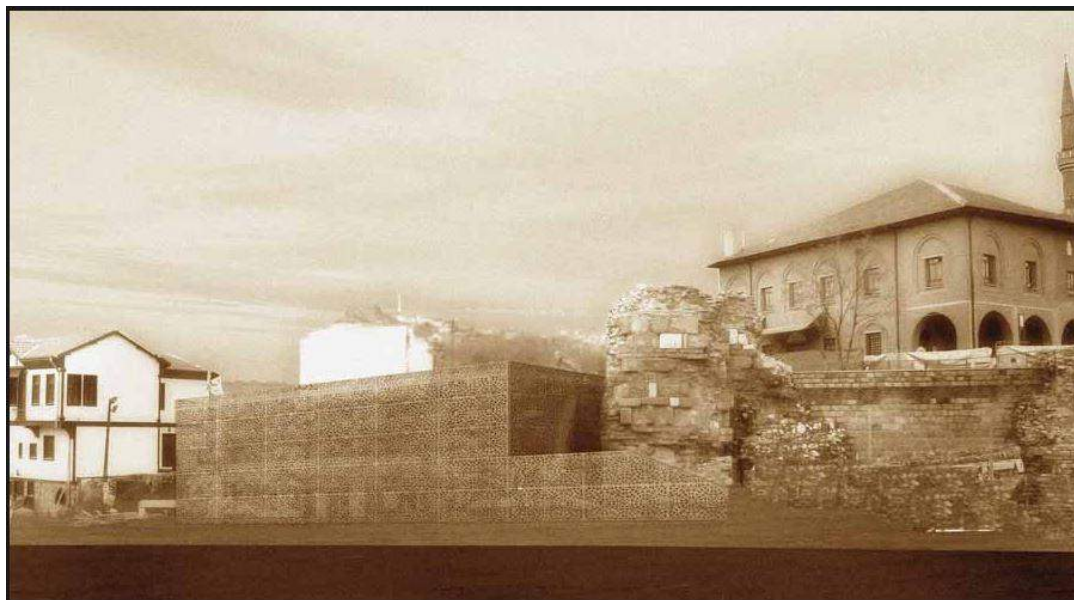


Figure 3.83: Abdesthane Building adjacent to Byzantium Wall, (www.arkiv.com.tr)

3.2.14 Hacı Bayram Veli Mosque Restoration and Environmental Design Project, 2010

Hacı Bayram Veli Mosque restoration and Urban Design Project (*Hacı Bayram Cami Restorasyon ve Çevre Düzenleme Projesi*) was approved by the decision numbered 4897 by Ankara KTVKBK on February 26, 2010. Either in this project term, there were no valid Conservation Master Plan, thus the implementations held on by the Conservation Principles and Terms of Use During to Transaction Period (*Geçiş Dönemi Koruma Esasları ve Kullanım Şartları*).

By this project, the additional part of the Mosque (*Muhdes Kısım*) in 1944 was demolished, new additional part was constructed. The new addition was observed as being larger than the original mosque and leading to increase the capacity of the Mosque as it can be seen from Figure 3.84. The capacity was enhanced from 1800 people to 4500, after the implementation and 8000 people can pray together when open areas were used ¹⁵.

In the Report of Hassa Plan, Hacı Bayram Special Project Area descriptions define the restoration of Hacı Bayram Veli Mosque with new additional part as it was implemented (Hassa Mim. Müh., 2007). However, the plan was canceled in 2008 and not valid while implementations had been conducting piece by piece by the approval of Ankara Conservation and Councils.

3.2.15 Hacı Bayram Area in the Analysis of the UTTA Planning, 2010

In 2010, UTTA Planning Company and Makbule İlçan Partnership prepared detailed analysis for the Conservation Master Plan of Ulus. The analysis includes the parameters used in this thesis as building block and lot pattern, ownership status, open and built up areas and the functions of the buildings.

Concerning the lot pattern in 2010, the effects of Bademli Plan can be observed from Figure 3.86. The eastern building block on the Kevgirli St. side and the lots defining the square has the same form which proposed the Bademli Plan in 1990 (Figure 3.70).

¹⁵ retrieved September 19, 2015 from <http://www.ankara.bel.tr/haberler/haci-bayram-dolup-tasiyor/.VjXrPbfhDIU>

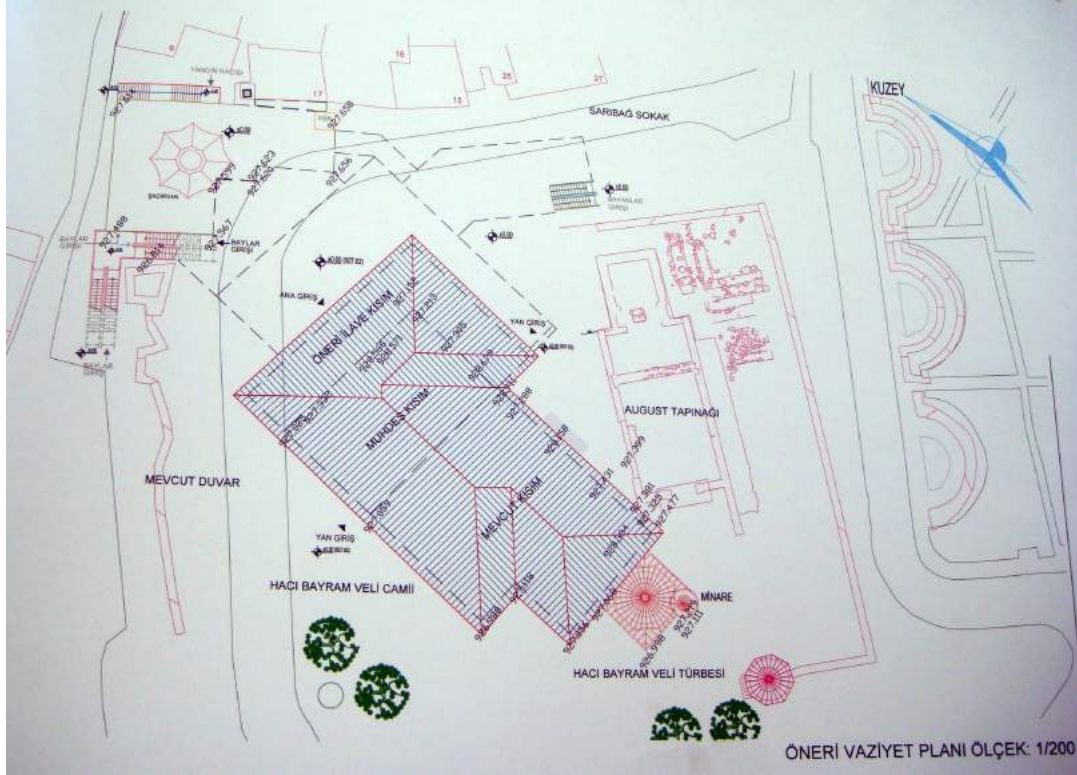


Figure 3.84: Layout Plan of The Hacıbayram Cami Restoration Project, The Chamber of City Planners Archive



Figure 3.85: Hacı Bayram Mosque After the Restoration Project (www.melihgokcek.com)

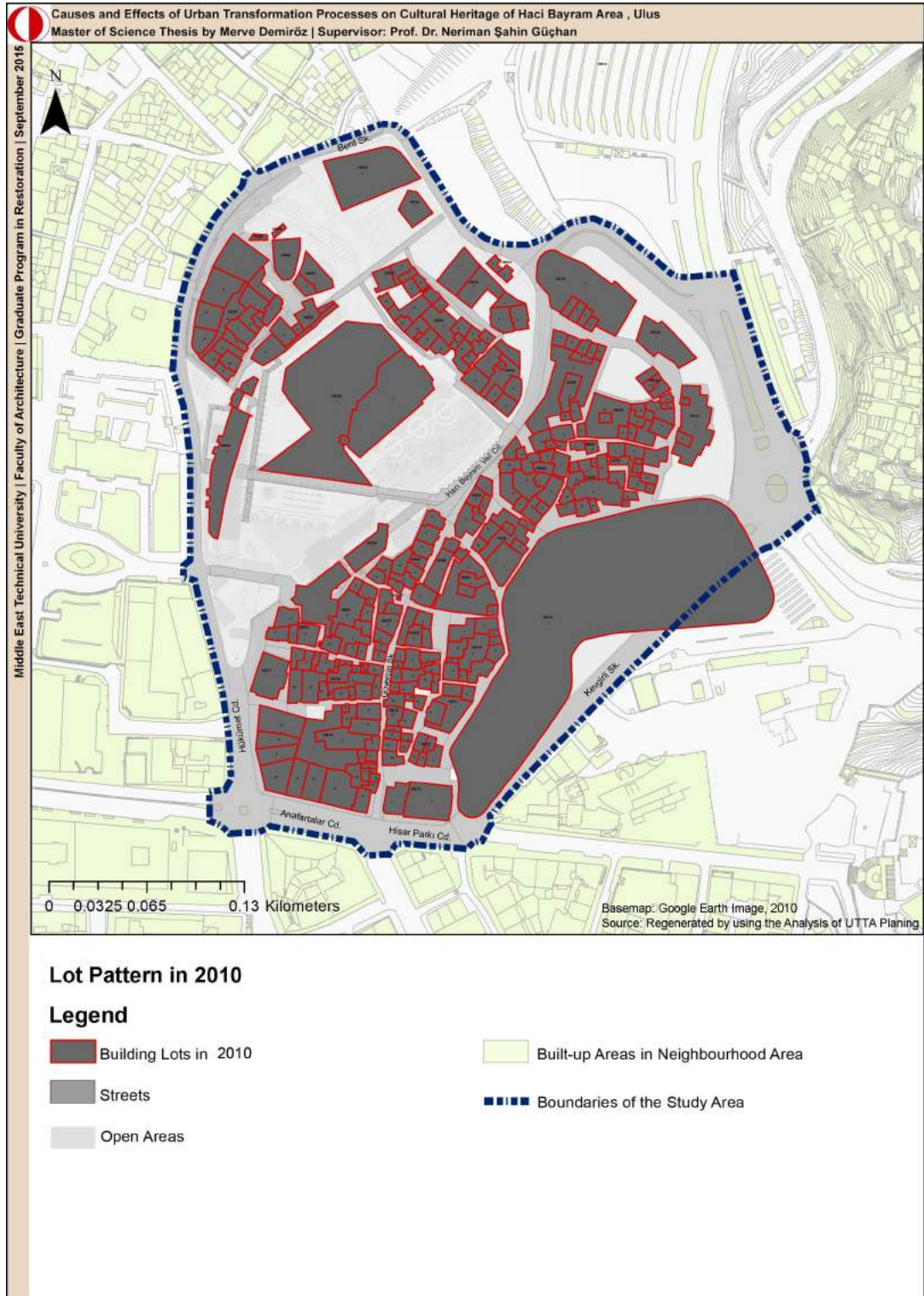


Figure 3.86: Lot Pattern in 2010

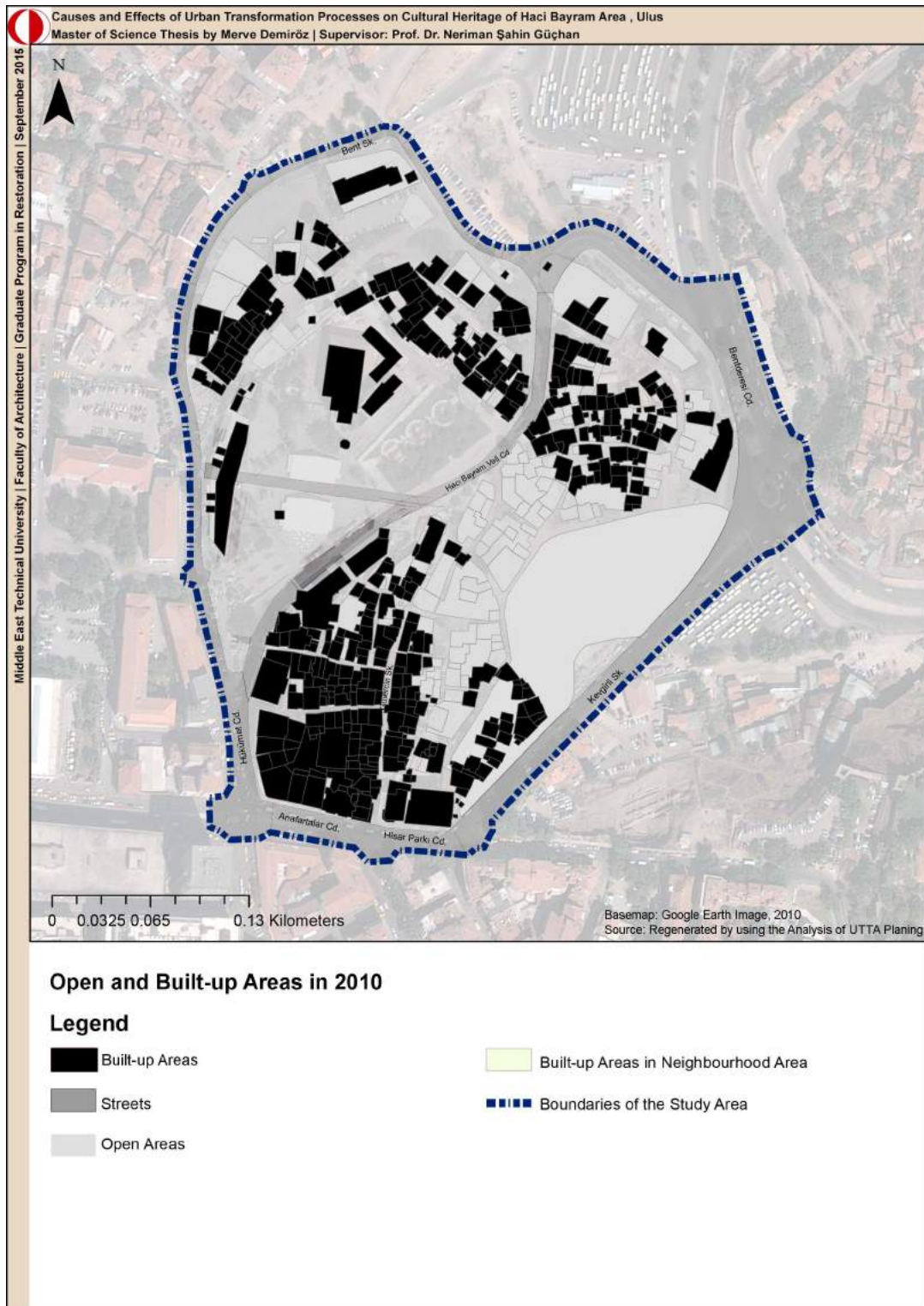


Figure 3.87: Open and Built-up Areas in 2010

When comparing the lot pattern with the case in 1994, the only differences can be observed in the huge lot along the Kevgirli Street.

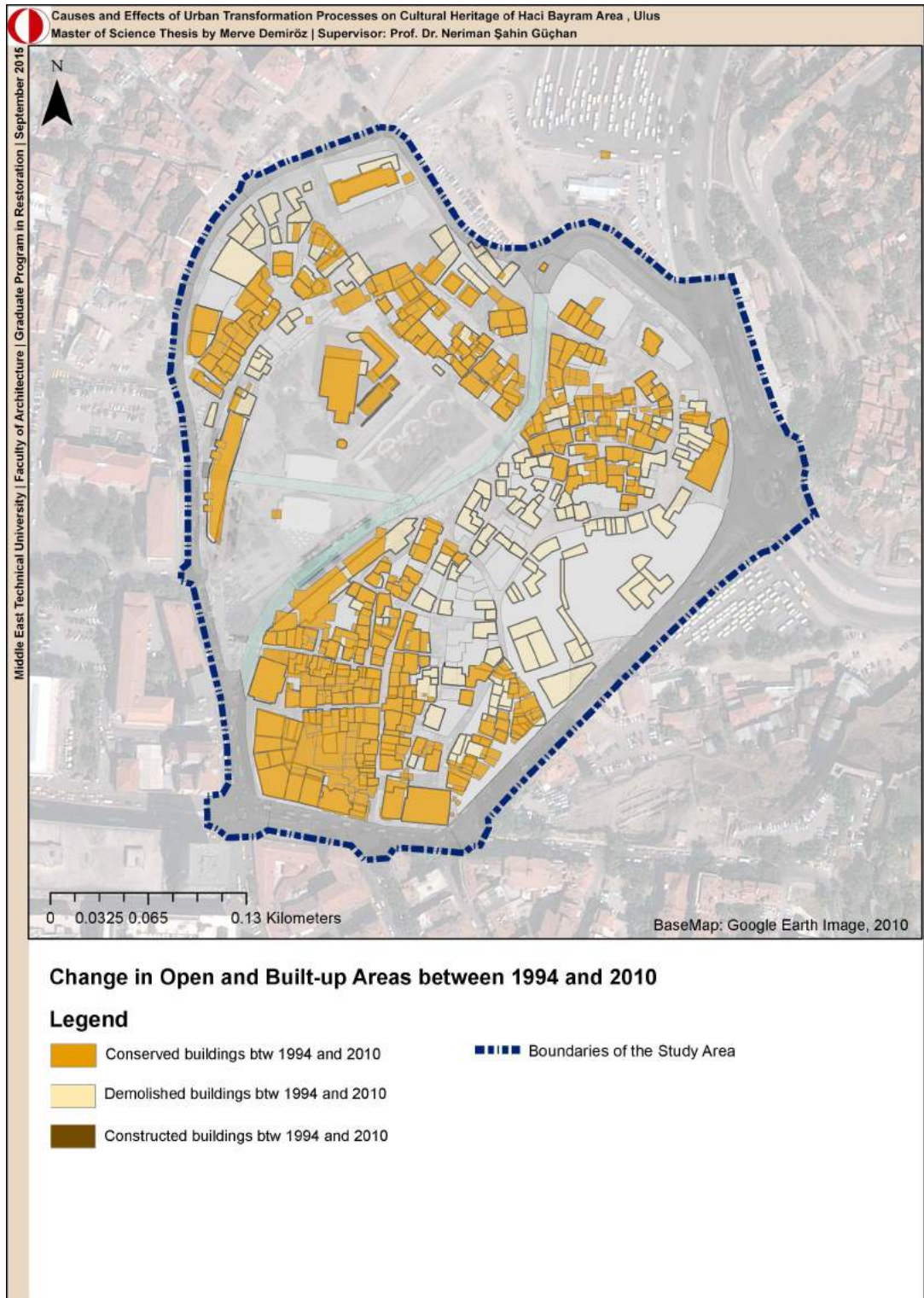


Figure 3.88: Change in Open and Built-up Areas Between 1994 and 2010



Figure 3.89: Google Earth Images in 2004,2009,2010,2014

In 2010, It can be observed from the Figure 3.87, there is huge open space on the eastern part of the area which was mostly residential area in the analysis of 1994.

When the open and built-up spaces of 1994 and 2010 compared to the each other, it can be seen that majority of the buildings on the eastern part of the study area were demolished. This change remarks that huge interventions to the buildings on the western part, and partly on the north-western part has been conducted in the study area.

When compared the Google Earth images of the area between 2004 and 2015, it can be seen that the urban fabric on the eastern part of the area was conserved more or less during Bademli Plan (Figure: 3.89). In 2005, Bademli Plan was canceled and only one year between 2007 and 2008 Hassa Plan remained valid. After its cancellation, the implementation in urban fabric in the area were conducted lot by lot not depending on a valid Conservation Master Plan but through the decisions of conservation councils. Similar to urban design project mentioned below, the interventions has been conducted according to the Conservation Principles and Terms of Use During to Transaction Period (*Geçiş Dönemi Koruma Esasları ve Kullanım Şartları*) by the consent of the council.

Ownership pattern in 2010 is the same with the current situation as it can be seen from the Figure 3.6. The majority of the lots in the area are public property now, this means the expropriation process of Hacı Bayram Area held until 2010. Indeed, it was indicated in the report of Hassa Plan that in building block functioned as Hacı Bayram Housing and Tourism Activities, the implementations of Article 18 of the

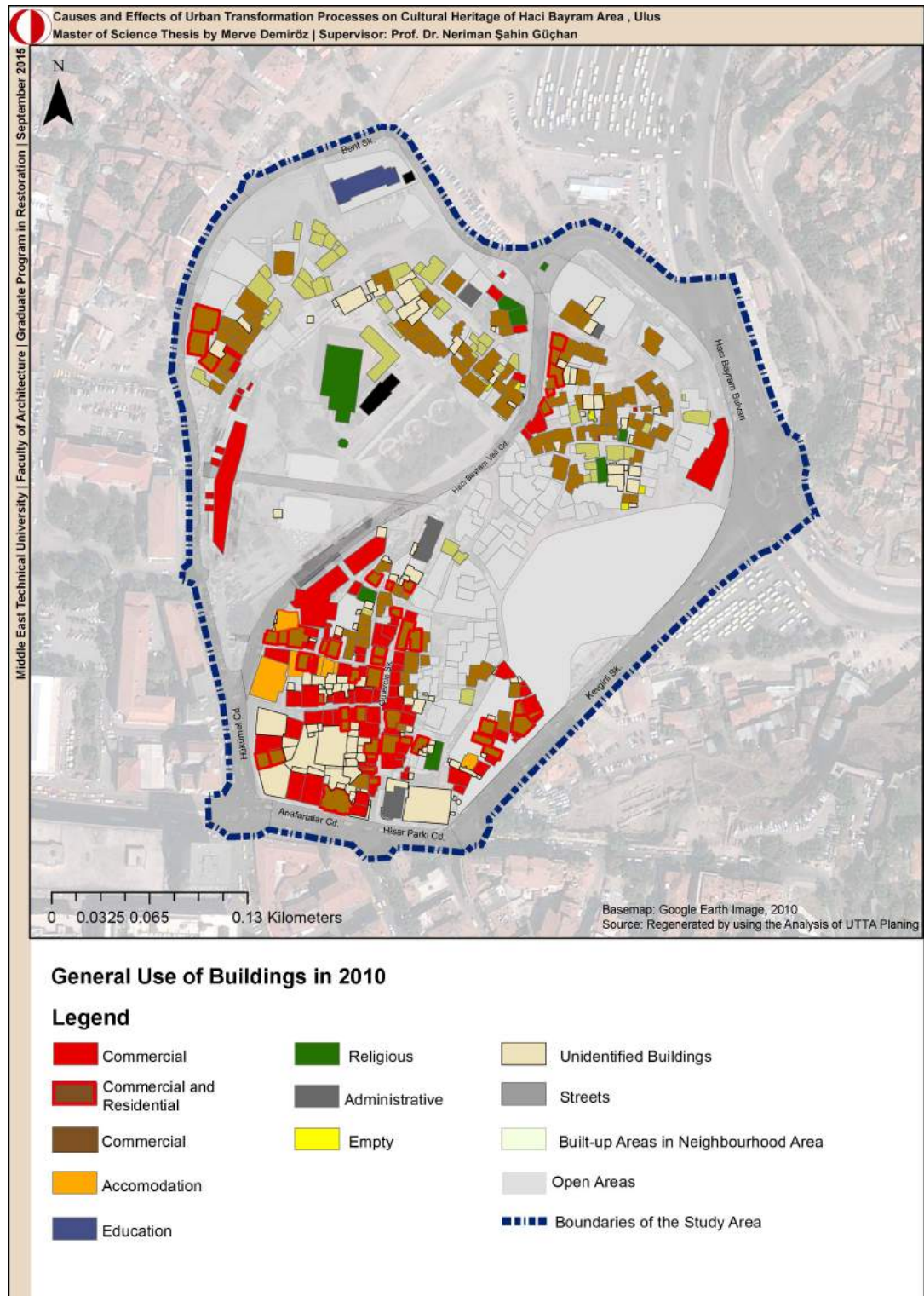


Figure 3.90: General Use of Buildings in 2010

Development Law numbered 3194 ¹⁶.

¹⁶ see for further information: <http://www.mevzuat.gov.tr/Metin.Aspx?MevzuatKod=7.5.4878sourceXmlSearch=imar>

In 2010, majority of the residential buildings seem to be demolished when compared to the general functions in the study area in 1994. Figure 3.90 presents that apart from the dominant function of commercial activities, the number of empty buildings has been increased. The abandonment of the buildings were related with the huge interventions and also stem from the expropriation processes of the area.

Figure 3.90 illustrates that apart from the commercial function at south, several buildings maintain the residential function on the eastern part of the area and the northern part of the Hacı Bayram Veli Mosque in 2010. The new buildings on the close environments of Hacı Bayram Veli Mosque are recorded as empty building. This can be related with the Hacı Bayram Veli Mosque Restoration Project implemented in the same year which proposed to demolish this building.

3.2.16 Street Rehabilitation Implementations in Hacı Bayram Area, 2010

In the study area, there are some street rehabilitation projects which were approved by the decision of Ankara YAKVKBK numbered 599 on September 02, 2010 as shown in Figure 3.91, the project area covers the Güvercin, Eti, Eti Zafer, Adliye, Sevim, Akgün and Kutlu Streets within the boundaries of study area.

The street rehabilitations consist of 77 buildings and 36 of them are registered as cultural assets. Total 107 unit in the 77 buildings of the project have the commercial functions and the biggest group forms chandelier shops. The second is printing press and shoe shops apart from the chandelier shops, and other 17 distinctive use types rank among these 107 commercial units. Ankara Metropolitan Municipality underwrite the foundation of facade interventions and the restoration of the interiors left to the property owner.¹⁷ (Figure3.92)

3.2.17 Hacı Bayram Square Urban Design Project, 2012

The Hacı Bayram Square Urban Design Project (*Hacı Bayram Meydan Düzenleme Projesi*) approved by the decision numbered 438 of YAKTVKBK on April 13, 2012

¹⁷ The Güvercin, Eti, Eti Zafer, Adliye, Sevim, Akgün and Kutlu Streets Street Rehabilitation Report, ABB, KUDEM

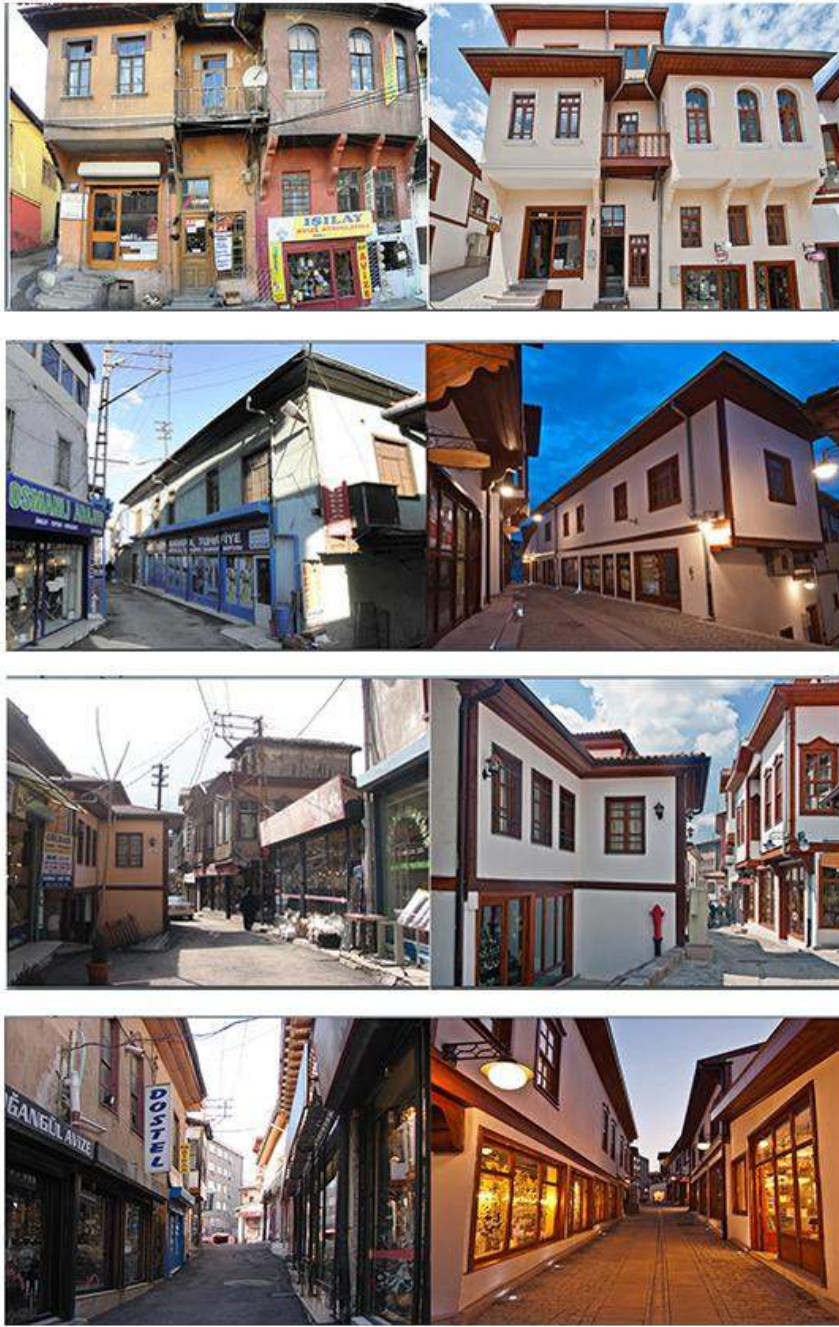


Figure 3.92: The Images showing the buildings from Güvercin Street before and after the Street Rehabilitation Project, Ankara Metropolitan Municipality Archive

in reply to the demand of Ankara Metropolitan Municipality, Directorate of the Technical Works, Studies and Projects Department (Figure: 3.93).

The project was conducted according to the Conservation Principles and Terms of

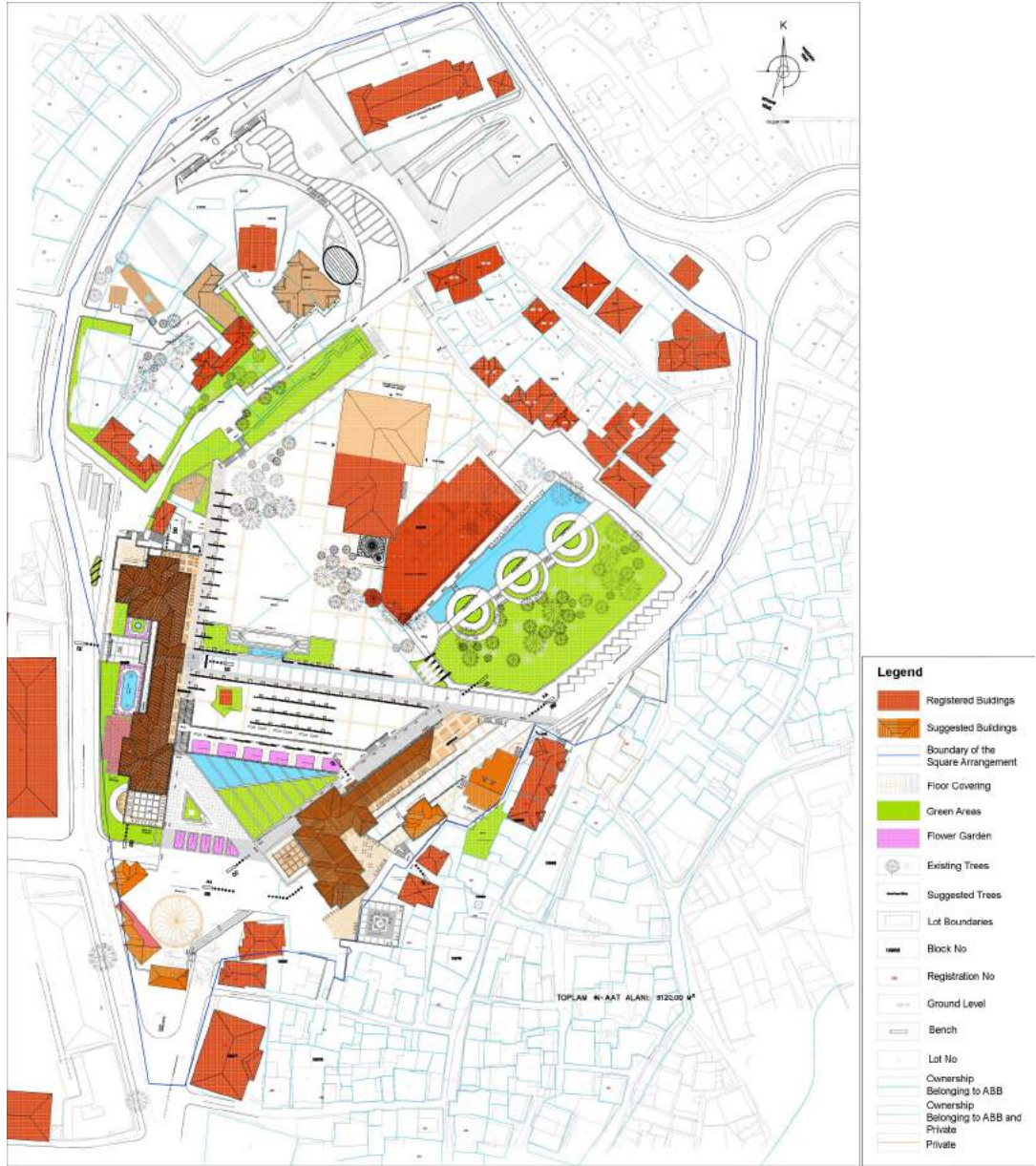


Figure 3.93: Layout Plan of the Hacıbayram Square Urban Design Project, Ankara Metropolitan Municipality Archive

Use During to Transaction Period (*Geçiş Dönemi Koruma Esasları ve Kullanım Şartları*). Hacı Bayram Square Urban Design Square was designed by Öner Tokcan as his drawings can be seen from the Figure 3.94.

The new bookstore buildings were constructed by demolishing the old book store bazaar buildings which were constructed in the context of Bademli Plan.

The new larger scale buildings defining the square coded as Arasta and functioning

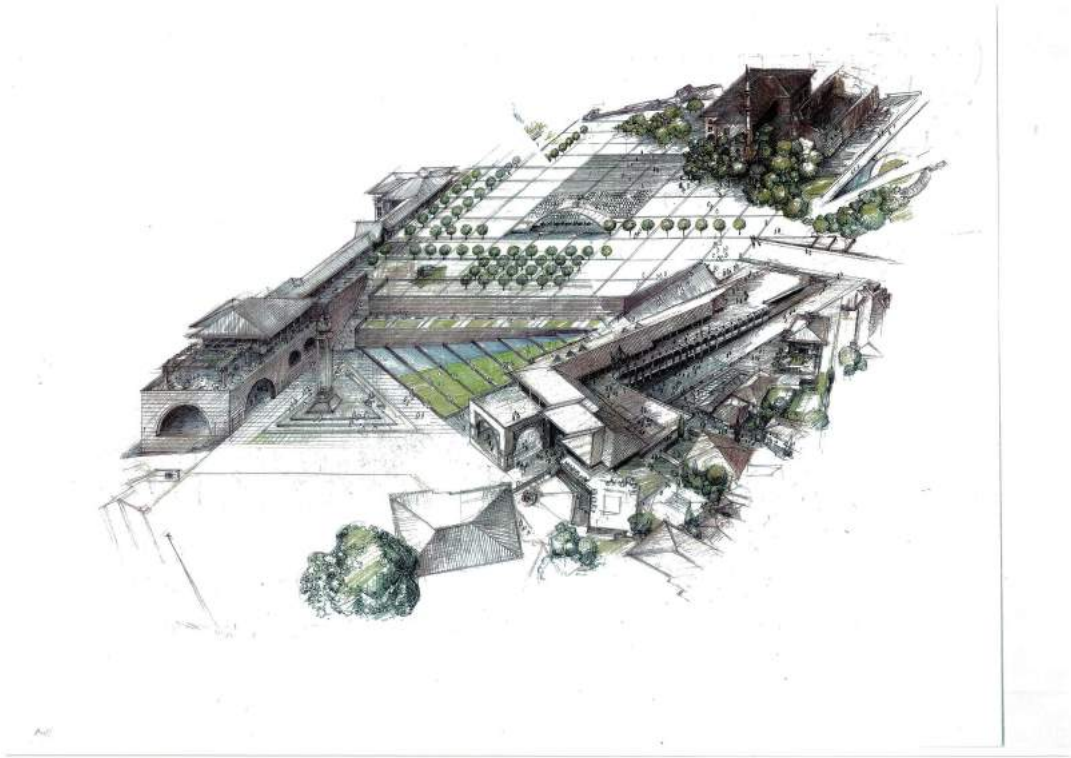


Figure 3.94: Three Dimensional Model of the Hacibayram Square Urban Design Project Designed by Öner Tokcan, Ankara Metropolitan Municipality Archive



Figure 3.95: Bazaar Building on Hükümet St. Constructed According to the Bademli Plan, Conservation Council Archive



(a) 1



(b) 2)



(c) 3



(d) 4

Figure 3.96: Demolishing the old Bazaar Buildings and Constructing new Arasta Buildings, (1,2: Conservation Council Archive, 4: www.ankara.bel.tr)

by the commercial activities which mostly have book stores, and the shops selling pilgrim materials Figure: 3.96).

As shown in Figure 3.98 the shops in new bazaar consists of two blocks spreading to 17000 m2 construction site. The four storey block on the Hükümet street was built on 2000 m2 area with the total closed area 6500 m2 and consists of 44 shops. The other block of three storeys on Hacı Bayram Street built on 2500 m2 area with 6000 m2 closed area and consists of 42 shops (Figure:3.97).

Within the context of this project, the square was enlarged and planted. The area in which funeral prayer performed was renewed and decorated by historic colonnade¹⁸ (Figure:3.98).

In the scope of the Hacı Bayram Urban Design Project, Underground Multi Storey Car Park Project was approved by the decision of YAKTVKBM numbered 153 on 16 May, 2012. The implementation of this project was achieved by demolishing

¹⁸ Retrieved 19 September,2015 from <https://www.ankara.bel.tr/genel-sekreter-yardimcisi-vedat-ucpinar/fen-isleri-dairesi-baskanligi/nsaat-yapim-sube-mudurlugu/nsaat-kontrol-sefigi/haci-bayram-veli-camii-cevre-duzenleme-ve-dukkanklar-yapim-si>



Figure 3.97: The New Bazaar Building 'Arasta' on Hacı Bayram Street, www.ankara.bel.tr



Figure 3.98: The Hacı Bayram Square After the Recent Implementations, Project Designed by Öner Tokcan, www.ankara.bel.tr



Figure 3.99: Underground Multi Storey Car-Park Project in Hac1 Bayram Area, www.ankara.bel.tr

the reconstructed building on Building Block: 19990, Lot: 1 and reconstructing this building again on the Acropolis of Roman Ankara. Furthermore, the top of the multi-story car park was covered by a park with the landscape arrangements on the northern part of the Hac1 Bayram Mosque and huge garage floors were hidden underneath (Figure:3.99).

CHAPTER 4

EVALUATION

4.1 Change in Cadastral Pattern

The original structure of the building blocks and lots can be observed in the 1930's situation which formed as an organic pattern. The Lörcher and Jansen Plans did not proposed significant changes in the majority of the building block and lot pattern.

After the Lörcher Plan, the cemetery building block was transformed into the building block including the school (*Mektep*), which also allowed to change in subdivision of this building block. Moreover, the other building block nearby the Bentderesi Stream (including *Börkçüler Neighborhood*) was subdivided after the Lörcher Plan. The design proposal in the surroundings of the Hacı Bayram Veli Mosque and the Temple of Augustus was not put into practice until the Jansen Plan approved in 1932. According to this observed changes after the Lörcher Plan, it would be noted that the plan has not so much impact on the transformation of cadastral pattern in the study area.

In Jansen Plan, the lots, which located along the main streets were not defined within the boundaries of protocol area which proposed by Professor Jansen. It aims not to change in block and lot pattern in the defined boundaries of protocol area. On the lots, along the Hisar Parkı St., was changed according to the Jansen's geometric building block proposals.

Professor Jansen was also made design proposal for the environment of the Hacı Bayram Veli Mosque and the Temple of Augustus as Lörcher made. This design also

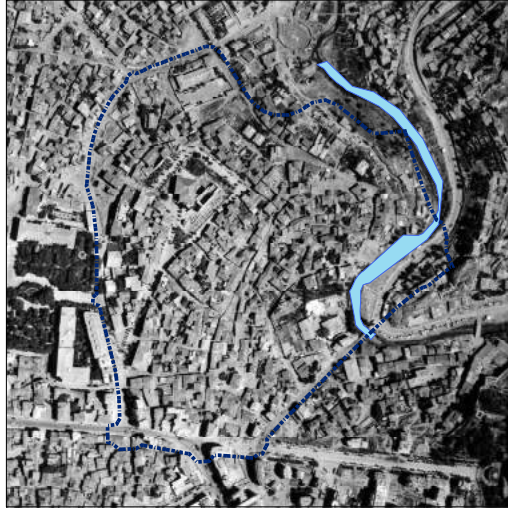
proposed to demolish adjacent buildings and clear the existing urban tissue surrounding the monuments. Between 1930s and 1948, the aim of the design proposals was enacted, and, thereby, close residential tissue next to the Hacı Bayram Mosque and the Temple of Augustus was disappeared.

After the Lörcher and Jansen Plan, Yücel-Uybadin Plan which was approved in 1957, proposed a geometric cadastral pattern, which was not respecting to the original fabric in the study area. This destruction plan for the old city also proposed to uncover the Bentderesi Stream and constructing a new road in place of the stream. This proposal implemented between 1948 and 1966 and caused to lost existing lots around the Bentderesi Stream (Figure 4.1). The decision of uncovering of the Bentderesi Stream does the grievous wrong to the citizens, urban life, ecologic features and characteristics of the area either in Ankara, Ulus and Hacı Bayram district.

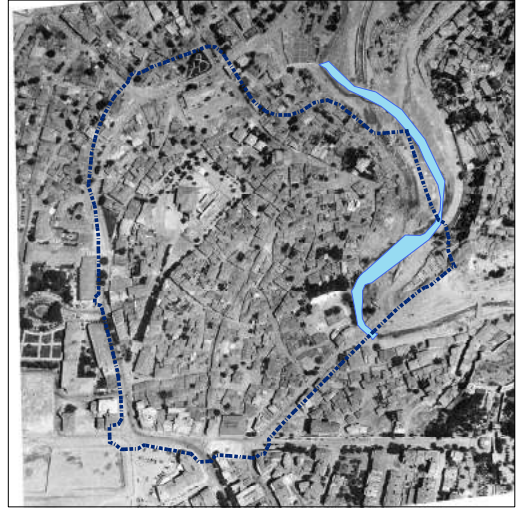
Apart from the major changes as enlarging Hacı Bayram Square, constructing Bentderesi Street in place of the Bentderesi Stream; the cadastral pattern, which was proposed in Yücel-Uybadin Plan, was partially implemented in the some parcels along the main streets. It would be marked that this plan did not take into account of the historic urban fabric, it aimed just to conserve the important monuments by damaging the large area which consists traditional fabric around them. This vision led to enlarge the Hacı Bayram Square by braking the relations of the monuments with traditional fabric and use them as museum objects in the newly designed and artificially enlarged environment.

Yücel-Uybadin Plan had been canceled since the area firstly designated as a conservation area in 1980 by the decision of the conservation council, numbered A-2167. Afterwards, Bademli Plan was approved as a conservation master plan in 1990 and proposed mostly the conservation of traditional building block-lot pattern in the study area. However, implemented Hacı Bayram Square Urban Design Project, which is defined in the Bademli Plan, made changes the lots into rigid triangular form around the monuments, which are not harmonious with the organic pattern in the study area.

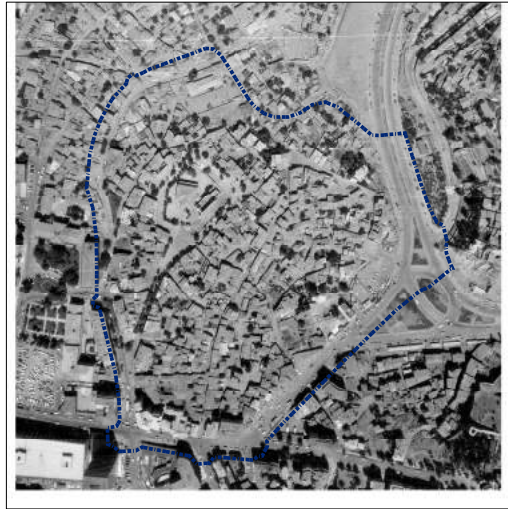
The plan also proposed a huge block near to Bentderesi St., functioned mostly as Minibus (*Dolmuş*) stations. The proposed huge building block also had the cultural, commercial functions and some squares nearby the minibus station. The form of lots



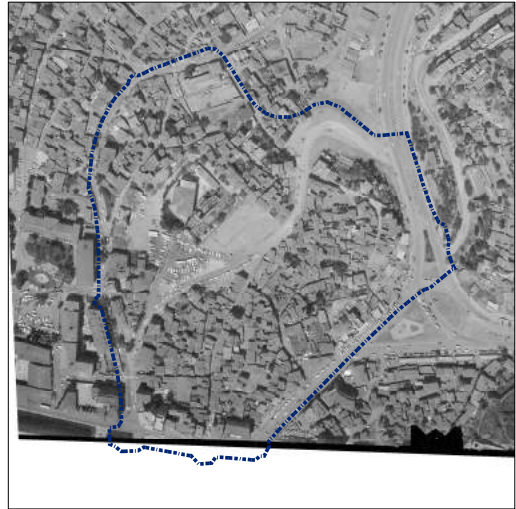
(a) Aerial Image of 1948



(b) Aerial Image of 1957



(c) Aerial Image of 1966



(d) Aerial Image of 1972

Figure 4.1: Aerial Images Comparison

changed according to this proposal, however the functional decisions have never been implemented and the urban design project for the area have never been executed. The impacts of the agglomeration of the lots in this huge building block can be observed in the current building block and lot pattern as well. This building block is a huge, earth surfaced, empty space today, used as undefined car-parking area which creates inappropriate image for Hacı Bayram Area.

Nowadays, there is no valid conservation master plan for the area which within the boundaries of both urban conservation (*Kentsel Sit Alanı*) and renewal area (*Kentsel Yenileme Alanı*). The projected usage for this huge and empty building block has not known by the publicity, due to the fact that implementations conducted on lot by lot by the de facto projects of Ankara Metropolitan Municipality. The former canceled plan, Hassa Plan, proposed division of this building block into lots and functioned the majority of this building block as a cultural complex area. The latest canceled conservation master plan, UTTA Plan proposed the recreational area over the Bentderesi Street and this area spread to the Hacı Bayram Area by mostly using this building block.

In 2005, after the designation the area as an urban renewal area, Hassa Plan was approved in 2007. This plan also proposed to conserve traditional building block-lot pattern as the former one, yet, it defined different lot pattern in the Hacı Bayram Square which aims to change in cadastral pattern. Due to the urgent cancellation of Hassa Plan, Hacı Bayram Square urban design project could not be executed according to the decisions of this plan. Nonetheless, the recent implementations have some similarities with the Hassa Plan like the new immense additional part of the Hacı Bayram Veli Mosque.

Hassa plan was canceled in 2008, and the area has not a valid plan in the current situation. Implementations have been conducted lot by lot according to the conservation principles and terms of use during the transition period on the existing lots. The existing lot pattern, which proposed by Bademli Plan, is the sum of traditional lot pattern in 1930's, the partial implementations of Yücel-Uybadin Plan, geometric formed lots around the Hacı Bayram Veli Mosque/the Temple of Augustus defined by Bademli Plan in the square, and the huge and empty building block along Kevgirli Street. The

existing building block-lot pattern, particularly around the Hacı Bayram Square, is not compatible with the current physical components of the area. The implementations around the square did not support by the preparation and approval of the new conservation master plan. Thus, the implementations made according to the general articles of conservation principles and terms of use during the transition period, which is incapable and insufficient document for this very fragile historic environment.

The study area, which was mostly belonging to the private ownership in former periods with its residential fabric, was attempted to undergone entirely expropriation processes by the urgent expropriation decision. It should be noted that this is an de facto decision, which is causing to so many problems in ownership distribution. Redefinitions of the ownerships for the activities of some profit groups such as religious associations make simplify the new implementations and provide more rent from the urban space in study area. The recent change in functional pattern is one of the major indicators of these arguments.

4.2 Change in Physical and Functional Features

The great change in open and built up area can be seen in Hacı Bayram Square. The square hadso small in size in 1930s when comparing to the other periods (Figure: 4.2). The environments of the Hacı Bayram Mosque and the Temple of Augustus have been intended to enlarge and design since the first plan of Ankara, Lörcher Plan. Each plan, including the study area, has considered about the Hacı Bayram Square as the prestigious part in the projects proposed by the plan. The close environment of the area was cleared after the Jansen Plan, the larger urban tissue at the eastern part of the monuments was demolished after Yücel Uybadin Plan, the geometric form of the square was gained after Bademli Plan and current implementations has given the new form to the square.

In 1930s, Hacı Bayram Area was a traditional neighborhood formed by mostly the residential buildings. The most significant functional transformation can be observed in the southern part of the area when compared the situations between 1930s and 1989. This area has been mostly used by the commercial function, and this allowed

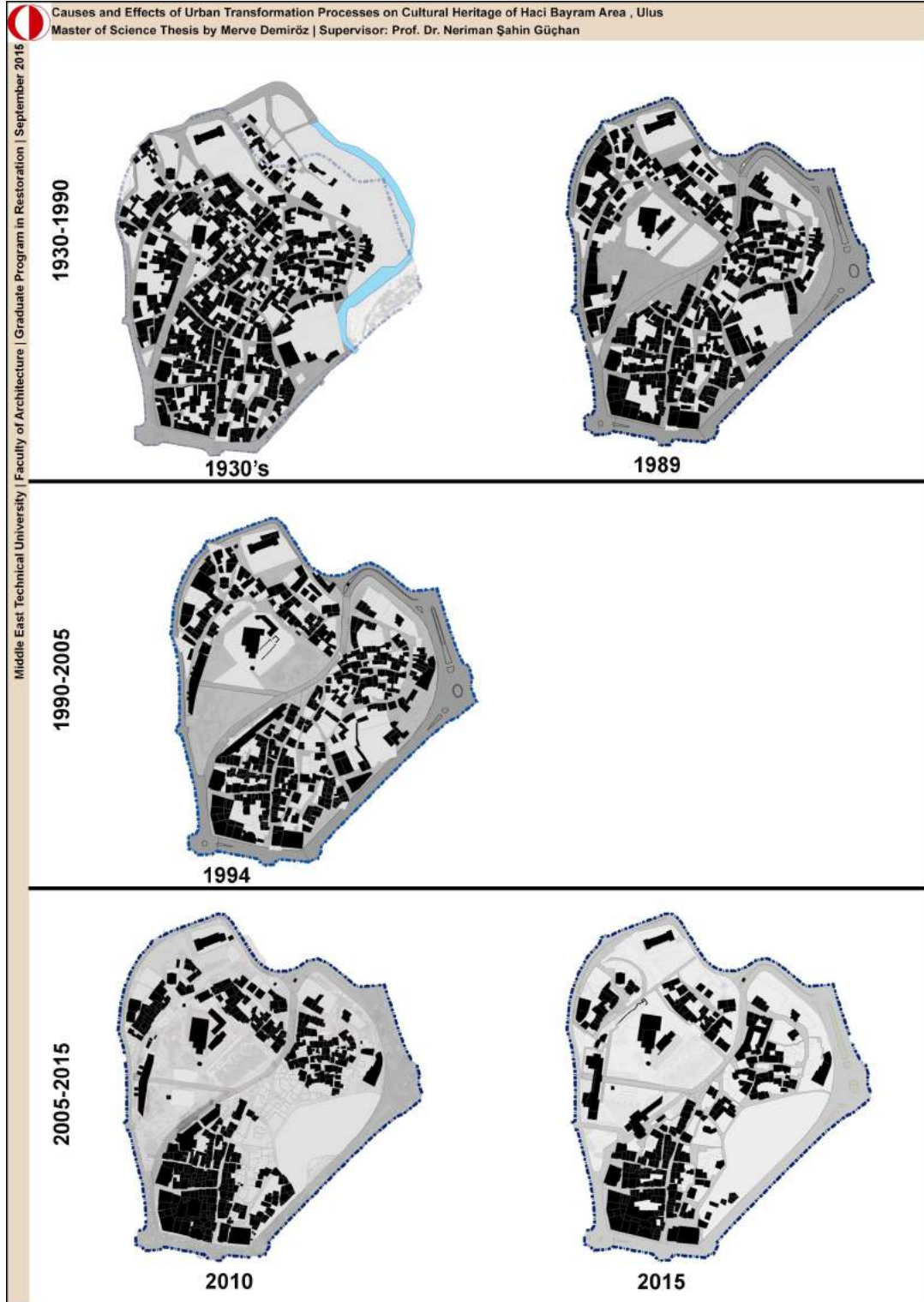


Figure 4.2: Comparison of Open and Built-Up Areas

to change the character of the study area from totally residential to the partially residential area in 1989. The percentages, mentioned in the comparison of functional features in 1930s and 1989, should be repeated that the residential function is 90 % of total in 1930s, whereas the number decrease to 47 % in 1989. Between 1930s and 1989, parallel to the dilapidation of the urban tissue and the lack of maintenance in the management of historic center, the excessive physical interventions and use type changes held in the area by not following the proper planning decisions (Figure 4.3).

The building use pattern of the current commercial district in the southern part of the study area was almost formed in 1989. The western part of the area, which is seen by the citadel, conserved its historic residential pattern between 1930s and 1989. The ordinary buildings in residential area, apart from the monuments, were not embraced by the contemporary conservation approach between these years, hence, the buildings in old residential tissue deprived from the maintenance. After developing Turkish legislation system in terms of the issues in conservation, the area would be gone under control of the Bademli Plan (Figure 4.3).

The area surrounding Bentderesi Stream was no more recreational areas using for the truck garden. There was also a theater building close to the recreational area which disappeared in 1989, and its coverage land transformed to the commercial area. In 1994, the residential buildings was started to decrease parallel to the implementations of the Hacı Bayram Urban Design Project in 1990. In 2010, the commercial pattern in the southern part of the area was conserved. In 2015, the demolished building in 2010 were constructed with new materials and construction technique. However, they are seeming as traditional buildings and following mostly the traditional cadastral pattern apart from the larger scale commercial buildings. Majority of the new buildings have been used as social buildings in which religious activities have been held belonging to the different religious associations and their accommodation places. Apparently, Hacı Bayram Area is one of the concentration points for the religious associations and their accommodations in Ankara. The new larger scale buildings have been used for commercial activities and they have been called as Arasta buildings and Bedesten. Along the Hacı Bayram Street, new Bedesten building named Akşemseddin Bedesten served for shopping and gastronomic activities. According to the resources, there had been no such a Bedesten building in the Hacı Bayram Area, yet, Akşemseddin Be-

desten has been launched as original in the today's new environment of Hacı Bayram Area (Figure 4.3).

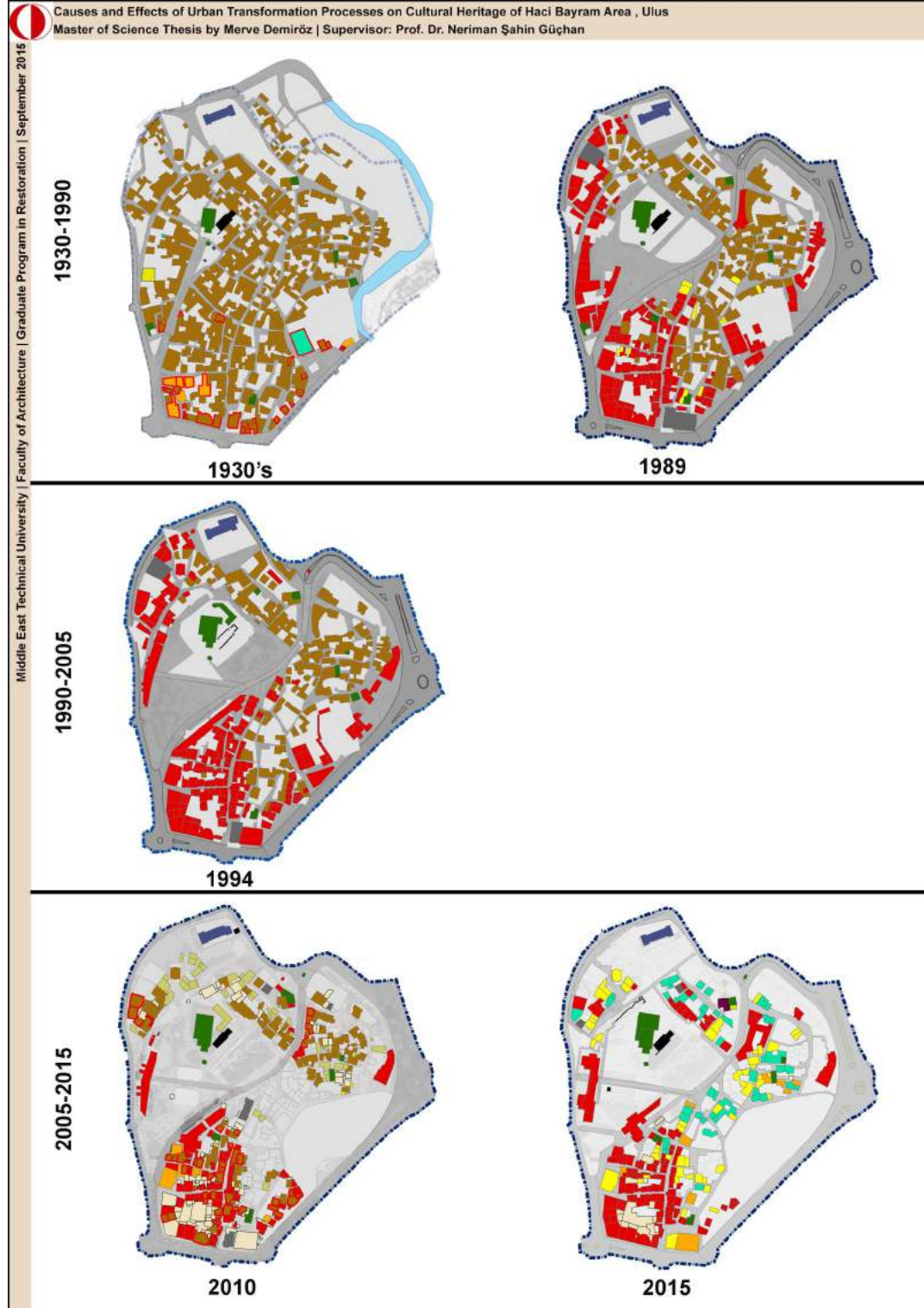


Figure 4.3: Comparison of Functions in 1930s ,1989, 1994, 2010 and 2015

4.3 Overall Evaluation

The evaluation table as shown in Figure 4.4 represents the evaluation and comparison of the cause and effect relations of urban transformation processes in Hacı Bayram Area. Firstly, the Hacı Bayram Area was effected by the city development plans like Lörcher Plan, Jansen Plan and Yücel Uybadin Plan. These plans had been considered that issue of conservation of urban heritage was too much naive when it was compared to the other basic and crucial urbanization problems of Ankara, who suffering from the intensive migration flow from rural to urban space parallel to social and economic changes in Turkey. Therefore, it would be noted that the first three city development plan regarding the Hacı Bayram Area could not bring comprehensive and proper strategies and planning decision for the historic city. The city development plans could only make decisions about the 'boundary' of the areas to be preserve and design proposals for the environments of the monuments. This shows that conservation was considered to be preserved and enhanced only the historic monuments like the Hacı Bayram Veli Mosque and the Temple of Augustus in the area.

After the 17 years of validation of the Historic Artefacts Act, numbered 2863, Bademli Plan achieved to be approved as a conservation master plan impacting on the area. This leads to interact between urban planning and conservation approaches in the study area as well. Ankara, as a capital city, and the Hacı Bayram Area, as a significant symbolic value, were one of the pioneering examples of this interaction. However, it is observed that the implementations have not been completed, which provided in the decisions and design codes of the Bademli Plan. Change in the political authority of Ankara Municipality after 1994, while implementations of Bademli Plan has been continuing, may be one of the reasons of these difficulties in the implementations. This should be interpreted that, beside the valid conservation master plan, the authorities should consider and internalize the conservation of heritage as an urban question.

Currently, the implementations have been conducted very rapidly in the study area. Apart from the huge projects defined in Chapter 3, the new constructions have been continuing lot by lot. The cadastral pattern, used by the Ankara Metropolitan Municipality for the implementations, is the cadastral pattern which was proposed in the

Bademli Plan, since 1990. The new implementations in the area have not followed this existing cadastral line and this creates chaotic physical environment in the area. Nowadays, the majority of the traditional houses have been demolished. New constructed buildings in place of them have used the modern technique and materials, however, they seem like a traditional house due to their pseudo traditional surfacing. The new design of the square, new use type pattern and urgent expropriations have resulted in the transformation of this urban heritage radically and speedily.

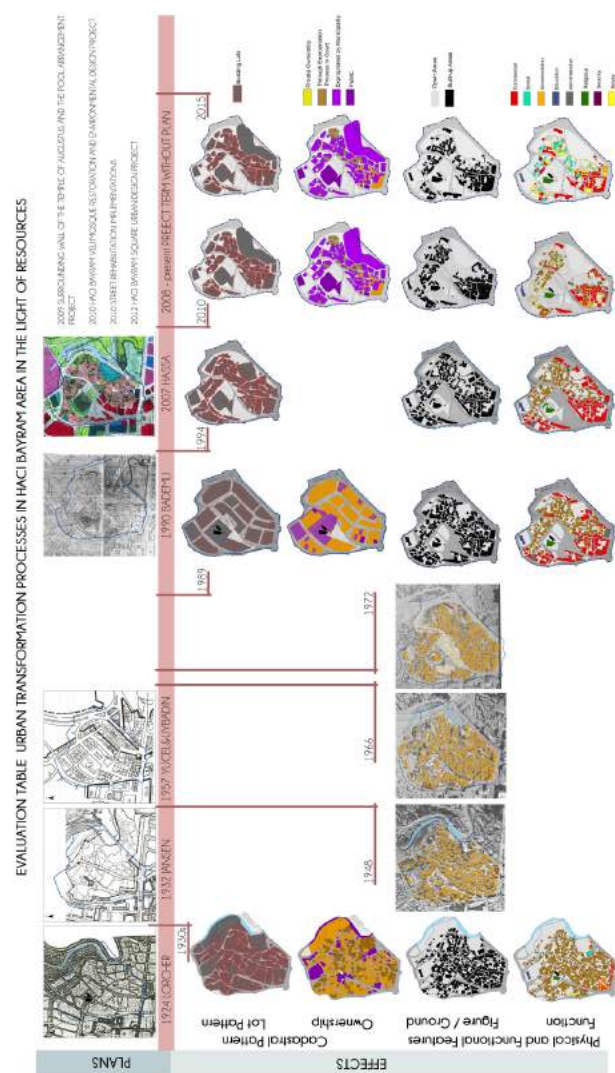


Figure 4.4: The Evaluation Table of Causes and Effect Relations of Urban Transformation Processes in Hacı Bayram Area

CHAPTER 5

CONCLUSION

This thesis study sets out to determine cause and effect relations in the urban transformation processes in Hacı Bayram Area in Ulus historic city center. In order to achieve this goal, the different types of resources were collected and elaborated. The Hacı Bayram Area has been one of the most widely implemented areas caused by the 'urban conservation' activities and has been extensively effected areas from neither urgent nor incomplete interventions. While mentioning about the current interventions, that could be easily observed from the analysis and evaluation of this study, the area has undergone the enormous transformation processes under the rule of Ankara Metropolitan Municipality. During this period, while remarking the current implementations, that could not been referred to the holistic conservation master plan or the conceptual scheme in order to assess the area in the wider context of Ulus and Ankara.

The interventions have been known by the publicity as the part of Ulus Historic Center Renewal Projects, however there is not any written or approved document about this popular implementations ¹. The vision of these projects, including the Hacı Bayram Area, has been sometimes launched by the discourses of the mayor to the citizens ² as the renewals of the history in Ulus.

In this context, the current implementations in Hacı Bayram Area can be evaluated into three groups;

- Street Rehabilitations: In this group, the implementations conducted just in the

¹ <http://www.haberturk.com/yerel-haberler/haber/40740013-ankara-buyuksehir-belediye-meclisi-toplantisi>

² <https://www.ankara.bel.tr/haberler/haci-bayram-camii-ve-kitapcilar-carsisinin-acilisi-yapildi/>

facades of the traditional buildings, which have been used for commercial activities. The facade rehabilitations made unify the looking of facades. The rehabilitated streets have also seemed as the traditional streets with cobblestone pavings and urban furnitures. These new implementations have caused to loose the original details and characteristics in the facade orders.

- Hacı Bayram Square Urban Design Project: This prestigious project was completed after three years of its approval. New large scale buildings, called as Arasta, define the new square and are used for the commercial activities. The square was enormously enlarged when it compared to its original scale observed in the situation of 1930s. However, the recent implementation is not the only cause for the excessive enlargement. The intention of the clearance in the surroundings of the monuments has been constant interest of all the valid plans concerning the area. This has been the result of the approach to conservation issue as the preservation of only monuments by shining them as precious objects in the museum for the very long time. The last project also can not evoke the perception of heritage as a part of urban life, on the contrary, the project reducing the historic environment as just a holy buildings and the tourism activities around them.

- New Buildings: These buildings have been constructed with the new techniques and materials, however they are seeming like traditional buildings. This causes not only to demolish the original traditional buildings but create artificially historical environment in the study area. This also leads to mislead the community and the future about the history of the space.

The projects were conducted with respect to the traditional cadastral pattern, however the size of Hacı Bayram Square was enlarged, and the new Arasta buildings have not followed to cadastral pattern in the area. This would be create a lot of problems in distribution of the ownerships afterwards.

It is, therefore, all prove that recent implementations have been conducted by the unruly projects which are not based on a vision, policies and strategies defined by the comprehensive conservation site plan and also the scientific analysis/synthesis reports for the case of Ulus and Hacı Bayram Area. This is grasped by the confusing and de facto decisions, mentioned in chapter 2, about the transformation of Ulus historic city

center. The current vision of the government in the urbanization affairs as collecting authorities in the one hand can be one of the reasons of these unruly implementations.

However, this thesis sheds the light on the original characteristics of the lost traditional fabric and their causes which are not only the fault the of recent implementations. The huge interventions around the Hacı Bayram Mosque and the Temple of Augustus has been resulted in lost of the traditional fabric since the Jansen Plan. Yücel-Uybadin Plan also caused to grate change in the urban pattern around the monuments and partly along the major streets. Furthermore, the Hacı Bayram Square enlarged, again, within the scope of the Bademli Plan interventions.

Recently, the implementations in Hacı Bayram Area have been continuing without any holistic vision, scientific analysis and evaluations. The detailed and comprehensive conservation master plan which is defined the principles, vision, policies, strategies and actions for the area according to the problems, values and potential analysis/synthesis should be prepared and implemented for the sake of the public benefit apart from the gain of individuals and political groups.

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